



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 22, 2023, 6:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Approval of Meeting Minutes

- 3.A August 8, 2008 Planning Commission Minutes
[08.08.23 PC DRAFT Minutes](#)

4. Status Report

5. Action and Advisory Items

- 5.A [ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF HARMONY MULTI-FAMILY AND PLAT AMENDMENT OF HARMONY PHASE A PLAT 5.](#)
Approving the site plan of 226 units within property governed by the Harmony Development Agreement and vacating a portion of the Daniel Street/Delta Street right-of-way on Harmony Phase A Plat 5.
[Harmony civil](#)
[Daniel Delta row vacation](#)
[Harmony architecture](#)
[Harmony landscape](#)
[Harmony open space](#)
[Harmony photometrics](#)
[Harmony streetlight](#)
- 5.B [ACTION ITEM -- PUBLIC HEARING: FIREFLY 8.1 1A -- PRELIMINARY PLAT](#)
Planning Commission review of a request for preliminary plat approval for Firefly 8.1 1A, a 74.66-acre subdivision, within the Firefly Planned Community, proposing 169 single-family building lots and 240 multi-family lots (409 total) containing 48.09 acres in building lots with another 11.77 acres of open space and 14.80 acres of paved surface in the first phase of the Firefly master development.
[NPA 8 Ph. A PP 8-17-23](#)

5.C **ACTION ITEM -- PUBLIC HEARING: MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER DEVELOPMENT AGREEMENT AMENDMENT**

Planning Commission review and recommendation for a proposed amended and restated Development Agreement for the Marketplace at Eagle Mountain Town Center (northwest corner of Pony Express Parkway and Eagle Mountain Boulevard) to change phasing, road construction, fencing, and landscaping.

[Vicinity Map](#)

[Amended and Restated DA for the Marketplace](#)

[Explanation of Amended Language](#)

[Current DA for the Marketplace](#)

6. **Discussion Items**

6.A **UPDATE - TRAILS GIS DATABASE**
[trailsdbaselink.txt](#)

6.B **UPDATE - ZONING MAP STATUS**

7. **Next scheduled meeting**

8. **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 accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

August 8, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, and Robert Fox. Commissioner Brent Strong and Alternate Commissioner Jimmy Eaton were excused.

CITY STAFF PRESENT: Evan Berrett, Economic Development Director; Chris Trusty, City Engineer; David Stroud, Senior Planner; and Jed Shum, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

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

1. Discussion Items

1.A. DISCUSSION ITEM – TITLE 17 CODE AMENDMENT: HOTEL STANDARDS

Economic Development Director Evan Berrett presented the proposed Municipal Code amendments to 17.35.030 and 17.55.120 for hotel development. Eagle Mountain City staff finds great value in attracting hotel developers and operators to the City to benefit the local economy. During communication with hotel developers and operators, staff has found that two standards are potentially problematic for hotel development in Eagle Mountain. Staff has found that height restrictions on hotels would benefit from some minor adjustments to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3 to 4 stories, but four-story hotels can potentially exceed the 50-foot limit by 5 to 10 feet. The proposed change gives some ability to allow heights to exceed 50 feet, but only to enable no more than four-story hotels. Parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only one stall per sleeping unit, whereas Eagle Mountain requires one stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in line with other cities while also requiring parking for employees. Eagle Mountain City staff is aware of a hotel developer currently preparing plans for a proposed four-story hotel in Eagle Mountain with heights between 52 and 53 feet. There are two sites in Eagle Mountain approved for hotel development, and an additional site being marketed for hotel development.

Discussion ensued regarding the following:

- Support of amending parking standards to be in line with other cities to promote attracting a hotel;

- Whether to require parking for trucks, trailers with recreational vehicles, and campers that utilize more than one standard parking space;
- Clarification regarding the number of employee parking stalls to require based upon peak staffing hours;
- Possibly limiting hotels to three stories to coincide with residential building height standards;
- Rooms potentially having more than one occupant with a vehicle or multiple rooms having only one vehicle; and
- Convention attendees staying at a different hotel increasing parking needs during daytime hours.

Commissioner Everett recommended requiring 1.5 stalls for each sleeping unit plus one stall for each employee at peak employment hours.

Mr. Berrett noted that conference center parking is usually based on the square footage of the conference area rather than the number of sleeping units and that larger hotels could be limited to Commercial Regional areas of the City where shared parking with other businesses could be approved to alleviate parking concerns.

Commissioner Fox suggested setting different parking standards for hotels with conference centers and focusing on making standards for the types of hotels currently interested in developing in the City that can be amended to meet future needs and growth once the City is large enough to attract a larger hotel with a conference center.

Commissioner Bergener stated that some of the concerns such as truck and trailer parking and access will need to be addressed on a case-to-case basis. He thinks it is wise to consider vehicle parking for larger vehicles and trails at hotels given the location of the City and the nearby outdoor recreational opportunities. A four-story hotel could be appropriate due to the unlikelihood of the City attracting several hotels at this time.

Commissioner Everett adjourned the work session at 6:10 p.m.

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

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

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Everett disclosed that he is on the Board of Directors for the Eagle Mountain Chamber of Commerce; however, he has no financial stake in item 6.A.

4. Approval of Meeting Minutes

4.A. July 25, 2023 Planning Commission Minutes

Commissioner Allen noted that on page six, the motion vote table had Commissioner Everett erroneously marked as absent in addition to voting in favor of the recommendation for approval of item 6.B.

Commissioner Everett clarified that he had intended to exclude the staff-recommended condition, “If the proposed shared parking is approved, then data from a professional traffic engineer shall be provided to staff;” listed as condition #5 on his motion to recommend approval of the site plan for A to Z Building Blocks. Commissioners Bergener and Allen verified that, based upon the conversation, their understanding was to exclude the requirement and the amendment did not impact Commissioner’s Bergener second of the motion nor their vote in favor of recommending approval.

MOTION: *Commissioner Everett moved to approve the July 25, 2023 minutes as amended. Commissioner Bergener seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☒ <i>Brent Strong</i>

The motion passed with a unanimous vote.

5. Status Report

Senior Planner David Stroud reviewed the planning items discussed and voted upon during the August 1, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – CODE AMENDMENT: TITLE 17.80.080.C. OFF-PREMISE LADDER SIGNS (INSERTS)

Mr. Berrett presented the item. Staff received a request from the Eagle Mountain Chamber of Commerce to amend code found in 17.80.080(C) related to the City ladder signs. After review of the changes, staff would support the changes for the purpose of improving consistency with the agreement the City has with the Eagle Mountain Chamber of Commerce for management of the signs, and adapting to modified capabilities of ladder sign options. Earlier this year, the City agreed to change some language in the ladder sign agreement with the Eagle Mountain Chamber of Commerce to enable the Economic Development Director to approve advertising copy, and for the sign headers to be modified to the Chamber of Commerce logo. Municipal Code does not currently

reflect those changes and should be amended to match. Additionally, the Eagle Mountain Chamber of Commerce has undergone an extensive effort to restore many of the ladder signs that were damaged or worn. Many of the frames and headers have been replaced, repainted, moved slightly, and so forth. Currently, demand for sign advertising is extremely high, and the Chamber of Commerce has been adhering to standards with respect to ensuring local small businesses take priority for advertising space. The frames allow for up to 96 inches of vertical space and a maximum of 80 inches of vertical space is currently allowed by Municipal Code. There is desire to modify the term slats to inserts and change the sizing to four sizes – small, medium, large, and extra-large. Certain maximums would remain in effect including a company not being allowed more than two large or extra-large inserts.

Commissioner Fox expressed concern with the use and the number of ladder signs in the City.

Eagle Mountain Chamber of Commerce President Melissa Clark explained that the new local builder they contracted with constructs the top and bottom brace farther apart than the previous ladder signs but the sign structure is the same height and width. The larger signage area will allow the Chamber to increase the number of businesses served by 33%. Funds earned from the sign advertising allow the Chamber to provide other programs to small businesses. The City limits the number of ladder signs permitted to 60. She is in discussions regarding the relocation of signs to improve spacing and efficiency.

Commissioner Everett opened the public hearing at 6:43 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 17.80.080(C) Off-Premise Ladder Signs (Inserts). Commissioner Bergener seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Robert Fox</i>	☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☒ <i>Brent Strong</i>

The motion passed with a vote of 3:1.

Commissioner Fox clarified that his distention was due to objecting to the increased signage area.

6.B. ACTION ITEM – CODE AMENDMENTS TO EMMC TITLES 13 AND 15

City Engineer Chris Trusty presented the item. The Federal Clean Water Act requires that stormwater discharges from certain types of facilities be authorized under stormwater discharge

permits. The goal of the stormwater permits program is to reduce the amount of pollutants entering streams, lakes, and rivers as a result of runoff from residential, commercial, and industrial areas. Municipal stormwater systems such as cities, counties, state universities, and state hospitals are covered by the General Permit for Discharges from Small MS4s (Municipal Separate Storm Sewer Systems).

Eagle Mountain City was audited by the State of Utah to ensure compliance with the General Permit. Over the course of a year, the City has updated its Storm Water Management Plan and Standard Operating Procedures to gain compliance. The last step to meet deficiencies found through the audit includes updating sections of Municipal Code that potentially have implications on land use which require approval of the Planning Commission including the following:

- 13.75.110(B)(2)(e): “BMPs should be selected based on their ability to adequately protect water quality and the BMP manual shall outline the removal performance expected from the selected BMP as well as the technical basis for supporting the pollutant removal performance.”
- 13.75.110(D)(9): “Low Impact Design Considerations. The plan will be evaluated for the utilization of Low Impact Development (LID) approaches such as infiltration, evapotranspiration, or rainwater harvesting or reuse.”
- 13.75.110(D)(10): “Any retention requirement infeasibilities that may occur are to be documented and a rationale shall be provided for alternative design criteria that uses LID practices to the maximum extent possible.”
- 13.75.150(B)(16): “Individual residential car washing”
- 13.75.150(B)(17): “Dechlorinated water reservoir discharges”
- 15.50.70: “Redevelopment projects disturbing greater than one acre, including projects part of a common plan of development or sale which disturbed an acre or greater must provide a site-specific plan for net gain to onsite storm water retention or a reduction to impervious surfaces. Redevelopment projects increasing impervious surfaces by greater than 10% must prevent off-site discharge of the net increase in storm water volume associated with precipitation from all rainfall events less than or equal to the 80th percentile rainfall event.”

Mr. Trusty explained that the dechlorinated water is to allow for low but not highly chlorinated water to enter the storm drain system.

Commissioner Everett opened the public hearing at 6:58 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of amendments to Eagle Mountain Municipal Code Chapters 13.75.110, 13.75.150, and 15.50.70. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***

☒ ***Jeremy Bergener***

☒ ***Matthew Everett***

☒ ***Robert Fox***

Those Voting No

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Robert Fox***

Those Abstaining

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Robert Fox***

Those Absent

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Robert Fox***

☐ **Brent Strong**

☐ **Brent Strong**

☐ **Brent Strong**

☒ **Brent Strong**

The motion passed with a unanimous vote.

6.C. ACTION ITEM – PUBLIC HEARING: SITE PLAN APPROVAL OF EAGLE MOUNTAIN PET CARE

Planner Jed Shum presented the item for a site plan approval for a new Pet Care facility. The veterinary facility will be part of the Marketplace at Eagle Mountain Town Center, and the only pet care location in the Town Center area of the City. The applicant proposes constructing a 5,998-square-foot building on a 0.63-acre lot. This lot is platted as Lot 205 of Marketplace at Eagle Mountain Town Center Subdivision, recorded in July 2021. There will be a total of 27 parking stalls, including 2 ADA parking stalls. Parking stalls are located on the south side between the structure and Raven Way, and also on the west side of the structure. An inner connection between lots is provided as the parcels are zoned commercial, according to EMMC 17.100.050(C) at the time of application. Landscaping totals 6,072 square feet and is comprised of trees, shrubs, grass, boulders, and rocks. The main building is 32 feet 1 ¾ inches in height. The exterior materials are painted vertical siding with stone veneer on the bottom and standing seam roof system and 33 lights are placed on the exterior of the building, with 1000 lumens output per light. Two parking lot lights will be installed, with 9077 lumens per light. The total lumens output from exterior lights is 51,154 lumens. Lighting does not exceed the 100,000 lumens per acre standard, and the maximum allowed lumens on a 0.63-acre lot is around 63,000 lumens.

Commissioner Bergener confirmed with Mr. Shum that the plan meets architectural standard requirements.

Applicant representative Tucker Nipko stated that they have included the connectivity on Raven Way to the lot to the west to adhere to City standards. However, they would prefer to be able to have additional parking even though they have met parking requirements as some of their other facilities have experienced issues due to insufficient parking.

Mr. Shum verified that a connection is required between two commercial developments. The developer is considering mixed-use for the adjacent parcel but it has not been approved.

Discussion ensued regarding connectivity requirements and options for the applicant to request a Municipal Code amendment.

Commissioner Everett opened the public hearing at 7:14 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated that he thinks a veterinary clinic will be utilized and beneficial. While he recognizes the potential for parking issues, the area is also likely to have high traffic volume.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of the site plan for Eagle Mountain Pet Care. Commissioner Allen seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
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☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☒ <i>Brent Strong</i>

The motion passed with a unanimous vote.

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 22, 2023.

8. Adjournment

MOTION: *Commissioner Bergener moved to adjourn at 7:19 p.m. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☒ <i>Brent Strong</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 7:19 p.m.

Approved by the Planning Commission on August 22, 2023.

Steve Mumford, AICP
Deputy City Administrator/Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 22, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF HARMONY MULTI-FAMILY AND PLAT AMENDMENT OF HARMONY PHASE A PLAT 5.

ITEM TYPE: Recorded Plat Amendment & Site Plan

APPLICANT: Flagship Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

The subject property is governed by the Harmony Development Agreement with the property identified and approved for multi-family units. Harmony is a master planned community encompassing 772 acres. The *Harmony at City Center* exhibit shows density locations and identifies the subject property as Multi-Family Residential. There is no density specific to the multi-family areas and the development agreement states "The multi-family areas are not vested with density, and any reference to the number of units on the Preliminary Plat is conceptual and informational only." Total Harmony multi-family acreage is 92.186 acres and 1,935 conceptual and not vested, units.

The subject site plan contains 14.45 acres with 116 townhome units and 110 stacked units. While no specific density maximum is given, the density "will be determined at the time of site plan application." The proposed density of the Harmony Multi-Family is 15.6 units per acre.

Open space acreage, specific to the Harmony development, is required at 273 square feet per unit, or 1.42 acres. Required amenity points is 142 and 632 points are proposed.

ITEMS FOR CONSIDERATION:

EMMC 17.25.050.L requires 7.5 square feet per unit or 1,500 square feet when considering clubhouse facilities. The applicant has submitted a clubhouse plan with an 810 square-foot fitness room, 500 square feet of combined restrooms, and a 538 square-foot covered

patio, which equals 1,848 square feet. At 7.5 square feet per unit, a minimum of 1,695 square feet is needed. EMMC also requires food serving areas, which the proposed clubhouse does not have. However, as Harmony is built out, other amenities and facilities will be constructed which will be accessible to Harmony residents.

Architecture meets EMMC but clarification is needed regarding the garage doors. The DA states "...shall have 'carriage' style, or decorative, garage doors." The doors of the townhomes are, what has been with past projects, considered to be carriage style. The doors of the stacked units have windows at the top of each door, which can be considered "decorative."

The architecture exhibit contains two elevations of the stacked units with one having a 3/12 pitch roof and the other as a flat roof. The current code prohibits the flat roof design. The applicant is required to build the sloped roof design but the flat roof has been included to show how the proposed building would appear if a flat roof was an option. The trend in architecture of this type of unit is flat-roof construction.

Staff review of the site plan is consistent with the Development Agreement and EMMC.

ITEMS FOR CONSIDERATION:

The following standards found in 17.100.050 shall be considered when making a motion to the City Council. The following are standards required for all site plans in any zoning district:

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and

Transitioning, to provide for shade and visual relief.

C. Access Requirements.

1. Access Onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curblines of the driveway at the point of intersection with the public right-of-way to the nearest point of the public right-of-way. In the instance of driveway to driveway separation, the measurement shall be from closest curblines to closest curblines at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.

D. Off-Street Truck Loading Space. Every building or structure built, remodeled or occupied after the effective date of the ordinance codified in this chapter for manufacturing, commercial trade, or other uses similarly involving the receipt or distribution by vehicles or materials or merchandise shall have provided and maintained on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.

E. Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage,

drainage, steam, electrical or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be the responsibility of the developer.

F. Grading and Drainage. Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade.

G. Dedication of Water Shares. The applicant shall comply with Chapter 13.25 EMMC and shall dedicate to the city the amount of water rights specified in that chapter or purchase sufficient water from the city prior to the issuance of any building permit.

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. No building lot may have an average slope that exceeds 25 percent.

REQUIRED FINDINGS:

The site plan is to conform to the Harmony Development Agreement and applicable ordinances of EMMC. The plat amendment request is to conform to standards governing street vacation and subdivision amendment standards.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City City regarding the Harmony Multi-Family site plan and Harmony Phase A Plat 5 street vacation, subject to conditions of approval:

1. Fire line clarification in front of Buildings J and K.
2. Lighting shall meet EMMC standards.
3. Recommendation on the stacked unit garage door style.

ATTACHMENTS:

[Harmony civil](#)

[Daniel Delta row vacation](#)

[Harmony architecture](#)

[Harmony landscape](#)

[Harmony open space](#)

[Harmony photometrics](#)

[Harmony streetlight](#)

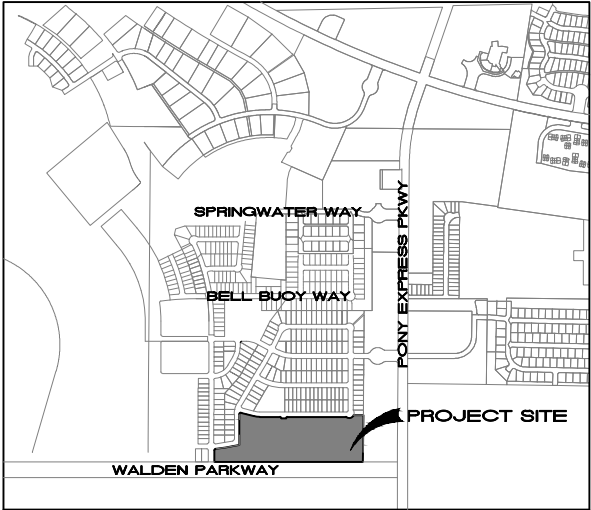
HARMONY MULTI-FAMILY AREA 1

CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

prepared for:
FLAGSHIP HOMES
300 SOUTH 1350 EAST, FL 2
LEHI, UT 84043
PHONE: (801)766-4442

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544



VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN SHEET 1
4	UTILITY PLAN SHEET 2
5	GRADING & DRAINAGE PLAN
6	PP LU LU LANE
7	PP GOLDIE LOU LANE
8	PP DELTA, HENRY AND WILLY WAY
9	DETAIL SHEET
10	SWPP PLAN
11	BMP SHEETS
12	PARKING LAYOUT
PLAT	PLAT

GENERAL NOTES:

- 1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
- 2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

EAGLE MOUNTAIN CITY GENERAL NOTES:

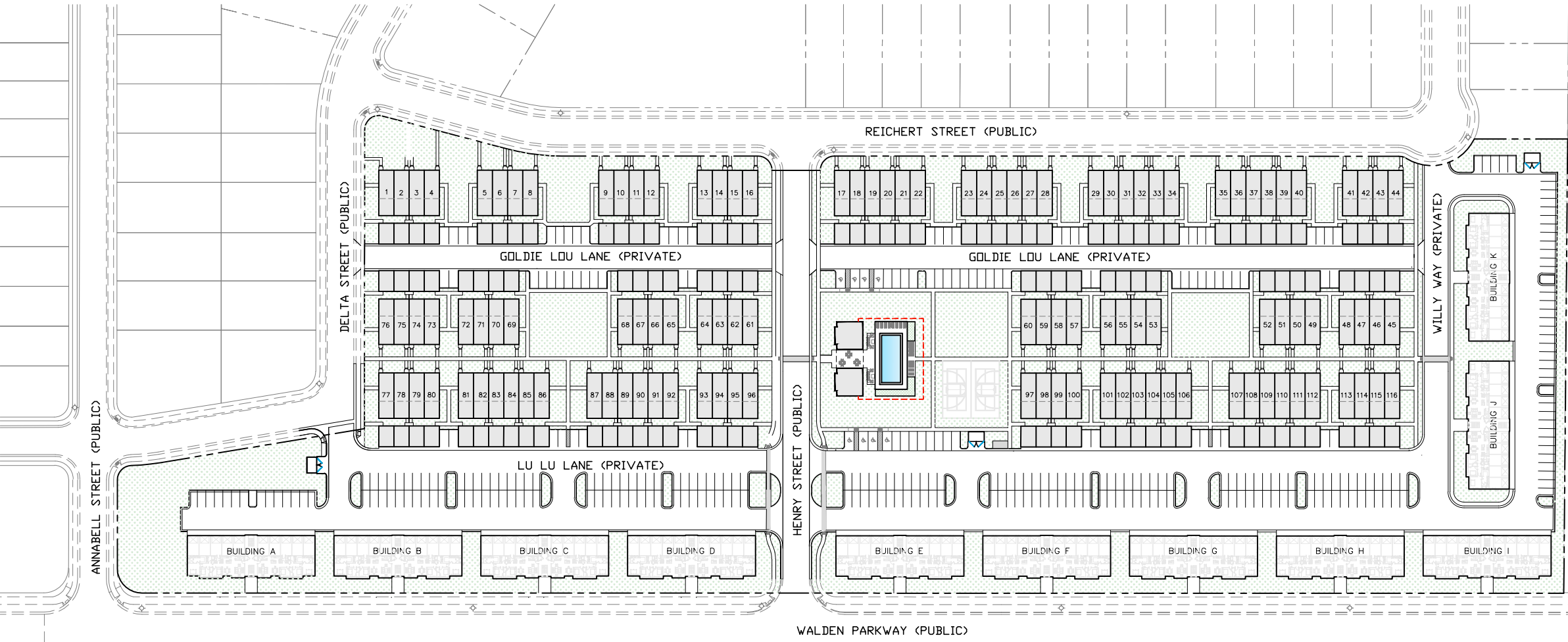
- SEWER--

Pipe bedding: 1/2" gravel required 6" below, on the sides & 12" above the pipe (minimum).
Depth : Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
Sewer Y's: 3' minimum separation between sewer Y's.
Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green
B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.
- WATER--

Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
Water Can: the water can for 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
Hydrants: hydrants to be 5' bury (minimum).
Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot before backfill.
Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.
Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.
- STORM DRAIN--

Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
ADS: all ADS pipe to be "HP" brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes
- ROAD SECTION--

Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars, Manhole covers and water valve towers to be 1/2" down from asphalt edge and concrete to be 3/4" to 3/8" down from asphalt edge.



SITE MAP

NTS



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J:\FLAGSHIP\HARMONY\dwg\01_COVER.dwg

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

EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB
FSH MF1
SHEET NO.
1

AREA TABULATIONS

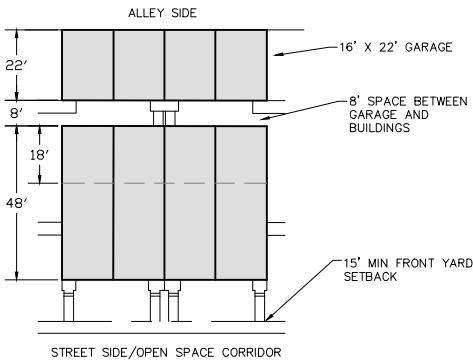
TOTAL AREA:	14.45 ACRES
AREA IN BUILDINGS	4.45 ACRES
AREA OF ASPHALT	3.60 ACRES
AREA OF COMMON SPACE	6.40 ACRES
10-PLEX (11 BUILDINGS)	110 UNITS
TOWN HOMES	116 UNITS
TOTAL # OF UNITS	226 UNITS
DENSITY	15.6 UNITS/ACRE

LANDSCAPE TABULATION

TOTAL LANDSCAPING (WATERED):	188,150 SF (4.32 ACRES)
OPEN AREAS REQ'D:	61,698 SF (273 SF/UNIT)
OPEN AREAS PROVIDED:	80,991 SF
BUILDING AREA:	4.45 ACRES
HARD SURFACE AREA:	5.61 ACRES

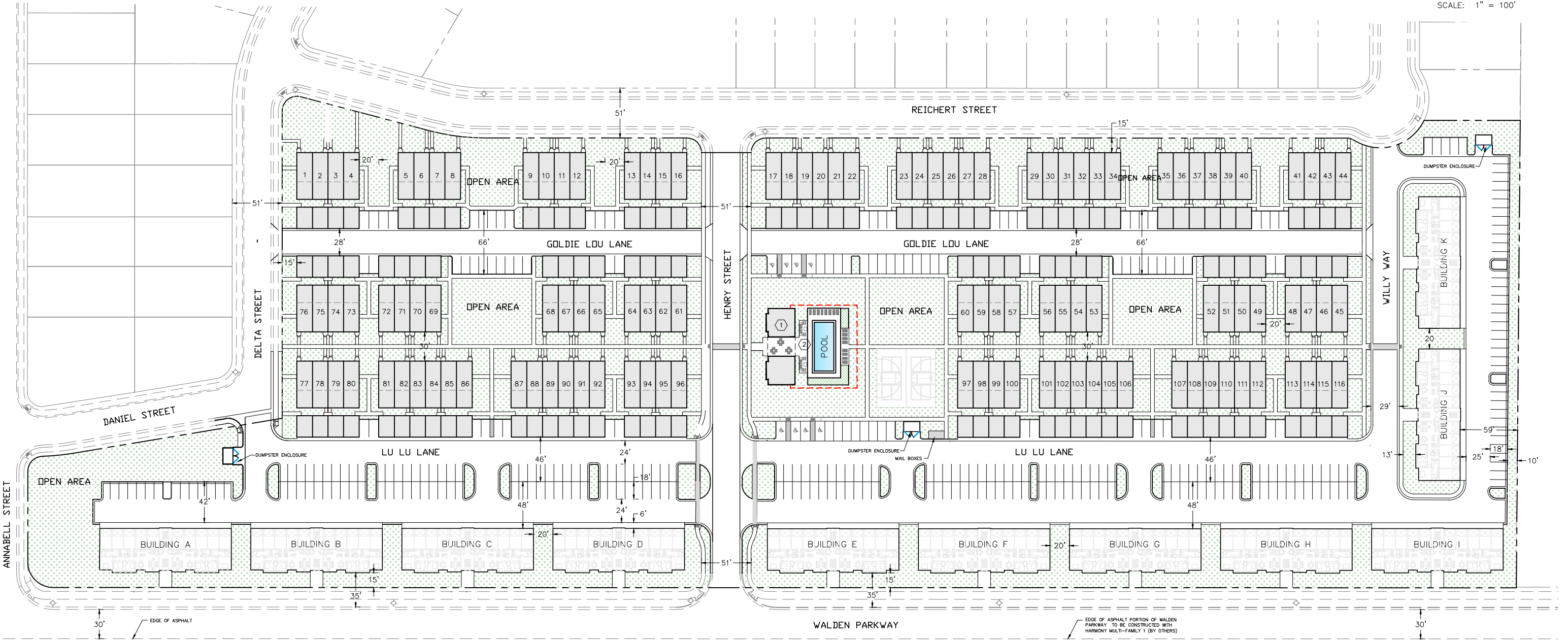
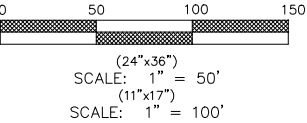
PARKING TABULATION

TOTAL UNITS:	226 UNITS
PARKING REQUIRED (AT 2.33)	527 STALLS
10 PLEX GARAGES	110 STALLS
TOWNHOME GARAGES	116 STALLS
SITE PARKING STALLS	340 STALLS
TOTAL PARKING PROVIDED	566 STALLS



KEYED NOTES

- 1 CLUB HOUSE - SEE LANDSCAPE PLANS FOR DETAILS
2 POOL AREA - SEE LANDSCAPE PLANS FOR DETAILS



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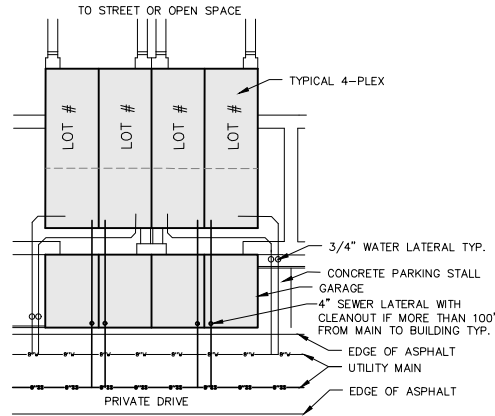
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CONSULTING ENGINEERS AND LAND SURVEYORS
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EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

SITE PLAN

JOB
FSH MF1
SHEET NO.
2



UTILITY LAYOUT DETAIL
-NTS-

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
- 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF

0 30 60 90
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

UTILITY NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
- SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
- WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
- ALL VALVES ARE TO BE FLANGED TO THE TEE.
- ANY EXISTING UTILITIES THAT ARE NOT USED ARE TO BE ABANDONED AS PER EAGLE MOUNTAIN CITY STANDARDS.

KEYED NOTES

- CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
- INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
- CONSTRUCT 4' CONCRETE SIDEWALK
- CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
- STREET AND/OR STOP SIGNS AS PER EAGLE MOUNTAIN CITY STANDARDS
- CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
- INSTALL STREET LIGHT PER EAGLE MOUNTAIN CITY STANDARDS
- ABANDON EXISTING UTILITIES PER EAGLE MOUNTAIN CITY STANDARDS

EXISTING SEWER
MANHOLE
RIM = 4863.44
INV. = 4853.44

HOT TAP EXISTING
CULINARY

SEWER MANHOLE
CAST IN PLACE
RIM = 4861.86
INV. = 4850.30
EX INV= 4850.10

EXISTING SEWER
MANHOLE
RIM = 4860.51
INV. = 4844.80

45° BENDS

4" FIRE LINE WITH
PIV AND FDC AT
BUILDING (TYP)

WALDEN PARKWAY

REICHERT STREET

GOLDIE LOU LANE

LU LU LANE

DANIEL STREET

ANNABELL STREET

DELTA STREET

HENRY STREET

BUILDING A

BUILDING B

BUILDING C

BUILDING D

6"SEWER LATERAL FOR
EACH BUILDING (TYP)

3/4" WATER LATERAL FOR
EACH CONDOMINIUM
WATER MAIN TO BE
CONSTRUCTED AS PART OF
THE WALDEN PARKWAY PLANS

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EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

JOB
FSH MF1
SHEET NO.
3

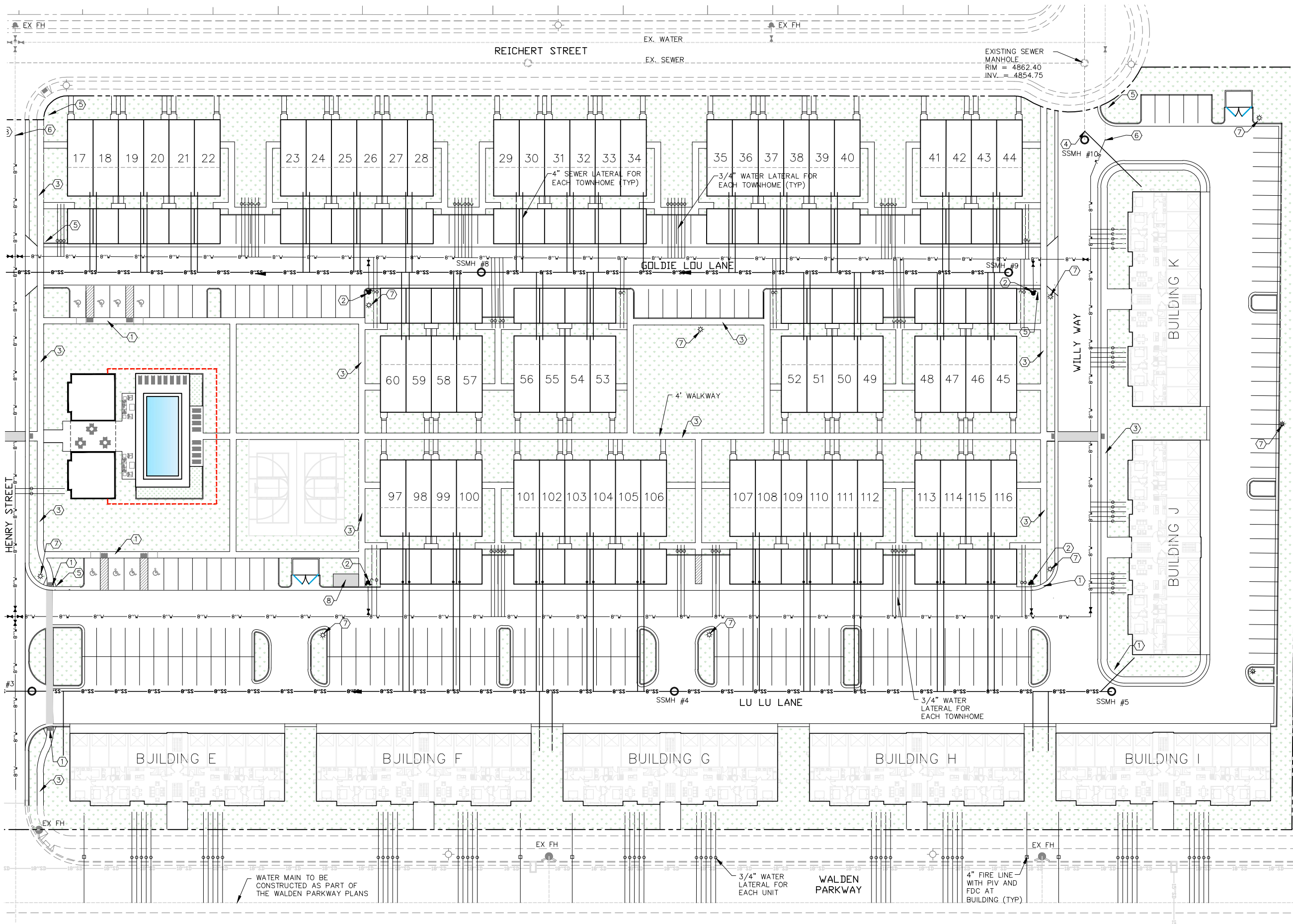
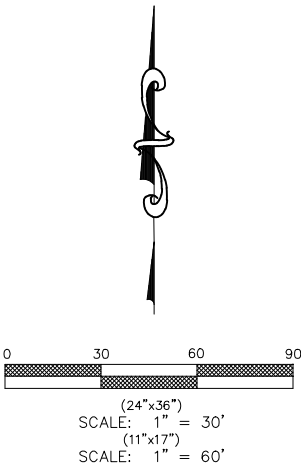
- LEGEND
- PROPERTY BOUNDARY LINE
 - EXISTING FENCE LINE
 - ROAD CENTERLINE
 - EASEMENT LINE
 - CUL
 - PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
 - PROPOSED PVC SDR-35 SEWER W/ MH
 - EXISTING STORM DRAIN W/ MH
 - EXISTING SANITARY SEWER W/ MH
 - EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
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 - WATER VALVE
 - BLOW OFF

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KEYED NOTES

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- CONSTRUCT 4' CONCRETE SIDEWALK
- CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
- STREET AND/OR STOP SIGNS AS PER EAGLE MOUNTAIN CITY STANDARDS
- CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
- INSTALL STREET LIGHT PER EAGLE MOUNTAIN CITY STANDARDS
- POST OFFICE BOX LOCATION



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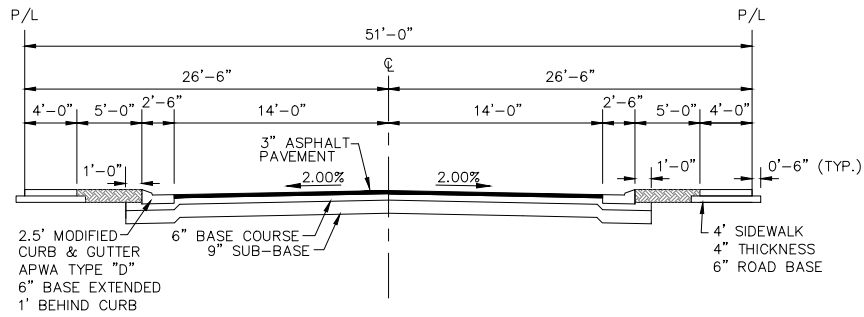
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CONSULTING ENGINEERS AND LAND SURVEYORS
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EAGLE MOUNTAIN,
UTAH

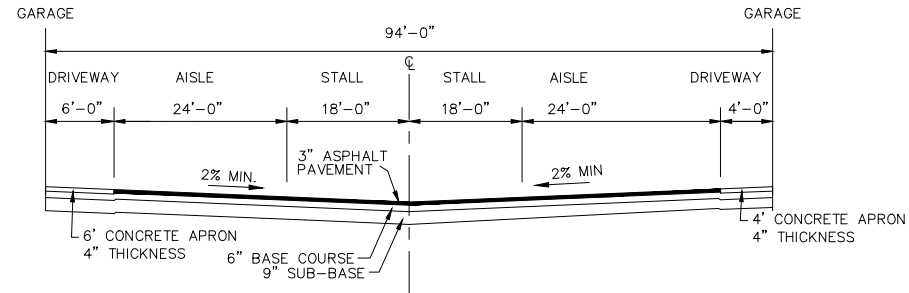
HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

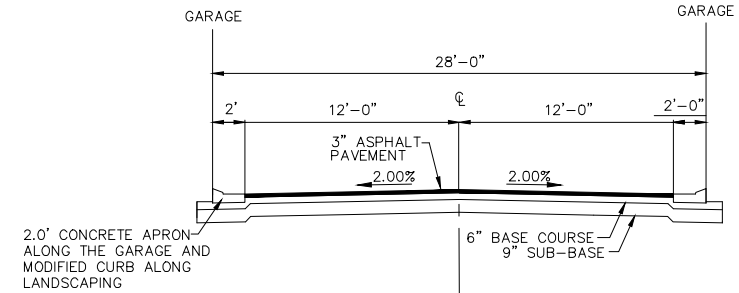
JOB
FSH MF1
SHEET NO.
4



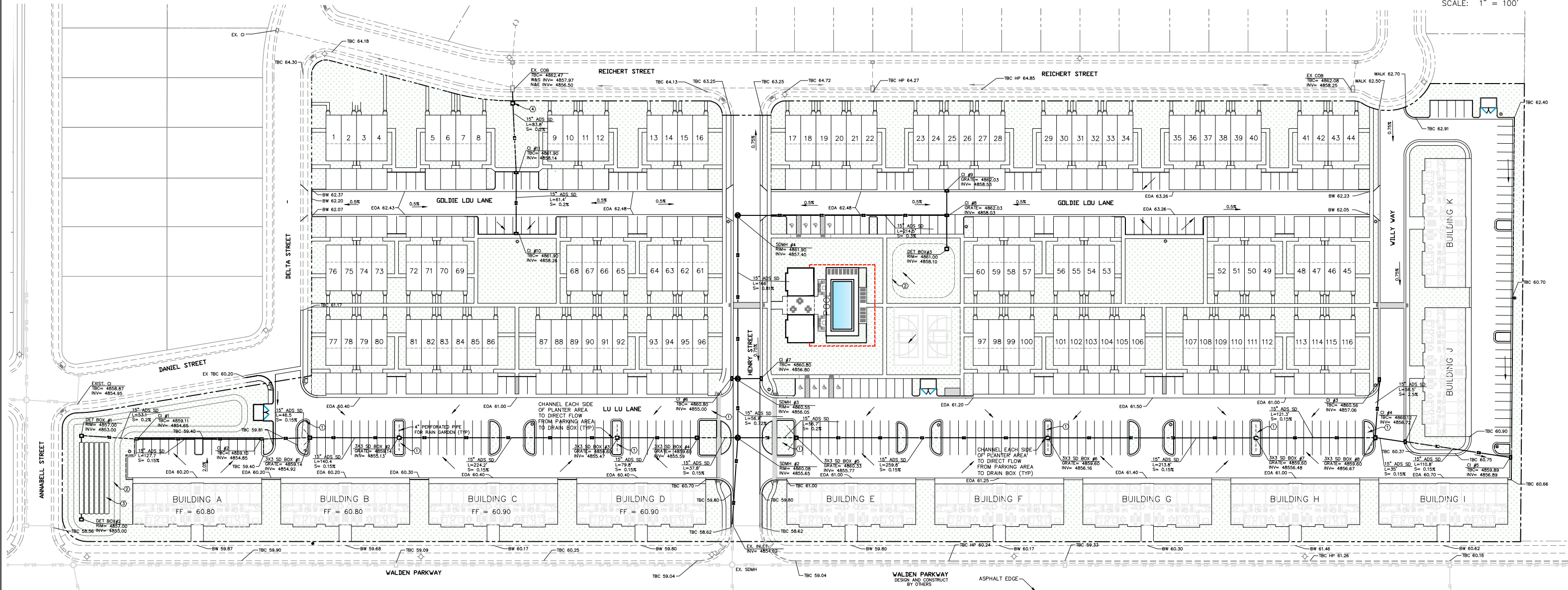
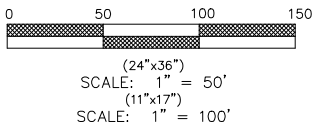
51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-
DELTA STREET AND HENRY STREET



LU LU LANE ROAD SECTION
(PRIVATE)



GOLDIE LOU LANE STREET SECTION
(PRIVATE)



KEYED NOTES

- 1 INSTALL RAIN GARDEN IN PLANTER AREA FOR STORM RETENTION
- 2 RETENTION AREA FOR ABOVE GROUND RETENTION
- 3 SC-740 STORMTECH CHAMBERS FOR UNDERGROUND RETENTION
- 4 INSTALL ISOLATOR BOX AS PER EAGLE MOUNTAIN CITY STANDARDS

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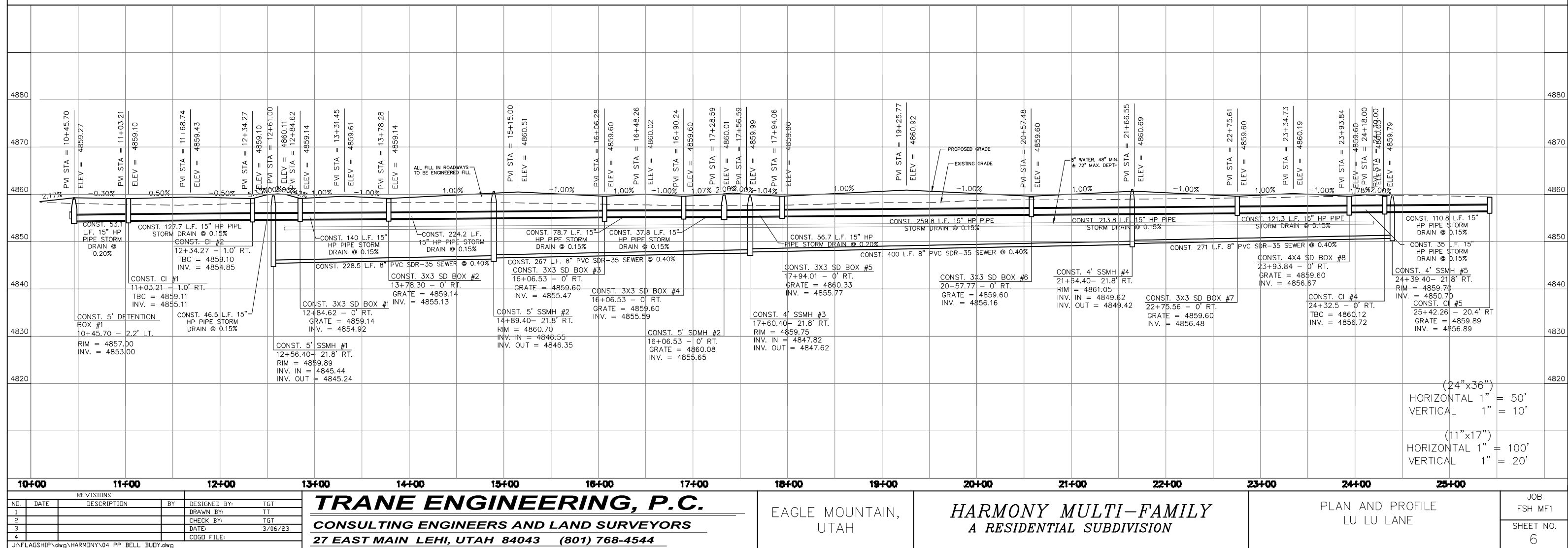
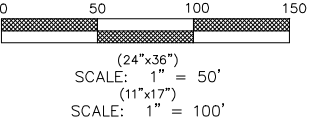
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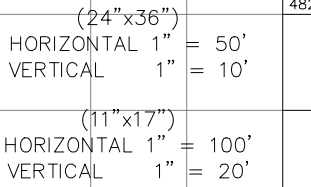
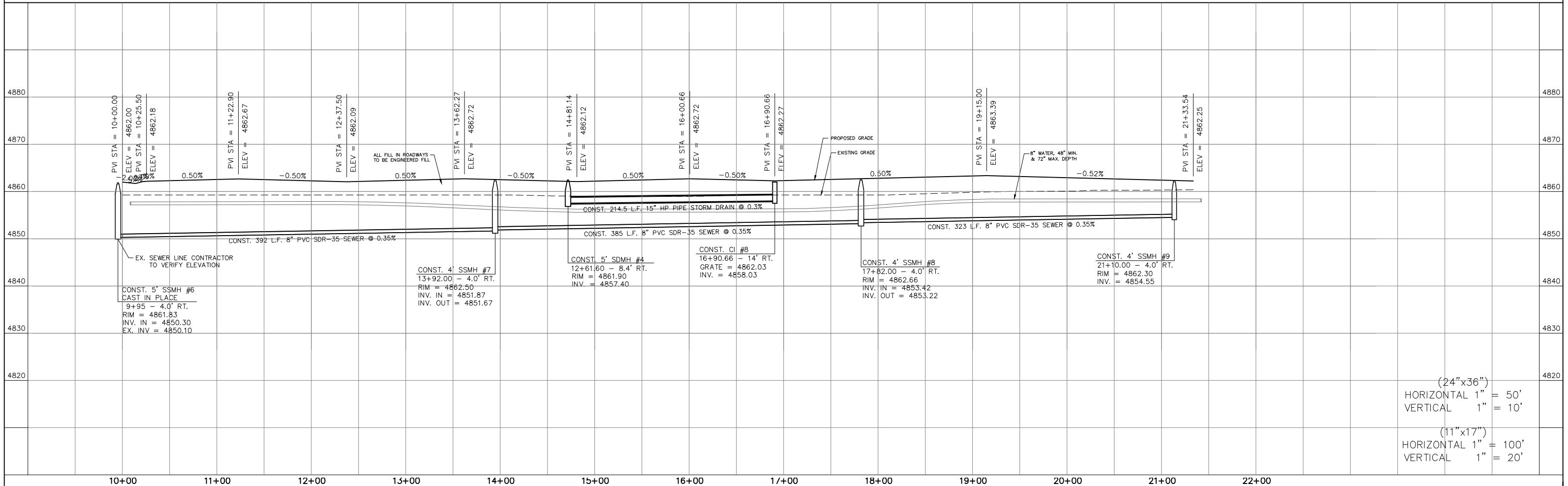
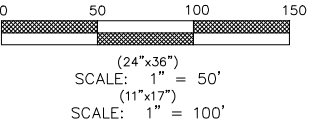
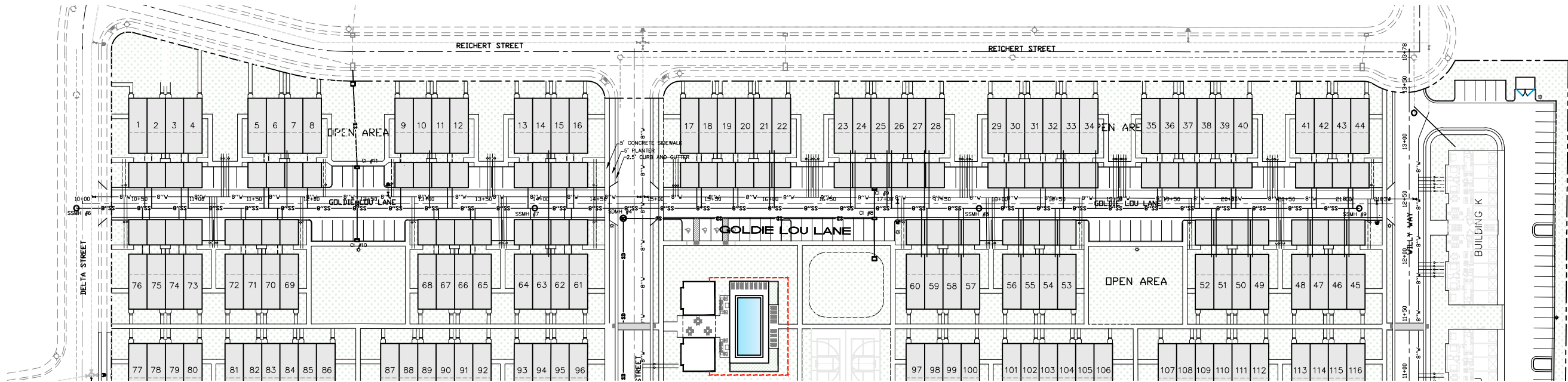
EAGLE MOUNTAIN,
UTAH

