EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

March 12, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION - Concept Plan Regarding the Mountainland Supply Site Plan.
Discussion only with non-binding feedback.
RL Mountainland Supply Site second
Mountainland Supply examples
Mountainland Supply Site third

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A February 27, 2024 Planning Commission Minutes
02.27.2023 PC DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Firefly NPA 8 Phase B - Preliminary Plat
Planning Commission review of a request for preliminary plat approval for Firefly NPA 8 Phase B, a 154.42 (revised from 191.02-acres post hearing notification and DRC) subdivision, within the Firefly Planned Community, proposing [now] 709 single-family (503 detached/206 attached) building lots with 20.40 acres of open space.
Preliminary Plat_NPA 8 Phase B_2nd Submittal Revised Redlines_03.06.24.
Redline Response Package_Preliminary Plat NPA 8 Phase B
Block Length Exhibit for Memo
Block Length Memo
NPA 8 Phase B_Revised Park Plan
Firefly Concept Landscape Plan

7. Discussion Items

8. Next scheduled meeting

9. 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 CITY **PLANNING COMMISSION MEETING** **MARCH 12, 2024**
TITLE:	DISCUSSION - Concept Plan Regarding the Mountainland Supply Site Plan.
ITEM TYPE:	Discussion
APPLICANT:	Matthew Cook

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

BACKGROUND:

Mountainland Supply is a business that *"...comprise the wholesale distribution of pipe, valves and fittings, plumbing supplies, waterworks piping, turf irrigation supplies, plumbing specialties, enameled ware, china fixtures, showers, water heaters, storage tanks, laundry trays, rubber goods and packing, steel pipe, ductile iron pipe and fittings, PVC pipe, welding fittings and flanges, etc."* A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. The primary purpose of this concept review is to receive feedback on the elevations.

ITEMS FOR CONSIDERATION:

Staff has reviewed the proposed site plan twice: January 16, 2024, and February 8, 2024, submittal dates. The purpose of the concept review (not required) is for the applicant to receive feedback regarding the architecture. Staff redlined each submitted architectural plan as not compliant with EMMC requirements. Two sections of EMMC are the point of this discussion item and shown below.

17.37.050(B) Architecture and Site Design. All permitted or special uses shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Where more than one structure is built in a complex or project, structures shall have a similar style or theme, including colors, materials, and design elements. <u>It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority.</u>

and

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

Staff has reviewed the plans and has made the determination that the proposed elevations do not comply with the standards contained in EMMC 17.72 Commercial and Multifamily Design Standards, specifically as follows:

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

Increased landscaping and architectural elements on street facing facades is needed.

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

Facades need to consist of all required architectural elements with no facade purposely regulated to secondary status. This zone, and even the Industrial zone, require enhanced architecture. The Sweetwater Industrial Overlay zone relaxes these requirements and this building proposed would be permitted in that zone.

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

encouraged.

The structure does contain a sloping roof but no overhanging eaves.

D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help...avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.

When the elevations are scaled in reference to the footprint, the horizontal articulation of the walls amounts to 6 inches. The building is in essence, a rectangular polygon with no articulation.

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

Elevation materials consist of metal wall panels, exposed concrete foundation, cementitious siding, and brick. The west elevation consists of 6,300 square foot of uninterrupted metal panel and 858 square feet of exposed concrete foundation.

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

The west elevation contains a large panelized and featureless surface and two material elements, which one, metal, can only be used as an accent.

The architectural requirements are implemented to provide an aesthetically pleasing building and should only be altered under specific circumstances. This subdivision is new and this may likely be the first building constructed and set the tone of future development.

The location is near residential development and Eagle Mountain Boulevard. The state is planning on a future freeway in the area which makes this area a highly visible location.

REQUIRED FINDINGS:

RECOMMENDATION:
Discussion only.

ATTACHMENTS:

RL Mountainland Supply Site second

Mountainland Supply examples

Mountainland Supply Site third

M BAHR 2-9-24
COMMENT

RBallif 2/12/24 no comment
DDeVoogd/UFA 2/13/2024 - No Comments

Tblack-- 2/13 no comments

D Stroud 2.15.24 comments

BRADFORD MOUNTAINLAND SUPPLY

SITE PLAN
EAGLE MOUNTAIN, UTAH
FINAL PLAN SET
FEBRUARY 2024

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING & DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	TBC PLAN
8	AMENDED SUBDIVISION PLAT
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LAND USE TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
STORAGE YARD=1.85
PARKING LOT/DRIVE AISLES=0.43
BUILDING=1.50

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO EAGLE MOUNTAIN CITY.
5. ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
6. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT/STUDY COMPLETED BY GORDON GEOTECHNICAL ENGINEERING INC., DATED OCTOBER 19, 2023, PROJECT NO. 1215-001-23 TO BE FOLLOWED EXPLICITLY DURING CONSTRUCTION BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BERT BRADFORD
PHONE 801-367-8895
bert@rbconstruction.org

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
02/02/2024
STATE OF UTAH

Lighting? Previous comment. No return of lighting from architect. Parking lot lighting (site) and building lighting (architecture) are typically provided together. Review EMMC 17.56. Downlight, full cutoff and night sky compliant. 100,000 lumens or less per net acre. Submit cut sheets and lumen calcs.

VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION

PARKING TABLE
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
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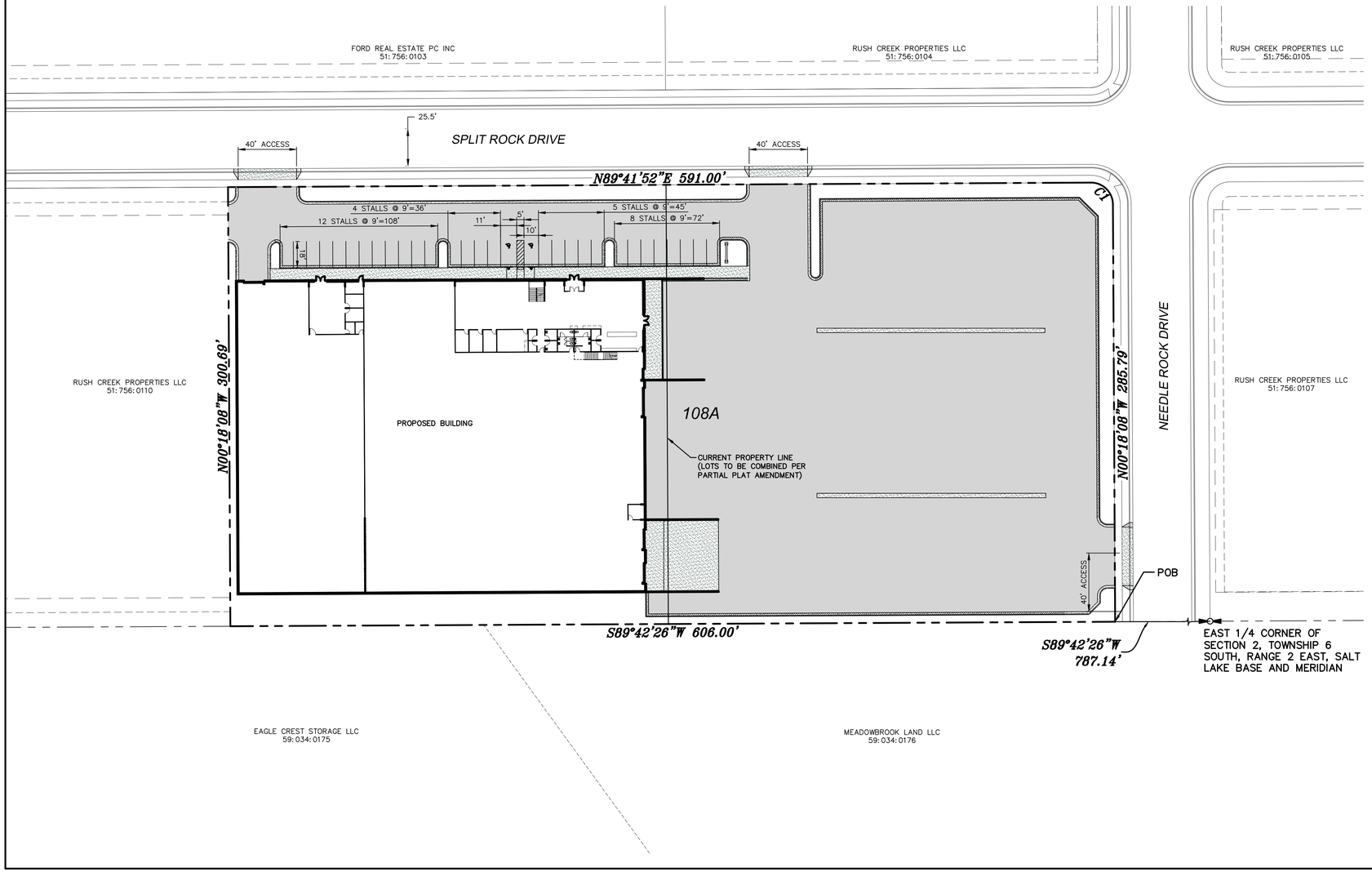
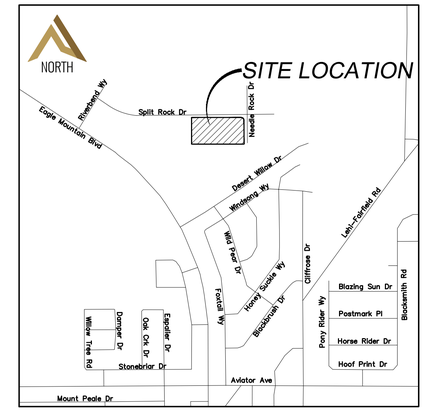
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

AS PLATTED BOUNDARY DESCRIPTION:
ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"





VICINITY MAP
-NTS-

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 2

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OVERALL BOUNDARY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
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PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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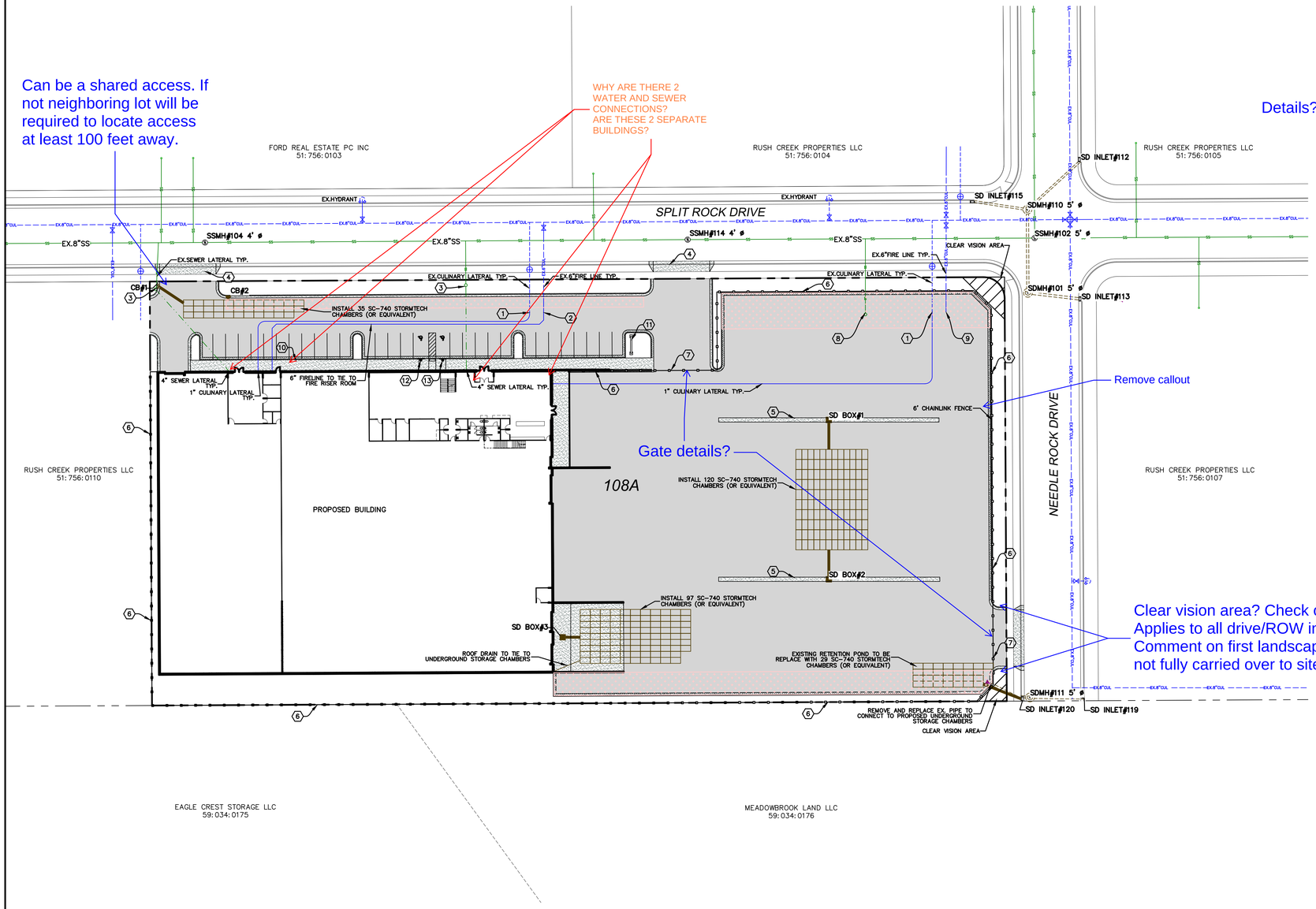

GENERAL NOTES:

1. TRASH TO BE STORED WITHIN BUILDING

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE & TIE TO EXISTING 6" FIRELINE.
3. LOCATE & TIE TO EXISTING SEWER LATERAL.
4. CONST. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS.
5. CONST. 3' CROSS GUTTER.
6. INSTALL 6' MASONRY WALL.
7. INSTALL GATE AT DRIVEWAY ENTRANCE. GATE ACCESS TO HAVE KNOX KEY BOX OR PADLOCK INSTALLED FOR FIRE DEPT. ACCESS.
8. EXISTING SEWER LATERAL TO BE ABANDONED.
9. EXISTING FIRELINE TO BE ABANDONED.
10. CONST. ADA RAMP PER EAGLE MOUNTAIN CITY STANDARDS.
11. INSTALL BICYCLE RACK.
12. INSTALL VAN-ACCESSIBLE HANDICAPPED PARKING STALL SIGN.
13. INSTALL HANDICAPPED PARKING STALL SIGN.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- 4" SNOWFALL SNOW STACKING AREAS

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 3

NO.	REVISIONS	BY	DATE
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OVERALL SITE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
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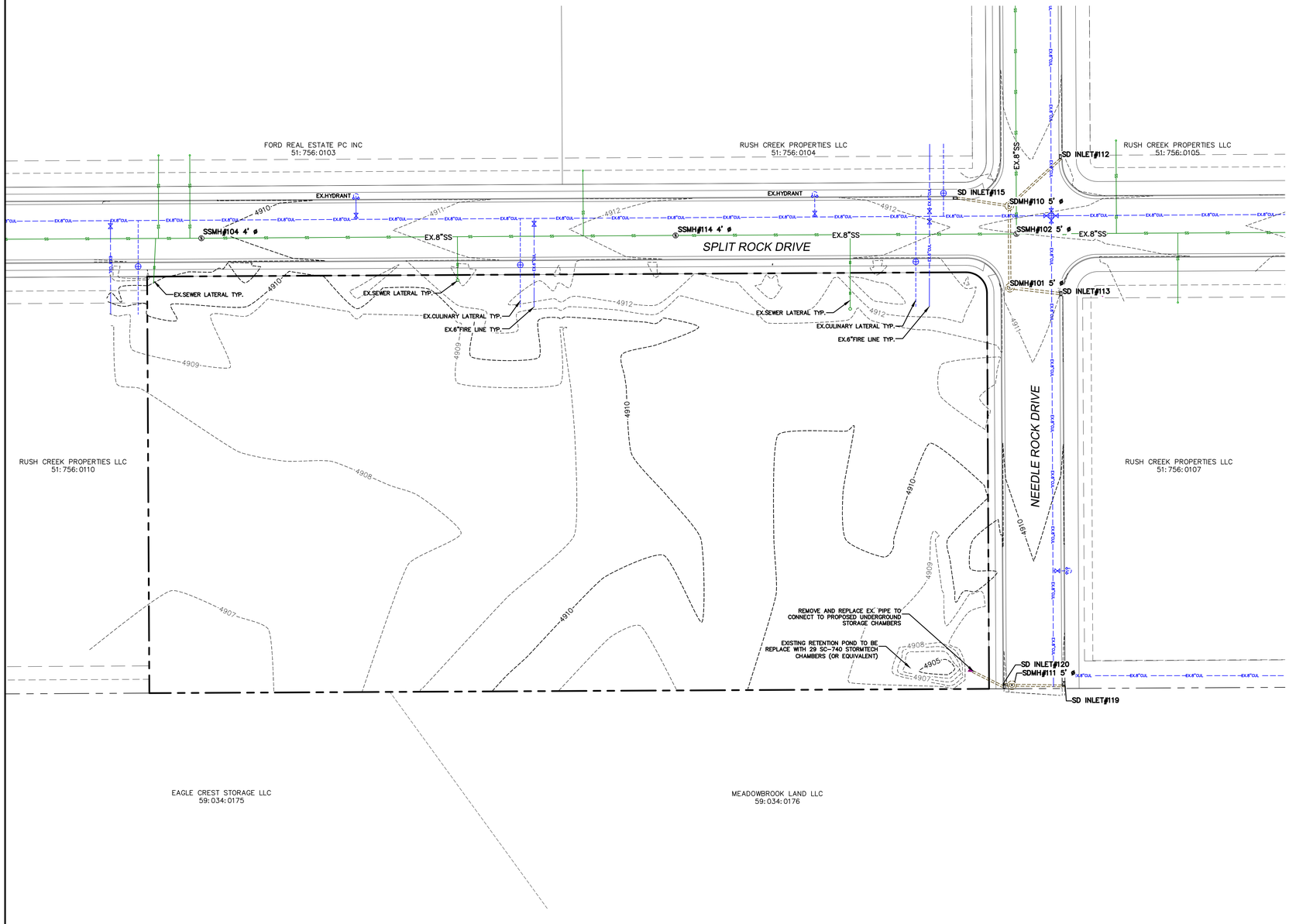

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
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- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 4

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EXISTING TOPOGRAPHY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
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PHONE:801-655-0566
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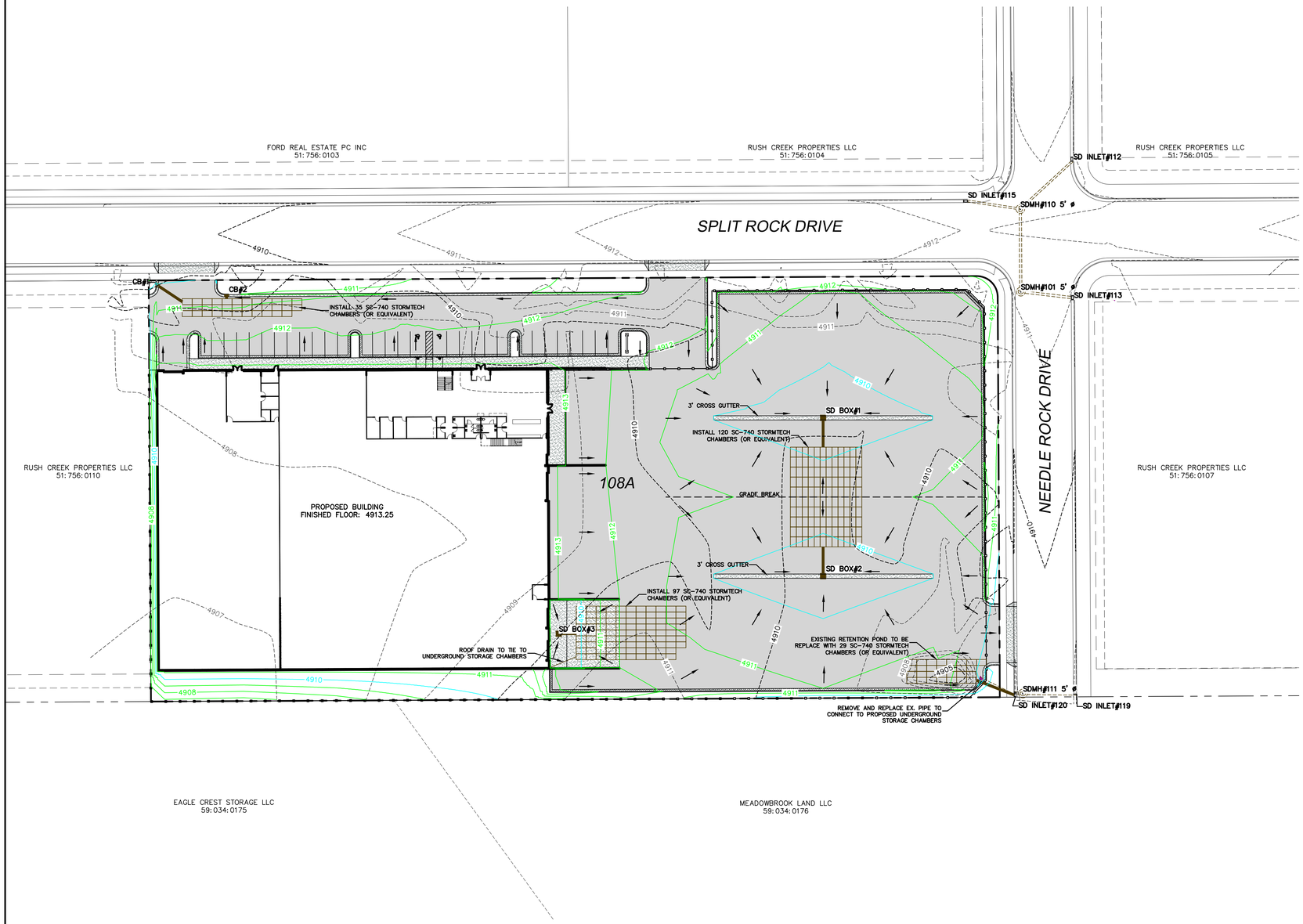

LEGEND

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- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

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SHEET NO. 5

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GRADING & DRAINAGE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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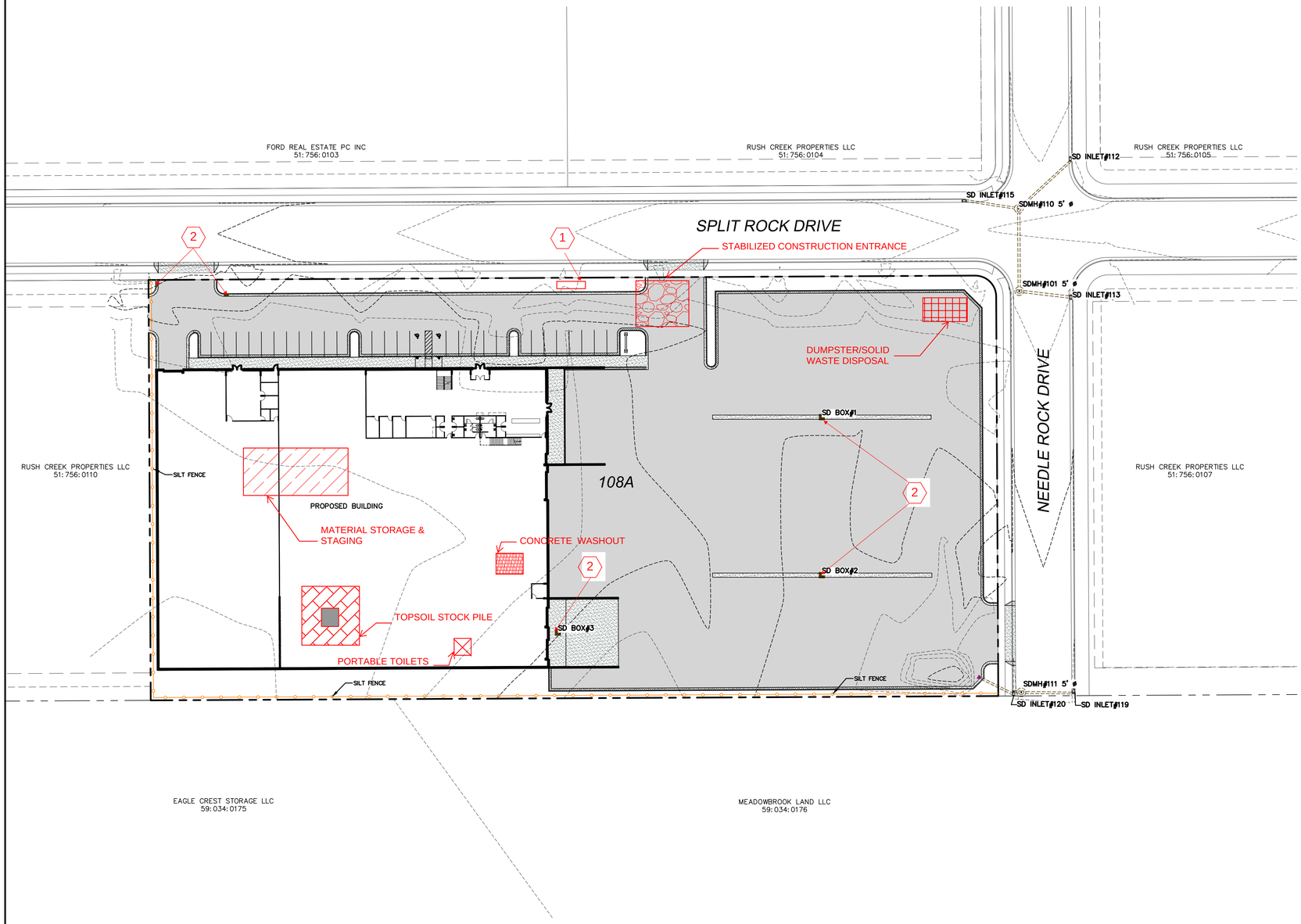

STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

DESPRESSED AREA TO CONTAIN TOPSOIL STOCKPILE RUNOFF

MATERIAL STORAGE / STAGING AREA

SILT FENCE

1 PLACE SWPPP SIGN AT ENTRANCE

2 INLET PROTECTION

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 6

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EROSION CONTROL PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\06-EROSION CONTROL PLAN.DWG

SHEET NO. 7

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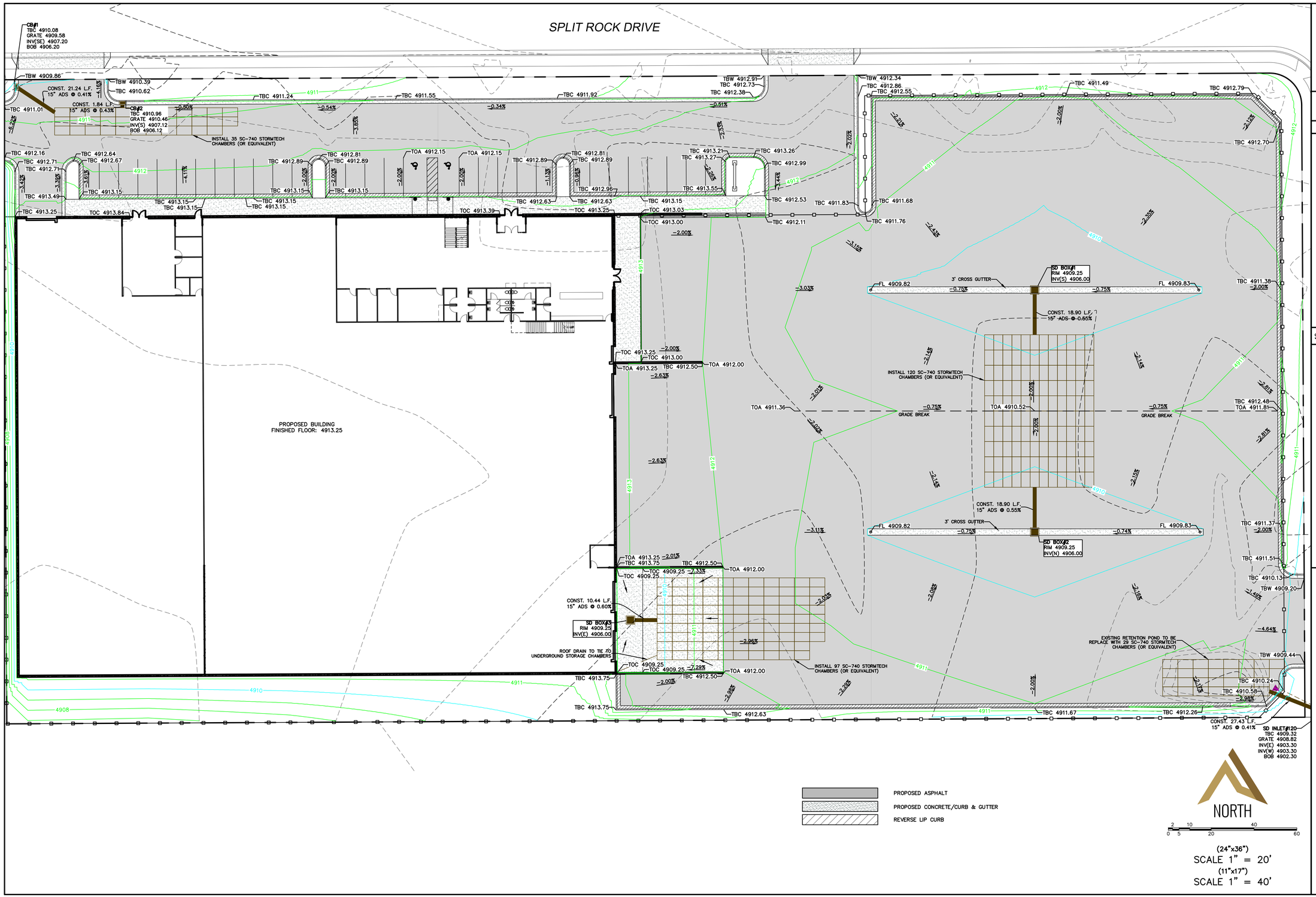
REVISIONS

TBC PLAN

EAGLE MOUNTAIN, UTAH



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. ADDRESSES
- 1 PROPOSED LOT NUMBERS

DATA TABLE
TOTAL ACREAGE=4.18
TOTAL # OF LOTS=1
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION)

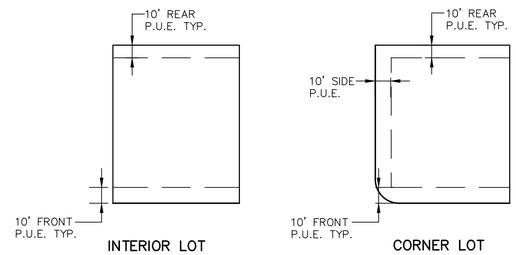
OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

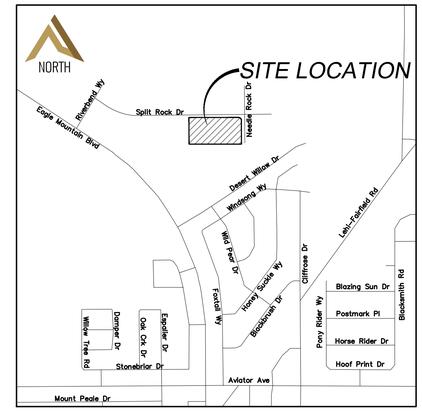
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

CURVE TABLE

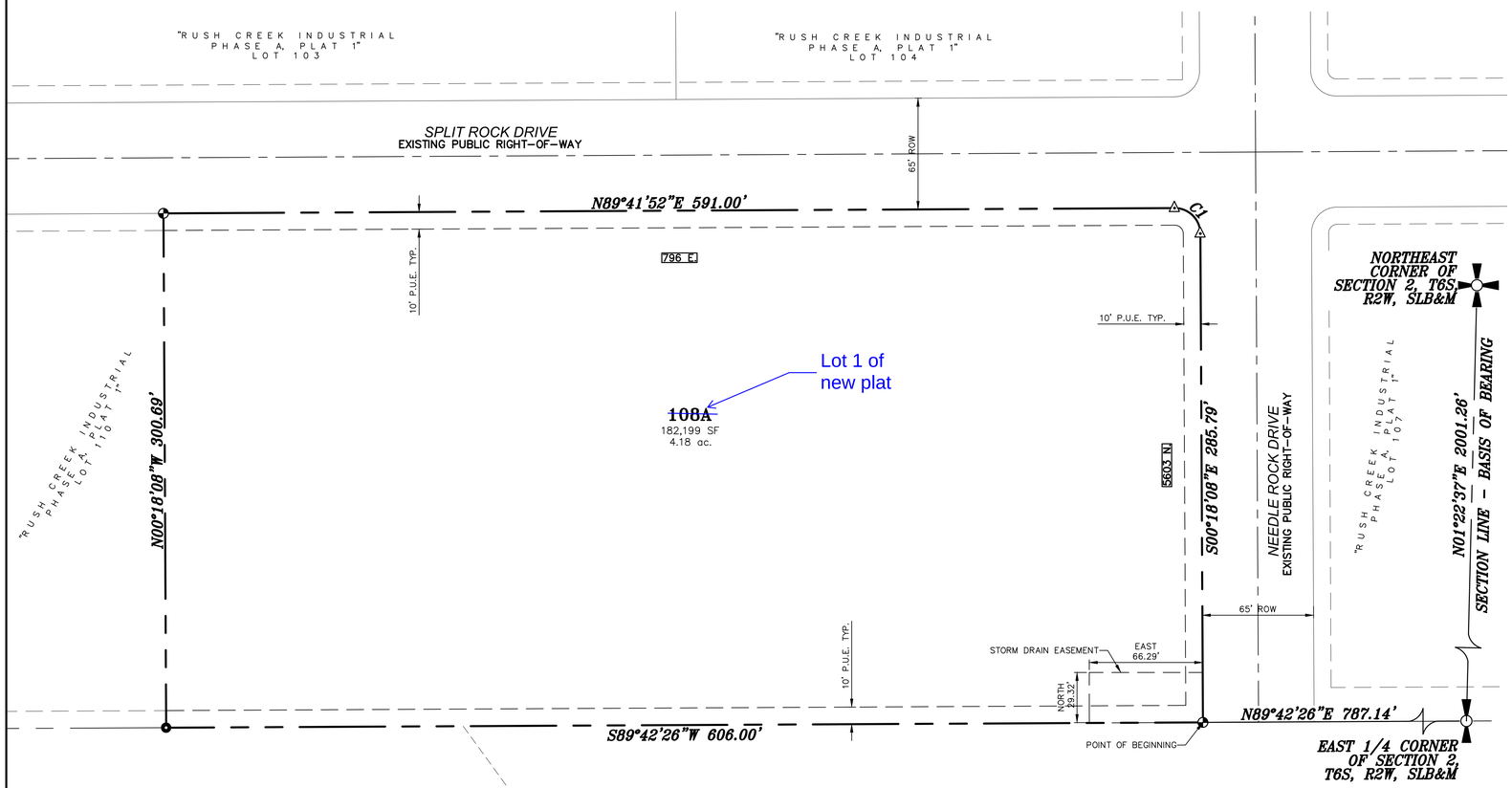
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



DETAIL - TYPICAL LOT EASEMENT
-NTS-



VICINITY MAP
-NTS-



NORTH
5 20 80
0 10 40 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR 12-04-23 DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

OWNER'S DEDICATION

(I)WE, _____,_____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 20__.

_____

RUSH CREEK PROPERTIES LLC, BY_____ITS_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE_____DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME_____WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____OF_____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID_____BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID_____EXECUTED THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 20__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER
~~APPROVED~~ ~~COMMUNITY DEVELOPMENT DIRECTOR~~

RUSH CREEK INDUSTRIAL PHASE A, PLAT 2

~~A PARTIAL~~ AMENDMENT OF RUSH CREEK INDUSTRIAL PHASE A, PLAT 1 AMENDING LOTS 108 &109
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
CONTAINING 1 LOTS AND 4.18 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
	PROFESSIONAL LAND SURVEYOR DAVID F. HUNT LICENSE NO. 5243543-2201 STATE OF UTAH 12-04-23			

EAGLE CREST STORAGE LLC

PAGE 1 OF 1 | 08/22/2023

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
Maurie Quiroz 1/2/2023
DIRECT COMMUNICATIONS DATE

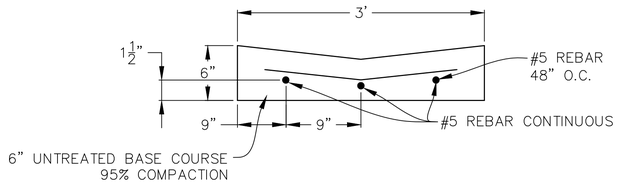
COMCAST
Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. _____ does not n location of any public utility easements. This approval does not modify, affe ation waive any rights, obligations, or liabilities provided by law or equity or unde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

DOMINION ENERGY UTAH
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This f any approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of proper location of the plat. For questions or concerns regarding gas service, plat approval conditions please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 3 day of January, 20 24
By _____
Title Sr. Construction Ref I

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
_____ 12-19-23
ROCKY MOUNTAIN POWER DATE

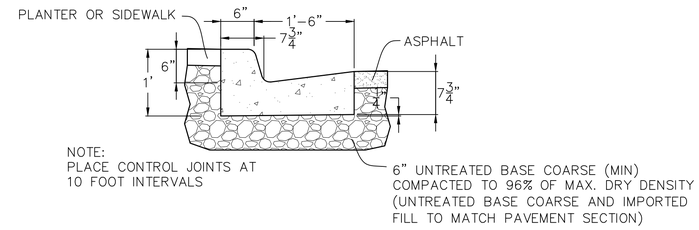
Missing these signature boxes

Z:\2023\23-041



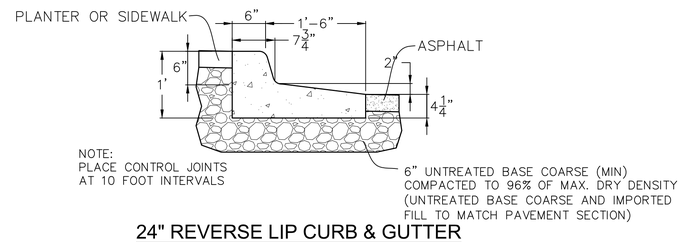
DETAIL - 3' CROSS GUTTER

–NTS–



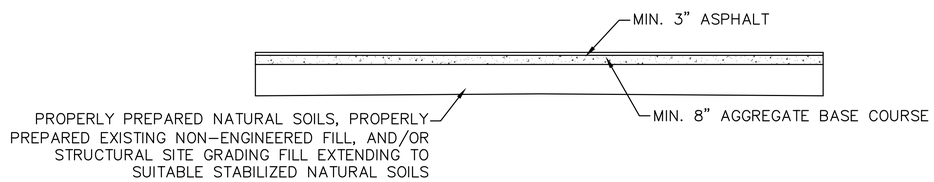
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



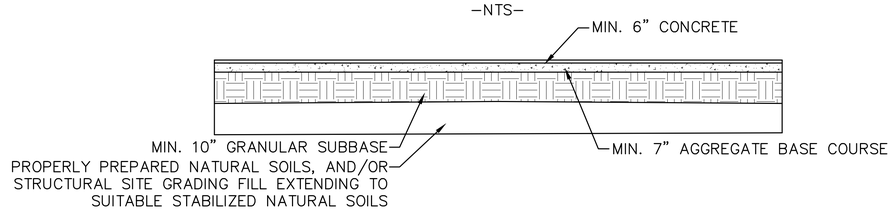
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



PARKING LOTS CROSS SECTION

–NTS–



LOADING/UNLOADING DOCK CROSS SECTION

–NTS–

NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL STUDY JOB NO. 1215–001–23 DATED OCTOBER 19, 2023 BY GORDON GEOTECHNICAL ENGINEERING, INC.