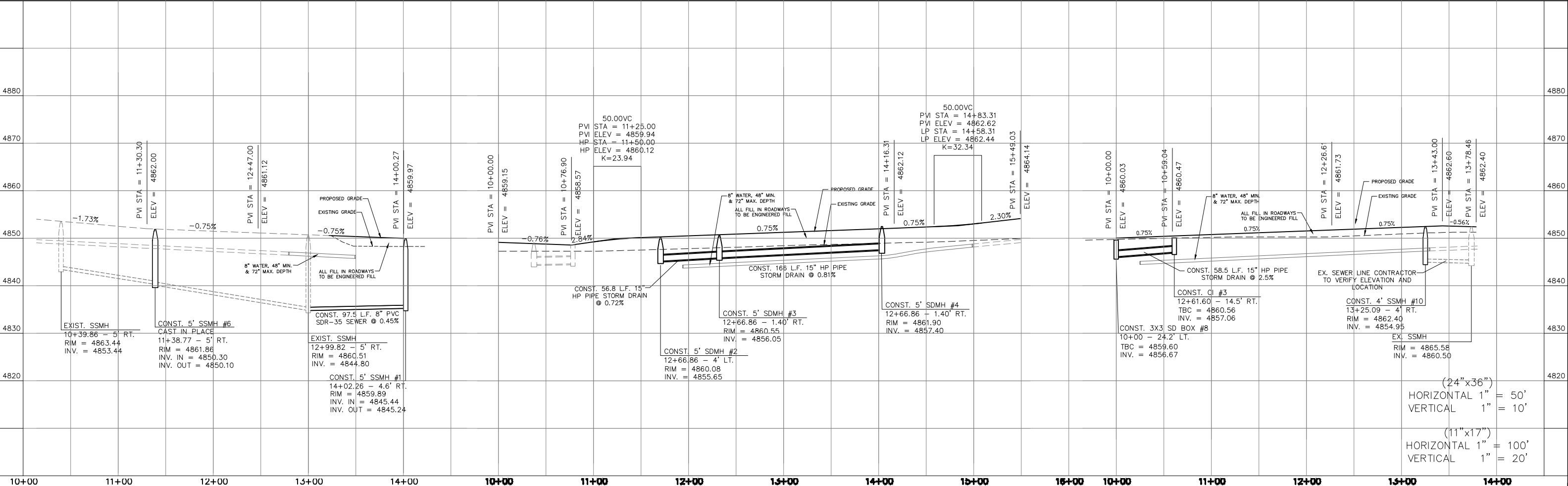
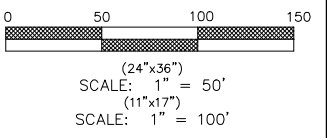
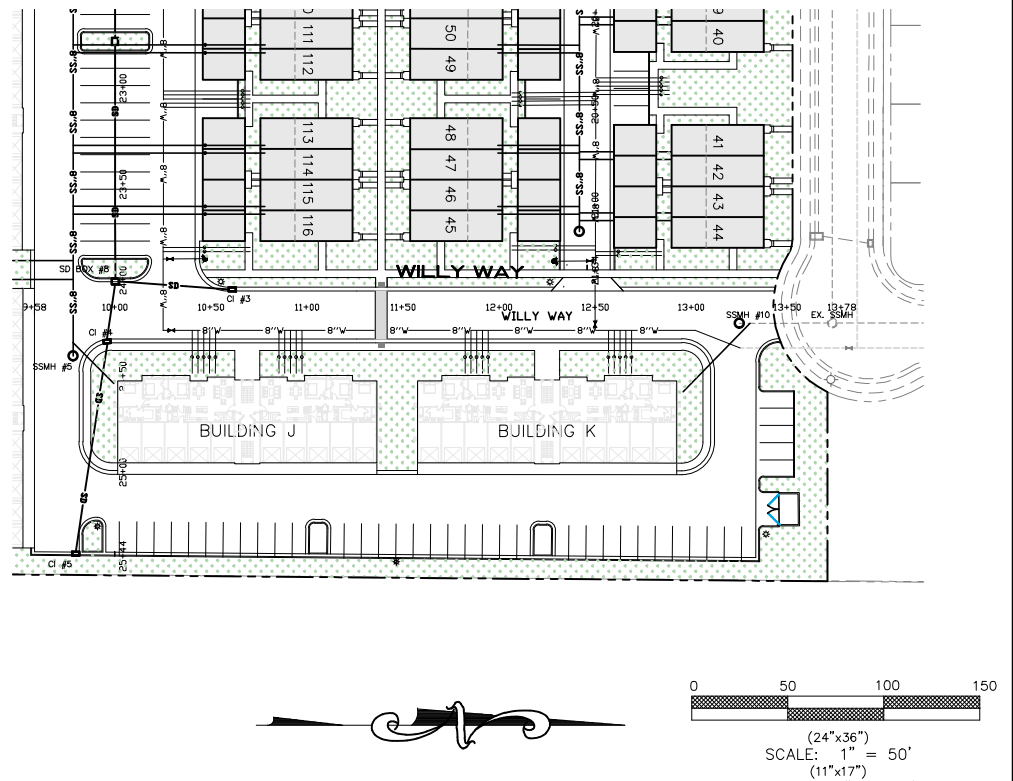
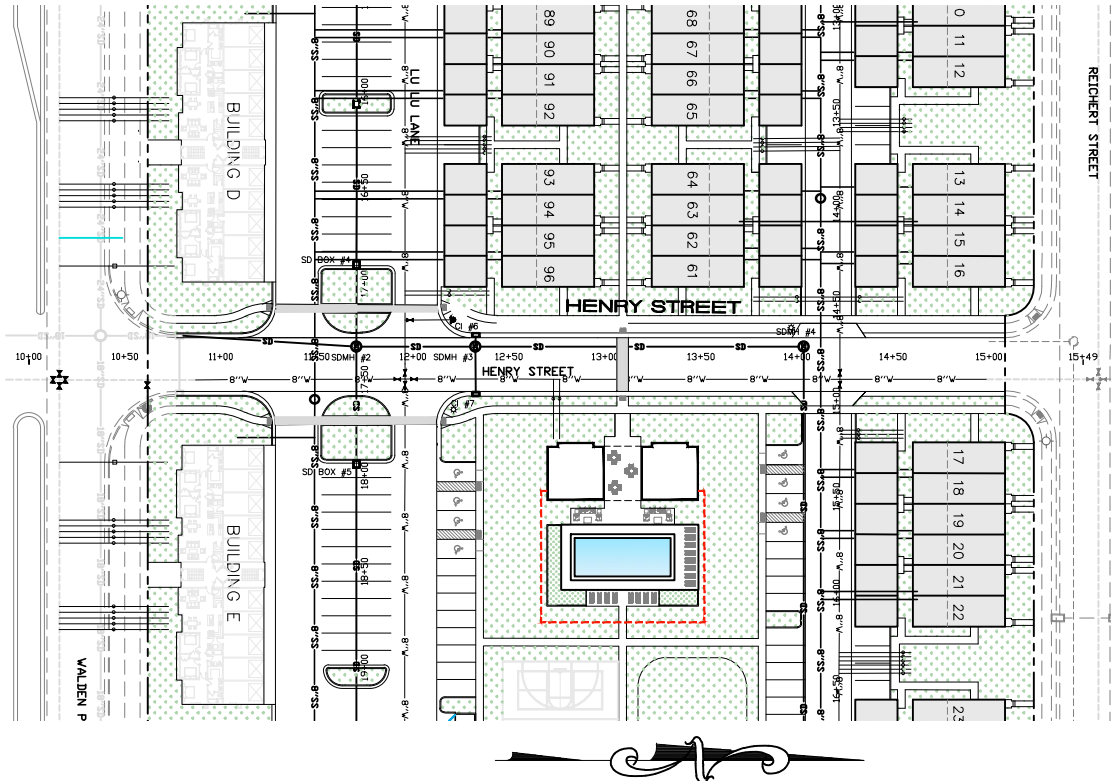
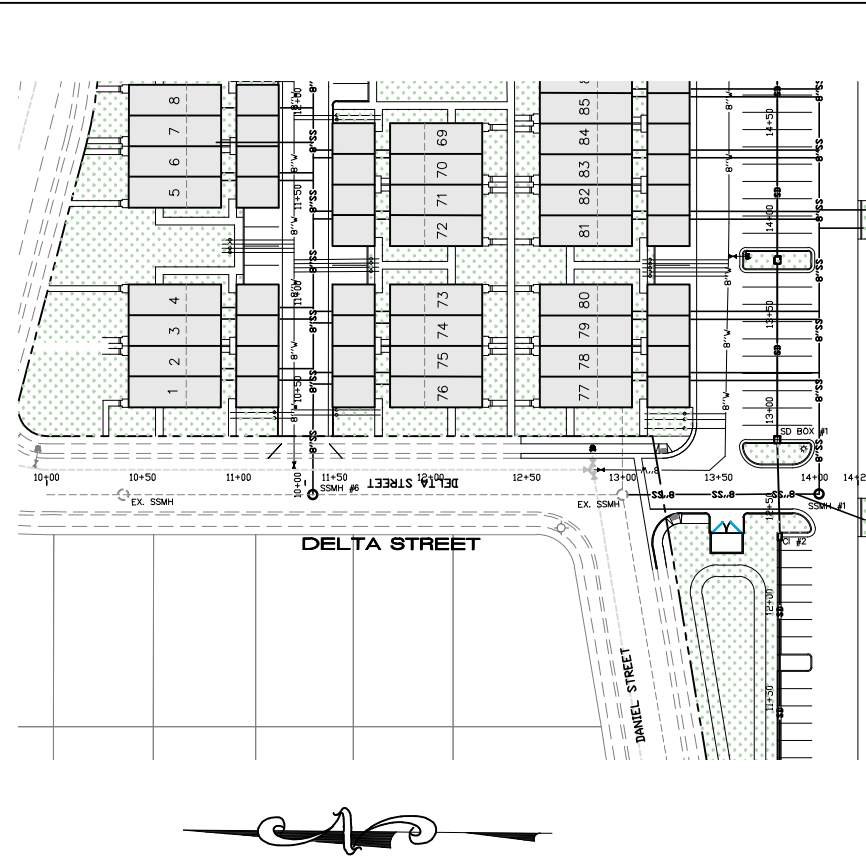
**HARMONY HIGH DENSITY
A RESIDENTIAL SUBDIVISION**

GRADING PLAN

JOB
FSH MF1
SHEET NO.
5







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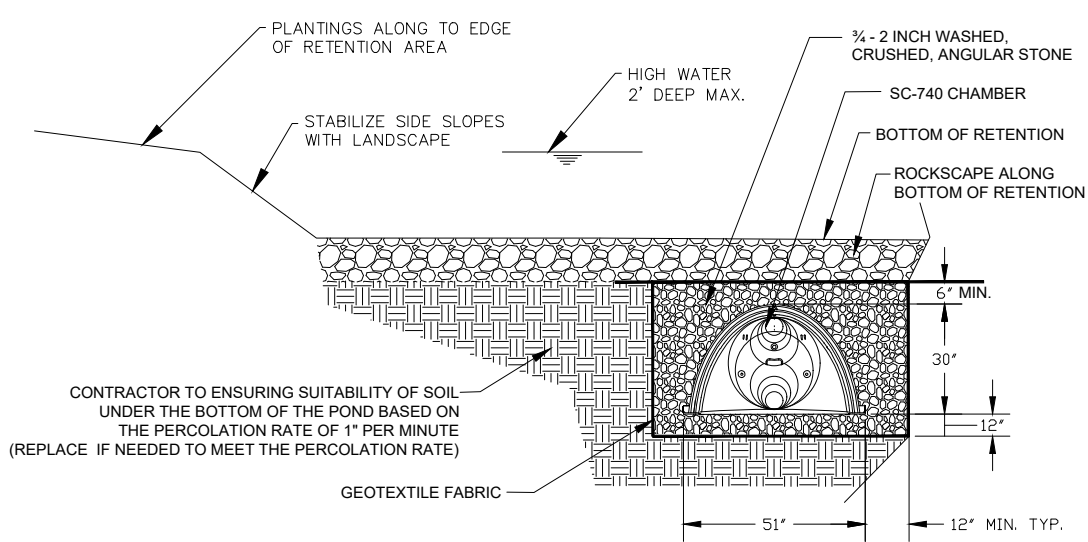
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EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY
A RESIDENTIAL SUBDIVISION

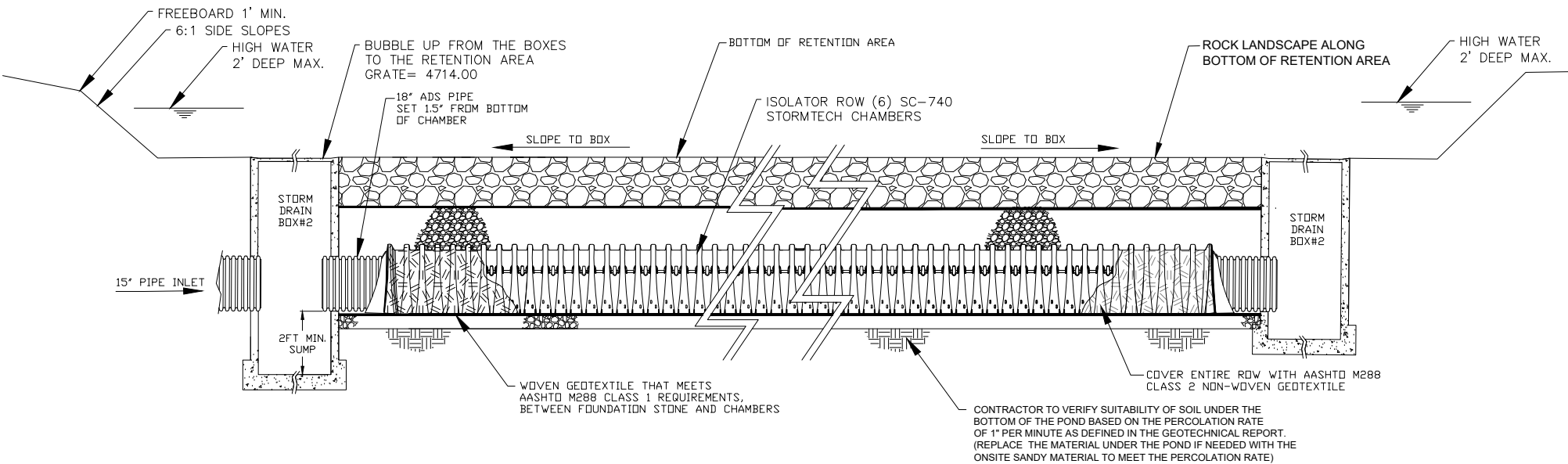
PLAN AND PROFILE
DELTA ST
HENRY ST
WILLY WAY

JOB
FSH MF1
SHEET NO.
8



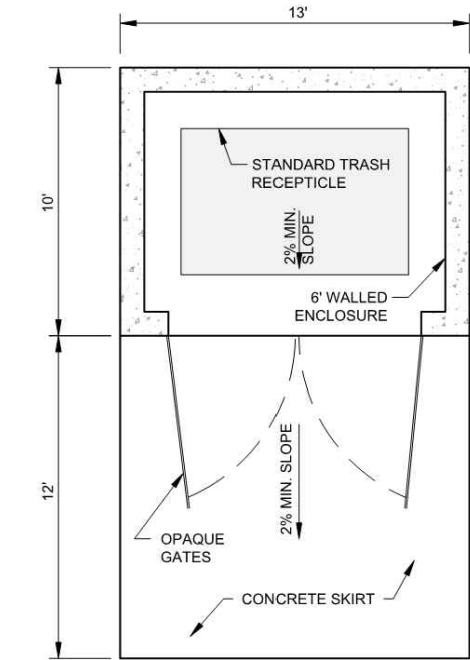
STORMTECH SC-740 CHAMBER SYSTEM
CROSS SECTION DETAIL

—NTS—



POND SECTION AND ISOLATOR DETAIL

—NTS—

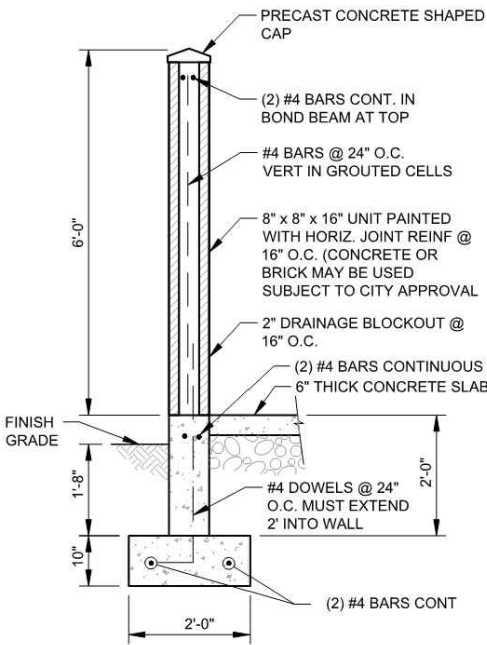


DUMPSTER

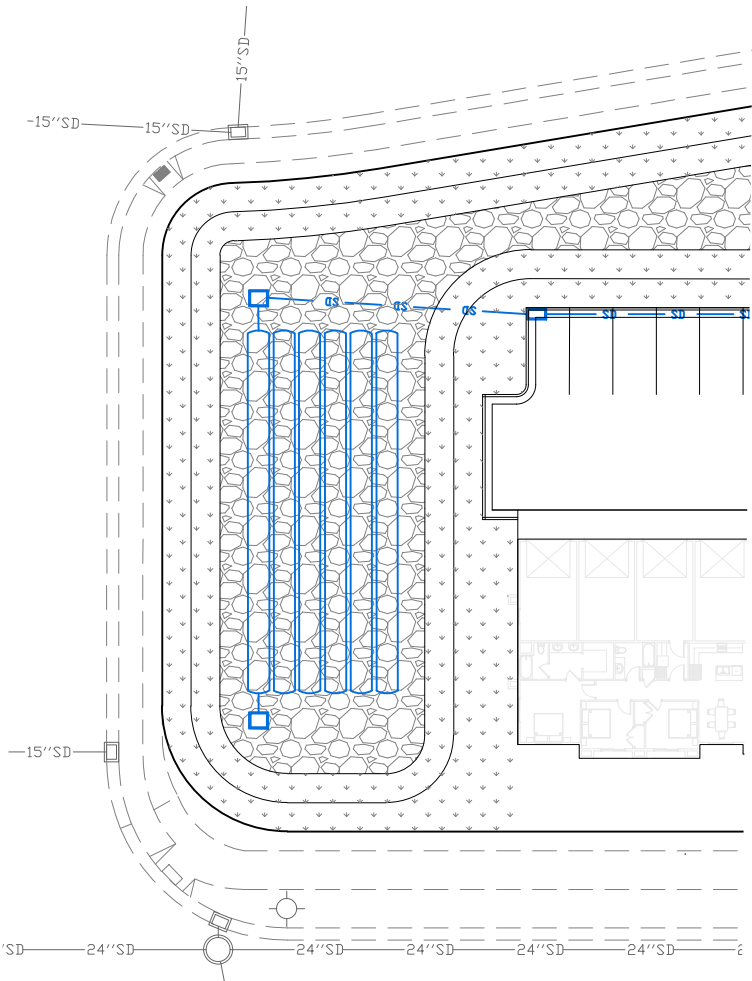
- NOTES:
1. OPAQUE GATES CANNOT BE CHAIN LINK WITH SLATS
2. COLOR AND MATERIAL NEED TO MATCH BUILDINGS

DUMPSTER ENCLOSURE DETAIL

—NTS—

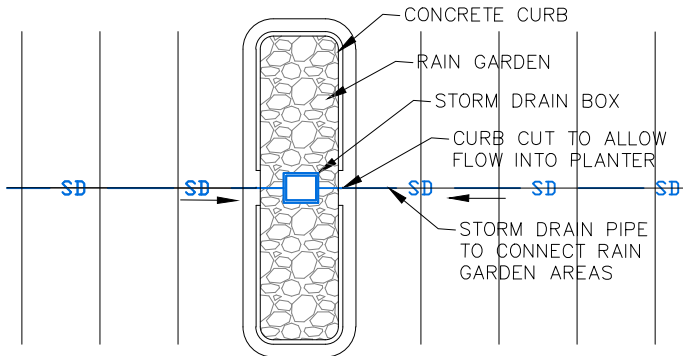


TRASH ENCLOSURE
WALL DETAIL



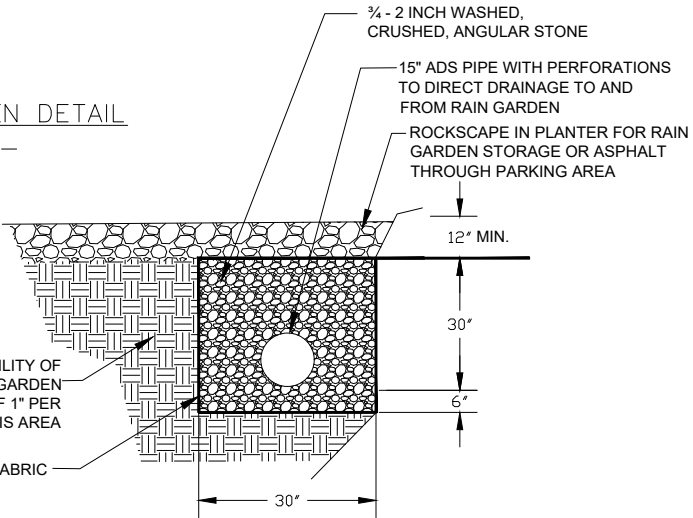
RETENTION AREA DETAIL

—NTS—



RAIN GARDEN DETAIL

—NTS—



RAIN GARDEN PIPE SECTION DETAIL

—NTS—

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EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

SITE DETAILS

JOB
FSH MF1
SHEET NO.
9

INLET PROTECTION

- 1. INSTALL SILT FENCE OR STRAW WATTLES SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
- 2. INSPECT INLET PROTECTION AFTER STORM EVENT.
- 3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

- 1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
- 2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
- 3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

- 1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
- 2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
- 3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

CONCRETE WASHOUT

HARD SIDED CONTAINER OR A LINED PIT WITH IMPERVIOUS MATERIAL. NO BLOW UP POOLS.

KEYED NOTES

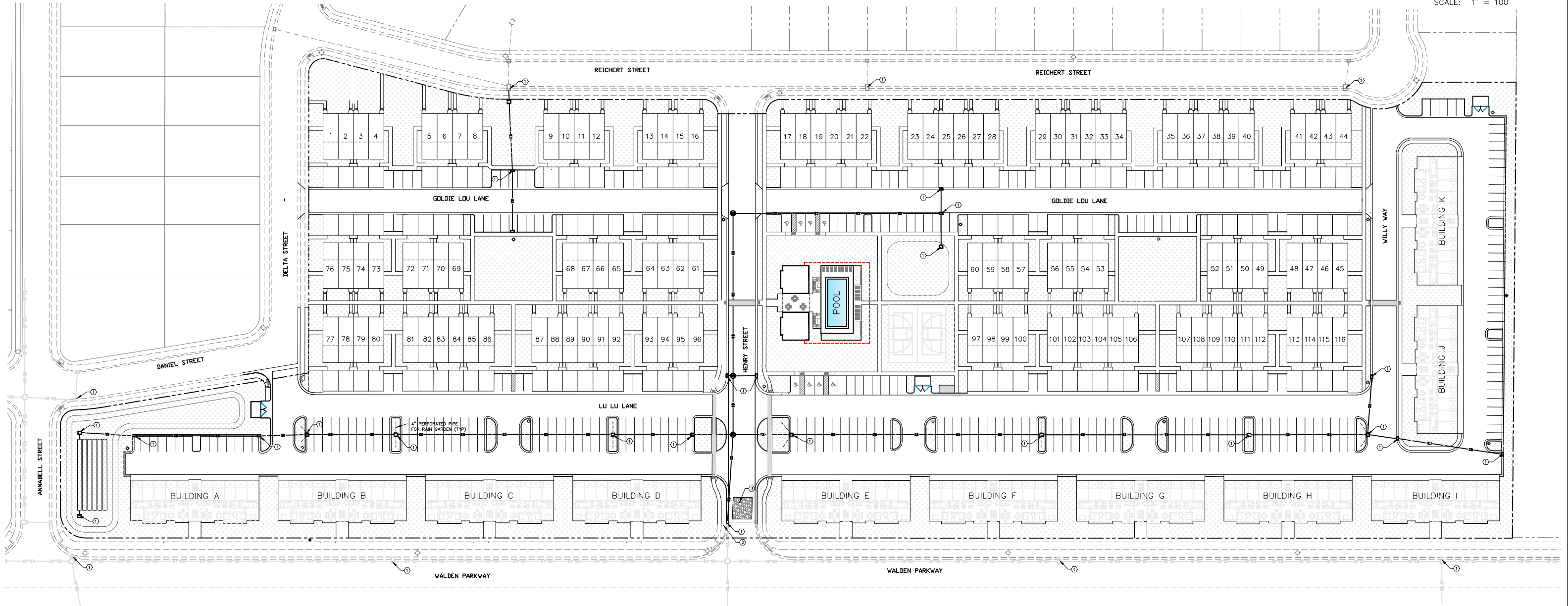
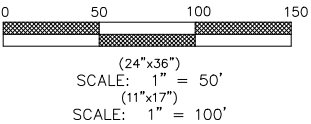
- 1. INSTALL INLET PROTECTION. BMP TO MEET OR EXCEED ASTM D8057
- 2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS
- 3. TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA. STABILIZED TRACK OUT PAD MINIMUM REQUIREMENT - 4"x COBBLE, 25' WIDE BY 50' IN LENGTH.

STORM WATER MANAGEMENT PLAN

- 1. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS.
- 2. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
- 3. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

GENERAL NOTES

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHAT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
- 3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY EAGLE MOUNTAIN CITY COUNCIL AND CITY ENGINEER.
- 4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
- 5. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS



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EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY AREA 1
A RESIDENTIAL SUBDIVISION

SWPP PLAN

JOB
FSH MF1
SHEET NO.
10

BMP: Detention/Infiltration Device Maintenance	DDI#
	PROGRAM ELEMENTS ☐ New Development ☐ Residential ☐ Commercial Activities ☐ Industrial Activities ☐ Municipal Facilities ☐ Legal Structures
DISCUSSION: Proper maintenance and debris removal is required on both a routine and corrective basis to promote effective storm water pollutant removal efficiencies for detention, storage and infiltration devices. APPROACH: • Remove all oil or petroleum contaminants. • Periodically remove accumulated sediment and fill out of pre-treatment inlet. • Infiltration devices will be removed once or twice when the infiltration rate drops below 1 inch per hour. • Removal of the suspended solids, trash, and debris should occur every six months or as needed to prevent blocking of overflow devices. • Vegetation growth should not be allowed to exceed 18 inches in height. • Mow the grass between entry and check for clogging, mow and trim growth on the embankment. • Corrective maintenance may require more frequent attention (i.e. quarterly). • Launch a public education campaign to notify the transfer of debris to debris donation/prioritization device and their operation requirements for proper efficiency. • For example, the public is requested to notify debris donation/prioritization devices needing maintenance. LIMITATIONS: • Well detention pond (detention) can produce surface waste that often exceeds the requirements of many states. • frequent sediment removal is labor and cost intensive.	TARGETED POLLUTANTS • Sediment • Nutrients • Heavy Metals • Oil and Grease • Debris (e.g. hanging substrate or debris) • Infiltration Material • Debris to a Volume IMPLEMENTATION REQUIREMENTS • High Impact • Medium Impact • Low or no development IMPLEMENTATION REQUIREMENTS • Capital Costs • O&M Costs • Regulatory • Training • Staffing • Administrative High Medium Low

BMP: Silt Fence

OBJECTIVES

- 1) Retain suspended particles
- 2) Control Erosion
- 3) Minimize Soil Erosion Areas
- 4) Minimize Disturbed Areas
- 5) Protect Downstream Area
- 6) Control Soil Parameters
- 7) Control Inflow Pollution

DESCRIPTION:

A temporary sediment barrier consisting of embedded filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Protect sensitive place/barrier from downstream effects of disturbance
- Sediment barrier placed before end of slope or at top of slope
- Prevent soil erosion on slope
- Install protective post line according to design

INSTALLATION/APPLICATION CRITERIA:

- Place a post at least 14-gage pin with string connected to post pre-arranged unit and drive feet minimum into ground. Install on a slope length immediately upstream of post.
- Secure unit with 1/4-gage pin, with string connected to post at end of post.
- Align with heavy duty 1/2 inch long pin, with string in line with string.
- Filter fabric to be installed with, avoid along length of barrier and drive over barrier.
- Secure fabric, to install with, stakes, or similar, with holding edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upstream slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (20%)
- Recommended maximum flow rate of 0.5 cfs
- Flowing should not be allowed behind fence

MAINTENANCE:

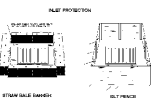
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for small bypassing areas of barrier or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reseal fence as necessary to prevent infiltration.
- Remove accumulated sediment when it reaches the height of the fence.

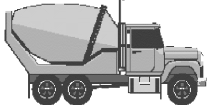
TARGETED PARTICLES

- 1) Sediment
- 2) Silt
- 3) Soil
- 4) Erosion
- 5) Soil
- 6) Sediment
- 7) Soil
- 8) Sediment
- 9) Soil
- 10) Sediment
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- 100) Sediment

IMPLEMENTATION REQUIREMENTS

- 1) Capital Costs
- 2) Labor Costs
- 3) Material Costs
- 4) Training
- 5) Safety
- 6) Security
- 7) Environmental
- 8) Health
- 9) Safety
- 10) Security
- 11) Environmental
- 12) Health
- 13) Safety
- 14) Security
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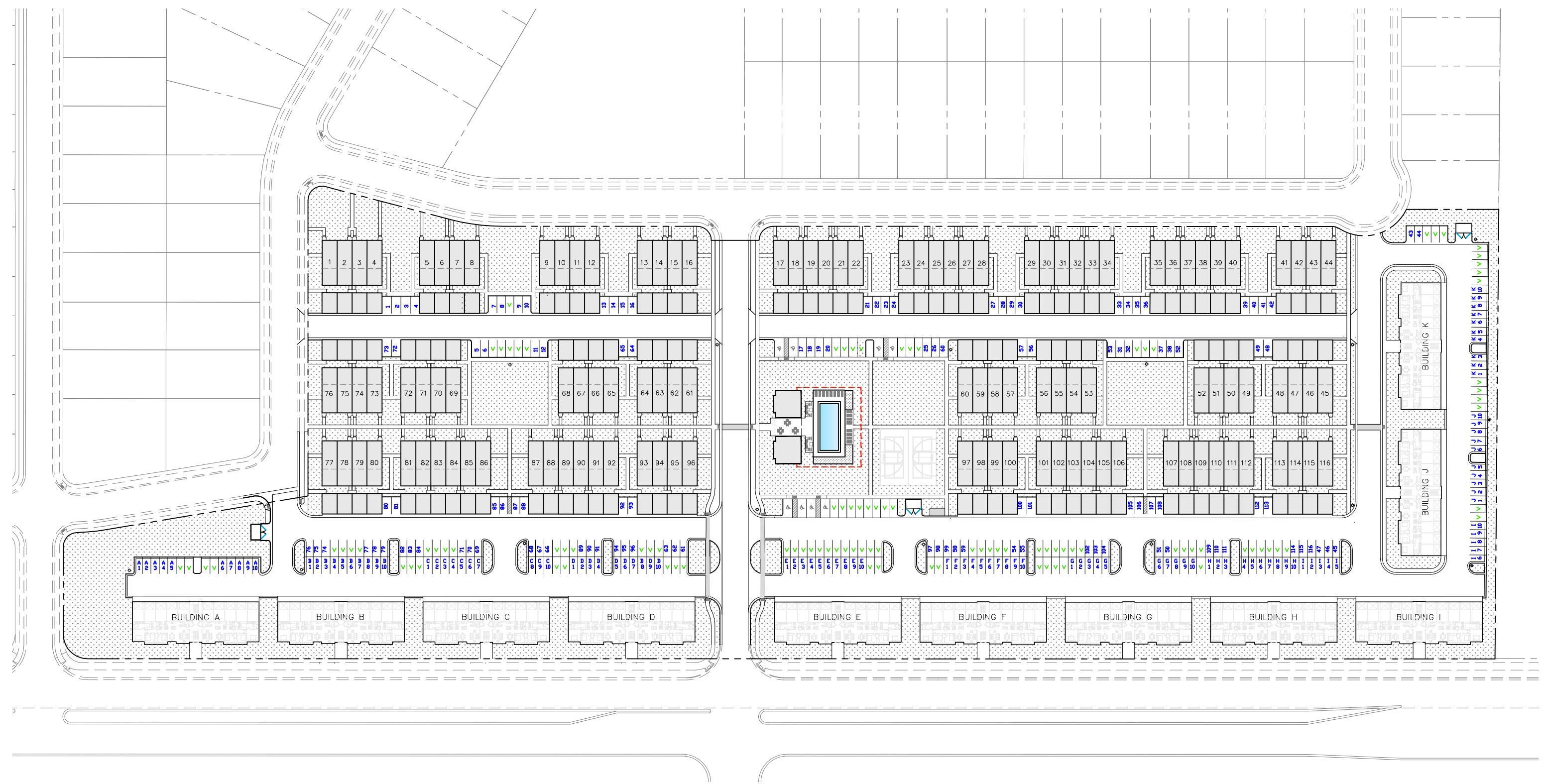
BMP: Inlet Protection - Still Fence or Storm Bole	IP-1
 INLET PROTECTION STORM DRAIN INLET STILL FENCE OR STORM BOLE OBJECTIVES □ Retain/accumulate precipitation □ Control Erosion □ Minimize the Inletted Area □ Stabilize Disturbed Areas □ Protect Sensitive Channels □ Control Erosion Perimeter □ Control Erosion Process	
Source: EPA, 1999. <i>Technical Manual for Stormwater Management</i>. EPA-823-B-99-002. EPA, Washington, DC.	
DESCRIPTION: Sediment barrier encased around storm drain inlet. APPLICATION: Control of storm drainage includes downstream degradation of areas to be rehabilitated by construction for which a permit is required; other impairment due to land productivity. INSTALLATION/APPLICATION CHECKS: ■ Provide upgraded sediment controls, such as still fence during construction of inlet. ■ When construction of inlet is complete, erect still fence barrier at all forces surrounding perimeter of inlet. Follow maintenance guidelines on individual <i>Still Fence Installation</i> sheet for sheet piling barriers and all fence and barrier. MAINTENANCE: ■ Remove maximum contributing drainage area of one acre. ■ Limited to inlet located in open urban areas. ■ Requires inlet/bore inspection to inlet. MAINTENANCE: ■ Inspect inlet protection following storm event and at a minimum of once monthly. ■ Remove or compact sediment when it reaches 4.0 inches in depth. ■ Repair or replace barrier if needed. ■ Look for trapping of debris and/or other impairment due to barrier forces as required. TARGETED POLLUTANTS ■ Sediment ■ Nutrients ■ Toxic Materials □ Oil & Grease ■ Pesticide/Herbicides ■ Other Metals ■ High Impact ■ Medium Impact □ Low or no/unknown impact IMPLEMENTATION REQUIREMENTS ■ Capital Costs ■ O&M Costs ■ Maintenance ■ Training ■ High □ Medium □ Low	

BMP: Concrete Waste Management	CWM
	OBJECTIVES □ Minimize Practices □ Control Waste □ Minimize Disturbed Area □ Restore Disturbed Areas □ Protect Sensitive Channels □ Control Soil Pollution □ Control Erosion Control
DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout of site, performing an the washout in a designated area, and taking appropriate and subcontractors. APPLICATION: This technique is applicable to all types of sites. INSTALLATION/APPLICATION CHECKS: • Show dry and wet materials under cover, away from drainage areas. • Assessing realistic amounts of fresh concrete or cement spills. • Perform washout of concrete trucks off site or in designated areas only. • Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. • Do not allow excess concrete to be dumped or pile, stored in designated area. • When washing concrete to remove fine particles and expose the aggregate, avoid creating spray that drains the water within a bermed or level area. (See Earth Storm Water Information Sheet). • Install erosion control and subcontractors in proper concrete waste management. LIMITATIONS: • Off-site washout of concrete wastes may not always be possible. MAINTENANCE: • Inspect Subcontractors to ensure that concrete wastes are being properly managed. • If using a temporary pit, dispose hardened concrete in a regular basis.	TARGETED POLLUTANTS □ Sediment □ Nutrients □ Toxic Materials □ Oil & Grease □ Pesticides/Herbicides □ Other Pollutants Other Impacts • Soil Erosion • Air Pollution • Loss of Fish and Wildlife Habitat
	IMPLEMENTATION REQUIREMENTS □ Capital Costs □ O&M Costs □ Maintenance □ Training Key: ☐ High ☐ Medium ☐ Low

BMP: Dust Controls	BMPS
	OBJECTIVES 1) Minimize Emissions Practices □ Control Tails □ Minimize the Idling Area □ Stabilize Disturbed Areas □ Protect Sensitive Channels □ Control Idle Perimeter □ Control Erosion Processes
DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by controls for activities.	
APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Strict sweeping is limited to areas that are paved.	
INSTALLATION/APPLICATION DETAILS: ■ Two kinds of dust sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best where the area is dry. ■ Mechanical or equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. ■ Water may be sprayed on the ground surface to maintain dry soil, making it less susceptible to wind erosion.	TARGETED POLLUTANTS ■ Sediment ■ Sulfates ■ Total Material ■ Oil & Grease ■ Phosphate Ammonia ■ Other Metals
LIMITATIONS: ■ Street sweeping & labor and equipment intensive and may not be effective for all pollutants. ■ Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil & excessive amounts of water are used, thereby oil carrying soil with it.	■ High impact ■ Medium impact ■ Low or unknown impact
MAINTENANCE: If no water results from water sweeping, dust control must be kept until results can be allowed to dry off site. Areas may need to be too regulated to keep dust from spreading.	IMPLEMENTATION REQUIREMENTS ■ Capital Costs ■ O&M Costs ■ Maintenance ■ Training
	■ High Medium Low

JOB
FSH MF1
SHEET NO.
11

HARMONY MULTI-FAMILY AREA 1 PARKING LAYOUT



SITE MAP
NTS



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	5/26/23
CDGD FILE:	

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

EAGLE MOUNTAIN,
UTAH

HARMONY MULTI-FAMILY 1
A RESIDENTIAL SUBDIVISION

PARKING LAYOUT

JOB
FSH MF1
SHEET NO.
12

HARMONY PHASE A PLAT MF1

SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

NOTES:
1- ALLEYS AND COMMON AREA ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION.
2- ALL GARAGES ACCESSED FROM ALLEYS. FRONT OF HOMES FACE PUBLIC ROW OR COMMON AREA.
3- 11 CORNER LOTS SHALL CONTAIN A "CORNER CUTOFF" SETBACK TO ALLOW FOR PROPER DISTANCE FOR GAS AND ELECTRIC UTILITIES TO ROUND THE CORNERS OF A LOT WHILE STILL KEEPING THE REQUIRED DISTANCE FROM A BUILDING FOUNDATION. THIS INCLUDES TAKING A TRIANGLE OUT OF THE POTENTIAL BUILDING PAD MEASURING FIVE FEET EACH DIRECTION AT THE CORNER OF THE SETBACKS.

SURVEYOR'S CERTIFICATE

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

(SURVEYOR), P.L.S.

DATE

BOUNDARY DESCRIPTION

Beginning at a point located South 00°06'01" West along the section line 793.01, East 679.16 feet and South 89°59'23" East 19.98 feet from the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence Northwestly 40.84 feet along the arc of a 26.00 foot radius curve to the right through a central angle of 90°00'00", the chord of which bears North 44°59'23" West 36.77 feet; thence North 00°00'37" East 93.60 feet; thence Northeastly 23.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 88°18'33", the chord of which bears North 44°09'52" East 20.90 feet; thence Easterly 30.69 feet along the arc of a 225.50 foot radius curve to the left through a central angle of 07°47'48", the chord of which bears North 84°25'16" East 30.66 feet; thence North 80°31'21" East 218.92 feet; thence North 00°00'37" East 315.51 feet; thence along Harmony Phase A Plat 2 the following 11 courses 1) Northeastly 27.43 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 104°46'32", the chord of which bears North 52°23'53" East 23.76 feet 2) South 75°12'51" East 136.49 feet 3) Southeastly 58.15 feet along the arc of a 225.50 foot radius curve to the left through a central angle of 14°46'32", the chord of which bears South 82°36'07" East 57.99 feet 4) South 89°59'23" East 206.83 feet 5) Southeastly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00", the chord of which bears South 44°59'23" East 21.21 feet 6) South 89°59'23" East 51.00 feet 7) Northeastly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00", the chord of which bears North 45°00'37" East 21.21 feet 8) South 89°59'23" East 595.77 feet 9) Southeastly 8.43 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 32°12'15", the chord of which bears South 73°53'15" East 8.32 feet 10) Northeastly 84.10 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 96°22'05", the chord of which bears North 74°01'50" East 74.53 feet 11) South 89°59'23" East 98.59 feet; thence South 00°28'50" West 479.64 feet; thence North 89°59'53" West 1,501.21 feet to the point of beginning.

Parcel contains: 14.45 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83 UTAH COUNTY).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City on the inhabitants thereof. Pursuant to Utah code 10-9a-604(1d) the owner hereby conveys the common area, as indicated heron, to the Harmony home owners association, PO Box 827, Lehi, UT, 84043

OWNER(S):

PRINTED

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

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

My Commission Expires _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on 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)

PHASE 'A' PLAT 'MF1'

HARMONY

A RESIDENTIAL SUBDIVISION

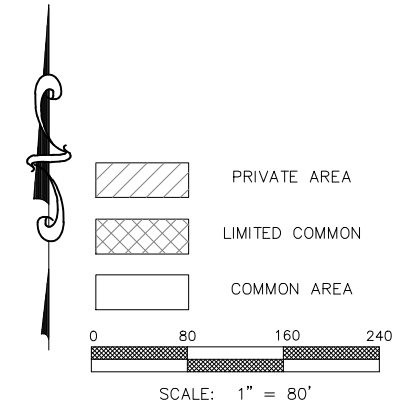
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL



FOUND BRASS CAP 1958
WEST QUARTER CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M

S 00°06'01" W
(MEASURED: 2639.48)

FOUND BRASS CAP 2001
SOUTHWEST CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M

DOMINION ENERGY

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

Approved this _____ day of _____, 20____

Dominion Energy

By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL

Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

Pursuant to Utah Code Ann 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.