SHEET NO.
DT-01

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
(D) **Final Fill:** Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
(C) **Initial Fill:** Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
(B) **Embedment Stone:** Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
(A) **Foundation Stone:** Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2, 3]

Please Note:

1. The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".
2. StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
3. Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 1- Inspection Port Detail

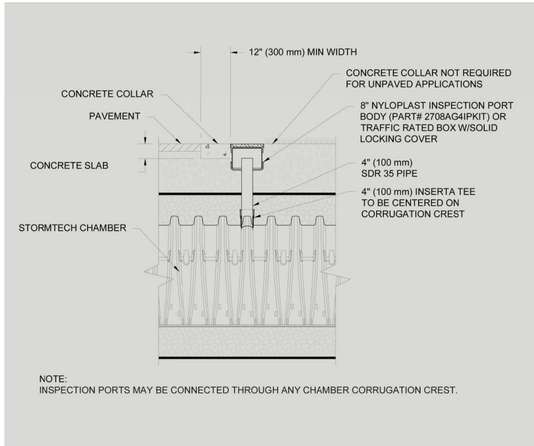
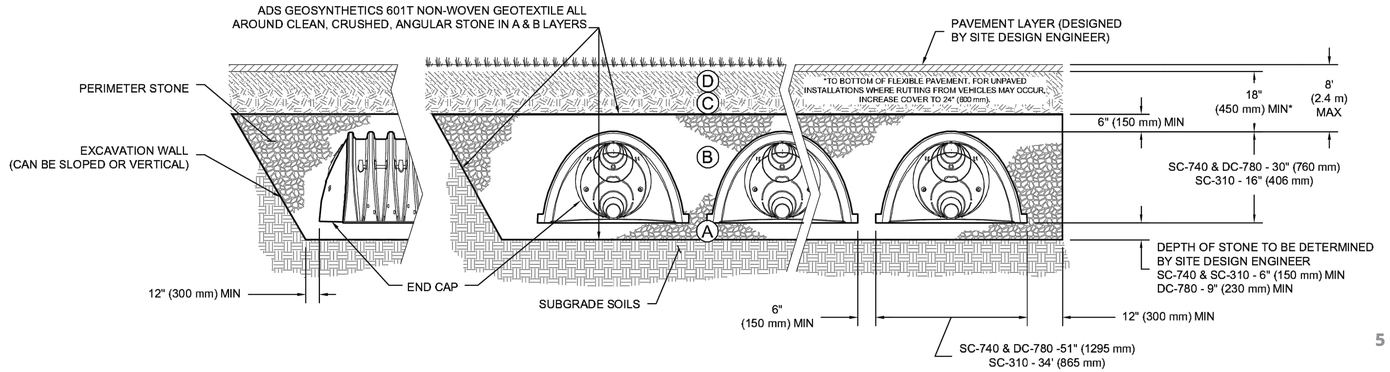


Figure 2 - Fill Material Locations



SHEET NO. DT-02

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

SURFACE AREAS

PERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
LANDSCAPED AREA (GRASS)	- SQ. FT.	0.000 AC.	0.00 %
ROCKSCAPED AREA (WITH PLANTS)	10143 SQ. FT.	0.233 AC.	5.57 %
ROCKSCAPED AREA	7385 SQ. FT.	0.170 AC.	4.05 %
TOTAL PERVIOUS AREA	17,528 SQ. FT.	0.402 AC.	9.62 %
IMPERVIOUS AREA	**AREA (SQ. FT.)**	**AREA (ACRE)**	**% OF SITE**
BUILDING ROOF AREA	60,191.00 SQ. FT.	1.382 AC.	33.04 %
HARDSCAPE AREA (ASPHALT, CONCRETE)	104,480 SQ. FT.	2.399 AC.	57.34 %
TOTAL IMPERVIOUS AREA	164,671 SQ. FT.	3.780 AC.	90.38 %
TOTAL SITE AREA	182,199 SQ. FT.	4.183 AC.	100 %

TOPSOIL NOTE

EXCAVATION CONTRACTOR PROVIDE AND PLACE TOPSOIL TO THE FOLLOWING DEPTHS:

- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"	Green - White 25't x 20'w
	Acer ginnala "Flame"	Flame Amur Maple	19	2"	Green - Red 20't x 20'w
	Juniperus squamata 'Blue Star'	Blue Star Juniper	22	2 GAL.	Green - Blue 3't x 4'w
	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.	Purple - White 8't x 8'w
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.	Evergreen 3't x 4'w
	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.	Green - Blue 3't X 4'w
	Rhus armoatica "Gro-Low"	Gro-Low Sumac	11	1 GAL.	Green - Red 3't X 6'w
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.	GREEN - WHITE 3't x 3'w
	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	75	1 GAL.	GREEN - GOLDEN 5't x 2'w
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY OWNER)				
	LANDSCAPE ROCK "TYPE 2" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY OWNER)				
	LARGE LANDSCAPE BOULDERS 2' & 3' SIZES (COLOR AND TYPE TO BE AS SELECTED BY OWNER) QUANTITY 38				

LANDSCAPE ROCK NOTES "TYPE 1":
(4" MIN. DEPTH, FRACTURED ROCK)
ROCK TO BE VOID OF CRUSHER FINES
30% - 4"
70% - 3"

LANDSCAPE ROCK NOTES "TYPE 2":
(4" MIN. DEPTH, FRACTURED ROCK)
ROCK TO BE VOID OF CRUSHER FINES
30% - 1"
70% - 2"

Cannot approximate the color of concrete. Choose color.

Note which plants species are drought-tolerant

Not used/shown on plan

SHEET NOTES:

01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.

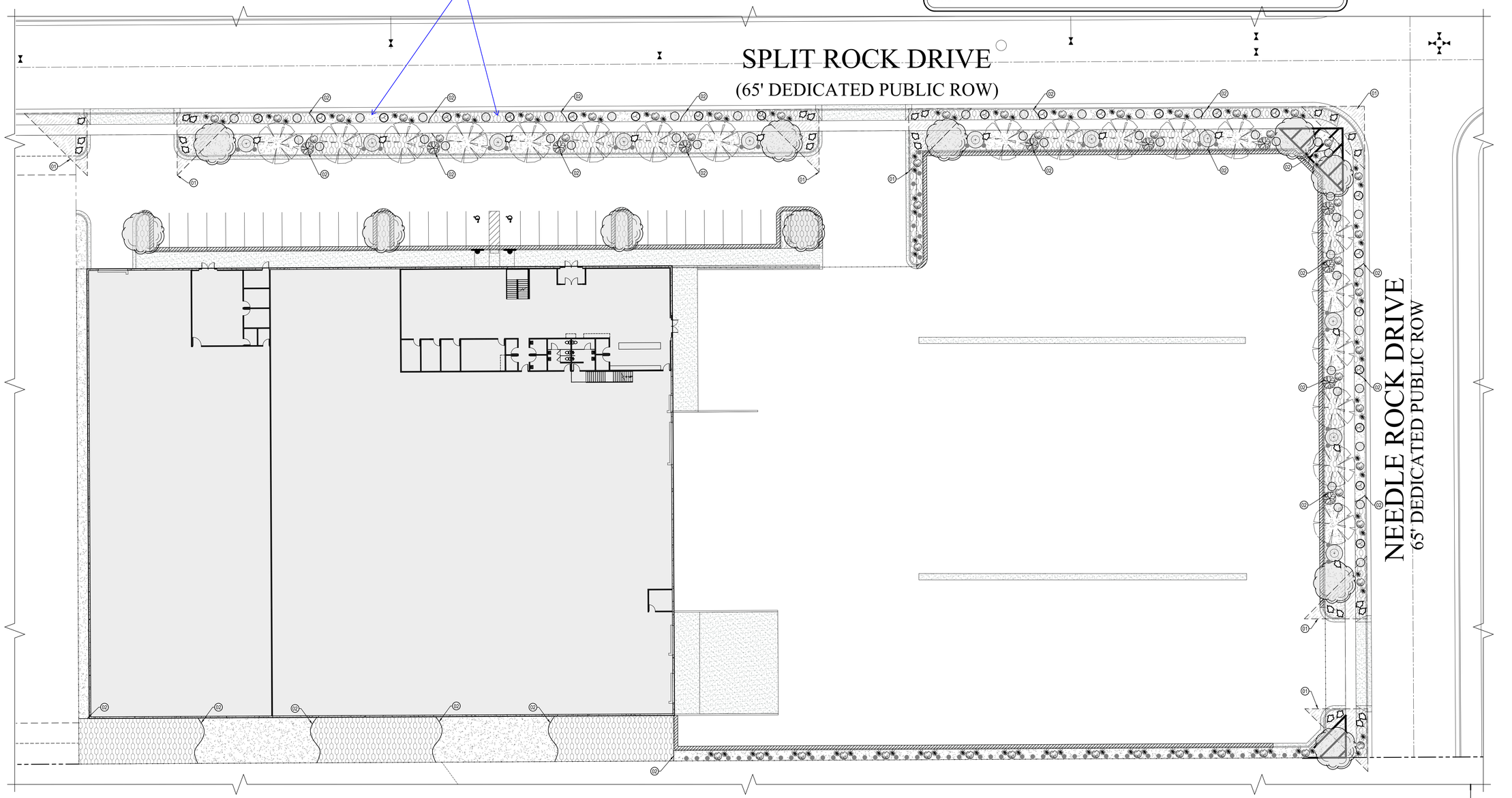
02 - 4" STEEL EDGING.

GENERAL NOTES:

A - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L3.

B - SHRUBS TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 10/L3.

Good fill-in spot (and others) for Karl Forrester grass shown on schedule but not included on-site. I think filling in these gaps along the ROW will help your case of upgraded landscaping needed when parking is in the front.



LANDSCAPE PLAN

(15" x 21") 1" = 40'-0"
(30" x 42") 1" = 20'-0"

0 10' 20'

NORTH

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: RJW
CHECKED BY: WC
DATE: FEB. 2024
PROJECT #: XXXXXX

L1

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VALVE SCHEDULE

SIZE	MANUF.	MODEL NUMBER
1" D.I.	RAINBIRD	XCZ-100-PBR-COM
1.5" D.I.	RAINBIRD	XCZ-150-PBR-COM

SPRINKLER HEAD LEGEND

SYMBOL	MANUF.	MODEL NUMBER
△	RAINBIRD	DRIP IRRIGATION (SEE NOTES)
⊗	RAINBIRD	33 DRC QUICK COUPLER
———	VALVE GROUP AREA	
⊕	ELECTRIC VALVE (SEE VALVE SCHEDULE)	

NOZZLE
PSI 1.5" VALVE SIZE
33 G.P.M.

GENERAL NOTES:

ENTIRE AREA TO BE BLUE STAKED PRIOR TO WORK COMMENCING

CULINARY WATER SYSTEM

MAIN TO BE 1.5" SCH. SCHEDULE 40 PIPE, ALL FITTINGS ON BOTH SIDES OF VALVE ARE TO BE SCH. 80 PVC PIPE FITTINGS. MAIN LINE IS TO BE ROUTED AS SHOWN BY DOTTED LINE. MINIMUM DEPTH OF 3'-0" (OR AS PER CITY REQUIREMENTS) TO TOP OF PIPE. LANDSCAPE CONTRACTOR TO CONNECT TO CULINARY WATER LATERAL (AFTER WATER METER) AS REQUIRED. PROVIDE STOP AND WASTE, SHUT OFF VALVES AND A QUICK COUPLER AT THE POINT OF CONNECTION.

SPRINKLER CONTROLLER

A - RAINBIRD (WATERSENSE) ST80-2.0 120V CONTROLLER. LOCATE AS PER OWNERS REQUIREMENTS. INSTALL AS PER MANUFACTURER SPECIFICATIONS AND DETAIL 9/L3.

B - TRADITIONAL CONTROL WIRES TO FOLLOW SPRINKLER MAIN LINES AND ARE TO BE 14 GAUGE AS PER MANUFACTURERS SPECIFICATIONS.

PIPING, FITTINGS & TRENCHES

A - ALL LATERAL LINES ARE TO BE SCH. 40 PVC PIPE. SIZE PIPE AS REQUIRED TO KEEP ALL POINTS ON SYSTEM UNDER 5 FPS VELOCITY. MINIMUM PIPE SIZE 1".

B - ALL PIPING IS TO BE GRADED AT A MIN. OF 1% TO DRAINS.

C - PIPE AND WIRE TRENCHING TO FOLLOW INDUSTRY STANDARDS. SEE DETAIL 5/L3.

D - PIPE SLEEVES ARE TO BE INSTALLED AS SHOWN AND ARE TO BE SCH. 40 PVC, PIPE SIZED AS INDICATED. INSTALL PER INDUSTRY STANDARD, SEE DETAIL 6/L3. ALL SLEEVES ARE TO BE SIMILAR IN DEPTH AND LOCATION.

E - ALL FITTINGS ON THE MAIN LINE SIDE OF VALVES ARE TO BE SCH. 80.

F - THE OUTPUT SIDE OF EACH VALVE IS TO HAVE A SLIP FITTING. SEE DETAIL 3/L3.

G - ALL TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL (NO ROCKS) AND COMPACTED. THE TOP 6 INCHES IS TO BE FILLED WITH HEALTHY TOPSOIL.

H - OWNER IS TO INSPECT ALL OPEN TRENCHES PRIOR TO BACKFILLING.

VALVES & VALVE BOXES

A - GROUP HEADS INTO A VALVE AS INDICATED BY PHANTOM LINE ON DRAWING.

B - LOCATE VALVES IN BOXES NEAR THEIR RESPECTIVE LATERAL LINES AND AVOID GROUPING OF VALVES (2 VALVES MAX. PER BOX). LOCATE A MIN. OF 6" FROM CONCRETE FLATWORK.

C - ALL VALVE BOX TOPS ARE TO BE INSTALLED FLUSH WITH SURROUNDING FINISH GRADE.

D - VALVES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. SEE DETAIL 3/L3. SIZE AS INDICATED ON DRAWINGS. SEE VALVE SCHEDULE FOR REQUIRED MODELS.

E - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.

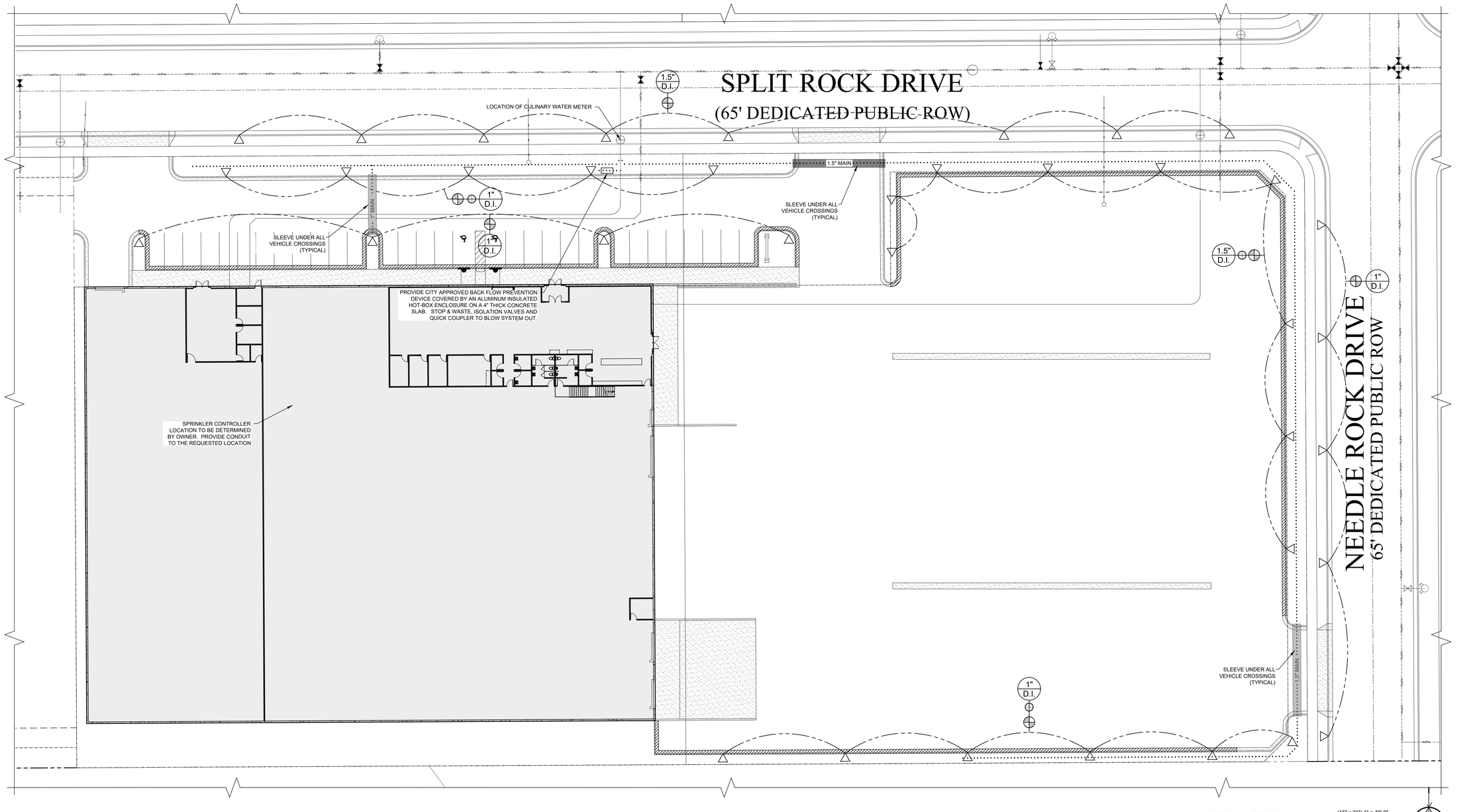
DRIP IRRIGATION

A - (DRIP IRRIGATION) ZONES ARE TO HAVE ALL RECOMMENDED ACCESSORIES (VALVES, FILTERS, PRESSURE REDUCERS, TUBING, EMITTERS, PIPING, FITTINGS, ETC.) AS REQUIRED TO PROVIDE THE APPROPRIATE AMOUNT OF WATER FOR EACH PLANT INDICATED PLAN (SEE LANDSCAPE PLAN), AS WELL AS CAPACITY FOR FUTURE ADDITIONAL PLANTINGS.

B - PROVIDE DRIP SYSTEM POP-UP VISUAL INDICATOR AT EACH DRIP IRRIGATION ZONE.

GENERAL ITEMS

A - AS-BUILT PLANS ARE TO BE SUBMITTED TO OWNER AFTER INSTALLATION, TESTING AND FINE TUNING.



SPRINKLER PLAN

(15" x 21") 1" = 40'-0"
(30" x 42") 1" = 20'-0"

0 10' 20

NORTH

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L2

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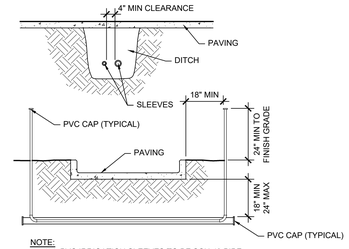
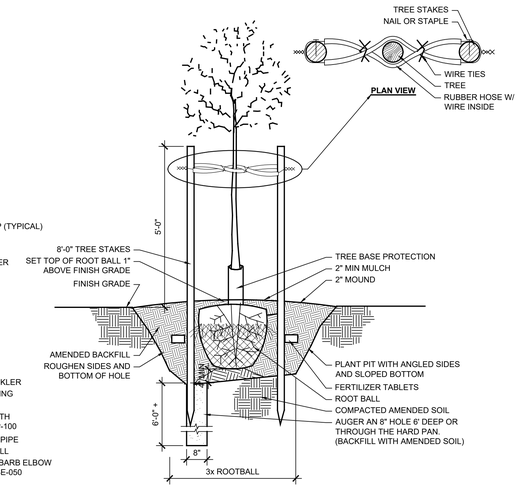
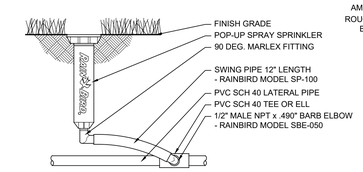


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

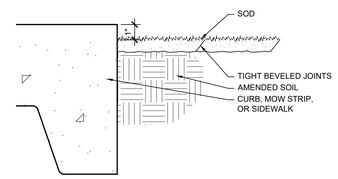
6 SLEEVING
NOT TO SCALE



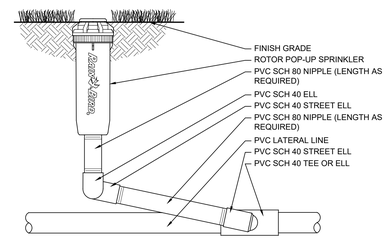
1 TREE PLANTING / STAKING
NOT TO SCALE



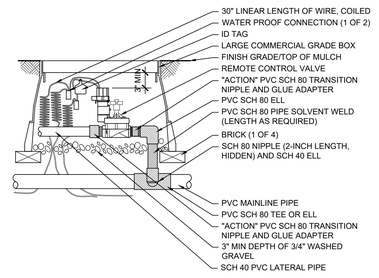
7 POP-UP SPRINKLER
NOT TO SCALE



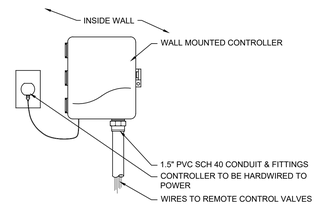
2 SOD INSTALLATION
3" = 1'-0"



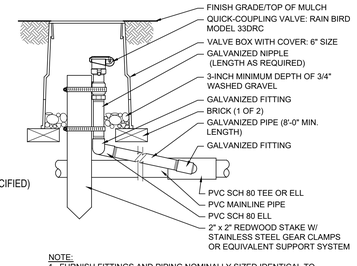
8 POP-UP SPRINKLER
NOT TO SCALE



3 REMOTE CONTROL VALVE
NOT TO SCALE



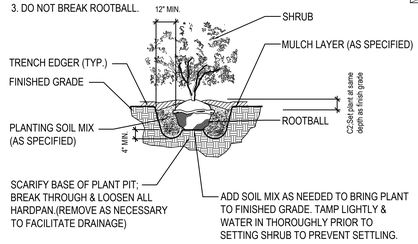
9 HYBRID CONTROLLER
NOT TO SCALE



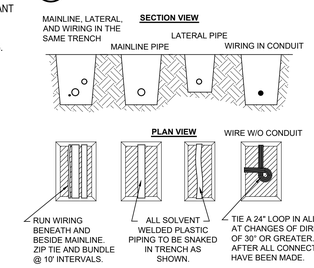
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



10 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

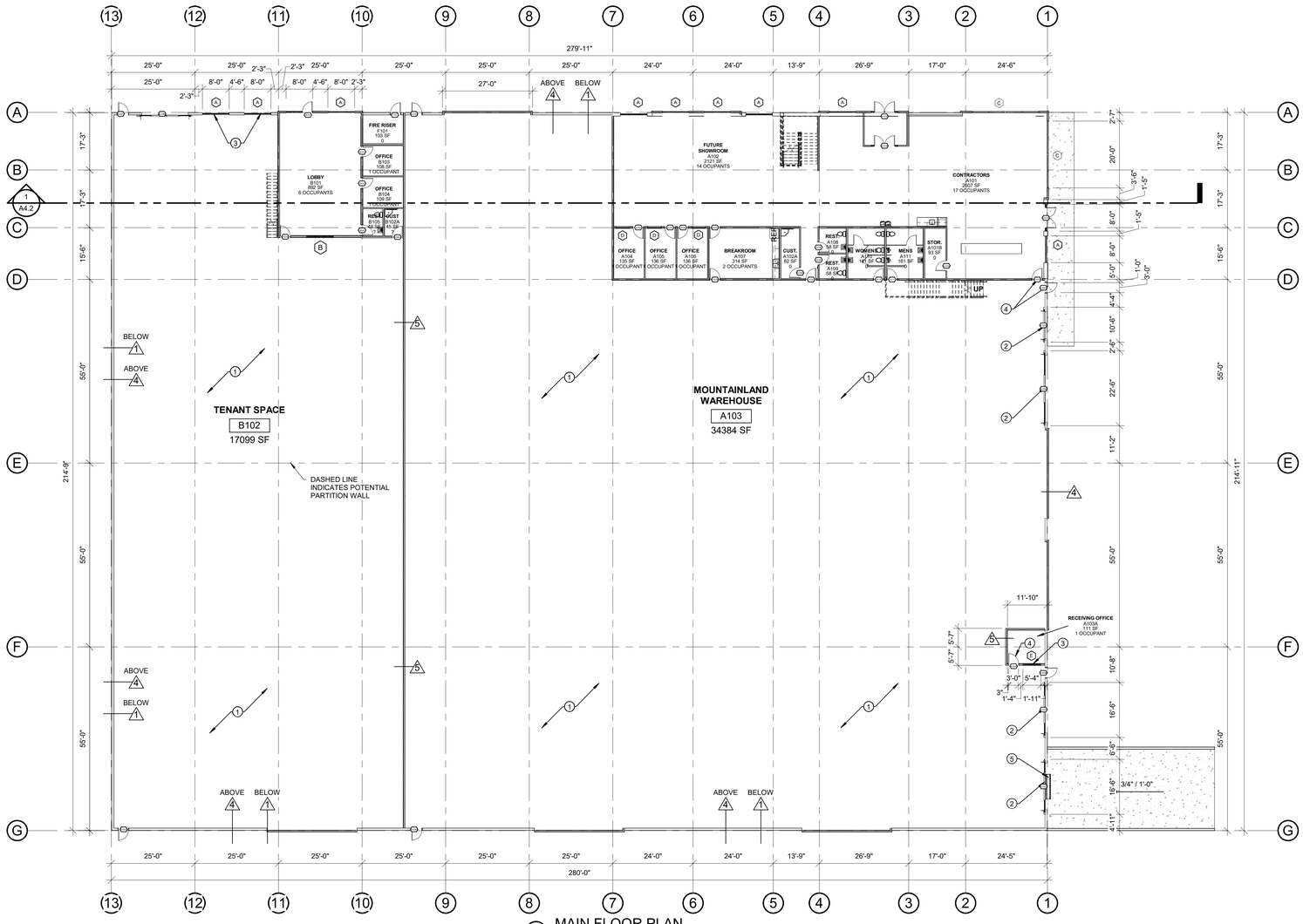
BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L3



1 MAIN FLOOR PLAN
1/16" = 1'-0"

SHEET NOTES

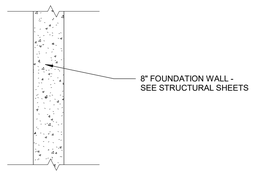
1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

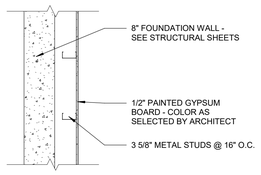
3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

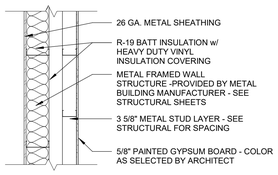
5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS



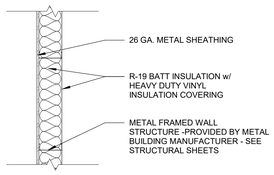
1. WALL TYPE #1
3/4" = 1'-0"



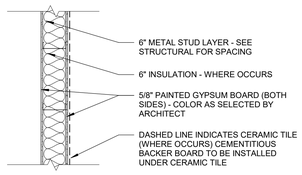
2. WALL TYPE #2
3/4" = 1'-0"



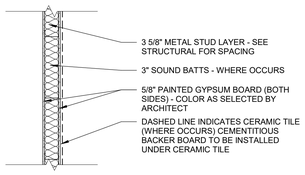
3. WALL TYPE #3
3/4" = 1'-0"



4. WALL TYPE #4
3/4" = 1'-0"



5. WALL TYPE #5
3/4" = 1'-0"



6. WALL TYPE #6
3/4" = 1'-0"

GENERAL NOTES

A- 1/16TH INCH FLOOR PLAN IS SHOWN FOR REFERENCE AND COORDINATION ONLY - REFER TO 1/8TH INCH FLOOR PLANS AREA 'A' AND AREA 'B' FOR DIMENSIONS AND LAYOUT.

B- ALL FULL HEIGHT WALLS TO BE SEALED WITH FIRE STOP (FIRE SAFING) BETWEEN TOP OF WALL AND ROOF DECKING.

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2/8/2024 12:10:49 PM As indicated

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STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9499958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A1.1

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

5 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

6 - MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.

7 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

8 - FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

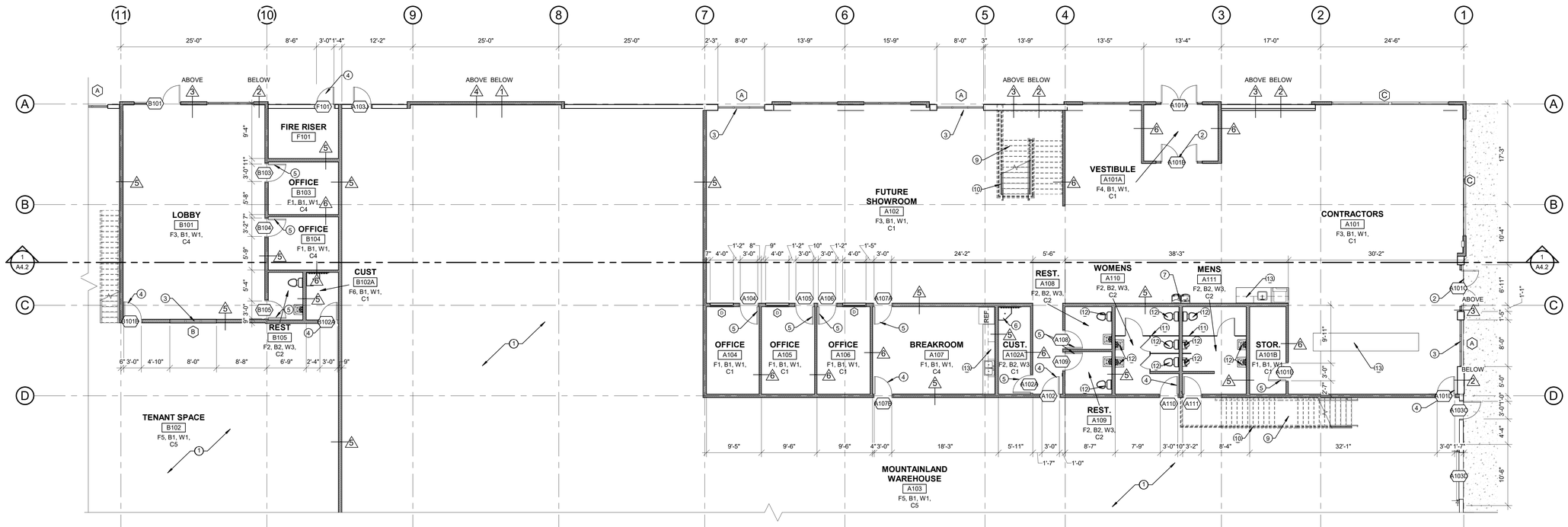
9 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS. FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.

10 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

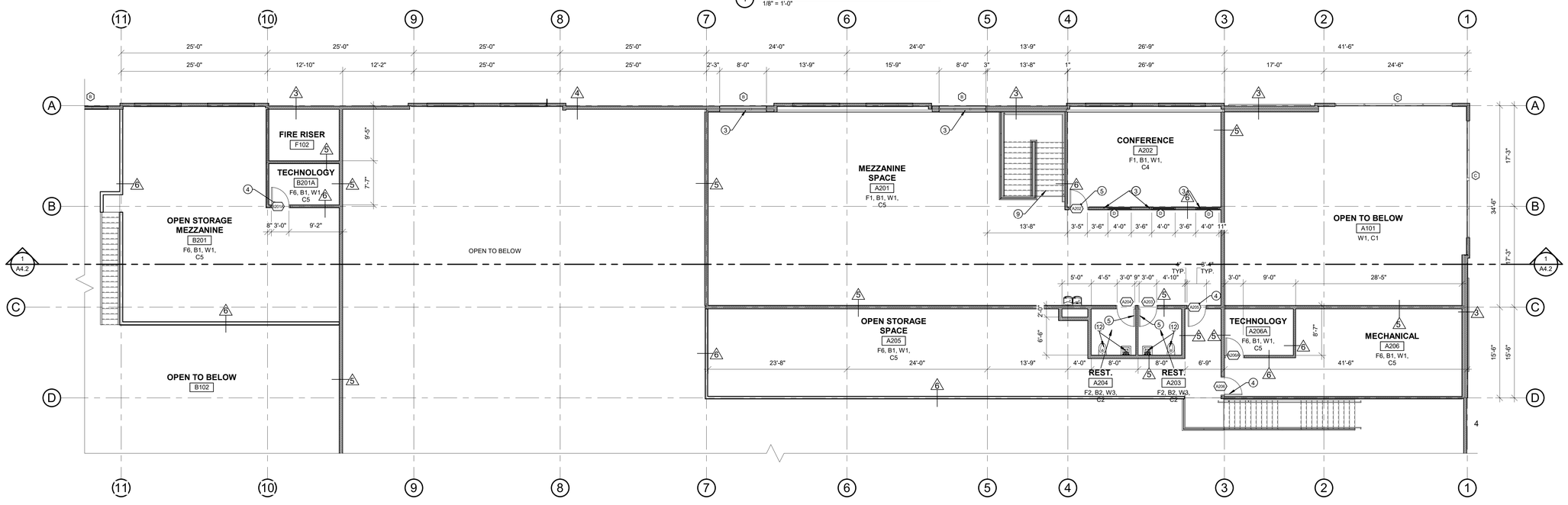
11 - TOILET PARTITIONS - SEE SPECS.

12 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

13 - MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.



1 MAIN FLOOR PLAN - AREA A
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

AREA A

GENERAL NOTES

A- ALL PAINTED WALLS AND CEILINGS IN RESTROOMS TO BE EPOXY PAINT.

B- ALL CABINETS TO HAVE FLOORING BASE INSTALLED ON THE TOE-KICKS - CARPET, RUBBER, OR TILE (TYP.)

C- ALL ALUMINUM WINDOWS TO HAVE ROLLING SHADES INSTALLED - SEE WINDOW TYPES AND SPECIFICATIONS.

D- ALL FRAME WALLS TO BE FRAMED TO DECK.

MILLWORK NOTE

CONTRACTOR TO FURNISH PER SPECIFICATIONS AND INSTALL 50'-0" OF EXTRA HARDWOOD TRIM CUT AND FINSHED PER DETAILS. ADDITIONAL HARDWOOD TRIM TO BE INSTALLED AS DIRECTED BY ARCHITECT.

ADA COMPLIANCE NOTE

NEW CONSTRUCTION TO COMPLY WITH CURRENT ADA REQUIREMENTS AS NOTED ON SHEET 7.0. CONTRACTOR TO REFER TO ADA SHEETS WHEN CONSTRUCTING STAIRS, RAILS, PLUMBING FIXTURES, ETC.

CONCRETE FLOOR NOTE

CONTRACTOR TO PREPARE THE NEW CONCRETE FLOORS FOR THE INSTALLATION OF ALL THE FLOOR FINISHES AS REQUIRED BY THE ARCHITECT AND OWNER.

CONCRETE GRINDING NOTE

PROVIDE 1000 SQ. FT. OF CONCRETE FLOOR GRINDING FOR NEW CONSTRUCTION. (THIS APPLIES TO ALL FLOORS OTHER THAN POLISHED CONCRETE FLOOR AREAS.) CONCRETE FLOORS SHALL BE GROUND SMOOTH AND LEVEL TO WITHIN +/- 1/8" WITHIN A 10'-0" RADIUS. THE CONTRACTOR SHALL ALSO PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. THE CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIERS IN THE AREA THE CONCRETE GRINDING IS TAKING PLACE.

FINISH SCHEDULE

FLOORS:

F1 - GLUE-DOWN CARPET TILE - SEE SPECS
F2 - (2"x2") CERAMIC TILE - SEE SPECS
F3 - (18"x24") LAMINATED VINYL TILE (LVT) - SEE SPECS
F4 - HEAVY DUTY ENTRANCE WALK-OFF MAT
F5 - SEALED CONCRETE FLOOR SLAB - SEE SPECS
F6 - EPOXY PAINTED CONCRETE FLOOR SLAB - SEE SPECS

BASE:

B1 - 4" RUBBER BASE - SEE SPECS
B2 - (12"x24") PORCELAIN TILE BASE (FIELD COLOR) - SEE SPECS

WALL:

W1 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
W2 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
W3 - (12"x24") PORCELAIN WALL TILE (FIELD COLOR) - SEE SPECS

CEILING:

C1 - 2"x4" LAY-IN ACOUSTICAL CEILING PANELS
C2 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
C3 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
C4 - 2"x2" LAY-IN ACOUSTICAL CEILING PANELS
C5 - EXPOSED CEILING STRUCTURE, DUCTWORK, CONDUITS, ETC. TO BE PAINTED

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EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A1.1A

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2/9/2024 12:19:49 PM As Indicated

These elevations will not work. Review the comments on the previous first submittal and review 17.72 architectural code as previously stated. This is more of an industrial building and not a LMD zone building. LMD is a Business Park zone.

Rooftop mechanical? Must be screened. If located interior, state no rooftop mechanical.

This may not meet all the elements but more in line with the standards req'd in the LMD zone.

Proposed building has no vertical or horizontal articulation.

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - DECORATIVE METAL AWNING - SEE SPECS.

6 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

7 - PRE-FINISHED METAL SNOW BARS.

8 - RAIN GUTTER & DOWNSPOUT

9 - MOUNTAINLAND BUILDING SIGNAGE.

10 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

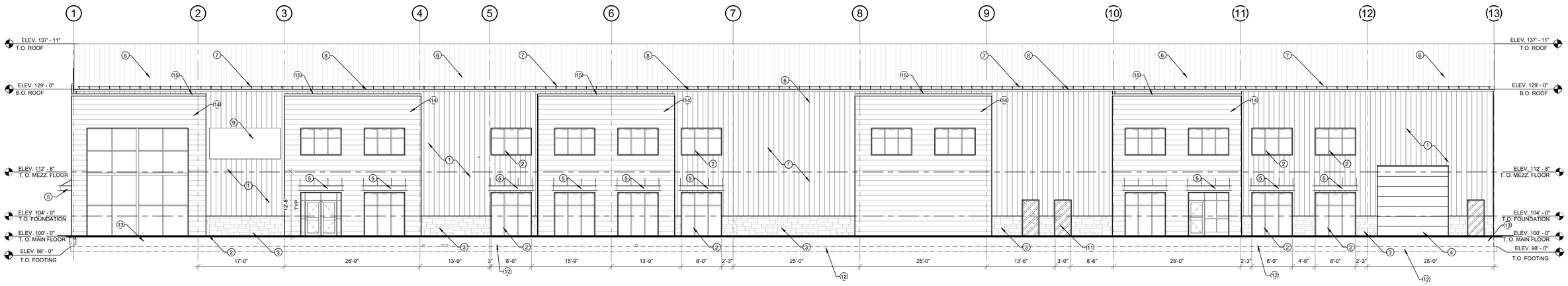
11 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

13 - APPROXIMATE EXISTING GRADE

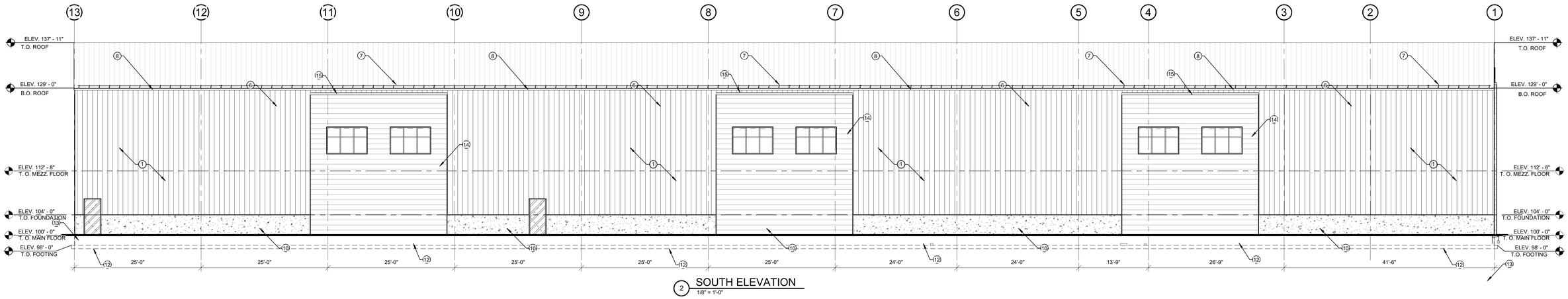
14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



1 NORTH ELEVATION
1/8" = 1'-0"

"If parking is situated between the building and the street, significant increases in landscaping, berming, and architectural features are required to break up and screen the expanse of pavement."



2 SOUTH ELEVATION
1/8" = 1'-0"

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2/8/2024 12:10:50 PM 1/8" = 1'-0"

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DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A3.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

3 - MOUNTAINLAND BUILDING SIGNAGE.

4 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - DECORATIVE METAL AWNING - SEE SPECS.

9 - PRE-FINISHED METAL SNOW BARS.

10 - RAIN GUTTER & DOWNSPOUT

11 - CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL

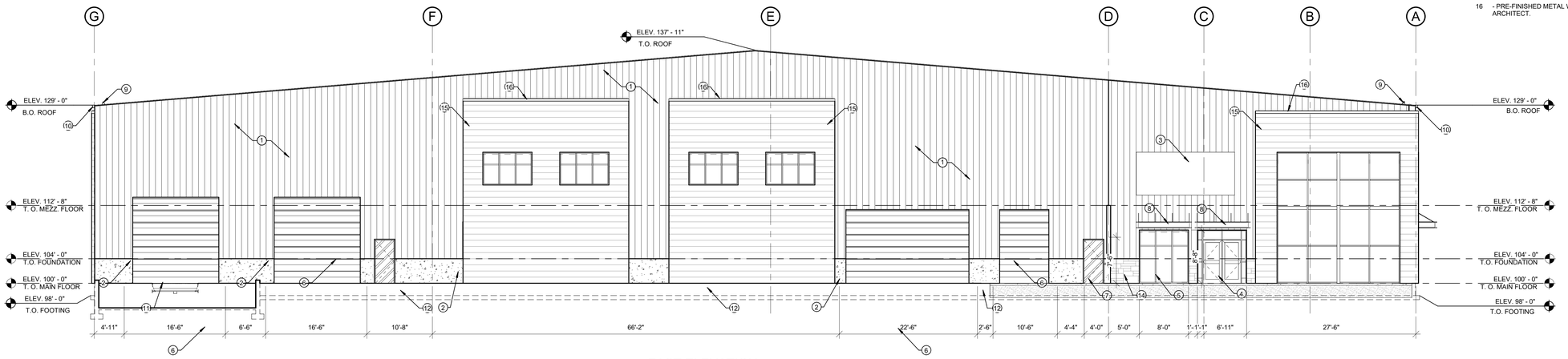
12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

13 - APPROXIMATE EXISTING GRADE

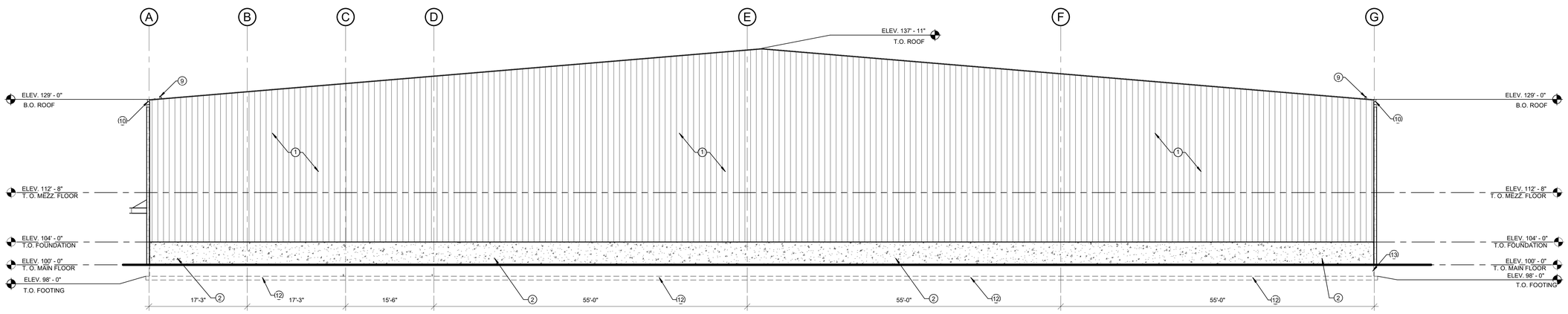
14 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

15 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

16 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



1 EAST ELEVATION
1/8" = 1'-0"



Review 17.72 (previous comments below):

"Large uninterrupted expanses of a building wall are prohibited."

"Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only."

2 WEST ELEVATION
1/8" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

2/8/2024 12:10:59 PM 1/8" = 1'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

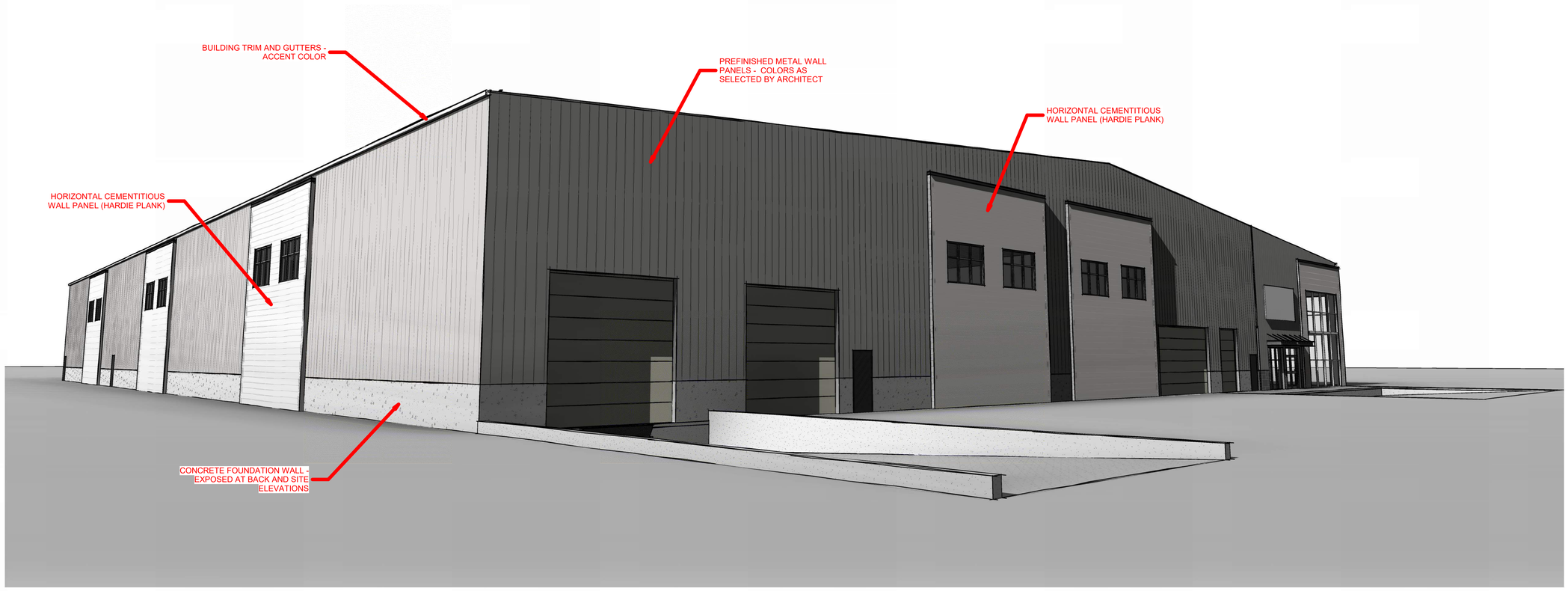
STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: Author
CHECKED BY: Checker
DATE: FEB 2024
PROJECT #: 163218

A3.2



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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9459958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEB 2024
PROJECT #:	163218

A9.1

West Jordan
MOUNTAINLAND
SUPPLY COMPANY

Kaysville
MOUNTAINLAND
SUPPLY COMPANY

This planset was sent to EM on March 7 as part of the normal review process. It has not been reviewed yet. Included in staff report to show the architectural revisions.

BRADFORD MOUNTAINLAND SUPPLY

SITE PLAN
EAGLE MOUNTAIN, UTAH
FINAL PLAN SET
MARCH 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING & DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	TBC PLAN
8	AMENDED SUBDIVISION PLAT
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

LAND USE TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
STORAGE YARD=1.85
PARKING LOT/DRIVE AISLES=0.43
BUILDING=1.50

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO EAGLE MOUNTAIN CITY.
5. ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
6. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT/STUDY COMPLETED BY GORDON GEOTECHNICAL ENGINEERING INC., DATED OCTOBER 19, 2023, PROJECT NO. 1215-001-23 TO BE FOLLOWED EXPLICITLY DURING CONSTRUCTION BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BERT BRADFORD
PHONE 801-367-8895
bert@rbconstruction.org

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
03/05/2024
STATE OF UTAH

VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\01-COVER.DWG

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

DATA TABLE

TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION

PARKING TABLE

WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

OWNER/DEVELOPER

BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NOTES

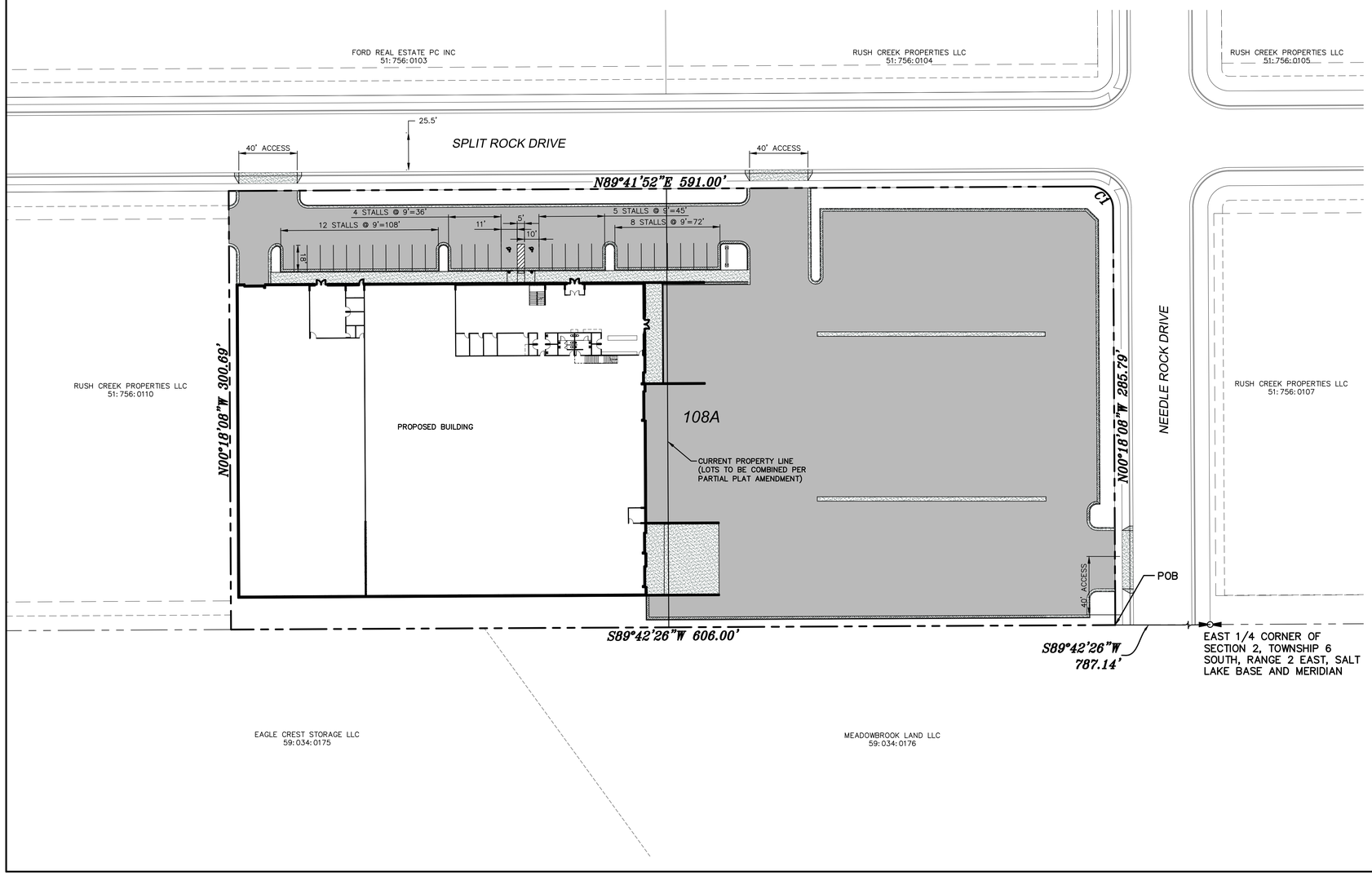
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

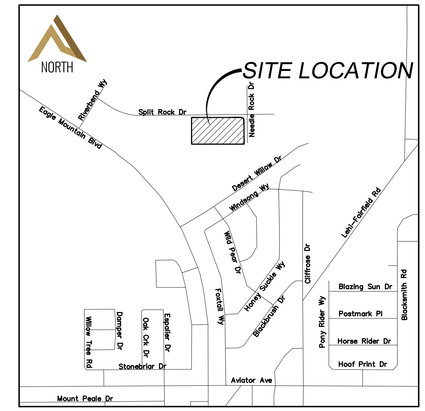
AS PLATTED BOUNDARY DESCRIPTION:

ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"





VICINITY MAP
-NTS-

NORTH

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
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OVERALL BOUNDARY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
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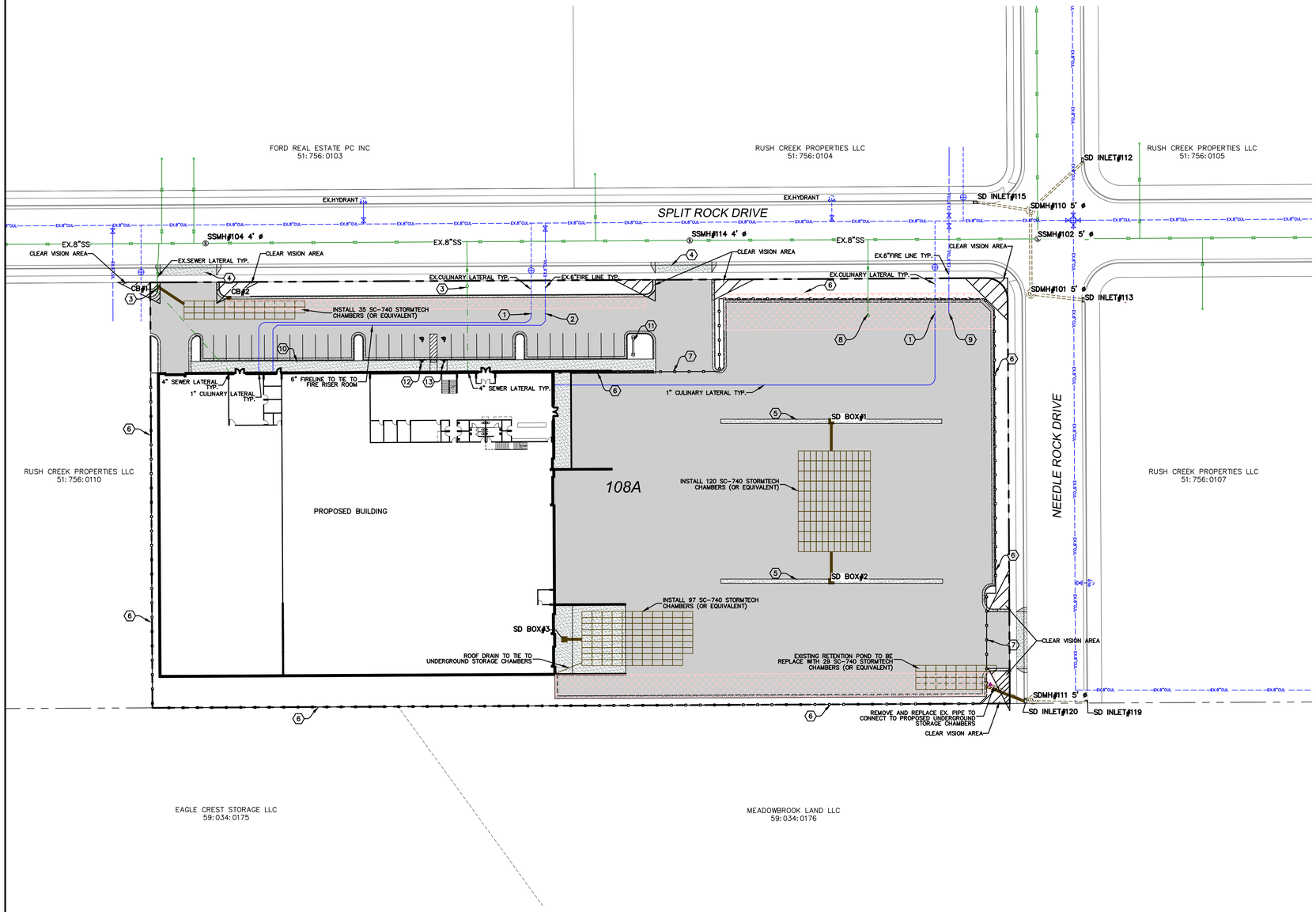
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\02-OVERALL BOUNDARY.DWG



GENERAL NOTES:

1. TRASH TO BE STORED WITHIN BUILDING

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE & TIE TO EXISTING 6" FIRELINE.
3. LOCATE & TIE TO EXISTING SEWER LATERAL.
4. CONST. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS.
5. CONST. 3' CROSS GUTTER.
6. INSTALL 6' MASONRY WALL.
7. INSTALL GATE AT DRIVEWAY ENTRANCE. GATE ACCESS TO HAVE KNOX KEY BOX OR PADLOCK INSTALLED FOR FIRE DEPT. ACCESS.
8. EXISTING SEWER LATERAL TO BE ABANDONED.
9. EXISTING FIRELINE TO BE ABANDONED.
10. CONST. ADA RAMP PER EAGLE MOUNTAIN CITY STANDARDS.
11. INSTALL BICYCLE RACK.
12. INSTALL VAN-ACCESSIBLE HANDICAPPED PARKING STALL SIGN.
13. INSTALL HANDICAPPED PARKING STALL SIGN.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- 4" SNOWFALL SNOW STACKING AREAS

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 3

NO.	REVISIONS	BY	DATE
1			
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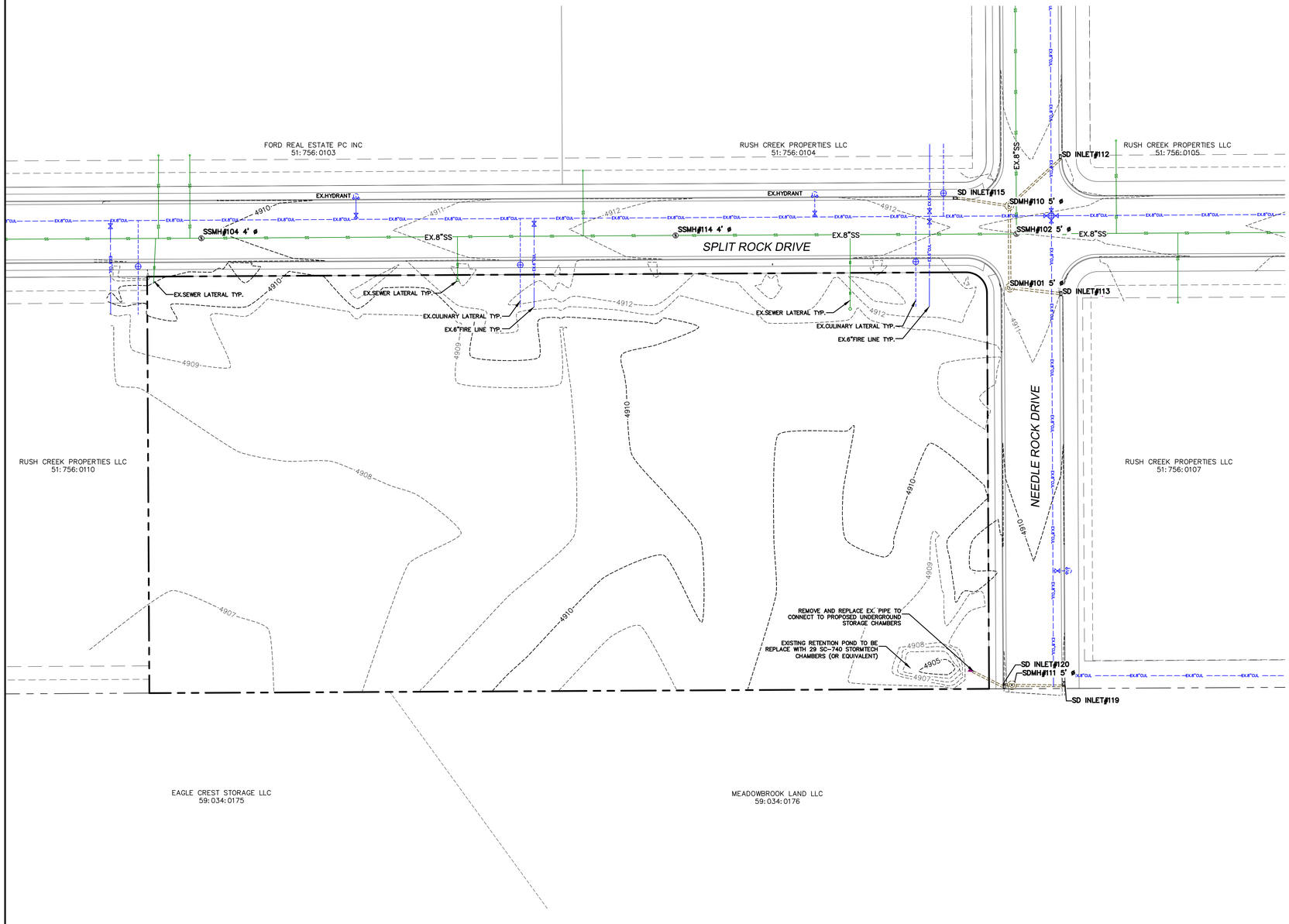
OVERALL SITE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\03-SITE PLAN.DWG



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 4

NO.	REVISIONS	BY	DATE
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EXISTING TOPOGRAPHY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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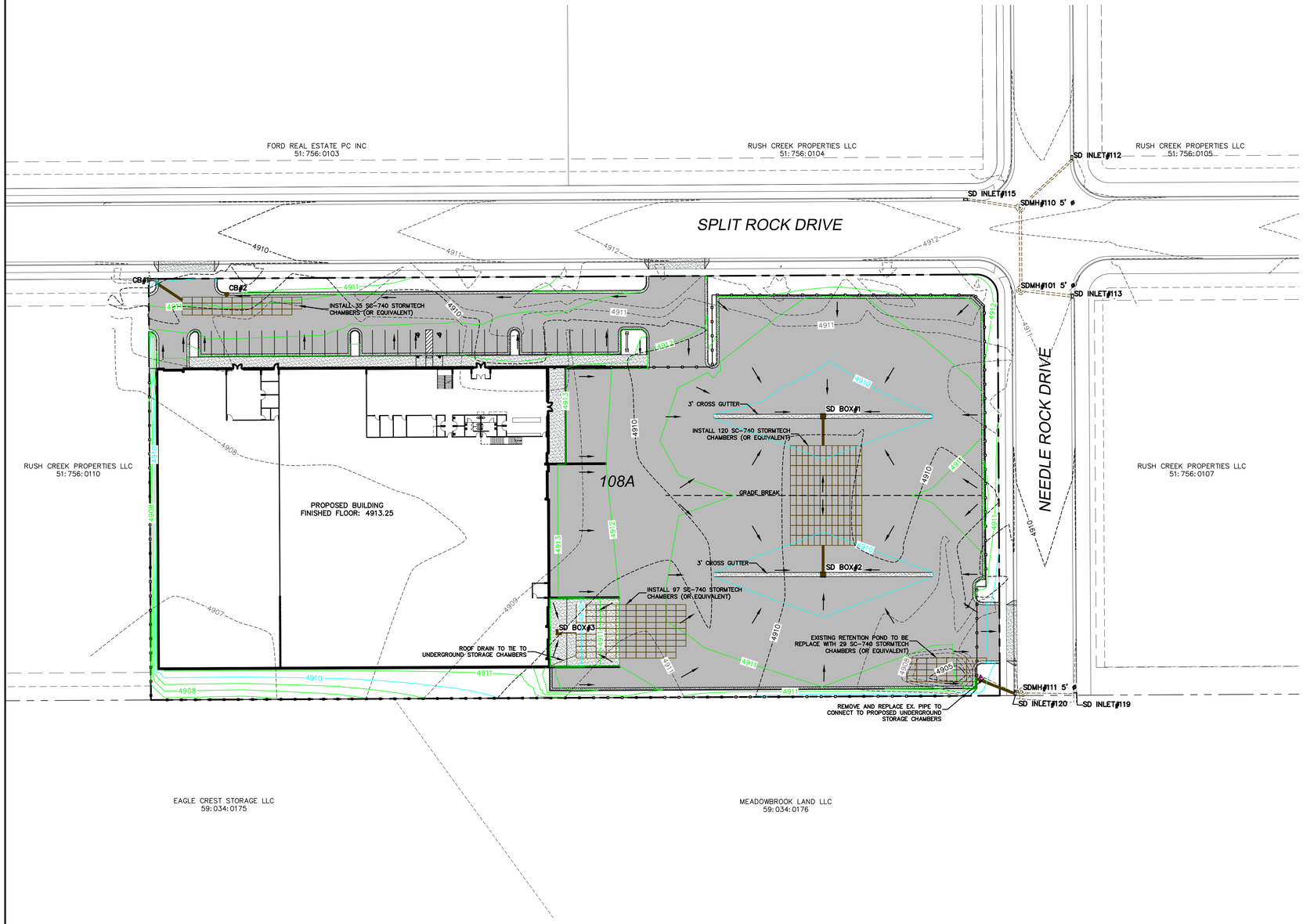

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- SD — EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- SS — 8"SS — PROPOSED SEWER
- SD — 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NO.	REVISIONS	BY	DATE
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SHEET NO. 5

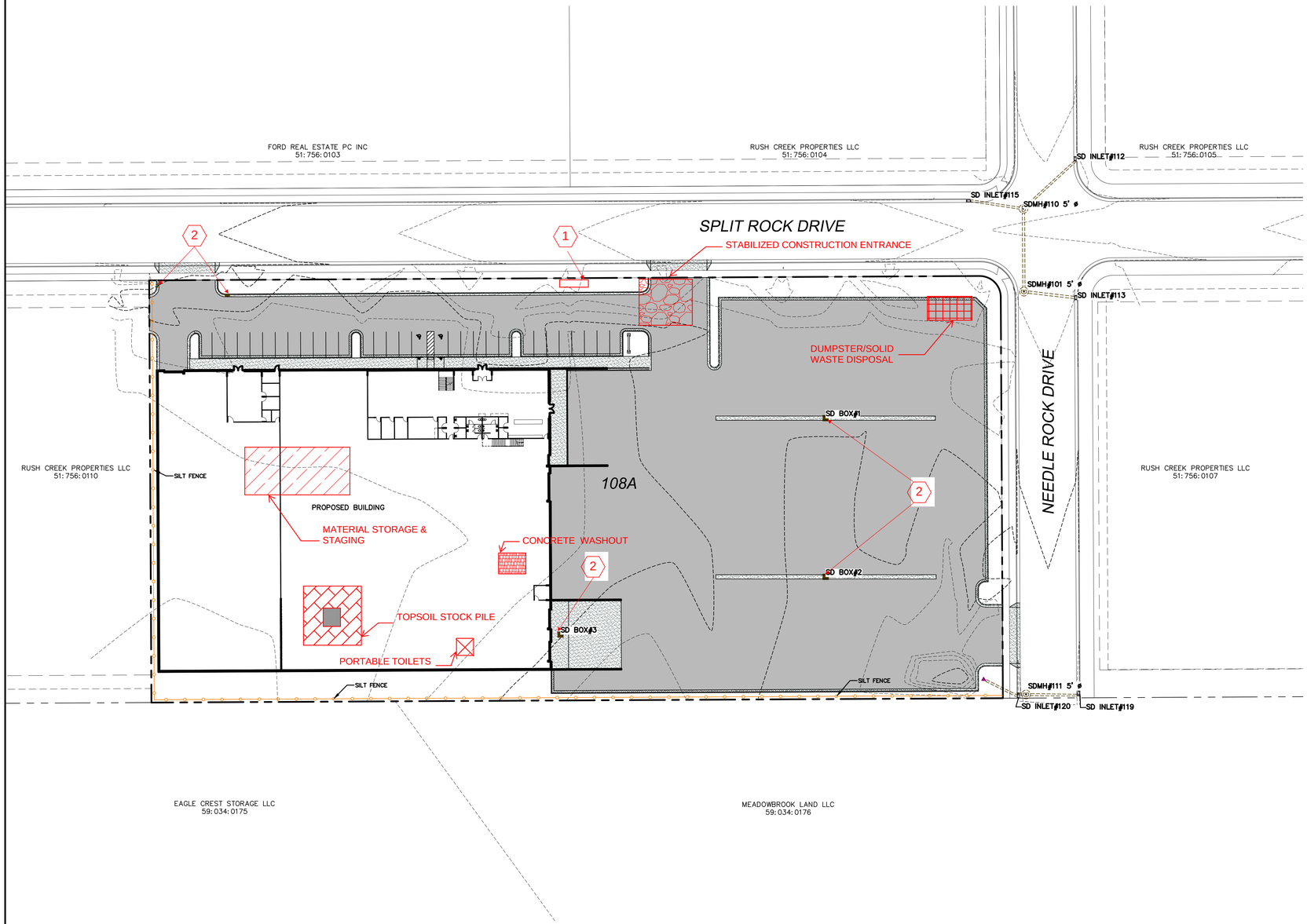
GRADING & DRAINAGE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\05-GRADING & DRAINAGE.DWG



STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

DESPRESSED AREA TO CONTAIN TOPSOIL STOCKPILE RUNOFF

MATERIAL STORAGE / STAGING AREA

SILT FENCE

1 PLACE SWPPP SIGN AT ENTRANCE

2 INLET PROTECTION

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 10 40 5 20 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 6

NO.	REVISIONS	BY	DATE
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EROSION CONTROL PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\06-EROSION CONTROL PLAN.DWG

SHEET NO. 7

SPLIT ROCK DRIVE

CB#1
TBC 4910.08
GRATE 4909.58
INV(SE) 4907.20
BOB 4906.20

CB#2
TBC 4910.96
GRATE 4910.46
INV(S) 4907.12
BOB 4906.12

CONST. 21.24 L.F.
15" ADS @ 0.41%

CONST. 1.84 L.F.
15" ADS @ 0.43%

INSTALL 35 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

PROPOSED BUILDING
FINISHED FLOOR: 4913.25

SD BOX#1
RIM 4909.25
INV(S) 4906.00

SD BOX#2
RIM 4909.25
INV(N) 4906.00

SD BOX#3
RIM 4909.25
INV(E) 4906.00

3' CROSS GUTTER

CONST. 18.90 L.F.
15" ADS @ 0.55%

INSTALL 120 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

GRADE BREAK

CONST. 10.44 L.F.
15" ADS @ 0.60%

ROOF DRAIN TO TIE TO UNDERGROUND STORAGE CHAMBERS

INSTALL 97 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

EXISTING RETENTION POND TO BE REPLACE WITH 29 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

CONST. 27.43 L.F.
15" ADS @ 0.41%

SD INLET#120
TBC 4909.32
GRATE 4908.82
INV(E) 4903.30
INV(W) 4903.30
BOB 4902.30

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

REVERSE LIP CURB

NORTH

0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NO.	DATE	BY	REVISIONS
1			
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TBC PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\07-TBC PLAN.DWG

LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. ADDRESSES
- 1 PROPOSED LOT NUMBERS

DATA TABLE
TOTAL ACREAGE=4.18
TOTAL # OF LOTS=1
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION)

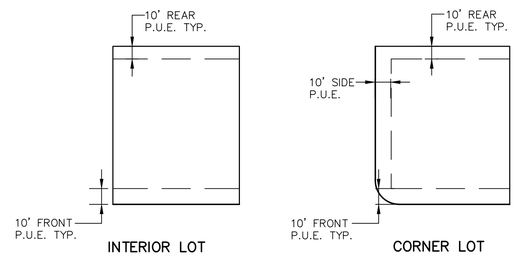
OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

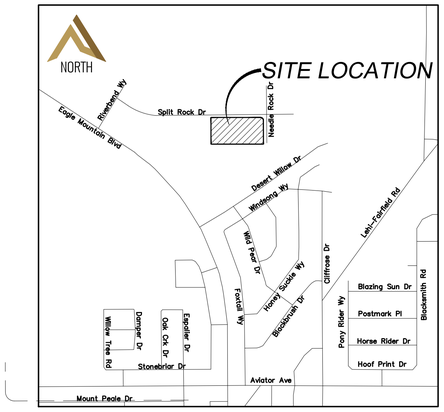
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

CURVE TABLE

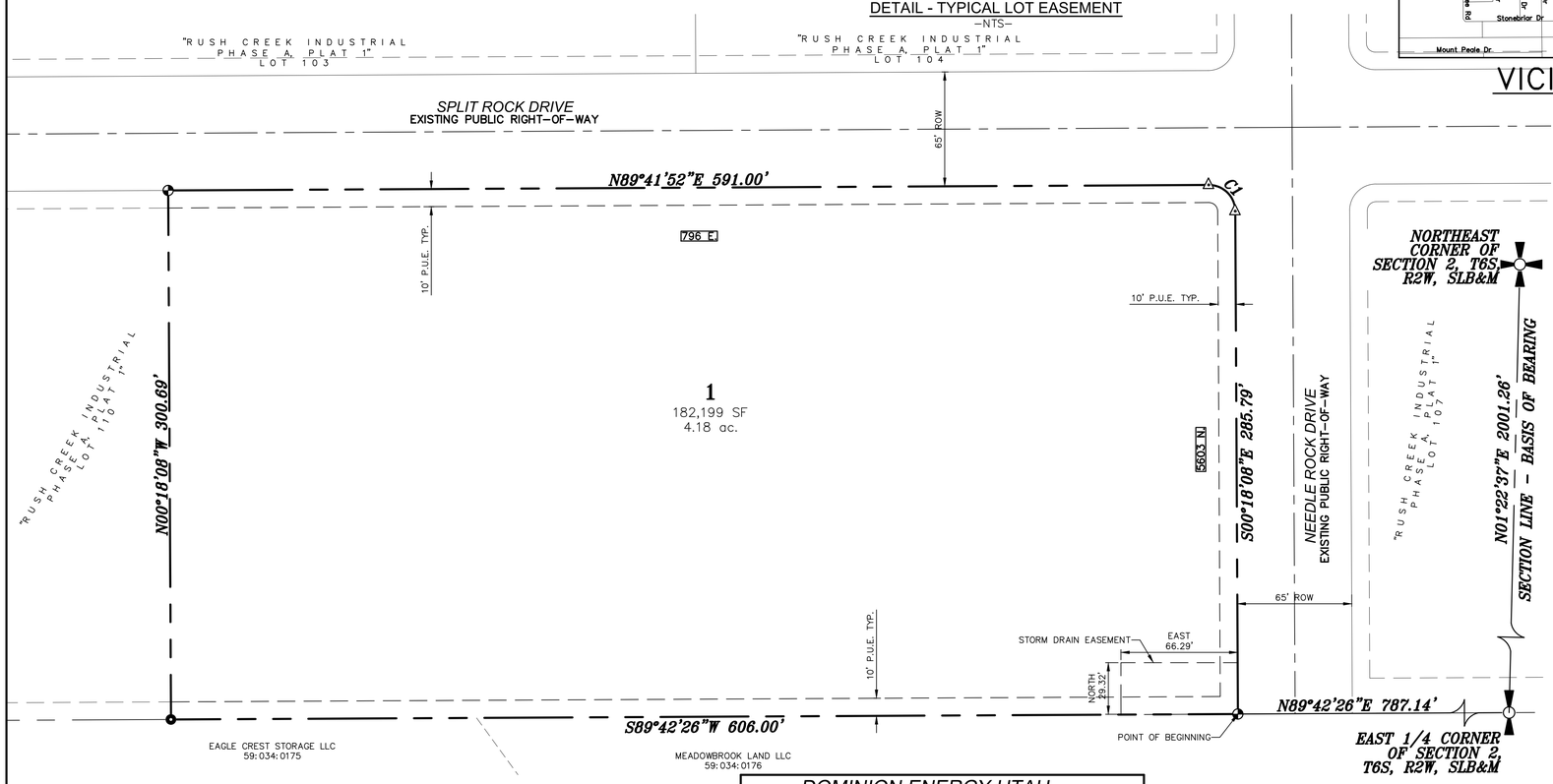
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



DETAIL - TYPICAL LOT EASEMENT
-NTS-



VICINITY MAP
-NTS-



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR 2-14-24 DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

OWNER'S DEDICATION

(I)WE, _____,_____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 20__.

RUSH CREEK PROPERTIES LLC, BY_____ITS_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE_____DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____ OF _____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID_____BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID_____EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 20__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

COMCAST CABLE TELEVISION

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

BY _____

TITLE _____

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____ A.D. 20___

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THERIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
   d. ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

NORTH
5 20 80
0 10 40 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1A

AMENDMENT OF RUSH CREEK INDUSTRIAL PHASE A, PLAT 1
AMENDING LOTS 108 &109
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
CONTAINING 1 LOT AND 4.18 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
	PROFESSIONAL LAND SURVEYOR 2-14-24 DAVID F. HUNT LICENSE NO. 5243543-2201 STATE OF UTAH			

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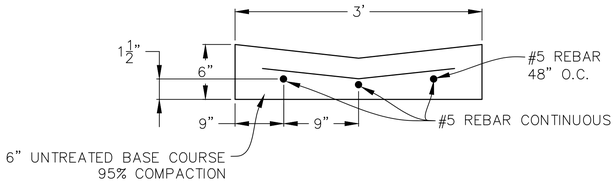
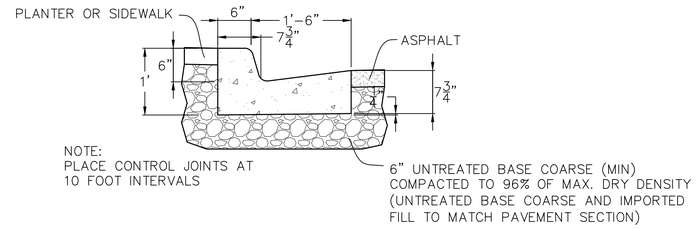


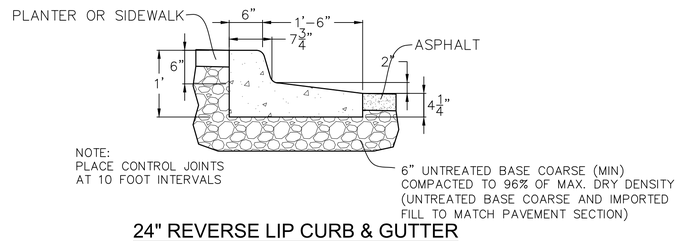
DETAIL - 3' CROSS GUTTER

–NTS–



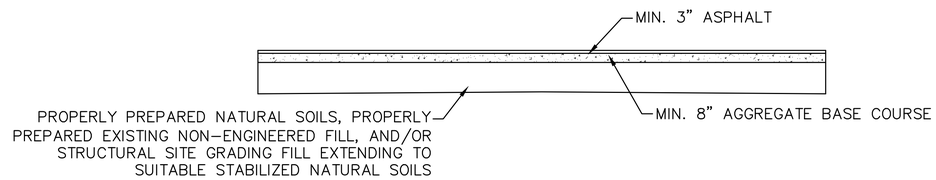
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



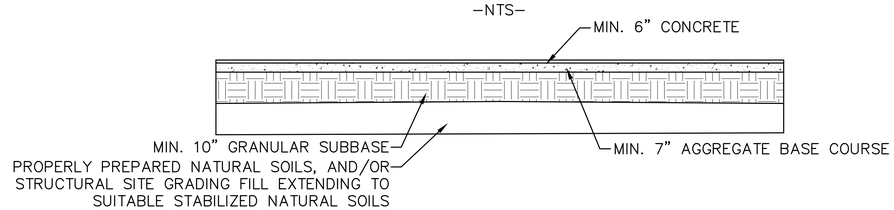
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



PARKING LOTS CROSS SECTION

–NTS–



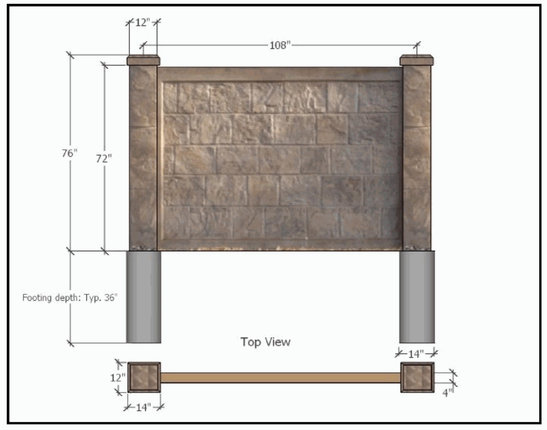
LOADING/UNLOADING DOCK CROSS SECTION

–NTS–

NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL STUDY
JOB NO. 1215-001-23 DATED OCTOBER 19, 2023 BY
GORDON GEOTECHNICAL ENGINEERING, INC.

RhinoRock.COM
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10^7 N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10^6 - 1.4x10^7 N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

SHEET NO.
DT-01

NO.	REVISIONS	BY	DATE
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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
(D) **Final Fill:** Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
(C) **Initial Fill:** Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
(B) **Embedment Stone:** Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
(A) **Foundation Stone:** Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2, 3]

Please Note:

1. The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".
2. StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
3. Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 1- Inspection Port Detail

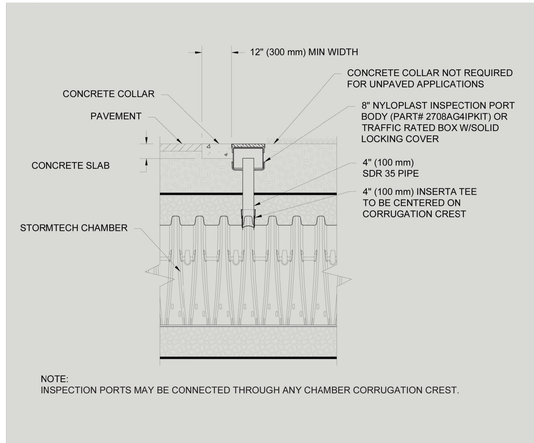
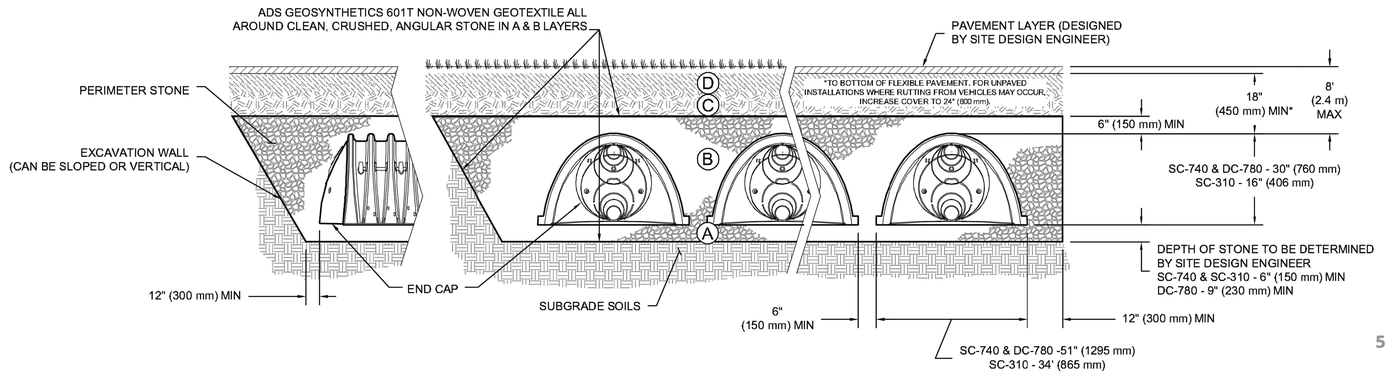


Figure 2 - Fill Material Locations



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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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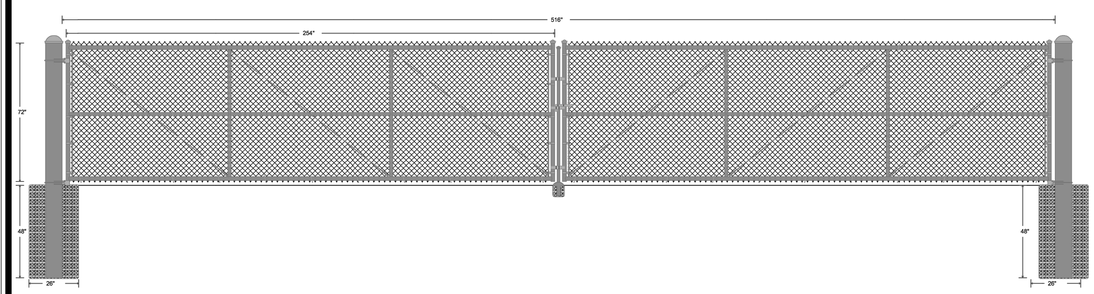

72" tall Chainlink Fabric with Barb / Knuckle Selvage and 2" Mesh Size.

Specifications:

120" tall, 8 5/8" diameter Gate Posts with 26" post footing diameter and 48" post footing depth.

The opening width of the Double Gate is 43'.

The gate frame is constructed with 2" pipe.

Gate is braced with 1 5/8" diameter Horizontal & Vertical Braces. Breaks are on Horizontals.

Gate is trussed with Truss Rod.. Trusses are braced per bay.

Gate is hung with Bulldog Hinges. Gate is secured with a Commercial Drop Rod Assembly.

Tie Wire Spacing is every 24" on Rails.

72.5" X 43' Chainlink Double Drive Gate

Drawn: 3/4/2024
File:

SHEET NO.
DT-03

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

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SURFACE AREAS

PERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
LANDSCAPED AREA (GRASS)	- SQ. FT.	0.000 AC.	0.00 %
ROCKSCAPED AREA (WITH PLANTS)	10143 SQ. FT.	0.233 AC.	5.57 %
ROCKSCAPED AREA	7385 SQ. FT.	0.170 AC.	4.05 %
TOTAL PERVIOUS AREA	17,528 SQ. FT.	0.402 AC.	9.62 %
IMPERVIOUS AREA	**AREA (SQ. FT.)**	**AREA (ACRE)**	**% OF SITE**
BUILDING ROOF AREA	60,191.00 SQ. FT.	1.382 AC.	33.04 %
HARDSCAPE AREA (ASPHALT, CONCRETE)	104,480 SQ. FT.	2.399 AC.	57.34 %
TOTAL IMPERVIOUS AREA	164,671 SQ. FT.	3.780 AC.	90.38 %
TOTAL SITE AREA	182,199 SQ. FT.	4.183 AC.	100 %

TOPSOIL NOTE

EXCAVATION CONTRACTOR PROVIDE AND PLACE TOPSOIL TO THE FOLLOWING DEPTHS:

- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"	Drought Tolerant Green - White 25'l x 20'w
	Acer ginnala "Flame"	Flame Amur Maple	19	2"	Drought Tolerant Green - Red 20'l x 20'w
	Juniperus squamata 'Blue Star'	Blue Star Juniper	22	2 GAL.	Drought Tolerant Green - Blue 3'l x 4'w
	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.	Purple - White 8'l x 8'w
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.	Drought Tolerant Evergreen 3'l x 4'w
	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.	Drought Tolerant Green - Blue 3'l X 4'w
	Rhus armoatica "Gro-Low"	Gro-Low Sumac	11	1 GAL.	Drought Tolerant Green - Red 3'l X 6'w
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.	Drought Tolerant GREEN - WHITE 3'l x 3'w
	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	97	1 GAL.	Drought Tolerant GREEN - GOLDEN 5'l x 2'w

LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER
WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)

LANDSCAPE ROCK "TYPE 2" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER
WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)

LARGE LANDSCAPE BOULDERS 2' & 3' SIZES (COLOR AND TYPE TO BE AS SELECTED BY OWNER)
QUANTITY 38

LANDSCAPE ROCK NOTES "TYPE 1":
(4" MIN. DEPTH)
ROCK TO BE VOID OF CRUSHER FINES
30% - 4"
70% - 3"

LANDSCAPE ROCK NOTES "TYPE 2":
(4" MIN. DEPTH)
ROCK TO BE VOID OF CRUSHER FINES
30% - 1"
70% - 2"

SHEET NOTES:

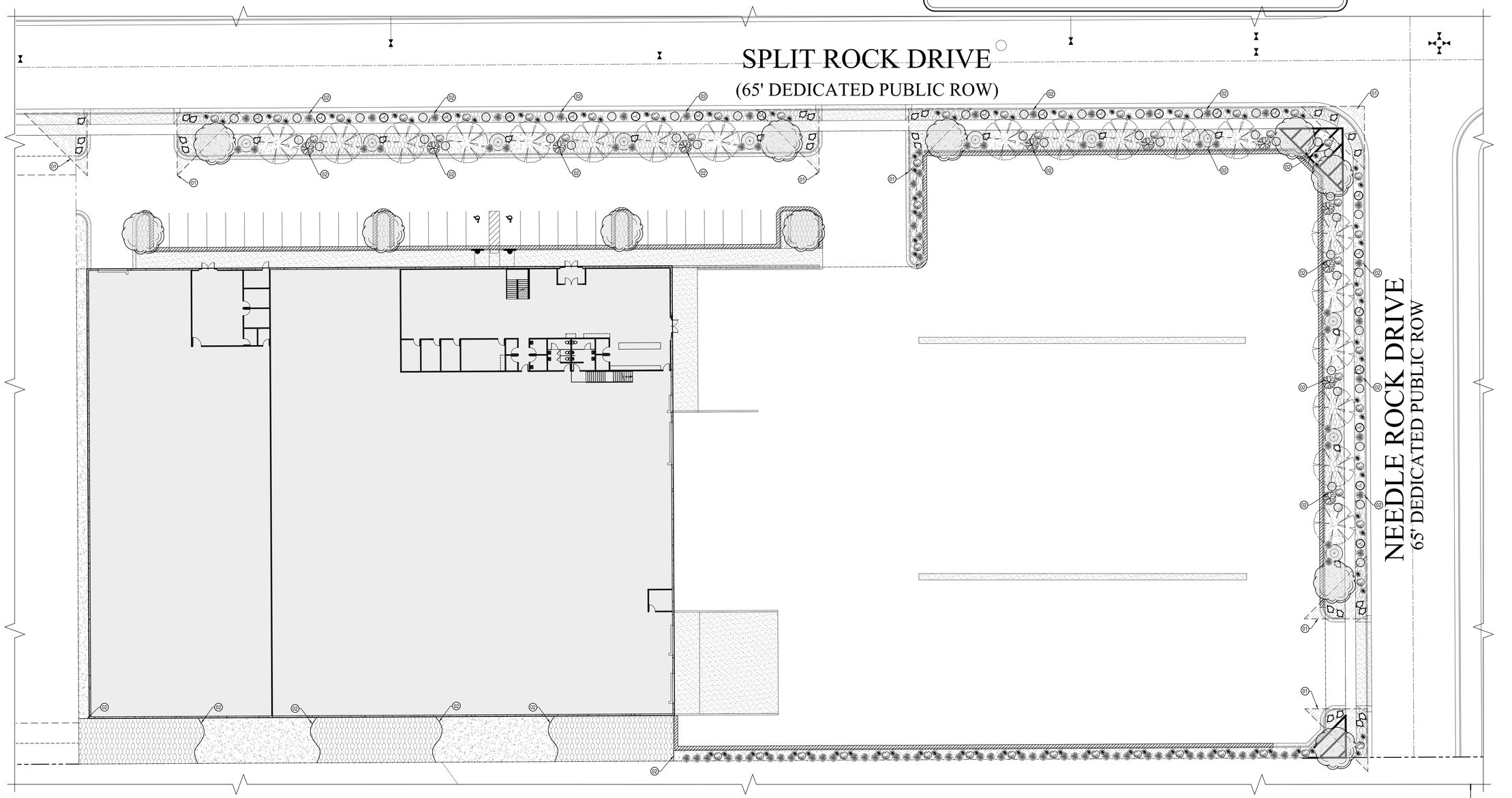
01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.

02 - 4" STEEL EDGING.

GENERAL NOTES:

A - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L3.

B - SHRUBS TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 10/L3.



LANDSCAPE PLAN

(15" x 21") 1" = 40'-0"
(30" x 42") 1" = 20'-0"

0 10' 20'

NORTH

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L1

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VALVE SCHEDULE		
SIZE	MANUF.	MODEL NUMBER
1" D.I.	RAINBIRD	XCZ-100-PBR-COM
1.5" D.I.	RAINBIRD	XCZ-150-PBR-COM

SPRINKLER HEAD LEGEND		
SYMBOL	MANUF.	MODEL NUMBER
△	RAINBIRD	DRIP IRRIGATION (SEE NOTES)
⊗	RAINBIRD	33 DRC QUICK COUPLER
———	VALVE GROUP AREA	
⊕	ELECTRIC VALVE (SEE VALVE SCHEDULE)	

NOZZLE
PSI 1.5" VALVE SIZE
33 G.P.M.

GENERAL NOTES:

ENTIRE AREA TO BE BLUE STAKED PRIOR TO WORK COMMENCING

CULINARY WATER SYSTEM

MAIN TO BE 1.5" SCH. SCHEDULE 40 PIPE, ALL FITTINGS ON BOTH SIDES OF VALVE ARE TO BE SCH. 80 PVC PIPE FITTINGS. MAIN LINE IS TO BE ROUTED AS SHOWN BY DOTTED LINE. MINIMUM DEPTH OF 3'-0" (OR AS PER CITY REQUIREMENTS) TO TOP OF PIPE. LANDSCAPE CONTRACTOR TO CONNECT TO CULINARY WATER LATERAL (AFTER WATER METER) AS REQUIRED. PROVIDE STOP AND WASTE, SHUT OFF VALVES AND A QUICK COUPLER AT THE POINT OF CONNECTION.

SPRINKLER CONTROLLER

A - RAINBIRD (WATERSENSE) ST80-2.0 120V CONTROLLER. LOCATE AS PER OWNERS REQUIREMENTS. INSTALL AS PER MANUFACTURER SPECIFICATIONS AND DETAIL 9/L3.

B - TRADITIONAL CONTROL WIRES TO FOLLOW SPRINKLER MAIN LINES AND ARE TO BE 14 GAUGE AS PER MANUFACTURERS SPECIFICATIONS.

PIPING, FITTINGS & TRENCHES

A - ALL LATERAL LINES ARE TO BE SCH. 40 PVC PIPE. SIZE PIPE AS REQUIRED TO KEEP ALL POINTS ON SYSTEM UNDER 5 FPS VELOCITY. MINIMUM PIPE SIZE 1".

B - ALL PIPING IS TO BE GRADED AT A MIN. OF 1% TO DRAINS.

C - PIPE AND WIRE TRENCHING TO FOLLOW INDUSTRY STANDARDS. SEE DETAIL 5/L3.

D - PIPE SLEEVES ARE TO BE INSTALLED AS SHOWN AND ARE TO BE SCH. 40 PVC, PIPE SIZED AS INDICATED. INSTALL PER INDUSTRY STANDARD, SEE DETAIL 6/L3. ALL SLEEVES ARE TO BE SIMILAR IN DEPTH AND LOCATION.

E - ALL FITTINGS ON THE MAIN LINE SIDE OF VALVES ARE TO BE SCH. 80.

F - THE OUTPUT SIDE OF EACH VALVE IS TO HAVE A SLIP FITTING. SEE DETAIL 3/L3.

G - ALL TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL (NO ROCKS) AND COMPACTED. THE TOP 6 INCHES IS TO BE FILLED WITH HEALTHY TOPSOIL.

H - OWNER IS TO INSPECT ALL OPEN TRENCHES PRIOR TO BACKFILLING.

VALVES & VALVE BOXES

A - GROUP HEADS INTO A VALVE AS INDICATED BY PHANTOM LINE ON DRAWING.

B - LOCATE VALVES IN BOXES NEAR THEIR RESPECTIVE LATERAL LINES AND AVOID GROUPING OF VALVES (2 VALVES MAX. PER BOX). LOCATE A MIN. OF 6" FROM CONCRETE FLATWORK.

C - ALL VALVE BOX TOPS ARE TO BE INSTALLED FLUSH WITH SURROUNDING FINISH GRADE.

D - VALVES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. SEE DETAIL 3/L3. SIZE AS INDICATED ON DRAWINGS. SEE VALVE SCHEDULE FOR REQUIRED MODELS.

E - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.

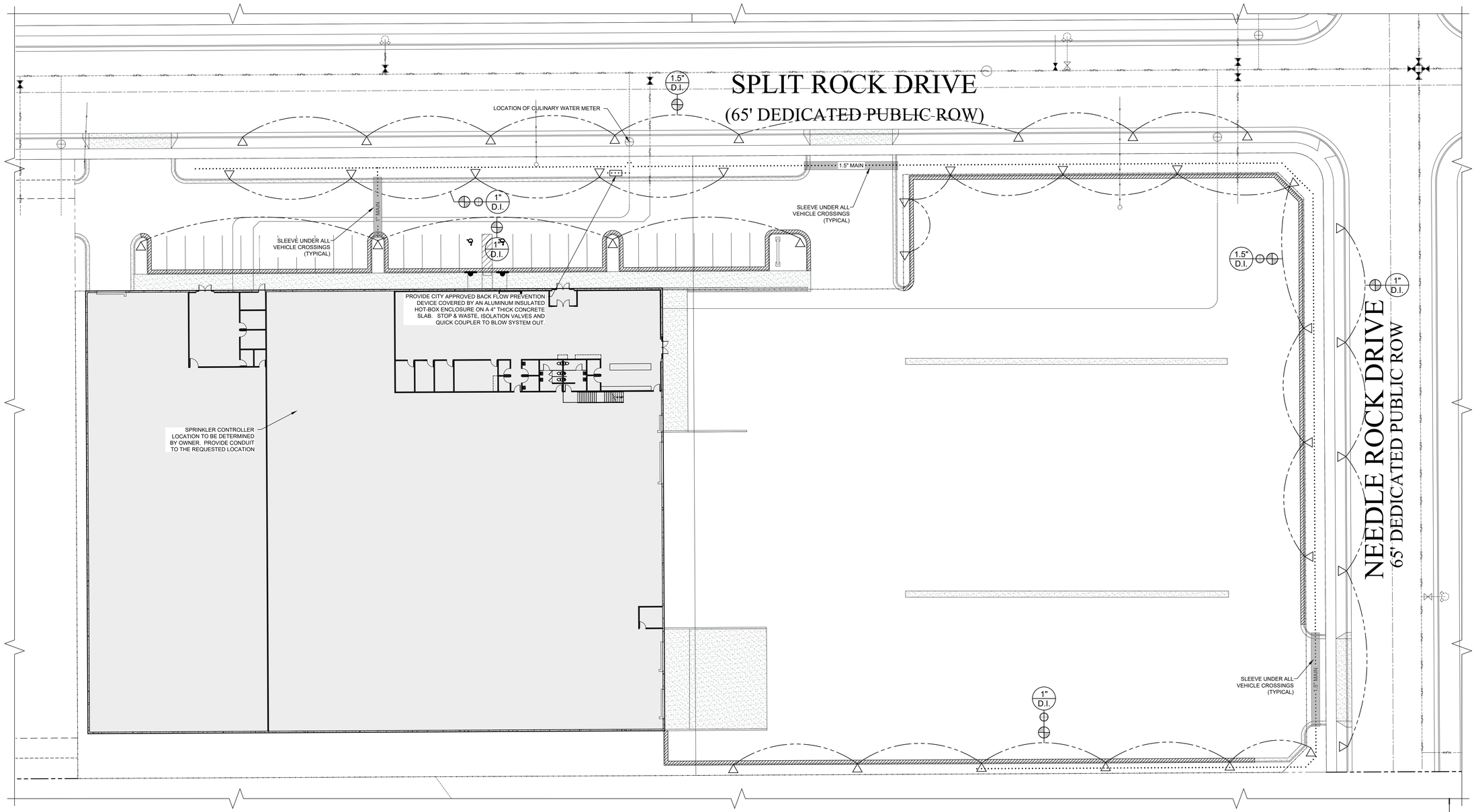
DRIP IRRIGATION

A - (DRIP IRRIGATION) ZONES ARE TO HAVE ALL RECOMMENDED ACCESSORIES (VALVES, FILTERS, PRESSURE REDUCERS, TUBING, EMITTERS, PIPING, FITTINGS, ETC.) AS REQUIRED TO PROVIDE THE APPROPRIATE AMOUNT OF WATER FOR EACH PLANT INDICATED PLAN (SEE LANDSCAPE PLAN), AS WELL AS CAPACITY FOR FUTURE ADDITIONAL PLANTINGS.

B - PROVIDE DRIP SYSTEM POP-UP VISUAL INDICATOR AT EACH DRIP IRRIGATION ZONE.

GENERAL ITEMS

A - AS-BUILT PLANS ARE TO BE SUBMITTED TO OWNER AFTER INSTALLATION, TESTING AND FINE TUNING.



SPRINKLER PLAN

(15" x 21") 1" = 40'-0"
(30" x 42") 1" = 20'-0"

0 10' 20

NORTH

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L2

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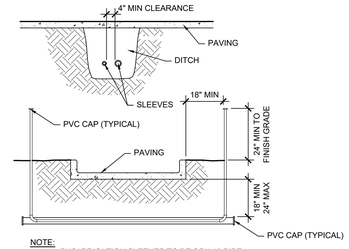
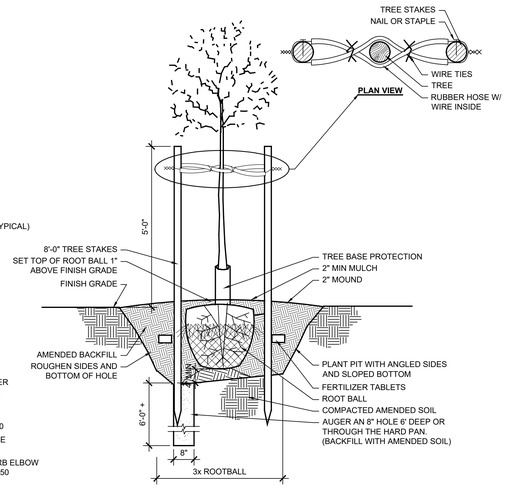
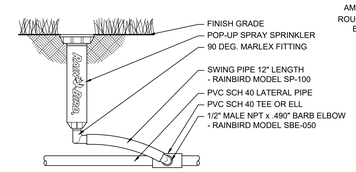


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

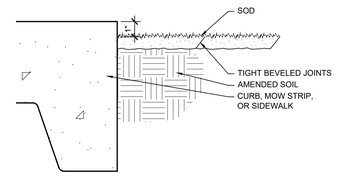
6 SLEEVING
NOT TO SCALE



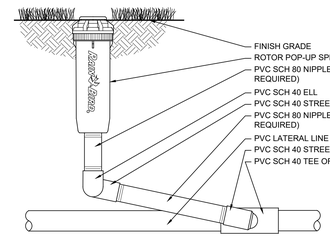
1 TREE PLANTING / STAKING
NOT TO SCALE



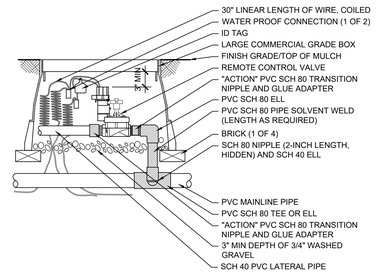
7 POP-UP SPRINKLER
NOT TO SCALE



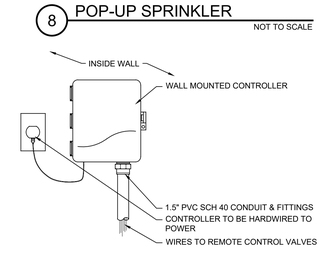
2 SOD INSTALLATION
3" = 1'-0"



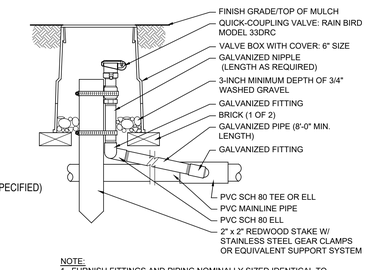
8 POP-UP SPRINKLER
NOT TO SCALE



3 REMOTE CONTROL VALVE
NOT TO SCALE



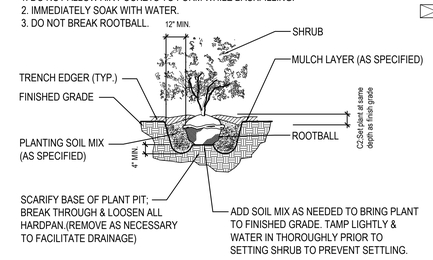
9 HYBRID CONTROLLER
NOT TO SCALE



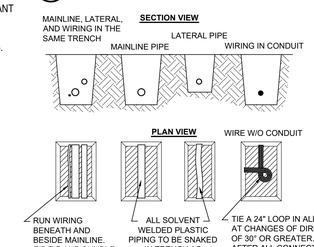
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



10 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

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BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

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L3

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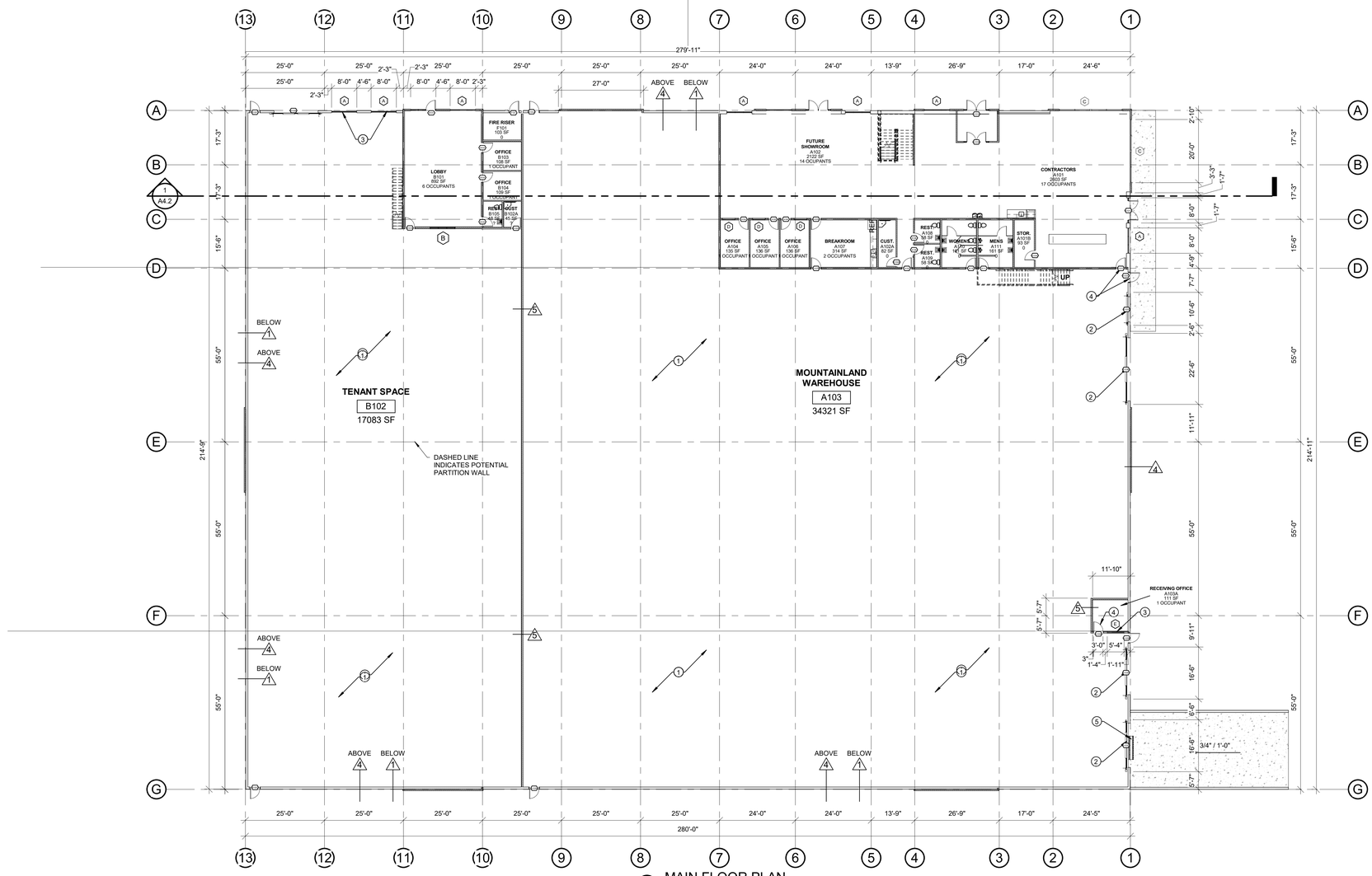


1 MAIN FLOOR PLAN
1/16" = 1'-0"

SHEET NOTES

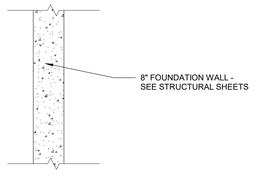
1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

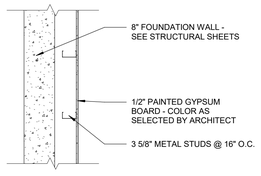
3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

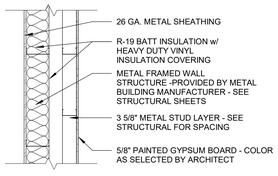
5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS



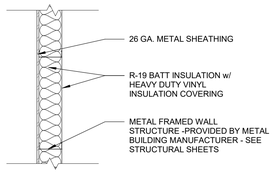
1. WALL TYPE #1
3/4" = 1'-0"



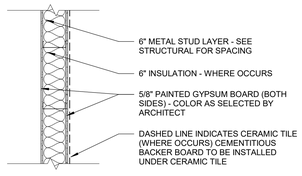
2. WALL TYPE #2
3/4" = 1'-0"



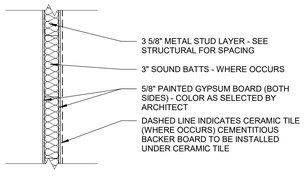
3. WALL TYPE #3
3/4" = 1'-0"



4. WALL TYPE #4
3/4" = 1'-0"



5. WALL TYPE #5
3/4" = 1'-0"



6. WALL TYPE #6
3/4" = 1'-0"

GENERAL NOTES

A- 1/16TH INCH FLOOR PLAN IS SHOWN FOR REFERENCE AND COORDINATION ONLY - REFER TO 1/8TH INCH FLOOR PLANS AREA 'A' AND AREA 'B' FOR DIMENSIONS AND LAYOUT.

B- ALL FULL HEIGHT WALLS TO BE SEALED WITH FIRE STOP (FIRE SAFING) BETWEEN TOP OF WALL AND ROOF DECKING.

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No. 9499958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A1.1

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

5 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

6 - MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.

7 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

8 - FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

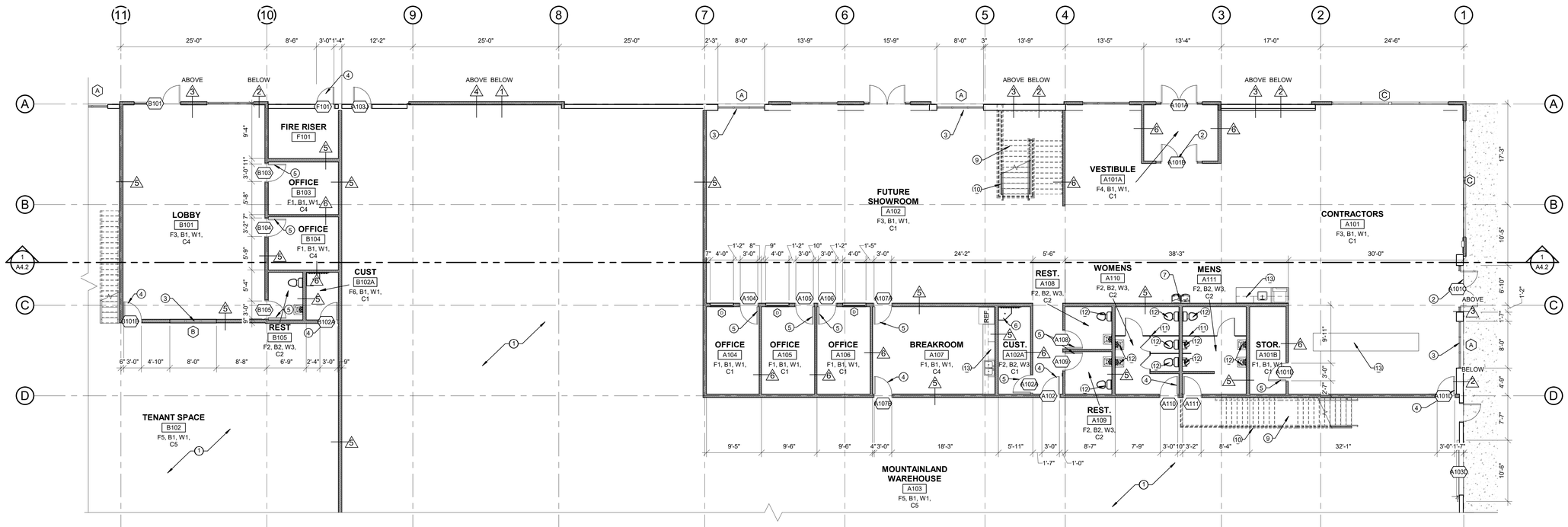
9 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS. FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.

10 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

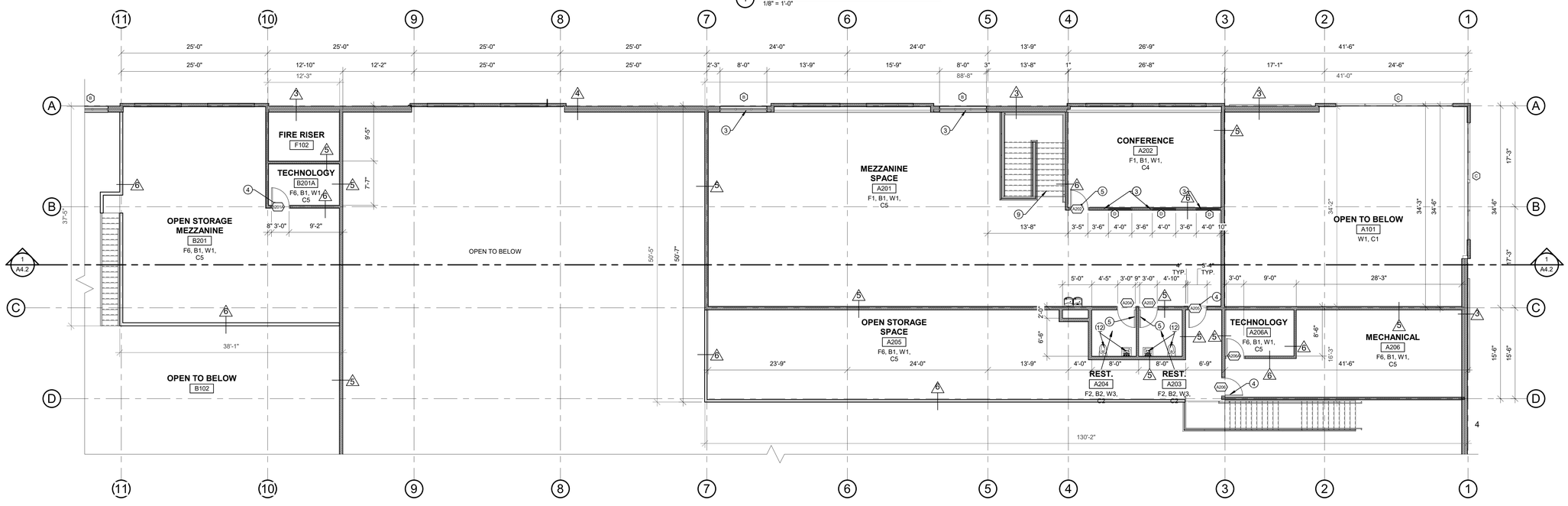
11 - TOILET PARTITIONS - SEE SPECS.

12 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

13 - MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.



1 MAIN FLOOR PLAN - AREA A
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

AREA A

GENERAL NOTES

A- ALL PAINTED WALLS AND CEILINGS IN RESTROOMS TO BE EPOXY PAINT.

B- ALL CABINETS TO HAVE FLOORING BASE INSTALLED ON THE TOE-KICKS - CARPET, RUBBER, OR TILE (TYP.)

C- ALL ALUMINUM WINDOWS TO HAVE ROLLING SHADES INSTALLED - SEE WINDOW TYPES AND SPECIFICATIONS.

D- ALL FRAME WALLS TO BE FRAMED TO DECK.

MILLWORK NOTE

CONTRACTOR TO FURNISH PER SPECIFICATIONS AND INSTALL 50'-0" OF EXTRA HARDWOOD TRIM CUT AND FINSHED PER DETAILS. ADDITIONAL HARDWOOD TRIM TO BE INSTALLED AS DIRECTED BY ARCHITECT.

ADA COMPLIANCE NOTE

NEW CONSTRUCTION TO COMPLY WITH CURRENT ADA REQUIREMENTS AS NOTED ON SHEET 7.0. CONTRACTOR TO REFER TO ADA SHEETS WHEN CONSTRUCTING STAIRS, RAILS, PLUMBING FIXTURES, ETC.

CONCRETE FLOOR NOTE

CONTRACTOR TO PREPARE THE NEW CONCRETE FLOORS FOR THE INSTALLATION OF ALL THE FLOOR FINISHES AS REQUIRED BY THE ARCHITECT AND OWNER.

CONCRETE GRINDING NOTE

PROVIDE 1000 SQ. FT. OF CONCRETE FLOOR GRINDING FOR NEW CONSTRUCTION. (THIS APPLIES TO ALL FLOORS OTHER THAN POLISHED CONCRETE FLOOR AREAS.) CONCRETE FLOORS SHALL BE GROUND SMOOTH AND LEVEL TO WITHIN +/- 1/8" WITHIN A 10'-0" RADIUS. THE CONTRACTOR SHALL ALSO PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. THE CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIERS IN THE AREA THE CONCRETE GRINDING IS TAKING PLACE.

FINISH SCHEDULE

FLOORS:

F1 - GLUE-DOWN CARPET TILE - SEE SPECS
F2 - (2"x2") CERAMIC TILE - SEE SPECS
F3 - (18"x24") LAMINATED VINYL TILE (LVT) - SEE SPECS
F4 - HEAVY DUTY ENTRANCE WALK-OFF MAT
F5 - SEALED CONCRETE FLOOR SLAB - SEE SPECS
F6 - EPOXY PAINTED CONCRETE FLOOR SLAB - SEE SPECS

BASE:

B1 - 4" RUBBER BASE - SEE SPECS
B2 - (12"x24") PORCELAIN TILE BASE (FIELD COLOR) - SEE SPECS

WALL:

W1 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
W2 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
W3 - (12"x24") PORCELAIN WALL TILE (FIELD COLOR) - SEE SPECS

CEILING:

C1 - 2"x4" LAY-IN ACOUSTICAL CEILING PANELS
C2 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
C3 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
C4 - 2"x2" LAY-IN ACOUSTICAL CEILING PANELS
C5 - EXPOSED CEILING STRUCTURE, DUCTWORK, CONDUITS, ETC. TO BE PAINTED

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A1.1A

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SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - DECORATIVE METAL AWNING - SEE SPECS.

6 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

7 - PRE-FINISHED METAL SNOW BARS.

8 - RAIN GUTTER & DOWNSPOUT

9 - MOUNTAINLAND BUILDING SIGNAGE.

10 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

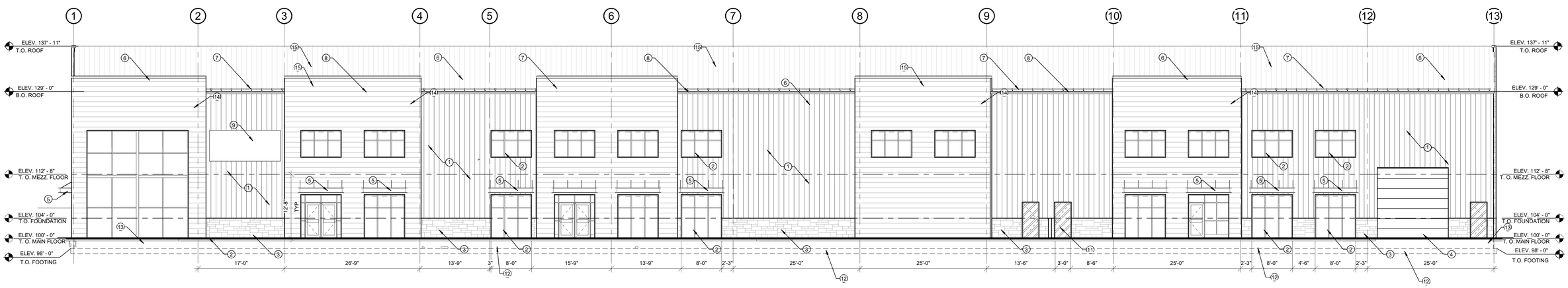
11 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

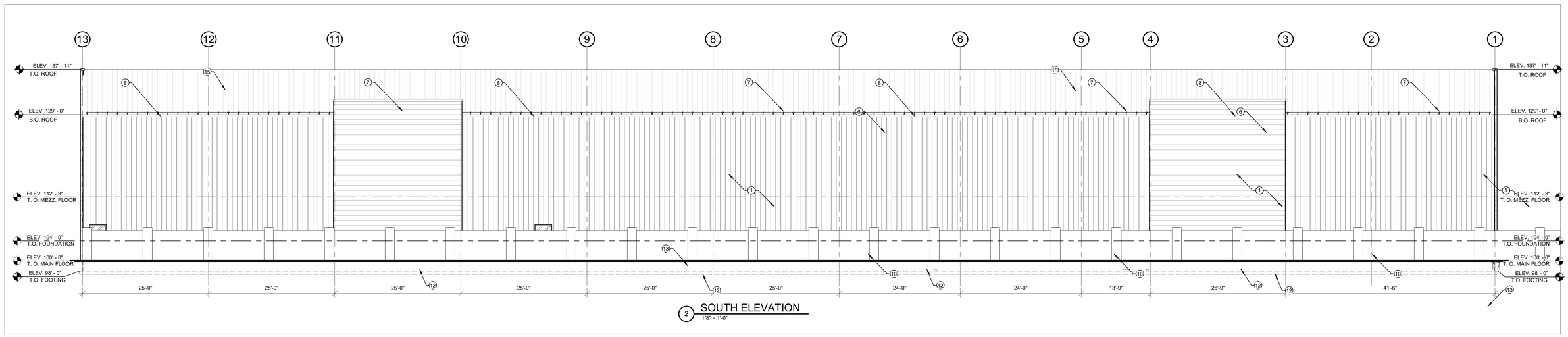
13 - APPROXIMATE EXISTING GRADE

14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

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WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A3.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

3 - MOUNTAINLAND BUILDING SIGNAGE.

4 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

7 - DECORATIVE METAL AWNING - SEE SPECS.

8 - PRE-FINISHED METAL SNOW BARS.