- (1). A recorded easement of right of way
- (2). The law applicable to prescriptive rights
- (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
- (4). Any other provision of law

ROCKY MOUNTAIN POWER

DATE

LAND USE

ACREAGE: 14.45 acres
ACREAGE IN LOTS/BUILDINGS: 4.83 acres
ACREAGE IN PRIVATE ALLEY: 4.10 acres
ACREAGE IN PRIVATE OPEN SPACE: 5.52 acres
TOWNHOME UNITS: 116 UNITS
10-PLEX UNITS: 226 UNITS
TOTAL UNITS: 342 UNITS
UNIT DENSITY: 15.6 UNITS PER ACRE

DIRECT COMMUNICATIONS APPROVAL

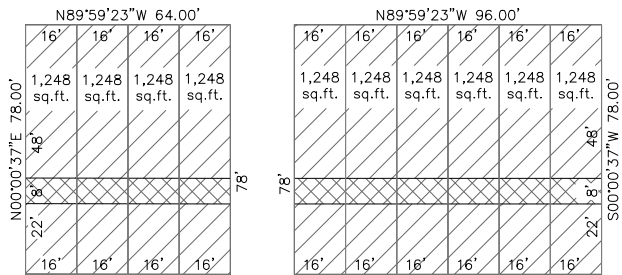
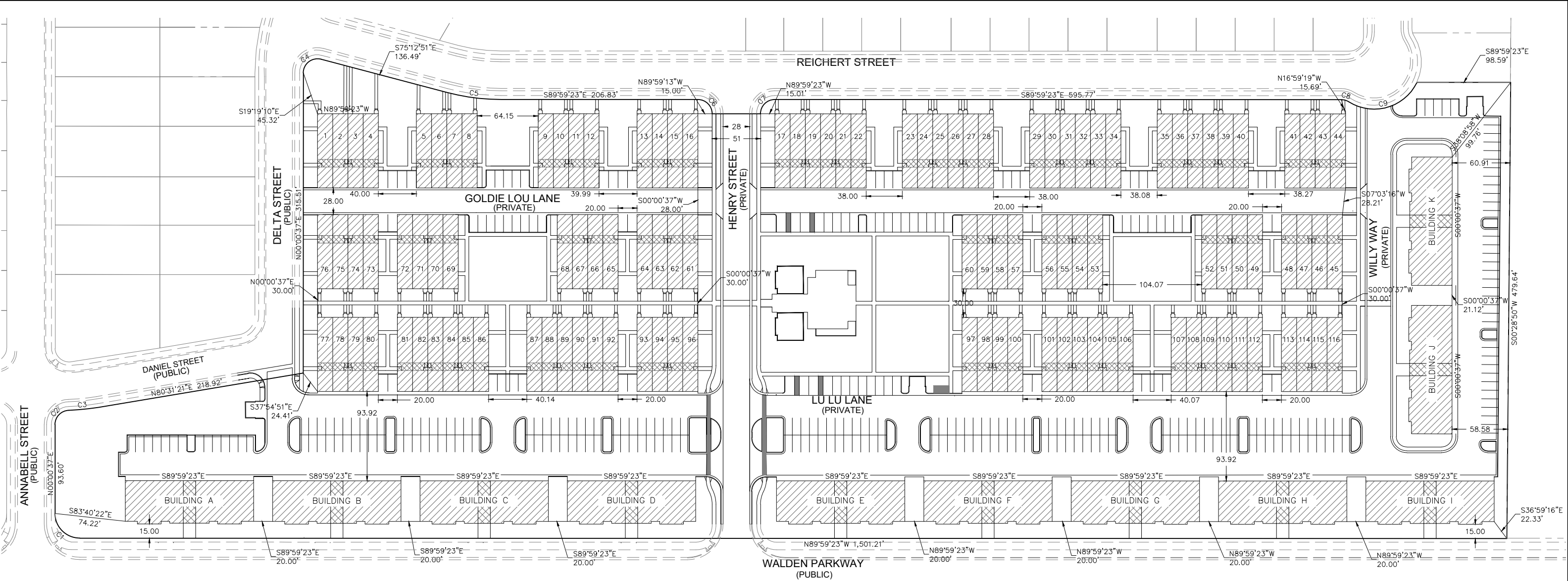
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

DIRECT COMMUNICATIONS

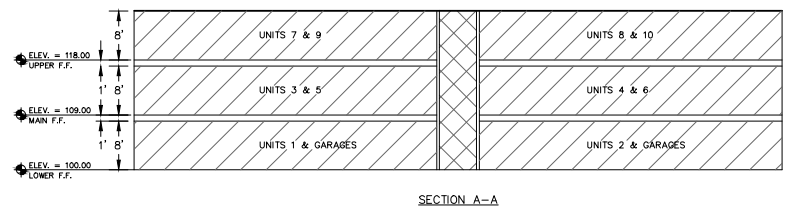
DATE

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	40.84	26.00	90°00'00"	36.77	S44°59'23"E
C2	23.12	15.00	88°18'33"	20.90	S44°09'52"W
C3	30.69	225.50	7°47'48"	30.66	N84°25'16"E
C4	27.43	15.00	104°46'32"	23.76	S52°23'53"W
C5	58.15	225.50	14°46'32"	57.99	S82°36'07"E
C6	23.56	15.00	90°00'00"	21.21	N44°59'23"W
C7	23.56	15.00	90°00'00"	21.21	S45°00'37"W
C8	8.43	15.00	32°12'15"	8.32	N73°53'15"W
C9	84.10	50.00	96°22'05"	74.53	N74°01'50"E

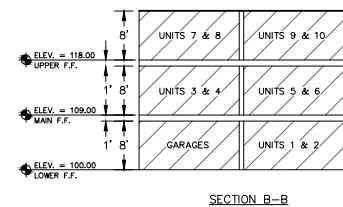
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



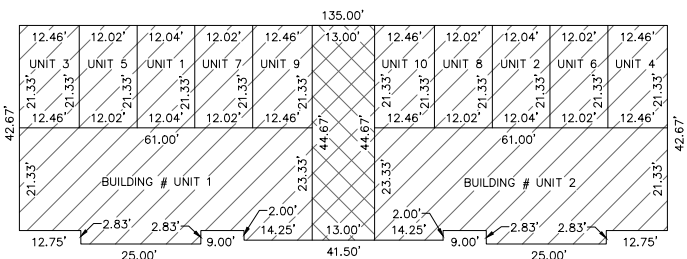
TYPICAL 4 PLEX / 6 PLEX LOTS



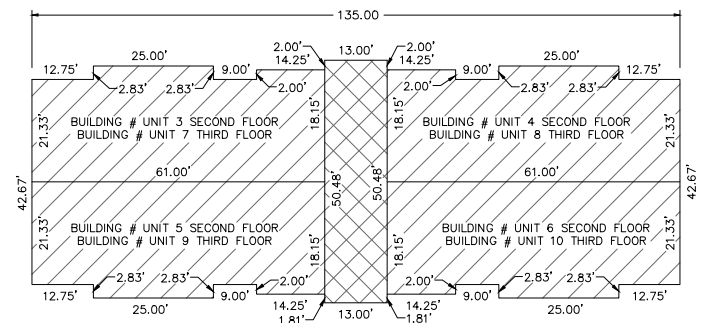
SECTION A-A



SECTION B-B



BUILDING FIRST FLOOR 10 PLEX



BUILDING SECOND AND THIRD FLOORS 10 PLEX

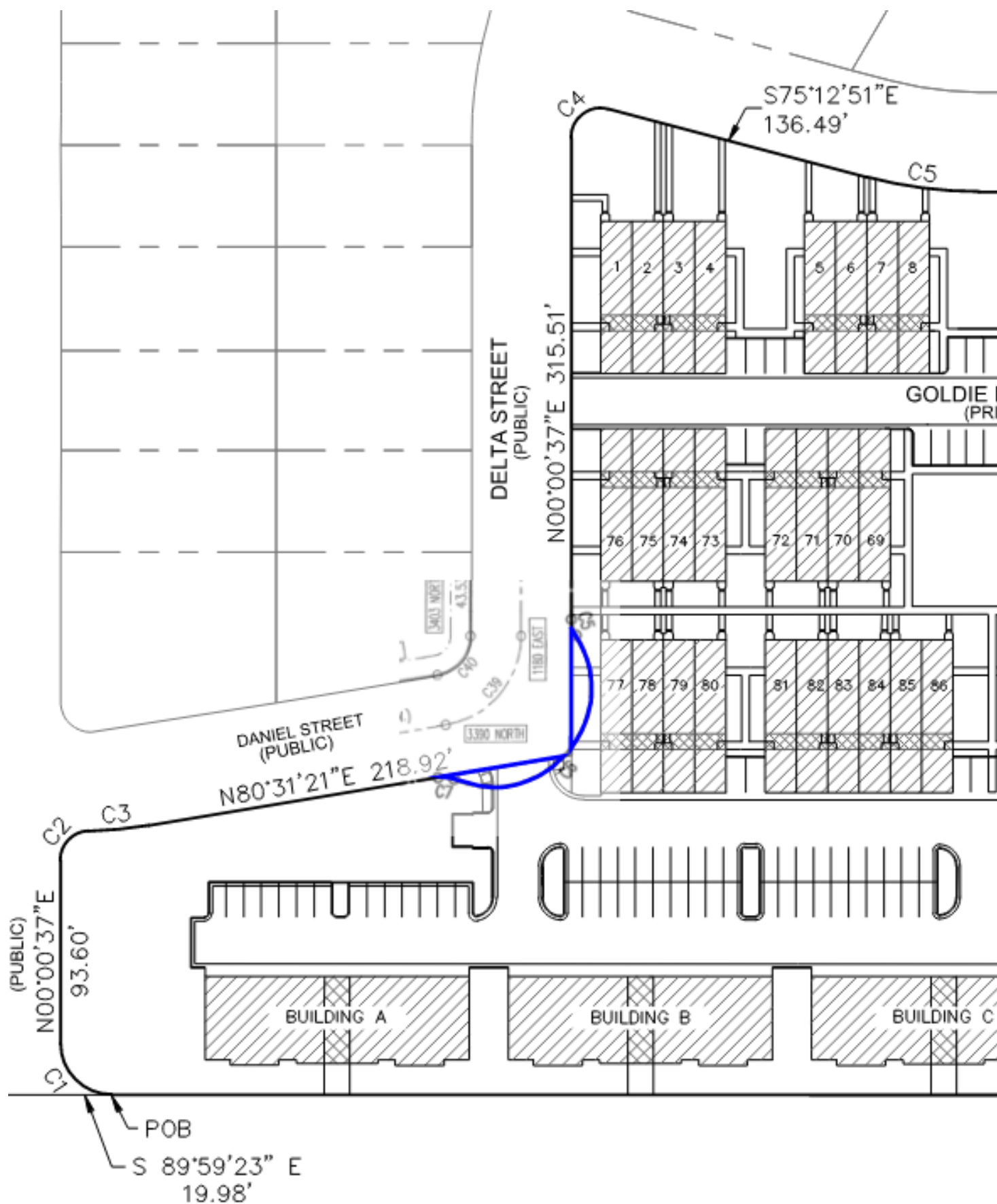
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA

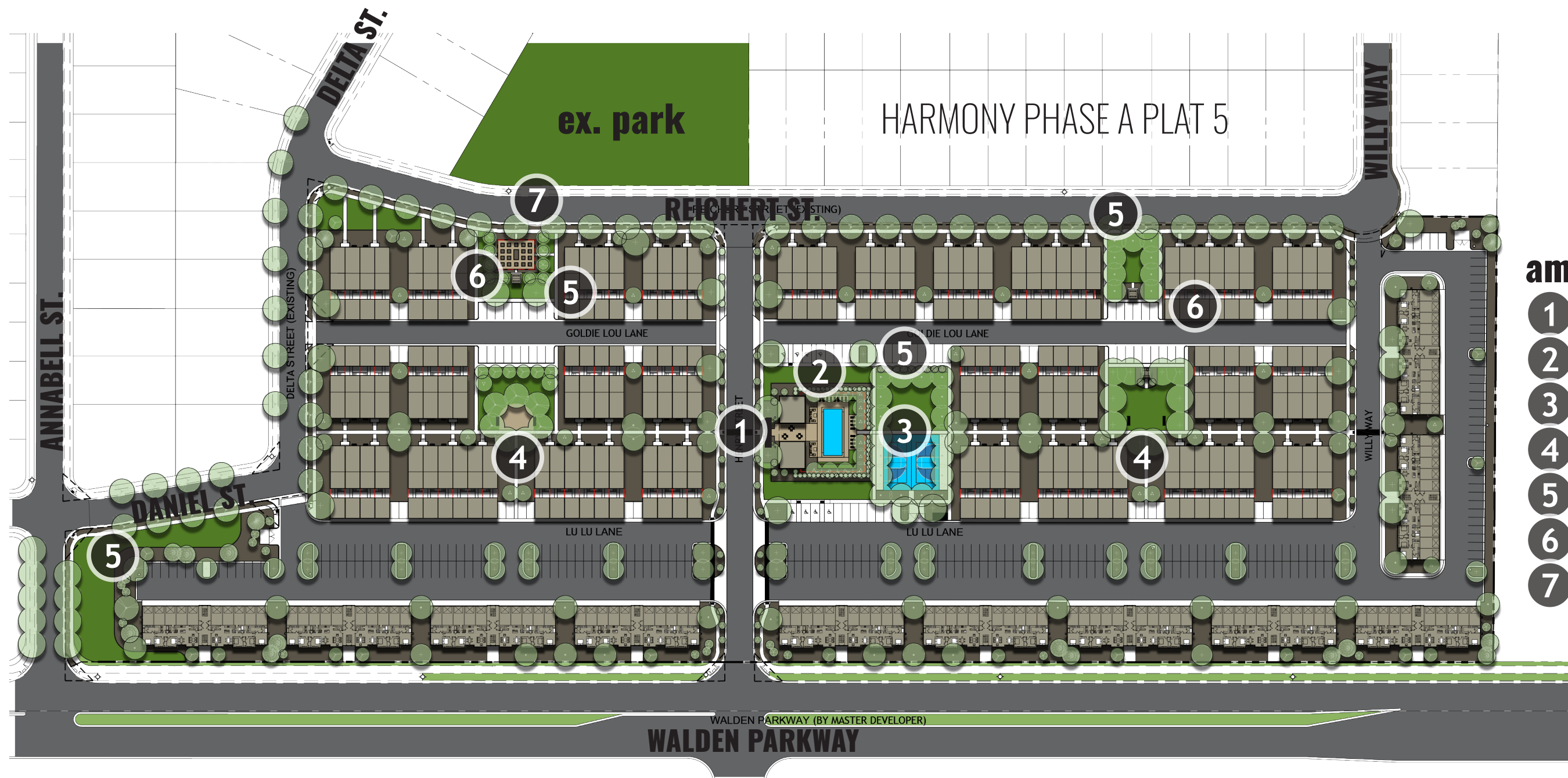
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PHASE 'A' PLAT 'MF1'
HARMONY
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

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





- amenities**
- 1 clubhouse
 - 2 pool
 - 3 sports court
 - 4 tot lot
 - 5 open lawn
 - 6 pavilion
 - 7 community garden

site plan illustration

HARMONY MULTI-FAMILY BLOCK

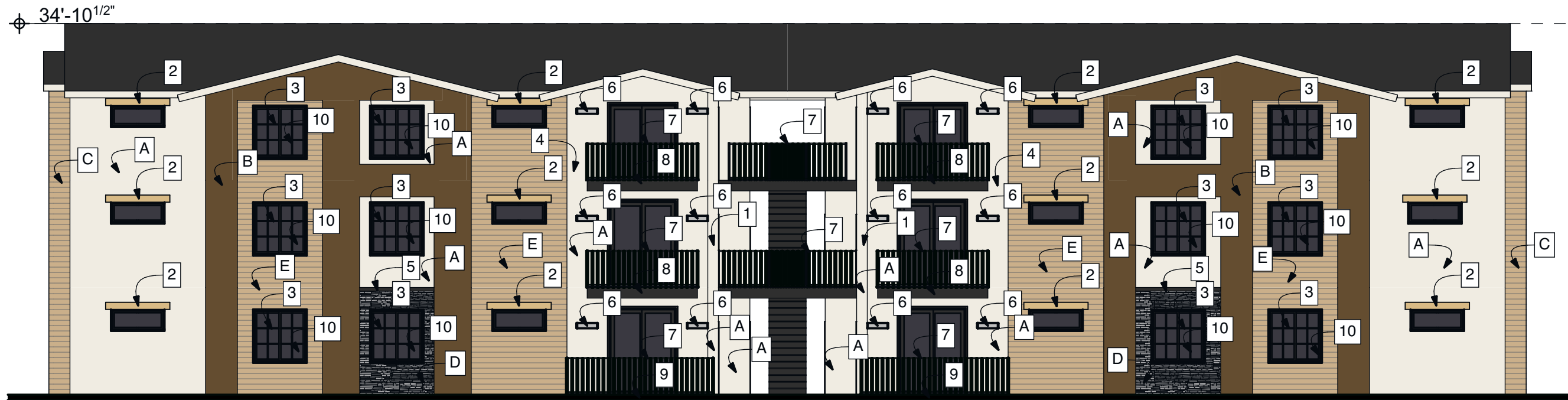
Site Plan Application by Flagship Homes



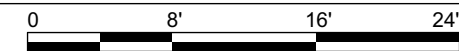
10-Plex Condo Illustration (Front Perspective View)
35' Height with 3:12 Pitch Roof

HARMONY MULTI-FAMILY BLOCK
Site Plan Application by Flagship Homes

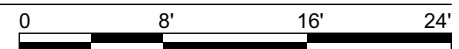




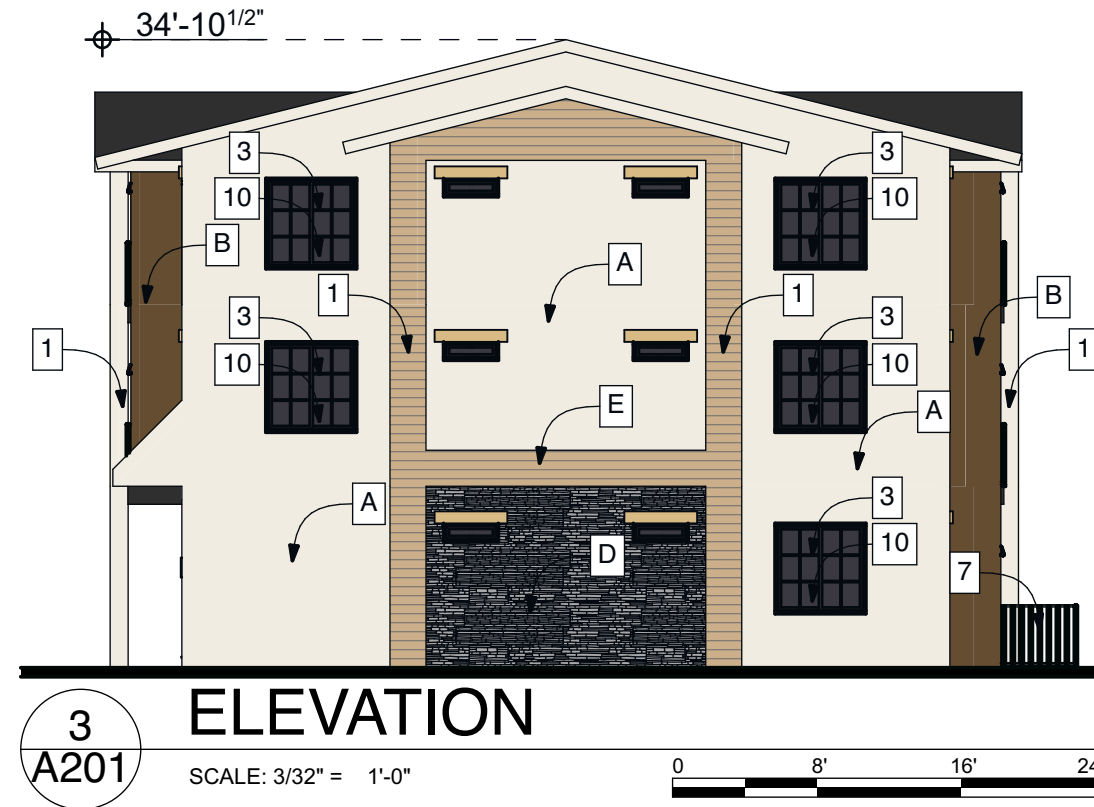
1
A201
ELEVATION
SCALE: 3/32" = 1'-0"



2
A201
ELEVATION
SCALE: 3/32" = 1'-0"

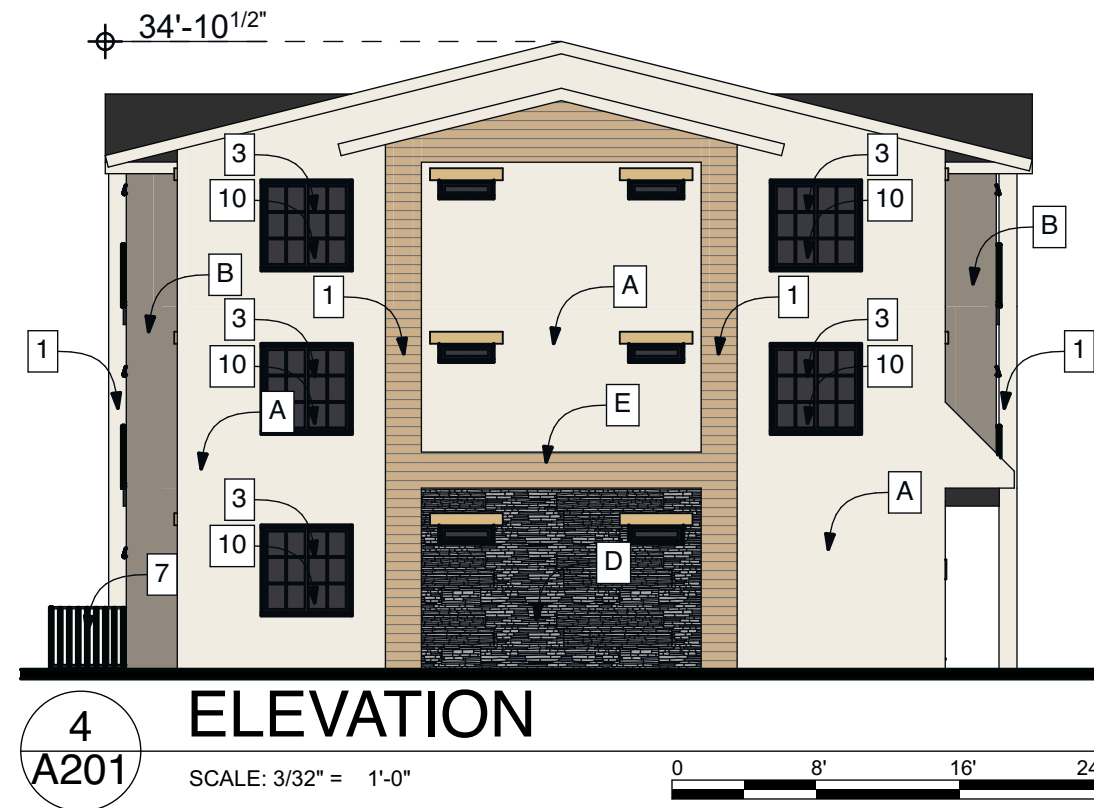


- ARCHITECTURAL FEATURES
LEGEND**
- 1 - COLUMNS
 - 2 - WINDOW TRIM
 - 3 - WINDOW GRIDS
 - 4 - POPOUTS
 - 5 - DECORATIVE TRIM
 - 6 - ARCHITECTURAL LIGHTING
 - 7 - DETAILED RAILINGS
 - 8 - BALCONIES
 - 9 - PORCHES
 - 10 - DECORATIVE WINDOWS
- MATERIALS LEGEND**
- A - STUCCO COLOR 1
 - B - HARDIE LAP SIDING
 - C - STUCCO COLOR 3
 - D - STONE VENEER
 - E - HARDIE LAP SIDING



ARCHITECTURAL FEATURES LEGEND	
1 -	COLUMNS
2 -	WINDOW TRIM
3 -	WINDOW GRIDS
4 -	POPOUTS
5 -	DECORATIVE TRIM
6 -	ARCHITECTURAL LIGHTING
7 -	DETAILED RAILINGS
8 -	BALCONIES
9 -	PORCHES
10 -	DECORATIVE WINDOWS

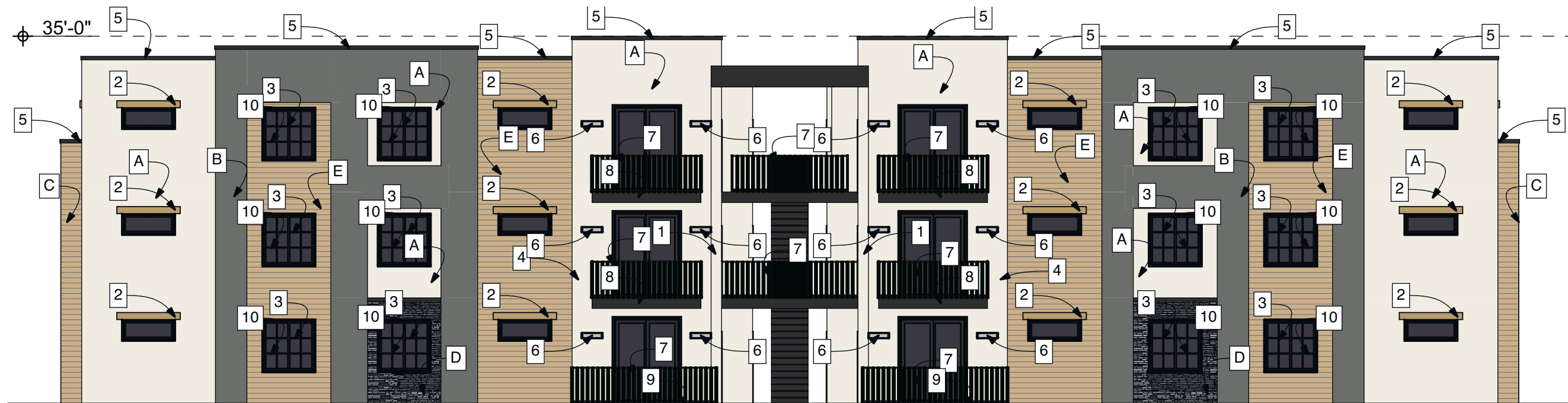
MATERIALS LEGEND	
A -	STUCCO COLOR 1
B -	HARDIE LAP SIDING
C -	STUCCO COLOR 3
D -	STONE VENEER
E -	HARDIE LAP SIDING



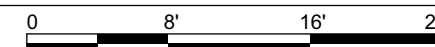


10-Plex Condo Illustration (Front Perspective View)
Updated Design 35' Height with Flat Roof

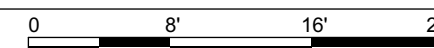
HARMONY MULTI-FAMILY BLOCK
Site Plan Application by Flagship Homes



4
A201
ELEVATION
SCALE: 3/32" = 1'-0"



3
A201
ELEVATION
SCALE: 3/32" = 1'-0"

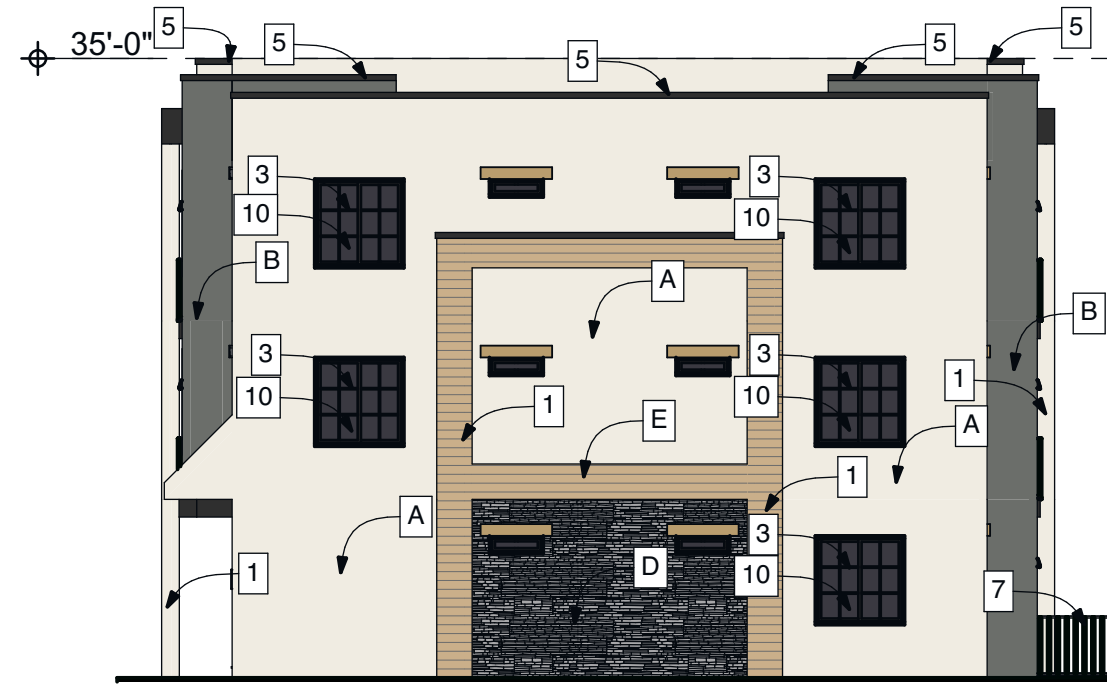


ARCHITECTURAL FEATURES LEGEND

- 1 - COLUMNS
- 2 - WINDOW TRIM
- 3 - WINDOW GRIDS
- 4 - POPOUTS
- 5 - DECORATIVE TRIM
- 6 - ARCHITECTURAL LIGHTING
- 7 - DETAILED RAILINGS
- 8 - BALCONIES
- 9 - PORCHES
- 10 - DECORATIVE WINDOWS

MATERIALS LEGEND

- A - STUCCO COLOR 1
- B - HARDIE LAP SIDING
- C - STUCCO COLOR 3
- D - STONE VENEER
- E - HARDIE LAP SIDING



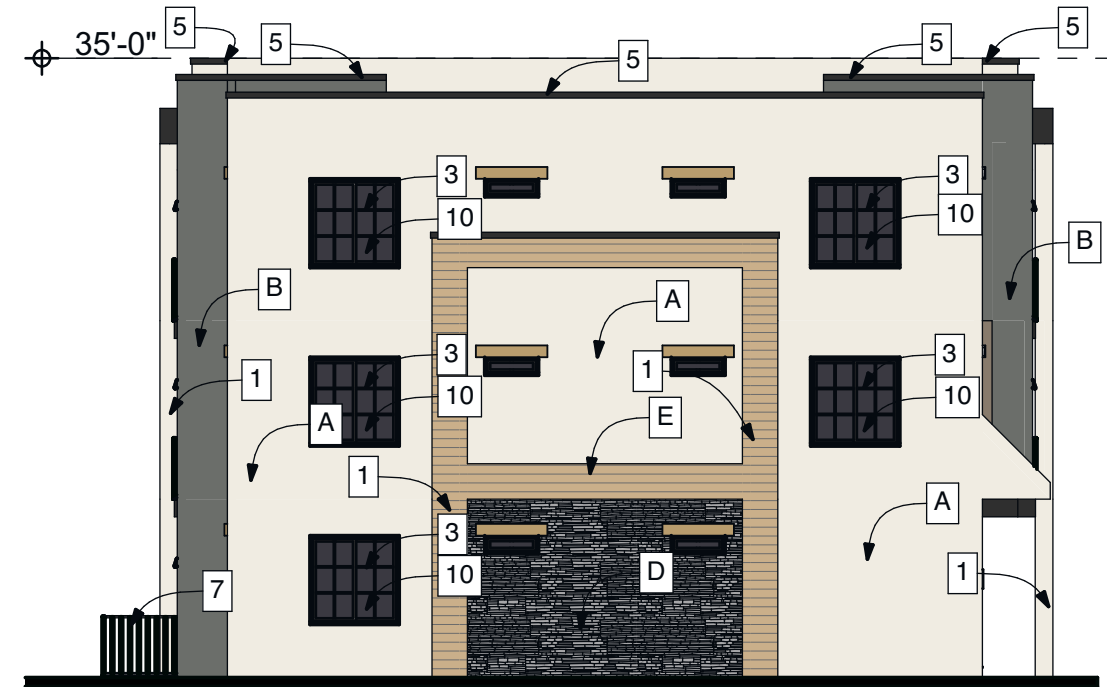
1
A201

ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

- ARCHITECTURAL FEATURES
LEGEND**
- 1 - COLUMNS
 - 2 - WINDOW TRIM
 - 3 - WINDOW GRIDS
 - 4 - POPOUTS
 - 5 - DECORATIVE TRIM
 - 6 - ARCHITECTURAL LIGHTING
 - 7 - DETAILED RAILINGS
 - 8 - BALCONIES
 - 9 - PORCHES
 - 10 - DECORATIVE WINDOWS
- MATERIALS LEGEND**
- A - STUCCO COLOR 1
 - B - HARDIE LAP SIDING
 - C - STUCCO COLOR 3
 - D - STONE VENEER
 - E - HARDIE LAP SIDING



2
A201

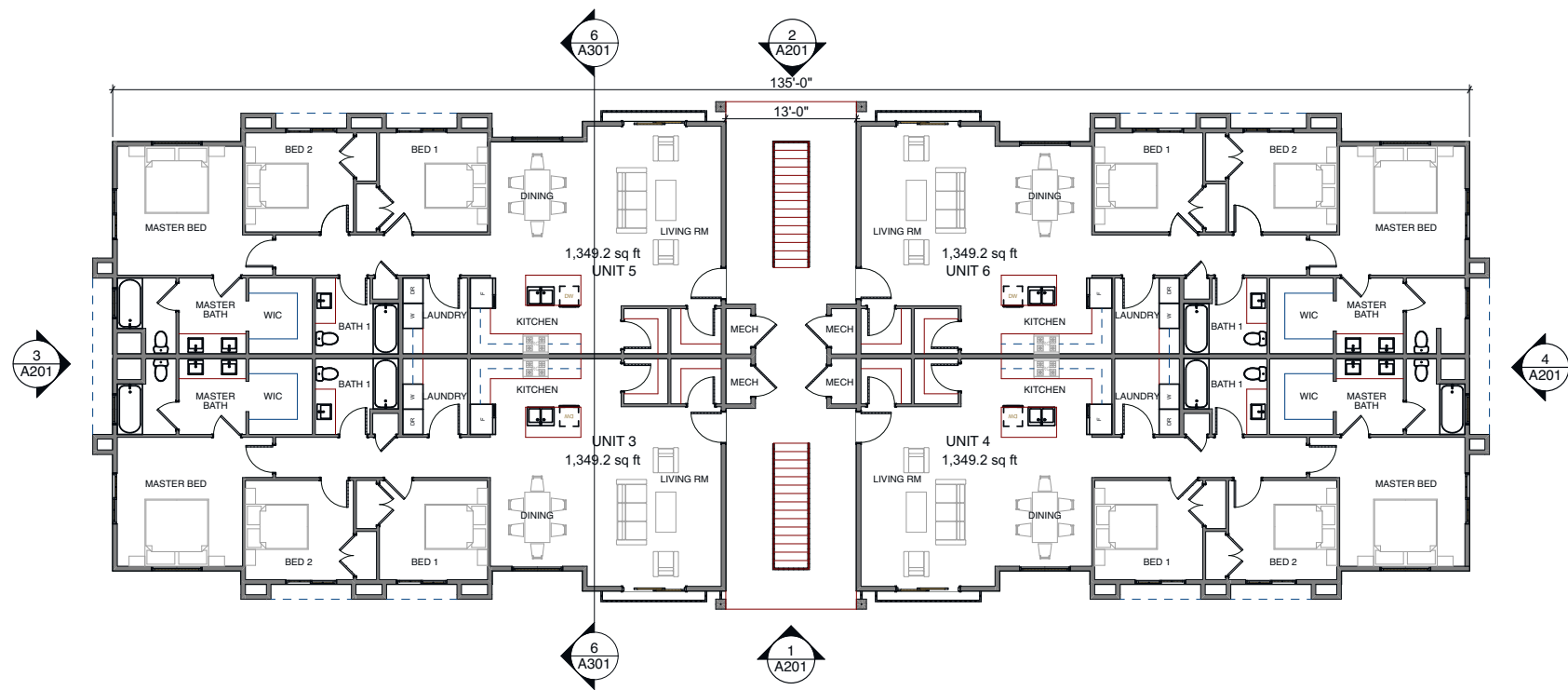
ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



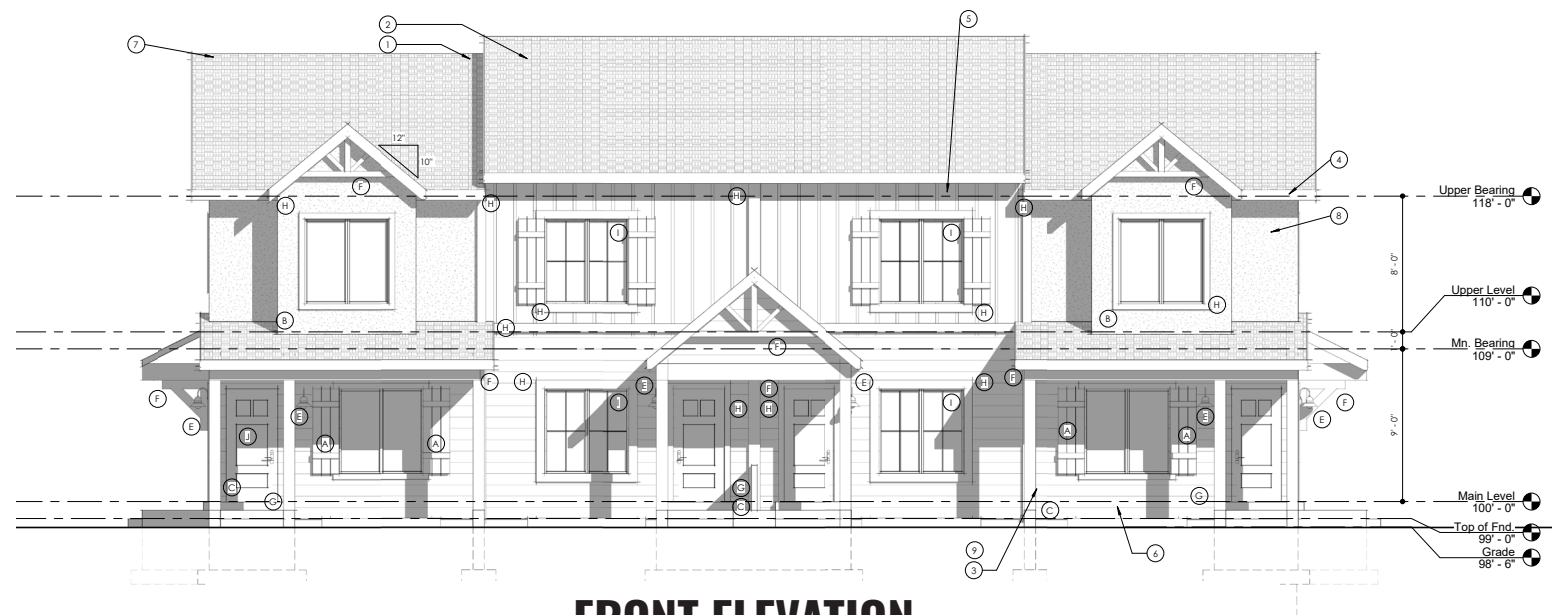
1 UPPER FLOOR PLANS
SCALE: 1/8" = 1'-0"



4-Plex Illustration (Front Perspective View)
Updated Design adding in Architectural Detailing from EMC Code

HARMONY MULTI-FAMILY BLOCK
Site Plan Application by Flagship Homes





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION
WITHOUT MASTER SUITE

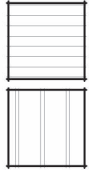


RIGHT ELEVATION

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative gables
E	Architectural lighting
F	Exposed timbers
G	Columns
H	Decorative trim
I	Window grids
J	Decorative door

ARCHITECTURAL FINISHES



HORIZONTAL SIDING

BOARD AND BATTEN



STUCCO



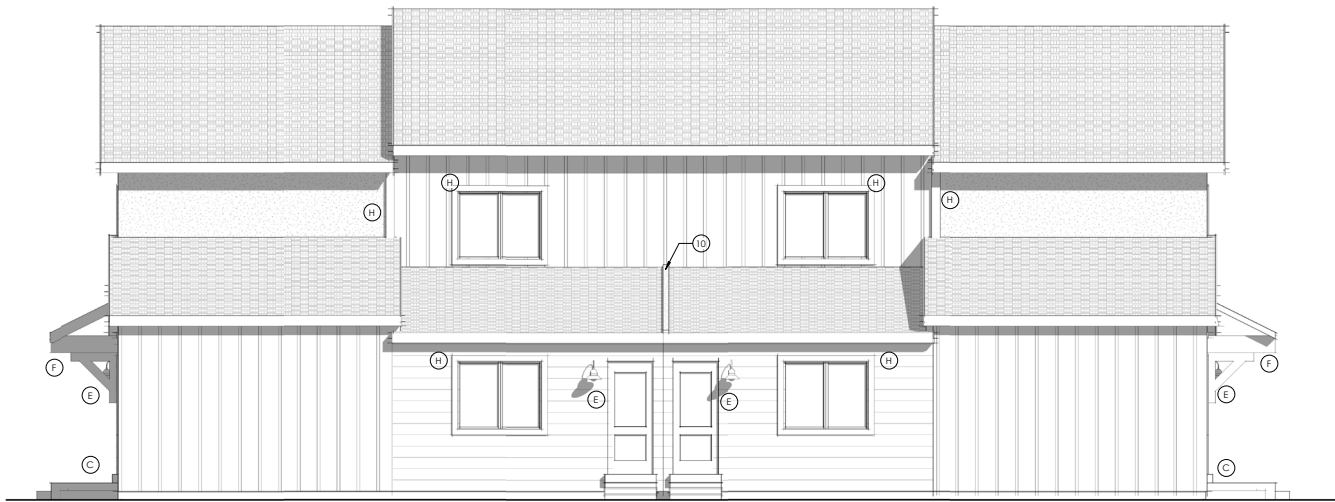
BLACK ASPHALT SHINGLE

HARMONY MULTI-FAMILY BLOCK

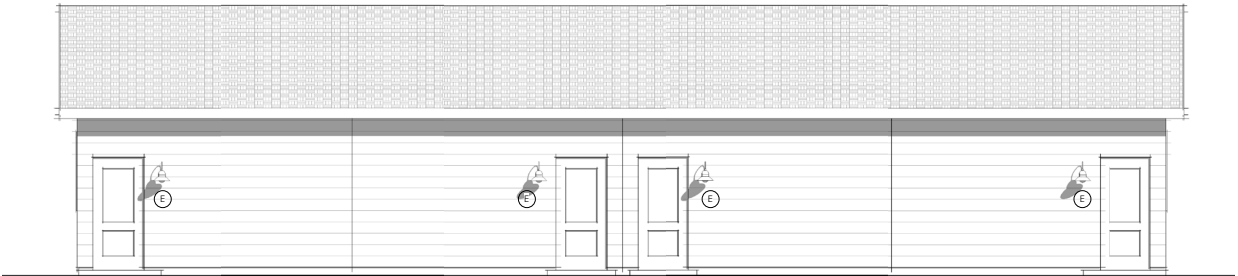
Site Plan Application by Flagship Homes

Multi-Family Townhome
4-Plex Classic Plan - Elevations

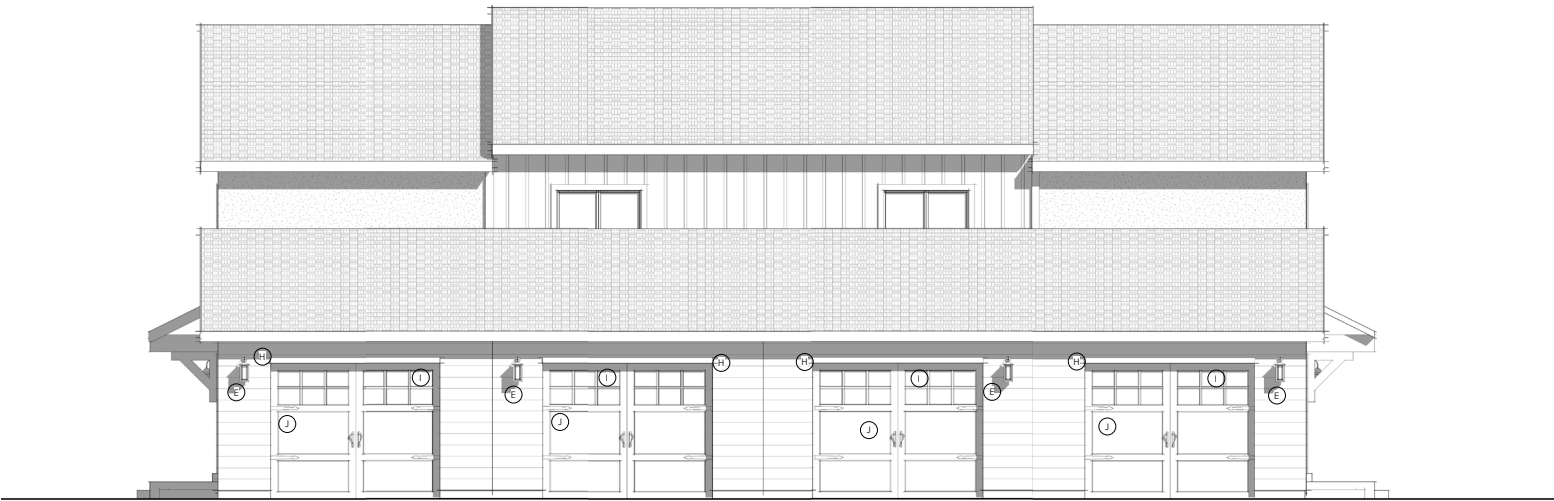




REAR ELEVATION
WITH MASTER SUITE



FRONT ELEVATION
DETACHED GARAGE

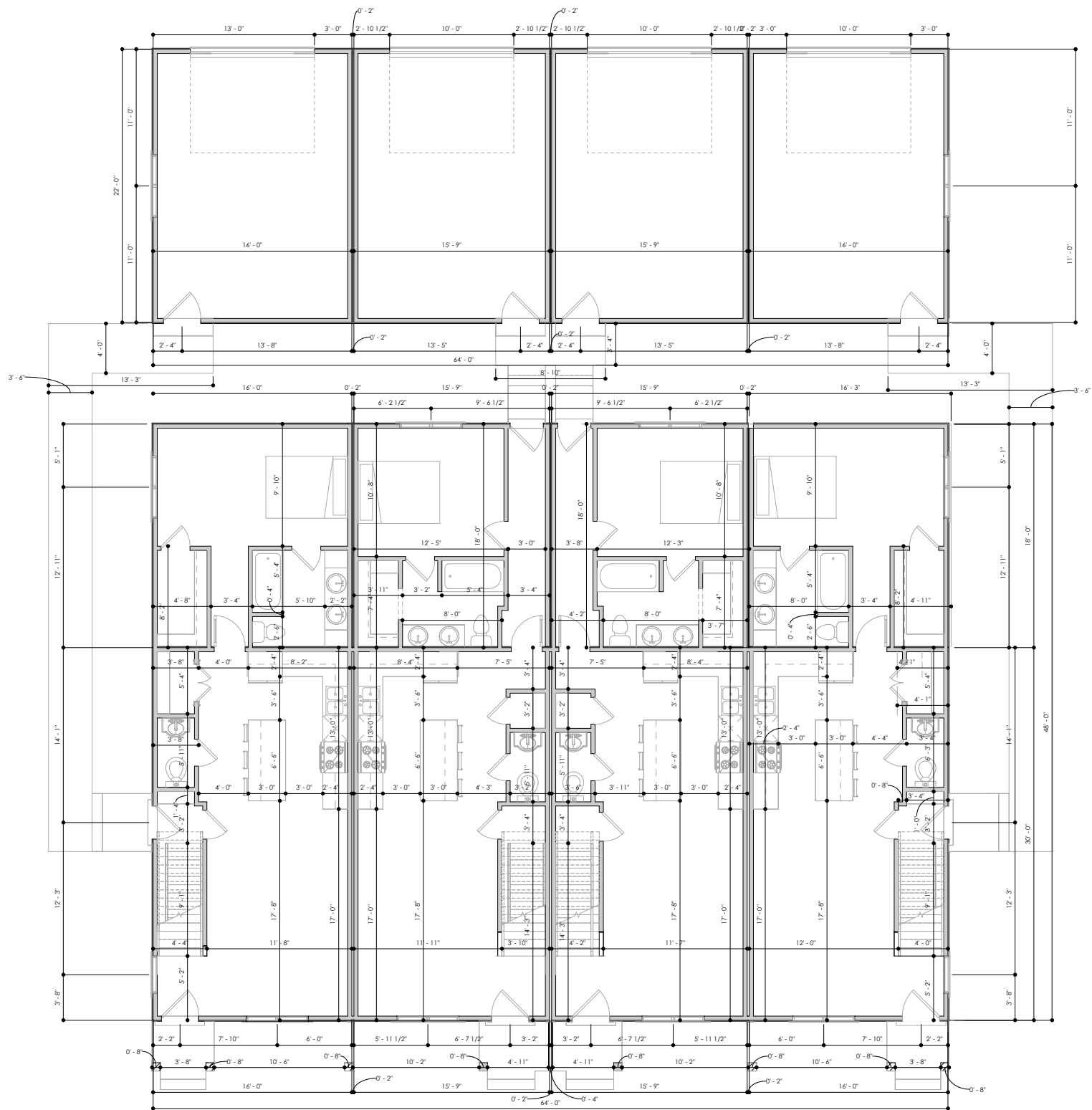


REAR ELEVATION
WITH DETACHED GARAGE

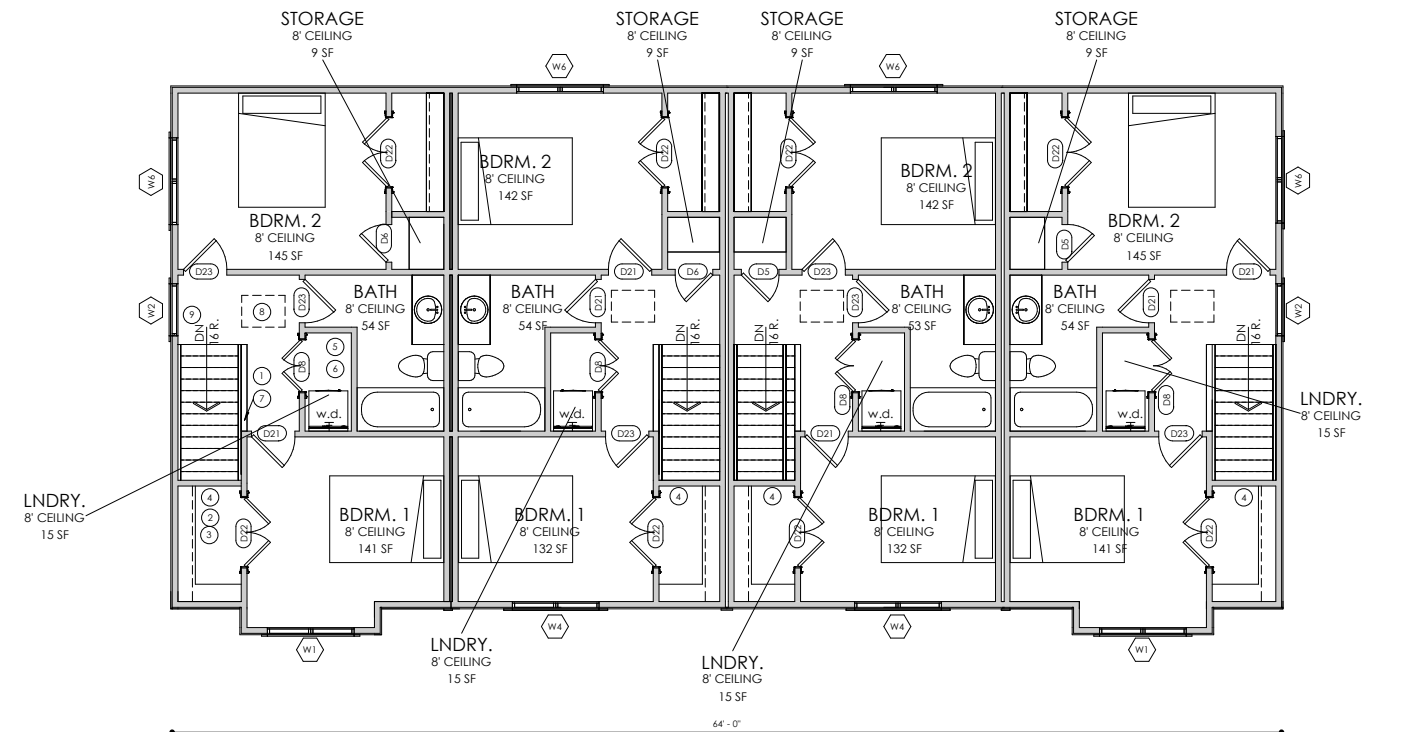
ARCHITECTURAL DETAILING	
#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative gables
E	Architectural lighting
F	Exposed timbers
G	Columns
H	Decorative trim
I	Window grids
J	Decorative door

ARCHITECTURAL FINISHES	
	HORIZONTAL SIDING
	BOARD AND BATTEN

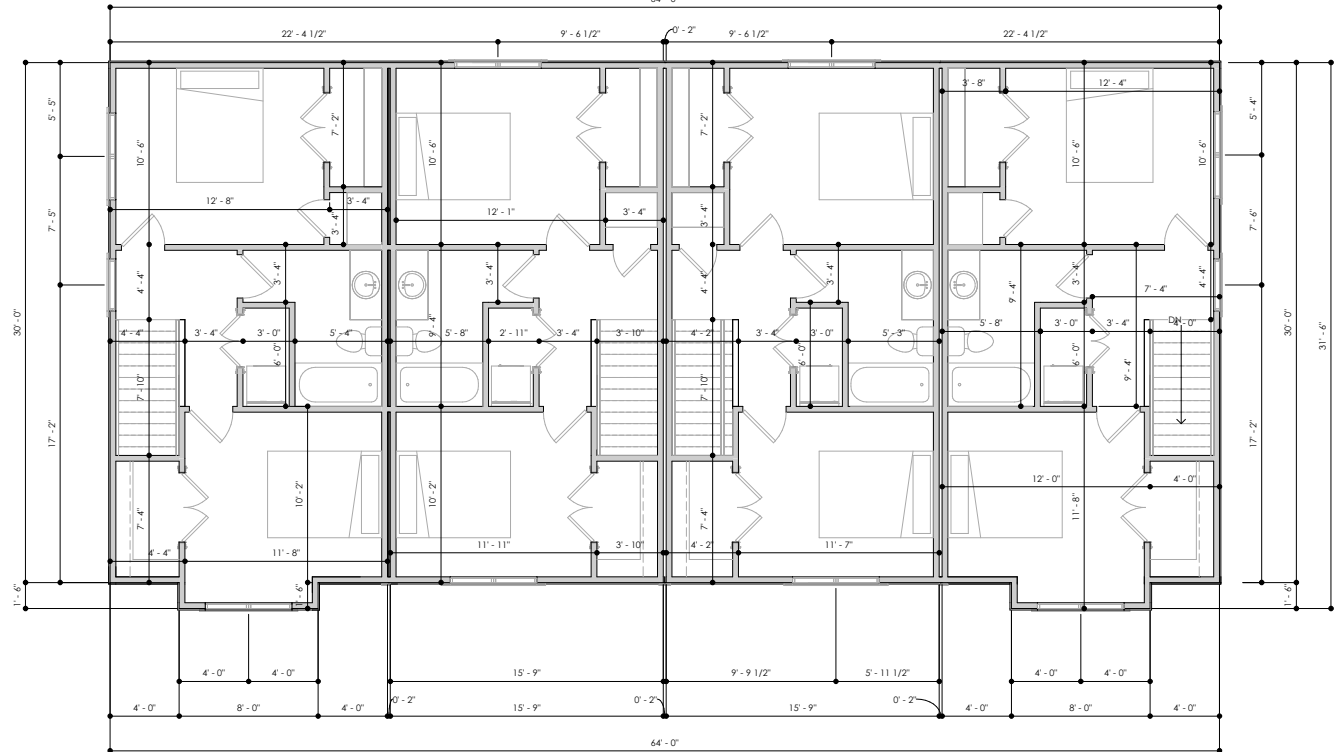
	STUCCO
	BLACK ASPHALT SHINGLE

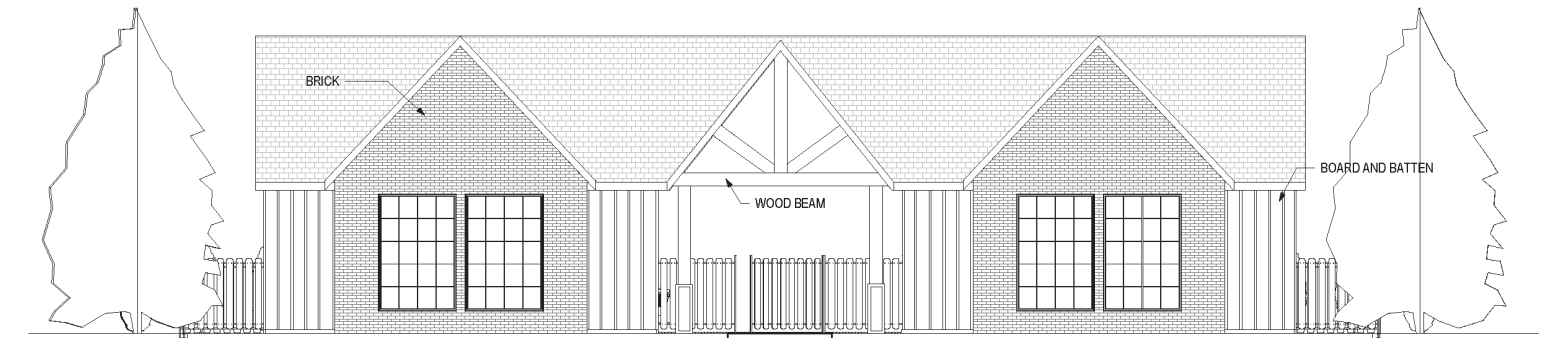


FLOOR PLAN
MAIN LEVEL

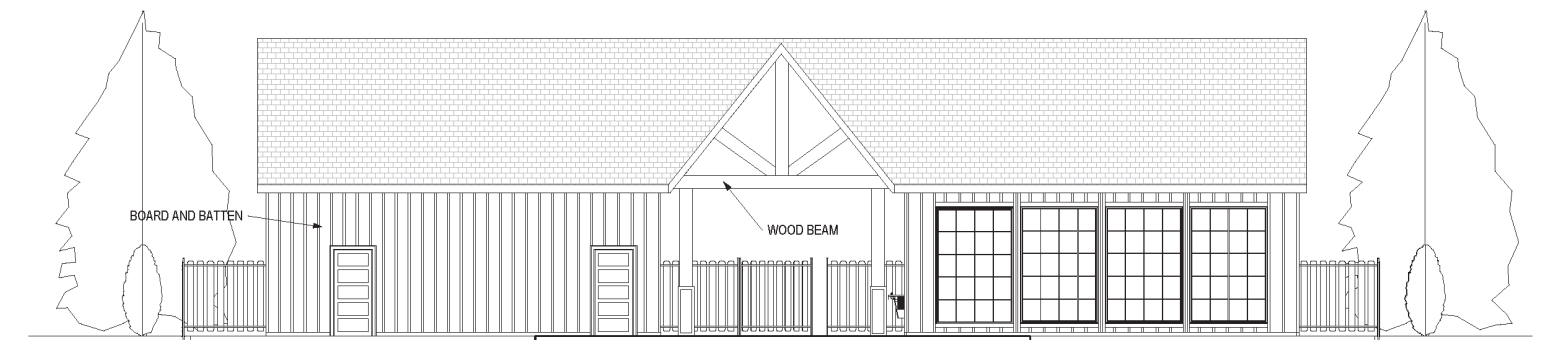


FLOOR PLAN
SECOND LEVEL

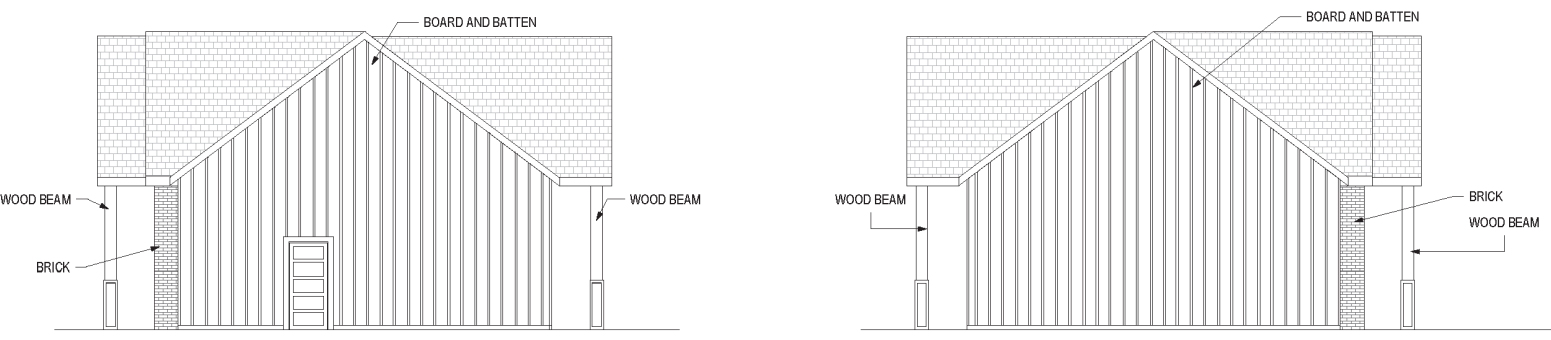




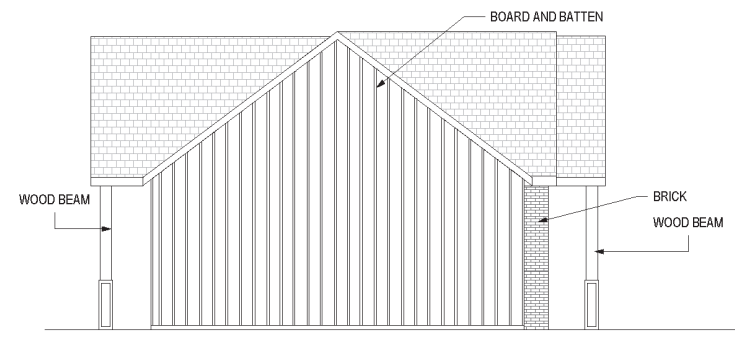
① Section 1
3/16" = 1'-0"



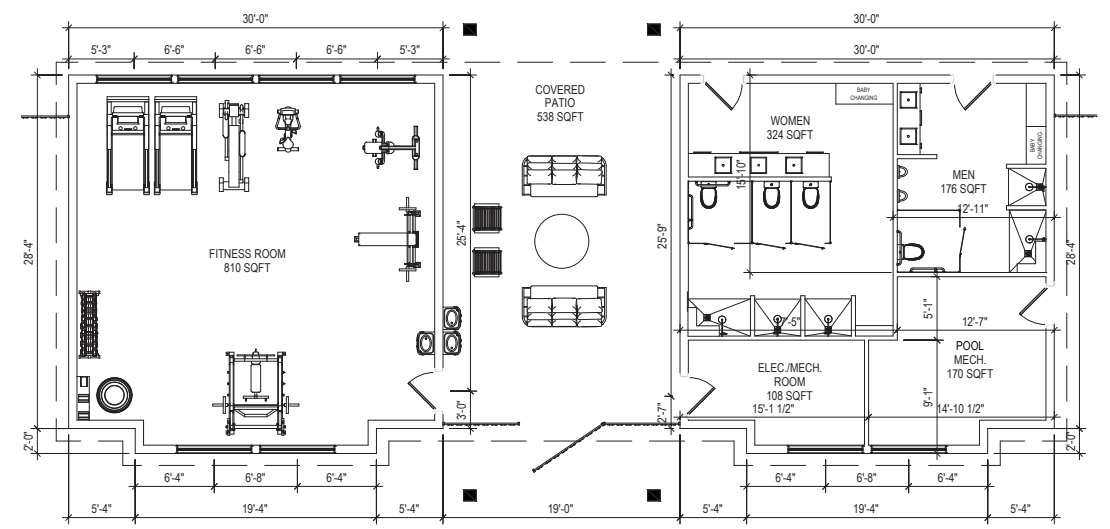
② Section 2
3/16" = 1'-0"



③ Section 3
3/16" = 1'-0"



④ Section 4
3/16" = 1'-0"



Clubhouse & Pool Plans, Elevations, & Renderings

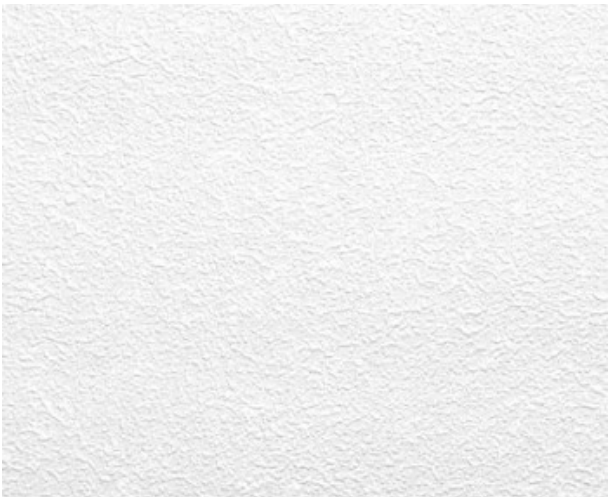
HARMONY MULTI-FAMILY BLOCK
Site Plan Application by Flagship Homes



COLOR COMBINATION #1



ASPHALT SHINGLE - Black



STUCCO - Snowbound



HARDIE PLANK LAP SIDING - Repose Gray



HARDIE VERTICAL SIDING - Peppercorn



STONE VENEER - Flint Hills Masons Choice

COLOR COMBINATION #2



ASPHALT SHINGLE - Black



STUCCO - Agreeable Gray



HARDIE PLANK LAP SIDING - Anew Gray



HARDIE VERTICAL SIDING - Peppercorn

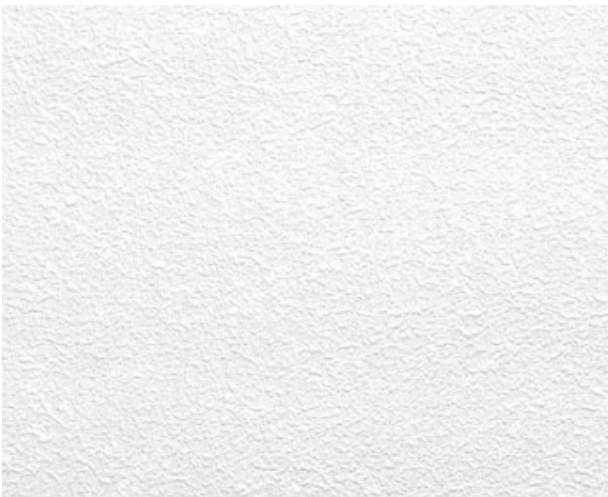


STONE VENEER

COLOR COMBINATION #3



ASPHALT SHINGLE - Black



STUCCO - Snowbound



HARDIE PLANK LAP SIDING - Timber Beam



HARDIE VERTICAL SIDING - Repose Gray



STONE VENEER

HARMONY MULTI-FAMILY BLOCK

Site Plan Application by Flagship Homes

architectural finishes
(variations of these colors and materials may be implemented)



1. The Contractor shall be familiar with the Irrigation technical specifications for this project. Failure to do so shall not relieve him of meeting all of the requirements contained therein.

2. The Irrigation plan is diagrammatic in nature, and some drafting liberties have been taken to maintain the graphic clarity of the drawings. All irrigation equipment shall be located in planting areas only, unless noted otherwise. The Contractor shall install piping to minimize changes in direction, avoid placement under large trees or large shrubs, and avoid placement under hardscape features. Refer to the Irrigation equipment schedule, installation details, and specifications for equipment and its proper installation.

3. The Contractor shall use only the equipment and products specified in the construction drawings. No substitution of materials will be allowed on the Irrigation system without prior authorization from the Landscape Architect and the Owner.

4. The Contractor shall visit and inspect the project site. He shall take into consideration known and reasonably inferable conditions affecting the proposed work. Failure to visit the site shall not relieve the Contractor of furnishing materials and performing the work required. Any discrepancies between existing site conditions and those indicated on the plans shall be called to the attention of the Landscape Architect prior to continuance of the project.

5. If the water point of connection is located other than as shown on the drawings, or if the water pressure is different than indicated on the plans, or appears to be unusually high or low, the Contractor shall immediately notify the Landscape Architect prior to proceeding with any irrigation work.

6. The Contractor shall keep the premises clean and free of excess equipment, materials, and rubbish incidental to work of this project. Work areas shall be swept clean and trash and debris picked up daily. Open trenches or hazards shall be protected with yellow caution tape. The Contractor is responsible for removal and legal disposal (offsite) of trash and debris generated by his work on this project.

7. Pipe fittings shall conform to the following standards unless otherwise noted:
A. All main line fittings four (4) inches or larger shall be push-on, gasketed, and constructed of ductile iron material.
B. All main line fittings three (3) inches and smaller shall be solvent weld Schedule 80 PVC.
C. M.J. tees, Schedule 80 tees with SXT Schedule 80 bushings, or Harco ductile iron service tees are approved on PVC main lines for automatic control valve installation. M.J. fittings shall be greased and wrapped.
D. All lateral line fittings shall be solvent weld Schedule 40 PVC.
E. All risers and exposed fittings shall be solvent weld Schedule 80 PVC, including conversions to metal pipe and fixtures, unless otherwise noted on the plans.
F. All main line fittings four (4) inches and larger, whether ductile iron or solvent weld, shall be thrust blocked.

8. Irrigation wire shall conform to the following:
A. All irrigation control wire (hereafter referred to as 2-wire) from the controller to the field devices must be Polyethylene double-jacketed or UF-B UL PVC double-jacketed two-conductor solid core designed for direct burial systems. The following is recommended:
i. All 2-wire shall be soft drawn, annealed, solid copper conforming to ASTM 33. Conductor insulation must be 4/64-inch thick PVC, conforming to UL Standard #443 for thermoplastic-insulated style UF (Underground Feeder), rated at 60 degrees C.
ii. The two insulated conductors are laid in parallel and encased in a single outer jacket of 3/64-inch thick, high density, sunlight resistant polyethylene conforming to IGEA S-61-402 and NEMA WC5, having a minimum wall thickness of 0.045-inch.
iii. The two conductors must be color-coded: normally one conductor red and one black. Both conductors shall be the same size: 14 AWG.
B. All wire crossing water, attached to bridges, going under paving, or where conditions require protection, shall be housed in conduit or sleeves. All out-of-ground conduits shall be rigid metal. All buried conduit may be PVC. In areas where rodents are a known issue, all wire shall be placed in a conduit.
C. All splices shall be water-tight. All connections made inside the box to connect the 2-wire to the valve shall be made using a dry-splice connector DBR/Y. Each connector shall be completely sealed and water-proof.
D. All other splices in 2-wire wire shall be housed in a separate round valve box and use DBR/Y connectors.
E. Lightning arrestors and eight (8) foot long by 5/8-inch diameter copper ground rods shall be used as recommended by the controller manufacturer, and be installed per manufacturer recommendations and installation (8) inch round valve box.
F. No aluminum wire shall be used on this project.

9. Run a single fourteen (14) gauge wire along the top of the main line to be used for tracking the location of the main line. The color of the tracing wire shall be different than any other wire color used.

10. All pressure main lines shall have between twenty (20) and thirty (30) inches of cover, while all lateral lines shall have between twelve (12) and fourteen (14) inches of cover. Trench bedding and backfill material shall consist of existing site soil free of rocks larger than one (1) inch in diameter and any other debris. Wasted pipe and other excess project materials or rubbish (tape, wire, trash, wrappers, boxes, plastic or glass bottles, etc.) shall not be backfilled into the trenches. All trenches shall be backfilled, and then watered sufficiently to insure no settling of the surface. In the event of any backfill settlement prior to the end of the guarantee period, the Contractor shall perform all required repairs at his own expense.

11. All control valves shall be located within shrub areas where possible and installed per the details shown on the plans. Each control valve shall have a shut-off valve, and only one (1) control valve and gate valve per valve box. Shut-off valve may be at beginning of manifolds. If manifolds are used, the manifold must be sized so that all valves in manifold are able to water at the same time. The bottom of the remote control valve shall be a minimum of four (4) inches above the gravel. Isolation gate valves on the main line shall be located in separate valve boxes.

12. All main lines and lateral lines shall be sleeved where they pass under any paved areas. The size of the sleeve shall be twice the size of the pipe being sleeved, unless otherwise specified on the drawings.

13. The automatic controller will be the Vineyard Loop Road Controller, that is to be relocated into the pump house and mounted on the wall. Coordinate with City on location.

14. Prior to backfilling any trenches or irrigation lines:
A. All main lines shall be capped and pressure tested at 120 psi for a period of 4 hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place. Repeat the pressure test to insure the absence of leaks.
B. The Contractor shall not allow nor cause any of his work to be covered until it has been inspected, tested, and approved by the Landscape Architect.
C. Where a main line has been allowed to sit in the trench uncovered for any length of time prior to testing, the line may be shaded with a thin layer of soil to minimize weather related expansion or contraction of the pipe.

16. The Contractor shall adjust all irrigation heads to provide an even coverage and to keep spray off of buildings, fences, walkways, and paved surfaces.

17. When the sprinkler system has been completed, the Contractor shall, in the presence of the Landscape Architect or Owner's Representative, conduct a coverage test of the water afforded to the planting areas to insure that it is consistent and uniform. The Contractor shall provide, at his own expense, all materials and labor necessary to correct any deficiencies or inadequacies discovered during the coverage test.

The Contractor shall keep on site a current and accurate as-built record of his work. It shall include exact dimensioned locations, grades, elevations, and the size of all exterior and interior underground piping, valves, and drains. Dimensions shall indicate distances from columns, buildings, curbs, and similar permanent features on the site. This information shall be recorded on a print as the work progresses, but shall be permanently recorded on a reproducible. Please provide both a hard and digital copy.

18. The irrigation contractor shall maintain the system for the duration of the contract period, including the maintenance period.

19. Upon final acceptance of the sprinkler irrigation system as being operational and properly installed, the Contractor shall guarantee the workmanship, materials, fixtures, and equipment to be free from defects for a period of one (1) year after that date.

PLANTING NOTES

1. The Contractor shall be familiar with the planting and Irrigation technical specifications - failure to do so will not relieve the contractor of his responsibility to fulfill all requirements in said specifications.

2. Prior to any planting operations, the Irrigation system shall be fully operational and all planting areas shall be thoroughly moistened.

3. The planting plan is diagrammatic, and all plant locations are approximate. Plant symbols take precedence over plant quantities shown on the plans and in the Plant Material Schedule. The Contractor shall verify all plant quantities and notify the Landscape Architect of any discrepancies between the quantities and the symbols shown. The Plant Materials Schedule is for the Contractor's convenience only.

4. No substitution of size, grade, variety, or any species shall be permitted except by written permission of the Landscape Architect. Upon receiving Notice to Proceed, the Contractor shall provide written proof that the specified plant material is available and has been secured or reserved specifically for this project. Obtain nursery stock and other plant materials from reliable and stable sources prior to order and delivery.

5. Final Grade Preparation
A. The subgrade Material Shall be rough graded to plus or minus one tenth (+0.1) foot of the final rough grade, which will allow the Contractor to achieve final finished grade through the placement of the topsoil.
B. Protect existing trees, shrubs, lawns, existing structures, fences, roads, sidewalks, paving, curb and gutter and other features during Construction.
C. Protect above or below grade utilities. Contact utility companies to repair damage to utilities. Contractor shall pay all cost of repairs which he causes.
D. Maintain all benchmarks, control monuments and stakes, whether newly established by surveyor or previously existing. Protect from damage and dislocation.
E. Grading Intent: Spot elevations and contours indicated are based on the best available data. The intent is to maintain constant slopes between spot elevations.
F. Conduct work in an orderly manner. Do not create a nuisance. Do not permit soil accumulation on streets or sidewalks. Do not allow soil to be washed into sewers and storm drains.
G. Grade slopes to provide adequate drainage after compaction. Do not create water pockets or ridges. Use all means necessary to prevent erosion of freshly graded areas during construction until surfaces have been constructed and landscaping areas have taken hold.
H. Grades shall be smooth, even, and maintain a consistent uniform slope. Grades with undulating surfaces will be rejected and require re-grading.
I. The Contractor shall maintain a minimum of two (2) percent drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.
J. All finished grades shall be approved by the Landscape Architect prior to installation of any plant materials.

6. All planting areas shall receive a minimum of four (4) inches of imported topsoil in turf areas and twelve (12) inches in planting beds. All topsoil used on this project shall be stockpiled and provided by owner. Contractor shall place and spread topsoil per these plans and specifications.

7. The following procedure shall be followed in placing all topsoil:
A. All areas to receive topsoil which have a slope of less than ten (10) percent shall be cross-rippled to a depth of four (4) to six (6) inches.
B. The surface of the subgrade shall be scarified to a depth of two (2) inches to provide a transition zone between the subgrade and the topsoil. Place the topsoil on the subgrade and fine grade to the final finished grade and topsoil depths as indicated on the drawings and in these notes.
C. Any required soil amendments (i.e., organic matter, fertilizer, gypsum, etc.) shall be placed directly on the topsoil at the required rates and spread evenly over the planting area. The amendments shall then be thoroughly blended into the topsoil to a depth of four (4) inches. Where only a dry, granular fertilizer is to be added, it may be applied to the surface and raked in during the fine grading process.

8. All plants used for this project shall conform to the following:
A. Any inspection certificates required by law shall accompany each delivery of plants and such certificate shall be filed with the Landscape Architect. All plants shall be subject to inspection and approval at the place of growth or upon delivery to the site for their quality, size, species, and variety. Such approval shall not impair the right of inspection and rejection at the site or during progress of work for size and condition of the plants, latent defects, or injuries. Any and all rejected plants shall be removed immediately from the premises by the Contractor. The Contractor shall make all replacements at his expense should he fail to comply in full with any of the specifications. Necessary replacements will be made as soon as weather conditions permit and all such plants replaced shall conform to all specifications herein.
B. Plants shall be fresh and vigorous, of normal habit and growth, and free of disease, insects and insect eggs and insect larvae, weeds and weed seed. No heeled-in plants from cold storage shall be accepted except on approval by the Landscape Architect prior to installation.

9. All plants shall be installed using the following procedures:
A. Plants shall be generally located as indicated by the drawing. The Contractor shall stake out the location of all plants and planting areas, and no excavation or installation shall commence until such locations have been approved by the Landscape Architect.
B. All trees and shrubs shall be planted in pits as detailed in the planting details contained herein or as noted on the drawings. Tree and shrub pits shall be circular in outline, with a diameter at least two (2) times the diameter of the rootball depth. When the plant is properly placed in the plant pit, the root collar shall be at or approximately one (1) inch above finished grade. The sides of the plant pit shall be roughened, and not smooth or sculptured.
C. Plant backfill mix shall be one hundred (100) percent native site soil.
D. For container grown plants, remove the container and place the plant vertically in the plant pit, directly on undisturbed soil. The root crown or collar shall be at or approximately one (1) inch above the finished grade. Perennial plants and ornamental grasses shall be planted with root collar at finished grade.
E. For balled and burlapped plants, place the plant vertically in the center of the pit, with the rootball resting on undisturbed soil. Cut and remove the wire basket and burlap or other wrapping material from the rootball. This may be done with the rootball in the pit. Any burlap or wire pieces underneath the rootball may be left in place if they cannot be removed. Do not fold the burlap over, but cut away as much as possible without disturbing the rootball. No burlap shall be pulled from under the rootball. Backfill the bottom one third (1/3) of the pit as the wire and burlap are removed. In all cases, maintain the integrity of the rootball.
F. Specified backfill material shall be carefully and firmly worked and tamped under and around the rootball to fill all voids. When backfilled and compacted to two thirds (2/3) the depth of the pit, thoroughly water with a hose to completely soak the roots and remove any air pockets.
G. The plant pit shall then be completely backfilled with the specified backfill mix and tamped well. A shallow watering basin or rain cup shall be formed around each plant. This basin will be equal in diameter to that of the original planting pit.
H. After planting, the following operations shall be performed:
i. Stake and mulch all trees per installation details.
ii. Remove all nursery stakes ties, and tags from all plants. Prune and remove any dead, damaged, or broken branches. Maintain side growth on all trees.

10. Staking shall be performed as follows:
A. Two (2) 24x 24 square or 2" diameter round wood stakes, minimum ten (10) feet in length, shall be used to support each tree planted under this contract unless otherwise indicated. Metal T-posts shall not be used.
B. Tree ties shall conform to the staking detail shown on the planting detail sheet. Wire and vinyl hose shall not be used.
C. Each stake shall be located adjacent to the rootball, on opposing sides, to provide maximum support to the trunk. Do not penetrate the rootball with the stake.
D. The stakes shall be driven into the pit bottom after the tree has been placed in the pit, but before backfilling begins so as to avoid damage to the roots.
E. Stakes and ties shall be removed after one (1) full growing season from the time the tree was installed.

11. All plants shall be thoroughly watered immediately after planting. This shall mean full and thorough saturation of all backfill in the pits and beds during the same day of planting. Water shall be applied only by open end hose at very low pressure to avoid air pockets, injury to the plant, or washing away of backfill. When installed, watered, and fully settled, the plants shall be vertical. Subsequent watering shall be provided by the site's irrigation system. The Contractor shall insure that all plants, especially trees, receive sufficient water to maintain healthy growth and vigor. Over-watering shall be avoided, and prolonged saturation of the soil around the trees shall be eliminated by appropriately controlling the irrigation circuit which provides water to that area.

12. Mulch (see plant materials schedule and specifications for size requirements) shall be placed to a depth of three (3) inches on top of the topsoil in all planting beds and over tree planting pits. The finished grade of the mulch shall be as follows:
A. Two (2) inches below the surface or finished grade of any paving, mow strips, or walks adjacent to the planting area.
B. One (1) inch below top of metal edging.
C. At adjacent finished grade of the turf surrounding tree planting pits.
D. No mulch required in tree pits.
E. Just prior to placement of the mulch, the Contractor shall treat the mulched areas with a pre-emergent herbicide according to the manufacturer's recommendations.

13. For projects with turf grass sod, all sod used for this project shall be free of grassy and broad-leaf weeds, contain no bare or burned spots, and be clean and strongly rooted. It shall be of the varieties noted in the plans and Plant Material Schedule. The sod shall be cut using approved methods and equipment. It shall be cut in pieces not exceeding one (1) square yard, with a uniform thickness on all pieces. Sod thickness may vary between a minimum of on (1) inch and a maximum of one and one half (1 ½) inches, but must be consistent throughout this project. The Contractor shall notify the Landscape Architect of the source of the sod prior to placement. The sod shall be stripped and delivered to the site not more than twenty-four (24) hours prior to laying. It shall be maintained in a moist and healthy condition to encourage immediate growth.

14. The following procedure shall be followed when installing the sod:
A. Lay the sod on smooth, moist topsoil, working off planks if required.
B. Rake the topsoil to loosen and level prior to placing each course of sod.
C. Lay strips perpendicular to the direction of the slope. Strips shall be parallel to each other, with their end seams staggered. The sod shall be neither stretched nor overlapped, and all joints shall be butted tightly together.
D. Roll the sod immediately after placing and thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and the soil immediately below the sod are thoroughly wet.
E. On slopes two (2) horizontal to one (1) vertical or steeper, lay the sod perpendicular to the slope and secure every row with wooden pegs at two (2) feet maximum on center. Drive the pegs flush with the soil portion of the sod.
F. Sod pieces shall be laid tightly together. Sod areas with gaps caused by pieces not being laid tightly enough together or areas with ridges from overlapping pieces shall not be accepted and the Contractor will be required to re-lay the sod.

15. For projects with grass seed, the contractor may choose to apply seed by drilling or hydroseeding. Hydroseeding shall conform to the following:
A. Wood fiber mulch shall be ecofiber or conwed or equal, that is virgin wood fiber, free of growth - or germination-inhibiting substances. The mulch shall be air dried with not more than fifteen (15) percent moisture by weight. The total organic weight shall be a minimum of ninety eight (98) percent. Inorganic ash content shall be 0.1±0.2 percent. Water holding capacity shall be 1000G/100G (oven dried weight). The PH range shall be 4.0 - 6.0. The fiber length shall meet the following:
i. Fifty (50) percent shall be at least 0.15 inches in length or longer.
ii. Fifty (50) percent shall be retained on the twenty eight (28) mesh screen
B. The seed mix shall be as specified on the plans. Provide written certification that the seed conforms to Utah Seed Law and is in compliance with Utah State Department of Agriculture Regulations.
C. The tackifier shall be M-Binder or Flanteq or equal.
D. Application rates shall be as follows:
i. Wood Fiber Mulch 50 Pounds (min.)/1,000 SF
ii. Seed Mix see plans (1 Pounds/1,000 SF TYP.)
iii. Tackifier 100 Pounds/Acre
iv. Fertilizer 7-8 Pounds/1,000 SF
v. Water 92 Gallons/1,000 SF

16. One-step preparation and application of hydroseed mulch shall be as follows:
A. The wood fiber mulch, seed, tackifier, fertilizer, and water shall be mixed together in a hydroseeding machine having capacity of at least two thousand (2,000) gallons to allow for a homogeneous slurry which is thoroughly mixed and can be applied easily without clogging. The machine shall be mounted on a traveling unit which is either self-propelled or drawn by a separate unit. Equipment used in the hydroseeding process shall be thoroughly cleaned of all seed and other materials used in any previous hydroseeding process, prior to hydroseeding on this project.
B. The equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry containing not less than fifty (50) pounds of organic mulching amendment plus chemical additives and solids for each one hundred (100) gallons of water.
C. The slurry shall be prepared at the site and its components shall be mixed to supply the rates of application as specified. The slurry preparation shall begin by adding water to the tank when the engine is at half (1/2) throttle. The engine throttle shall be open to full speed when the tank is one half (1/2) filled with water. All organic amendments, fiber, and chemicals shall then be added by the time the tank is two thirds (2/3) to three fourths (3/4) full. At this time and not before, the seed mix shall also be added. Spraying shall commence immediately when the tank is full, and the slurry is mixed.
D. Apply the hydroseeded to form even appearing cover over the required areas. The slurry shall be applied in a downward drilling motion via a fan stream nozzle. It is important to ensure that all the components enter and mix with the soil. Use only qualified and trained personnel to insure uniformity of the hydroseeded applications.
E. The hydroseeding slurry components shall not be left in the hydroseed machine for more than two (2) hours to avoid seed deterioration.

17. Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass. When planting has been completed in an area, it shall be thoroughly cleaned of all debris, rubbish, subsoil, and waste materials. These shall be removed from the property and disposed of legally. All planting tools shall also be put away.

18. Substantial Completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety.
A. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship.
B. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the Owner's Representative and Landscape Architect so that proper scheduling can be made for those who are to attend.
C. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made.
D. A list of uncompleted items (punch list) shall be generated by the Landscape Architect and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted by the Owner's representative. The Contractor will be back charged for time spent by the Owner and any consultants who have been brought to the site for a final inspection when the project is not ready for said inspection.

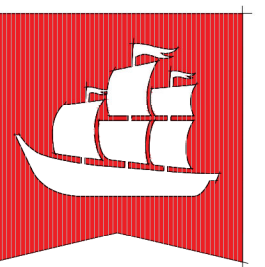
19. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system. The Contractor shall maintain all plantings until the turf is fully established. The turf shall be considered fully established when turf grass stands come in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the grass areas. This shall be a minimum period of sixty (60) days. If winter weather interrupts the maintenance period, the maintenance period shall be suspended and the balance of the time shall be carried over to the next growing season and completed then. The Owner and Contractor shall mutually determine when the maintenance period is suspended and when it starts up again. The maintenance work required shall include but not be limited to the following:
A. Appropriate watering of all plant materials.
B. Weeding and removal of all weeds from groundcover and planting areas.
C. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
D. Filling and replanting of any low areas which may cause standing water.
E. Adjusting of sprinkler head heights and watering patterns.
F. Filling and re-compaction of eroded areas, along with any required re-seeding and/or replanting.
G. The turf grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon turf grass height and growth rate.
H. Weekly removal of all trash, litter, clippings, and all foreign debris.
I. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the turf grass areas at a rate of one half (1/2) pound of nitrogen per one thousand (1,000) square feet.
J. At intervals of thirty (30) days after the first application of fertilizer to the turf grass, apply a balanced fertilizer (16-16-16) at a rate of half (1/2) pound of nitrogen per one thousand (1,000) square feet until turf grass is established.

20. A final inspection shall be held prior to the end of the maintenance period to insure that all punch list items have been completed and the entire project is ready for acceptance by the Owner. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings, manuals and maintenance manuals have been submitted, the Owner shall accept the project. An official letter of final acceptance shall be prepared and issued to the Contractor, Landscape Architect, and the Owner's representative. Upon final acceptance of the project by the Owner's representative, the Owner shall assume full responsibility for the project, and the guarantee period shall begin.

21. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
A. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
B. All trees shall be guaranteed by the Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.

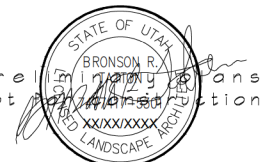
22. The Contractor shall, within fifteen (15) days after receiving written notification by Owner's representative, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.

A. All replacements shall be plants of the same kind, size, and quality as originally specified in the @plant list* and they shall be furnished, planted, staked, and maintained as specified herein at no additional cost.
B. The Contractor will not be responsible for plants destroyed or lost due to occupancy of the project, vandalism on the part of others, or improper maintenance or lack thereof.



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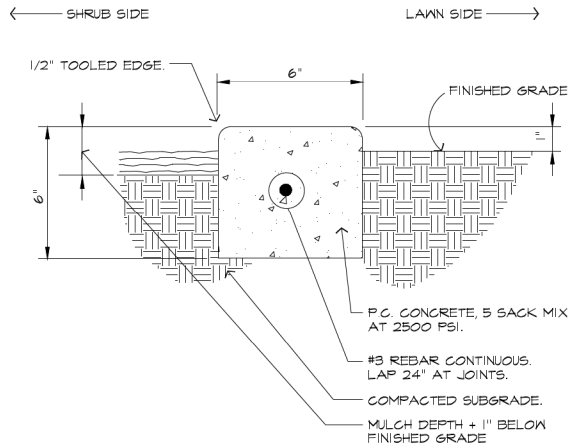
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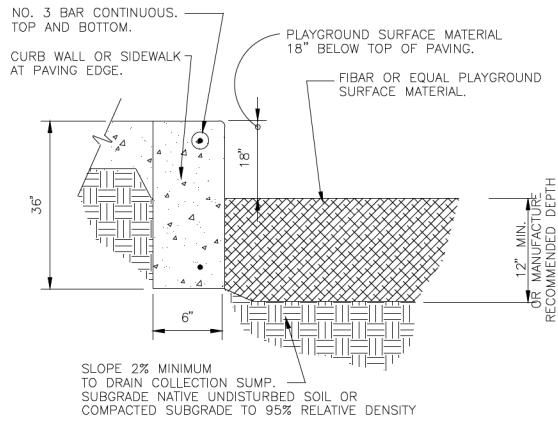
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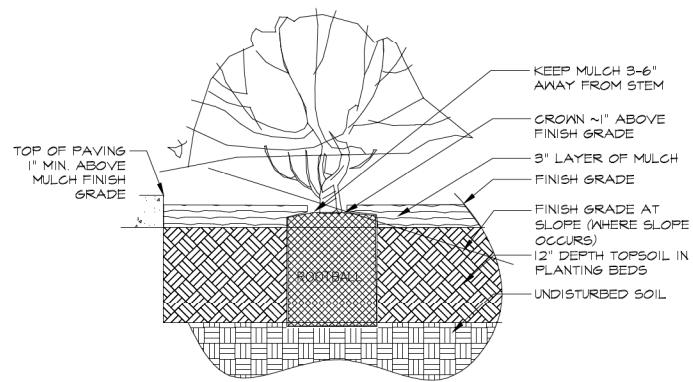
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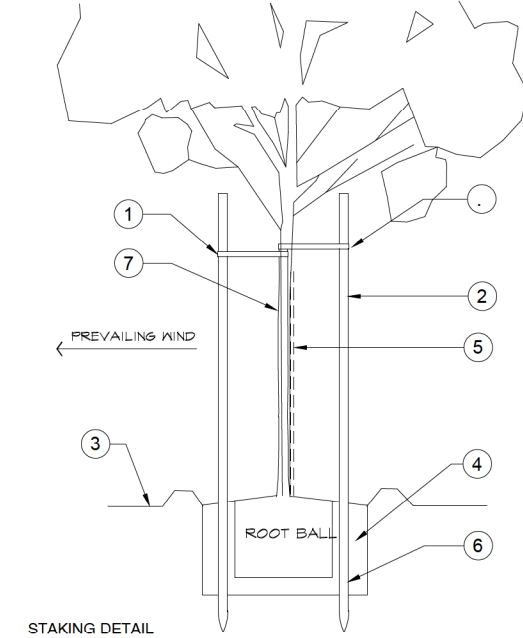
1 6" CAST IN PLACE CONCRETE MOW STRIP
NTS



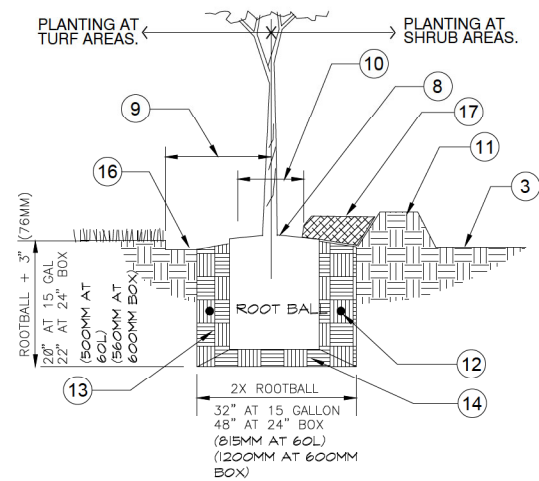
2 PLAY SPACE EDGE AND SURFACING
NTS DETAIL-FILE



3 SHRUB/PRENNIAL/ORNAMENTAL GRASS PLANTING
1" = 1'-0" B-10

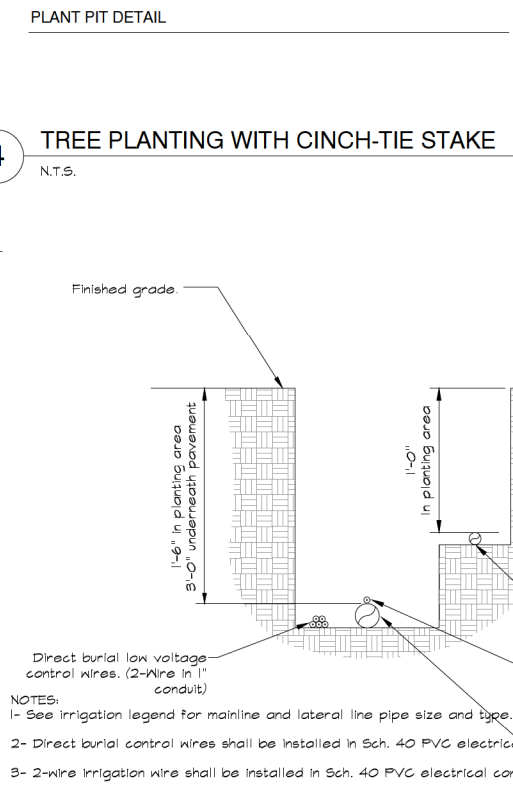


4 TREE PLANTING WITH CINCH-TIE STAKE
NTS. DETAIL-FILE



NOTE: 1. USE SCH. 40 PVC FOR SLEEVES
2. GPS ALL SLEEVE LOCATIONS
3. EXTENDED SLEEVES 18" PAST EDGE OF PAVED SURFACE INTO LANDSCAPE AREAS

5 IRRIGATION SLEEVE DETAIL
NTS. FX-IR-FX-AUXEQ-15

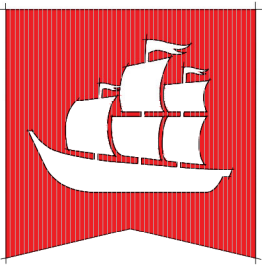


NOTE: 1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire Irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

6 IRRIGATION TRENCHING
NTS. FX-IR-FX-AUXEQ-08

- 1 CINC-H-TIE. DO NOT OVER TIGHTEN. ALLOW TREE TO MOVE SOMEWHAT TO BUILD CALIPER.
- 2 2" (50MM) DIAMETER LODGE POLE PINE TREE STAKE.
- 3 FINISHED GRADE.
- 4 BACKFILL AS PER PLANTING DETAIL.
- 5 REMOVE NURSERY STAKE BY THE END OF MAINTENANCE.
- 6 AVOID DAMAGE TO THE ROOT BALL WITH THE SUPPORT STAKES.
- 7 TREE AS SPECIFIED.
- 8 SET ROOTBALL CROWN 1 1/2" (38MM) HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.
- 9 KEEP TURF CLEAR FOR A 18" (450MM) RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 3" (76MM) THICK LAYER OF SHREDDED BARK.
- 10 KEEP MULCH 6" TO 8" (150-200MM) FROM BASE OF TREE.
- 11 4" (100MM) HIGH WATER WELL AT SHRUB AREAS.
- 12 PLANT TABLETS AS NOTED OR SPECIFIED.
- 13 BACKFILL MIX AS NOTED OR SPECIFIED.
- 14 NATIVE SOIL MIX FIRMLY COMPACTED.
- 15 BACKFILL 1/2 OF PLANT PIT AND WATER THOROUGHLY. ALLOW WATER TO SOAK IN AND FINISH BACKFILL.
- 16 RECESS TURF AREA 1" (25MM) NO MULCH WHEN TREES ARE IN TURF.
- 17 MULCH WATER WELL AREA TO 3" (75MM) DEPTH.

NOTES:
• STAKE ALL TREES 24" (600MM) BOX AND SMALLER. INSTALL V.I.T. PRODUCTS MODEL T6-4 TRIM GUARD ON ALL TREES PLANTED IN TURF. REFER TO PLANTING DETAIL AND SPECIFICATIONS FOR PLANT PIT SIZE.
• WRAP TIES AROUND THE TREE TRUNK AND STAKE USING THE STANDARD OR FIGURE EIGHT METHOD. SECURE WITH GALVANIZED NAILS DRIVEN THROUGH TIES AND INTO THE STAKE TO PREVENT SLIPPAGE.
• INSTALL CINC-H-TIE PER MANUFACTURER'S RECOMMENDATIONS.