9 - RAIN GUTTER & DOWNSPOUT

10 - CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL

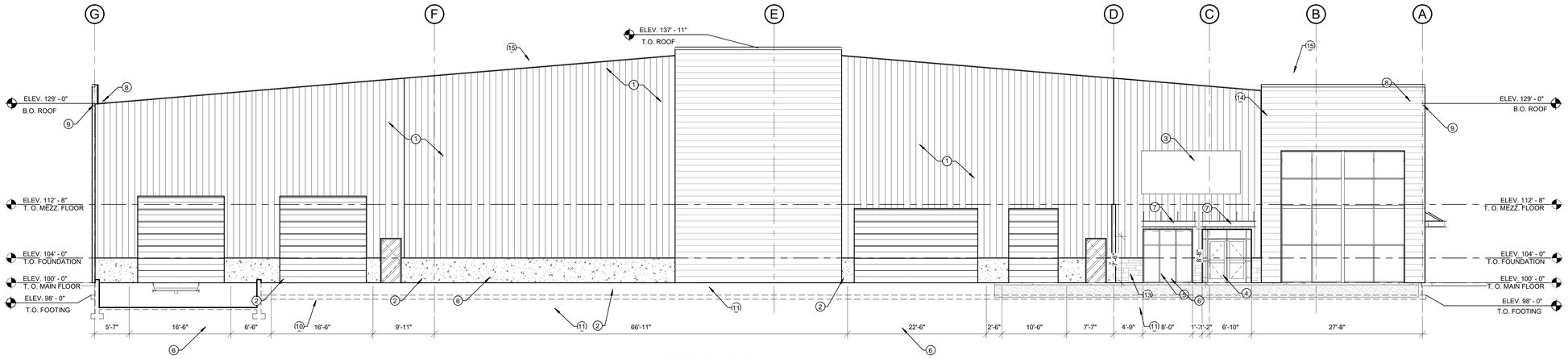
11 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

12 - APPROXIMATE EXISTING GRADE

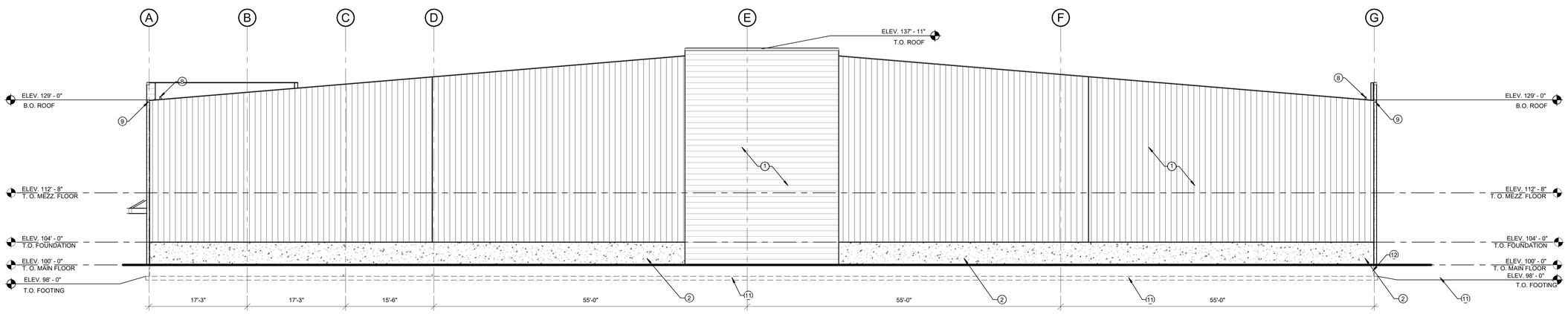
13 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

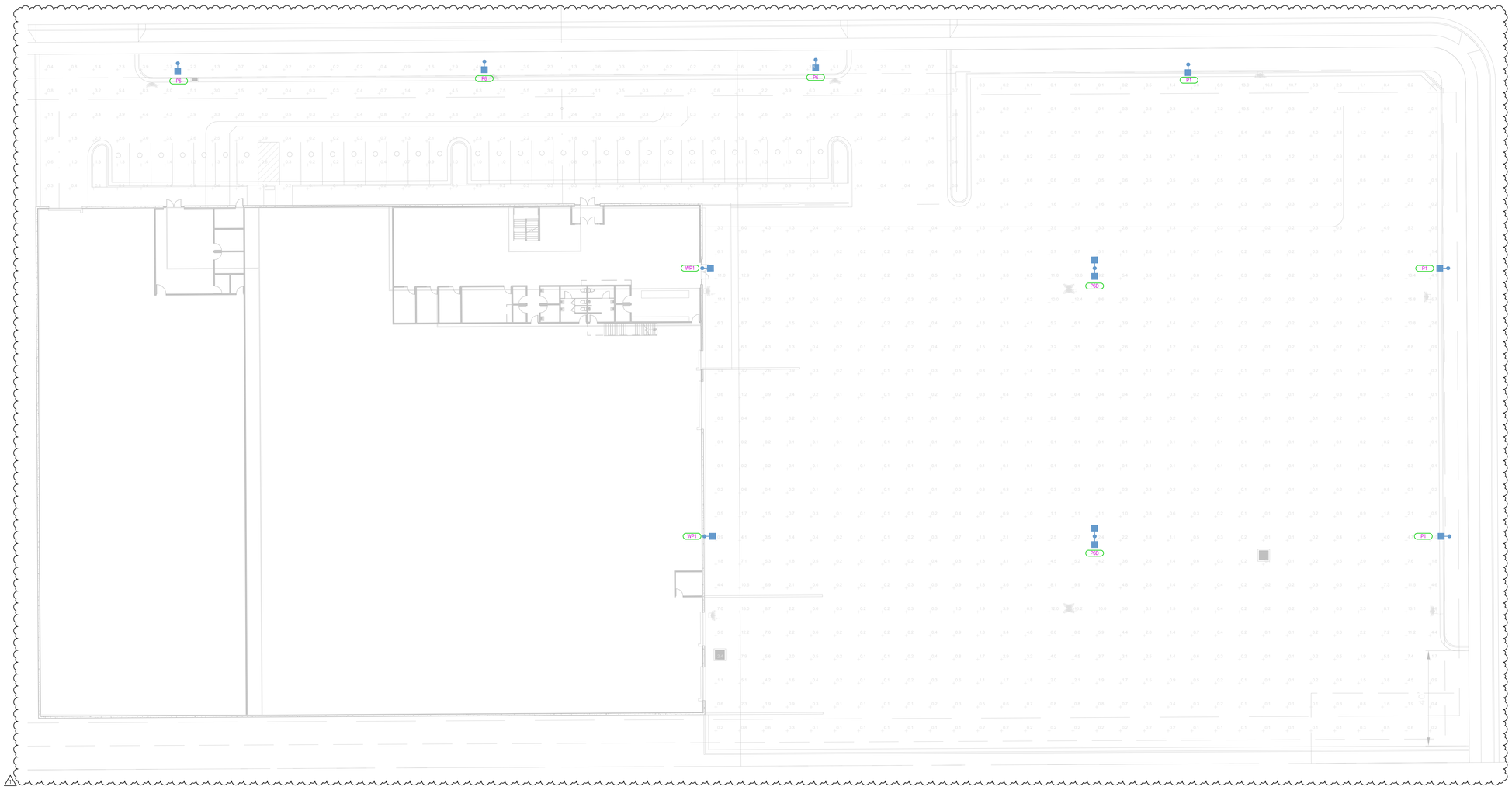
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEB 2024
PROJECT #:	163218

A3.2

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	ROCKY MOUNTAIN POWER
CONTACT	DEL EDWARDS
PHONE NO.	801-331-6568
EMAIL	Del.Edwards@rockymountainpower.net
WORK ORDER NO.	7120130
TELEPHONE COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X
CABLE TV COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X



SITE PHOTOMETRIC
SCALE = 1" = 20'-0"

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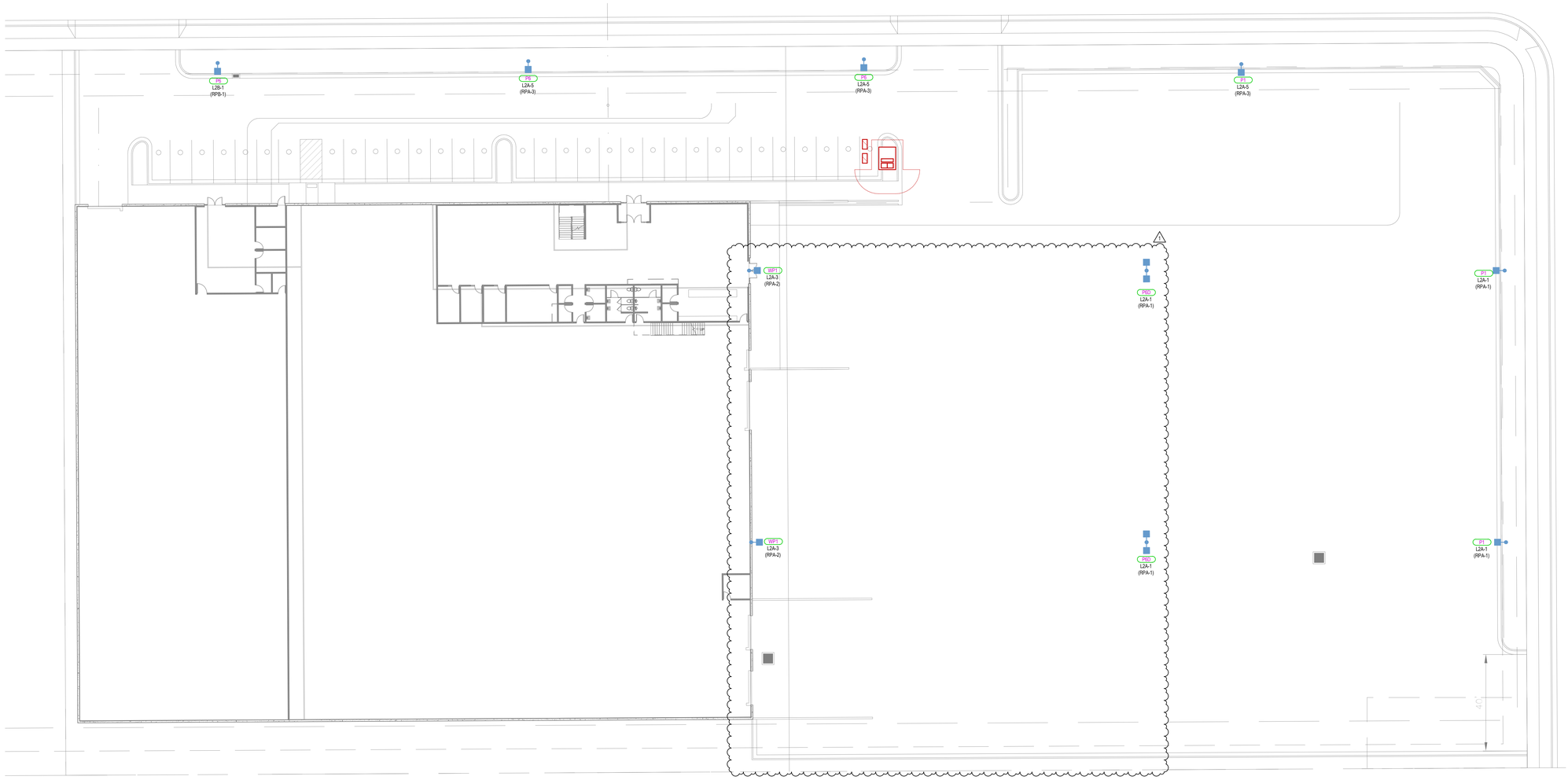
REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E100

SHEET KEYNOTES



SITE LIGHTING PLAN

SCALE = 1" = 20'-0"

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KMA ARCHITECTS

REVISIONS:

PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E102

RSX1 LED
Area Luminaire

RSX2 LED
Area Luminaire

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE — PROJECT MANAGER: NATE BEHUNIN

A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO...
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD...
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IE; ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
F22	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT DGA22	120 V	24 VA	LED	4,000	4000 K	80
F22E	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP DGA22	120 V	24 VA	LED	4,000	4000 K	80
H1	HIGH BAY IBG SERIES, 24000LM, STANDARD EFFICIENY, ACRYLIC FROSTED LENS, INTEGRATED MOTION, GENERAL DISTRIBUTION, 120-277V, 40K 80CRI	LITHONIA	IBG-24000LM-SEF-AFL-GND-40K-80CRI	120 V	144 VA	LED	24,490	4000 K	80
H1E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
L9	WEDGE2 LED WALL SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM DNATXD	120 V	23 VA	LED	3,126	5000 K	80
L9E	WEDGE2 LED WALL SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. INCLUDE BATTERY PACK AND PHOTOCELL. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM E10WH DNATXD	120 V	23 VA	LED	3,126	5000 K	80
P1	RSX2 LED AREA LUMINARE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, 14.5' POLE, 30" CONCRETE BASE, SCBA, HOUSE SIDE SHIELD	LITHONIA	RSX2-LED-P4-50K-MVOLT-SPA-R4-HS	120 V	187 VA	LED	25,329	5000 K	70
P6	RSX1 LED P4 50K, 14.5' POLE, WITH A 30" CONCRETE BASE, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
P6D	RSX1 LED P4 50K, 14.5' POLE WITH A 30" CONCRETE BASE. DOUBLE HEADED, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
S1	WALL MOUNTED LED STRIP LIGHT, 4FT.	COOPER	4BCLED-LD4-36SL-F-UNV-L840-CDT-U	120 V	37 VA	LED	3,600	4000 K	80
S2	4' LED STRIP LIGHT WITH 0-10V DIMMING	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI	120 V	32 VA	LED	3,000	4000 K	80
S2E	4' LED STRIP LIGHT WITH 0-10V DIMMING, EMERGENCY BATTERY	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI E10WLCP	120 V	32 VA	LED	3,000	4000 K	80
T22	STACK CENTER ELEMENT 2X2 TROFFER,GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	24 VA	LED	4,000	4000 K	80
T22E	STACK CENTER ELEMENT 2X2 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	24 VA	LED	4,000	4000 K	80
T24	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	33 VA	LED	3,163	4000 K	80
T24E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
T24H	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25' A.F.F., CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT	120 V	42 VA	LED	5,428	4000 K	80
T24HE	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25' A.F.F., CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	42 VA	LED	5,428	4000 K	80
WP1	RSX2 LED AREA LUMINARE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, WALL MOUNTING BRACKET, 17' MOUNTING HEIGHT TO TOP OF FIXTURE, SCBA	LITHONIA	RSX2-LED-P4-50K-MVOLT-R4-WBA	120 V	187 VA	LED	25,329	5000 K	70
X1	GREEN EDGE LIT EXIT SIGN SINGLE FACE. EMERGENCY BATTERY	LITHONIA	EDG 1 GMR EL	120 V	3 VA	LED			
X2	GREEN EDGE LIT EXIT SIGN DOUBLE FACE. EMERGENCY BATTERY	LITHONIA	EDG 2 GMR EL	120 V	4 VA	LED			

LIGHTING GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING OR CEILING GRID. FOR AREAS WITHOUT CEILINGS, FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS. COORDINATE WITH PAINTING CONTRACTOR FOR PAINTING OF EXPOSED RACEWAY.
2. FIELD VERIFY EXACT FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION FOR COVES AND LINEAR RUNS. PROVIDE CONTINUOUS ILLUMINATION WITH NO MORE THAN A 1" GAP BETWEEN THE END OF THE EDGE OF THE WALL / CEILING AND THE FIXTURE.
3. ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR PLACEMENT OF FIXTURES WITHIN MECHANICAL ROOMS.
4. ALL ROOM CONTROLLERS AND/OR POWER PACKS SHALL BE INSTALLED IN THE CEILING SPACE DIRECTLY ABOVE THE ENTRY DOOR TO THE SPACE IT IS CONTROLLING.
5. ALL UNDERCABINET LIGHTS MUST BE COORDINATED WITH MILLWORK FOR EXACT LENGTHS. ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
6. PROVIDE 0-10V DIMMING CONDUCTORS FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE RELAY PANEL SCHEDULE AND/OR WALL STATION CONTROL SEQUENCE.
7. SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS, PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAY/DIMMERS. PROVIDE ADDITIONAL RELAY/DIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

LIGHTING SENSOR GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
2. EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
3. UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE-FREE INSTALLATION.
4. THE LOCATION AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS AS REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.
5. PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.2.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE.
6. PROVIDE OCCUPANCY SENSOR WITH AN ADDITIONAL SET OF DRY CONTACTS FOR HVAC CONTROL AT EACH VAV BOX LOCATION.

WALL STATION 'M1' CONFIGURATION

ALL ON / ALL OFF

ENGRAVING	PROGRAMMING
ALL ON / ALL OFF	BUTTON TOGGLES LIGHTS ON/OFF

CONTROL SEQUENCE

LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADDITIONAL LIGHT IS NEEDED,BUTTON SHALL RAMP UPP LIGHT TO 100%. LIGHTS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED.

WALL STATION 'M4' CONFIGURATION

ALL ON
RAISE
LOWER
ALL OFF

ENGRAVING	PROGRAMMING
ALL ON	BUTTON TURNS ALL LIGHTS ON
RAISE	BUTTON RAISE ZONE
LOWER	BUTTON LOWERS ZONE
ALL OFF	BUTTON TURNS ALL LIGHTS OFF

CONTROL SEQUENCE

LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADITIONAL LIGHT IS NEEDED, BUTTONS MAY RAMP UP LIGHT LEVELS AS NEEDED. ROOMS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED

RELAY PANEL SCHEDULE 'RPA'

CABINET SIZE (# OF RELAYS): 16 SPARE RELAYS: 7

MOUNTING: SURFACE VOLTAGE: 120 CONTROL CIRCUIT: P2A-22 AIC RATING: 6601

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RPA-1	L2A-1			TOD	N	D
RPA-2	L2A-3			TOD	N	D
RPA-3	L2A-5			TOD	N	D
RPA-4	L2A-7			TOD	N	D
RPA-5	IL1A-15		<varies> <varies>	OC	<varies>	E
RPA-6	IL1A-17		<varies> <varies>	OC	<varies>	E
RPA-7	IL1A-19		<varies> <varies>	OC	<varies>	E
RPA-8	IL1A-13		BULL PEN/ FUTURE SHOWROOM 120SSSSSSSSSSSS	OC	0-10	E
RPA-9	IL1A-9		CONTRACTORS 120RRRRRRRRRRRR	OC	0-10	E

RELAY PANEL SCHEDULE 'RPB'

CABINET SIZE (# OF RELAYS): SPARE RELAYS:

MOUNTING: VOLTAGE: CONTROL CIRCUIT: AIC RATING:

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RPB-1	L2B-1			TOD	N	D
RPB-2	IL1B-5		<varies> <varies>	OC	<varies>	E
RPB-3	IL1B-7		<varies> <varies>	OC	<varies>	E
RPB-4	L2B-3			TOD	N	D

CONTROL LEGEND

PC	EXTERIOR PHOTOCELL
OC	OCCUPANCY/VACANCY SENSOR
DS	INTERIOR DAYLIGHT SENSOR
MS	EXTERIOR MOTION SENSOR
TC	ANALOG ASTRONOMICAL TIMECLOCK
TOD	TIME OF DAY - SOFTWARE BASED
LWS	LOCAL WALLSTATION

DIMMING LEGEND

N	NONE
0-10	0-10 VOLT DIMMING
DMX	DIGITAL MULTIPLEX (DMX) DIMMING
3WD	3-WIRE DIMMING
ELV	ELECTRONIC LOW VOLTAGE
MLV	MAGNETIC LOW VOLTAGE
DA	DALI DIMMING

PROGRAMMING

A	NIGHT LIGHT; ALWAYS ON.
B	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); PROVIDE 0-10V DIMMING.
C	EGRESS LIGHTING; MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); 0-10V DIMMING.
D	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER).
E	LOCAL WALLSTATION TO ACT AS OVERRIDE FOR AFTER HOURS CONTROL.

GENERAL NOTES

1. PROGRAM SYSTEM TO MEET THE REQUIREMENTS OF IECC 2015 OR CURRENT ENERGY CODE.
2. CONFIRM SWITCHING AND PROGRAMMING SCHEME WITH OWNER PRIOR TO PROGRAMMING.
3. PROGRAM SYSTEM TO INCORPORATE AUTO DAYLIGHT SAVINGS ADJUSTMENTS, ASTRONOMICAL CLOCK WITH OFFSETS, HOLIDAY DATES, AND NETWORK OVERRIDE.
4. REFER TO WALLSTATION DIAGRAMS FOR FACTORY ENGRAVED LABELING FOR ALL INDIVIDUAL PUSH-BUTTONS. DEVICE AND COVERPLATE COLORS SELECTED BY ARCHITECT.
5. SUBMIT ALL WALLSTATION LAYOUTS, ENGRAVING AND CONTROL SEQUENCES DURING THE SHOP DRAWINGS REVIEW PROCESS.
6. PROVIDE RELAY BARRIER FOR VOLTAGE AND POWER SOURCE SEPARATION (EMERGENCY AND NORMAL CIRCUITS, VOLTAGE DIFFERENCES).
7. PROGRAM NORMAL AND EMERGENCY RELAYS IN RELATED CORRIDORS TO OPERATE TOGETHER.
8. ALL RELAYS REQUIRING DIMMING AND/OR DAYLIGHT HARVESTING SHALL UTILIZE 0-10V DIMMING. PROVIDE 0-10V DIMMING WIRING AND CONTROLS AS REQUIRED.
9. PROVIDE A MINIMUM OF (5) SPARE RELAYS.

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E200

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2/15/2024 1:41:40 PM 12" = 1'-0"

BUILDING TRIM AND GUTTERS - ACCENT COLOR
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)
BUSINESS SIGNAGE
BUSINESS SIGNAGE
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
METAL CHANNEL FRAME OVERHANG W/ METAL ROOFING - COLOR AS SELECTED BY ARCHITECT
MOUNTAINLAND
SUPPLY COMPANY

PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
METAL CHANNEL FRAME OVERHANG W/ METAL ROOFING - COLOR AS SELECTED BY ARCHITECT
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)
BUILDING TRIM AND GUTTERS - ACCENT COLOR

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PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
BUILDING TRIM AND GUTTERS - ACCENT COLOR
6' PIRVACY WALL

BUILDING TRIM AND GUTTERS - ACCENT COLOR
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
6' PIRVACY WALL

PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

February 27, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, and Brent Strong. Robert Fox was excused. Alternate Commissioner Jimmy Eaton was absent.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1.A. General Plan Discussion

Planner Caden Lyon presented background information about the reasons and purposes of and the process to update Eagle Mountain City General Plan.

Planning Director Brandon Larsen presented information about the 16-month timeline and required steps for the phased General Plan update beginning at this meeting and continuing through the beginning of 2025. The timeline is fluid and will be adjusted as needed. A diverse focus group will be created to work with staff throughout the process. Staff will present the draft plan in phases to allow a more detailed and thorough review.

Staff plans to request funding for resources to be allocated to the General Plan amendment during the approval of the budget for the next fiscal year and to hire consultants to assist staff with the update. General Plan designations provide a general overview of the City. Area plans are more specific and may include both General Plan designations and current development zoning.

1.B. DISCUSSION – Lower Hidden Valley

Senior Planner Robert Hobbs presented the item. Perry Homes has submitted a concept plan for some proposed changes to the Lower Hidden Valley plan area. Staff has given Perry Homes comments on the plan. The master development agreement (MDA) approved in 2011 and amended in 2023 requires significant amendments to the plan to undergo the full, formal MDA and master development plan (MDP) review and approval process.

Thomas Romney with Focus Engineering and Surveying, LLC explained that the current MDA protects the overall unit count, required park space, native open space, unbuildable slopes, general locations of product types, and overall traffic circulation. They feel this proposal meets the intent of the MDA requirements. The new plan reduces the overall density by removing 19 multifamily units, 13 townhomes, 4 triplexes, 18 twin homes, 45 cluster homes, and 9 single-family lots. Park space and open space has increased by 65%. The park has been moved to a more central and accessible location that preserves a hillside that had previously been slated for residential development, maintains existing trail access, and reduces sod and water usage. They have committed to work with the City to maintain the accessibility and functionality of many of the existing trails. The approved plan would have a greater impact on the hillsides and is a result of the effects of relocating roads and accommodating the wildlife corridor at the request of the City. They feel this proposal improves the previous plan and are concerned about the timing impacts of reapproval. Sufficient spacing will be provided to accommodate existing trails without impacting private property. Detailed plans for the park spaces and wildlife corridor and access to the petroglyph site have not yet been finalized. Resident biking groups have requested to be involved in trail construction and signage. Per the MDA, the City will maintain any park

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space over two acres. The homeowners' association (HOA) will maintain park spaces under two acres. A certain amount of density is necessary to enable the developer to provide the proposed open space and amenities. Nevertheless, they are willing to reduce the unit count to make the development functional for the residents and City. Accesses will be updated to align with the new road configuration.

Commissioner Allen expressed support for incorporating the existing trails as long as doing so does not impede the effectiveness and functionality of the wildlife corridor.

Staff clarified that the terms of the agreement stipulate that a material modification to the Lower Hidden Valley MDA, which includes the MDP as an exhibit, must be in writing and signed by both parties.

Commissioner Allen adjourned the work session at 6:33 p.m.

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

Commissioner Allen called the policy session to order at 6:43 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 13, 2024 Planning Commission Minutes

MOTION: ***Commissioner Hess moved to approve the February 13, 2024 minutes. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

5. Status Report

Mr. Larsen explained that the Pony Express 27 site plan was tabled at the request of the applicant during the February 20, 2024 City Council meeting and will be placed on a future City Council meeting agenda.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Eagle Vision Building Two – Site Plan

Planner Steven Lehmitz presented the item. On December 4, 2018, the City Council approved the Eagle Vision preliminary plat and site plan, which is generally located along Pony Express Parkway, north of Oak Hollow and west of Silverlake. On November 19, 2019, the Council approved an amended preliminary plat preparatory to a final plat

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being recorded that divided the original lot into two. This was done to make an additional building pad that would be utilized in the future. The applicant is now petitioning for site plan approval for the second building.

The property is zoned Commercial (an old zone) and was done so through the Oak Hollow MDA/MDP. When the first Eagle Vision site plan was approved, there was additional parking added to ensure that when the second building came, there would be enough parking. The current recorded plat includes a cross-access easement that covers the entirety of the shared parking lot. Staff worked with the applicant on the placement of the building. The Commercial zoning standards required buildings to be located at least 10 feet away from parking stalls. On the south side, the distance is only 8 feet. Staff felt that this was acceptable as it kept the building far enough away from the existing building to the north to meet building and fire regulations. Building regulations require that structures be at least five feet away from property lines or have a fully fire-rated wall. To address this, the applicants are working with staff on a proposed plat amendment that will remove the property line, again combining the two Eagle Vision lots into one. All other setback requirements are met. Nothing in the zoning, under previous standards, would prevent the construction of a second building on the site and the practice is common in other cities.

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the proposed site plat with the following conditions:

1. Site plan approval is contingent on the proposed plat amendment being approved by staff;
2. Awnings are added over the doors on the east elevation;
3. Landscaping around the dumpster (southwest corner of the site) is added to the landscape plan and installed; and
4. An irrigation plan is submitted and approved by staff.

Commissioner Strong expressed concern about the proximity of the buildings. He hesitates to approve setback exceptions given the time and thought employed in creating the standards.

Applicants Tyler and Kristen Barney explained that increasing the space between the buildings by two feet would result in a cost of thousands of dollars. The lot was split after the approval of the site plan in 2018.

Commissioner Allen opened the public hearing at 6:57 p.m. As there were no comments, he closed the hearing.

Staff and the Commission discussed the previous approval in relation to this application.

Mr. Larsen noted that the building will undergo fire safety inspections during the building permit approval process.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of the site plan for Eagle Vision Building Two with the following conditions:***

1. ***Site plan approval shall be contingent on the proposed plat amendment being approved by staff;***
2. ***Awnings shall be added over the doors on the east elevation;***
3. ***Landscaping around the dumpster (southwest corner of the site) shall be added to the landscape plan and installed; and***
4. ***An irrigation plan shall be submitted and approved by staff.***

Commissioner Hess seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☐ *Brent Strong*	☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

With a vote of 2:1, the motion failed to receive a recommendation. Per the Planning Commission Rules of Order and Procedure, the item will move forward to the City Council with a notation of the votes but no recommendation.

6.B. ACTION ITEM – Approval of Shared Parking arrangement for Walmart Parcel

City Attorney Marcus Draper presented the item. Walmart is developing a commercial parcel on the northwest corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The parcel is being subdivided into three separate lots. In addition to the main lot for the Walmart Supercenter, there are two outparcels. Outparcel A is intended for use as a fuel station. The parcel cannot independently meet the parking requirements for a fuel station. Six dedicated parking spaces are provided and an additional three are required to meet the requirement for nine parking stalls. Walmart is seeking approval pursuant to EMMC 17.55.100 for a shared parking arrangement to allow Outparcel A to use up to eight parking spots on the Walmart Supercenter lot bringing the total parking with dedicated and shared to 14 stalls. The Walmart Supercenter provides more parking stalls than required by the Eagle Mountain Municipal Code.

Staff recommends that the Planning Commission approve the use of shared parking conditioned upon executing the proposed agreement between the owners and any tenants of Outparcel A.

MOTION: ***Commissioner Strong moved to approve the shared parking arrangement for the Walmart Parcel. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – LKL Associates – Site Plan

Senior Planner David Stroud presented the item. This request is for site plan approval of a light industrial building to be used by LKL Associates, a business that sells construction and building materials. The subject property is platted as Lot 2, Plat 1 of Sweetwater Industrial Phase A Subdivision which was recorded in February 2021. The site address is 1053 East Belladonna Drive and is 5.14 acres.

Commissioner Allen opened the public hearing at 7:12 p.m. As there were no comments, he closed the hearing.

Applicant Eddie Bowen verified this is a new location rather than a relocation of one of their other sites.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of the site plan for LKL Associates. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

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The motion passed with a unanimous vote.

6.D. ACTION ITEM/PUBLIC HEARING – Wendy's Ranches – Site Plan

Planner Caden Lyon presented the item. This request is for site plan approval of a restaurant chain building to be used for a Wendy's. The subject property is platted as Lot 4, Plat 3 of Carson Commercial Subdivision which was recorded November 2020. The site address is 4302 Pony Express Parkway and is 0.95 acres.

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Wendy's Ranches site plan with the following conditions of approval:

1. That the pedestrian crosswalk is sufficiently illuminated to comply with EMMC 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation, and
2. That lighting on the building is found to be compliant with Chapter 17.56.

Applicant representative, Farley Eskelson, requested to minimize the number of trees in the landscaping plan for the front of the building along Pony Express Parkway to be in harmony with the landscaping of the other buildings in the area. They will be responsible for maintaining the landscaping to the back of curb.

Mr. Larsen stated that staff will review and evaluate the request to reduce the number of trees before the plan is presented to the City Council.

Commissioner Allen opened the public hearing at 7:21 p.m. As there were no comments, he closed the hearing.

Commissioner Allen voiced support for the applicant's requested change to the landscaping to promote visibility and uniformity.

Mr. Larsen concurred with the value of promoting conformity in development.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of the site plan for the Wendy's Ranches location with the following conditions:***

1. ***The pedestrian crosswalk shall be sufficiently illuminated to comply with EMMC 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation,***
2. ***That lighting on the building shall be found to be compliant with Chapter 17.56; and***
3. ***The applicant may work with staff to make adjustments to the landscaping plan.***

Commissioner Allen seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☒ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

7. Discussion Items

8. Next Scheduled Meeting

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The next Planning Commission meeting is scheduled for March 12, 2024.

9. Adjournment

MOTION: ***Commissioner Hess moved to adjourn at 7:25 p.m. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☒ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☒ *Brent Strong*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:25 p.m.

Approved by the Planning Commission on March 12, 2024.

_____

Brandon Larsen
Planning Director

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 12, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Firefly NPA 8 Phase B - Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	Candlelight Homes

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 B is but one of many preliminary plats that will expectedly 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 -- 154.42
Land Use Zone(s) -- NPA per re-adopted MDP and MDA
Total Lot Count -- 709 (503 detached/206 attached) single-family residential
Total Lots in NPA 8 -- 1,118
Total Lots Allowed Remaining -- 409
Total Acreage in Lots – 104.24
Overall Prelim. Plat density -- 3.72 du/ac
Total Open Space Provided -- 20.40 acres
Asphalt Pavement Area Internal to Subd. -- 29.78 acres
Easements Reqd. as per Plat & City Engineering

Single-Family Detached Residential "C" Lots

Min. Lot Size Reqd.: 4,500 sq. ft.
Min. Lot Width: 48'

Finding: All building lots meet min. size & width requirements

<u>Single-Family Detached Attached "Townhouse" Lots</u>

Min. Lot Size Reqd.: n/a (not defined/specified)
Min. Lot Width: n/a (ibid)

Finding: All building lots meet min. size & width requirements

Notes:

1. DRC review revealed the need to make some revisions to the plat. Those are largely incorporated into the revised plat drawing set. Changes affected pathway/road intersection count (adding more pedestrian crossings), park space quantity (some park area removed to be added to another future phase), reduced building lot count by one and upped streetlight quantity, etc. Revised plans were received post project notification and hereto attached along with the project's engineer response to some City redlines from varying parties. Additional discussion into the question of increasing the quantity of intersections to meet code separation standards [note: this is distinct from connectivity regulation rules] may be warranted given the applicant's engineer's memo and associated plan hereto attached.

2. Setback and building height conformance will be checked during building permit review.

3. 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).

4. ROW: Compliant with approved Community and Fire Dept. standards -- minimum 26' private and 57' local streets as denoted in the approved Firefly Community Plan

5. Screening: n/a (no commercial/industrial against residential or collector/arterials R_SOW to screen against)

6. 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.

7. Street Segments/Intersections Connectivity Quotient: Prior to revisions, it was 1.81 (acceptable as is > 1.75). It now exceeds that number by even more.

REQUIRED FINDINGS:

Plat 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 condition to adjust "block lengths" to meet agreeable standard(s) as relevant -- to be reviewed and approved by Staff.

ATTACHMENTS:

Preliminary Plat_NPA 8 Phase B_2nd Submittal Revised Redlines_03.06.24.

Redline Response Package_Preliminary Plat NPA 8 Phase B

Block Length Exhibit for Memo

Block Length Memo

NPA 8 Phase B_Revised Park Plan

Firefly Concept Landscape Plan

firefly

NPA 8
PRELIMINARY PHASE B

EAGLE MOUNTAIN CITY, UTAH

NORTH

SCALE: 1"=200'

200 100 0 200

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING APWA STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. NO DEFLECTIONS ALLOWED ON WATER LINES.
8. ALL FILL AREAS SHALL REQUIRE TESTED MATERIAL THAT MEETS COMPACTION STANDARDS AS REQUIRED BY EAGLE MOUNTAIN CITY.
9. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
10. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
11. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.
13. ADDITIONAL INTERSECTIONS AND UTILITIES ALONG WILDWOOD BLVD AND TYSON PARKWAY TO BE DETERMINED PRIOR TO FINAL SUBMITTALS WITH NPA 8B.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

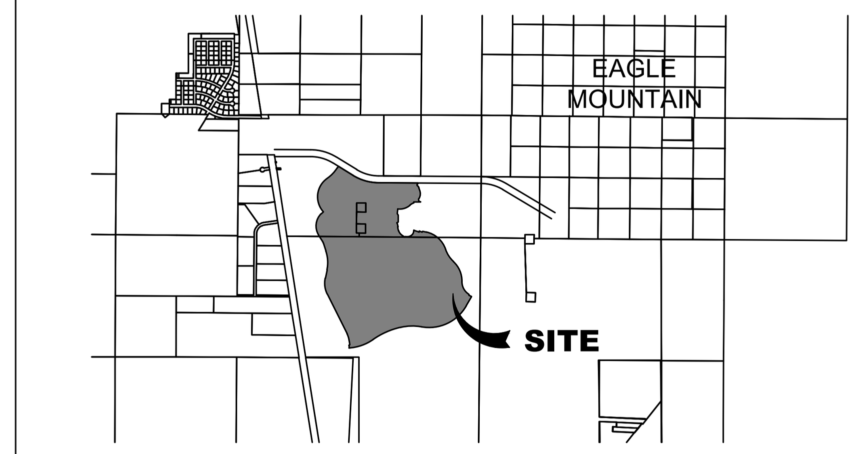
1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS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

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.

U:\0 _LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B PRELIMINARY- SHEETS.DWG 3/5/2024 3:25 PM

VICINITY MAP



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LANDSCAPE PLAN

TABULATIONS

TOTAL ACREAGE: 154.42 ACRES
ASPHALT PAVEMENT AREA: 29.78 ACRES
TOTAL OPEN SPACE: 20.40 ACRES

UNITS

SINGLE FAMILY: 503 LOTS
MULTI-FAMILY: 206 UNITS
TOTAL # OF UNITS FROM NPA 8A: 409 LOTS
TOTAL # OF UNITS IN THIS PHASE: 709 LOTS
TOTAL # OF UNITS IN NPA 8: 1,118
OVERALL DENSITY OF THIS PHASE: 3.72 UNITS/ACRE

PARKING

MULTI-FAMILY PARKING REQUIRED: 721 STALLS (3.5:1 TOWN HOME UNIT)
MULTI-FAMILY PARKING PROVIDED: 873 STALLS
ADDITIONAL PARKING PROVIDED FOR PARKS: 120 STALLS
* PARKING SPACES PROVIDED INCLUDE TOWNHOME GARAGES, TOWNHOME DRIVEWAYS, OFF-STREET AND ON-STREET PARKING PER THE APPROVED FIREFLY COMMUNITY PLAN

OF NODES: 63
OF LINKS: 113.75
CONNECTIVITY INDEX NUMBER: 1.81

LEGEND

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

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

LEI
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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

firefly **NPA 8 PRELIMINARY PHASE B**
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=200'
DATE: 03/06/2024

SHEET
101

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firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

INDEX SHEET

REVISIONS

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LEI PROJECT #: 2021-0080

DRAWN BY: TJP

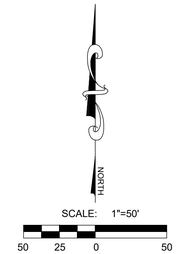
DESIGNED BY: GDM / BCT

SCALE: 1"=150'

DATE: 03/06/2024

SHEET 102

J:\0_JLD PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B INDEX SHEET.DWG 2/15/2024 3:59 PM



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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

firefly

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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

OPEN SPACE TABLE

PARCEL NAME	Area	NOTES
PARCEL A	37321.30 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL B	117637.44 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL C	93609.60 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL D	5034.83 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL E	12084.96 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL F	12663.22 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL G	9309.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL H	3131.00 SQFT.	OWNED & MAINTAINED H.O.A.
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PARCEL K	3175.04 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL L	329764.34 SQFT.	OWNED & MAINTAINED BY EAGLE MOUNTAIN CITY
PARCEL M	13362.64 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL N	32038.19 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL P	14960.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL Q	7183.21 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL R	17481.55 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL S	17003.80 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL T	26571.93 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL U	4154.52 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL V	4773.45 SQFT.	OWNED & MAINTAINED 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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 201

U:\0_LEI PROJECTS\2021\2021-0080-POLE CANYON SUBDIV\DWG\NPA 8\PRELIMINARY\NPA 8B-C21-0080-NPA 8 - PHASE B-1 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 1:06 PM

SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

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
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Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width[1]	Minimum Lot Size	Maximum Building Height[2]
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ACCESSORY BUILDINGS

Type of Building	Rear	Side	Maximum Building Height[2]
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MULTI-FAMILY*

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REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 202

U:\0_LEI PROJECTS\2021\2021-0080 FIDLE CANYON BUILD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C02-0080 NPA 8 - PHASE B-1 PRELIMINARY LOT LAYOUT.DWG 3/6/2024 1:06 PM

SETBACK TABLE						
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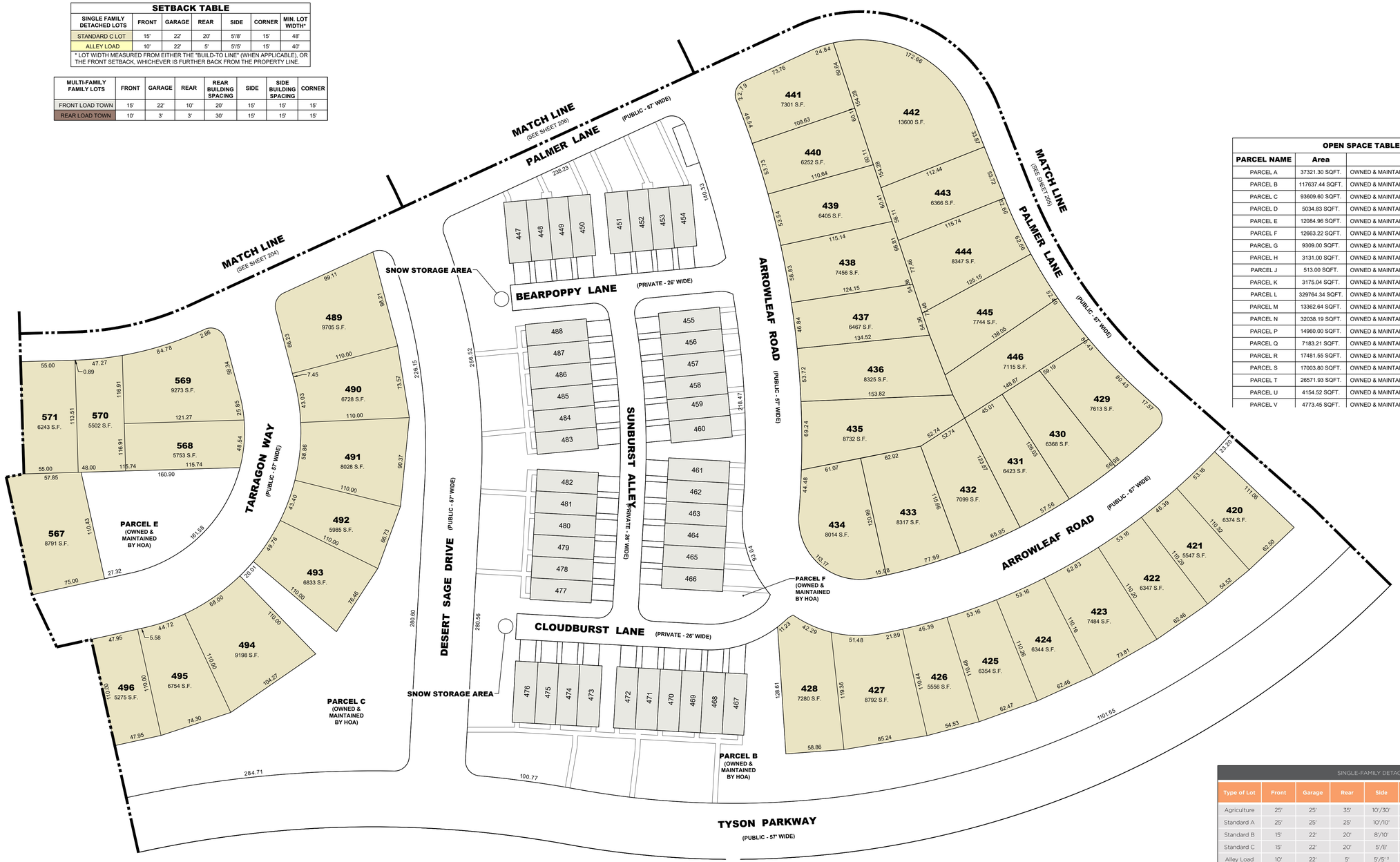

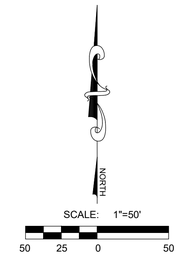

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ACCESSORY BUILDINGS

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Apartment / Condominium[3]	10'	5'	15'	30'	15'	15'	15'	55'[2]	48

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NOT FOR CONSTRUCTION

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

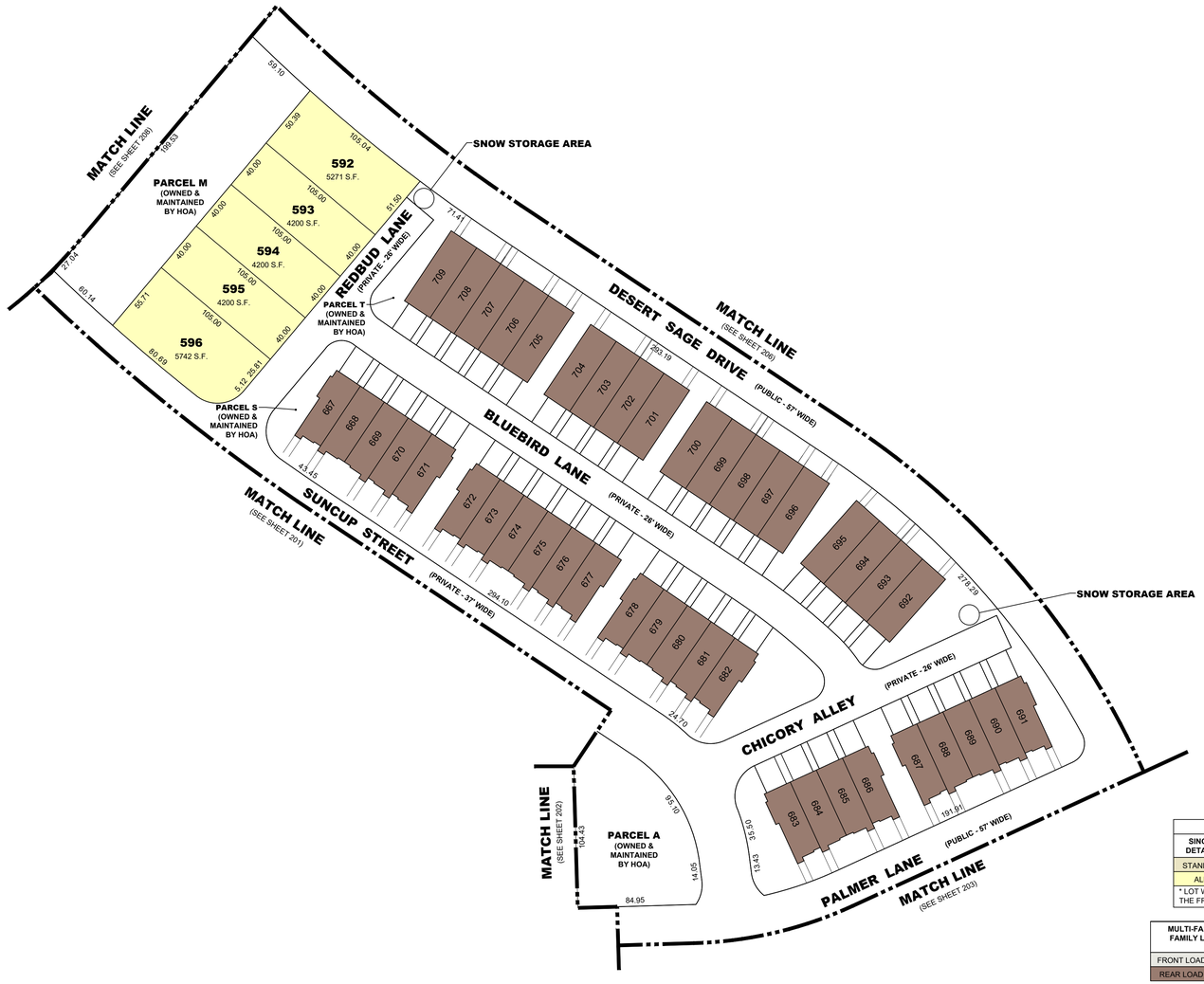
LOT LAYOUT 3

Firefly

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 203

U:\0 LEI PROJECTS\2021\2021-0080 PIOLE CANYON SUBDIVISION\ACAD\CIVIL\PRELIMINARY\NPA 8B-C\21-0080-NPA 8 - PHASE B1 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 1:06 PM



NORTH

SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 4

Firefly

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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

OPEN SPACE TABLE

PARCEL NAME	Area	NOTES
PARCEL A	37321.30 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL B	117637.44 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL C	93609.60 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL D	5034.83 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL E	12084.96 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL F	12663.22 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL G	9309.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL H	3131.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL J	513.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL K	3175.04 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL L	329764.34 SQFT.	OWNED & MAINTAINED BY EAGLE MOUNTAIN CITY
PARCEL M	13362.64 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL N	32038.19 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL P	14960.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL Q	7183.21 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL R	17481.55 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL S	17003.80 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL T	26571.93 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL U	4154.52 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL V	4773.45 SQFT.	OWNED & MAINTAINED 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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
1" = 50'
DATE:
03/06/2024

SHEET
204

I:\0_LEI PROJECTS\2021\2021-0080 FOLE CANYON BUILD\CADD\NPA 8\PRELIMINARY\NPA 8B-C01-0080 NPA 8 - PHASE B - PRELIMINARY LOT LAYOUT.DWG 3/5/2024 1:56 PM

SCALE: 1"=50'

50 25 0 50

NORTH

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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	35'

ACCESSORY BUILDINGS

Type of Building	Rear	Side	Maximum Building Height[1]
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	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

OPEN SPACE TABLE

PARCEL NAME	Area	NOTES
PARCEL A	37321.30 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL B	117637.44 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL C	93609.60 SQFT.	OWNED & MAINTAINED H.O.A.
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PARCEL E	12084.96 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL F	12663.22 SQFT.	OWNED & MAINTAINED H.O.A.
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PARCEL H	3131.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL J	513.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL K	3175.04 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL L	329764.34 SQFT.	OWNED & MAINTAINED BY EAGLE MOUNTAIN CITY
PARCEL M	13362.64 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL N	32038.19 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL P	14960.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL Q	7183.21 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL R	17481.55 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL S	17003.80 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL T	26571.93 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL U	4154.52 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL V	4773.45 SQFT.	OWNED & MAINTAINED H.O.A.

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

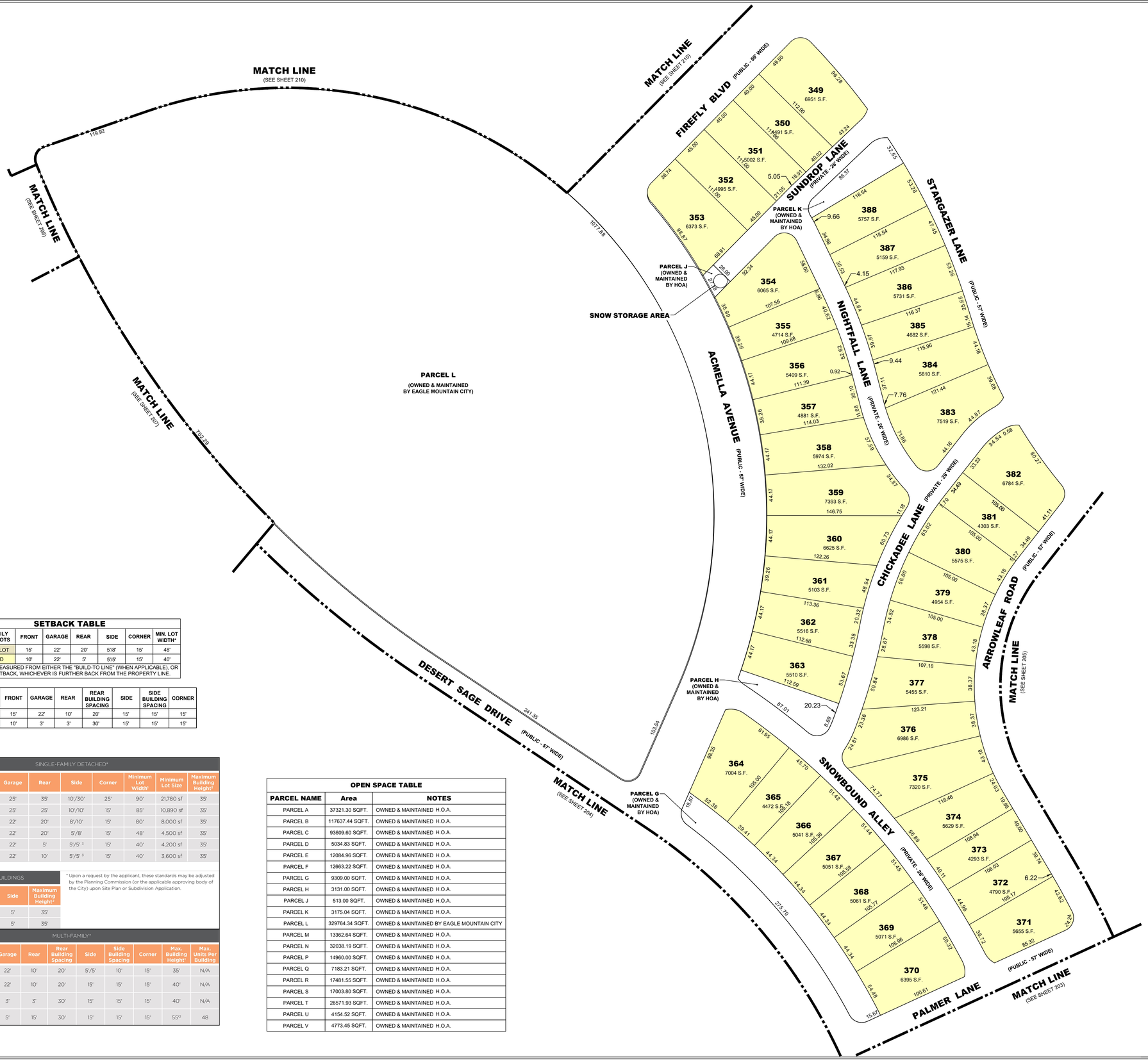
LOT LAYOUT 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 205

3/6/2024 1:06 PM

U:\0_LEI PROJECTS\2021\2021-0080 FIDLE CANYON BUILD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B-1 PRELIMINARY LOT LAYOUT.DWG



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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	35'

ACCESSORY BUILDINGS

Type of Building	Rear	Side	Maximum Building Height[1]
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	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

OPEN SPACE TABLE		
PARCEL NAME	Area	NOTES
PARCEL A	37321.30 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL B	117637.44 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL C	93609.60 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL D	5034.83 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL E	12084.96 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL F	12663.22 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL G	9309.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL H	3131.00 SQFT.	OWNED & MAINTAINED H.O.A.
PARCEL J	513.00 SQFT.	OWNED & MAINTAINED H.O.A.
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PARCEL L	329764.34 SQFT.	OWNED & MAINTAINED BY EAGLE MOUNTAIN CITY
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PARCEL N	32038.19 SQFT.	OWNED & MAINTAINED H.O.A.
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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 6

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024

SHEET 206

U:\0_LEI PROJECTS\2021\2021-0080-POLE CANYON SUBDIVISION\PA-8\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B-1 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 1:06 PM

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL AA	7850.65 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL BB	6715.27 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL CC	20094.13 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL DD	23815.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL EE	13852.03 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL FF	9473.87 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL GG	563.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL HH	11098.67 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL JJ	31408.55 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL KK	3984.62 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL LL	17861.89 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL MM	4545.32 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL NN	2278.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	10368.34 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Y	759.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Z	744.80 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'
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* 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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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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NOT FOR CONSTRUCTION

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 7

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 207

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B-2 PRELIMINARY LOT LAYOUT.DWG 3/6/2024 2:49 PM

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL AA	7850.65 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL BB	6715.27 SQFT.	OWNED & MAINTAINED BY H.O.A.
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SINGLE-FAMILY DETACHED*

Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width[1]	Minimum Lot Size	Maximum Building Height[2]
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Cottage	15'	22'	10'	5'/5'[3]	15'	40'	3,600 sf	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	Max. Building Height[2]	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
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www.lei-eng.com

NOT FOR CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE B

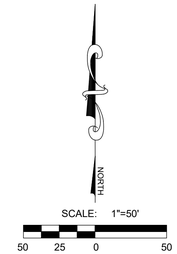
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 8

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 208

V:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B-2 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 2:46 PM



OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL AA	7850.65 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL BB	6715.27 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL CC	20094.13 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL DD	23815.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL EE	13852.03 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL FF	9473.87 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL GG	563.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL HH	11098.67 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL JJ	31408.55 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL KK	3984.62 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL LL	17861.89 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL MM	4545.32 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL NN	2278.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	10368.34 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Y	759.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL Z	744.80 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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	35'

ACCESSORY BUILDINGS

Type of Building	Rear	Side	Maximum Building Height[1]
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	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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www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly

NPA 8 PRELIMINARY PHASE B

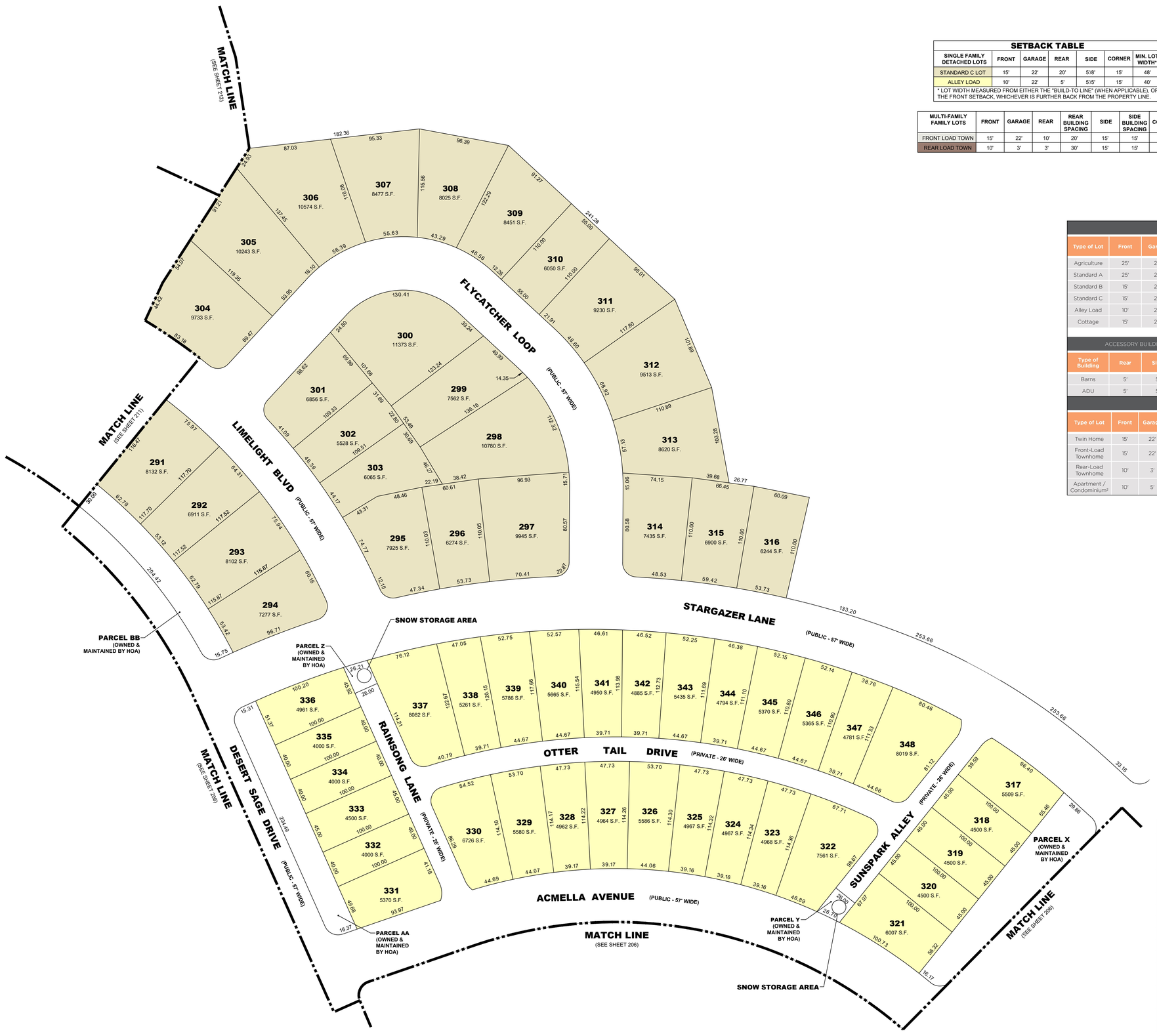
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 9

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 209

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON 9\80\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B-2 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 2:48 PM



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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

NORTH

SCALE: 1"=50'

50 25 0 50

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL AA	7850.65 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL BB	6715.27 SQFT.	OWNED & MAINTAINED BY H.O.A.
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PARCEL DD	23815.09 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL EE	13852.03 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL FF	9473.87 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL GG	563.45 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL HH	11098.67 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL JJ	31408.55 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL KK	3984.62 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL LL	17861.89 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL MM	4545.32 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL NN	2278.21 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL X	10368.34 SQFT.	OWNED & MAINTAINED BY H.O.A.
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www.lei-eng.com

NOT FOR CONSTRUCTION

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 10

firefly

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024

SHEET 210

U:\0_LEI PROJECTS\2021\2021-0080 FICE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B-2 PRELIMINARY LOT LAYOUT.DWG 3/5/2024 2:49 PM

SCALE: 1"=50'

50 25 0 50

NORTH

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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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

OPEN SPACE TABLE

PARK NAME	Area	NOTES
PARCEL JJ	31408.55 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL KK	3985.93 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL LL	17868.57 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL NN	2278.21 SQFT.	OWNED & MAINTAINED BY H.O.A.

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firefly

NPA 8 PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 11

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024

SHEET 211

J:\LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE C PRELIMINARY LOT LAYOUT.DWG 3/5/2024 2:50 PM

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'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	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	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

OPEN SPACE TABLE		
PARK NAME	Area	NOTES
PARCEL JJ	31408.55 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL KK	3985.93 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL LL	17868.57 SQFT.	OWNED & MAINTAINED BY H.O.A.
PARCEL NN	2278.21 SQFT.	OWNED & MAINTAINED BY H.O.A.

NORTH

SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 12

firefly

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

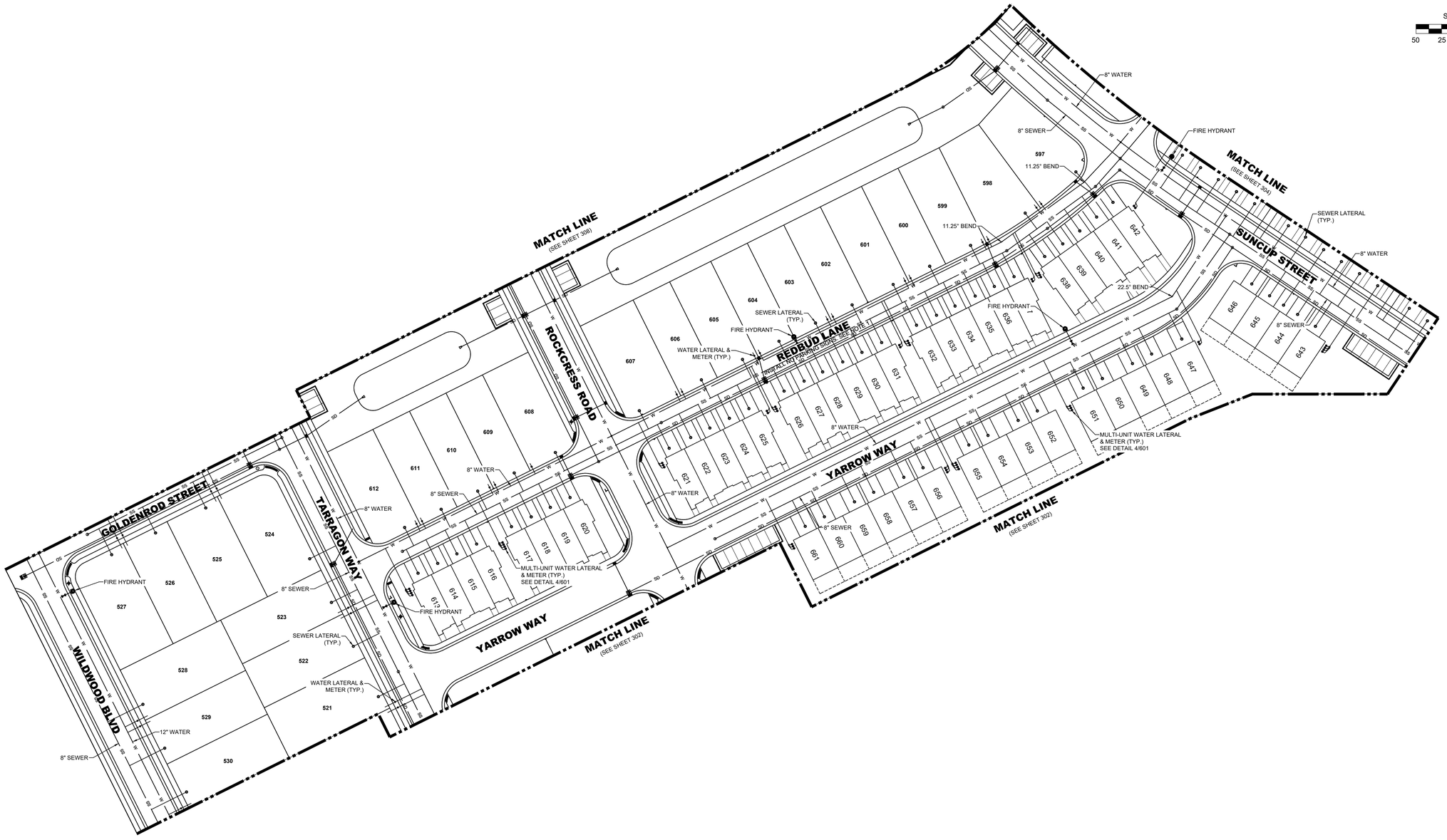
DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

DATE: 03/06/2024

SHEET 212

J:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\VPA 8\PRELIMINARY\VPA 8B-C\21-0080 VPA 8 - PHASE C PRELIMINARY LOT LAYOUT.DWG 3/5/2024 2:52 PM



SCALE: 1"=50'

50 25 0 50

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Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

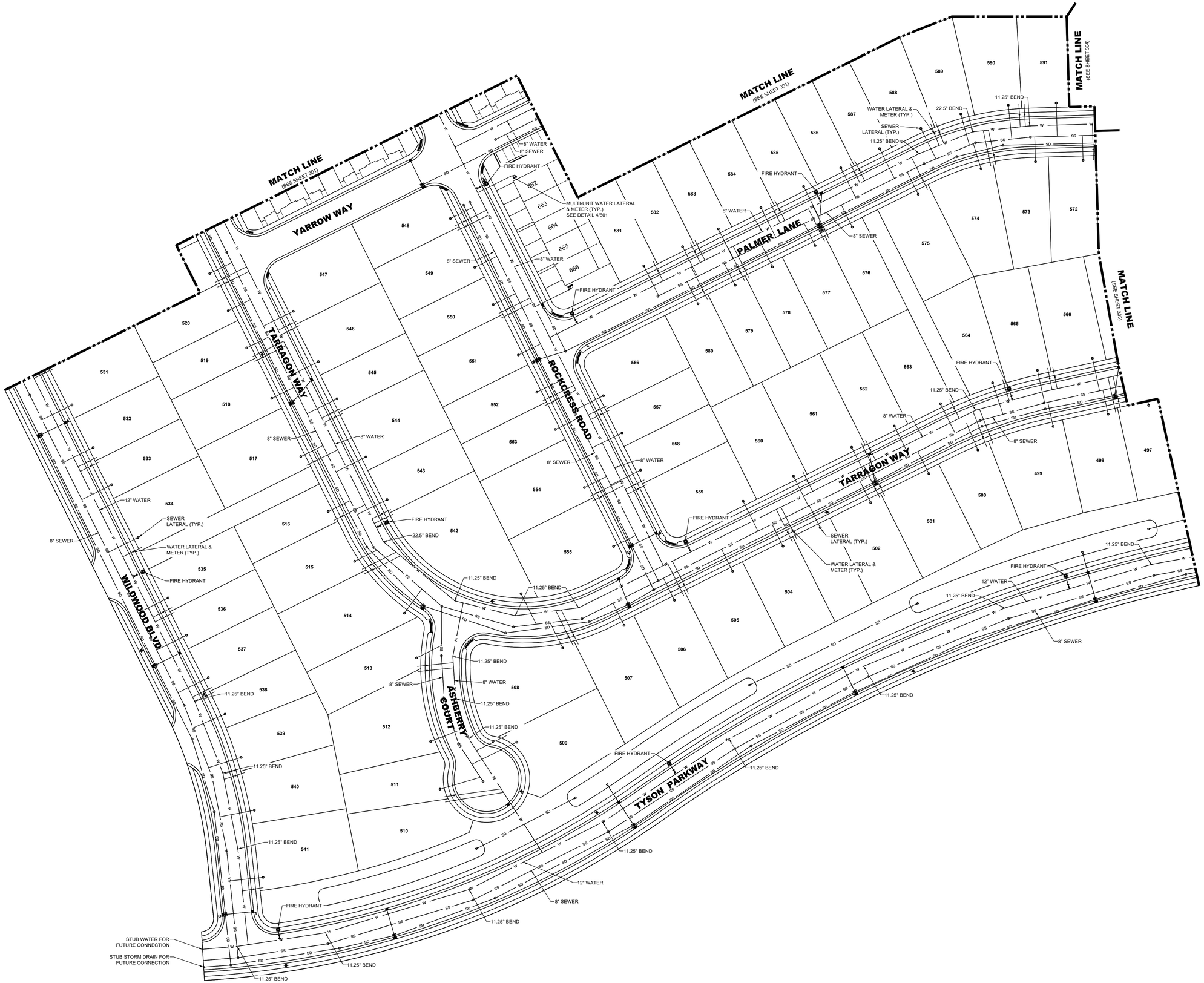
DATE: 02/14/2024

SHEET 301

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:\0_LEI PROJECTS\2021\2021-0080 PICKLE CANYON SUBDIVISION\PNP & BP\PRELIMINARY\NPB PRELIMINARY PHASE B\ PHASE B - PRELIMINARY.DWG 3/5/2024 1:17 PM



NORTH

SCALE: 1"=50'

50 25 0 50

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Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

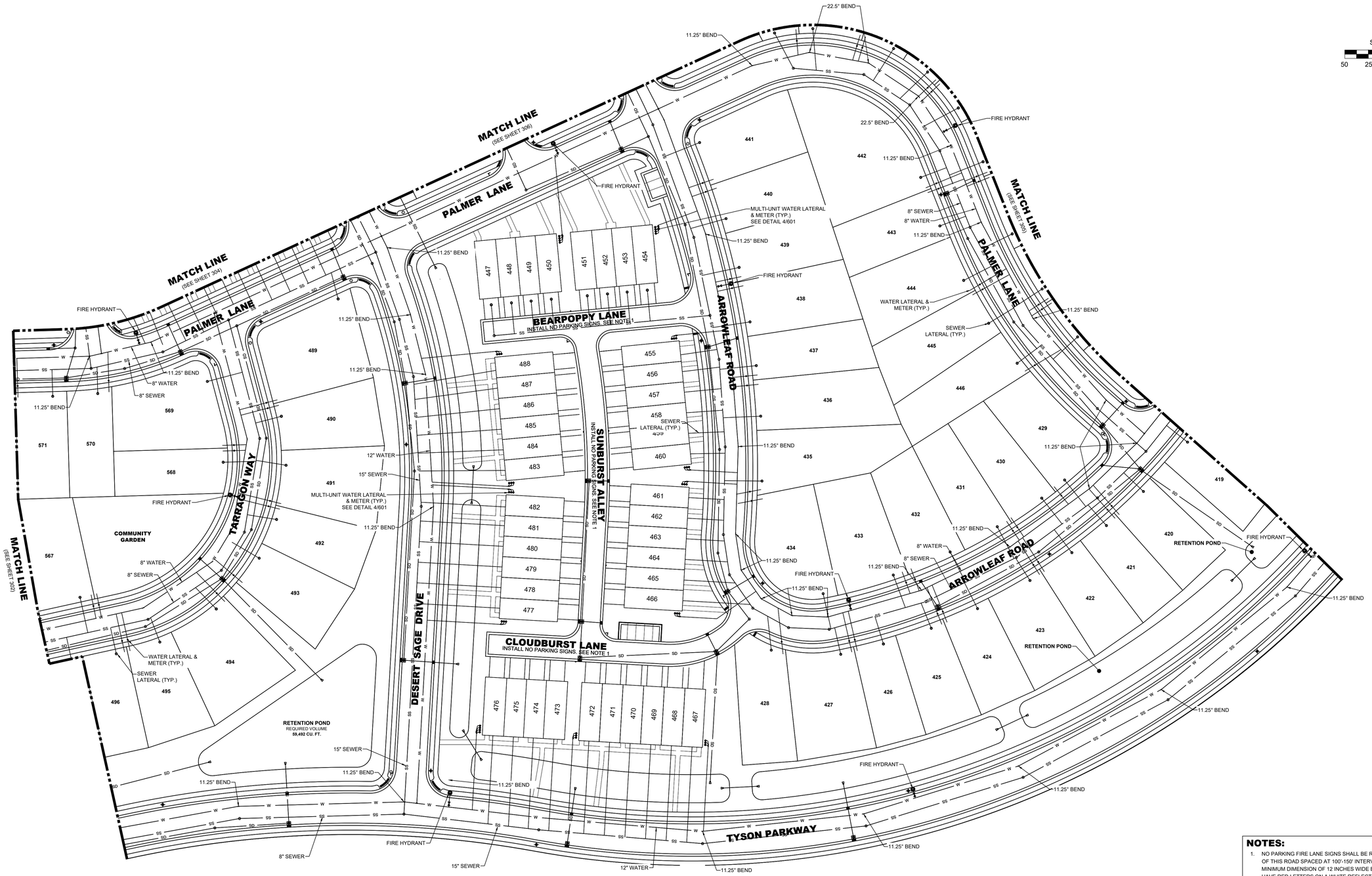
DESIGNED BY: GDM / BCT

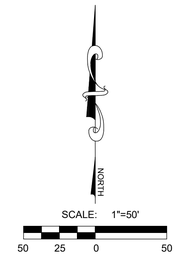
SCALE: 1" = 50'

DATE: 02/14/2024

SHEET 302

U:\0_LEI PROJECTS\2021\2021-0080 FIDELE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8 MK-C21-0080 NPA 8 - PHASE B - PRELIMINARY.DWG 3/5/2024 1:17 PM





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NOT FOR CONSTRUCTION

Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS

1 -
2 -
3 -
4 -
5 -

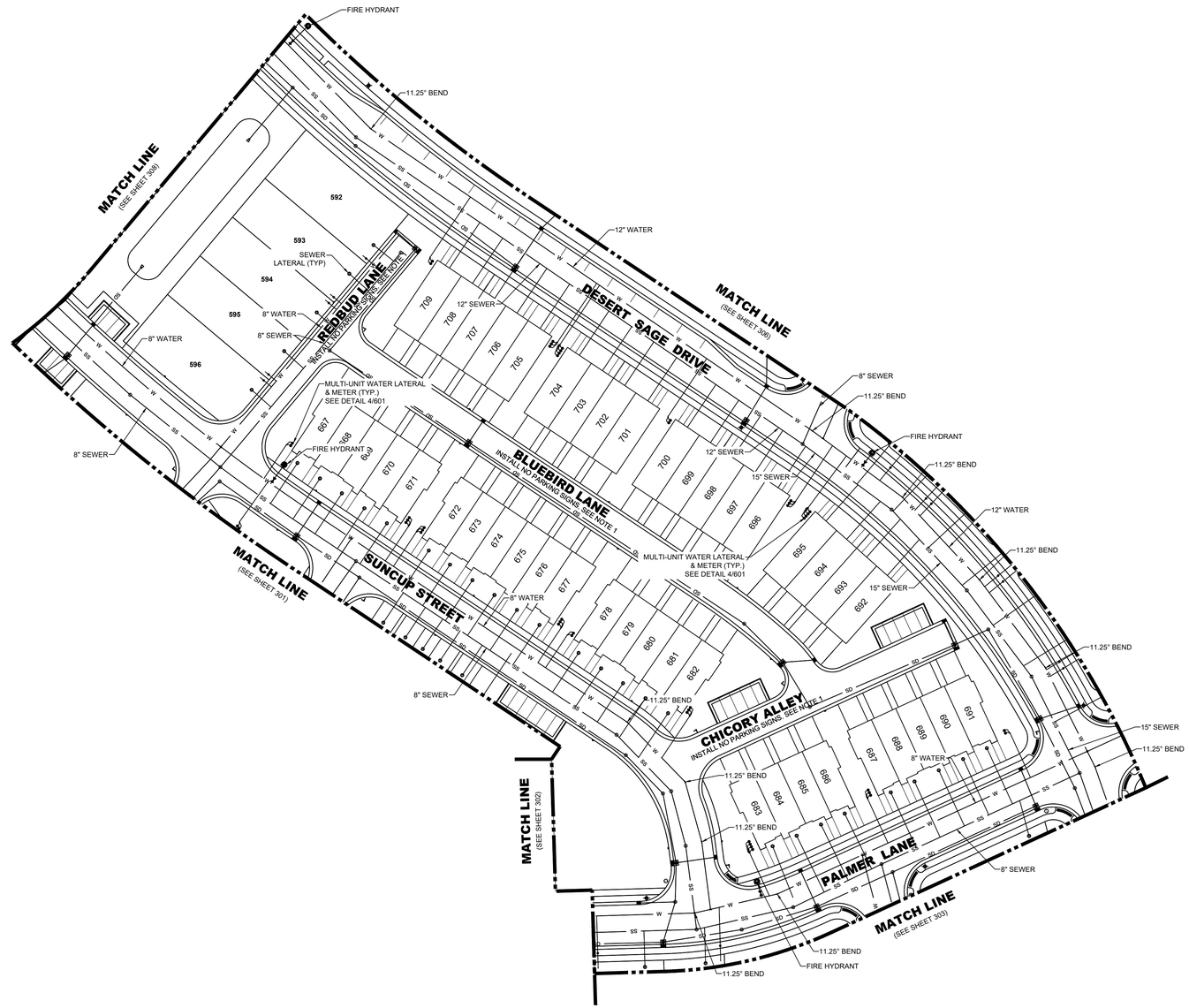
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 02/14/2024

SHEET
303

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.

1/10_LIB PROJECTS\2021\2021-0080 FOLE CANYON SUBDIVISION\DWG\NPA 8\PRELIMINARY\NPA 8B-C21-0080 NPB B - PHASE B-1 PRELIMINARY.DWG 3/5/2024 1:17 PM



SCALE: 1"=50'

50 25 0 50

NORTH

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 4

Firefly

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

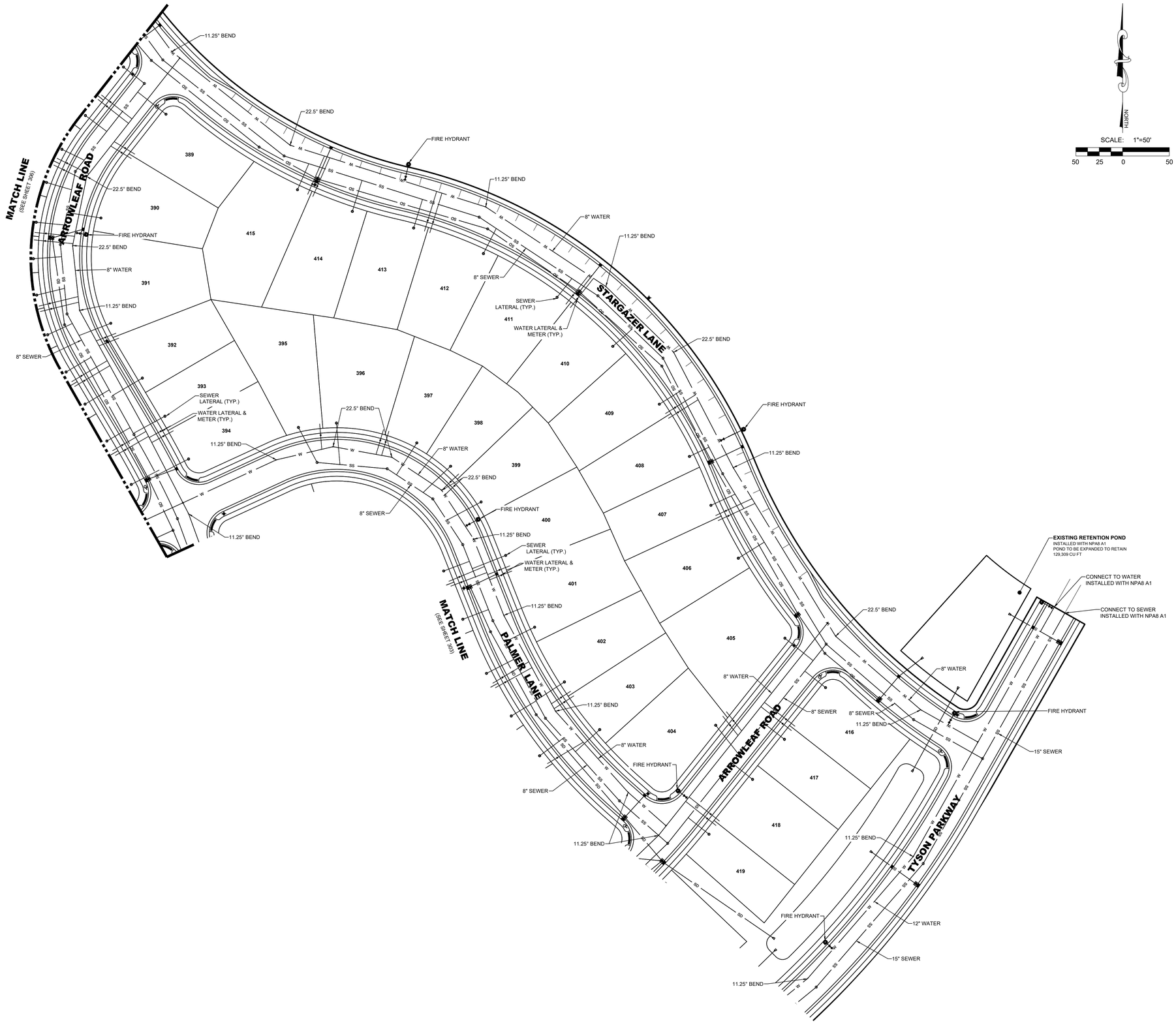
DATE: 02/14/2024

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.

U:\0_LEI-PROJECTS\2021\2021-0080\FIDELE CANYON BUBDIVISION\DWG\NPA 8\PRELIMINARY\NPA 8B-C01-0080 NPA 8 - PHASE B-1 PRELIMINARY.DWG 3/5/2024 1:17 PM



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www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

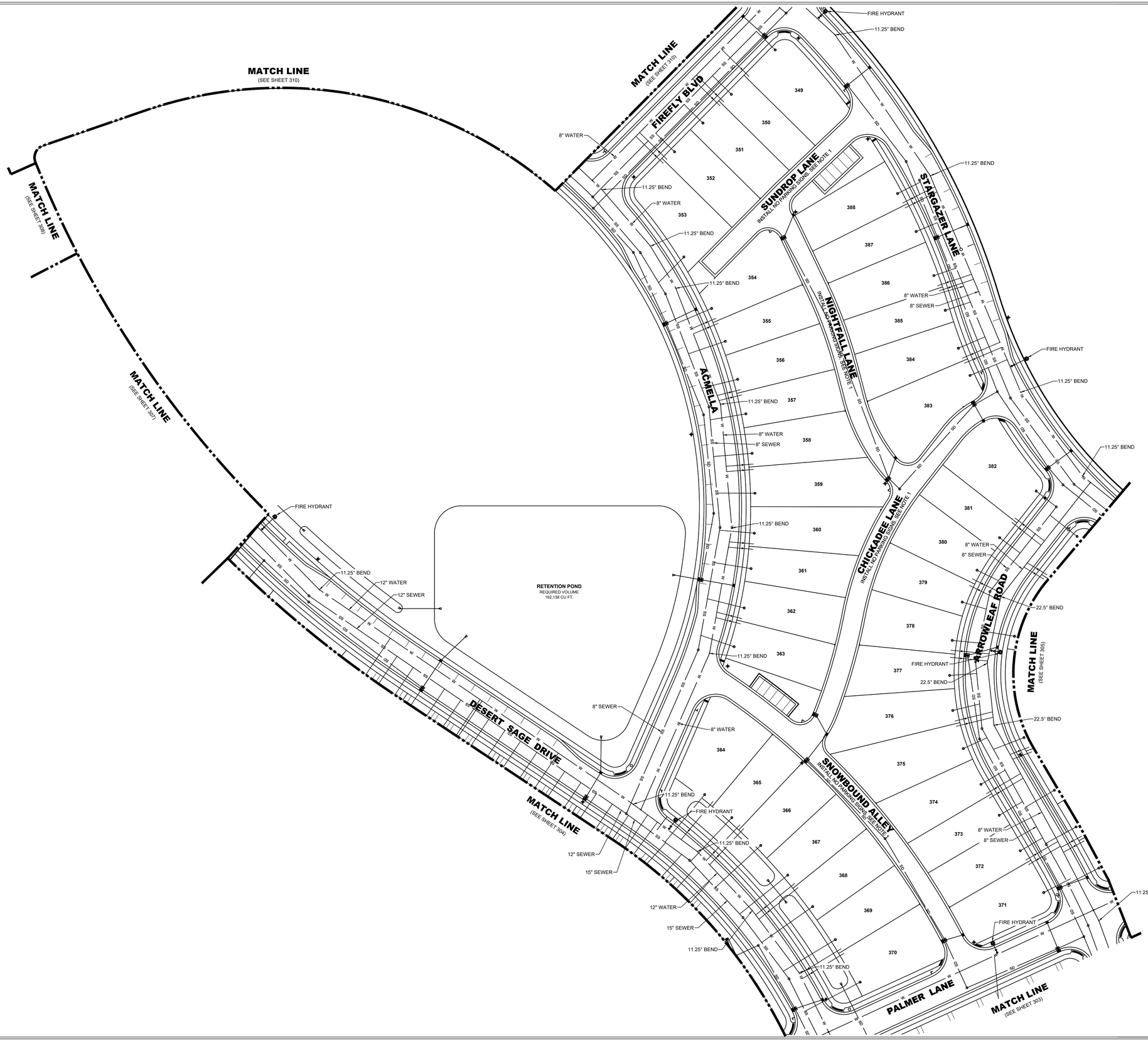
DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

DATE: 02/14/2024

SHEET 305

I:\10_LEI PROJECTS\2021\2021-0080 FOLE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8B-C01-0080 NPA 8 - PHASE B - PRELIMINARY.DWG 3/5/2024 1:17 PM



NORTH

SCALE: 1"=50'

50 25 0 50

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.

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 6

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

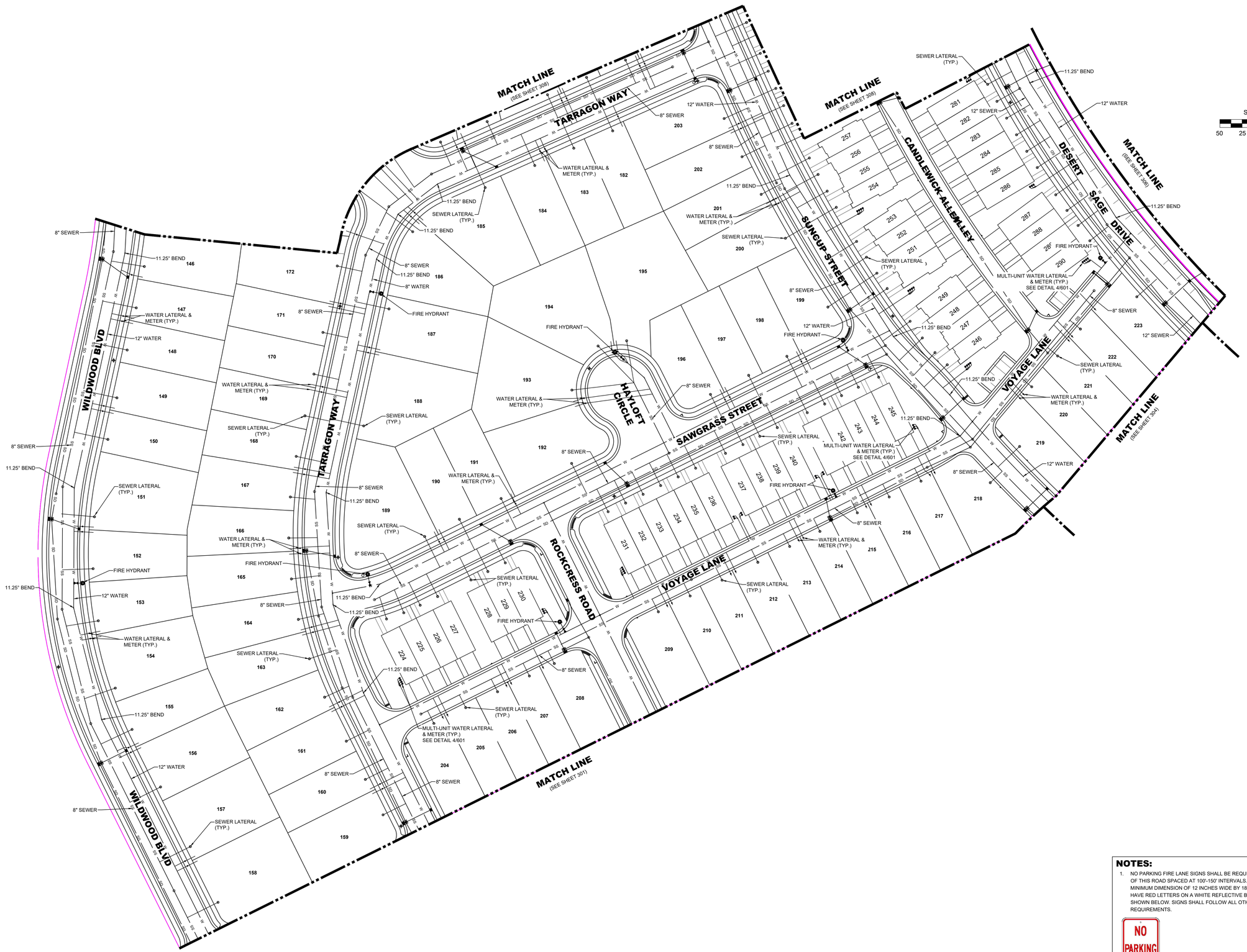
DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

DATE: 02/14/2024

SHEET 306

U:\0_LEI PROJECTS\2021\2021-0080-POLE CANYON SUBDIV\CAD\CIVIL\NPA 8\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B - PRELIMINARY.DWG 3/5/2024 1:17 PM



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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 7

Firefly

REVISIONS
1 -
2 -
3 -
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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.

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 03/06/2024
SHEET 307

1:10 _LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\WORK\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B-2 PRELIMINARY.DWG 3/5/2024 1:19 PM

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.

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NPA 8 PRELIMINARY PHASE B

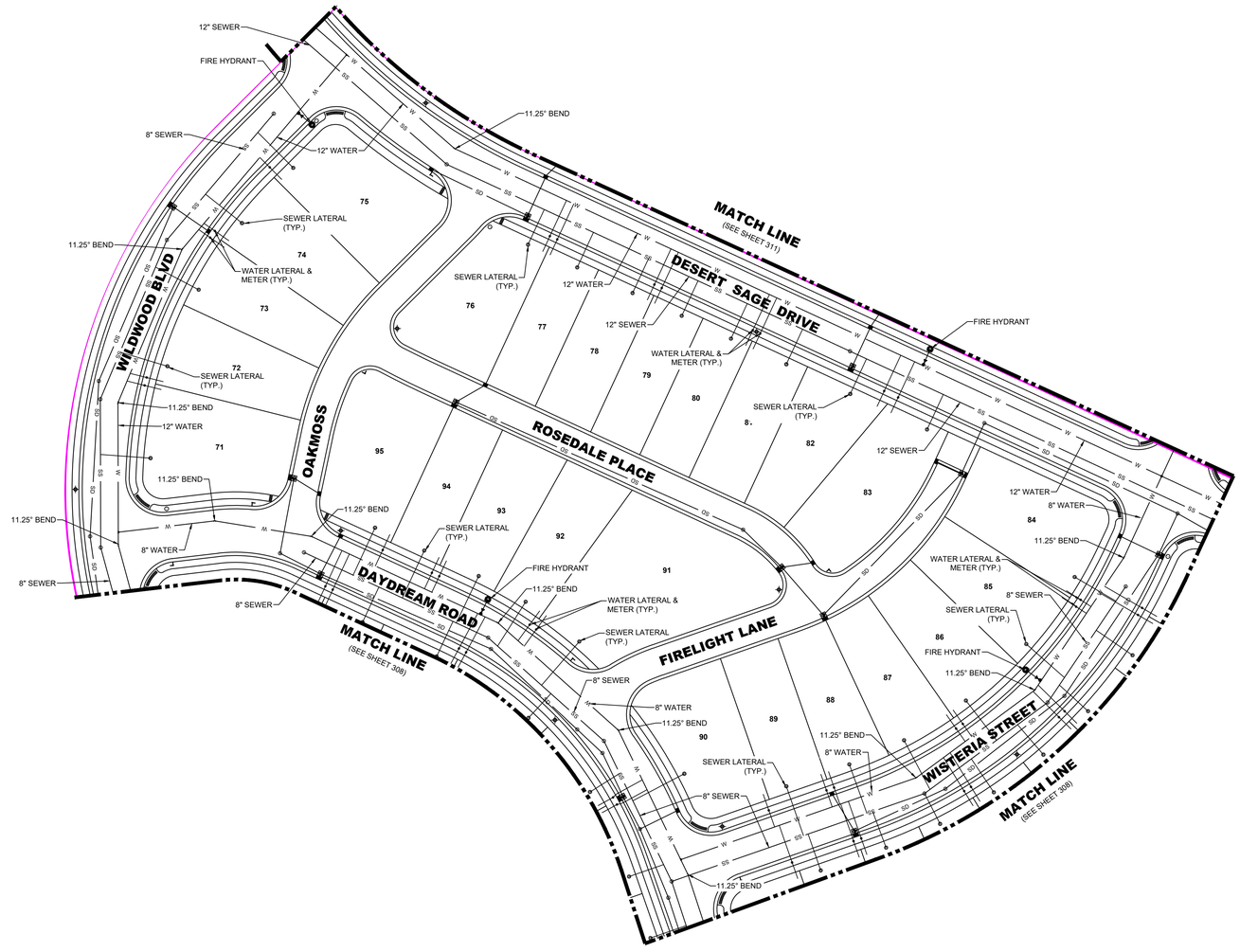
EAGLE MOUNTAIN, UTAH

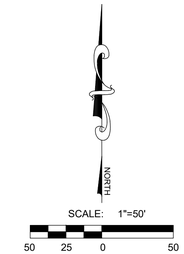
UTILITY PLAN 8

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM / BCT
SCALE:	1" = 50'
DATE:	03/06/2024
SHEET	308

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B-2 PRELIMINARY.DWG 3/5/2024 2:19 PM





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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 9

REVISIONS

1 -
2 -
3 -
4 -
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LEI PROJECT #: 2021-0080

DRAWN BY: TJP

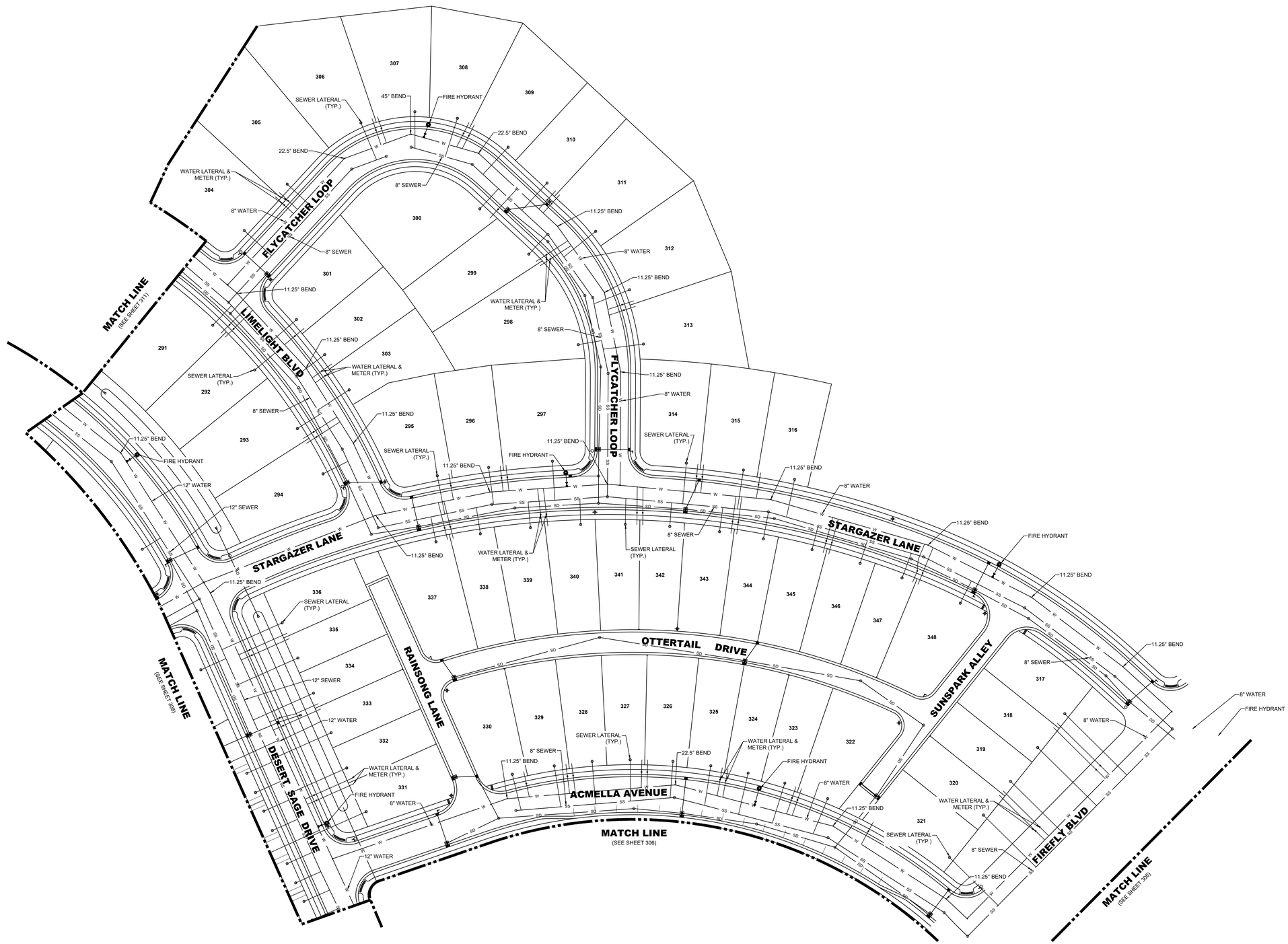
DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

DATE: 03/06/2024

SHEET 309

U:\0_LEI PROJECTS\2021\2021-0080-POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C-21-0080 NPA 8 - PHASE B-2 PRELIMINARY.DWG 3/5/2024 2:19 PM



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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 10

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

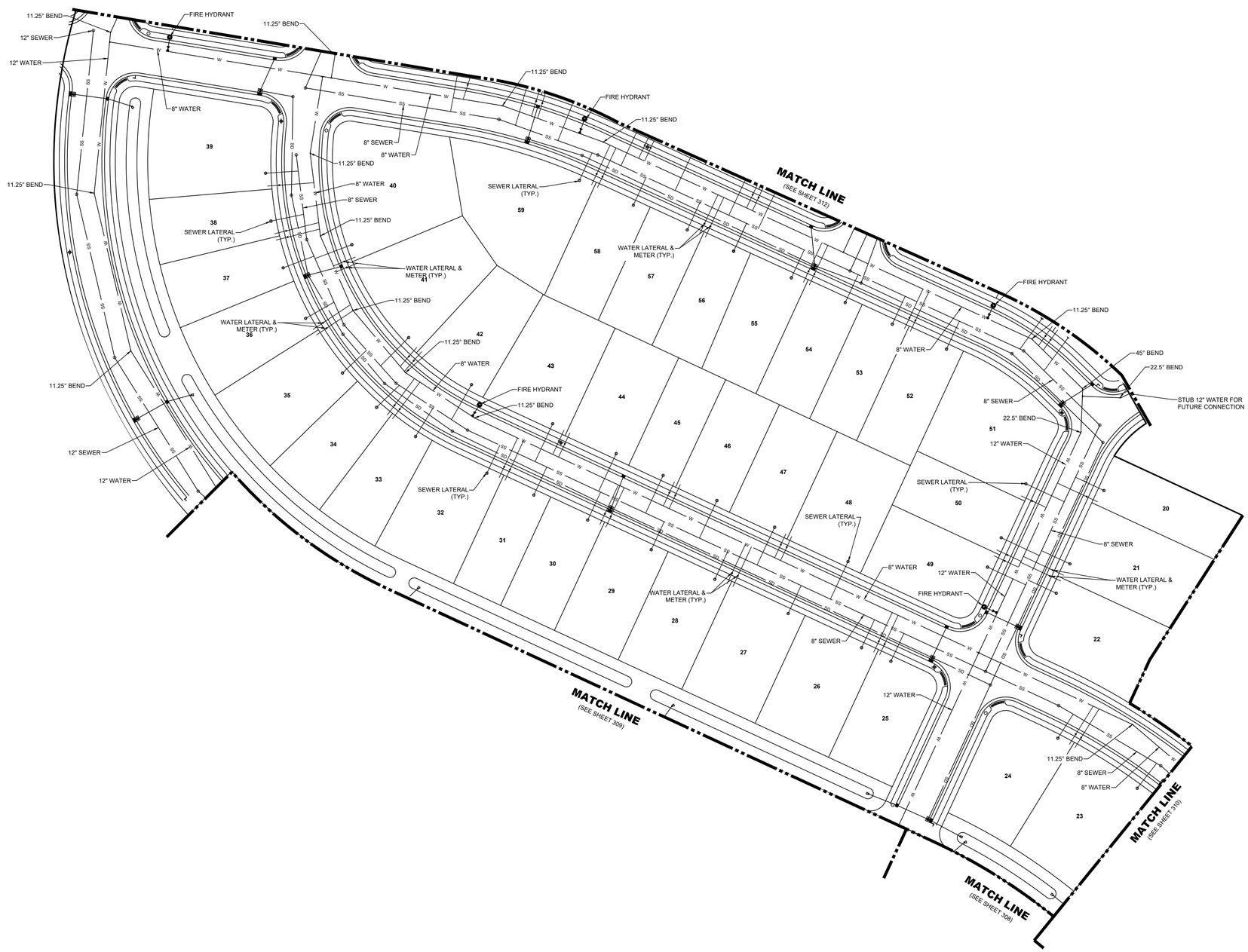
DESIGNED BY: GDM / BCT

SCALE: 1" = 50'

DATE: 03/06/2024

SHEET 310

U:\0_LEI PROJECTS\2021\2021-0080-POLE CANYON SUBDIV\CAD\CIVIL\NPA 8\PRELIMINARY\NPA 8B-C10-0080-NPA 8 - PHASE B-3-PRELIMINARY.DWG 3/6/2024-2:19 PM



NORTH

SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT 11

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

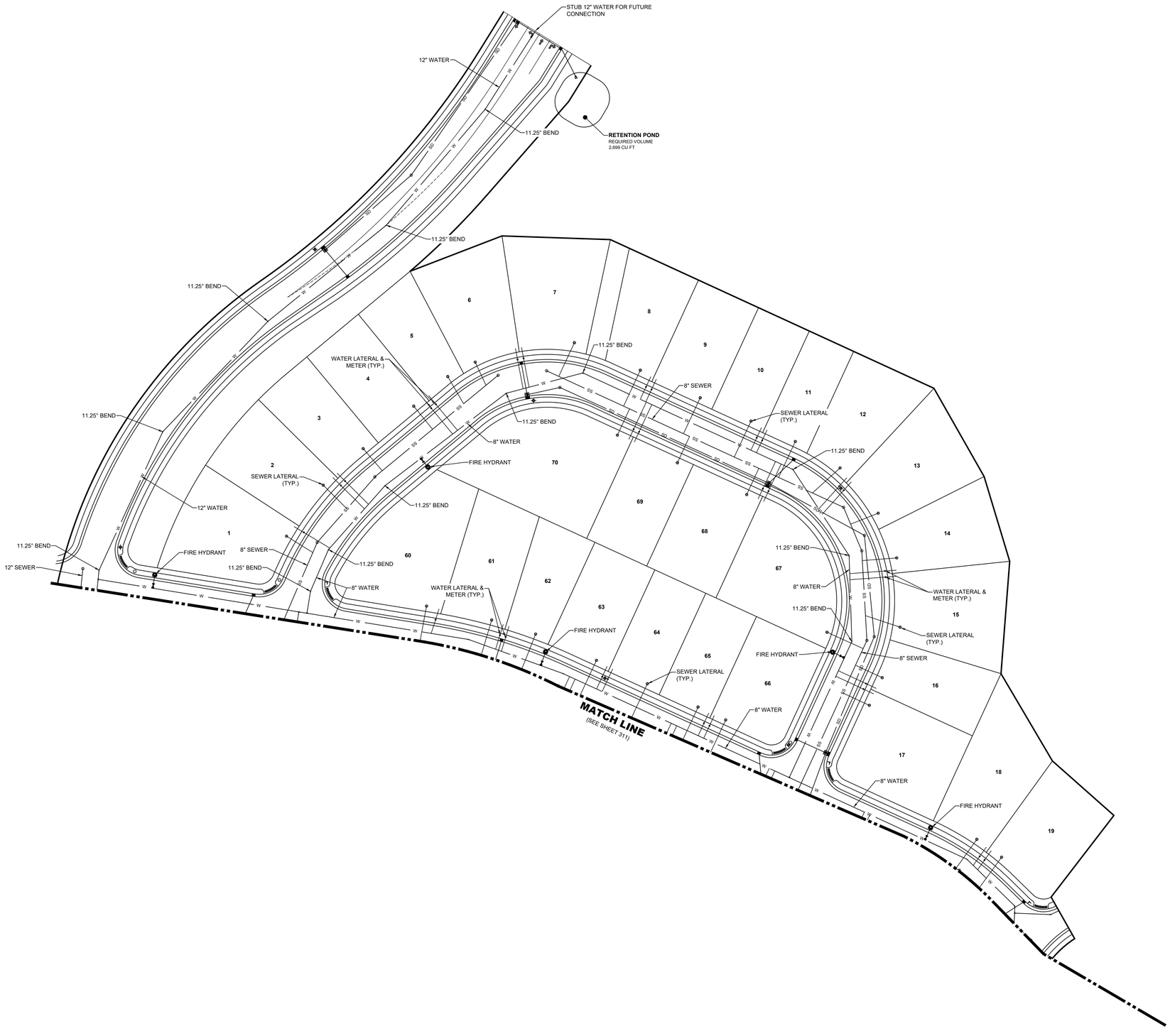
DESIGNED BY: GDM / BCT

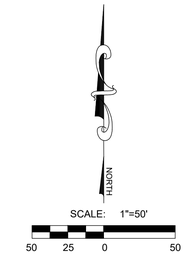
SCALE: 1" = 50'

DATE: 02/14/2024

SHEET 311

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8B C\11-0080-NPA 8 - PHASE C PRELIMINARY.DWG 3/5/2024 3:53 PM





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NPA 8 PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT 12

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1" = 50'
DATE: 02/14/2024

SHEET
312

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA-8B-C21-0080-NPA 8 - PHASE C PRELIMINARY.DWG 3/5/2024 2:53 PM

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

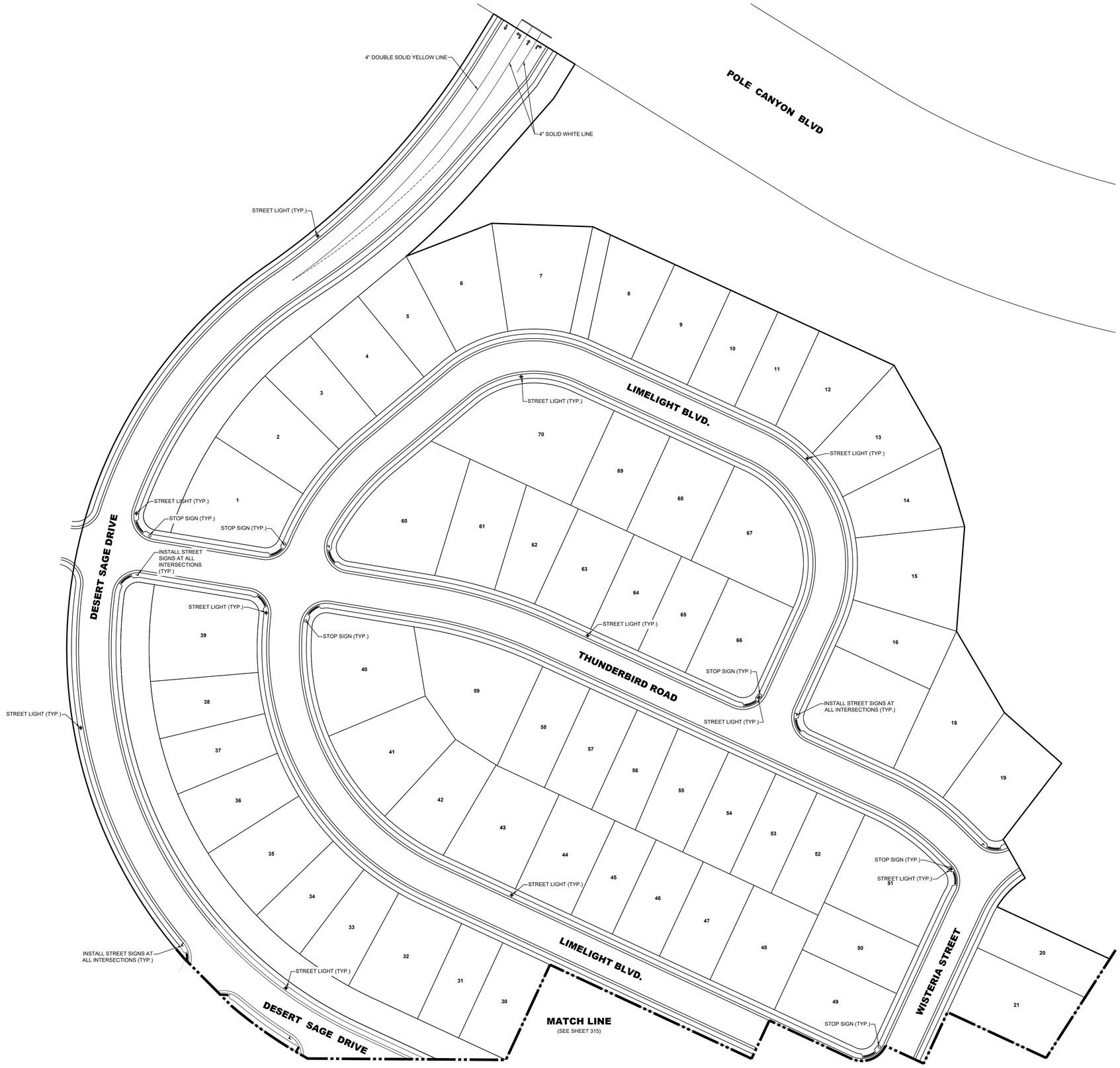
UTILITY PLAN OVERALL

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=150'
DATE: 03/06/2024
SHEET 313

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\31-0080 NPA 8 - PHASE B OVERALL UTILITY PLAN.DWG 3/5/2024 8:05 AM



SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 1

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

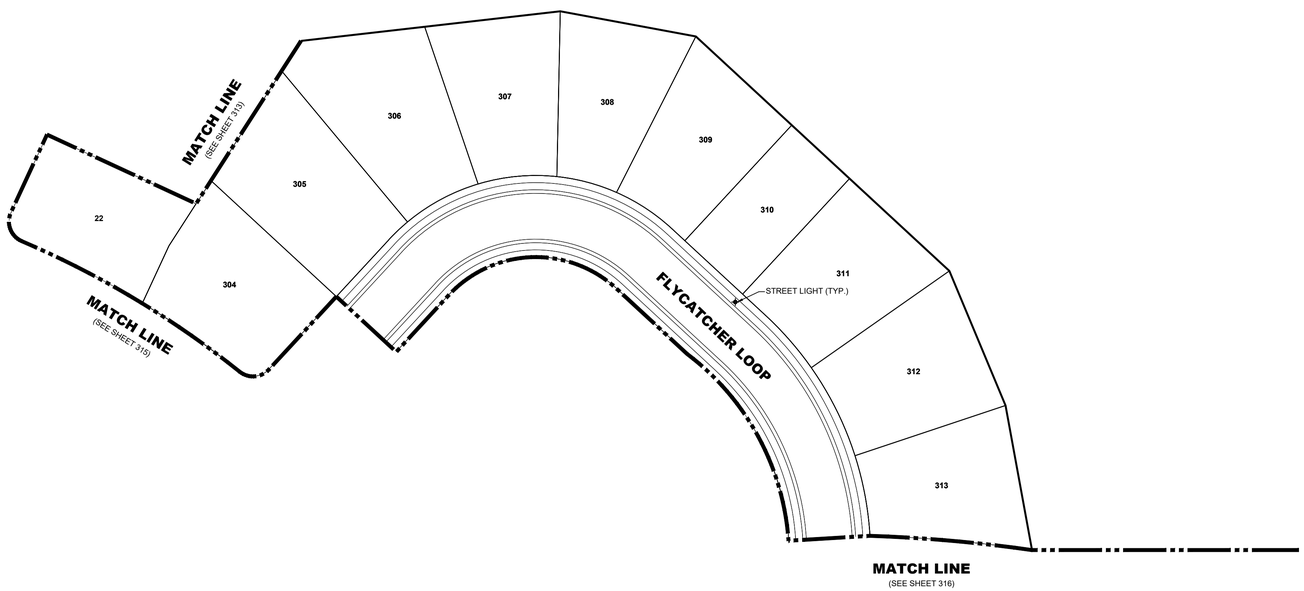
DESIGNED BY: GDM/BCT

SCALE: 1"=50'

DATE: 03/06/2024

SHEET 314

U:\2_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\DWG\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B PRELIMINARY - SHEETS.DWG 3/5/2024 3:35 PM



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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=50'
DATE: 03/06/2024

SHEET
315

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8B-C21-0080-NPA 8 - PHASE B PRELIMINARY- SHEETS.DWG 3/5/2024 3:23 PM

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 3

REVISIONS
1 -
2 -
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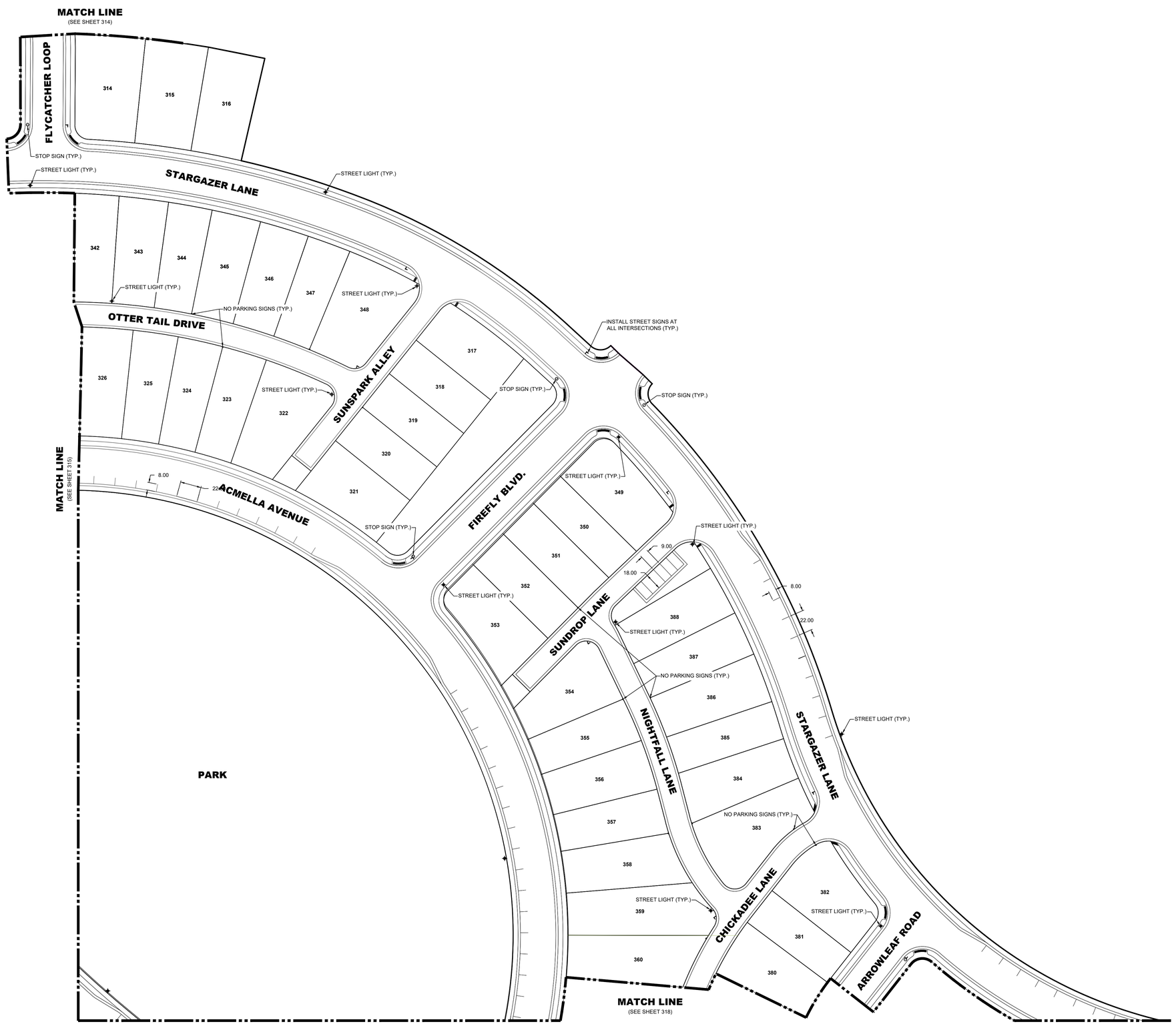
4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM/BCT
SCALE:	1"=50'
DATE:	03/06/2024
SHEET	316

U:\0_LEI PROJECTS\2021\2021-0080 PULE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8B-C3-1000-NPA 8 - PHASE B PRELIMINARY - SHEETS.DWG 3/5/2024 3:23 PM



NORTH

SCALE: 1"=50'

50 25 0 50

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 4

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM/BCT

SCALE: 1"=50'

DATE: 03/06/2024

SHEET 317

U:\0_LEI PROJECTS\2021\2021-0080 FOLE CANYON SUBDIVISION\NPA 8\PRELIMINARY\NPA 8B-C21-0080-NPA 8 - PHASE B PRELIMINARY - SHEETS.DWG 3/5/2024 3:23 PM

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NPA 8 PRELIMINARY PHASE B

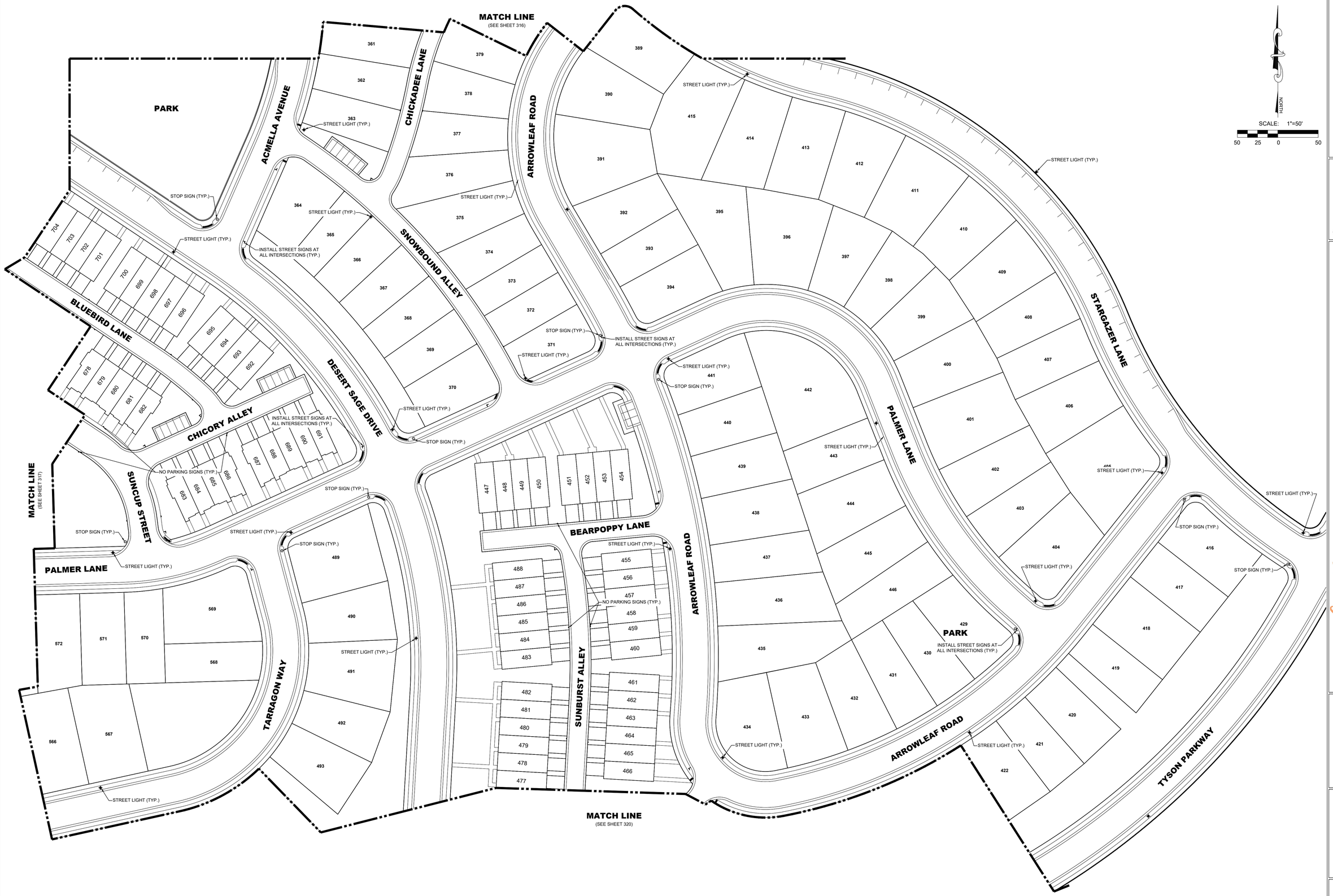
EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM/BCT
SCALE:	1"=50'
DATE:	03/06/2024
SHEET	318

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\PHASE B\PRELIMINARY\NPA 8B C3-1 0080 NPA 8 - PHASE B PRELIMINARY - SHEETS.DWG 3/5/2024 3:25 PM



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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 6

Firefly

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=50'
DATE: 03/06/2024

SHEET
319

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON ELB\DCAD\NOVA\NPA 8\PRELIMINARY\NPA 8B-C1-1080 NPA 8 - PHASE B PRELIMINARY- SHEETS.DWG 3/5/2024 3:25 PM

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 7

REVISIONS
1 -
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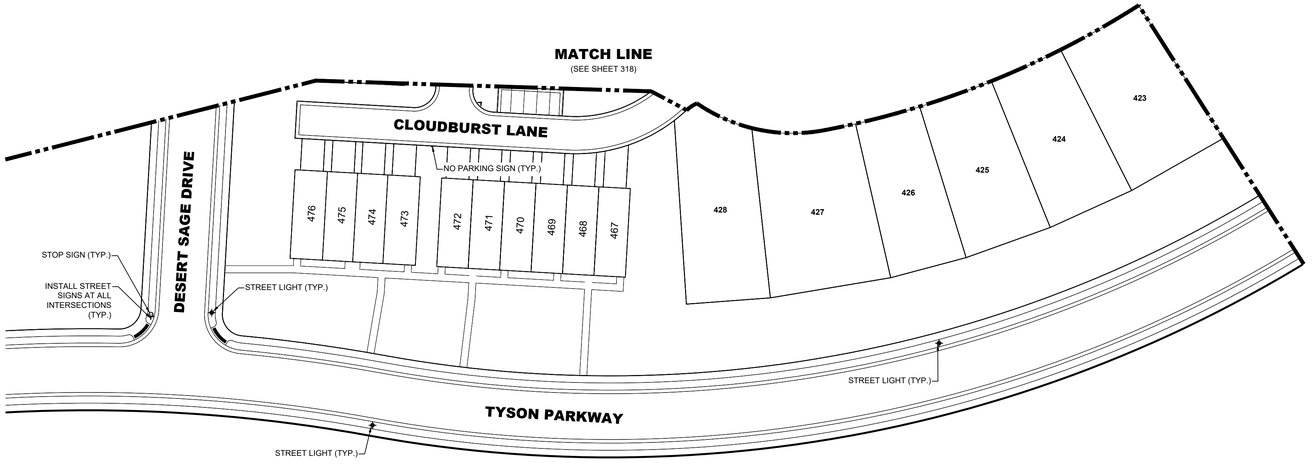
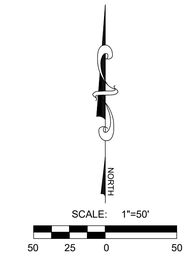
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=50'
DATE: 03/06/2024

SHEET
320

1:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\DWG\PRELIMINARY\NPA 8B-C2-0080 NPA 8 - PHASE B PRELIMINARY- SHEETS.DWG 3/5/2024-3:35 PM





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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 8

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=50'
DATE: 03/06/2024
SHEET 321

\\10_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\CIVIL\NPA 8\PRELIMINARY\NPA 8B-C21-0080-NPA 8 - PHASE B PRELIMINARY SHEETS.DWG 3/5/2024 3:25 PM

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NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

GRADING

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

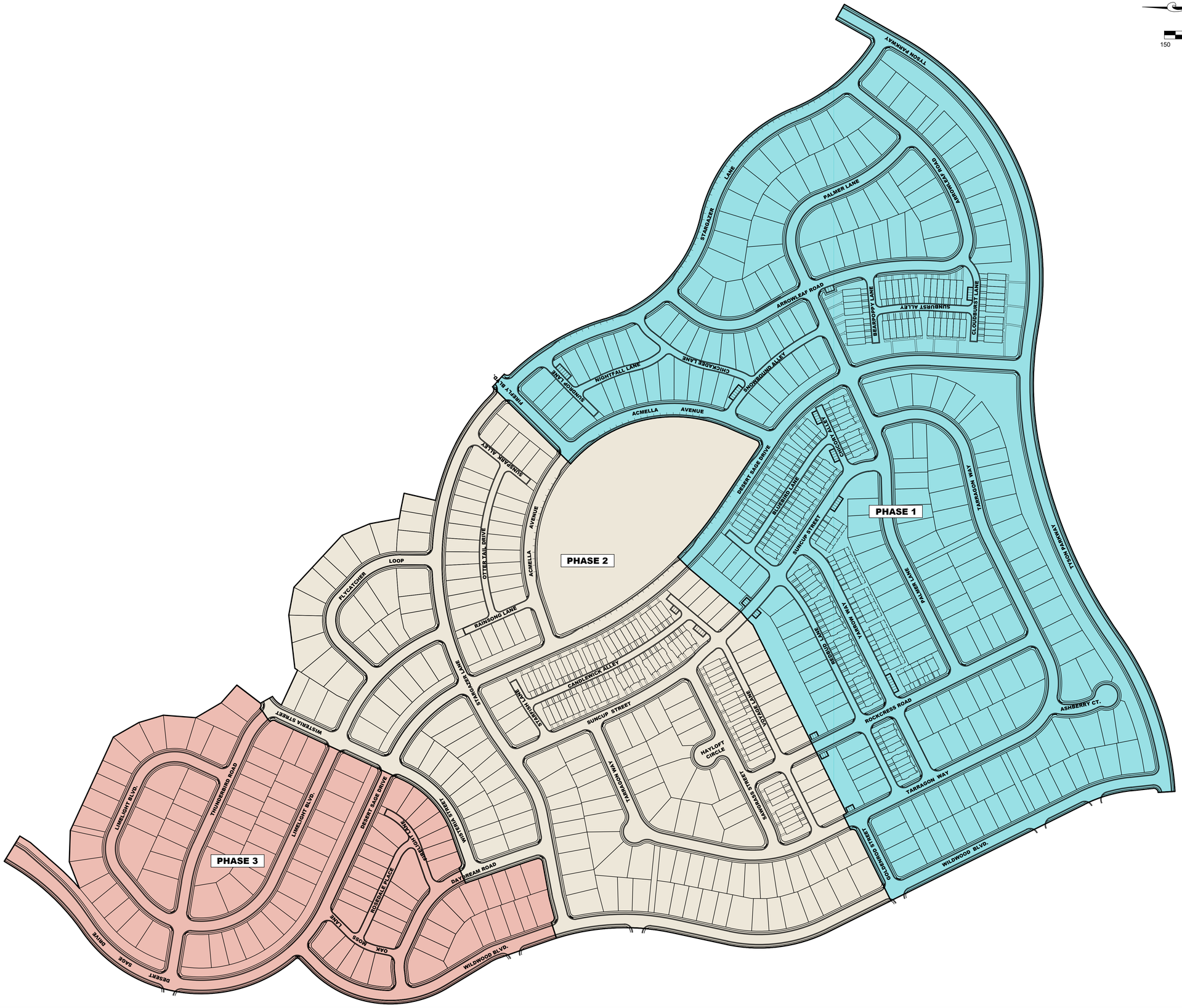
DESIGNED BY: GDM / BCT

SCALE: 1"=150'

DATE: 03/06/2024

SHEET 401

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\01-0080 NPA 8 - PHASE B GRADING.DWG 2/15/2024 4:02 PM



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

NOT FOR CONSTRUCTION

Firefly

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

PHASING PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

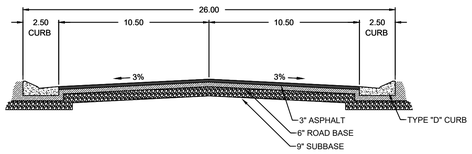
DESIGNED BY: GDM / BCT

SCALE: 1"=150'

DATE: 03/06/2024

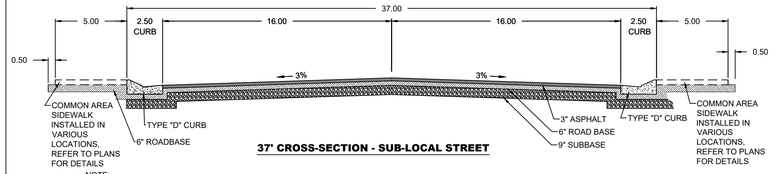
SHEET 501

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PRELIMINARY\NPA 8B-C\21-0080 NPA 8 - PHASE B PHASING.DWG 2/15/2024 4:06 PM



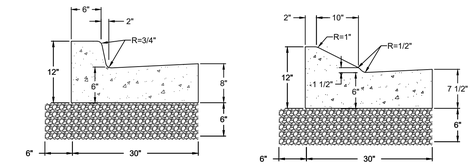
26' CROSS-SECTION - PRIVATE STREET

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



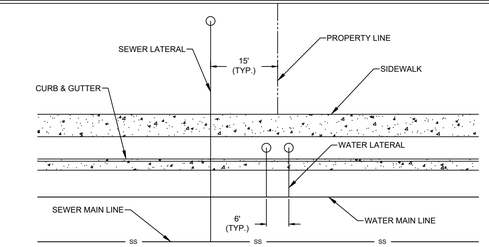
37' CROSS-SECTION - SUB-LOCAL STREET

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

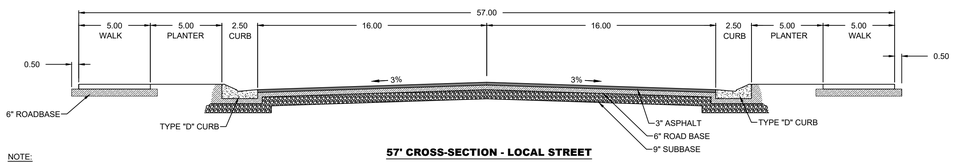


TYPE A **TYPE D**

2 APWA CURB & GUTTER

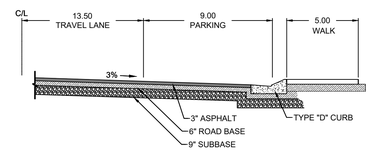


3 TYPICAL UTILITY SERVICE DETAIL

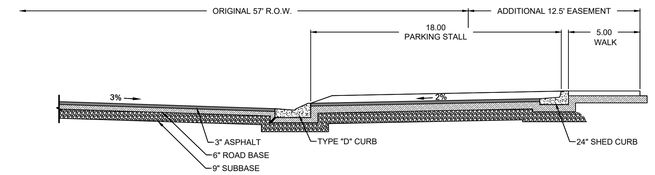


NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

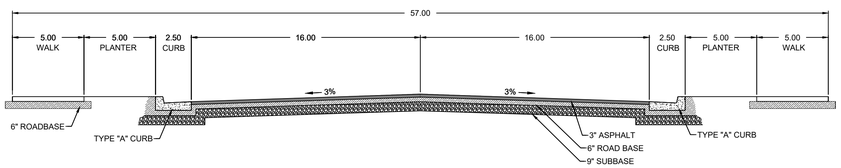
57' CROSS-SECTION - LOCAL STREET



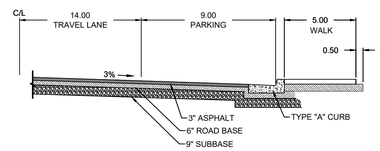
OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING



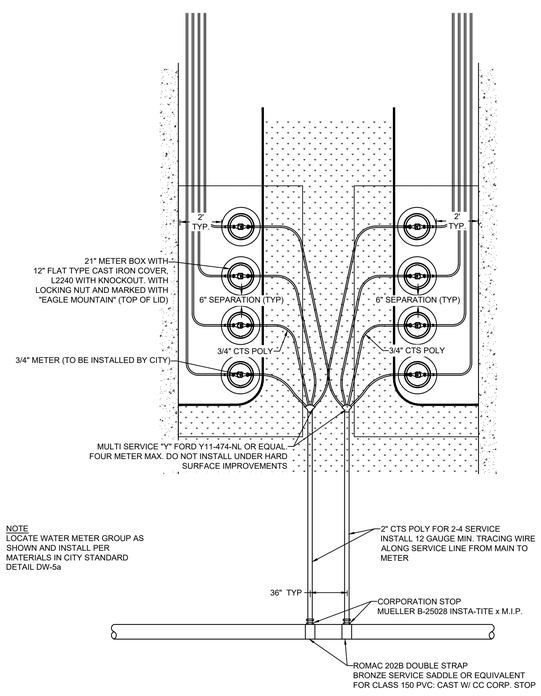
57' CROSS-SECTION - LIMITED ACCESS
(FIREFLY BLVD & TYSON PARKWAY)



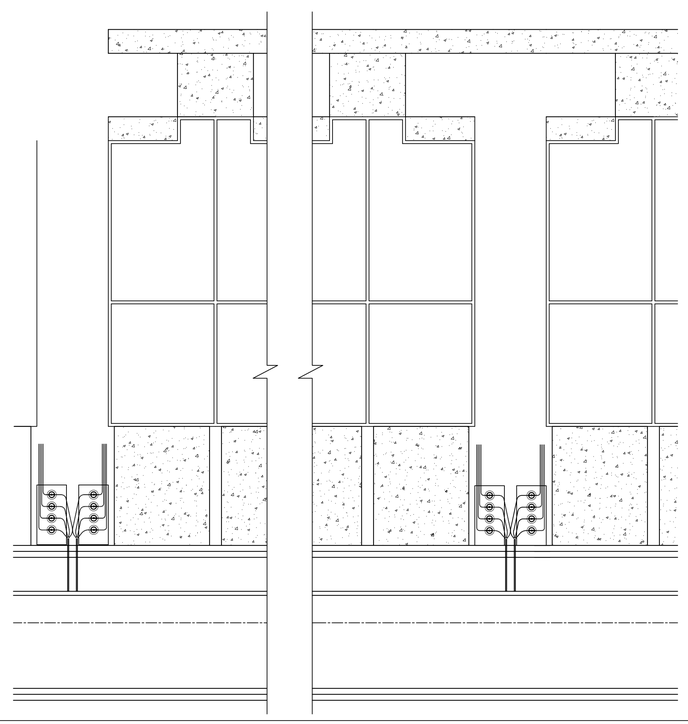
OPTIONAL PARALLEL PARKING
ONE SIDE ONLY

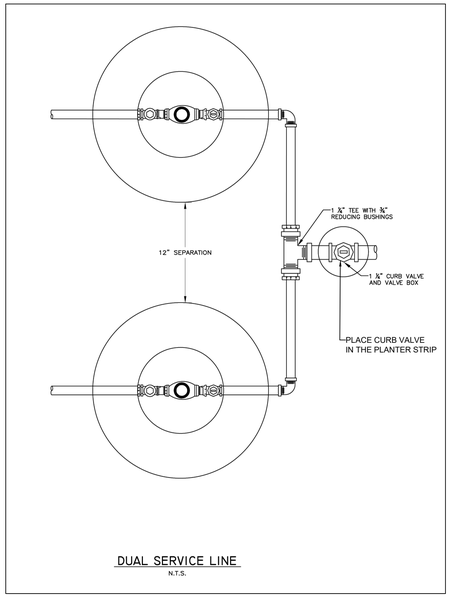
NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

ROADWAY CROSS SECTIONS



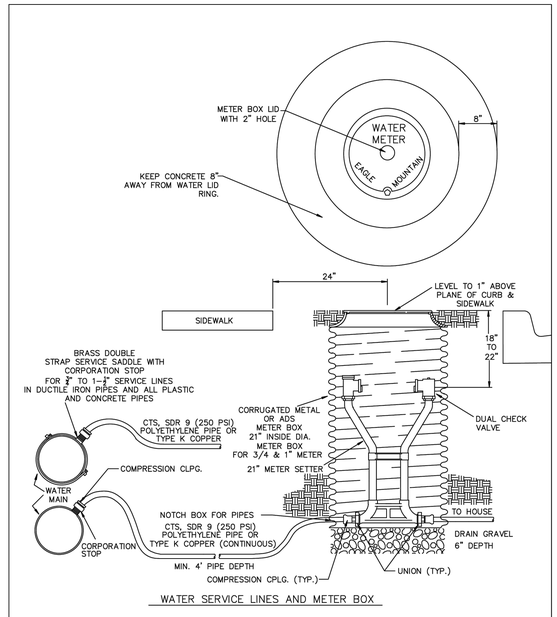
4 MULTI UNIT WATER METER DETAIL





DUAL SERVICE LINE
N.T.S.

5 DUAL WATER SERVICE DETAIL



WATER SERVICE LINES AND METER BOX

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

DRAWN RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED AUG 2017		WATER LINE, SETTER & CAN	WSC-1
DATE NOV 2015			
SCALE N.T.S.			

6 SINGLE WATER SERVICE DETAIL

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

NPA 8 PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: NTS
DATE: 03/06/2024
SHEET 601

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVCADD\WORK\NPA 8\PRELIMINARY\NPA 8B-CV1-0080.NPA 8 - PHASE B DETAILS.DWG 2/15/2024 4:08 PM

ORNAMENTAL GRASSES

ELIJAH BLUE FESCUE

LITTLE BUNNY DWARF FOUNTAIN GRASS

COOL AS ICE BLUE FESCUE GRASS

BLONDE AMBITION GRASS

INDIAN STEEL GRASS

HAMELN DWARF FOUNTAIN GRASS

KARLEY ROSE FOUNTAIN GRASS

KARL FORESTER

REGAL MIST MUHLY GRASS

SOD AND SEED

IRRIGATED TURF

NATIVE SEED MIX

CONIFERS

VANDERWOLF'S PYRAMID LIMBER PINE

ARNOLD SENTINEL AUSTRIAN PINE

ARIZONA CYPRESS

DECIDUOUS TREES

COMMON HACKBERRY

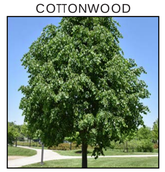
SKYLINE HONEYLOCUST

NARROWLEAF COTTONWOOD

GOLDEN RAIN TREE

LONDON PLANE TREE

BURR OAK

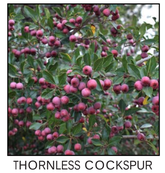

GREENSPIRE LINDEN

FRONTIER ELM

ORNAMENTAL TREES

SPRING SNOW CRABAPPLE

JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

AUTUMN BLAZE CALLERY PEAR

NATIVE SEED MIX

SPECIES		LBS. PER ACRE (HYDROSEED)	LBS. PER ACRE (DRILL SEED)	% OF MIX
Sandberg Bluegrass	Poa secunda ssp. Sanbergii	0.5	0.33	3.3
Great Basin Wildrye	Leymus cinereus	1.75	1.17	11.7
Snake River Wheatgrass	Elymus wawawaiensis	2.75	1.83	18.3
Sand Dropseed	Sporobolus cryptandrus	0.25	0.17	1.7
Slender Wheatgrass	Elymus trachycaulus	2.5	1.67	16.7
Western Wheatgrass	Pascopyrum smithii	3	1.5	15
Blue Flax	Linum perenne	0.75	0.5	5
Western Yarrow	Achillea millefolium var. occidentalis	0.25	0.17	1.7
Salad Burnete	Sanguisorba minor	1	1.16	11.6
Rocky Mountain Beeplant	Cleome serrulata	0.75	0.5	5
Silky Lupine	Lupinus sericeus	1	0.67	6.7
Gooseberry-leaf Globemallow	Sphaeralcea grossulariifolia	0.25	0.17	1.7
Black Sagebrush	Artemisia nova	0.25	0.16	1.6
Total		15	10	100

RETENTION SEED MIX

SPECIES		TOTAL LBS.	% OF MIX
Crested Wheatgrass	Agropyron cristatum	5.1	30
Streambank Wheatgrass	Elymus nevdaensis	5.1	30
Sheep Fescue	Festuca ovina	2.55	15
Western Wheatgrass	Pascopyrum smithii	4.25	25
Total		17	100

*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

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FOR INTERNAL REVIEW:
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FIREFLY NPA 8B PARKS & OPEN SPACE
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
PARKS & OPEN SPACE OVERVIEW

SHEET NUMBER:
L100

SHEET ____ OF XXX

PERCENTAGES

7.59 ACRES SITE SIZE

15.2%	(1.16 ACRES)	DROUGHT TOLERANT PLANTING BEDS
54.8%	(4.16 ACRES)	IRRIGATED TURF
5.2%	(.4 ACRES)	NATIVE SEED MIX
10.61%	(.8 ACRES)	PERMEABLE PAVING
85.81%	(6.52 ACRES)	CUMULATIVE LANDSCAPED AREAS

CONCEPTUAL PLANT LIST

BOTANICAL / COMMON NAME

EVERGREEN TREES
CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
CUPRESSUS ARIZONICA / ARIZONA CYPRESS
JUNIPERUS OSTEOSPERMA / UTAH JUNIPER
PINUS EDULIS / PINYON PINE
PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S LIMBER PINE
PINUS NIGRA / AUSTRIAN PINE

ORNAMENTAL TREES
CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY
PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR

DECIDUOUS TREEES
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' / SKYLINE HONEYLOCUST
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
QUERCUS MACROCARPA / BURR OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ULMUS X 'FRONTIER' / FRONTIER ELM

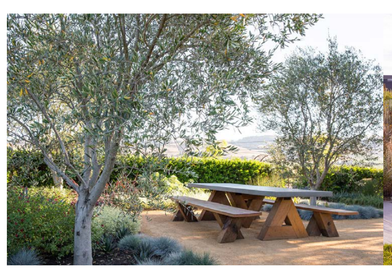
SHRUBS
ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH
PANICUM VIRGATUM / SWITCH GRASS
PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RIBES AUREUM / GOLDEN CURRANT

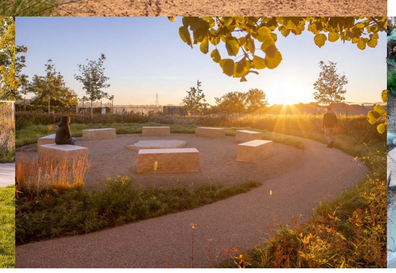
CACTUS/SUCCULENTS
YUCCA BACCATA / BANANA YUCCA
YUCCA FILAMENTOSA 'IVORY TOWER' / IVORY TOWER ADAM'S NEEDLE

PERENNIALS
ASCLEPIAS TUBEROSA 'HELLO YELLOW' / HELLO YELLOW BUTTERFLY MILKWEED
DIASCIA INTEGERRIMA 'P009S' / CORAL CANYON® TWINSPUR
IRIS 'BOUNTIFUL HARVEST' / BOUNTIFUL HARVEST IRIS
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER
OENOTHERA FREMONTII 'SHIMMER' / SHIMMER EVENING PRIMROSE
PENSTEMON EATONII / FIRECRACKER PENSTEMON
PENSTEMON GRANDIFLORUS 'P010S' / PRAIRIE JEWEL® BEARDTONGUE
SALVIA X 'PINK DAWN' / COLOR SPIRES® PINK DAWN SAGE
SEDUM X 'HERBSTFREUDE' / AUTUMN JOY STONECROP
VERONICA X 'WHITEWATER' / WHITEWATER CREEPING SPEEDWELL

GROUND COVERS
ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT
TEUCRIUM COSSONII MAJORICUM / GERMANDER
THYMUS SERPYLLUM / CREEPING THYME
ZAUSCHNERIA GARRETTII 'PWWG01S' / ORANGE CARPET® HUMMINGBIRD TRUMPET

ORNAMENTAL GRASSES
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS





0 10 50
5 30 100
SCALE: 1"=50'-0"

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FIREFLY NPA 8B PARKS & OPEN SPACE
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION: SCHEMATIC PLAN

SHEET TITLE: NEIGHBORHOOD PARK CONCEPT PLAN

SHEET NUMBER: L101

SHEET ____ OF XXX

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PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
DESERT SAGE OPEN SPACE CONCEPT PLAN

SHEET NUMBER:
L102

SHEET ____ OF XXX

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FIREFLY NPA 8B PARKS & OPEN SPACE

PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
ALLEY LOADED GREENSPACE CONCEPT PLA

SHEET NUMBER:
L103

SHEET ____ OF XXX

Firefly NPA 8 Phase B

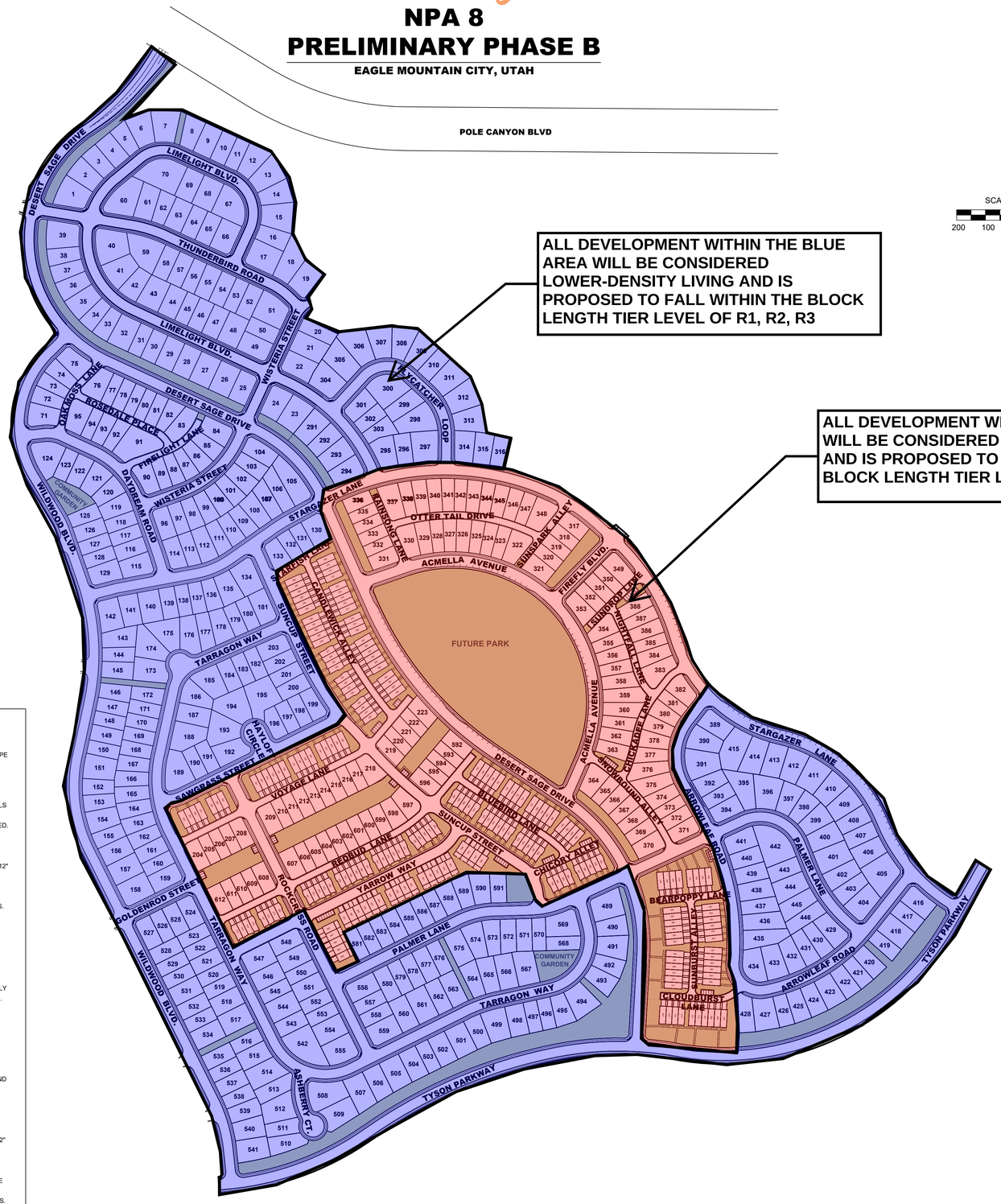
Item	Assigned	City Comments	Page
1	LEI	Please provide an "Overall Utility" plan sheet.	101
2	LEI	missing plan & profile sheets.	101
3	LEI	AutoCAD file to check addresses, please send in smaller phasing	101
4	LEI	PLEASE PROVIDE SHEET SHOWING ALL PHASES/PLAT(OVERALL)	101
5	LEI	SWPPP plan with BMP details needed for this Plat and Phases.	101
6	LEI	Great, thanks -- exceeds 1.75	101
7	LEI	16.30.090 Connectivity standards.	201
8	LEI	Please note below the block length limit applicable throughout the subdivision (i.e., the maximum "block length (or travel distance between intersections where blocks are not identified)...	201
9	LEI	26' is okay	201
10	LEI	57' is okay per approved Community Plan	201
11	LEI	Community Plan has these numbers at 3' and 3' respectively -- again, just fyi	201
12	LEI	Community Plan has this number at 20' -- just fyi	201
13	LEI	285'-3/4"	316
14	LEI	270'-8"	316
15	LEI	15.10.390 Street Lighting	316

16	LEI	187'-10 3/4"	319
17	LEI	192'-6 3/4"	319
18	LEI	397'-7"	320
19	DHM	can't wait to see what this one does....	Park Plan
20	DHM	I like cottonwoods but they will be a messy tree, short lived IDK if i would plant around parks/parkstrips etc.	Park Plan
21	DHM	There is a bunch of salad/small burnett that is growing up there, seems to do well.... consider swapping out with the lupine???	Park Plan

firefly

NPA 8
PRELIMINARY PHASE B

EAGLE MOUNTAIN CITY, UTAH



ALL DEVELOPMENT WITHIN THE BLUE AREA WILL BE CONSIDERED LOWER-DENSITY LIVING AND IS PROPOSED TO FALL WITHIN THE BLOCK LENGTH TIER LEVEL OF R1, R2, R3

ALL DEVELOPMENT WITHIN THE RED AREA WILL BE CONSIDERED HIGH-DENSITY LIVING AND IS PROPOSED TO FALL WITHIN THE BLOCK LENGTH TIER LEVEL OF RC, MF1, MF2

NORTH

SCALE: 1"=200'

200 100 0 200

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING APWA STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. NO DEFLECTIONS ALLOWED ON WATER LINES.
8. ALL FILL AREAS SHALL REQUIRE TESTED MATERIAL THAT MEETS COMPACTION STANDARDS AS REQUIRED BY EAGLE MOUNTAIN CITY.
9. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
10. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
11. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.
13. ADDITIONAL INTERSECTIONS AND UTILITIES ALONG WILDWOOD BLVD AND TYSON PARKWAY TO BE DETERMINED PRIOR TO FINAL SUBMITTALS WITH NPA 8B.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

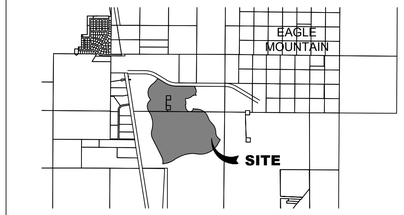
STORM DRAIN:

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

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ¾" DOWN FROM ASPHALT EDGE.

VICINITY MAP



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TABULATIONS

TOTAL ACREAGE:	154.42 ACRES
ASPHALT PAVEMENT AREA:	29.78 ACRES
TOTAL OPEN SPACE:	20.40 ACRES

UNITS

SINGLE FAMILY:	503 LOTS
MULTI-FAMILY:	206 UNITS
UNITS FROM NPA 8A:	409 LOTS
UNITS IN THIS PHASE:	709 LOTS
# OF UNITS IN NPA 8:	1,118
DENSITY OF THIS PHASE:	3.72 UNITS/ACRE

PARKING

PARKING REQUIRED:	721 STALLS (3.5:1 TOWN HOME UNIT)
PARKING PROVIDED:	873 STALLS
PARKING PROVIDED FOR PARKS:	120 STALLS

* PARKING SPACES PROVIDED INCLUDE TOWNHOME GARAGES, TOWNHOME DRIVEWAYS, OFF-STREET AND ON-STREET PARKING PER THE APPROVED FIREFLY COMMUNITY PLAN

# OF NODES:	63
# OF LINKS:	113.75
CONNECTIVITY INDEX NUMBER:	1.81

LEGEND

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

DEVELOPER / OWNER

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(801) 495-3414

ENGINEER

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

PROJECT NAME

FIREFLY

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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firefly NPA 8 PRELIMINARY PHASE B
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM/BCT
SCALE: 1"=200'
DATE: 03/06/2024
SHEET 101

I:\S_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\SVG\NPA 8\PRELIMINARY\NPA 8B-C21-0080 NPA 8 - PHASE B PRELIMINARY-SHEETS.DWG 3/5/2024 3:25 PM

ENGINEERS
SURVEYORS
PLANNERS

March 6, 2024

Robert Hobbs
Eagle Mountain City Community Development
1650 E. Stagecoach Run
Eagle Mountain, Utah 84005

Re: Firefly NPA 8B Block Lengths

Dear Robert,

This memo has been prepared to discuss the block length requirements for Firefly NPA 8B, as well as for the overall Firefly development.

Firefly is a master-planned development designed and constructed under the purview of the ARMDA and community plan. This means the project does not follow the city's traditional zoning of lots (such as RC or R3, for example), allowing various types of lots and densities to be implemented as part of the development.

The city's current code on block length requirements only applies to these standard zoning lots. If a specific tier of block length from the code is applied to an entire phase in Firefly, or the entire project for that matter, it restricts the ability for the project to achieve the densities that are entitled within the ARMDA. That said, we would propose to assign specific areas of the phase to follow specific tiers of the block length code based on the perceived density of said areas.

An exhibit is attached to this memo illustrating how we would propose to apply the city's block length requirements to NPA 8B. This approach will allow the project to maintain connectivity while also allowing the project to obtain the approved densities of the project. If this approach seems appropriate for NPA 8B, we would also propose to use it with each subsequent phase of Firefly as they are submitted.

Thank you for your consideration of this topic.
Please reach out to us with any questions or concerns.

Sincerely,

Benjamin Tuckett, P.E.
LEI Engineers

• Civil Engineering
• Structural Engineering
• Surveying
• Land Planning
• Landscape Architecture

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ORNAMENTAL GRASSES

ELIJAH BLUE FESCUE

LITTLE BUNNY DWARF FOUNTAIN GRASS

COOL AS ICE BLUE FESCUE GRASS

BLONDE AMBITION GRASS

INDIAN STEEL GRASS

HAMELN DWARF FOUNTAIN GRASS

KARLEY ROSE FOUNTAIN GRASS

KARL FORESTER

REGAL MIST MUHLY GRASS

SOD AND SEED

IRRIGATED TURF

NATIVE SEED MIX

CONIFERS

VANDERWOLF'S PYRAMID LIMBER PINE

ARNOLD SENTINEL AUSTRIAN PINE

ARIZONA CYPRESS

DECIDUOUS TREES

COMMON HACKBERRY

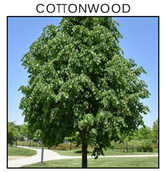
SKYLINE HONEYLOCUST

NARROWLEAF COTTONWOOD

GOLDEN RAIN TREE

LONDON PLANE TREE

BURR OAK

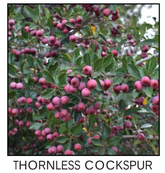

GREENSPIRE LINDEN

FRONTIER ELM

ORNAMENTAL TREES

SPRING SNOW CRABAPPLE

JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

AUTUMN BLAZE CALLERY PEAR

NATIVE SEED MIX

SPECIES		LBS. PER ACRE (HYDROSEED)	LBS. PER ACRE (DRILL SEED)	% OF MIX
Sandberg Bluegrass	Poa secunda ssp. Sanbergii	0.5	0.33	3.3
Great Basin Wildrye	Leymus cinereus	1.75	1.17	11.7
Snake River Wheatgrass	Elymus wawawaiensis	2.75	1.83	18.3
Sand Dropseed	Sporobolus cryptandrus	0.25	0.17	1.7
Slender Wheatgrass	Elymus trachycaulus	2.5	1.67	16.7
Western Wheatgrass	Pascopyrum smithii	3	1.5	15
Blue Flax	Linum perenne	0.75	0.5	5
Western Yarrow	Achillea millefolium var. occidentalis	0.25	0.17	1.7
Salad Burnete	Sanguisorba minor	1	1.16	11.6
Rocky Mountain Beeplant	Cleome serrulata	0.75	0.5	5
Silky Lupine	Lupinus sericeus	1	0.67	6.7
Gooseberry-leaf Globemallow	Sphaeralcea grossulariifolia	0.25	0.17	1.7
Black Sagebrush	Artemisia nova	0.25	0.16	1.6
Total		15	10	100

RETENTION SEED MIX

SPECIES		TOTAL LBS.	% OF MIX
Crested Wheatgrass	Agropyron cristatum	5.1	30
Streambank Wheatgrass	Elymus nevdaensis	5.1	30
Sheep Fescue	Festuca ovina	2.55	15
Western Wheatgrass	Pascopyrum smithii	4.25	25
Total		17	100

*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

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FOR INTERNAL REVIEW:
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FIREFLY NPA 8B PARKS & OPEN SPACE
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
PARKS & OPEN SPACE OVERVIEW

SHEET NUMBER:
L100

SHEET ____ OF XXX

PERCENTAGES

7.59 ACRES SITE SIZE

15.2%	(1.16 ACRES)	DROUGHT TOLERANT PLANTING BEDS
54.8%	(4.16 ACRES)	IRRIGATED TURF
5.2%	(.4 ACRES)	NATIVE SEED MIX
10.61%	(.8 ACRES)	PERMEABLE PAVING
85.81%	(6.52 ACRES)	CUMULATIVE LANDSCAPED AREAS

CONCEPTUAL PLANT LIST

BOTANICAL / COMMON NAME

EVERGREEN TREES
CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
CUPRESSUS ARIZONICA / ARIZONA CYPRESS
JUNIPERUS OSTEOSPERMA / UTAH JUNIPER
PINUS EDULIS / PINYON PINE
PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S LIMBER PINE
PINUS NIGRA / AUSTRIAN PINE

ORNAMENTAL TREES
CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY
PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR

DECIDUOUS TREEES
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' / SKYLINE HONEYLOCUST
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
QUERCUS MACROCARPA / BURR OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ULMUS X 'FRONTIER' / FRONTIER ELM

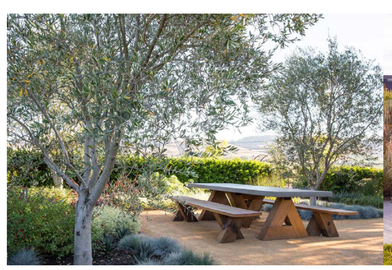
SHRUBS
ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH
PANICUM VIRGATUM / SWITCH GRASS
PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RIBES AUREUM / GOLDEN CURRANT

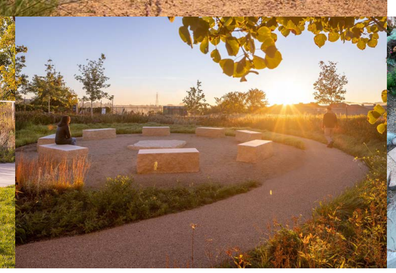
CACTUS/SUCCULENTS
YUCCA BACCATA / BANANA YUCCA
YUCCA FILAMENTOSA 'IVORY TOWER' / IVORY TOWER ADAM'S NEEDLE

PERENNIALS
ASCLEPIAS TUBEROSA 'HELLO YELLOW' / HELLO YELLOW BUTTERFLY MILKWEED
DIASCIA INTEGERRIMA 'P009S' / CORAL CANYON® TWINSPUR
IRIS 'BOUNTIFUL HARVEST' / BOUNTIFUL HARVEST IRIS
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER
OENOTHERA FREMONTII 'SHIMMER' / SHIMMER EVENING PRIMROSE
PENSTEMON EATONII / FIRECRACKER PENSTEMON
PENSTEMON GRANDIFLORUS 'P010S' / PRAIRIE JEWEL® BEARDTONGUE
SALVIA X 'PINK DAWN' / COLOR SPIRES® PINK DAWN SAGE
SEDUM X 'HERBSTFREUDE' / AUTUMN JOY STONECROP
VERONICA X 'WHITEWATER' / WHITEWATER CREEPING SPEEDWELL

GROUND COVERS
ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT
TEUCRIUM COSSONII MAJORICUM / GERMANDER
THYMUS SERPYLLUM / CREEPING THYME
ZAUSCHNERIA GARRETTII 'PWWG01S' / ORANGE CARPET® HUMMINGBIRD TRUMPET

ORNAMENTAL GRASSES
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS





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5 30 100
SCALE: 1"=50'-0"

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PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION: SCHEMATIC PLAN

SHEET TITLE: NEIGHBORHOOD PARK CONCEPT PLAN

SHEET NUMBER: L101

SHEET ____ OF XXX

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CITY OF EAGLE MOUNTAIN, UTAH

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DATE: 03/04/2024
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DRAWN: GW/AP
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
DESERT SAGE OPEN SPACE CONCEPT PLAN

SHEET NUMBER:
L102

SHEET ____ OF XXX

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FIREFLY NPA 8B PARKS & OPEN SPACE

PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 03/04/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
ALLEY LOADED GREENSPACE CONCEPT PLA

SHEET NUMBER:
L103

SHEET ____ OF XXX

ORNAMENTAL GRASSES

ELIJAH BLUE FESCUE

LITTLE BUNNY DWARF FOUNTAIN GRASS

COOL AS ICE BLUE FESCUE GRASS

BLONDE AMBITION GRASS

INDIAN STEEL GRASS

HAMELN DWARF FOUNTAIN GRASS

KARLEY ROSE FOUNTAIN GRASS

KARL FORESTER

REGAL MIST MUHLY GRASS

SOD AND SEED

IRRIGATED TURF

NATIVE SEED MIX

CONIFERS

VANDERWOLF'S PYRAMID LIMBER PINE

ARNOLD SENTINEL AUSTRIAN PINE

ARIZONA CYPRESS

DECIDUOUS TREES

COMMON HACKBERRY

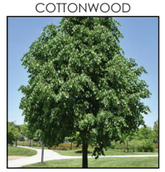
SKYLINE HONEYLOCUST

NARROWLEAF COTTONWOOD

GOLDEN RAIN TREE

LONDON PLANE TREE

BURR OAK

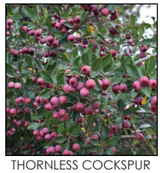

GREENSPIRE LINDEN

FRONTIER ELM

ORNAMENTAL TREES

SPRING SNOW CRABAPPLE

JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

AUTUMN BLAZE CALLERY PEAR

NATIVE SEED MIX

Species	Lbs. per Acre (Hydroseed)	Lbs. per Acre (Drill Seed)	% of Mix
Sandberg bluegrass (Poa secunda ssp. sandbergii)	0.50	0.33	3.3
Great basin wildrye (Leymus cinereus)	1.75	1.17	11.7
Snake River wheatgrass (Elymus wawawaiensis)	2.75	1.83	18.3
Sand dropseed (Sporobolus cryptandrus)	0.25	0.17	1.7
Slender wheatgrass (Elymus trachycaulus ssp. trachycaulus)	2.50	1.67	16.7
Western wheatgrass (Pascopyrum smithii)	4.00	2.66	26.6
Blue flax (Linum perenne)	0.75	0.50	5.0
Western yarrow (Achillea millefolium var. occidentalis)	0.25	0.17	1.7
Rocky Mountain beeplant (Cleome serrulata)	0.75	0.50	5.0
Silky lupine (Lupinus sericeus)	1.00	0.67	6.7
Gooseberry-leaf globemallow (Sphaeralcea grossulariifolia)	0.25	0.17	1.7
Black sagebrush (Artemisia nova)	0.25	0.16	1.7
TOTAL	**15.00**	**10.00**	**100.0**

RETENTION SEED MIX

Species	Total Lbs.	% of Mix
Crested wheatgrass (Agropyron cristatum)	5.10	30
Streambank wheatgrass (Elymus nevadaensis)	5.10	30
Sheep fescue (Festuca ovina)	2.55	15
Western wheatgrass (Pascopyrum smithii)	4.25	25
TOTAL	**17.00**	**100**

*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

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FIREFLY NPA 8B PARKS & OPEN SPACE
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 02/13/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
PARKS & OPEN SPACE OVERVIEW

SHEET NUMBER:
L100

SHEET ____ OF XXX

PERCENTAGES

7.59 ACRES SITE SIZE

15.2%	(1.16 ACRES)	DROUGHT TOLERANT PLANTING BEDS
54.8%	(4.16 ACRES)	IRRIGATED TURF
5.2%	(.4 ACRES)	NATIVE SEED MIX
10.61%	(.8 ACRES)	PERMEABLE PAVING

85.81% (6.52 ACRES) CUMULATIVE LANDSCAPED AREAS

CONCEPTUAL PLANT LIST

BOTANICAL / COMMON NAME

EVERGREEN TREES
CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
CUPRESSUS ARIZONICA / ARIZONA CYPRESS
JUNIPERUS OSTEOSPERMA / UTAH JUNIPER
PINUS EDULIS / PINYON PINE
PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S LIMBER PINE
PINUS NIGRA / AUSTRIAN PINE

ORNAMENTAL TREES
CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY
PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR

DECIDUOUS TREEES
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' / SKYLINE HONEYLOCUST
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
QUERCUS MACROCARPA / BURR OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ULMUS X 'FRONTIER' / FRONTIER ELM

SHRUBS
ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH
PANICUM VIRGATUM / SWITCH GRASS
PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RIBES AUREUM / GOLDEN CURRANT

CACTUS/SUCCULENTS
YUCCA BACCATA / BANANA YUCCA
YUCCA FILAMENTOSA 'IVORY TOWER' / IVORY TOWER ADAM'S NEEDLE

PERENNIALS
ASCLEPIAS TUBEROSA 'HELLO YELLOW' / HELLO YELLOW BUTTERFLY MILKWEED
DIASCIA INTEGERRIMA 'P009S' / CORAL CANYON® TWINSPUR
IRIS 'BOUNTIFUL HARVEST' / BOUNTIFUL HARVEST IRIS
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER
OENOTHERA FREMONTII 'SHIMMER' / SHIMMER EVENING PRIMROSE
PENSTEMON EATONII / FIRECRACKER PENSTEMON
PENSTEMON GRANDIFLORUS 'P010S' / PRAIRIE JEWEL® BEARDTONGUE
SALVIA X 'PINK DAWN' / COLOR SPIRES® PINK DAWN SAGE
SEDUM X 'HERBSTFREUDE' / AUTUMN JOY STONECROP
VERONICA X 'WHITEWATER' / WHITEWATER CREEPING SPEEDWELL

GROUND COVERS
ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT
TEUCRIUM COSSONII MAJORICUM / GERMANDER
THYMUS SERPYLLUM / CREEPING THYME
ZAUSCHNERIA GARRETTII 'PWWG01S' / ORANGE CARPET® HUMMINGBIRD TRUMPET

ORNAMENTAL GRASSES
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS

010 50
5 30 100
SCALE: 1"=50'-0"

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FIREFLY NPA 8B PARKS & OPEN SPACE

PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 02/13/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION: SCHEMATIC PLAN

SHEET TITLE: NEIGHBORHOOD PARK CONCEPT PLAN

SHEET NUMBER: L101

SHEET ____ OF XXX

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PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 02/13/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
DESERT SAGE OPEN SPACE CONCEPT PLAN

SHEET NUMBER:
L102

SHEET ____ OF XXX

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FIREFLY NPA 8B PARKS & OPEN SPACE

PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 02/13/2024
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
ALLEY LOADED GREENSPACE CONCEPT PLA

SHEET NUMBER:
L103

SHEET_____OF_XXX_