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not for construction

STATE OF UTAH
BRONSON R.
SALT LAKE COUNTY
LANDSCAPE ARCHITECT

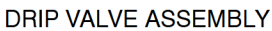
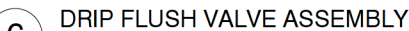
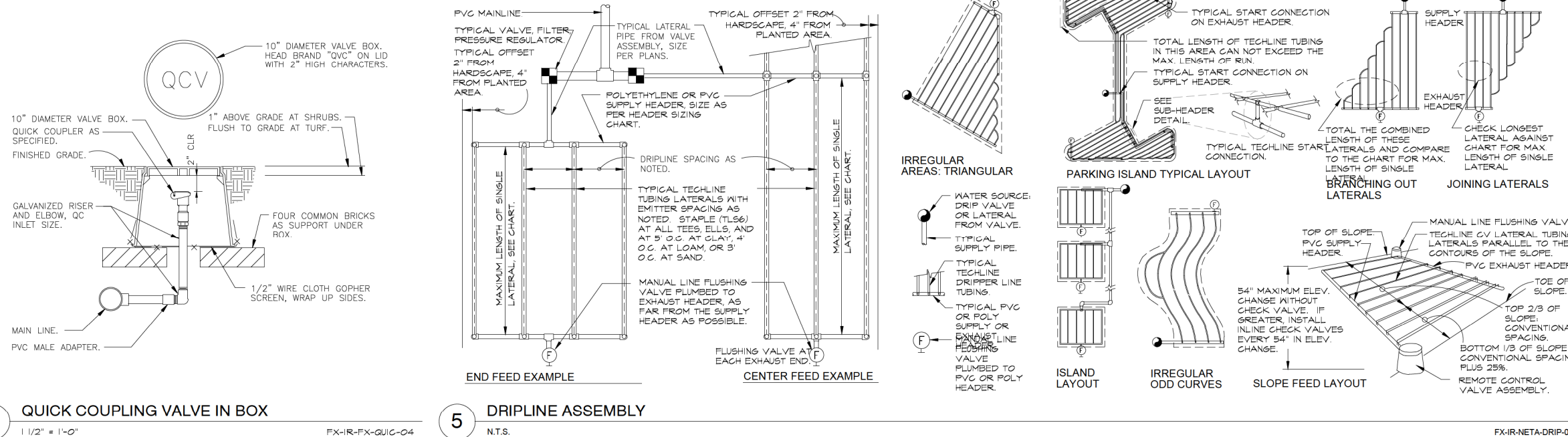
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PLANT SCHEDULE

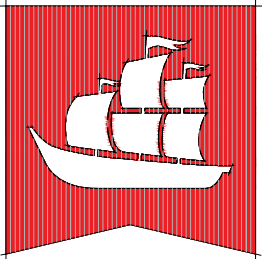
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer miyabei 'JFS-KANBAM' / Rugged Ridge® Miyabe Maple Mature Size: H55' W40' Drought Tolerant	B & B	2\"Cal		44
	Acer truncatum x platanoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25' Drought Tolerant	B & B	2\"Cal		42
	Celtis occidentalis / Common Hackberry Mature Size: H40-50' W30-40' Drought Tolerant	B & B	1.5\"-2.0"		41
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Mature Size: H50' W35' Drought Tolerant	B & B	2\"Cal		15
	Juniperus chinensis 'Spartan' / Spartan Juniper Mature Size: H15' W5' Drought Tolerant	15 gal		6-8' Ht.	54
	Juniperus virginiana 'Blue Arrow' / Blue Arrow Juniper Mature Size: H10-15' W1-2' Drought Tolerant	15 gal			6
	Malus x 'Jarmin' / Marilee® Crabapple Mature Size: H24' W10'	B & B	1.5\"-2.0"		58
	Malus x 'Spring Snow' / Spring Snow Crab Apple Mature Size: H25' W20-25'	B & B	2-3\" Cal.		34
	Picea pungens / Blue Phase Colorado Spruce Mature Size: H30-60' W10-20' Drought Tolerant	B & B		8-10' ht.	5
	Pinus heldreichii / Bosnian Pine Mature Size: H40' W10' Drought Tolerant	B & B		8-10' ht.	40
	Pinus nigra / Austrian Black Mature Size: H40-60' W20-40' Drought Tolerant	B & B		10-12' HT.	12
	Platanus x acerifolia / London Plane Tree Mature Size: H40-60' W30-40'	B & B	2\"Cal		58
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	1.5\"-2.0"		20
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova Mature Size: H35-60' W35-60'	B & B	1.5\"-2.0"		61
SHRUBS	BOTANICAL / COMMON NAME	SIZE			
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal			104
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3' Drought Tolerant	5 gal			62
	Cornus alba 'Ballhalo' TM / Ivory Halo Dogwood Mature Size: H5-6' W5-6'	5 gal			58
	Cotoneaster acutifolius / Peking Cotoneaster Mature Size: H8-10' W4-6' Drought Tolerant	5 gal			144
	Mahonia repens / Creeping Mahonia Mature Size: H18-25\" W3-4' Drought Tolerant	1 gal			137
	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark Mature Size: H5-6' W4-5' Drought Tolerant	5 gal			87
	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine Mature Size: H18-24\" W6' Drought Tolerant	5 gal			157
	Rhamnus frangula 'Columnaris' / Tall Hedge Buckthorn Mature Size: H10-15' W3-4' Drought Tolerant	5 gal			60
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3' Drought Tolerant	5 gal			133
	Ribes aureum / Golden Currant Mature Size: H6' W5-6' Drought Tolerant	5 gal			137
	Rosa shrub 'Knock Out' / Knock Out Rose Mature Size: H3' W3' Drought Tolerant	5 gal			6
	Rosa x 'Carefree Celebration' / Carefree Celebration Shrub Rose Mature Size: H4-6' W4-6' Orange Pink Bloom Drought Tolerant	5 gal			182
	Salix purpurea 'Nana' / Dwarf Arctic Willow Mature Size: H3-5' W3-5'	1 gal			179
	Taxus x media 'Dark Green Spreading' / Dark Green Spreader Yew Mature Size: H3-4' W4-6' Drought Tolerant	5 gal			141

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE		
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H18\" W24\" Drought Tolerant	1 gal		215
	Agastache foeniculum 'Golden Jubilee' / Golden Jubilee Hyssop Mature Size: H24-36\" W18-24\" Drought Tolerant	1 gal		9
	Carex morrowii 'Everglow' / EverColor® Everglow Japanese Sedge	1 gal		235
	Centranthus ruber / Red Valerian Mature Size: H24-30\" W36\" Drought Tolerant	1 gal		120
	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Mature Size: H3-4' W2-3' Drought Tolerant	1 gal		83
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H15\" W18"	1 gal		337
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30\" W36\" Drought Tolerant	1 gal		267
	Oenothera missouriensis 'Ozark Sundraps' / Missouri Primrose Mature Size: H12\" W24\" Drought Tolerant	1 gal		72
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4' Drought Tolerant	1 gal		86
	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan Mature Size: H24-30\" W24\" Drought Tolerant	1 gal		164
GRASSES	BOTANICAL / COMMON NAME	SIZE		
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36\" W30-36\" Drought Tolerant	1 gal		534
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3' Drought Tolerant	1 gal		555
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3' Drought Tolerant	1 gal		50
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3' Drought Tolerant	1 gal		261
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2' Drought Tolerant	1 gal		198
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		
	Drought Tolerant Turf Blend Sod / Kentucky Bluegrass Submittal Required	sod		38,334
	Garden Soil / Black Peat	mulch		245 sf
	Paver	None		2,048 :
	Planting Bed Area Mulch (3" depth) Planting Bed Areas with Shredded Bark Mulch and Decorative 1" Rock Mulch. ROW not permitted to have bark and require weed barrier fabric. All planting beds be irrigated by inline drip system.	mulch		151,460
	Play Surfacing - EAF 12\" min. depth of Engineered Wood Fiber	mulch		1,756 sf

SITE AMENITY SCHEDULE

COMMON AREA AMENITIES	DESCRIPTION / MODEL / MANUFACTURER	QTY	COLOR
SYMBOL			
	WEST TOT LOT / DOUBLE TOWER PCM200304 / KOMPAN	1	GRAY/LIME
	EAST TOT LOT / ROBINIA NEST SWING / KOMPAN	1	NATURAL
	SHADED PICNIC TABLE / WOODY / MMCITE	3	NATURAL
	CUSTOM SHADE STRUCTURE	3	NATURAL
	BENCHES / WOODY / MMCITE	4	NATURAL
	CUSTOM COMMUNITY GARDEN	1	NATURAL
	BASKETBALL HOOP / 72" BACKBOARD / SOME SERIOUS HOOP	2	BLACK
	PICKLEBALL NET / DOUGLAS PREMIER PPS-225Q / DOUGLAS	2	BLACK

POOL & CLUBHOUSE	OUTDOOR AMENITIES	QTY	COLOR
SYMBOL	DESCRIPTION / MODEL / MANUFACTURER		
	LOUNGERS / CAPE CORAL OUTDOOR / CHRISTOPHER KNIGHT HOME	16	WHITE
	SOFA COUCH / CAPE CORAL OUTDOOR / CHRISTOPHER K. HOME	2	TAN / WHITE
	SOFA CHAIRS / CAPE CORAL OUTDOOR / CHRISTOPHER K. HOME	4	TAN / WHITE
	TABLES / CATENA 24" / LANDSCAPE FORMS	3	TAN
	CHAIRS / CHAIR 21 / LANDSCAPE FORMS	12	TAN



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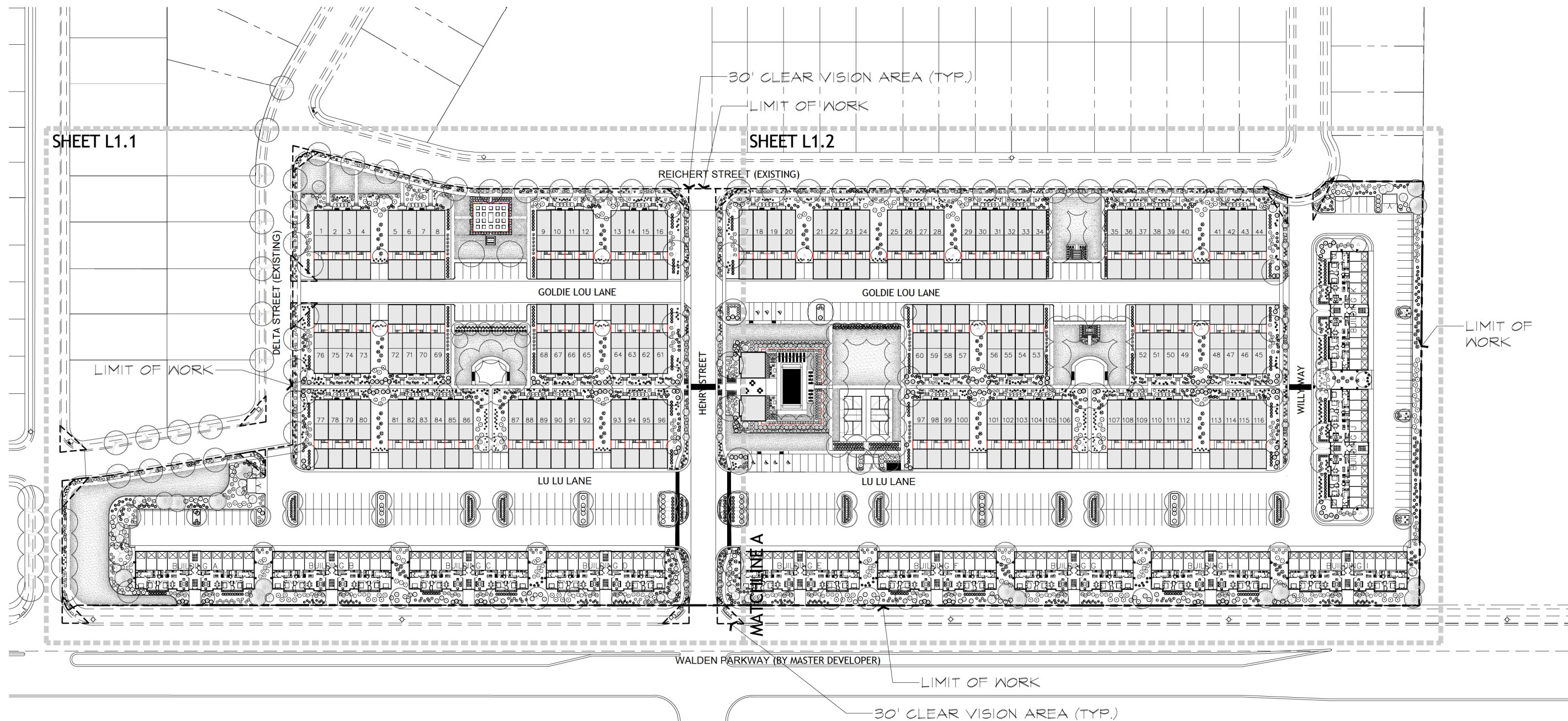
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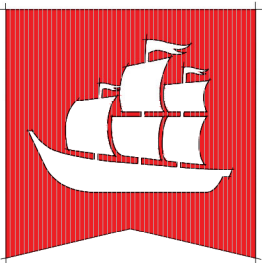
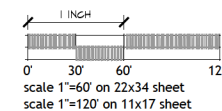
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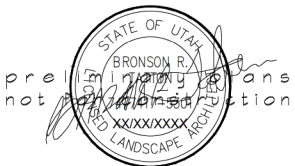
MAINTENANCE NOTE:

1. Parkstrips to be maintained by HOA.



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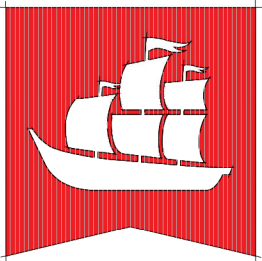
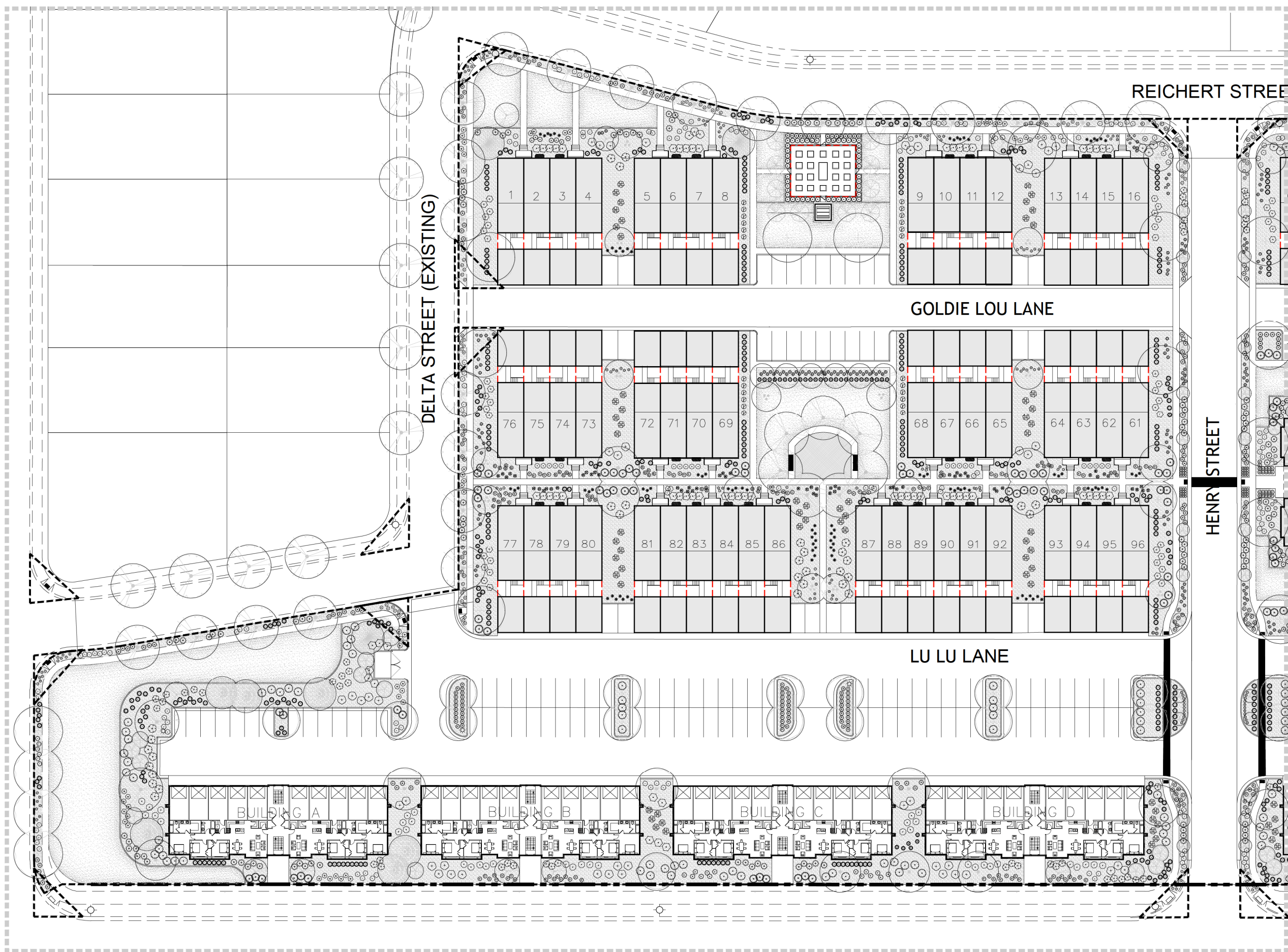
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overview

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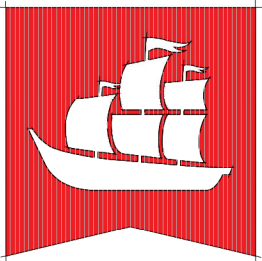
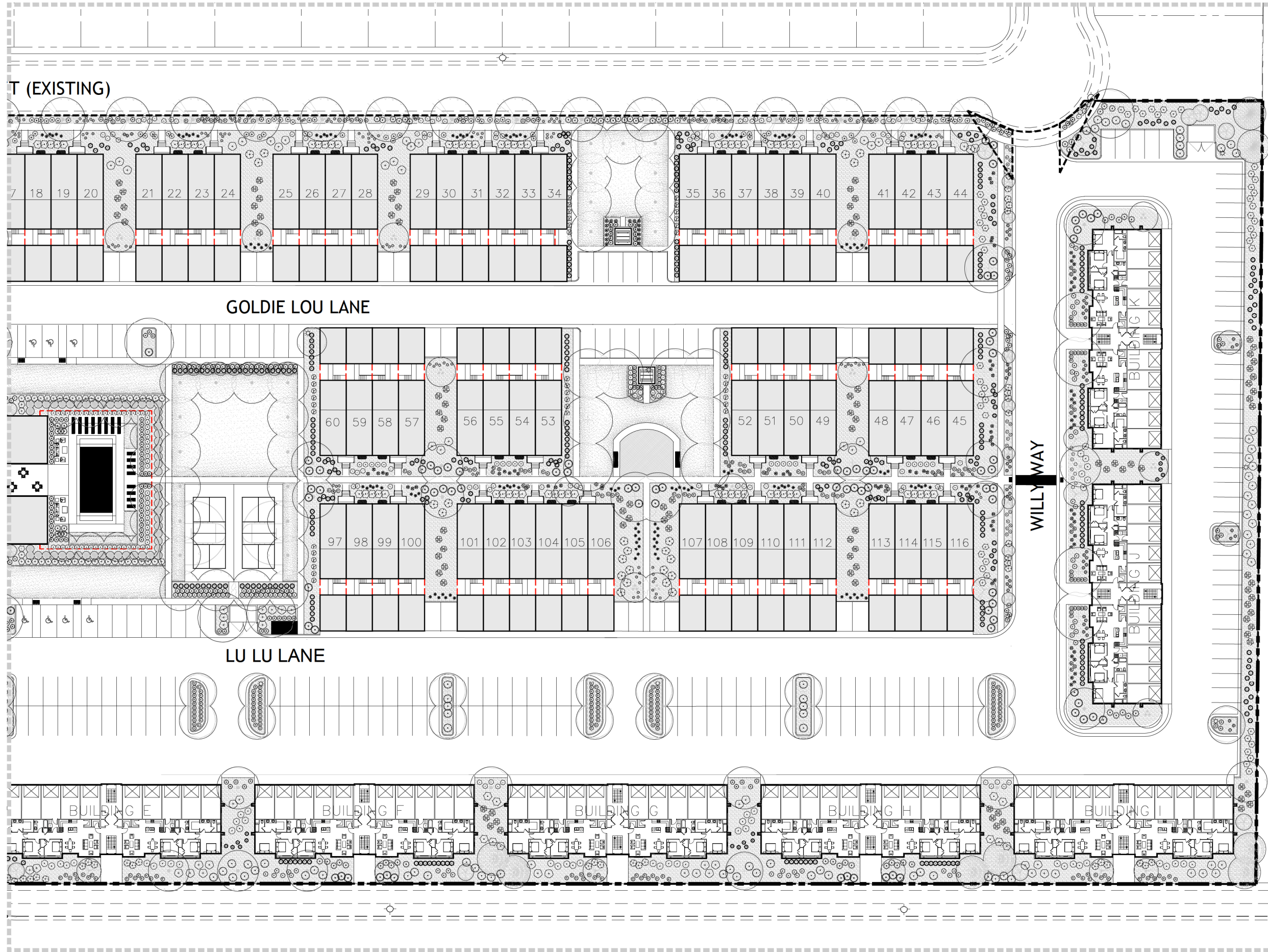
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Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY MULTI-FAMILY

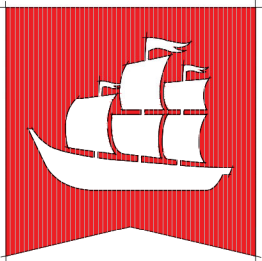
HARMONY MASTER PLANNED COMMUNITY

Eagle Mountain . Utah

APRIL 2023

LANDSCAPE
planting plan

L1.2

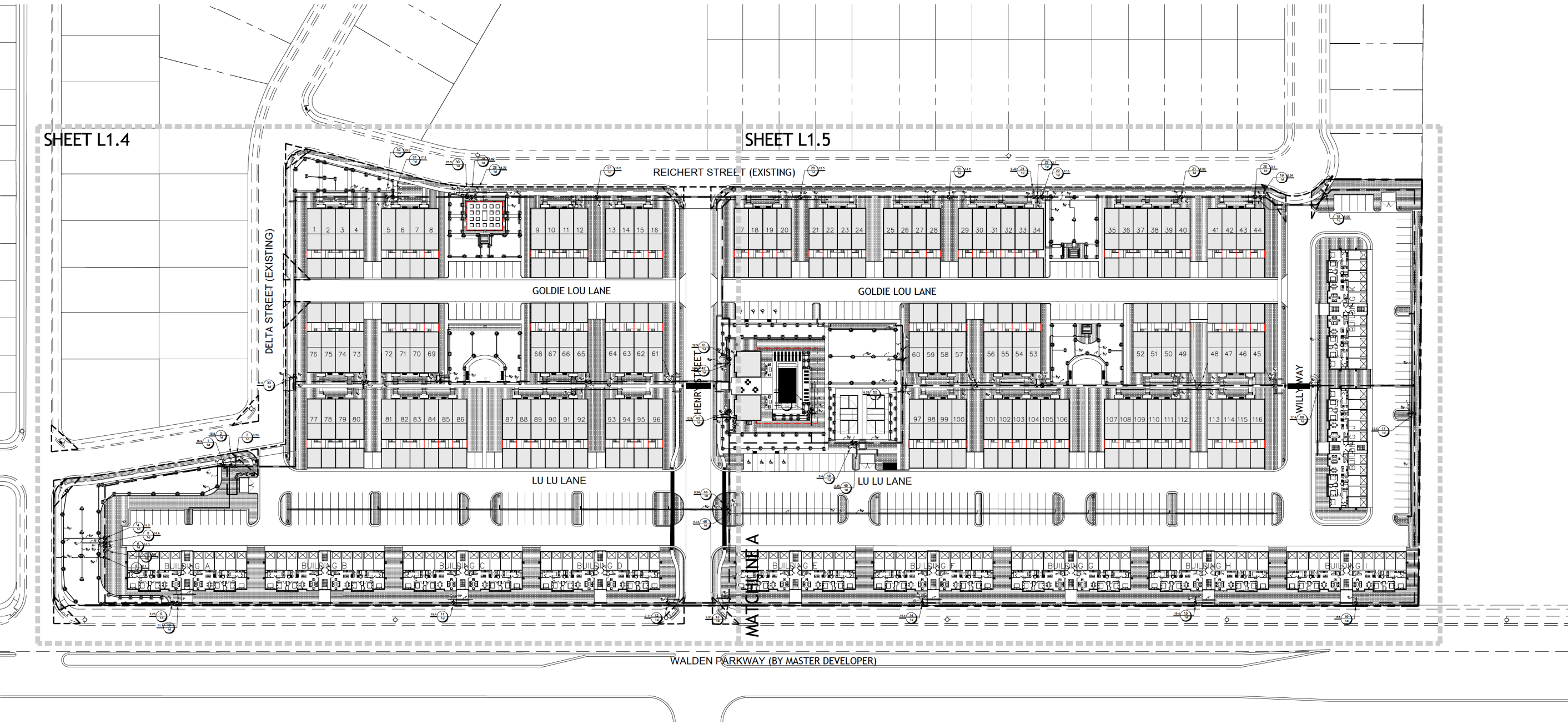


flagship
homes

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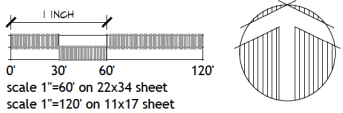
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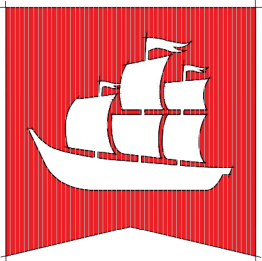
HARMONY MASTER PLANNED COMMUNITY
Eagle Mountain . Utah

APRIL 2023

LANDSCAPE
irrigation plan
overview

L1.3





flagship
homes

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located and marked

HARMONY MULTI-FAMILY

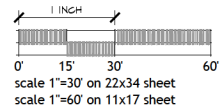
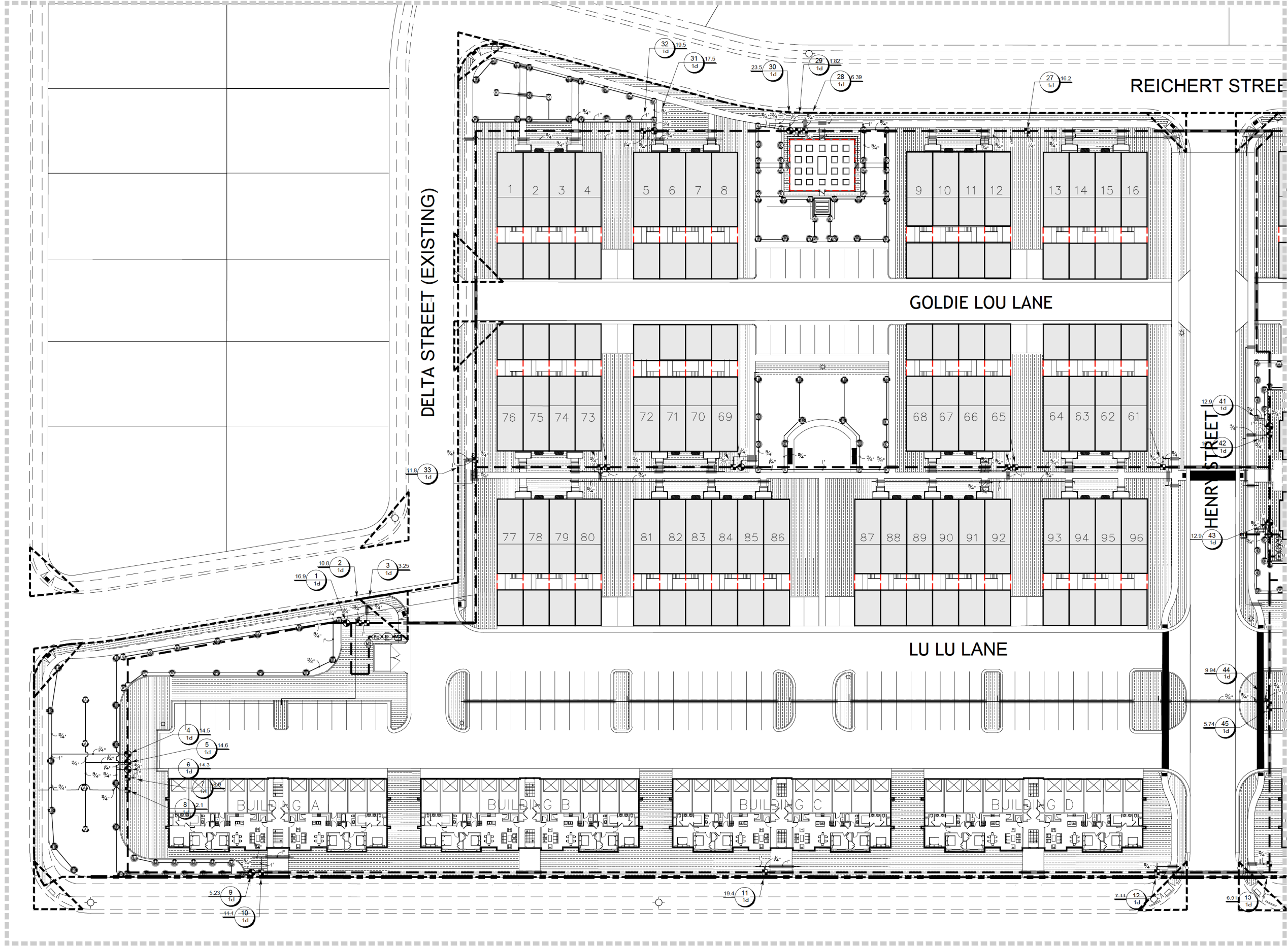
HARMONY MASTER PLANNED COMMUNITY

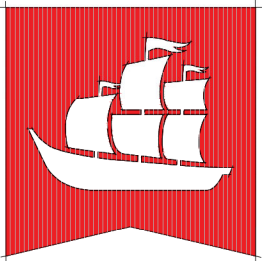
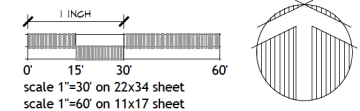
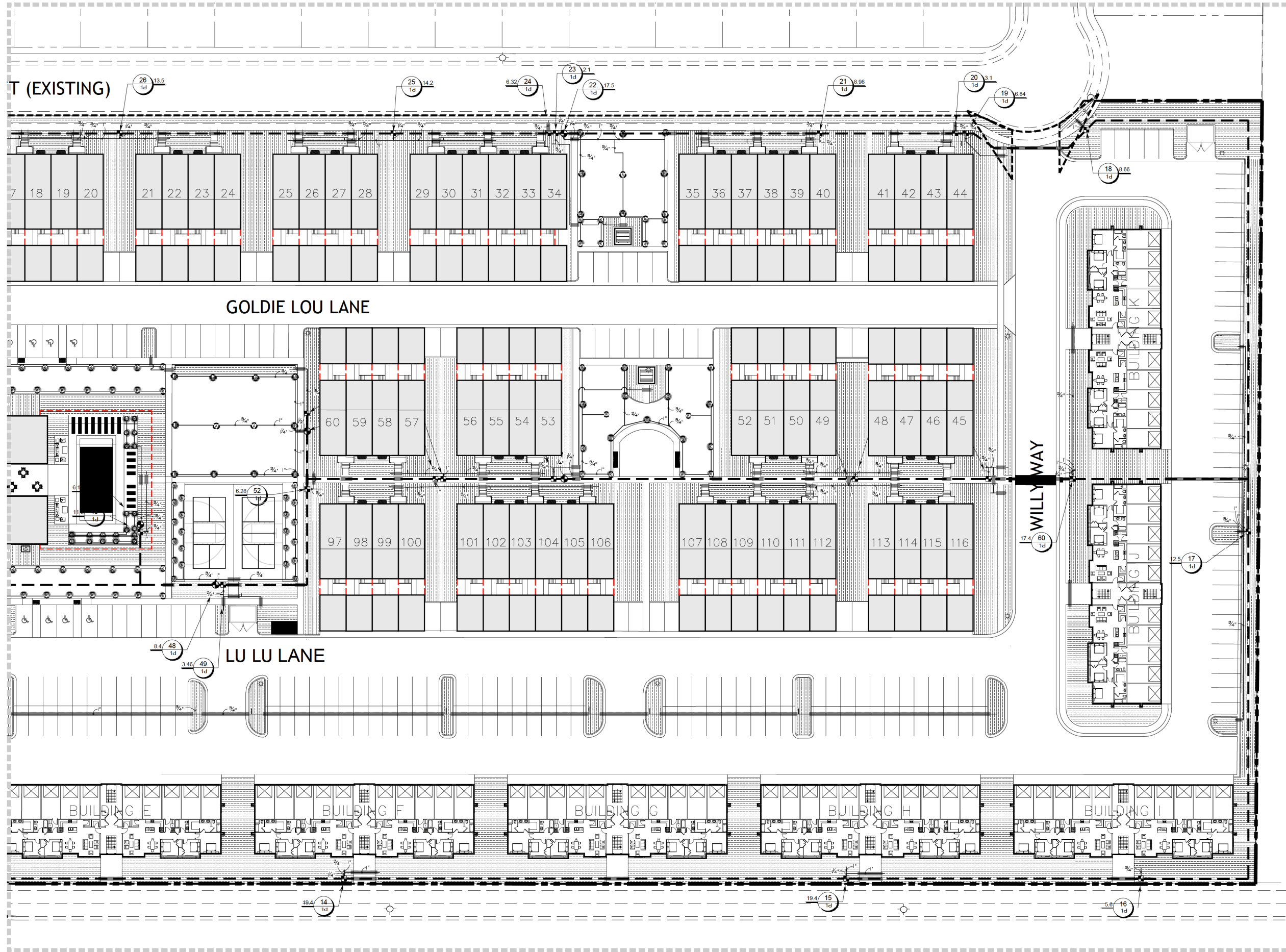
Eagle Mountain . Utah

APRIL 2023

LANDSCAPE
planting plan

L1.4





flagship
homes

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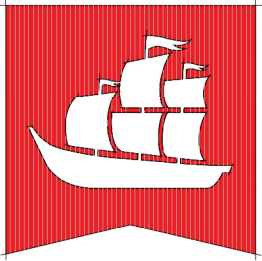
HARMONY MASTER PLANNED COMMUNITY

Eagle Mountain . Utah

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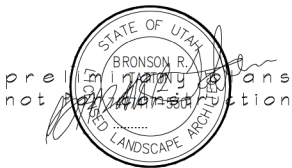
LANDSCAPE
planting plan

L1.5



flagship
homes

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HARMONY MULTI-FAMILY

HARMONY MASTER PLANNED COMMUNITY

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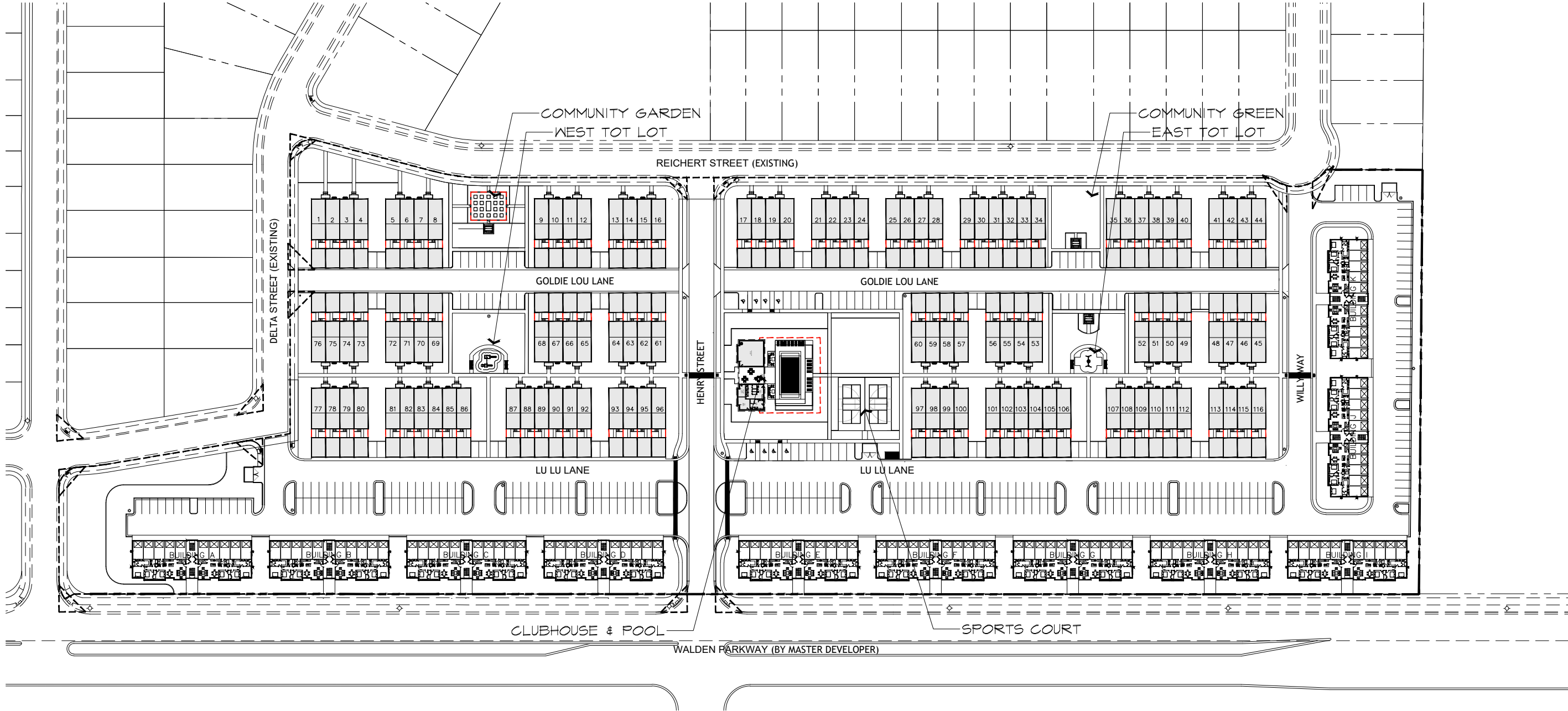
APRIL 2023

LANDSCAPE
irrigation plan
overview

L1.6

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
 LST SST RST	Hunter MP Strip PRO5-06-FRS40-CV Turf Rotator, 6\" data-bbox="671 104 789 153"/>	20	40	
 M L O	Hunter MP1000 PRO5-06-FRS40-CV Turf Rotator, 6\" data-bbox="671 156 789 197"/>	49	40	
 K G R	Hunter MP2000 PRO5-06-FRS40-CV Turf Rotator, 6\" data-bbox="671 203 789 250"/>	99	40	
 B Y A	Hunter MP3000 PRO5-06-FRS40-CV Turf Rotator, 6\" data-bbox="671 252 789 300"/>	51	40	
 LB	Hunter MP3500 PRO5-06-FRS40-CV Turf Rotator, 6.0\" data-bbox="671 302 789 342"/>	28	40	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
 ICV	Drip Remote Control Valve Assembly Hunter ICZ-101-40 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	45		
	Area to Receive Dripline Dripperline Assembly Netatim TLCV-04-18, Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 18\" data-bbox="671 404 817 459"/>	95,104 l.f.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
 RCV	Remote Control Valve Assembly Hunter ICV-6, 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	15		
 M	Master Valve Assembly 2\" data-bbox="671 521 789 562"/>	1		
 M2	Master Valve Assembly 2\" data-bbox="671 568 789 605"/>	1		
 BF	Backflow Device Assembly 2\" data-bbox="671 608 789 633"/>	1		
 BF2	Backflow Device Assembly 2\" data-bbox="671 640 789 663"/>	1		
 C	Controller Assembly Hunter A2C-T5D-S5, Mount on outside of mechanical room on clubhouse. T5-Station Decoder controller in a stainless steel wall mount enclosure. Hunter Solar-Sync-Sen, Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1		
 FS	Flow Sensor Assembly Hunter HC-200-FLOW, 2in. for use with Hydramise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	2		
 M1	Water Meter 2\" data-bbox="671 799 746 811"/>	1		
 M2	Water Meter 2\" data-bbox="671 816 746 833"/>	1		
	Irrigation Lateral Line: PVC Schedule 40	8,868 l.f.		
	Irrigation Mainline: PVC Schedule 40	5,900 l.f.		
	Pipe Sleeve: PVC Schedule 40 Sleeve size 2x size of pipe being sleeved. Main line sleeves should include an additional wire sleeve.	2,655 l.f.		
	Valve Callout # Valve Number # Valve Flow # Valve Size			



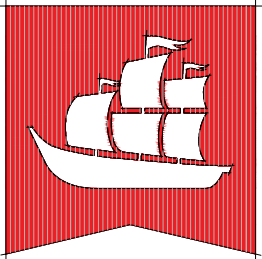
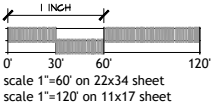
SITE AMENITY SCHEDULE

COMMON AREA AMENITIES

SYMBOL	DESCRIPTION / MODEL / MANUFACTURER	QTY	COLOR	FINISH
	WEST TOT LOT / DOUBLE TOWER PCM200304 / KOMPAN	1	GRAY/LIME	ROBINIA
	EAST TOT LOT / ROBINIA NEST SWING / KOMPAN	1	NATURAL	ROBINIA
	SHADED PICNIC TABLE / WOODY / MMCITE	3	NATURAL	MODIFIED ASH
	CUSTOM SHADE STRUCTURE	3	NATURAL	ROUGH SAWN TIMBER
	BENCHES / WOODY / MMCITE	4	NATURAL	MODIFIED ASH
	CUSTOM COMMUNITY GARDEN	1	NATURAL	ROUGH SAWN TIMBER
	BASKETBALL HOOP / 72" BACKBOARD / SOME SERIOUS HOOP	2	BLACK	POWDER COAT
	PICKLEBALL NET / DOUGLAS PREMIER PPS-225Q / DOUGLAS	2	BLACK	POWDER COAT

POOL & CLUBHOUSE OUTDOOR AMENITIES

SYMBOL	DESCRIPTION / MODEL / MANUFACTURER	QTY	COLOR	FINISH
	LOUNGERS / CAPE CORAL OUTDOOR / CHRISTOPHER KNIGHT HOME	16	WHITE	ALUMINUM
	SOFA COUCH / CAPE CORAL OUTDOOR / CHRISTOPHER K. HOME	2	TAN / WHITE	ALUMINUM
	SOFA CHAIRS / CAPE CORAL OUTDOOR / CHRISTOPHER K. HOME	4	TAN / WHITE	ALUMINUM
	TABLES / CATENA 24" / LANDSCAPE FORMS	3	TAN	POWDER COATED STEEL
	CHAIRS / CHAIR 21 / LANDSCAPE FORMS	12	TAN	POWDER COATED STEEL



flagship
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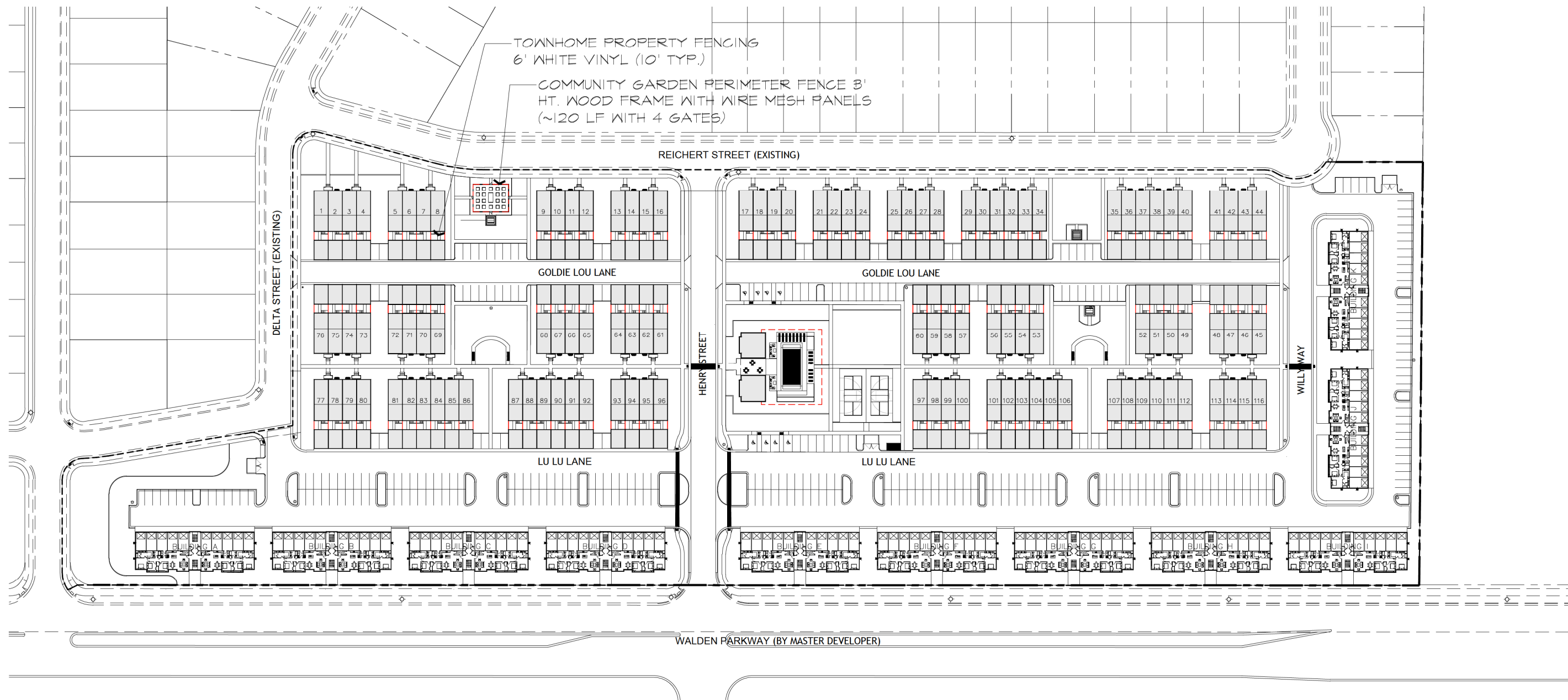
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located and marked

HARMONY MULTI-FAMILY
HARMONY MASTER PLANNED COMMUNITY
Eagle Mountain . Utah

APRIL 2023

LANDSCAPE
site amenity
overview

L2.0



FENCING NOTES:

1. Fencing between townhome and detached garage is 6' privacy white vinyl shown in red.
2. Schedule Pre-construction meeting with Flagship Site Super prior to digging.
3. Call blue-stakes and meet with site super to determine gas and other utility lines running in this area. Fixes to utilites will be at the cost of the fencing contractor.
4. Roof drains to be relocated if fencing conflicts exist.
5. Community Garden fencing planned to be woodframed with wire mesh paneling. Gates to be made from the same materials as the panels.

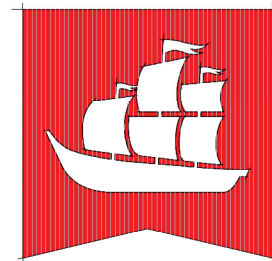


Garden Fencing - 36" wood frame with wire mesh paneling. Garden Boxes with wood frame and corrugated metal panels.



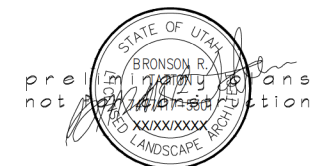
6' Privacy White Vinyl Fencing

1" = 120'
0' 30' 60' 120'
scale 1"=60' on 22x34 sheet
scale 1"=120' on 11x17 sheet



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HARMONY MULTI-FAMILY

HARMONY MASTER PLANNED COMMUNITY

Eagle Mountain . Utah

APRIL 2023

LANDSCAPE
fence plan

L3.0



PARKS & OPEN SPACE WORKSHEET

HARMONY MULTI-FAMILY AREA A (7/28/2023 update)

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space				
Residential Lots / Units	273	Required Open Space (Square Feet) ^a		Required Open Space (Acres) ^b
226	x 1,000 =	61,698 sq ft	/ 43,560 =	1.42 Acres

Park Fee-In-Lieu (if applicable)		
Required Open Space (Square Feet) ^a		Total Fee-In-Lieu
sq ft	x \$5.75 =	\$

Required Amenity Points		
Required Open Space (Acres) ^b		Required Amenity Points
1.42 Acres	x 100 =	142 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	4	8
Bicycle Rack (4+ bikes)	2	1	2
Trees (5) (A majority must be shade trees)	2	481	192
Shade Structure	4	3	12
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls) 37 extra stalls 37 / 5 = 7.4 * 6 = 44	6	37	44
Swings (4+ swings)	7	1	7
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	3	12
Playground Equipment* per \$1,000	2	50,000	100
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100	1	100
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Community Garden	Varies	1	50
Other:	Varies		
TOTAL			632

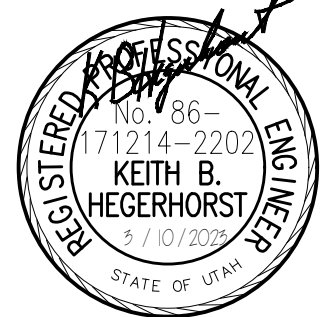
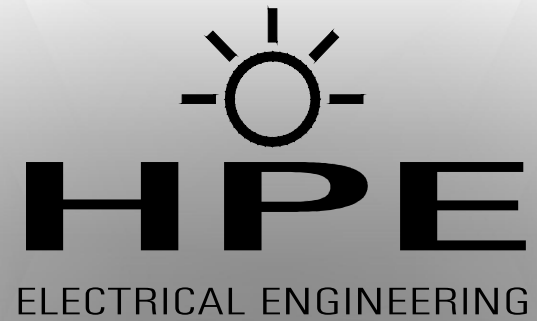
* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

GENERAL NOTES:

1. THE OUTLINE AROUND THE FIXTURE REPRESENTS .25 FT CANDLE READING AT GROUND LEVEL.

LUMENS PER NET ACRE				
FIXTURE	COUNT	LUMENS/PER FIXTURE	TOTAL LUMENS	
F1 FULL	15	4,002	60,030	LUMENS
F2 HOUSE SHIELD	9	2,977	26,793	LUMENS
F3 EXISTING	13	2,977	38,701	LUMENS
			TOTAL	125,524 LUMENS
			TOTAL	ACRES 14
			TOTAL	LUMENS/ACRES 8,723

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HEGERHORST POWER
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708 EAST 50 SOUTH
AMERICAN FORK, UTAH 84003
TEL. (801) 642-2051
FAX. (801) 642-2154



REV:	DATE:	DESCRIPTION:	BY:
1	3/30/23	CITY COMMENTS	BES
2			
3			
4			
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HARMONY
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EAGLE MOUNTAIN - UTAH

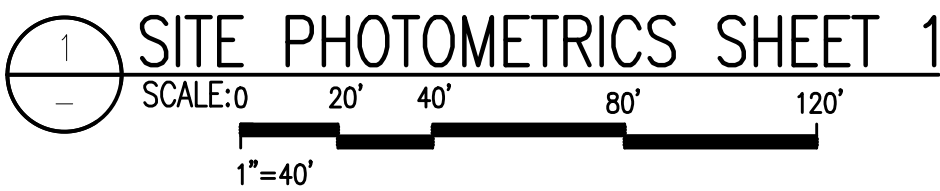
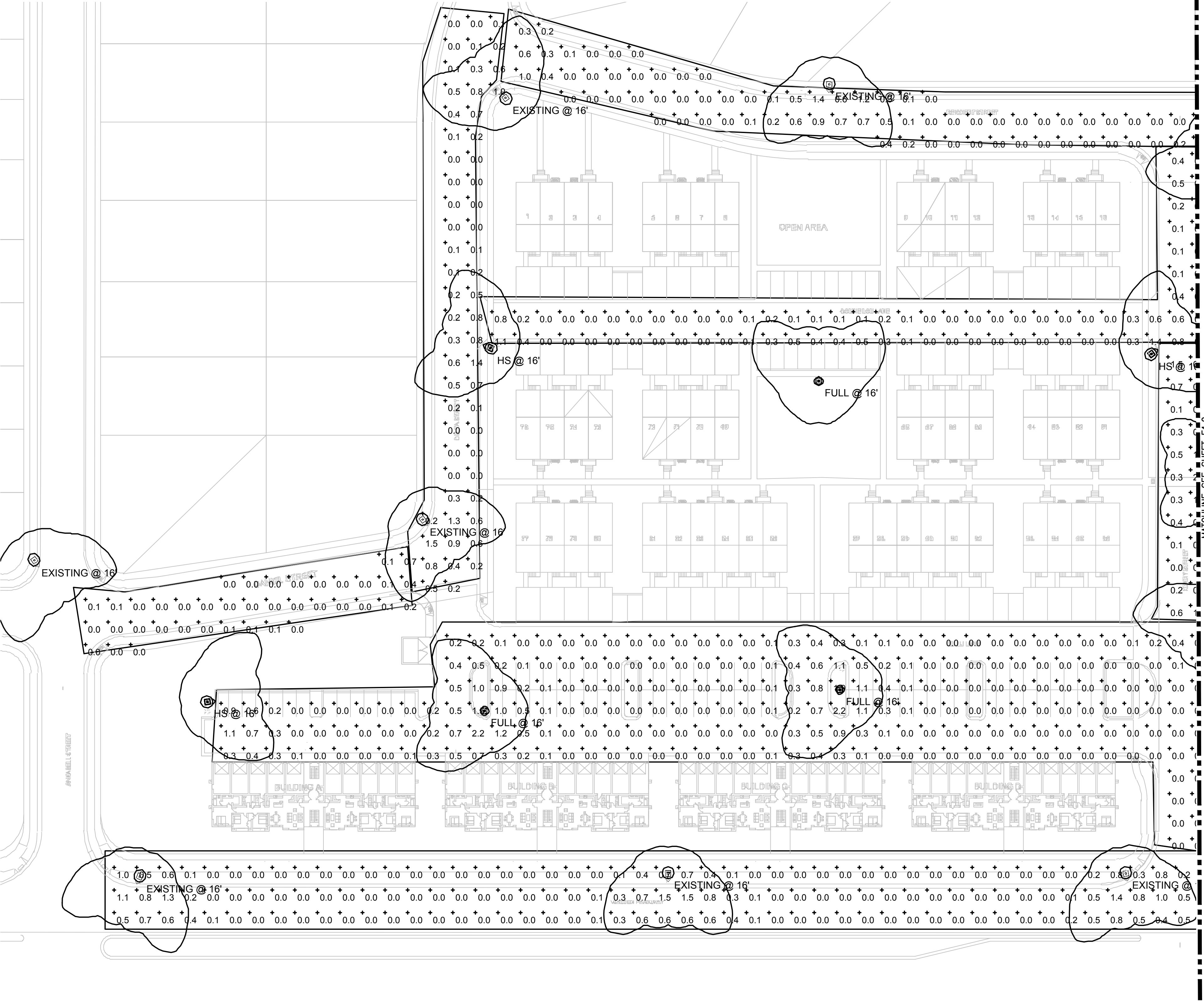
SITE PHOTOMETRICS
SHT. 1

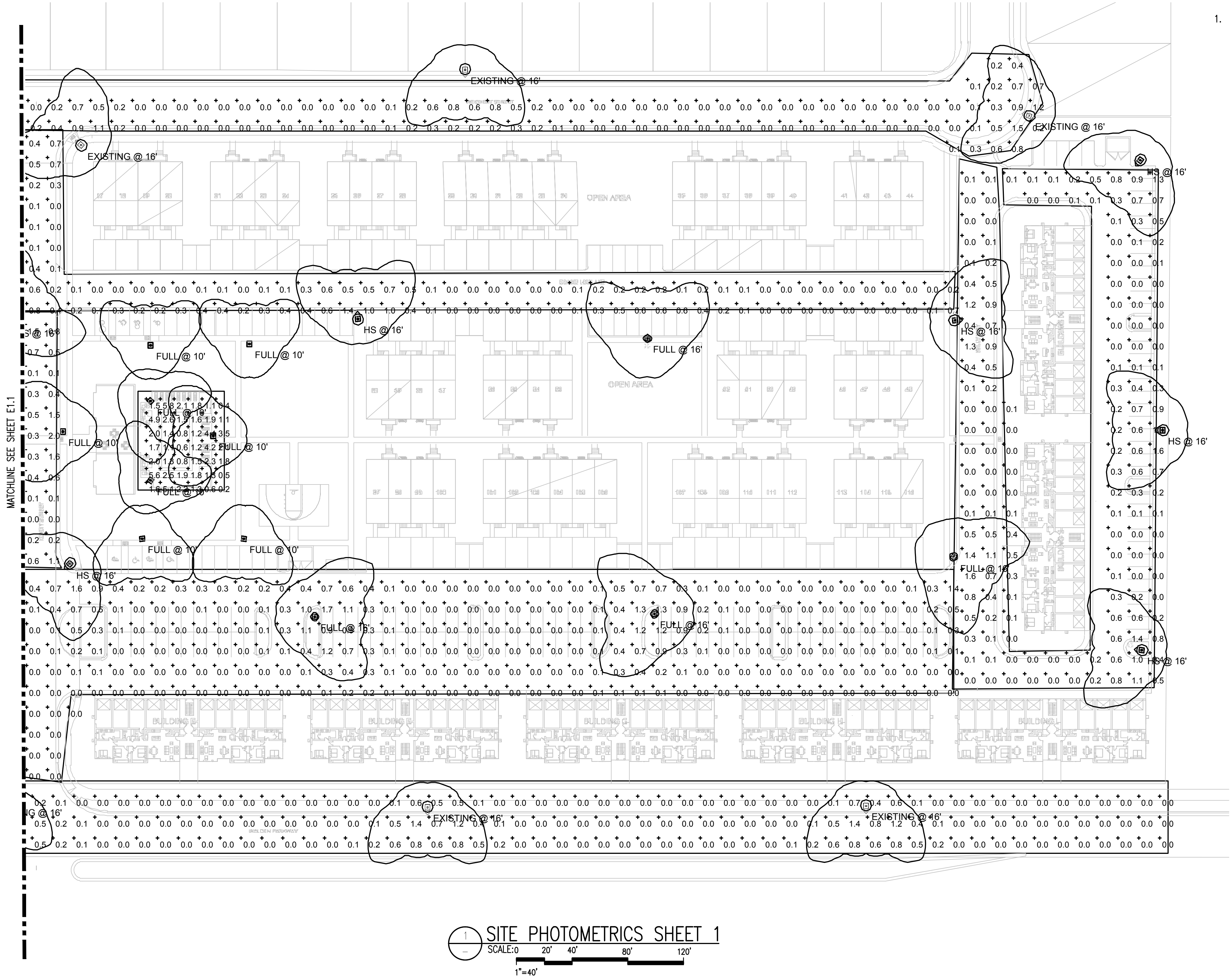
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AS SHOWN
DRAWN BY:
GDS
DESIGNED BY:
BES
ENGINEERED BY:
KBH
DATE:
3/10/2023

SHEET NO. E1.1 HPE PROJECT NO. 23.013

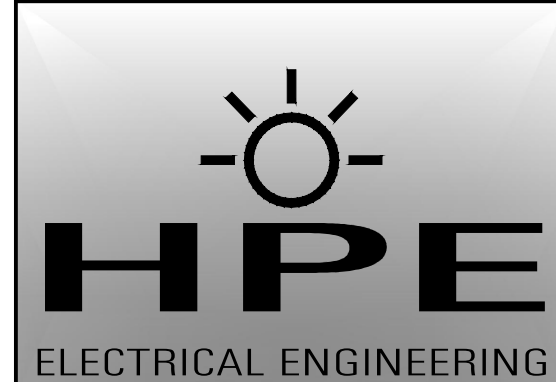




GENERAL NOTES:

1. THE OUTLINE AROUND THE FIXTURE REPRESENTS .25 FT CANDLE READING AT GROUND LEVEL.

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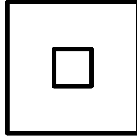
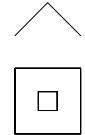
HARMONY
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SITE PHOTOMETRICS
SHT. 2

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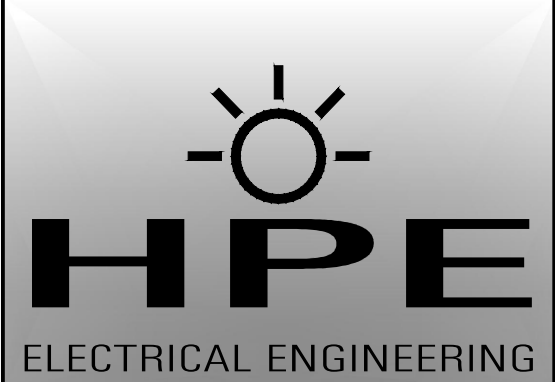
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ENGINEERED BY: KBH	
DATE: 3/10/2023	
SHEET NO. E1.2	HPE PROJECT NO. 23.013

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	FULL		15	Holophane	AUCL2 P20 40K XX FC3	Utility Arlington FCO LED 2, P20, 4000K, Type 3 Optic	1	4002	1	45
	HS		9	Holophane	AUCL2 P20 40K XX FC3 HSS	Utility Arlington FCO LED 2, P20, 4000K, Type 3 Optic, with House Side Shield	1	2977	1	45
	EXISTING		13	Holophane	AUCL2 P20 40K XX FC3 HSS	Utility Arlington FCO LED 2, P20, 4000K, Type 3 Optic, with House Side Shield	1	2977	1	45

Cut sheets?

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DELTA STEET	+	0.3 fc	1.5 fc	0.0 fc	N/A	N/A
GOLDIE LOU LANE	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
HENERY STREET	+	0.6 fc	2.0 fc	0.0 fc	N/A	N/A
LU LU LANE	+	0.2 fc	2.2 fc	0.0 fc	N/A	N/A
POOL AREA	+	2.0 fc	5.8 fc	0.2 fc	29.0:1	10.0:1
REICHERT STREET	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A
WALDEN WAY	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A
WILLY WAY	+	0.3 fc	1.6 fc	0.0 fc	N/A	N/A
DANIEL STREET	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

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REV:	DATE:	DESCRIPTION:	BY:
1	3/30/23	CITY COMMENTS	BES
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HARMONY
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PHOTOMETRICS
STATISTICS

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ENGINEERED BY: KBH	
DATE: 3/10/2023	
SHEET NO. E13	HPE PROJECT NO. 23.013



ASSEMBLY SUBMITTAL SPEC SHEET

JOB NAME:

JOB LOCATION:

QUOTE NUMBER:

SUBMITTAL TYPE:

CONTENTS

Type

Description

AUCL2 P20 40K MVOLT FC3 BK SK PR7 PCLL L25 SMA 14 F5J 13S C03 BK DBB ASSY9395

NOTES



Job Name:

Job Location:

Quote No:

Type:

Catalog Number:

AUCL2 P20 40K MVOLT FC3 BK SK PR7 PCLL L25 SMA 14 F5J 13S C03 BK DBB ASSY9395

0° View



90° View



Ordering Information

Luminaire

Catalog Number: AUCL2 P20 40K MVOLT FC3 BK SK PR7 PCLL L25

Series: (AUCL2) Utility Arlington FCO LED 2

Performance Package: (P20) P20 performance package

Color Temperature: (40K) 4000K

Voltage: (MVOLT) 120-277V

Optics: (FC3) Full cutoff, type III

Finish: (BK) Black

Finial/Trim: (SK) Spike finial

Photocontrol Receptacle: (PR7) 7 pin NEMA dimmable photocontrol receptacle

Photocontrols: (PCLL) DLL photocontrol

Prewire Leads: (L25) 25ft prewire leads

Pole

Catalog Number: SMA 14 F5J 13S C03 BK DBB

Series: (SMA) Salem aluminum pole

Pole Height: (14) 14FT

Shaft Style: (F5J) Shaft, 5" diameter fluted, .25 wall

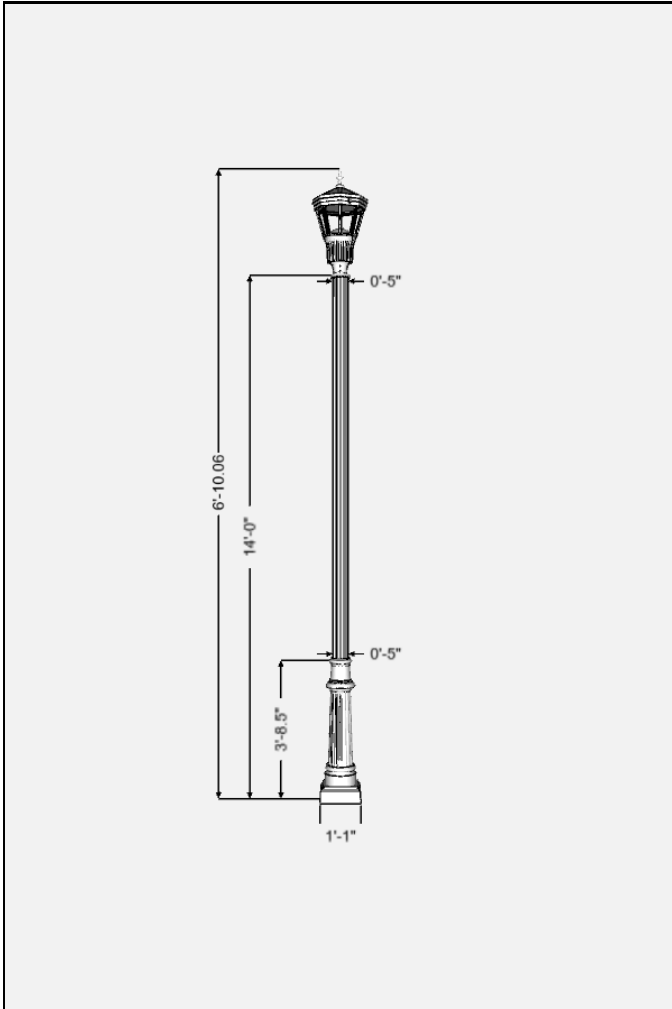
Base Diameter: (13S) 13IN Base, Square Pattern Bolt Circle

Pole Top Mounting: (C03) Tenon, 3.00 O.D. x 3" tall

Finish: (BK) Black

Base Mounting: (DBB) Direct burial base, galvanized steel

Assembly Drawing



Description	Height/Width
Assembly Overall Height	16'-10.06"
Luminaire Mounting Height	14'-0"
Pole Height	14'-0"
Pole Shaft OD At Top	0'-5"
Pole Shaft OD At Bottom	0'-5"
Pole Base Height	3'-8.5"
Pole Base Width	1'-1"

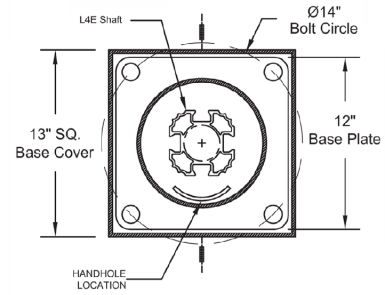
Windload

Passed Wind Speed: 90 mph

Windload Result: 28%

Evaluated per: AASHTO 2013

Anchorage/Orientation Plan



Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
1	AUCL2 P20 40K MVOLT FC3 BK SK PR7 PCLL L25
1	SMA 14 F5J 13S C03 BK DBB

Customer Approval Signature:

Date:

AUCL2

Utility Arlington Series Luminaire Full Cutoff LED2

ORDERING INFORMATION

Example: AUCL2 P20 30K MVOLT GN FC2 NF PR7E

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing Color	Finial
AUCL2 Utility Arlington LED FCO	P10 1,500 nominal lumens (amber only)	AMB True amber 30K 3000K CCT 40K 4000K CCT 50K 5000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike
	P20 4,500 nominal lumens					
	P30 6,500 nominal lumens					
	P40 8,500 nominal lumens					
	P50 11,500 nominal lumens					

Options: Option Compatibility Matrix on page 3 of 4

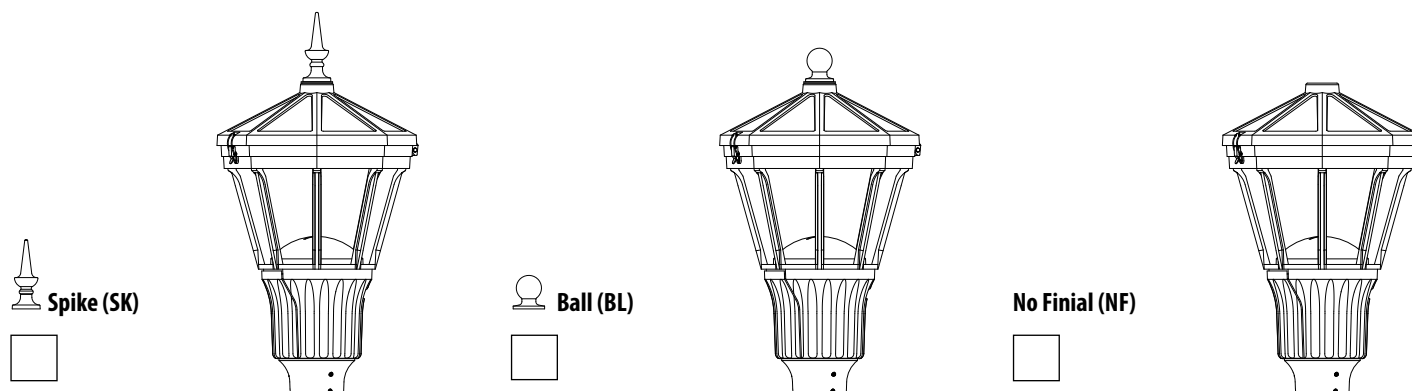
AO Field Adjustable Output	PR3E NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option	L1H 1.5 ft prewired leads
FPDxx Factory Programmed Driver	PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option	L03 3ft prewired leads
PR3 NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	SH Shorting cap	L10 10 ft prewired leads
PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	HSS House side shield	L20 20 ft prewired leads
PCLL DTL long life twistlock photocontrol for solid-state MVOLT		L25 25 ft prewired leads
P34 DTL long life twistlock photocontrol for solid-state 347V		L30 30 ft prewired leads
P48 DTL long life twistlock photocontrol for solid-state 480V		NL1X1 NEMA Label 1" X 1"
		NL2X2 NEMA Label 2" X 2"
		20KV 20kV/10kA surge protection

Accessories: Order as separate catalog number.

AUCL2HSS1	House side shield, single pack
AUCL2HSSJ50	House side shield, bulk pack of 50
RK8AUCL2 MVOLT SPD10K	Replacement surge protector kit, 10KV/5Ka 120-277V
RK8AUCL2 HVOLT SPD10K	Replacement surge protector kit, 10KV/5Ka 347-480V
RK8AUCL2 MVOLT SPD20K	Surge protector kit, 20KV/10Ka 120-277V
RK8AUCL2 HVOLT SPD20K	Surge protector kit, 20KV/10Ka 347-480V

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



OPTIONS MATRIX

Mounting		SELECTED OPTION (start here)										
		A0	FPDxx	PR3	PR3E	PR7	PR7E	PCL3	PCL4	PCLL	SH	20kV
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Finial	BL	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	SK	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	NF	Y	Y	Y	M	Y	M	Y	Y	Y	Y	Y
Compatible Options	A0		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	FPDxx	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
	PR3	Y	Y		N	N	N	Y	Y	Y	Y	Y
	PR3E	Y	Y	N		N	N	Y	Y	Y	Y	Y
	PR7	Y	Y	N	N		N	Y	Y	Y	Y	Y
	PR7E	Y	Y	N	N	N		Y	Y	Y	Y	Y
	PCL3	Y	Y	Y	Y	Y	Y		N	N	N	Y
	PCL4	Y	Y	Y	Y	Y	Y	N		N	N	Y
	PCLL	Y	Y	Y	Y	Y	Y	N	N		N	Y
	SH	Y	Y	Y	Y	Y	Y	N	N	N		Y
	20kV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Y = Valid Option Combination

M = Must have: one of these must be installed for the luminaire to operate

N = Combination Not available

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

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

Ambient Temp (degrees C) Lumen Multiplier								
0	5	10	15	20	25	30	35	40
1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the platforms noted in 25C ambient, based on 6,000 hours of IED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Package	Lumen Maintenance						L70 Hrs
	25k hrs	36k hrs	50k hrs	60k hrs	75k hrs	100k hrs	
P20-P40	0.97	0.96	0.95	0.94	0.93	0.91	383,000
P50	0.96	0.94	0.93	0.91	0.90	0.87	267,667

PERFORMANCE DATA

LED Package	Distribution	SystemWatts	3000K		4000K		5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P20	FC2	45	4037	90	4449	99	4583	102
	FC3	45	3631	81	4002	89	4123	92
	FC4	45	3906	87	4304	96	4434	99
	FC5	45	3988	89	4396	98	4528	101
P30	FC2	66	5887	89	6488	98	6684	101
	FC3	66	5296	80	5837	88	6013	91
	FC4	66	5696	86	6277	95	6467	98
	FC5	66	5816	88	6411	97	6604	100
P40	FC2	89	7616	86	8394	94	8647	97
	FC3	89	6851	77	7551	85	7779	87
	FC4	89	7368	83	8121	91	8366	94
	FC5	89	7525	85	8293	93	8544	96
P50	FC2	139	10903	78	12016	86	12379	89
	FC3	139	9808	71	10810	78	11136	80
	FC4	139	10548	76	11626	84	11977	86
	FC5	139	10772	77	11872	85	12231	88

FPDXX DATA OPTIONS

FPDxx Setting	Wattage	P20 30K				P20 40K				P20 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	45	4037	3631	3906	3988	4449	4002	4304	4396	4583	4123	4434	4528
FPD95	43	3835	3450	3710	3789	4226	3802	4089	4176	4354	3917	4213	4302
FPD90	41	3633	3268	3515	3590	4004	3602	3874	3956	4125	3711	3991	4076
FPD85	38	3431	3087	3320	3390	3782	3402	3659	3736	3896	3505	3769	3849
FPD80	36	3229	2905	3124	3191	3559	3202	3444	3517	3667	3298	3547	3623

FPDxx Setting	Wattage	P30 30K				P30 40K				P30 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	66	5887	5296	5696	5816	6488	5837	6277	6411	6684	6013	6467	6604
FPD95	63	5592	5031	5411	5526	6164	5545	5963	6090	6350	5712	6144	6274
FPD90	59	5298	4766	5126	5235	5839	5253	5650	5769	6016	5412	5820	5944
FPD85	56	5004	4501	4841	4944	5515	4961	5336	5449	5681	5111	5497	5613
FPD80	53	4709	4237	4557	4653	5190	4669	5022	5128	5347	4810	5173	5283
FPD75	50	4415	3972	4272	4362	4866	4378	4708	4808	5013	4510	4850	4953
FPD70	46	4121	3707	3987	4072	4542	4086	4394	4487	4679	4209	4527	4623

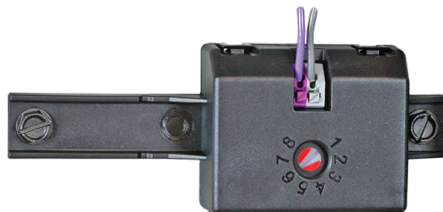
FPDxx Setting	Wattage	P40 30K				P40 40K				P40 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	89	7616	6851	7368	7525	8394	7551	8121	8293	8647	7779	8366	8544
FPD95	85	7235	6509	7000	7149	7974	7173	7715	7879	8215	7390	7948	8116
FPD90	80	6854	6166	6632	6772	7544	6796	7309	7464	7782	7001	7530	7689
FPD85	76	6473	5824	6263	6396	7135	6418	6903	7049	7350	6612	7111	7262
FPD80	71	6093	5481	5895	6020	6715	6041	6497	6635	6918	6223	6693	6835

FPDxx Setting	Wattage	P50 30K				P50 40K				P50 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	139	10903	9808	10548	10772	12016	10810	11626	11872	12379	11136	11977	12231
FPD95	132	11966	9318	10021	10234	11415	10269	11025	11279	11760	10579	11378	11619
FPD90	125	9812	8827	9494	9695	10814	9729	10463	10685	11141	10022	10779	11008
FPD85	118	9267	8337	8966	9156	10214	9188	9882	10092	10522	9466	10180	10396
FPD80	111	8722	7846	8439	8618	9613	8648	9301	9498	9903	8909	9581	9785

AUCL2

Utility Arlington Series Luminaire Full Cutoff LED2

COMPONENTS & OPTIONS DATA



A0
Manual field adjustable output dimming device



20kV
Safeguard your investment from extreme voltage spikes with our new Extreme 20kV/10kA SPD



HSS
Minimize backlight with a louvered house-side-shield. Available as a factory option or field accessory



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 22, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: FIREFLY 8.1 1A --
PRELIMINARY PLAT

ITEM TYPE: Preliminary Plat

APPLICANT: Candlelight Homes w/ LEI as engineer(s)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Submittal of the Preliminary Plat made the subject of this report comes on the heels of the City's approval of an amended Master Development Plan and associated Master Development Agreement. The amendments recomposed the 2010 approved Pole Canyon development project into the Firefly planned community with a collection of design and other changes. The community is still divided into re-defined neighborhood planning areas and Firefly 8.1 1A is but the first of many anticipated preliminary plats to be submitted to the City for review and approval.

ITEMS FOR CONSIDERATION:

PRELIMINARY PLAT (EMMC § 16.20 & MDP/MDA)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files).

PROVIDED/PROPOSED PLAT CALCULATIONS:

General Metrics

Total Acreage -- 74.66

Land Use Zone(s) -- NPA per re-adopted MDP and MDA

Total Lot Count -- 409 (169 single-family/240 multi-family)

Total Lots Allowed in NPA 8 -- 1,115

Total Lots Allowed Remaining -- 706

Total Acreage in Lots -- 48.09

Overall Prelim. Plat density -- 5.48 du/ac

Total Open Space Provided -- 11.77 acres

Asphalt Pavement Area Internal to Subd. -- 14.80 acres
Easements Req'd. as per Plat & City Engineering

Single-Family Detached Type "C" Lots

Min. Lot Size Req'd.

If Street Loaded, then -- 4,500 sq. ft.

If Alley Loaded, then -- 4,200 sq. ft.

Finding: All detached street & alley loaded lots meet min. size requirements

Required Widths/Setbacks:

If Street Loaded, then:

Min. Lot Width -- 48'

If Alley Loaded, then:

Min. Lot Width -- 40'

Finding: All detached street & alley loaded lots meet min. width requirements

Multi-Family Attached Lots

Number of units per building allowed -- n/a unless apartments
(capped at 48/bldg.)

Min. Lot Size Req'd.:

If Street Loaded, then -- n/a (see note 2 below)

If Alley Loaded, then -- n/a (see note 2 below)

Multi-Family Parking:

Required: 72

Provided: 149

Spaces in park areas: 220

of intersection nodes: 35

of [road section] links: 55

Connectivity Index #: 1.57 -- 1.75 suggested as RC Zone
resembles Type C lots in plat but plat also has crossover paths

Notes:

1. DRC review revealed the need to make some minor revisions to the plat. Those were incorporated into the revised plat drawings hereto attached and addressed by way of a narrative also hereto attached.

2. As per the adopted Firefly Community Plan, as pertaining to twin-homes and townhomes, "there are no minimum lot area requirements. Appropriate size is determined by the ability to meet development setback requirements as determined in the community plan."

3. Setback conformance will be checked during building permit review as building lots do not have building envelopes to review for conformity.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): Accord with approved Development Agreement; all open space parcels have been labeled and it is noted that landscape plans will be provided in conjunction with final plat submittal(s). A trail corridor series are provided in the plat as per pro-offered designs exhibited with MDP & MDA entitlement application approval requests. Parking lot plans as shown on the plat pages portray code acceptable interrupt tree planters at agreeable intervals.

ROW: Compliant with City standards -- 59' locals & 26' (or oversized 26' [37']) private streets/alleys/service drives as denoted in the approved Firefly Community Plan

Screening: n/a (no commercial/industrial against residential or collector/arterials ROW to screen against

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for the entitlement and/or subdivision request should they be approved.

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a

Preliminary Plat Approval review request are included in EMMC § 16.20.

RECOMMENDATION:

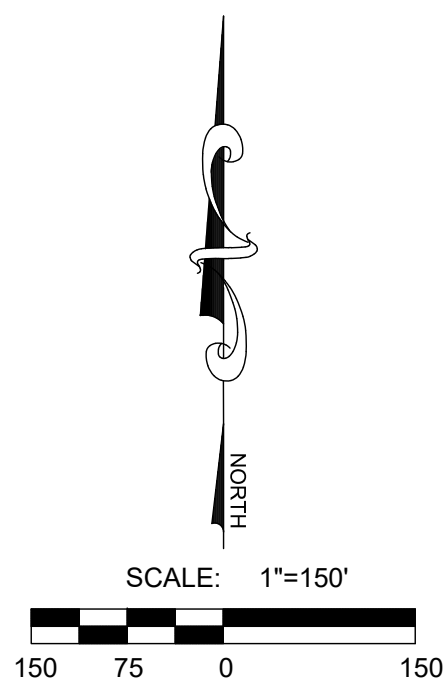
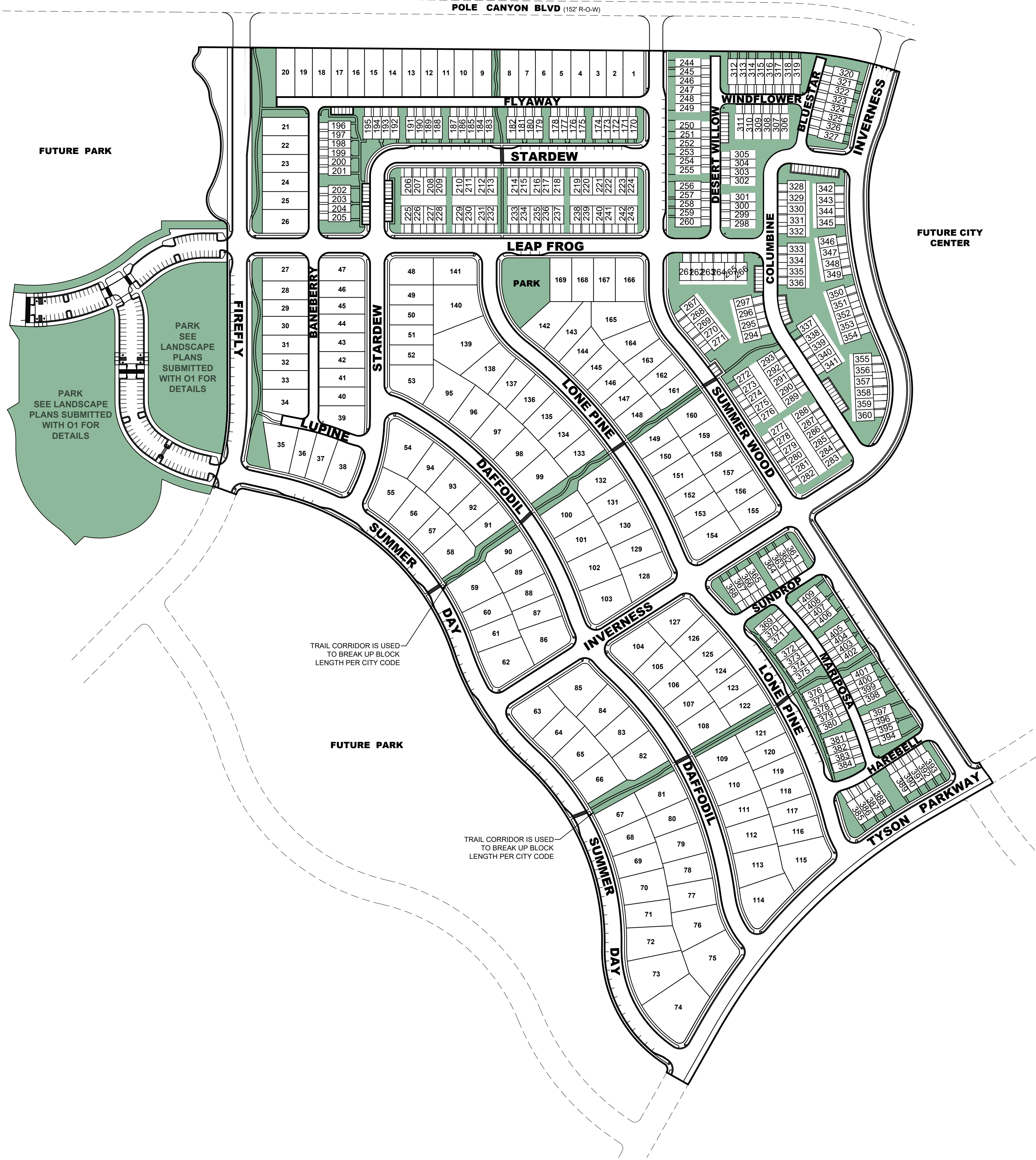
Approve with conditions: Staff suggests that the Planning Commission advance a favorable recommendation regarding the proposed preliminary plat contingent on applicant compliance with any conditions of approval deemed warranted, including provision of code acceptable streetlights at intersections and at acceptable intervals and a 1.75 connectivity index assurance.

ATTACHMENTS:

[NPA 8 Ph. A PP 8-17-23](#)

[Redline Response Package_FLY_Preliminary Phase 8.1](#)

firefly
NPA 8
PRELIMINARY PHASE A
EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

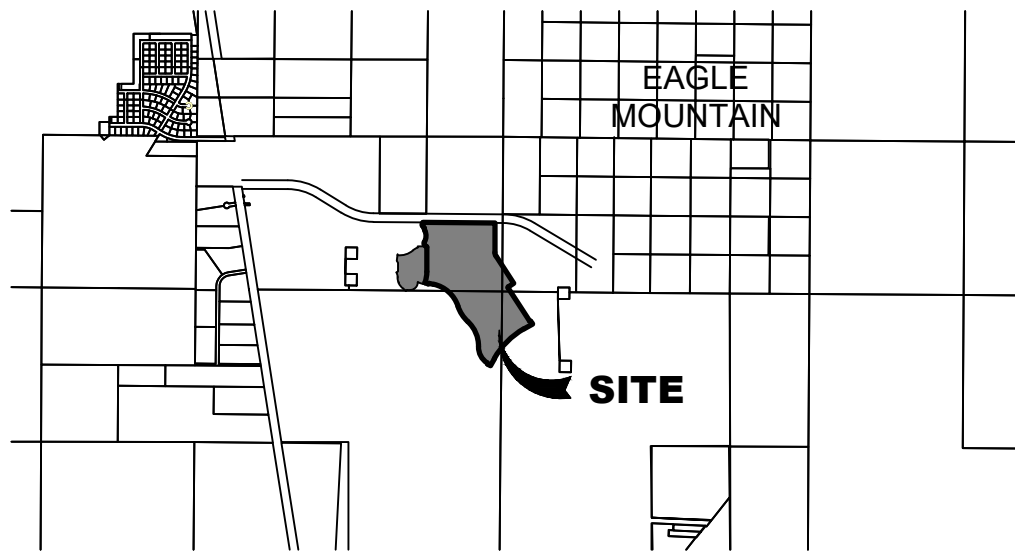


TABLE OF CONTENTS

SHEET 101	COVER	SHEET 304	UTILITY PLAN 4
SHEET 201	LOT LAYOUT 1	SHEET 305	OPEN SPACE UTILITY PLAN
SHEET 202	LOT LAYOUT 2	SHEET 401	GRADING PLAN
SHEET 203	LOT LAYOUT 3	SHEET 402	OPEN SPACE GRADING PLAN
SHEET 204	OPEN SPACE LAYOUT	SHEET 501	PHASING PLAN/ LOT PLAN
SHEET 301	UTILITY PLAN 1	SHEET 601	DETAILS
SHEET 302	UTILITY PLAN 2	SHEET 602	OFF-SITE SEWER EXHIBIT
SHEET 303	UTILITY PLAN 3		

TABULATIONS

TOTAL ACREAGE: 74.66 ACRES
ASPHALT PAVEMENT AREA: 14.80 ACRES
TOTAL OPEN SPACE: 11.77 ACRES
UNITS
SINGLE FAMILY: 169 LOTS
MULTI-FAMILY: 240 UNITS
TOTAL # OF UNITS ALLOWED IN NPA 8: 1,115
TOTAL # OF UNITS IN THIS PHASE: 409 LOTS
TOTAL # OF UNITS REMAINING: 706
OVERALL DENSITY OF THIS PHASE: 5.48 UNITS/ACRE
PARKING
MULTI-FAMILY PARKING REQUIRED: 72 STALLS (1.3 TOWN HOME UNITS)
MULTI-FAMILY PARKING PROVIDED: 148 STALLS
ADDITIONAL PARKING PROVIDED FOR
PARKS: 220 STALLS
OF NODES: 35
OF LINKS: 65
CONNECTIVITY INDEX NUMBER: 1.57

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

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

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

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

ROAD SECTION:

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

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

NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:

2021-0080

DRAWN BY:

TJP

DESIGNED BY:

GDM / BCT

SCALE:

1" = 150'

DATE:

08/17/2023

SHEET

101

DEVELOPER / OWNER

Candlelight homes
We Build Beautiful.

14034 SOUTH 145 EAST, SUITE 202
DRAPER, UT 84020
(801) 495-3414

ENGINEER

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

PROJECT NAME

FIREFLY

NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 1

firefly

REVISIONS	
1	-
2	-
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LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
1" = 60'
DATE:
08/17/2023

SHEET
201



SETBACK TABLE							
SINGLE FAMILY DETACHED LOTS	FRONT	GARAGE	REAR	SIDE	CORNER	MIN. LOT WIDTH*	
	STANDARD C LOT	15'	22'	20'	5/8'	15'	48'
	ALLEY LOAD	10'	22'	5'	5/8'	15'	40'
* LOT WIDTH MEASURED FROM EITHER THE "BUILD-TO LINE" (WHEN APPLICABLE), OR THE FRONT SETBACK, WHICHEVER IS FURTHER BACK FROM THE PROPERTY LINE.							

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	REAR BUILDING SPACING	SIDE	SIDE BUILDING SPACING	CORNER
	FRONT LOAD TOWN	15'	22'	10'	30'	15'	15'
	REAR LOAD TOWN	10'	22'	5'	30'	15'	15'

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL A	18410.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL B	15570.04 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL C	2260.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL D	31898.12 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL E	3433.19 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL F	2355.00 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL G	3842.07 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL H	2354.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL I	2258.70 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL J	28098.31 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL K	15673.29 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL L	25705.48 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL M	5713.22 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL N	6797.01 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL O	4303.28 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL P	6473.96 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Q	4931.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL R	8422.71 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL S	15096.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL T	18983.08 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL U	11756.35 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL V	31417.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL W	3017.69 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	2626.18 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Y	33084.97 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Z	14448.76 SQFT.	OWNED & MAINTAINED BY H.O.A.

SINGLE-FAMILY DETACHED*									
Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width ¹	Minimum Lot Size	Maximum Building Height ²	
Agriculture	25'	25'	35'	10'/30'	25'	90'	21,780 sf	35'	
Standard A	25'	25'	25'	10'/10'	15'	85'	10,890 sf	35'	
Standard B	15'	22'	20'	8'/10'	15'	80'	8,000 sf	35'	
Standard C	15'	22'	20'	5'/8'	15'	48'	4,500 sf	35'	
Alley Load	10'	22'	5'	5'/5' ¹	15'	40'	4,200 sf	35'	
Cottage	15'	22'	10'	5'/5' ¹	15'	40'	3,600 sf	35'	
ACCESSORY BUILDINGS				* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.					
Type of Building	Rear	Side	Maximum Building Height ²						
Barns	5'	5'	35'						
ADU	5'	5'	35'						
MULTI-FAMILY*									
Type of Lot	Front	Garage	Rear	Rear Building Spacing	Side	Side Building Spacing	Corner	Max. Building Height ¹	Max. Units Per Building
Twin Home	15'	22'	10'	20'	5'/5'	10'	15'	35'	N/A
Front-Load Townhome	15'	22'	10'	20'	15'	15'	15'	40'	N/A
Rear-Load Townhome	10'	3'	3'	30'	15'	15'	15'	40'	N/A
Apartment / Condominium ²	10'	5'	15'	30'	15'	15'	15'	55' ²	48



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ENGINEERS

SURVEYORS

PLANNERS

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NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

LOT LAYOUT 2

REVISIONS

1	-	-
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4	-	-
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6	-	-

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

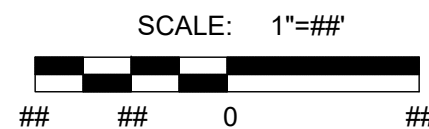
SCALE: 1" = 60'

DATE: 08/17/2023

SHEET

203

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL A	18410.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL B	15570.04 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL C	2260.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL D	31698.12 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL E	3433.19 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL F	2355.00 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL G	3842.07 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL H	2354.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
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PARCEL J	28098.31 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL K	15673.29 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL L	25705.48 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL M	5713.22 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL N	6797.01 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL O	4303.28 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL P	6473.96 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Q	4931.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL R	8422.71 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL S	15096.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL T	18983.08 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL U	11756.35 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL V	314175.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL W	3017.69 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	2626.18 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Y	33084.97 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Z	14448.76 SQFT.	OWNED & MAINTAINED BY H.O.A.



SETBACK TABLE						
SINGLE FAMILY DETACHED LOTS	FRONT	GARAGE	REAR	SIDE	CORNER	MIN. LOT WIDTH*
STANDARD C LOT	15'	22'	20'	5/8'	15'	48'
ALLEY LOAD	10'	22'	5'	5/5'	15'	40'

* LOT WIDTH MEASURED FROM EITHER THE "BUILD-TO LINE" (WHEN APPLICABLE), OR THE FRONT SETBACK, WHICHEVER IS FURTHER BACK FROM THE PROPERTY LINE.

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	REAR BUILDING SPACING	SIDE	SIDE BUILDING SPACING	CORNER
FRONT LOAD TOWN	15'	22'	10'	30'	15'	15'	15'
REAR LOAD TOWN	10'	22'	5'	30'	15'	15'	15'



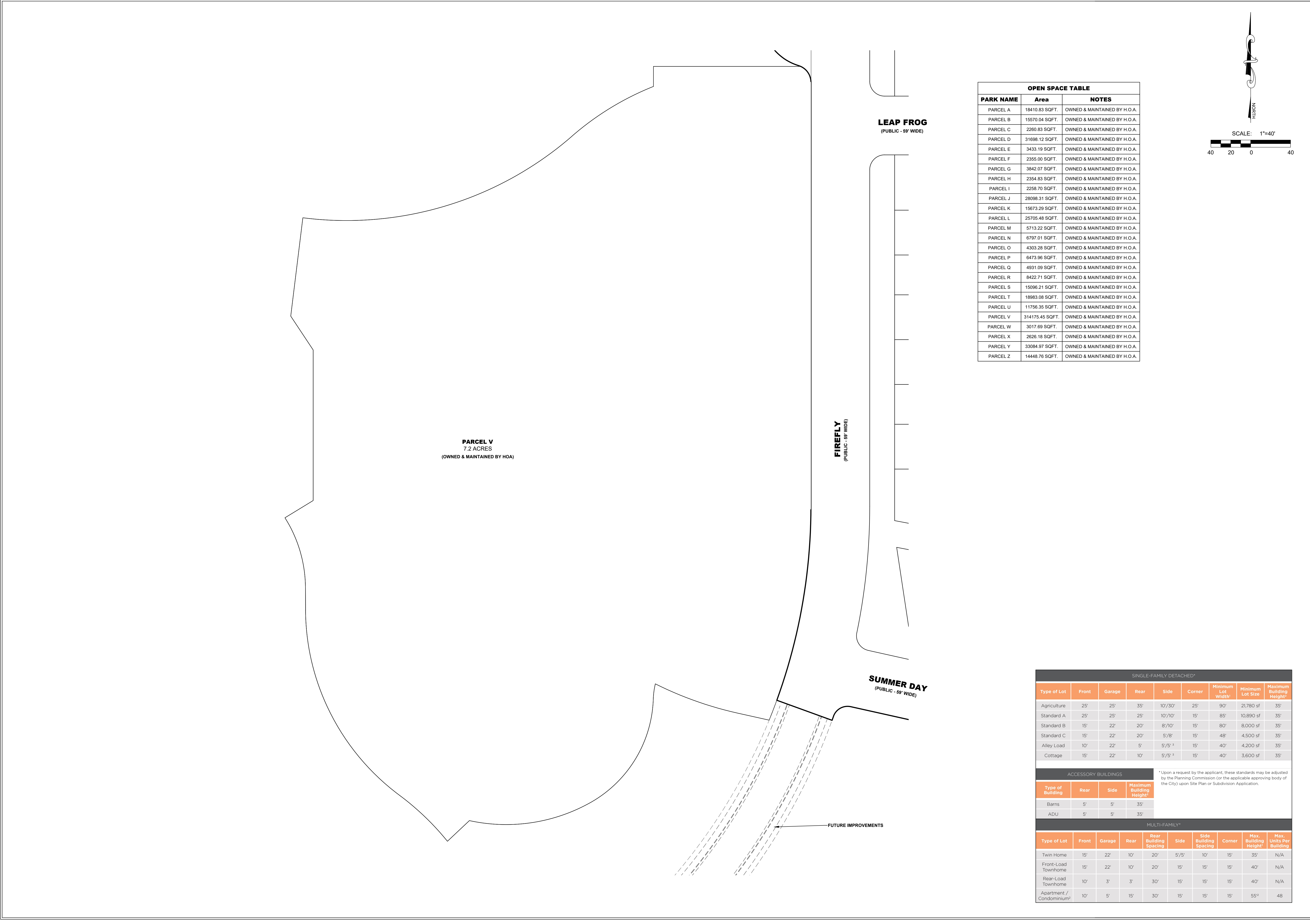
SINGLE-FAMILY DETACHED*							
Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width ¹	Minimum Lot Size
Agriculture	25'	25'	35'	10'/30'	25'	90'	21,780 sf
Standard A	25'	25'	25'	10'/10'	15'	85'	10,890 sf
Standard B	15'	22'	20'	8'/10'	15'	80'	8,000 sf
Standard C	15'	22'	20'	5'/8'	15'	48'	4,500 sf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

ACCESSORY BUILDINGS			
Type of Building	Rear	Side	Maximum Building Height ²
Barns	5'	5'	35'
ADU	5'	5'	35'

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

MULTI-FAMILY*							
Type of Lot	Front	Garage	Rear	Rear Building Spacing	Side	Side Building Spacing	Corner
Twin Home	15'	22'	10'	20'	5'/5'	10'	15'
Front-Load Townhome	15'	22'	10'	20'	15'	15'	15'
Rear-Load Townhome	10'	3'	3'	30'	15'	15'	15'
Apartment / Condominium ²	10'	5'	15'	30'	15'	15'	15'
Max. Units Per Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A

U:\0_LEI PROJECTS\2021\2021-0080 ROLE CANTON SUBDIVISION\NPA & PRELIMINARY\01-0080 PRELIMINARY PHASE 1.DWG 8/17/2023 11:23 AM



OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL A	18410.83 SQFT.	OWNED & MAINTAINED BY H.O.A.
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PARCEL J	28098.31 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL K	15673.29 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL L	25705.48 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL M	5713.22 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL N	6797.01 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL O	4303.28 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL P	6473.96 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Q	4931.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL R	8422.71 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL S	15096.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL T	18983.08 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL U	11756.35 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL V	314175.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL W	3017.89 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	2626.18 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Y	33084.97 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Z	14448.76 SQFT.	OWNED & MAINTAINED BY H.O.A.

SINGLE-FAMILY DETACHED*									
Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width ¹	Minimum Lot Size	Maximum Building Height ²	
Agriculture	25'	25'	35'	10'/30'	25'	90'	21,780 sf	35'	
Standard A	25'	25'	25'	10'/10'	15'	85'	10,890 sf	35'	
Standard B	15'	22'	20'	8'/10'	15'	80'	8,000 sf	35'	
Standard C	15'	22'	20'	5'/8'	15'	48'	4,500 sf	35'	
Alley Load	10'	22'	5'	5'/5' ¹	15'	40'	4,200 sf	35'	
Cottage	15'	22'	10'	5'/5' ¹	15'	40'	3,600 sf	35'	
ACCESSORY BUILDINGS					* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.				
Type of Building	Rear	Side	Maximum Building Height ²						
Barns	5'	5'	35'						
ADU	5'	5'	35'						
MULTI-FAMILY*									
Type of Lot	Front	Garage	Rear	Rear Building Spacing	Side	Side Building Spacing	Corner	Max. Building Height ¹	Max. Units Per Building
Twin Home	15'	22'	10'	20'	5'/5'	10'	15'	35'	N/A
Front-Load Townhome	15'	22'	10'	20'	15'	15'	15'	40'	N/A
Rear-Load Townhome	10'	3'	3'	30'	15'	15'	15'	40'	N/A
Apartment / Condominium ²	10'	5'	15'	30'	15'	15'	15'	55' ²	48

LEI

- A Utah Corporation -

ENGINEERS
SURVEYORS
PLANNERS

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

NOT FOR
CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

OPEN SPACE LAYOUT

REVISIONS

1

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LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

DESIGNED BY:
GDM / BCT

SCALE:
1" = 40'

DATE:
08/17/2023

SHEET

204

NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH
firefly

UTILITY LAYOUT 1

REVISIONS	
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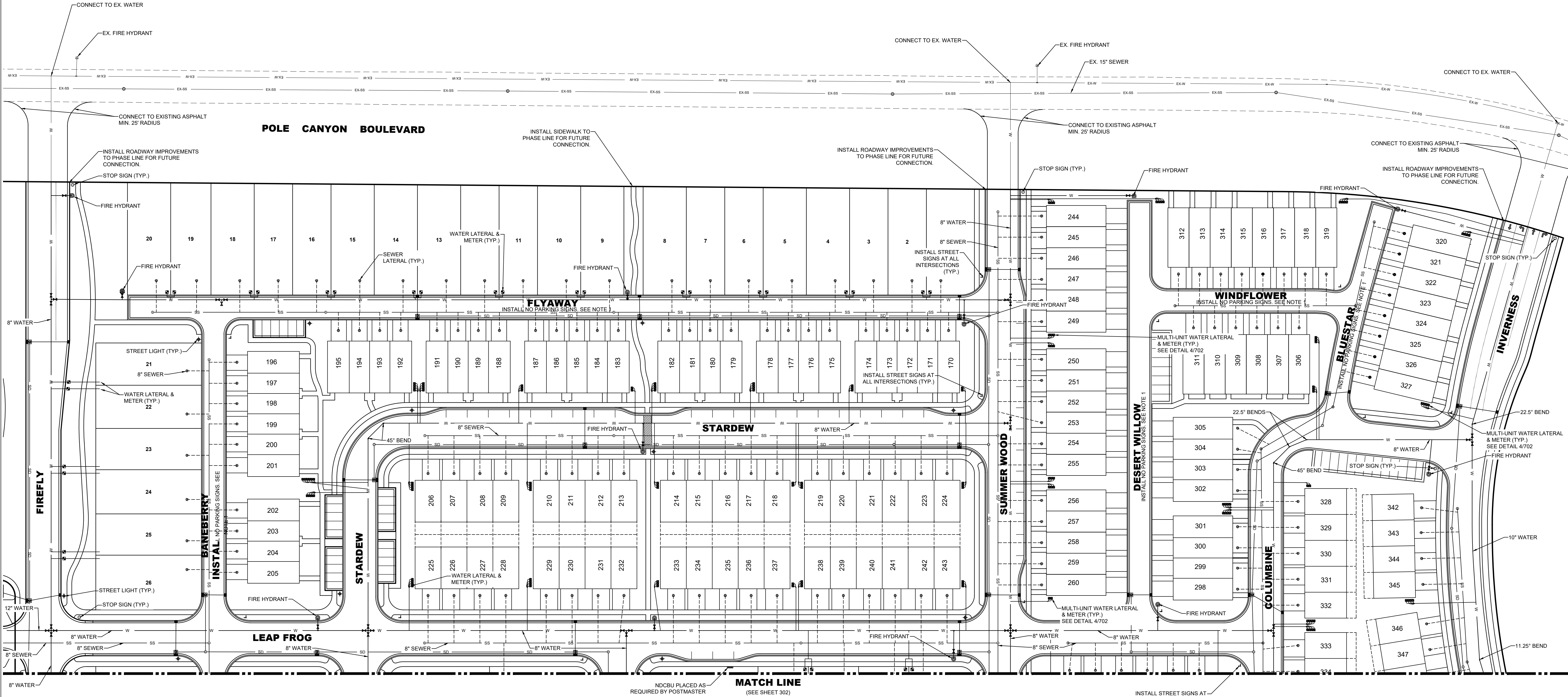
LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
1" = 50'
DATE:
08/17/2023

SHEET

301

SCALE: 1"=50'
50 25 0 50

NORTH



NOTES:

1. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100'-150' INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.





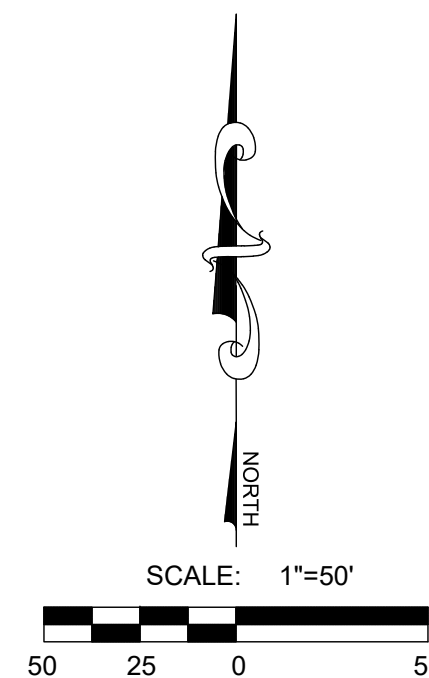
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Fax: 801.798.9393
office@lei-eng.com
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NOT FOR
CONSTRUCTION

NP 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

UTILITY LAYOUT 2

REVISIONS

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LEI PROJECT #:

2021-0080

DRAWN BY:

TJP

DESIGNED BY:

GDM / BCT

SCALE:

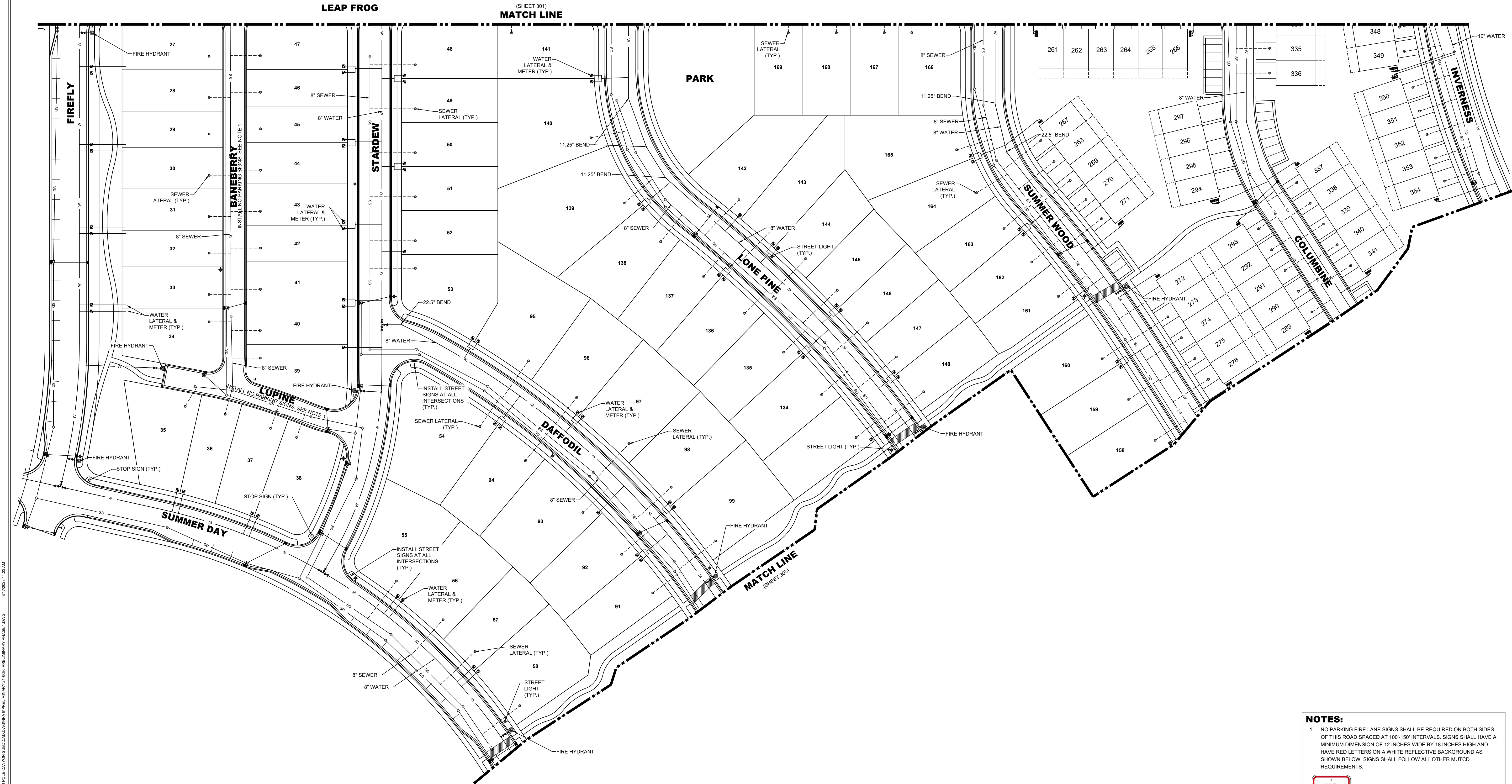
1" = 60'

DATE:

08/17/2023

SHEET

302



NOTES:
1. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100'-150' INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.



U:\01 LEI PROJECTS\2021\2021-0080 EAGLE MOUNTAIN NP 8 PRELIMINARY PHASE A\PRELIMINARY\01-0080 PRELIMINARY PHASE 1.DWG 8/17/2023 11:23 AM



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ENGINEERS

SURVEYORS

PLANNERS

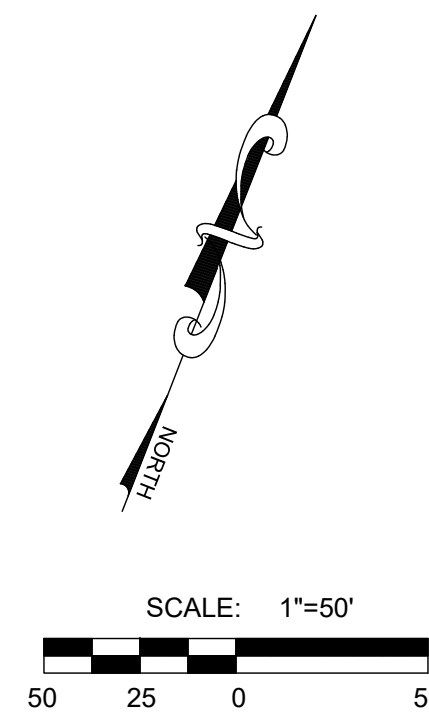
3302 N. Main Street
Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

UTILITY LAYOUT 3



- NOTES:**
1. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100'-150' INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.



REVISIONS	
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LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
1" = 60'
DATE:
08/17/2023

SHEET

303



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT 4

firefly

REVISIONS

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LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

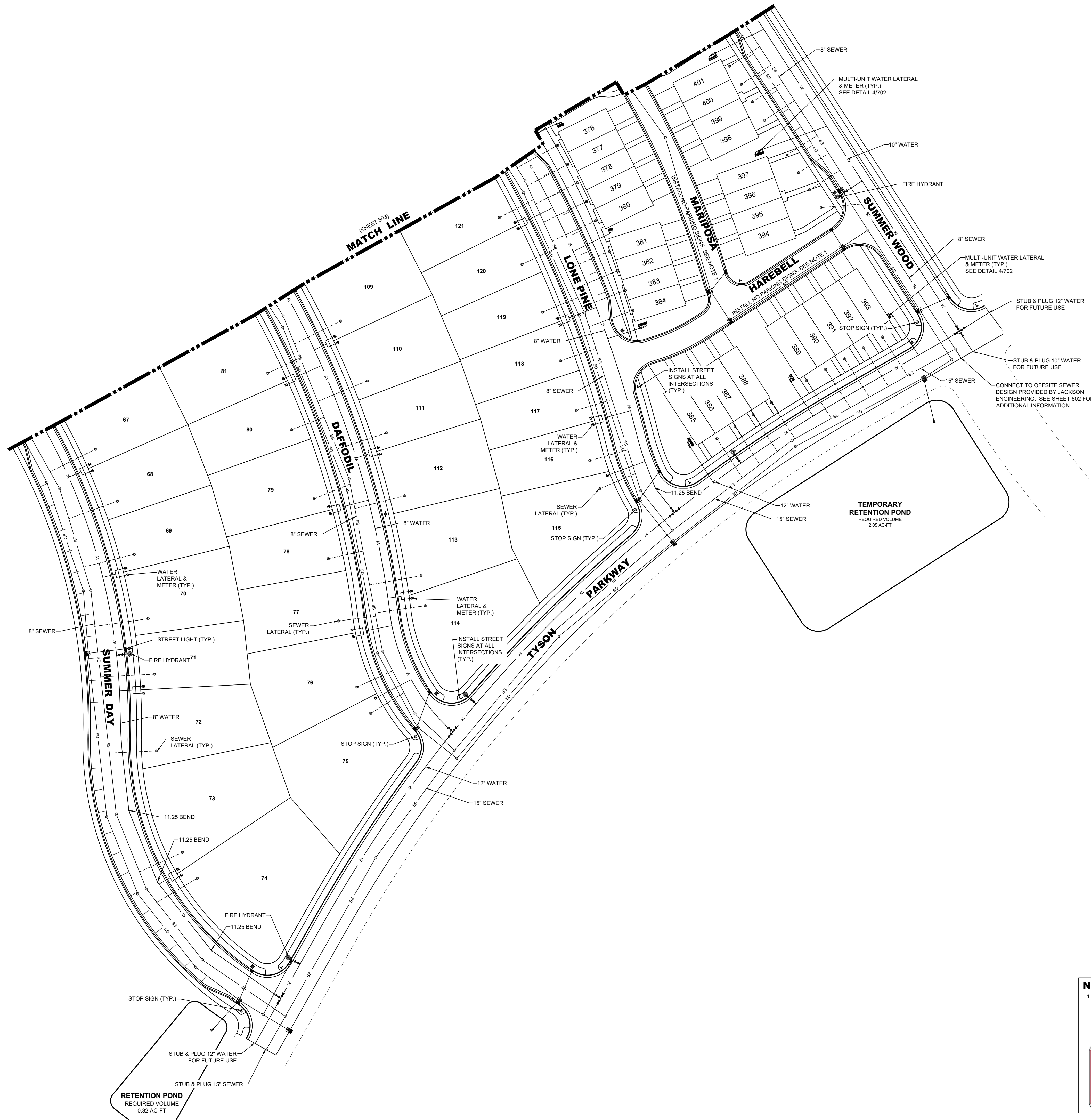
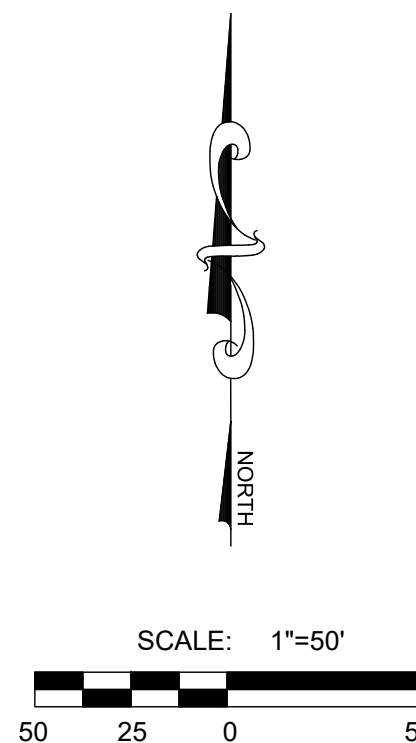
DESIGNED BY:
GDM / BCT

SCALE:
1" = 50'

DATE:
08/17/2023

SHEET

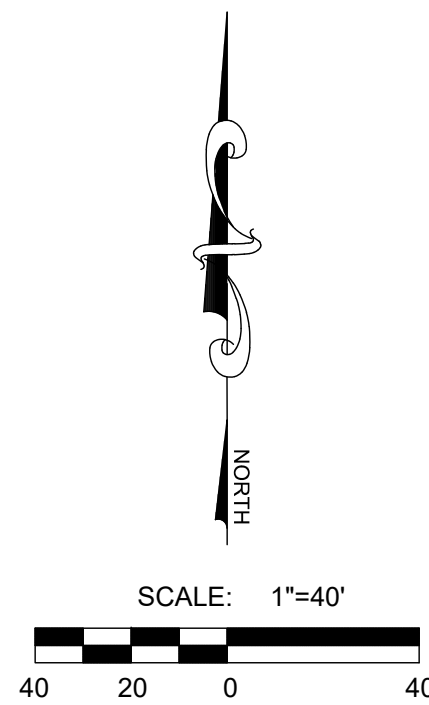
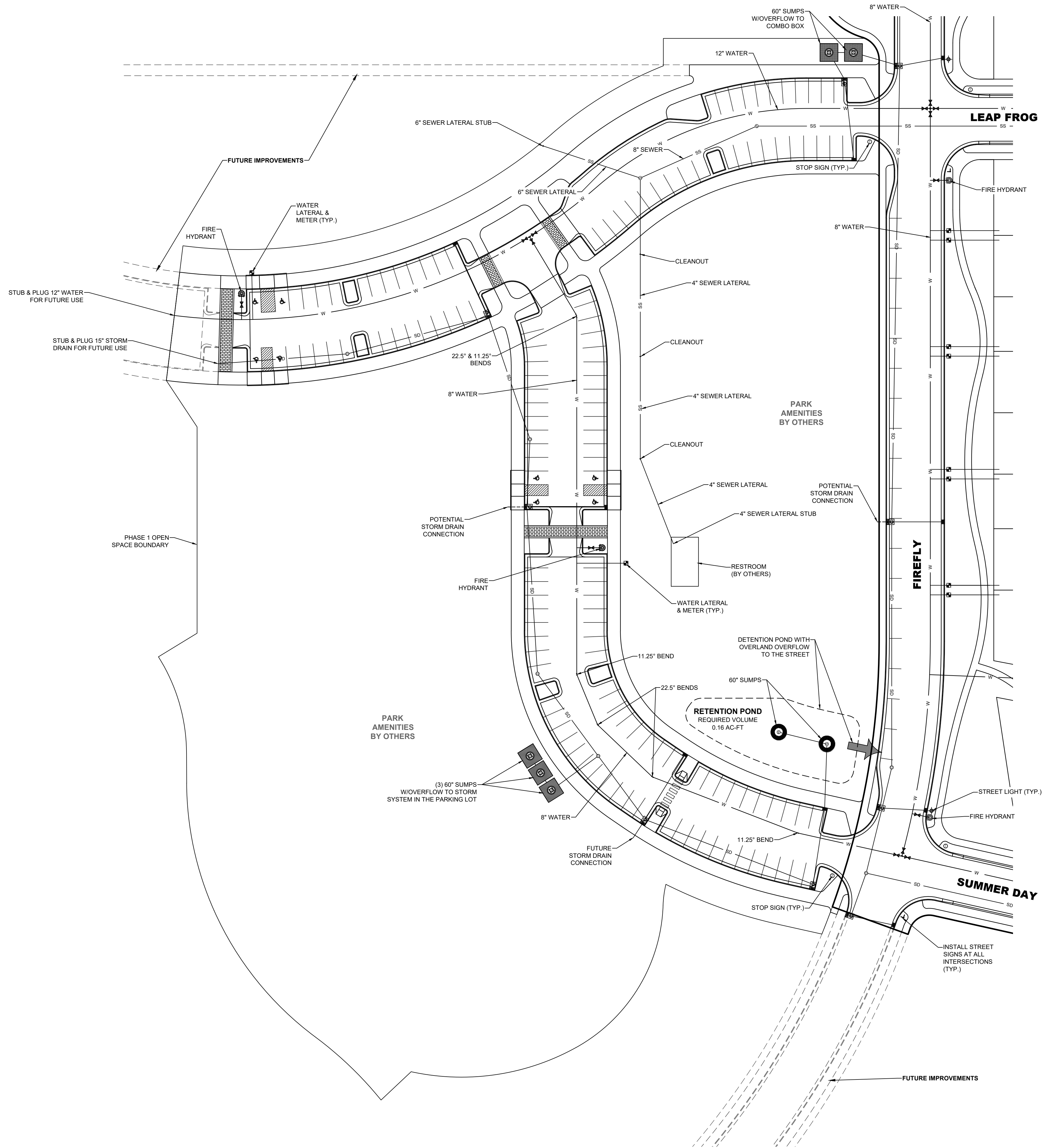
304



NOTES:

1. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100'-150' INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.



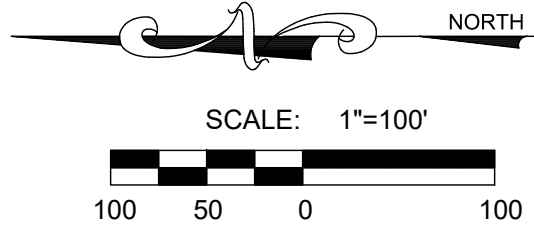


NOT FOR
CONSTRUCTION

firefly **NPA 8 PRELIMINARY PHASE A**
EAGLE MOUNTAIN, UTAH
OPEN SPACE UTILITY LAYOUT

REVISIONS	
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3	-
4	-
5	-

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM / BCT
SCALE:	1" = 60'
DATE:	08/17/2023



LEI

A Utah Corporation

ENGINEERS

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NOT FOR
CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS	
1	
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LEI PROJECT #:

2021-0080

DRAWN BY:

TJP

DESIGNED BY:

GDM / BCT

SCALE:

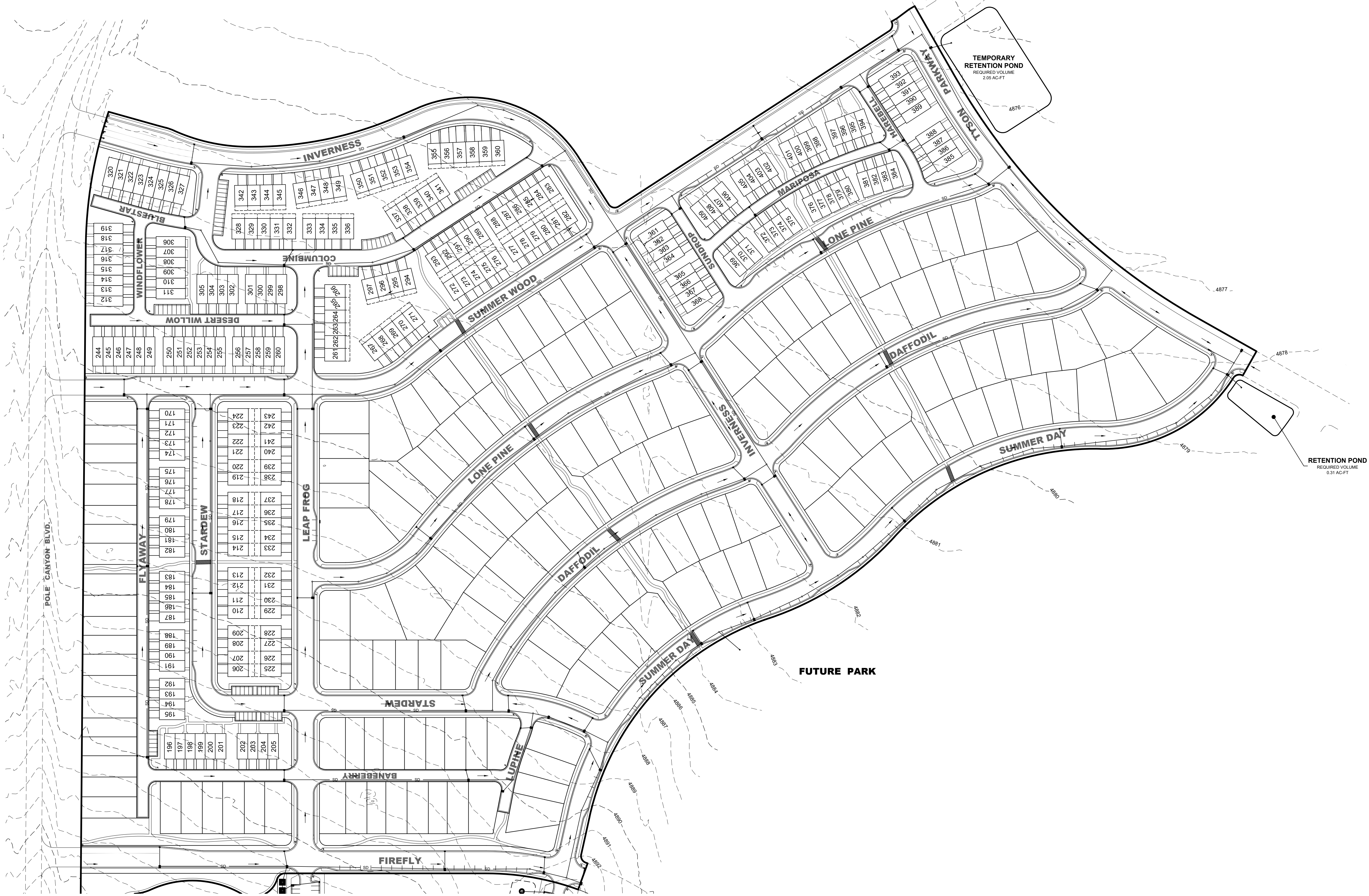
1" = 100'

DATE:

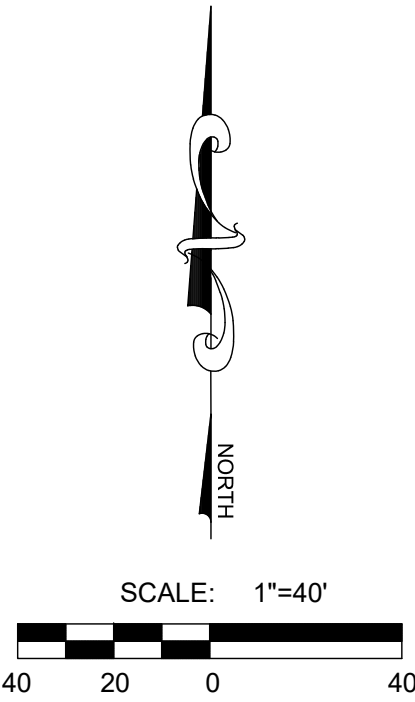
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401



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LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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

NOT FOR
CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS	
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LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM / BCT
SCALE:	1" = 40'
DATE:	08/18/2023



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ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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CONSTRUCTION

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

PHASING PLAN / LOT PLAN

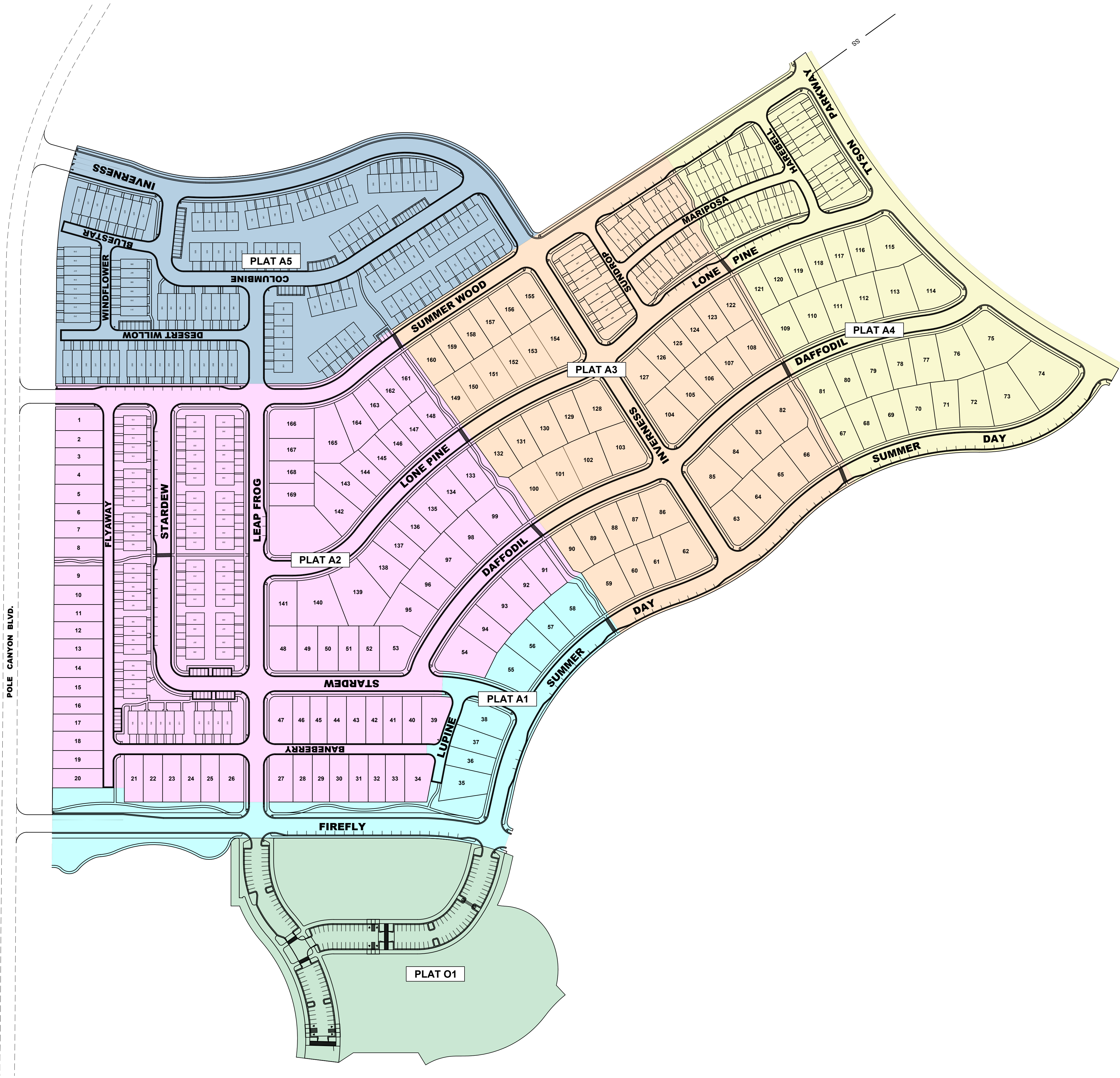
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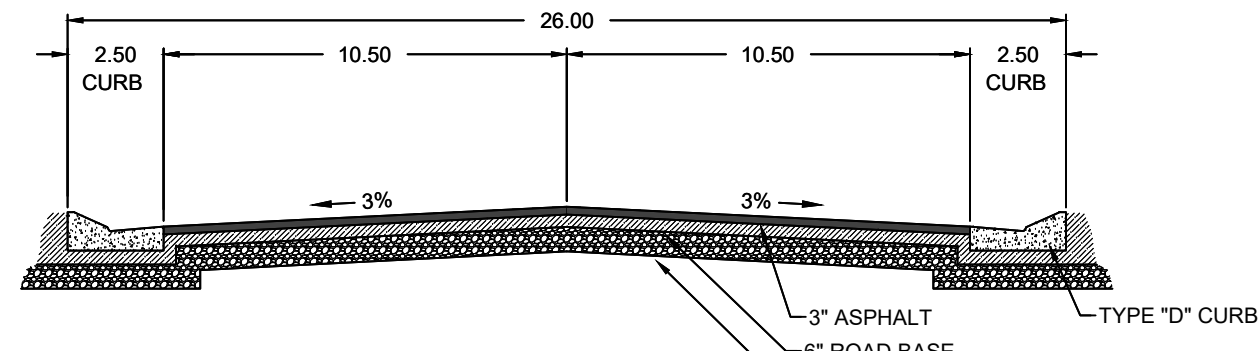
REVISIONS	
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LEI PROJECT #: 2021-0080	
DRAWN BY: TJP	
DESIGNED BY: GDM / BCT	
SCALE: 1" = 120'	
DATE: 08/17/2023	

SHEET

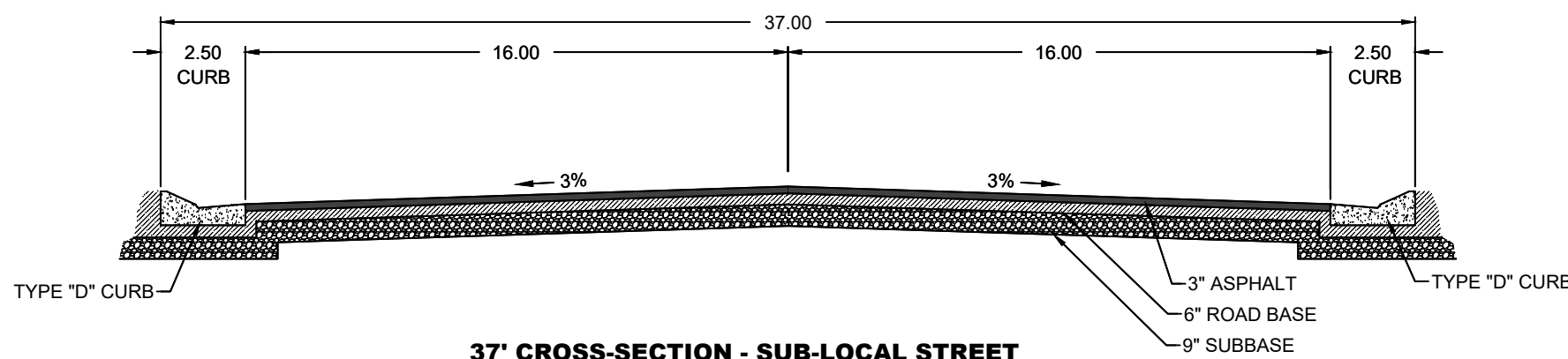
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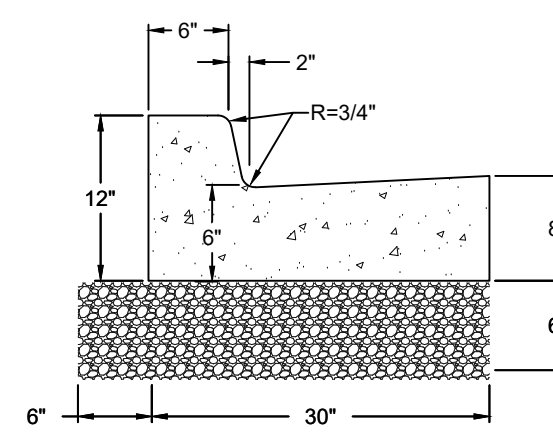
26' CROSS-SECTION - PRIVATE STREET

NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

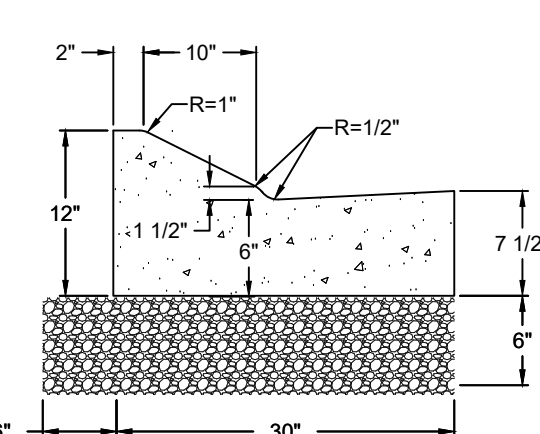


37' CROSS-SECTION - SUB-LOCAL STREET

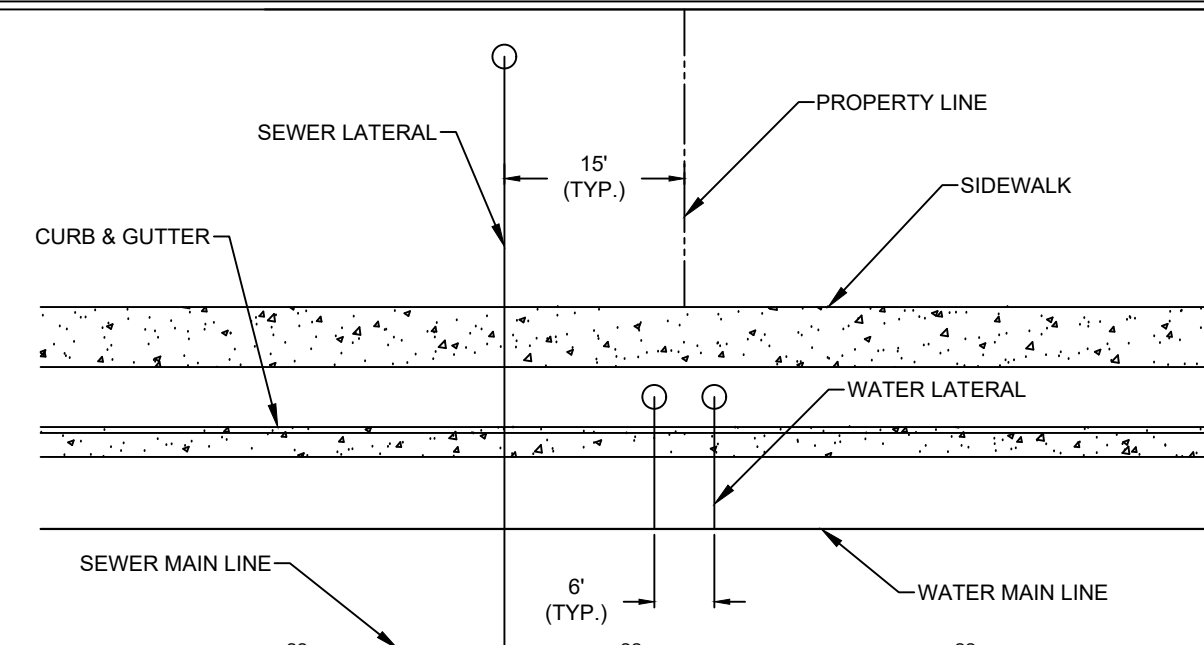
NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY



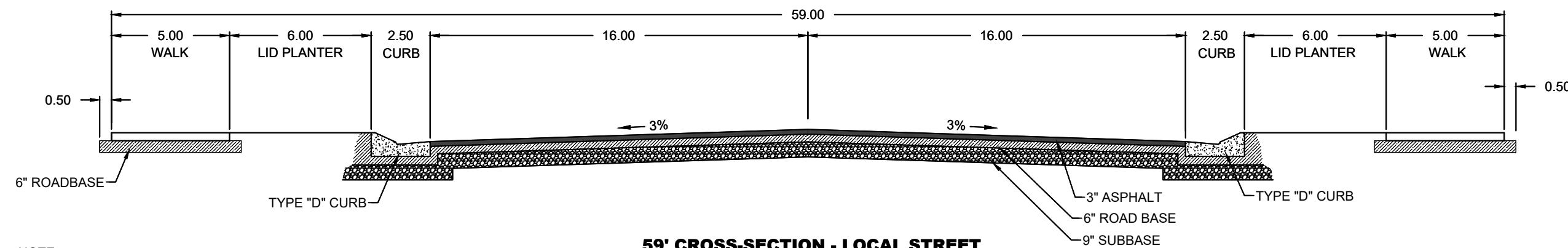
TYPE A



TYPE D

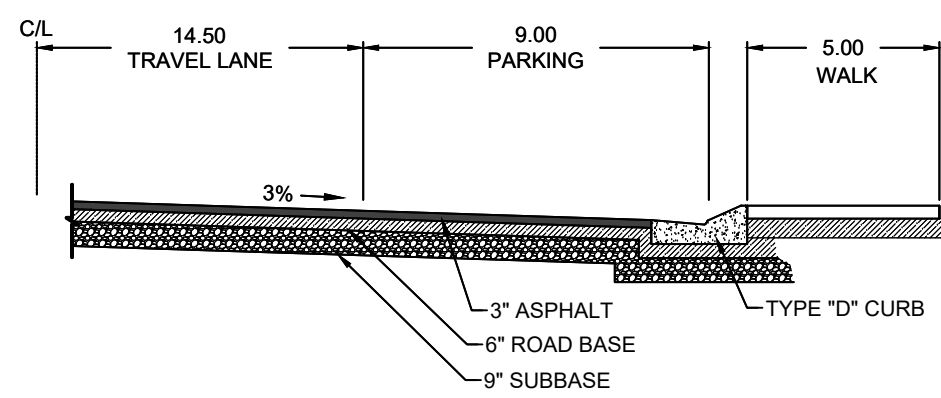


3 TYPICAL UTILITY SERVICE DETAIL

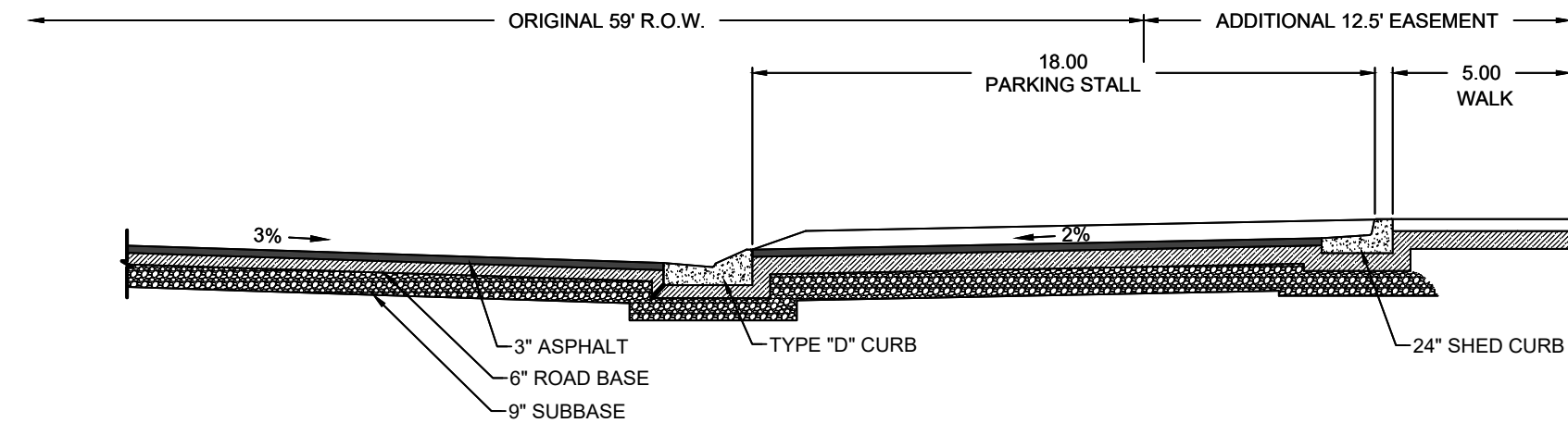


59' CROSS-SECTION - LOCAL STREET

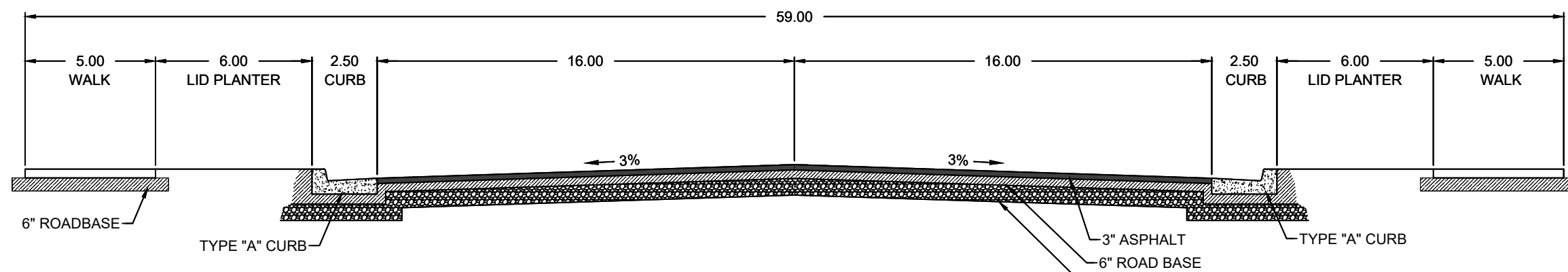
NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY

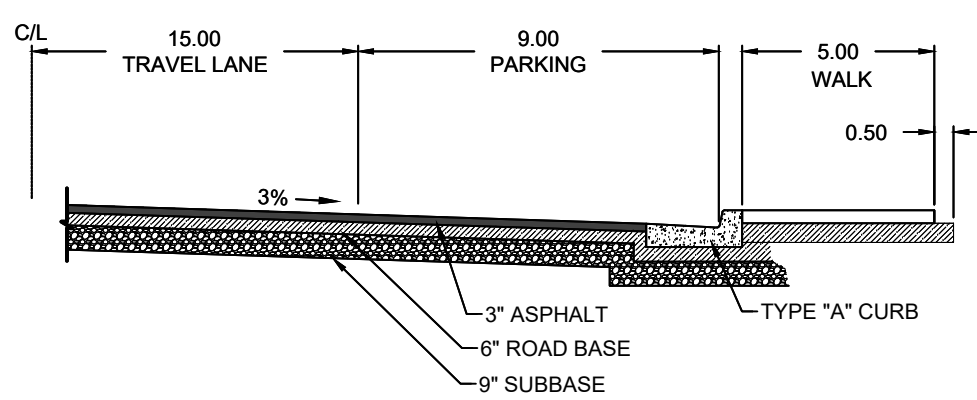


OPTIONAL PERPENDICULAR PARKING

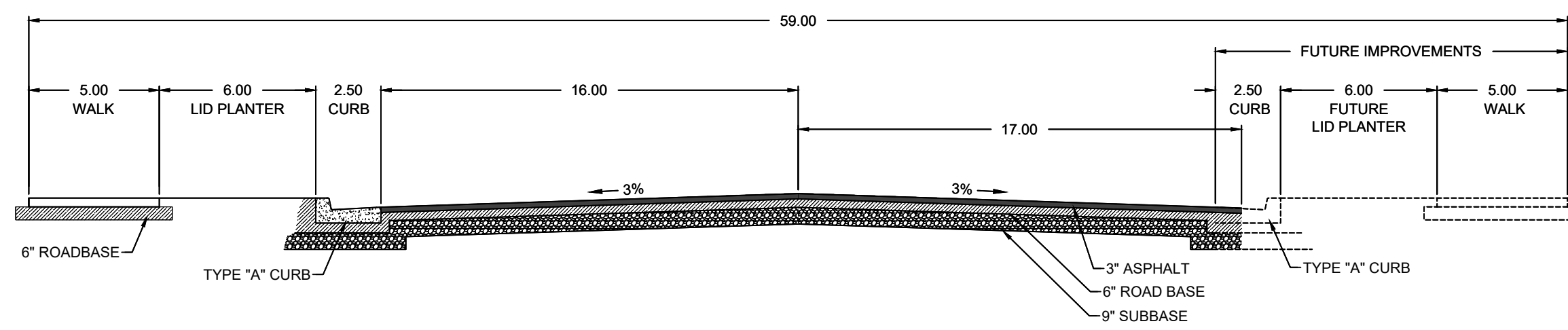


59' CROSS-SECTION - LIMITED ACCESS
(FIREFLY)

NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

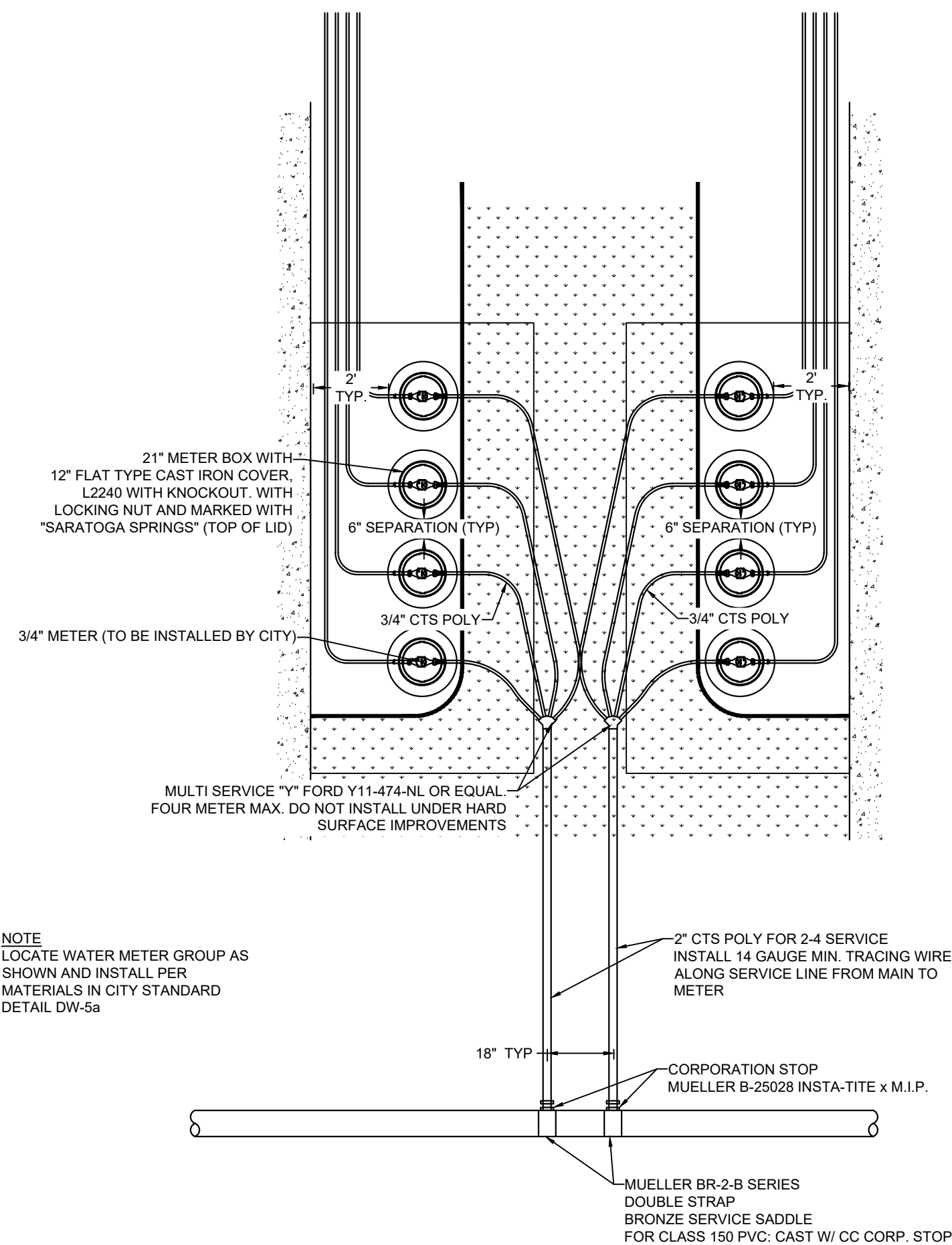


OPTIONAL PARALLEL PARKING
ONE SIDE ONLY

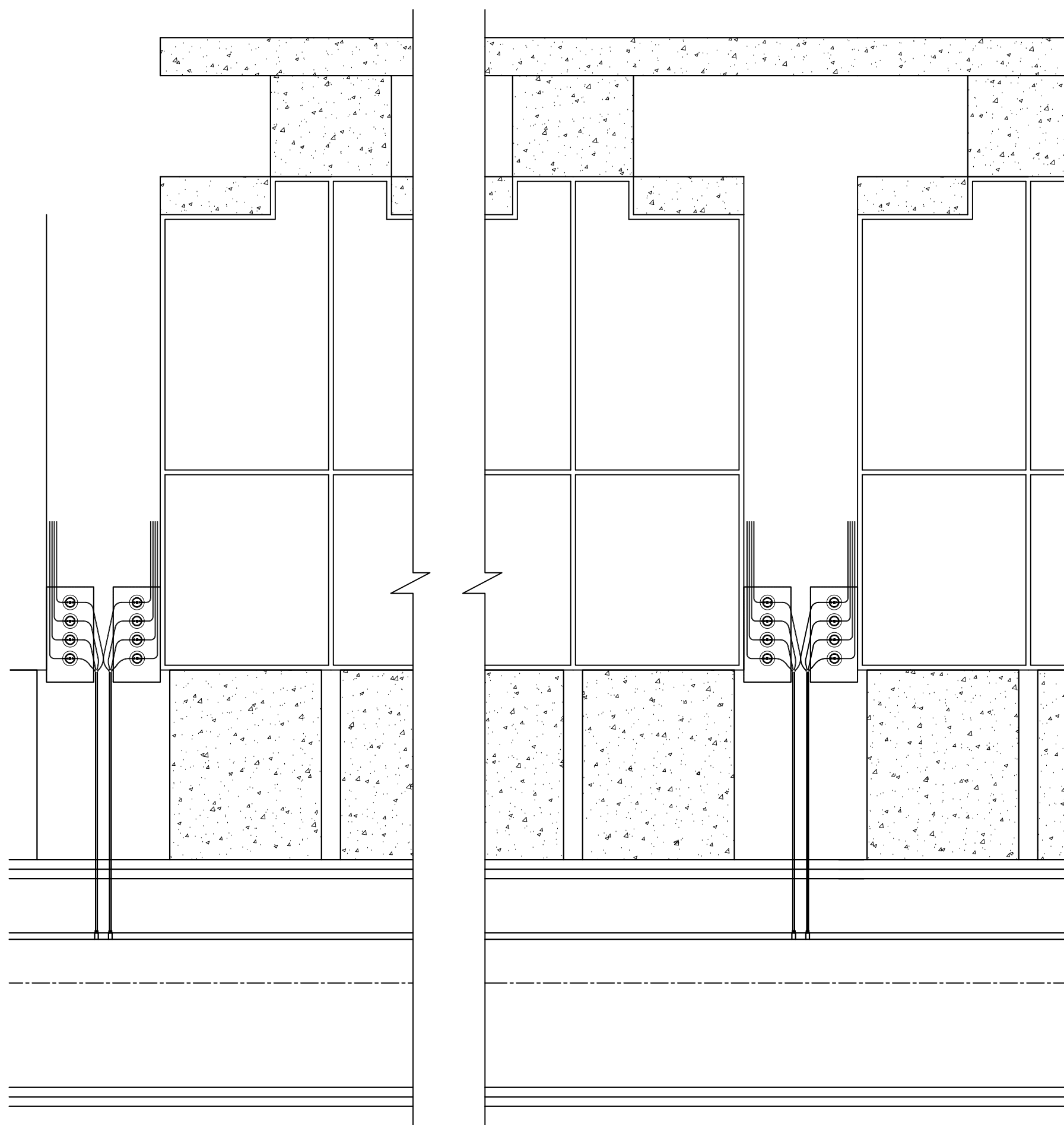


59' CROSS-SECTION - LIMITED ACCESS
(TYSON PARKWAY)

1 ROADWAY CROSS SECTIONS

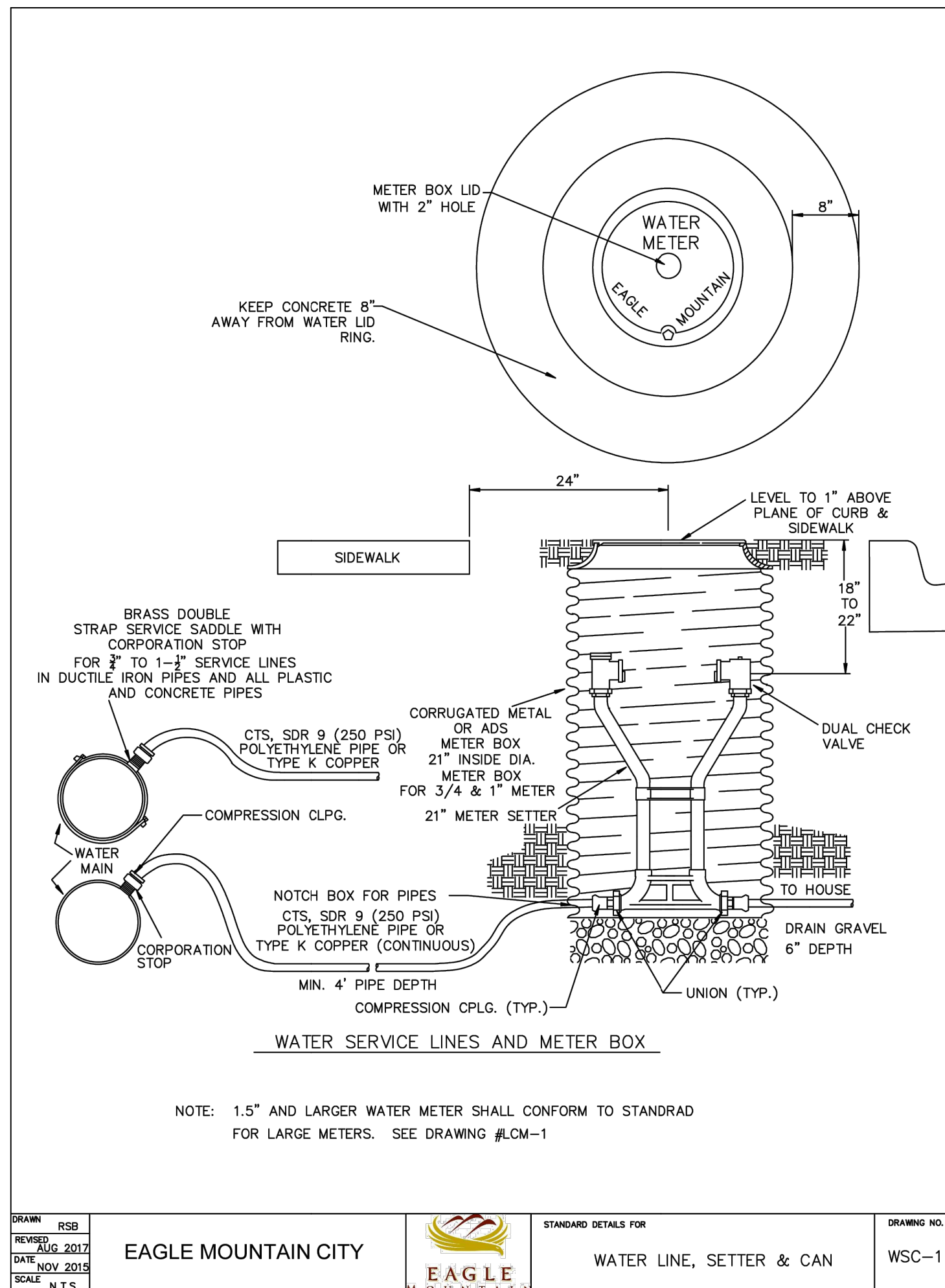
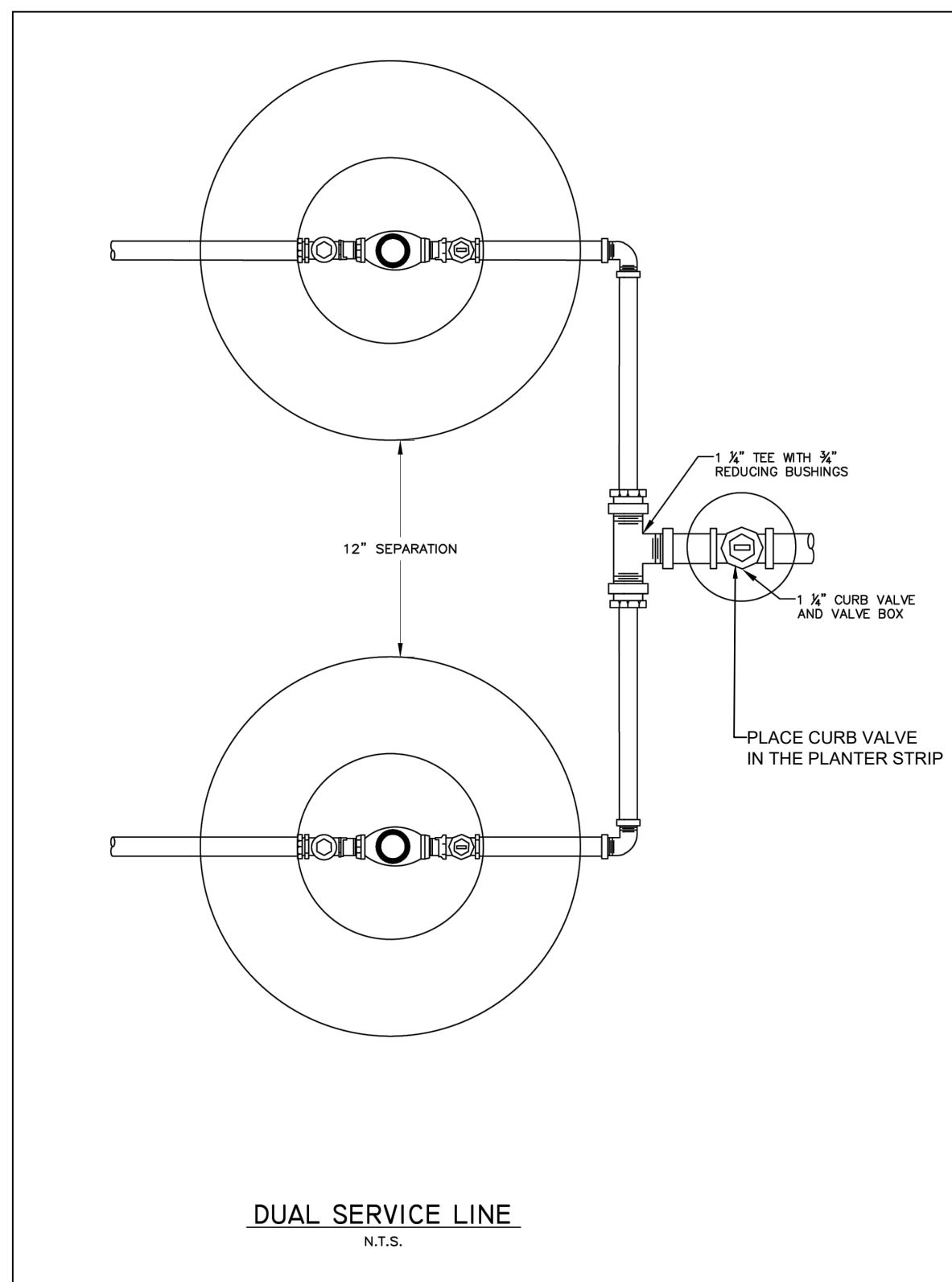


4 MULTI UNIT WATER METER DETAIL



DUAL SERVICE LINE
N.T.S.

5 DUAL WATER SERVICE DETAIL



NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD
FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN: RSB REVIEW: J.T.P. DATE: AUG 2017 SCALE: N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR WATER LINE, SETTER & CAN	DRAWING NO. WSC-1
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6 SINGLE WATER SERVICE DETAIL

NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
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3 -
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LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
N.T.S.
DATE:
08/17/2023

SHEET

601



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ENGINEERS

SURVEYORS

PLANNERS

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NOT FOR
CONSTRUCTION

NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

DETAILS

REVISIONS

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LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

DESIGNED BY:
GDM / BCT

SCALE:

N.T.S.

DATE:

08/17/2023

SHEET

602



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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 22, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: MARKETPLACE AT
EAGLE MOUNTAIN TOWN CENTER DEVELOPMENT
AGREEMENT AMENDMENT

ITEM TYPE: Amended Master Development Agreement

APPLICANT: Forrest Gaskill

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

A Development Agreement was entered into on January 13, 2021, pertaining to the Marketplace development. Much of the east and south sides of the development have been constructed or are currently under review, including Macey's as the anchor commercial lot. In discussions with the Developer about constructing the external walls on the north and west perimeters of the property, it was determined that amending the current agreement would be a possible solution to the timing and placement issues. A recent final plat submittal for a portion of the development also triggered some questions to be addressed in the proposed changes.

ITEMS FOR CONSIDERATION:

Proposed changes and items for review:

Section 3

- Road width changing from 53' to 60'. Engineering has expressed that they have no concerns with the increased right-of-way width.
- Road Section D being constructed with the newly created Area D. The current agreement would require the Developer to construct Road Section A from Eagle Mountain Boulevard to Raven Way prior to certificates of occupancy being issued for that area. A final plat within the current Area A is being reviewed by staff. Area D is being proposed to change the internal road layout and timing to fit with later development occurring on the site. It is Staff's opinion however, that as development occurs along Eagle Mountain Boulevard, it would be advantageous to have an internal road connection to the

residential units north of the Marketplace development. This allows easier access to the site(s) without having to traverse Eagle Mountain Boulevard or Pony Express Parkway.

Section 6

- Changes the timing of constructing the New Detention Area from Area A to Area D. It will have to be determined if the retention area should be constructed in conjunction with the adjacent internal road or at a different time.

Section 7

- The entirety of the Project is currently zoned Commercial Community.
- Instead of requiring the external walls to be constructed all at one time along the north and west property lines, the proposal ties the timing of construction to each Area, needing to be completed before certificates of occupancy are issued. Area B currently has Lots 201 and 202 under construction and certificates of occupancy won't be withheld, though Lots 203-205 will be until the wall is completed.

Section 8

- Language regarding a land swap between the City and the Developer is removed as the Developer does not intend on exercising that option.

Section 9

- Change to have landscaping along public roads constructed with each site development.

Section 16

- The current agreement expires ten years from January 13, 2021. The proposal doesn't change anything in this section, making it so that approval would restart the ten year term. EMMC 16.10.080.C.2. notes that the duration of a development agreement shall not extend longer than six years.

Exhibit B

- The Exhibit was updated to reflect what has already been constructed and current plans for the site.

Exhibit C

- Changes to this Exhibit include Internal Road layout, adjusting Areas A-C, and creating Area D.

REQUIRED FINDINGS:

Review and approval criteria are stated in EMMC 16.10.060, 16.10.080, and 16.10.090. The originally approved Marketplace at Eagle Mountain Town Center Development Agreement should also be consulted and considered when reviewing this proposal.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed changes to the Marketplace at Eagle Mountain Town Center Development Agreement with the following condition:

1. Internal Road Section A be completed with Area A as stated in the current agreement (layout may change as shown in the proposed Exhibit C).

ATTACHMENTS:

[Vicinity Map](#)

[Amended and Restated DA for the Marketplace](#)

[Explanation of Amended Language](#)

[Current DA for the Marketplace](#)

Vicinity Map



When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

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**AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR
THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER**

This *Development Agreement for the Marketplace at Eagle Mountain Town Center* (this “Development Agreement”) is entered into between Eagle Mountain City, a Utah municipal corporation (the “City”) and EM Commercial Development, LLC., a Utah limited liability company (the “Developer”). City and Developer shall be referred to as the “Parties” to this Agreement, and individually each as a “Party.”

This Agreement is made with reference to the following facts.

A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the “Property”).

B. Developer has applied for and received approval by the City to rezone the Property to Commercial Community and for Master Site Plan approval (together the “Development Applications”) for the Property (the “Project”).

C. The Master Site Plan serves as the Preliminary Plat for the Project (except the Future Development area).

D. The City has approved the Development Applications subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. Subject to the terms and conditions of this Agreement, development of the Property shall be governed by the procedures, standards and requirements of the City Code in effect as of the date of a final plat application for development is filed for each portion of the Project.

2. General Land Use Plan. The Property shall be developed in accordance with the Master Site Plan attached hereto as Exhibit B and incorporated herein (the “Master Site Plan”). Minor amendments to the Master Site Plan, including minor changes to building sizes,

configuration, parking numbers and locations, etc. may be reviewed and approved with individual site plans.

3. Internal Road Construction and Dedication. Developer shall be required to construct all internal roads for the Project, including the public roads linking Raven Way, Osprey Way, Eagle Mountain Blvd and Pony Express Parkway (the "Internal Public Roads"). A map depicting the Internal Public Roads (divided into Sections A, B and C) is attached hereto as Exhibit C. The Internal Public Road shall be constructed in accordance with the City's standard ~~53'60'~~ residential road configuration and shall be dedicated to Eagle Mountain City by Developer. Developer shall be solely responsible for all costs associated with the construction of the Internal Public Road. The portion of the Internal Public Road depicted as Road Section A shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area A, and shall be completed prior to issuance of a certificate of occupancy for any building in Area A. The portion of the Internal Public Road depicted as Road Section B shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area B, and shall be completed prior to issuance of a certificate of occupancy for any building in Area B. The portion of the Internal Public Road depicted as Road Section C shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area C, and shall be completed prior to issuance of a certificate of occupancy for any building in Area C. The portion of the Internal Public Road depicted as Road Section D shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area D, and shall be completed prior to issuance of a certificate of occupancy for any building in Area D. Road improvements also include sidewalks, street signs, fire hydrants, and streetlights (Developer shall pay the City for the cost of the streetlights, to be installed by City contractor).

4. Pony Express Parkway Improvements. The City is currently in the process of widening Pony Express Parkway, which will include expanding the asphalt and installing curb and gutter (the "City Widening Project"). Developer shall not be required to pay for any portion of the City Widening Project. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Pony Express Parkway (approximately 76' from the center of the median). Developer shall be required to fully improve the approximately 28.5' parkstrip along Pony Express Parkway at Developer's cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to construct any improvements to the median in Pony Express Parkway to create turn lanes for ingress and egress to the Project, to be approved by the City Engineer.

5. Eagle Mountain Boulevard Improvements. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Eagle Mountain Boulevard (approximately 61' from the center of the median). Developer shall be required to fully improve the approximately 20' parkstrip along Eagle Mountain Boulevard at Developer's cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to

construct any improvements to the median in Eagle Mountain Boulevard (including expanding the asphalt if necessary) to create turn lanes for ingress and egress to the Project.

6. Retention Area. The City currently owns an approximately 2.14-acre parcel within the Project that is designated as Parcel No. 59:044:0015 ("Existing Detention Parcel"). In order to accommodate the Project, City has agreed to exchange the Existing Detention Parcel for the approximately 2.161-acre detention area shown on the Master Site Plan (the "New Detention Area"). Developer shall be required to fully improve the New Detention Area, including all landscaping fencing, and other improvements for the New Detention Area. Developer shall complete construction of the New Detention Area ~~prior to the Phase A in conjunction with the Area D~~ Internal Public Road.

7. External Walls. Developer shall construct a six-foot solid decorative concrete or masonry wall along the North and West perimeter of the portion of the Project that is zoned commercial. ~~The wall along the North side of the Project (from Raven Way to the entry road at the roundabout) shall be completed prior to recording of any final subdivision plat for Areas B or C (as depicted on Exhibit C). The wall along the West side of the Project (from the Eagle Mountain Boulevard right of way area to Raven Way) shall be completed prior to recording of any final subdivision plat for Areas A or B (as depicted on Exhibit C).~~ The portion of the External Wall contained in Area A shall be completed in conjunction with construction of the Public Road within Area A, and shall be completed prior to issuance of a certificate of occupancy for any building in Area A. The portion of the External Wall contained in Area B shall be completed in conjunction with construction of the Public Road within Area B, and may be completed after issuance of a certificate of occupancy for Lots 201 and 202 to accommodate current construction schedules, and shall be completed prior to issuance of a certificate of occupancy for any building on lots 203 – 205 in Area B. The portion of the External Wall contained in Area C as well as the rest of the wall along the North side of the property shall be completed in conjunction with construction of the Public Road within Area C, and shall be completed prior to issuance of a certificate of occupancy for any building in Area C. The portion of the External Wall contained in Area D as well as the rest of the wall along the West side of the property shall be completed in conjunction with construction of the Public Road within Area D, and shall be completed prior to issuance of a certificate of occupancy for any building in Area D.

8. Trail System and Possible Land Purchase. A twenty-foot wide area on the west side of the Project shall be improved by Developer with a trail and landscaping improvements. ~~City and Developer have discussed Developer purchasing City owned property adjacent to the southwest corner of the Project in order to realign the Pad L (Tire Store) building and the Retail Commercial building to the north and allow additional area for the trail and buffering from neighboring properties to the west. City and Developer agree to cooperate in good faith to reach an agreement on the purchase or exchange of the City property to create additional room for the trail and additional buffering.~~

9. Landscaping, Trail and Wall Plan. Prior to approval of any final plat for the Project, Developer shall submit to the City planning department, and obtain approval from the Planning Director and Parks Director, for a detailed landscaping, trail and wall plan that includes: (1)

landscaping along Eagle Mountain Boulevard, Pony Express Parkway, the Internal Public Roads and the New Detention Area, (2) the design and building materials for the external walls, and (3) the trail system. If the Planning Director and Parks Director deny the landscaping and wall plan, the Developer may appeal the denial of the plan to the City Council. It is understood that the approved landscaping along public roads will be constructed in concurrence with the adjacent lots, to allow for connections to future water service lines.

10. Building Layout and Architecture. Architectural theming (materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible, to locate buildings at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building elevations shall comply with EMMC Chapter 17.72 by adding Hardie board accents, architectural detailing, building materials mixtures, and additional vertical articulation/modulation.

11. Future Development Area. Prior to any development in the areas labeled "Future Development," Developer shall submit an updated Master Site Plan or Preliminary Plat application for those areas. Although Developer has indicated their intent to return in the future with a rezone application to a zone that allows for multi-family residential development, Developer acknowledges that any development in the Future Development areas that is not an approved use in the Commercial Community zone will require a rezone, which rezone may be denied by the City.

12. Dedication of Facilities. Developer agrees to improve and dedicate to the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Property.

13. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

14. City's Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively working to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

15. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses for the Property specifically identified in this Agreement.

16. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue until the ten (10) year anniversary of this Agreement, provided that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue.

17. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

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

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

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

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

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run with the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this ____ day of _____, 202__.

EM COMMERCIAL DEVELOPMENT, LLC

By: its Manager, CP EM, LLC,
a Utah limited liability company

By: _____
William G. Gaskill, Manager

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

By: _____
Tiffany A. Walden, Manager

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this _____ day of _____, 202____ personally appeared before me
_____, who acknowledged to me that (s)he had authority to and
did execute the foregoing document on behalf of CP EM, LLC.

Notary Public

DATED this _____ day of _____, 202____.

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this _____ day of _____, 202____ personally appeared before me _____, who acknowledged to me that (s)he had authority to and did execute the foregoing document on behalf of Diamante Vista, L.L.C.

Notary Public

DATED this _____ day of _____, 202____.

ATTEST: **EAGLE MOUNTAIN CITY**

City Recorder

Tom Westmoreland, Mayor

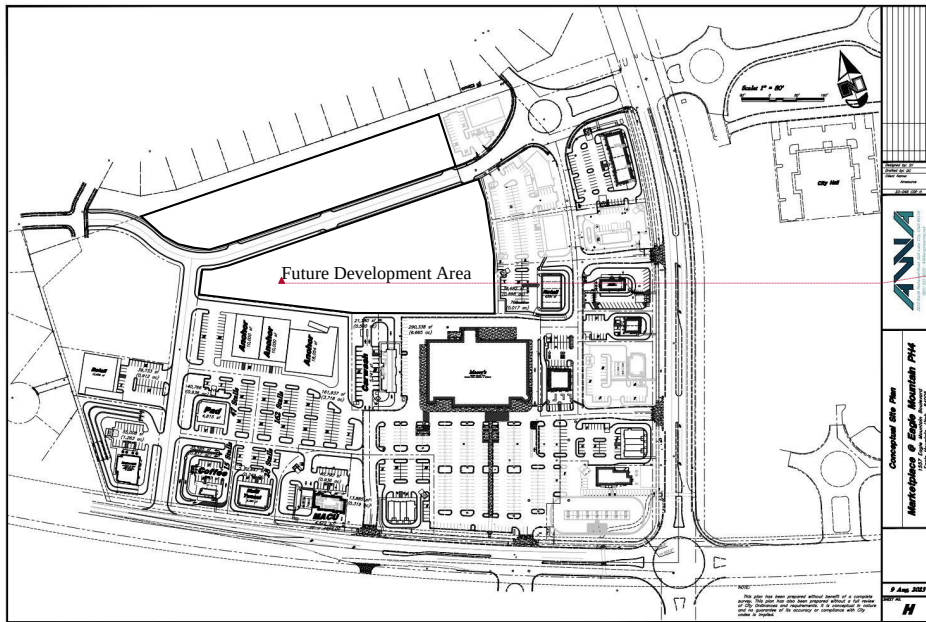
Approved as to form:

City Attorney

Field Code Changed

8

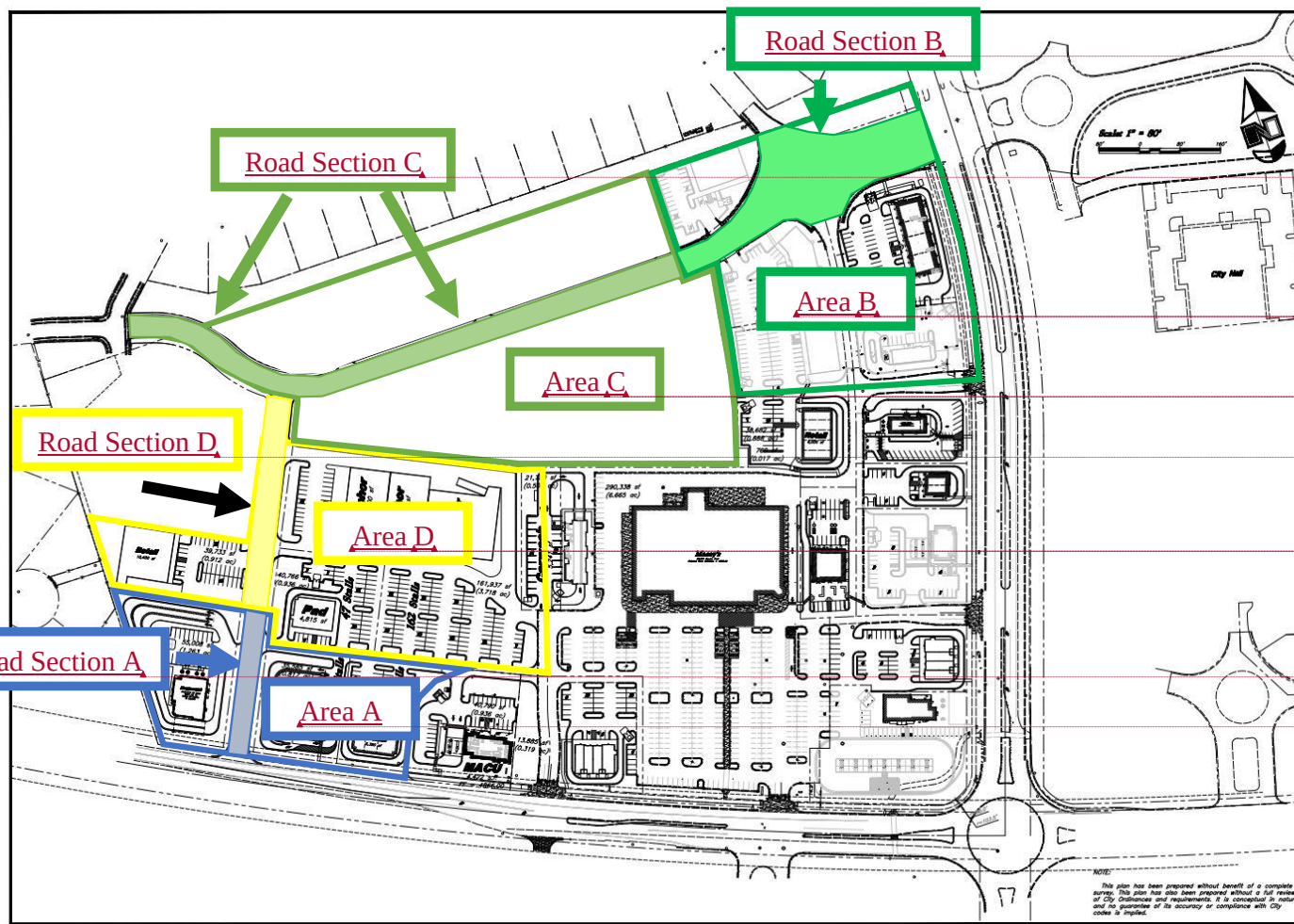
EXHIBIT B



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EXHIBIT C

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August 15th 2023

EM Commercial Development

2530 S West Temple

South Salt Lake, UT 84115

Explanation of Changes to Amended and Restated Development Agreement

For The Marketplace at Eagle Mountain Town Center

3. Internal Road Construction and Dedication:

We increased the width to match the width of the exiting road section that has already been completed. Eagle Mountain engineering has expressed that they have no issues with the increased width.

The verbiage was changed to accommodate the new area D of the project.

6. Retention Area:

Because area A was split into areas A and D, this change ties the detention area plan to the section that it is contained within (Area D)

7. External Walls:

We changed the language to accommodate the possible rezone of the rear portion to residential, so the exact path of the wall can change if this rezone happens without needing an additional amendment to this agreement.

After meeting with staff, we agreed that it makes more sense to tie the completion of the wall sections to the issuing of certificates of occupancy as we had already done with the road, rather than with the recording of the plat. Because we are almost finished with buildings in area B, we excluded this requirement for those two buildings to accommodate those tenants. This will prevent the long lead time on wall materials from delaying the current tenants expected opening dates. Those wall sections have already been ordered and will be installed as quickly as possible. All other buildings that are not currently under construction will be held to the normal standard.

8. Trail System and Possible Land Purchase:

We took out the language about a land swap because we do not intend on exercising this option.

9. Landscaping, Trail and Wall Plan:

We added one sentence to clarify the timing of installation of landscaping along the public roads. After discussions with staff, we agreed that it doesn't make sense to install landscaping until there are water meters to tie that landscaping to, and those meters are installed when the buildings are constructed.

16. Term of Agreement:

We decided not to change the term, and left it at 10 years because it will take us 10 years to develop the rear property under the current commercial/office zone.

Exhibit B

This was updated to reflect the current plan for the center.

Exhibit C

We split area A into two sections (A and D). This was to allow us to develop area A now. We are not able to develop the entire section at this time, so the current development agreement would prevent any portion of this section from being built.

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AGREEMENT FOR THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER

This *Development Agreement for the Marketplace at Eagle Mountain Town Center* (this "Development Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation (the "City") and EM Commercial Development, LLC., a Utah limited liability company (the "Developer"). City and Developer shall be referred to as the "Parties" to this Agreement, and individually each as a "Party."

This Agreement is made with reference to the following facts.

- A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the "Property").
- B. Developer has applied for and received approval by the City to rezone the Property to Commercial Community and for Master Site Plan approval (together the "Development Applications") for the Property (the "Project").
- C. The Master Site Plan serves as the Preliminary Plat for the Project (except the Future Development area).
- D. The City has approved the Development Applications subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. Subject to the terms and conditions of this Agreement, development of the Property shall be governed by the procedures, standards and requirements of the City Code in effect as of the date of a final plat or site plan application for development is filed for each portion of the Project.
2. General Land Use Plan. The Property shall be developed in accordance with the Master Site Plan attached hereto as Exhibit B and incorporated herein (the "Master Site Plan"). Minor amendments to the Master Site Plan, including minor changes to building sizes, building or lot configuration, parking numbers and locations, etc. may be reviewed and approved with

individual site plans.

3. Internal Road Construction and Dedication. Developer shall be required to construct all internal roads for the Project, including the public roads linking Raven Way, Osprey Way, Eagle Mountain Blvd and Pony Express Parkway (the "Internal Public Roads"). A map depicting the Internal Public Roads (divided into Sections A, B and C) is attached hereto as Exhibit C. The Internal Public Road shall be constructed in accordance with the City's standard 53' residential road configuration and shall be dedicated to Eagle Mountain City by Developer. Developer shall be solely responsible for all costs associated with the construction of the Internal Public Road. The portion of the Internal Public Road depicted as Road Section A shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area A, and shall be completed prior to issuance of a certificate of occupancy for any building in Area A. The portion of the Internal Public Road depicted as Road Section B shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area B, and shall be completed prior to issuance of a certificate of occupancy for any building in Area B. The portion of the Internal Public Road depicted as Road Section C shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area C, and shall be completed prior to issuance of a certificate of occupancy for any building in Area C. Road improvements also include sidewalks, street signs, fire hydrants, and streetlights (Developer shall pay the City for the cost of the streetlights, to be installed by City contractor).

4. Pony Express Parkway Improvements. The City is currently in the process of widening Pony Express Parkway, which will include expanding the asphalt and installing curb and gutter (the "City Widening Project"). Developer shall not be required to pay for any portion of the City Widening Project. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Pony Express Parkway (approximately 76' from the center of the median). Developer shall be required to fully improve the approximately 28.5' parkstrip along Pony Express Parkway at Developer's cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to construct any improvements to the median in Pony Express Parkway to create turn lanes for ingress and egress to the Project, to be approved by the City Engineer.

5. Eagle Mountain Boulevard Improvements. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Eagle Mountain Boulevard (approximately 61' from the center of the median). Developer shall be required to fully improve the approximately 20' parkstrip along Eagle Mountain Boulevard at Developer's cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to construct any improvements to the median in Eagle Mountain Boulevard (including expanding the asphalt if necessary) to create turn lanes for ingress and egress to the Project.

6. Retention Area. The City currently owns an approximately 2.14-acre parcel within

the Project that is designated as Parcel No. 59:044:0015 ("Existing Detention Parcel"). In order to accommodate the Project, City has agreed to exchange the Existing Detention Parcel for the approximately 2.161-acre detention area shown on the Master Site Plan (the "New Detention Area"). Developer shall be required to fully improve the New Detention Area, including all landscaping fencing, and other improvements for the New Detention Area. Developer shall complete construction of the New Detention Area prior to the Phase A Internal Public Road.

7. External Walls. Developer shall construct a six-foot solid decorative concrete or masonry wall along the North and West perimeter of the Project. The wall along the North side of the Project (from Raven Way to the entry road at the roundabout) shall be completed prior to recording of any final subdivision plat for Areas B or C (as depicted on Exhibit C). The wall along the West side of the Project (from the Eagle Mountain Boulevard right-of-way area to Raven Way) shall be completed prior to recording of any final subdivision plat for Areas A or B (as depicted on Exhibit C).

8. Trail System and Possible Land Purchase. A twenty-foot wide area on the west side of the Project shall be improved by Developer with a trail and landscaping improvements. City and Developer have discussed Developer purchasing City owned property adjacent to the southwest corner of the Project in order to realign the Pad L (Tire Store) building and the Retail Commercial building to the north and allow additional area for the trail and buffering from neighboring properties to the west. City and Developer agree to cooperate in good faith to reach an agreement on the purchase or exchange of the City property to create additional room for the trail and additional buffering.

9. Landscaping, Trail and Wall Plan. Prior to approval of any final plat for the Project, Developer shall submit to the City planning department, and obtain approval from the Planning Director and Parks Director, for a detailed landscaping, trail and wall plan that includes: (1) landscaping along Eagle Mountain Boulevard, Pony Express Parkway, the Internal Public Roads and the New Detention Area, (2) the design and building materials for the external walls, and (3) the trail system. If the Planning Director and Parks Director deny the landscaping and wall plan, the Developer may appeal the denial of the plan to the City Council.

10. Building Layout and Architecture. Architectural theming (materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible, to locate buildings at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building elevations shall comply with EMMC Chapter 17.72 by adding Hardie board accents, architectural detailing, building materials mixtures, and additional vertical articulation/modulation.

11. Future Development Area. Prior to any development in the areas labeled "Future Development," Developer shall submit an updated Master Site Plan or Preliminary Plat application for those areas. Although Developer has indicated their intent to return in the future with a rezone application to a zone that allows for multi-family residential development, Developer acknowledges that any development in the Future Development areas that is not an approved use

in the Commercial Community zone will require a rezone, which rezone may be denied by the City.

12. Dedication of Facilities. Developer agrees to improve and dedicate to the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Property.

13. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

14. City's Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively working to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

15. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses for the Property specifically identified in this Agreement.

16. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue until the ten (10) year anniversary of this Agreement, provided that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue.

17. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

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

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

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

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

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run with the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

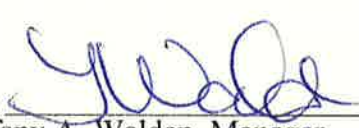
DATED this 13th day of January, 2021.

EM COMMERCIAL DEVELOPMENT, LLC

By: its Manager, CP EM, LLC,
a Utah limited liability company

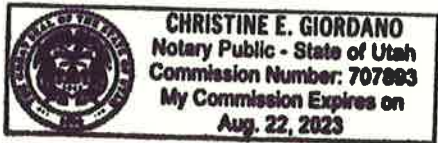
By: 
William G. Gaskill, Manager

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

By: 
Tiffany A. Walden, Manager

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this 13th day of January, 2021 personally appeared before me
William G. Gaskill, who acknowledged to me that (s)he had authority to and
did execute the foregoing document on behalf of CP EM, LLC.



Christine Giordano
Notary Public

DATED this 13th day of January, 2021.

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this 13th day of January, 2021 personally appeared before me
Tiffany A. Walden, who acknowledged to me that (s)he had authority to and
did execute the foregoing document on behalf of Diamante Vista, L.L.C.



Christine Giordano
Notary Public

DATED this 10 day of December, 2020.

ATTEST:

EAGLE MOUNTAIN CITY



City Recorder





Tom Westmoreland, Mayor

Approved as to form:



City Attorney

EXHIBIT A



BOUNDARY/TOPOGRAPHICAL SURVEY
LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH
PROPERTY OF: MONTE VISTA RANCH, LC
PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

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

Scale: 1"=1'	Drawn: DBC
Date: 07/15/16	Job #: 16-110
Sheet:	

The date of completion for this survey is July 15, 2016, the boundary and topography information shown on the survey is of that date.

NOTES

- 1) The purpose of this Survey is to provide a Boundary & Topographical Survey and Certification for the parcels shown and described hereon.
- 2) A Title Commitment prepared by United West Title Insurance Agency, Inc., Orem, Utah, Order #: UW-6345, Effective Date: May 9, 2016, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
- 3) The Basis of Bearing for this Survey is Utah County's NAD83 bearing of N0°27'04"E along the Section line between the Southeast Corner and the East 1/4 Corner of Section 12, T6S, R2W, S.L.B.& M.). All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon. For reference, both the measured and record NAD83 bearings are shown hereon.
- 4) Vertical data (contours and/or spot elevations) shown hereon are based on a GPS-derived NGVD29 elevation of 4865.18 measured and held on the 2002 County monument marking the South ½ of Section 12, T6S, R2W.
- 5) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- 6) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the certified Survey obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- 7) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency. Some utility lines shown hereon are drawn per GIS utility maps provided by Eagle Mountain City.
- 8) Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTIONS

TITLE REPORT)

PARCEL 1:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

PARCEL 2:

Commencing North 1243.99 feet and East 321.88 feet from the South ¼ Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N18°55'24"E 28.66 feet; thence along the arc of a 1749.46 radius curve to the left (chord bears: N10°00'28"E 538.914 feet); thence N1°22'57"E 9.64 feet; thence N89°50'58"W 25.78 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet) 76.54 feet; thence West 391.09 feet; thence North 251.34 feet; thence S89°57'53"W 1199.87 feet; thence South 101.6 feet; thence East 305.8 feet; thence South 306 feet; thence West 306 feet; thence North 407.6 feet; thence S89°57'53"W 189.01 feet; thence S1°21'47"W 752.08 feet; thence along the arc of a 9980.49 foot radius curve to the left (chord: S61°44'39"E 23.49 feet); thence N88°57'07"E 1703.74 feet to beginning.

TOGETHER WITH the following:

Commencing North 1746.91 feet and West 2271.8 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence West 391.09 feet; thence North 251.34 feet; thence N89°57'53"E 99.05 feet; thence S22°13'07"E 177.82 feet; thence S89°50'58"E 228.29 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet to the beginning.

LESS AND EXCEPTING the following:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

SURVEY DESCRIPTIONS

PARCEL 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S88°43'29"W along the north line of the South ½ of the SE1/4 of said Section 317.50 feet to the northeast corner of the South ½ of the SW1/4 of said Section; thence S88°40'38"W along the 1/16th (40 acre line) 1,406.77 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N28°18'16"E) 5.82 feet through a central angle of 0°02'01" (chord: N61°40'44"W 5.82 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'00"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S1°13'35"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning.

LESS AND EXCEPTION herefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage: 27.07+/- acres

COMPOSITE OF PARCEL 1 & 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'00"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S1°13'35"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning.

LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage of Composite Survey: 40.44+/- acres

EXHIBIT B

EXHIBIT C



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 22, 2023**

TITLE: UPDATE - TRAILS GIS DATABASE

ITEM TYPE: Discussion

APPLICANT: Brad Hickman & Todd Black

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Parks and
Recreation

BACKGROUND:

Commission members and staff will receive an update/briefing from Brad Hickman and Andrew Knowlton on efforts of the past three months to digitize, GPS, quantify, research, and put ALL trails (two track, bike, hike, horse) within Eagle Mountain City into a GIS database. Parks and Rec staff will be showing this database in ARCPRO storybook.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[trailsdbaselink.txt](#)

GIS storybook link for the trails database

https://teams.microsoft.com/l/message/19:23f046a7-4a8d-4c34-bde8-8363e41ac314_b74b80a4-b603-4186-b983-db749f92e6b7@unq.gbl.spaces/1692208606060?context=%7B%22contextType%22%3A%22chat%22%7D



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 22, 2023

TITLE: UPDATE - ZONING MAP STATUS

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

We will provide a brief visual update on the status of the interactive zoning map that is being created by our planners and GIS technicians.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS: