EAGLE MOUNTAIN
CITY COUNCIL MEETING

July 18, 2023, 3:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

PLEASE NOTE THE SPECIAL START TIME

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. **CITY ADMINISTRATOR INFORMATION ITEMS**
   This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

   1.A UPDATE - City Administrator Items

   1.B DISCUSSION - Comprehensive Marketing Plan Update (Emotional Map) - REDKOR Brand Campaigns

2. **AGENDA REVIEW**
   The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION**
   The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

7. **PUBLIC COMMENTS**
   Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. **CITY COUNCIL/MAYOR'S ITEMS**
   Time has been set aside for the City Council and Mayor to make comments.

9. APPOINTMENTS

9.A Planning Commission
1. Robert Fox - Completing a Three-year Term through December 2023
2. Jimmy Eaton - Alternate

10. CONSENT AGENDA

11. BID AWARDS

11.A 2 MG Tank Design - Sunrise Engineering
Bid Materials

11.B Well #5 Upgrade Design - Jones and DeMille Engineering
Bid Materials

12. BOND RELEASES

12.A Hidden Hollow Phase B, Plat 2 - Into Warranty
Bond Release Letter
Recorded Plat

12.B Parkway Fields Phase A, Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

12.C Parkway Fields Phase B, Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

12.D SilverLake Plat 34 - Into Warranty
Bond Release Letter
Recorded Plat

12.E Arrival Phase B, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.F Arrival Phase B, Plat 7 - Out of Warranty
Bond Release Letter
Recorded Plat

12.G Arrival Phase B, Plat 8 - Out of Warranty
Bond Release Letter
Recorded Plat

12.H Brandon Park Phase A, Plat 15 - Out of Warranty
Bond Release Letter
Recorded Plat

12.I Harmony Phase A, Plat 3 - Out of Warranty
Bond Release Letter
Recorded Plat

12.J Harmony Phase A, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.K Sage Park Phase A, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.L Sage Park Phase A, Plat 6 - Out of Warranty
Bond Release Letter
Recorded Plat

13. CHANGE ORDERS

13.A 2023 Pony Express Paving Project Change Order #1 - Geneva Rock

14. MINUTES

14.A June 20, 2023 Minutes - Regular City Council Meeting
06.20.2023 City Council Minutes - DRAFT

14.B July 5, 2023 Minutes - Special City Council Meeting
07.05.2023 City Council Minutes - DRAFT

15. PRELIMINARY PLATS & SITE PLANS

15.A PRELIMINARY PLAT - Parkway Fields Phase D
Parkway Fields Phase D Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

15.B PRELIMINARY PLAT - Parkway Fields Phase E
Parkway Fields Phase E Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

16. RESOLUTIONS

16.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Modified Third Amendment to the Porter's Crossing Town Center Master Development Agreement.

RES--Porter's Crossing Town Center MDA Amendment #3
Porter's Crossing MDA Amendment #3
Porter's Crossing MDA Amendment #3 Exhibits

SCHEDULED ITEMS

17. EAGLE MOUNTAIN RETAIL

17.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map and Rezoning Certain Lands Known As Eagle Mountain Retail.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and Parks and Open Space, and rezones the subject parcel from Agriculture and Commercial to Commercial Regional and Open Space-I for the purpose of permitting "big box" development. The subject property is located at the northwest intersection of SR-73 and Spring Run Parkway. This is the proposed location for a Walmart Supercenter.

ORD--Eagle Mountain Retail General Plan Amendment & Rezone
General Plan and Rezone Map
Rezone Maps & Legal Descriptions
Rezone and Site Plan Documents
Traffic Study

17.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain Retail Development Agreement with Armstrong Commercial Services.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed development agreement is in relation to a large-scale retail development on Parcel 58:033:0404.

RES--Eagle Mountain Retail Development Agreement
Development Agreement
Development Agreement - Exhibits

18. EAGLE MOUNTAIN BENCHES

18.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the General Plan Future Land Use Map from Agriculture/Rural Density 1 to Agriculture/Rural Density 2, and Rezoning Certain Lands Known as Eagle Mountain Benches from RA2 and AG to RD1.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance amends the Eagle Mountain City General Plan Future Land Use Map and rezones approximately 102 acres of property on Utah County Parcel Numbers 59:006:0042, 59:006:0046, 59:006:0047, 59:006:0054, and 59:006:0055. The applications also include a request to waive the Master Development requirements found in EMMC 16.10 Master Developments. This item was remanded back to the Planning Commission at the May 16, 2023 City Council meeting to consider all of the applicants' land and provide a recommendation regarding the minimum average lot size.

ORD--Eagle Mountain Benches General Plan Amendment & Rezone
Vicinity Map
Proposed Future Land Use and Zoning Maps
Eagle Quest Zoning & Location
New Connector Road Illustration
Petition in Support
06.13.2023 Planning Commission Minutes
Master Development Requirement Waiver Request

18.B MOTION/PUBLIC HEARING - Request for the Waiver of the Master Development Approval Requirement for Eagle Mountain Benches.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The applicants are requesting the City Council waive the requirements found in Eagle Mountain Municipal Code Chapter 16.10 Master Developments.

19. ORDINANCES/PUBLIC HEARINGS

19.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance adds kennels as a Conditional Use in the Agriculture and Industrial Zones, adds racetracks as a Conditional Use in the Industrial Zone, outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with communication facilities and towers. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC." This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Automobile Sales, Kennels, Racetracks, &

Communication Facility Generators
EMMC 17.20.050, 17.35.030, 17.40.040, and 17.75 - Redlines

19.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC Chapter 17.10 Definitions to add "Caretaker Dwelling," and amends Chapter 17.38 Commercial Storage Zone and Chapter 17.40 Industrial Zone to permit a caretaker dwelling as a conditional use in each zone. This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Caretaker Dwellings
EMMC 17.10, 17.38, & 17.40 Caretaker Dwellings - Redlines

19.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance includes amendments to Title 17 that provide definitions and parameters for alleys, service drives and ADA parking clarifications. This item was tabled at the June 20, 2023, City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Alleys & Service Drives, Fire Department-related Access, ADA Parking
EMMC Title 17 Alleys and Service Drives, Fire Department Related Access, ADA Parking - Redlines

19.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of-Way.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance enacts EMMC Chapter 16.56 Vacation of Rights-of-Way to allow for the vacation of public streets and alleys without having to execute a plat amendment. This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC 16.56 Vacation of Rights-of-Way
EMMC 16.56 Vacation of Rights-of-Way - Redlines

19.E ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.60.120 General Fencing Provisions, Regarding Golf Course Netting.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC Section 17.60.120 General Fencing Provisions, to create netting standards on property adjacent to a golf course.

ORD--EMMC 17.60.120 General Fencing Provisions - Golf Course Netting
EMMC 17.60.120 General Fencing Provisions - Redlines
Netting Examples

20. RESOLUTIONS

20.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, Utah, and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #3.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* This project allows for the creation of a Community Reinvestment Area in order to allow for a data center project development on approximately 490 acres on the western border of the Meta datacenter property. When all phases have been triggered for the first six buildings, the City will receive approximately $140,000 annually in property tax until the incentive expires. The interlocal agreement allows Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Redevelopment Agency of Eagle Mountain City for execution of the project area plan and budget.

RES--Interlocal Agreement with RDA for Sweetwater Industrial Project Area #3
Interlocal Agreement - Redevelopment Agency of Eagle Mountain City
City_QTSInterlocalStaffReport.docx

20.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the QTS Eagle Mountain I, LLC Development Agreement.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The development agreement relates to the development of the QTS Eagle Mountain I, LLC property within the Sweetwater Industrial Park Community Reinvestment Area #3.

RES--QTS Eagle Mountain Development Agreement
QTS Development Agreement
City_QTSDAStaffReport.docx

QTS Development Agreement - Exhibits

21. ORDINANCES

21.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed ordinance amends Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to remove the stipulation that severance benefits for a city administrator shall not exceed six months.

ORD--EMMC 2.16.030 Hiring and Employment Terms
EMMC 2.16.030 Hiring and Employment Terms - Redlines

22. AGREEMENTS

22.A AGREEMENT - Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.
Amended and Restated Agreement for City Administrator Services

23. LEGISLATIVE ITEMS

23.A UPDATE - Legislative Priorities List
Legislative Priorities List

24. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

25. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

26. COMMUNICATION ITEMS

26.A Upcoming Agenda Items
Upcoming Agenda Items

27. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 13th day of July, 2023, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	2 MG Tank Design - Sunrise Engineering
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$137,100
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council award the 2 MG Tank Design project in the amount of $137,100 to Sunrise Engineering, and authorize the Mayor to sign the contract.

BACKGROUND:
Included in the 2024 Eagle Mountain City budget is funding for a new 2 MG tank expected to be constructed in the City Center. As such, city staff advertised for engineering services to design this tank and offsite waterline. The City received four proposals from qualified engineering firms. The resulting score and costs are shown below:

Sunrise- Score: 104.25 (1st); $137,100
Jones and DeMille- Score: 98 (2nd); $189,905
Epic- Score: 88.75 (3rd); $197,500
Horrocks- Score: 85 (fourth); $398,239

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Bid Materials

Proposal for:

RFP NO. EMC-FY23-27
New 2-Million-Gallon Culinary Water Tank

Eagle Mountain City | June 27, 2023

Sunrise Engineering
Steve Hansen, PE, SE

6875 South 900 East
Midvale, Utah 84047

801.523.0100
shansen@sunrise-eng.com

SUNRISE ENGINEERING

SUNRISE ENGINEERING

Utah County Office
6875 South 900 East, Midvale, Utah 84047 | **TEL** 801.704.5220 | **FAX** 801.523.0990

Eagle Mountain City
Attn: Melissa Yates, Procurement Officer
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

June 27, 2023

Dear Selection Committee Members,

We are excited to work with Eagle Mountain City to provide the award-winning service and professional expertise Sunrise Engineering is known for. Our interest in this project comes from our previous tank project experience, along with our recent working experience with the City.

Having completed over 29 municipal water storage tanks in the past five years, we are the local experts for culinary water storage tank engineering. We see this proposal and project as an opportunity to team with the City to provide a custom solution to this specific project's needs. In this proposal, you will find several highlights summarizing our qualifications, experience, and professional expertise. These highlights differentiate us from our competition and demonstrate our goal to provide exceptional service and ultimately a successful project. A summary of the highlights in the proposal are as follows:

1. **We have assembled a highly specialized team** who have worked in the planning, geotechnical, design, and construction administration of concrete water storage tank projects for many years. Our design team has completed several tank designs and will be working on this project from start to finish. This provides the benefit to the City of team continuity and the reliability of proven results.
2. **We have previously completed two Eagle Mountain City tank projects,** as well as providing subconsultant services on a third tank for the City. Our team has completed an analysis of this new two-million-gallon tank project we have identified key issues and propose a plan of action for each issue identified.
3. **We have provided previous project experience and demonstrated how it applies to your project.** Enclosed, you will find tank project summaries, including details of the project, how the completed project benefited the owner, and how the project is applicable to this Eagle Mountain City proposed tank. We invite you to review these summaries as it demonstrates our experience with tank design and overcoming project challenges.

With over 45 years of experience working with municipal clients in the western states, Sunrise has built a reputation of being able to complete complex projects and meet our client's needs. I assure you we will put the needs of Eagle Mountain City first and perform our services within scope and on schedule. We look forward to the opportunity to work together and create a great team dedicated to the success of this project. Based on our staff, size, and current workload, we have the ability to proceed immediately. All of the key personnel identified are available and committed to exceeding expectations.

Thank you for reviewing our proposal and for considering Sunrise Engineering. Our company mission statement is creating solutions that work and relationships that last. We do this through excellent service and working directly with our clients to provide solutions to their engineering needs. We respectfully request your support in our selection and look forward to working with you. Should you have questions, please contact me by phone at 801.523.0100 or by email at shansen@sunrise-eng.com.

Sincerely,

Steve Hansen, PE, SE
Project Manager

Tab 2 - Executive Summary

SUNRISE ENGINEERING

ABOUT SUNRISE

ADDRESS: 6875 South 900 East, Midvale, Utah 84047
PHONE: 801.523.0100
EMAIL: shansen@sunrise-eng.com
FEDERAL TAX ID: 87-0395347

NATURAL GAS GIS SURVEY
ENGINEERING
BUILDING CODE SERVICES
COMMUNITY DEVELOPMENT

EST. 1978

ARIZONA
- Phoenix Metro
- Prescott
- Kingman

COLORADO
- Fort Collins
- Steamboat Springs

NEVADA
- North Las Vegas

UTAH
- Cache Valley
- Cedar City
- Fillmore
- Richfield North
- Richfield South
- Roosevelt
- Salt Lake City
- South Ogden
- St. George
- Utah County
- Vernal

WYOMING
- Cheyenne
- Laramie
- Star Valley

STAFF STATS
475+ people

- Natural Gas 98
- GIS 36
- Survey 74
- Engineering 65
- Building Code 25

Sunrise provides communities with water storage tanks for their culinary water systems. We have the expertise to take a tank project from the initial stages of pre-design and funding all the way through post-construction. We have a track record of successful tank projects.

Moreover, Sunrise is a one-stop- shop for all of your tank needs, meaning we provide geotechnical, civil, hydraulic, structural engineering, and construction administration for all of our tank projects. This full team approach allows design to flow smoothly and eliminates issues and problems that might arise by involving multiple consultants. Our project experience involves many steel tank projects, including restoration of older tanks. We have worked with a variety of steel tank design manufacturers, which facilitates being able to provide clients with the best steel tank solution.

Tab 3 - Detailed Discussion

SUNRISE ENGINEERING

PROJECT TEAM

At Sunrise, we understand that when you select a professional services team, you are ultimately selecting people – people you will be working with side by side for years to come. Effective teams do not happen by accident. It can take years of collaborative efforts between the people involved to identify and harness the unique talents of each team member in order to improve upon and strengthen the team - and ultimately a client's project. Our team members have been with Sunrise for over ten years and have worked as a team on multiple tank projects together, including the ones shown in our project experience section which are very similar to this Eagle Mountain project.

EAGLE MOUNTAIN

Steve Hansen, PE, SE
Project Manager

Robert Worley, PE
Principal-in-Charge
QA/QC

Engineering Team Leads

Cliff Linford, PE
Civil Team Lead
Site Design

Dale Robinson, PLS
Survey Land Acquisition
and Easements

Randy Knapp, PE, EE
Electrical Team Lead

Steve Hansen, PE, SE
Structural and Construction
Services Team Lead

Support Personnel

Civil & Piping
Nate Christensen, PE
Tyler Roberts, PE

Geotechnical Engineering
Dao Yang, PE
Derek Anderson, PE

Tank Design Support
Emma Lyon, EIT
Bryce Thompson, EIT

Electrical Support
Marlin Smith, EIT
Connor Parker, EIT

Construction Support
Bryce Thompson, EIT
Inspector
Inspector

STEVE HANSEN, PE, SE

PROJECT MANAGER | STRUCTURAL & CONSTRUCTION SERVICES TEAM LEAD

Steve is a principal of the firm with over 18 years of experience in the design of municipal water structures. Steve specializes in the design, project management, and construction of concrete water tanks for Sunrise Engineering and has been working on tank projects since 2006. He has been the lead member of our tank design team since 2012. Most of his tank designs have been completed in regions with potential for large earthquakes. He is proficient with seismic design and detailing of concrete structures and has passed the Seismic Principals Test in California. His specific qualifications to be the project manager for this project are as follows:

1. His involvement in culinary water storage projects totals over 160-million-gallons.
2. He has been the stamping Engineer of Record (EOR) for 50 buried concrete tanks.
3. He was the project engineer for the Eagle Mountain 2.5 MG Tank in 2017 and the Eagle Mountain 3.5 MG Tank in 2020
4. He is a member of ACI 350 Committee "Environmental Structures" and a contributing participant of ACI 350.3 "Seismic Design of Liquid Containing Structures."
5. He has managed five pre-stressed tank projects in the past eight years.
6. A member of the AWWA D115 Tendon Pre-stressed Water Tanks Standard Committee (only member on the committee from Utah).

QUALIFICATIONS

Education:
- MS - Civil Engineering
  Brigham Young University
- BS - Civil Engineering
  Brigham Young University

Years in Profession:
18; 13 with Sunrise

Registrations:
Professional Engineer:
- Utah No. 5048199
- Wyoming No. 16103
- Colorado No. 61805
- Idaho No. P-21451
- Nevada No. 018101
- California No. 70192
- Arizona No. 59754
- Tennessee No. 127378
- Massachusetts No. 58228

Structural Engineer:
- Utah No. 5048199

Location:
Midvale, Utah Office

Memberships:
- American Concrete Institution (ACI)
- AWWA
- ***AWWA D115 - Tendon Pre-Stressed Water Tanks Standard Committee***
- ***ACI 350 "Environmental Structures" Committee Associate Member***

Awards:
- Excellence in Concrete Award (ACI Intermountain Chapter) - 2017 - Stansbury Park 3 MG Water Tank - Project Manager
- Most Outstanding Water Project (Utah Construction and Design) - 2015 - Ogden City Water Treatment Plant - Structural Engineer

ROLES & RESPONSIBILITIES

Steve will be the primary contact and project lead and will coordinate with the City during design and construction. His main tasks will include the following:

- Coordinate with City on locating the tank
- Coordinate with City and survey on property acquisition requirements
- Project lead for production of construction plans, specifications, and bid documents
- Coordinate pre-qualification of contractors
- Assist with bidding the project
- Coordinate construction management services

CONVENTIONAL CONCRETE WATER STORAGE TANK EXPERIENCE

- CICWCD Cedar Highlands 0.5 MG Tank
- North Ogden City 2 MG Tank 2022
- Washington City Red Cliffs 2 MG Tank 2018
- Eagle Mountain 2.5 MG Tank 2017
- Herriman Zone 1 East 2 MG Tank 2017
- Ogden 23rd Street Reservoir project (38.2 MG, 15.2 MG, and 7.2 MG) 2013
- Manila 1.3 MG Tank 2011
- Neola 0.5 MG Tank 2014
- Nephi Dual 1.5 MG Tanks 2018
- Ivins Cliff Rose 2 MG Tank 2017
- Kemmerer WY 2.5 MG Tank 2016
- Ogden North Storage 4 MG Tank 2009
- Payson Dual 2.5 MG Tanks 2012
- Hyde Park 1.5 MG Tank 2011
- 29 Other Tanks 1 MG or smaller

PRE-STRESSED CONCRETE WATER STORAGE TANK EXPERIENCE

- CICWCD Eightmile 4 MG Tank 2023
- Weber Basin Little Mountain 2 MG Tank 2023
- Eagle Mountain 4 MG Lower Tank 2022 (Structural Only)
- Springville 3 MG Tank 2022
- MVWD Narrows 3.1 MG Tank 2021
- Spanish Fork Malcomb Springs 5 MG Tank 2021
- Hyde Park 2 MG Tank 2020
- Pinery CO 750K Tank 2022
- Kaysville City 1 MG Tank 2020
- Eagle Mountain 3.5 MG Tank 2020
- Layton Valley View 2 MG Tank 2018
- CC Cragin Water Tank 2017
- Herriman 5 MG Tank 2015
- Stansbury 3 MG Tank 2016
- USU Energy Storage Tank 2010

WATER TREATMENT PLANT TANK EXPERIENCE

- Shell Fresian NG Digester Project 2022
- Springdale Water Treatment Tank Contact Chamber Tank 2018
- Ogden Water Treatment Plant ACH Contact Tank 2015
- Ogden Water Treatment Plant Neutralization Tank 2015
- Greendale Water Treatment Plant 0.5 MG Storage Tank 2016
- C.C. Cragin WTP Flocculation Tank 2017
- C.C. Cragin WTP Surface Water Tank 2017
- C.C. Cragin WTP Clarifier Tank 2017
- C.C. Cragin WTP FEQ Tank 2017
- (2) 5 MG Tanks

STEEL TANK EXPERIENCE

- Virgin Valley Water Improvement District Flat Top 2.0 MG Tank 2017
- Wellington Tank Repair 2017
- WCWID (Sandy, UT) Tank Farm Structural Assessment

ROBERT WORLEY, PE

PROJECT PRINCIPAL | QA/QC

Robert has 21 years of engineering experience including master plans, impact fee analyses, wastewater treatment plants, wastewater lift stations, sewer collection, culinary water treatment plants, culinary water pump stations, and water and wastewater capital facilities plans. He has been involved with many of these projects from planning, funding, design, and permitting to construction management. Robert has managed dozens of water and wastewater projects and will apply his knowledge, expertise, and overall care to ensure the quality of this project meets the standards, budget, and quality of service for which Sunrise Engineering has gained acclaim for.

QUALIFICATIONS

Education:
BS - Civil and Environmental Engineering, Utah State University

Years in Profession:
21; 21 with Sunrise

Registrations:
Professional Engineer:
Utah No. 375477

Location:
Fillmore, Utah Office

ROLES & RESPONSIBILITIES

Robert will be the principal engineer and will act as the client sponsor for this project. His main tasks will include the following:

- Review design criteria document
- Perform comprehensive review for all disciplines of construction plans, specifications, and project manual
- Touch base with Eagle Mountain regularly to check get feedback on Sunrise team performance
- Make adjustments to team performance as necessary
- Ensure that client is satisfied with level of service of project team

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Payson Dual 2.5 MG Tanks
- Nephi Dual 1.5 MG Tanks
- Eagle Mountain 3.5 MG Tank
- GWSSA 0.75 MG Tank
- Stockton 0.5 MG Tank
- Stockton Emergency 1 MG Tank
- Delta 2 MG Tank
- CC Cragin WTP Flocculation Tank
- CC Cragin WTP Surface Water Tank
- CC Cragin WTP Clarifier Tank
- CC Cragin WTP FEQ Tank
- (Several Small Concrete Tanks)
- Ogden Water Treatment Plant Replacement
- Willard/Perry WWTP (Several Concrete Treatment Tanks)
- Garden City Culinary Water Treatment Plant
- Eagle Mountain Water Reuse Pump Station
- Ashley Valley Pumphouse
- Kamas Fish Hatchery Filtration and Pump

CLIFF LINFORD, PE

CIVIL TEAM LEAD | SITE DESIGN

Cliff has excellent leadership skills and project management abilities. He has experience managing small to large multi-discipline projects and is an expert in master planning and modeling culinary water systems and wastewater collection systems. Cliff has experience with water storage design, site development, well house design, well and spring development, transmission line design, pipeline replacement projects, and booster station design. He has worked with multiple municipalities across Utah. Cliff is a principal engineer and manages the Midvale civil engineering department for Sunrise Engineering.

QUALIFICATIONS

Education:
BS - Civil Engineering, University of Wyoming

Years in Profession:
19; 18 with Sunrise

Registrations:
Professional Engineer:
Utah No. 6311187

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Cliff will be the lead engineer for the civil and water systems engineering for the project. His main tasks will include the following:

- Oversee civil project team progress
- Oversee water design team progress
- Perform comprehensive review of civil and piping construction plans, specifications, and project manual
- Oversee bidding process as supervisor
- Provide feedback during construction on civil or water related items.

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Eagle Mountain 3.5 MG Tank (D115)
- Eagle Mountain 2.5 MG Tank
- Park City 2 MG Tank (D115)
- Layton Valley View 2 MG Tank (D115)
- Kaysville 1 MG Tank
- Herriman 5 MG Tank (VSL)
- Stansbury 3 MG Tank (VSL)
- CC Cragin Water Tank (DN Tank)
- Herriman 3 MG Tank (DN Tank)
- Herriman Zone 1 East 2 MG Tank
- Ogden North Storage 4 MG Tank
- Ogden North Storage 1 MG Tank
- Payson Dual 2.5 MG Tanks
- Layton Booster Station CMU 1,300 sqft
- Kaysville Booster Station CMU 520 sqft
- Ogden North Storage 24" 5,710 LF
- Ogden 46th Street 24" 6,810 LF
- Ogden 36th-46th 24" 8,484 LF
- Ogden Treatment Plant 36" 1,790 LF
- Herriman 16" 2,400 LF
- Ogden Monroe 24" 5,680LF
- Ogden 23rd and 25th Street 24" 10,520 LF
- Mt. Dell Penstock 36" 5,300 LF
- Ogden Culinary Water Treatment Plant

RANDY KNAPP, PE, EE

ELECTRICAL TEAM LEAD

Randy brings 23 years of experience designing power and control systems for commercial, municipal, utility, and industrial projects. His expertise includes the design, programming, start-up, and support for many control and data acquisition (SCADA) projects. Randy has been responsible for the design, programming, installation, and system management of water and wastewater systems for municipal clients, power system studies to include fault current analysis, load flow analysis, protective relay coordination, arc flash hazard analysis, electrical system designs and specifications for municipal pumping stations, commercial office buildings, hotels, and schools.

QUALIFICATIONS

Education:
BS - Electrical Engineering, University of Utah

Years in Profession:
23; 9 with Sunrise

Registrations:
Professional Engineer/Electrical Engineer:
Utah No. 362066

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Randy will be the lead engineer for the electrical engineering for the project. His main tasks will include the following:

- Oversee electrical project team progress
- Coordinate with power company to obtain service at site.
- Perform comprehensive review of electrical construction plans, specifications, and project manual.
- Respond to electrical questions during bidding
- Provide feedback during construction on electrical related items.

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Eagle Mountain 3.5 MG Tank
- Eagle Mountain 2.5 MG Tank
- Herriman 5 MG Tank and Supply
- Herriman 2 MG Tank and Supply
- Ivins Cliff Rose 2 MG Tank
- Kaysville 1 MG Tank
- Layton Vally View Tank
- Stansbury Park Water Storage Tank
- Stockton Town Emergency Water Tank
- Ogden Water Treatment Plant
- Ogden 46th Street Booster Station
- Payson, AZ Water Treatment Plant and Hydroelectric Generation
- White City Water Improvement District Booster Station Standby Generator
- Victor North Well
- Kemmerer-Diamondville JPB 1.5 MG Water Storage Tank
- Advanced Copper Cementation 44kV Transformer Upgrade
- Big Park WWTP Upgrade
- Chandler Pecos Well Equipping
- CWCC Well 11 Equipping

DALE ROBINSON, PLS

SURVEY LAND ACQUISITION/EASEMENTS

Dale is experienced in all aspects of survey, including cadastral/ boundary survey, mapping, planimetric, topographic, and utility survey, construction survey, field engineering, right-of-way, and easement surveys. He also has extensive experience in conventional and GPS field procedures, computer calculations, and map preparation using AutoCAD and Microstation software.

QUALIFICATIONS

Education:
BS - Geography, Utah State University

Years in Profession:
30; 28 with Sunrise

Registrations:
Professional Land Surveyor:
Utah No. 189369

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Dale will be the lead surveyor for the design of the project. His main tasks will include the following:

- Oversee topographical survey of selected tank site
- Assist with description and designation of property to be acquired by City.
- Provide descriptions of required easements for utilities
- Oversee boundary survey as necessary

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5MG Tank 2021 (In Construction)
- Kaysville 1 MG Tank
- Nephi Dual 1.5 MG Tanks
- Eagle Mountain 3.5 MG Tank
- Ogden North Storage 4 and 1 MG Reservoir
- Eagle Mountain 2.5 MG Water Storage Tank
- Herriman Zone 1 East 2 MG Water Storage Tank
- Stansbury 3 MG Water Storage Tank
- Ivins 2 MG Tank
- Kemmerer 2.5 MG Tank
- Herriman Zone 2 North 5 Water Storage Tank
- Payson Dual 2.5 MG Tanks
- Erda Acres Water Company 1 MG Storage Tank
- Manila 1.3 MG Concrete Storage Tank Design
- Draper City - On-Call Survey Services for Municipal Projects
- Herriman City - On-Call Survey Services for Municipal Projects
- Ogden City - Sewer Master Plan
- Western Energy Hub - Millard County - On-Call Survey Services for Industrial Development

QUALIFICATIONS & PREVIOUS PROJECT EXPERIENCE

ADDITIONAL TANK EXPERIENCE

Ogden 23rd St. Storage Reservoir Rehab (7.2 MG, 15.1 MG, 38.2 MG)
Provo 4 & 6 MG Rectangular Tanks
Ogden North Storage 1 & 4 MG Tanks
Herriman Zone 2 North 5 MG Tank
White City WID 3 MG Tank
Herriman 3 MG Tank
Payson Dual 2.5 MG Tanks
USU 2.5 MG Water Tank
Kemmerer 2.5 MG Tank
Santa Clara 2.5 MG Tank
Washington Red Cliffs 2.3 MG Tank
Delta 2 MG Tank
Ivins Cliff Rose 2 MG Tank
Washington Dam Road 2 MG Tank
Hyde Park 1.5 MG Tank
MVWD Overton West 1.5 MG Steel Tank Refurbishment
Manila 1.3 MG Tank
Cortina 1 MG Tank
Manti 1 MG Tank
Montpelier 1 MG Tank
Driggs 1 MG Tank
Victor 1 MG Tank
Erda Acres 1 MG Tank
Herriman 1 MG Tank
Springdale 1 MG Tank
Washington Warner Ridge 1 MG Tank
Santa Clara South Hills 1 MG Tank
Ivins Kayenta 1 MG Tank
Washington Grapevine Pass 1 MG Tank
Clarkston 0.75 MG Tank
Portage 0.75 MG Tank
Neola 0.5 MG Tank
Gunnison 0.5 MG Tank
Mayfield 0.5MG Tank
Plymouth 0.5 MG Tank
Stockton 0.5 MG Tank
Centerfield 0.5 MG Tank
KCWCD Meadow View Heights Upper 0.5 MG Tank
KCWCD Meadow View Heights Lower 0.28 MG Tank

RECENT WATER STORAGE TANK PROJECTS	Areas of Expertise				
	Planning	Design	Bidding	Const. Admin	Const. Observ.
CICWCD 7-Mile 4 MG Tank (ongoing)		●			●
CICWCD Cedar Highlands 0.5 MG Tank (ongoing)		●			●
WBWCD Little Mountain 3.1 MG Tank (ongoing)	●	●	●	●	●
VVWD Scenic East 2 MG Steel Tank (under construction)		●	●	●	
White City Water Improvement District 2 MG Harston Tank (bidding)	●	●	●	●	●
Washington Long Valley 2 MG Tank (ongoing)	●	●	●	●	●
North Ogden City 2 MG Tank (under construction)	●	●	●	●	●
Spanish Fork 5 MG Tank (under construction)	●	●	●	●	
MVWD Logandale 1.5 MG Steel Tank Refurbishment (2022)	●	●			
Springville Lower Spring Creek 3 MG (structural only) (2022)		●			●
Nephi Dual 1.5 MG Tanks (2022)	●	●	●	●	●
MVWD Narrows 3.1 MG Tank (2021)	●	●			
MVWD Arrow Canyon 0.5 MG Tank (2021)	●	●			
Moroni 0.5 MG Tank (2021)	●	●	●	●	●
Goshen 0.5 MG Tank (2021)	●	●	●	●	●
Cannonville 0.3 MG Tank (2021)	●	●	●	●	●
VVWD Northwest 2 MG Steel Tank (2020)	●	●	●	●	●
Ivin 2 MG Secondary Tank (2020)	●	●			
Hyde Park 2 MG Tank (2020)	●	●	●	●	●
Tabiona Buried Concrete Tank (2020)	●	●	●	●	●
Roark Estates Welded Steel Tank (2020)	●		●	●	●
(4) Queen Creek Steel Water Tanks (2012-2020)	●	●	●	●	●
Millard 0.5 MG Tank (2020)	●	●	●	●	●
Eagle Mountain 3.5 MG Water Tank (2020)		●	●	●	●
Kaysville 1 MG Water Tank (2019)		●	●	●	●
Weston 0.5 MG Tank (2018)	●	●	●	●	●
Springdale Water Treatment Plant Tank (2018)	●	●	●	●	●
Layton Valley View 2 MG Tank (2018)		●	●	●	●
Washington Red Cliffs 2 MG Tank (2018)	●	●	●	●	●
VVWD Flat Top 2 MG Welded Steel Tank (2018)	●	●	●	●	●
VVWD Airport 2.3 MG Steel Tank Refurbishment (2017)		●	●	●	●
Herriman Zone 1 East 2 MG Tank (2017)		●		●	●
Eagle Mountain 2.5 MG Water Tank (2017)		●	●	●	●
Jamestown 0.5 MG Tank (2017)	●	●	●	●	●
GWSSA 0.5 MG Water Tank (2017)	●	●	●	●	●
Stansbury Park 3 MG Tank (2017)		●	●	●	●

Recent Conventional Reinforced Tank Experience:

- Ogden 4 MG Tank
- Ogden 1 MG Tank
- Ivins, UT 2 MG Tank
- Nephi (2) 1.5 MG Tank
- Weston, Idaho 0.5 MG Tank
- North Ogden 2 MG Tank
- Clark Bench 250k Tank
- New Paria 250k Tank
- CICWCD Cedar Highlands 0.5 MG Tank
- MVWD Arrow Canyon 0.5 MG Tank
- Moroni 0.5 MG Tank
- Goshen 0.5 MG Tank
- Washington City Red Cliffs 2 MG Tank
- GWSSA 0.5 MG Tank
- Eagle Mountain 2.5 MG Tank
- Herriman Zone 2 East 2 MG Tank

Recent Pre-Stressed Tank Experience:

- Spanish Fork Lower Spring Creek 3 MG Tank
- Spanish Fork 5 MG Tank
- Pinery 650k Tank
- White City 2 MG Harston Tank
- Hyde Park 2 MG Tank
- Kaysville 1 MG Tank
- Layton Valley View 2 MG Tank (D115)
- Eagle Mountain 3.5 MG Tank (D115)
- Stansbury 3 MG Tank (D115)
- Herriman 5 MG Tank (D115)
- CC Cragin Water Tank (D110)
- USU 2.5 MG Water Tank (D115)
- Herriman 3 MG Tank (D110)
- Nephi (2) 1.5 MG Tank
- Jamestown 0.5 MG Tank

Eagle Mountain 2.5 MG Culinary Water Storage Tank - *Eagle Mountain, Utah*

The City of Eagle Mountain experienced recent growth and expansion and, due to significant development, the City required a two-and-a-half-million-gallon water tank for their culinary water system. Sunrise completed the design of this tank in three months. The tank was designed to match the overflow of an existing tank with walls designed at 24-foot tall with an inner diameter of 140-foot. The tank is completely buried and the design included a detention pond located near the tank to be used for overflowing water. Design considerations also included limited project staging area and access by concrete trucks and equipment. The tank construction commenced in March of 2017 and was completed by August of 2017. One of the critical elements of this project was the excavation and dirt work on the project. The tank is located on a steep hill that includes bedrock and solid rock excavation was accomplished through blasting. The slope of the hill also required special attention during the design process of the access road.

PROJECT HIGHLIGHTS

- 2.5 MG buried concrete water tank
- Solid rock excavation
- Detention pond
- Access road
- Six month construction period

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size
- The only access to the site was through a residential neighborhood
- Aggressive design schedule
- Aggressive construction schedule

REFERENCE

Chris Trusty, PE, City Engineer | Eagle Mountain City | 801.786.6671 | ctrusty@emcity.org

Eagle Mountain 3.5 MG Tank - *Eagle Mountain, Utah*

AWWA D115 Pre-stressed

Facebook chose Eagle Mountain as a location for their latest data center. The data center is a large water user due to the cooling requirements inherent to their facility. In order to provide Facebook with sufficient water and maintain all of the state required storage for their water system, the City needed to construct a new water tank. The tank is an AWWA D115 pre-stressed buried concrete tank and is located right next to the existing City Center tank. The height of the new tank walls matched the existing tank and the new tank floats online with the existing tank. During construction, the access road to the tank needed improving as storm water drainage washed out portions of the road. This project was a fast-tracked, high-profile infrastructure project. Our team committed to completing the design quickly in order to expedite construction in order to meet the timeline of Facebook. The project involved collaboration with several stakeholders and was completed on time.

PROJECT HIGHLIGHTS

- Aggressive schedule driven by Facebook
- High profile infrastructure project for Eagle Mountain City
- 3.5 MG buried concrete tank
- AWWA D115 pre-stressed tank
- Fast -track design

APPLICATION TO EAGLE MOUNTAIN CITY

- Pre-stressed tank design
- Dedicated transmission line from tank
- Winter construction
- Pre-qualification of contractors
- Aggressive design schedule
- Aggressive construction schedule

REFERENCE

Chris Trusty, PE, City Engineer | Eagle Mountain City | 801.786.6671 | ctrusty@emcity.org

Herriman 2 MG Culinary Water Tank - *Herriman, Utah*

Due to extreme growth and development within city boundaries, it became necessary for Herriman City to construct a two-million-gallon water tank in their Zone 1 East pressure zone. The tank is a conventionally reinforced buried concrete tank 156-feet in diameter with 16-foot tall walls. The project included a custom, half buried walk-in control vault used as a booster station. The tank is fed by a 1200-foot long 24-inch supply line extending from the east side of Mountain View Corridor up to the tank. As part of the design, it was necessary to obtain several easements for the supply line as it had to traverse the property of several land owners. Sunrise was able to assist with the boundary surveys and descriptions of easements required for the project. This project also included design of a large detention pond and Sunrise had to coordinate with UDOT on the allowable flow into their system. This tank allows significant development to occur in the southeast part of Herriman. This project provided the next steps in the process of developing land southwest of Mountain View Corridor. The walk-in control vault acts as a booster station to move water to the next pressure zone allowing for continued growth in the City.

PROJECT HIGHLIGHTS

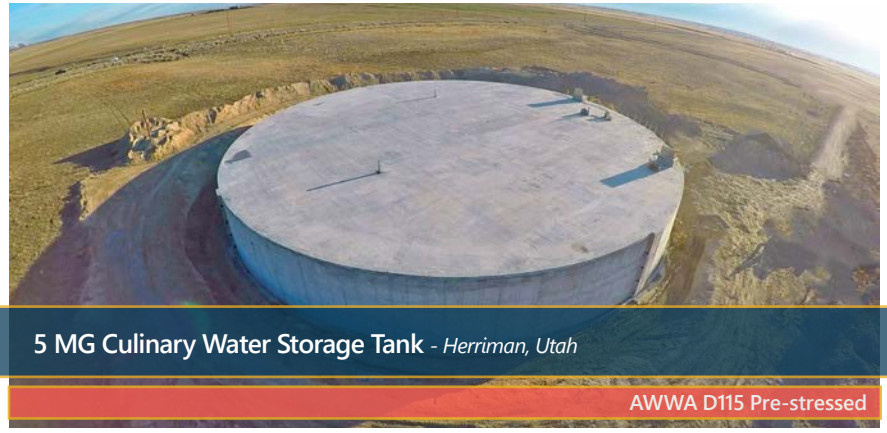
- 2 MG buried concrete water tank
- Solid rock excavation
- Detention pond
- Access road
- Land acquisition required

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Performed geotechnical report
- Provided legal description and survey
- Performed preliminary engineering, final design, construction management, and construction observation

REFERENCE

Justin Edwards, Director of Municipal Water | 801.446.5323 | jedwards@herriman.org



5 MG Culinary Water Storage Tank - *Herriman, Utah*

AWWA D115 Pre-stressed

Herriman City needed a new five-million-gallon culinary water storage reservoir to serve the northwest portion of the City. The reservoir is critical to the overall health of the water system because of rapid growth and development in the City. The tank design was a buried reinforced concrete AWWA D115 tank with an approximate diameter of 200-feet with walls 24-feet tall. The project also includes a 16-inch diameter ductile iron inlet/outlet pipe that connects to the source line feeding from central Weber. The project included design of the overflow pipe and outlet along with an outlet structure designed to meet the requirements of the Salt Lake County Flood Control Department. One of the challenges of this project was the location for the tank on Kennecott property, located in unincorporated Salt Lake County. Sunrise was responsible for taking the project through the arduous permitting process in the County and the requirement of a subdivision plat, conditional use permit, flood control permit, stream alteration permit, grading permit, and building permit.

PROJECT HIGHLIGHTS

- 5 MG buried concrete water tank
- 26" transmission line
- Extensive permitting process
- AWWA D115 pre-stressed tank

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size
- Designed as conventionally reinforced
- Performed geotechnical report
- Performed preliminary engineering, final design, construction management, and construction observation

REFERENCE

Justin Edwards, Public Works Director | 801.446.5323 | jedwards@herriman.org

Hyde Park Culinary Water Improvements - *Hyde Park, Utah*

AWWA D115 Pre-stressed

The Hyde Park City culinary water improvement project consisted of constructing a two-million-gallon water tank with the necessary appurtenances and piping including distribution, transmission, and overflow lines. The project included a 12-inch transmission line from the City's one-million-gallon SV tank, distribution line from the Hyde Park Canyon tank to the town, and a ten-inch pump line from the Greystone tank to the Hyde Park Canyon tank. At the Greystone tank location, a new pump house was constructed. The pipe for the project was placed on an existing dirt access and ATV roads, underneath the Rocky Mountain Power corridor, and in previous undeveloped areas. The new pipe included air/vacuum release valves, isolation gate valves, and one PRV vault.

PROJECT HIGHLIGHTS

- 2 MG buried concrete water tank
- AWWA D115 Pre-stressed tank
- Access road
- 12 inch transmission line
- Land acquisition required

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Project constructed in to serve upper pressure zones
- Land acquistion required
- Small property footprint
- Tank type selection required
- Pre-qualified contractors

REFERENCE

Mike Grunig, Public Works Director | Hyde Park City | 435.536.9029

Layton City Valley View 2 MG Culinary Water Storage Tank - *Layton, Utah*

AWWA D115 Pre-stressed

Layton City tank was demolished and removed in order to create space for a road widening. The City then constructed a new two million gallon tank on City-owned property that is located next to Valley View Road. This project included design of a pre-stressed AWWA D115 tank along with a booster station designed to pump approximately 4,000 gpm to an existing higher pressure zone tank. The design also included a 1000-linear-feet of 18-inch overflow pipe that flows to snow creek.

PROJECT HIGHLIGHTS

- 2 MG concrete tank
- 1,000 feet of transmission line
- Coordination with Weber Basin required
- Booster station (4,000 gpm)
- Buried meter/control vault on-site
- Pre-stressed tank design (AWWA D1150)

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Pre-stressed tank design
- Pre-qualification of contractors
- Sunrise assisted with construction management for City

REFERENCE

Stacy Majewski, Project Manager | Layton City | 801.336.3800 | smajewski@laytoncity.org

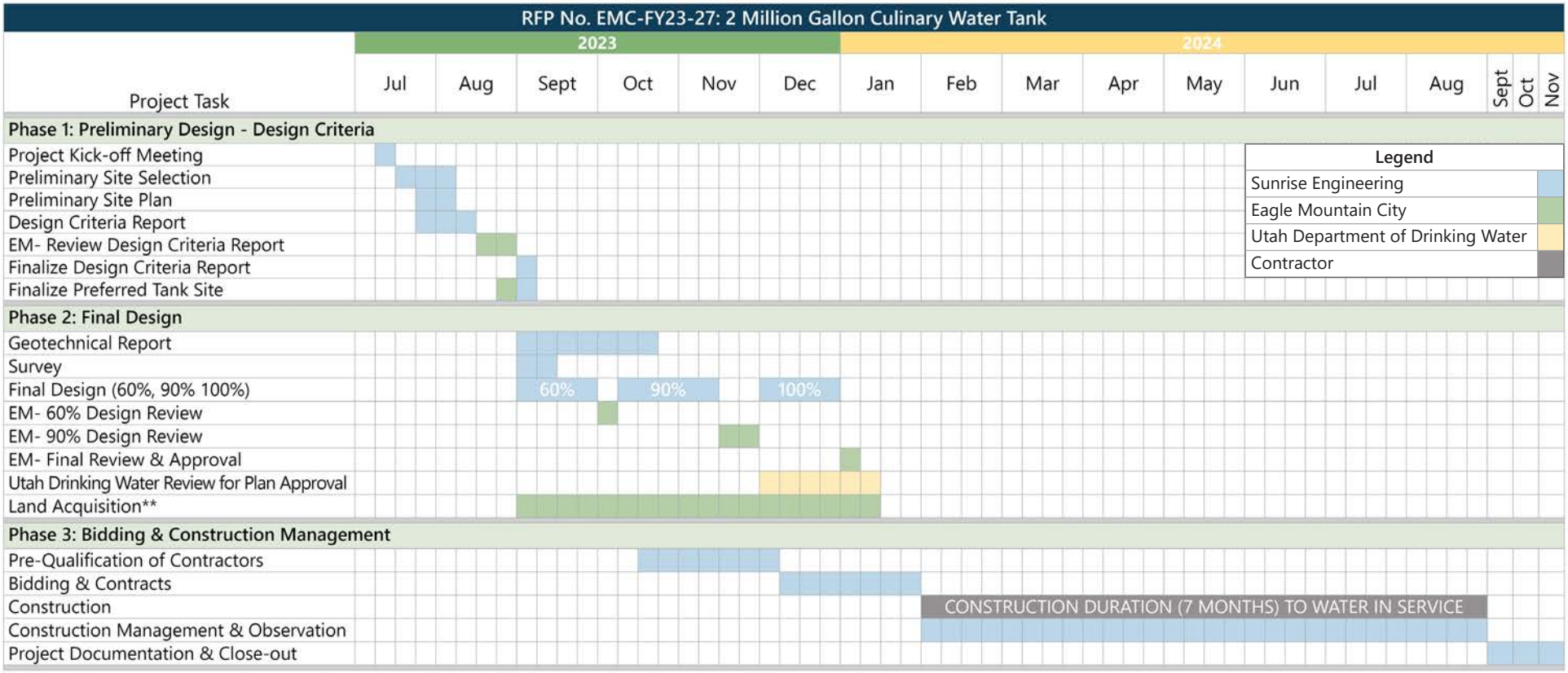
TEAM ROLES AND RESPONSIBILITIES

Design of concrete storage tanks is a strength and primary focus of our civil engineering team. We have completed water storage tank projects utilizing conventional reinforced concrete (round, rectangular, and hopper bottom), AWWA D110 pre-stressed, AWWA D115 pre-stressed tanks, and steel tanks. Our expertise in construction of these different types of tanks allows us to provide our clients with the best recommendation for the type of tank that will meet their specific needs.

Our team will function based on the outline in the project team organization chart. The roles and responsibilities of the main project members are shown in the Project Team section of this proposal.

Each proposed team member will be committed to completing the necessary duties and tasks associated with this project. Our team is available and will be dedicated to meeting the project's schedule. Each team member has demonstrated extreme professionalism on previous projects when it comes to going the extra mile and doing what it takes to finish projects on time and with high quality. Sunrise Engineering has several offices located in Utah and if the project deadline is such that additional resources are required, we will utilize assistance from our excellent staff at our other offices.

PROPOSED PROJECT SCHEDULE



** Schedule assumes approx. 5 months for land acquisition. If BLM property is selected, acquisition may take longer.

PROJECT UNDERSTANDING

Eagle Mountain has experienced significant growth over the past several years and is in need of a new two-million-gallon tank. The proposed location will be somewhere east of the Scarlet Ridge subdivision or the prperty east of Glenmar Way off of Lake Mountain Road. The City will need to procure the property for the project. There are two main property owners. One is the Monte Vista Ranch Group and the second is BLM property. A significant element of this project will be to identify an ideal location for the tank and assist the City with procuring the property.

The design portion of this project will be design of the tank, piping, grading, drainage, valving, and overflow for the tank. An acceptable outlet location for the overflow pipe will need to be identified as part of the design process. The first step in the design will be to complete the design criteria report. Once this is approved by Eagle Mountain, Sunrise will complete construction plans and specifications for the project followed by bidding and construction management. The tank will need to float online with the existing three and a half million gallon and 500k tank.

The primary schedule goal for the City would be to have the tank operational by the summer of 2024. This schedule is aggressive, but can be accomplished based on willingness of property owners to negotiate fairly for the acquisition of the property. Our schedule shown in the proposal is based on the assumption that the land negotiations will be completed in approximately six months. If the BLM property is selected, our experience has shown that acquisition may take longer due to the BLM process.

The work plan chart shown to the right outlines the basic Sunrise approach to your tank project. As part of our work plan and approach, Sunrise has identified the key issues associated with your project along with our special approaches to these key issues that will result in a successful project.

KEY ISSUES/SPECIAL APPROACH (ACTION ITEMS)

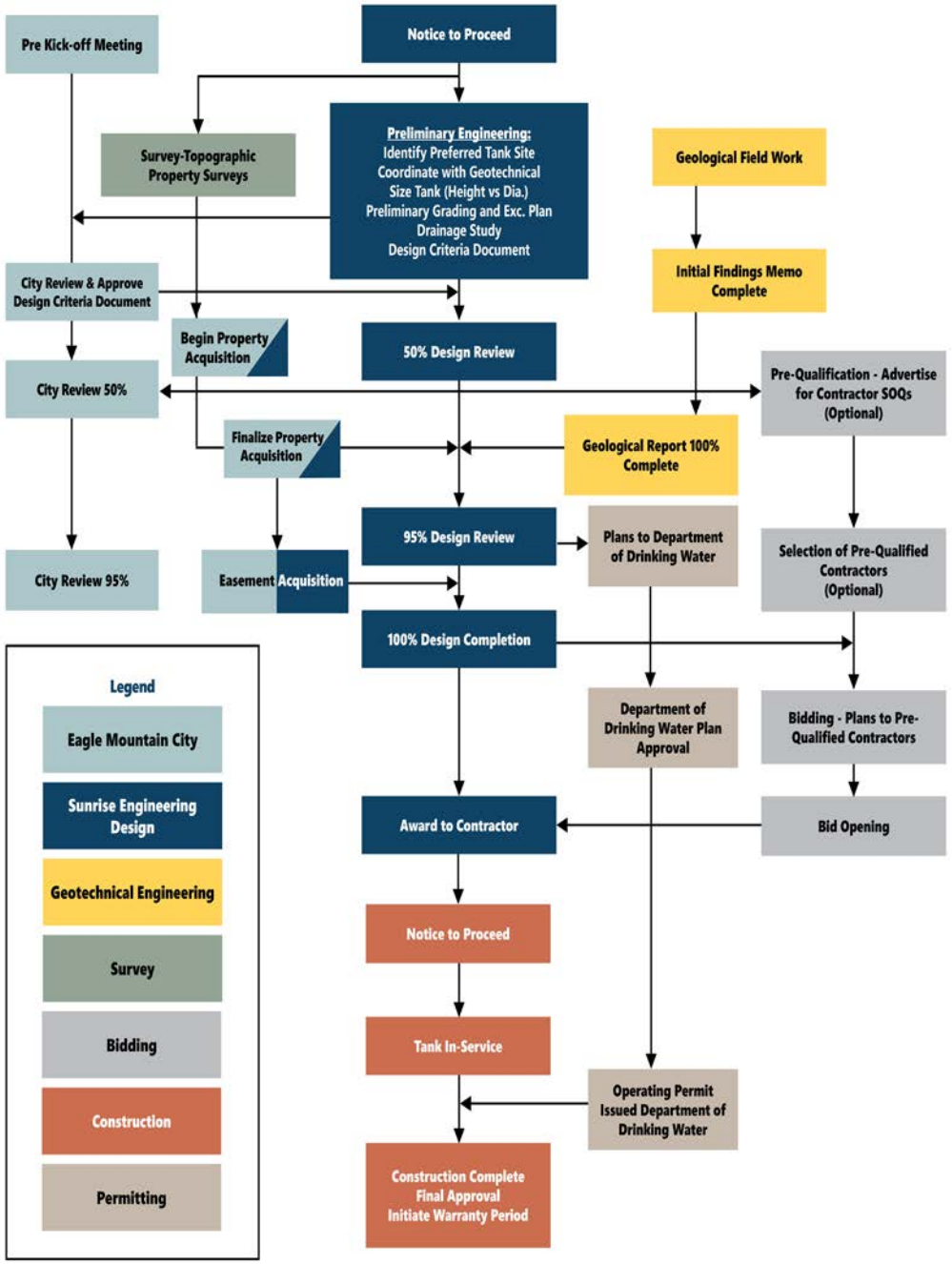
In order to accomplish the design and construction of the tank in accordance with the desired schedule, the engineering team will need to address and consider the key issues that are part of the project. The key issues are:

1. Land Acquisition
2. Schedule
3. Tank Type
4. Tank Overflow Design

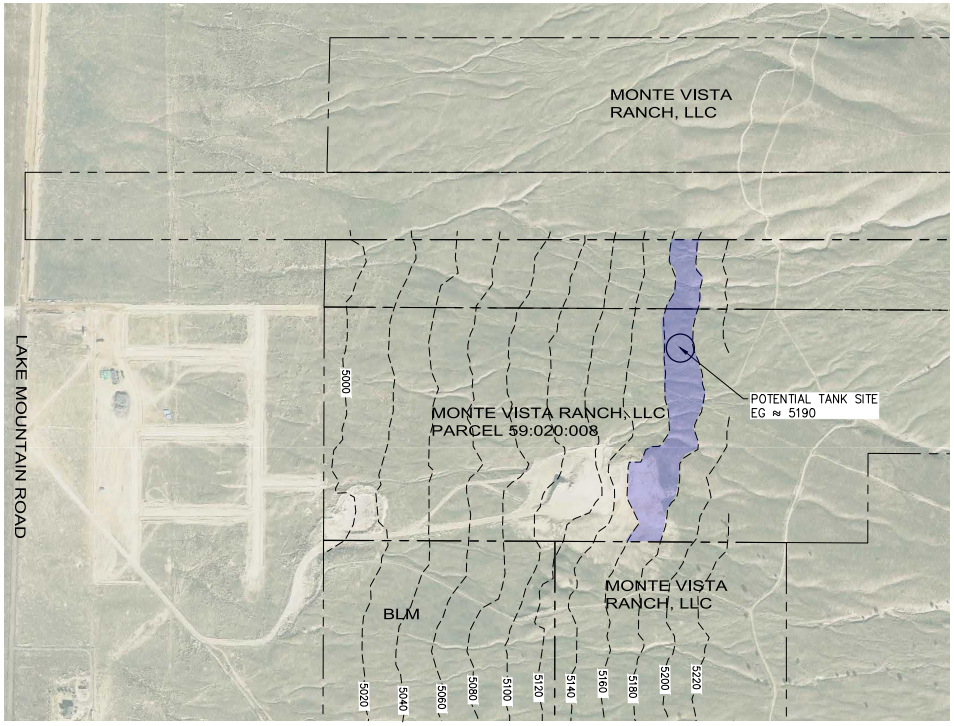
KEY ISSUE #1 - LAND ACQUISITION

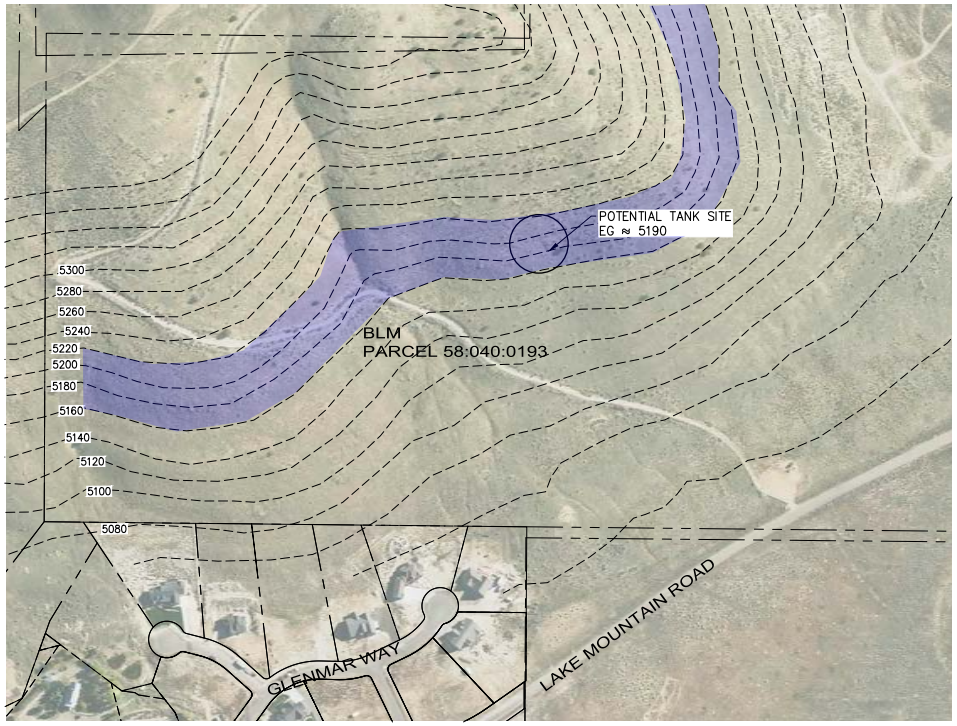
The City has chosen two potential locations for the proposed tank. The tank will need to have similar overflow and outlet elevations to the three and a half-million-gallon and 500k tanks located at the tank farm directly east of the City center. It will be critical to identify a location that will work with the required elevations and perform the necessary easement and boundary surveys to initiate the land acquisition process.

WORK PLAN



For this proposal, we have done a preliminary topography check of the two proposed tank locations using county GIS data. The data shows potential tank locations for each site. The preffered site will be selected during the preliminary design phase of the project. (See figures below)





Action Item:
Our experienced design team will assist in selecting the tank site based on the following: topography, hydraulics, overflow outlet availability, ease of land aqusistion, and constructability. This will be completed during the preliminary design phase of the project.

Benefits to Eagle Mountain:
Our experience with performing cut and fill designs for tanks will facilitate the process of choosing a tank location quickly. We are proposing to use in-house survey, which will facilitate coordination and expedite the process of creating legal descriptions and creating the required maps. Ultimately, this will allow for a quick and accurate purchase of the necessary property for the project.

KEY ISSUE #2 - SCHEDULE

The main objective of the City is to have the tank operational by summer of 2024. This means the timing for design of the project is critical to have the project bid on time. The design time frame must include enough time for review meetings by the city (60%, 90%, and 100%), along with sufficient time for property acquisition and review by the Utah Division of Drinking Water.

Action Item:
Our design engineering team has completed fast track designs for tank projects recently. The two-million-gallon Eagle Mountain project was completed on a very similar schedule. We know that to maintain the project schedule, the work plan needs to be followed precisely. For this project, several time saving efficiencies can be implemented as follows:

1. **In-House Surveying**
   This eliminates any delay caused by coordination between sub-consultants. It also facilitates and expedites data delivery and coordination between survey crews and engineers.
2. **Experience and Availability of Project Team**
   Sunrise has recently completed several similar sized tanks. Our team has the availability to work on your project this summer and fall. The tank design team has several years of tank design experience which results in design efficiencies and standards that will be implemented on your project.
3. **Experience Working with the State**
   Our project team has submitted several tank projects to the state recently. We have a working relationship with several state employees and know their requirements for tank projects. There will not

be significant red line comments from the state review. On previous projects, we have been able to bid simultaneously with the state review process.

4. Bidding Expertise

One way to minimize schedule delays is through efficient bidding. One way to do this is to pre-qualify contractors by advertising and accepting SOQ's near the beginning of the project while in the process of design.

Benefits to Eagle Mountain:

Based on our past experience, you can rest assured that we will complete your project on-time and within budget. We have proven this for your city on your last tank project. The schedule was accelerated and we were able to team with the City for a hugely successful tank that is now in service within the City.

Special Considerations:

The recent construction, and specifically, tank construction market has been booming. With all of the federal stimulus dollars and recent drought in Utah, cities are prioritizing construction of water storage tanks. Most tank contractors have full schedules for this year and upcoming years. Depending upon the needs of the City, adjusting the construction schedule can result in a better price, depending upon workload of the contractors. Your tank project can be completed by summer of 2024, but the City may have to pay a premium construction price to make it happen. Once the project is ready to bid, the City should consider flexibility in schedule in order to get the best price if at all possible.

KEY ISSUE #3 - TANK TYPE

It is important to identify the type of tank desired for the project. The City has concluded that the tank will be a buried concrete tank. Among the available options are a conventionally reinforced concrete tank, an AWWA D110 Type I, or AWWA D115 tank. The AWWA type tanks are pre-stressed tanks. The advantage to a pre-stressed tank is that the concrete is put into compression using pre-stressing cables reducing potential cracking and leaking.

Action Item:

Recently we have bid out several tanks of similar size to your tank. The AWWA D115 and conventionally reinforced concrete tanks will be price competitive for this size of tank. The AWWA D110 Type I tank is typically significantly higher in cost. For our North Ogden two-million-gallon tank, the conventional price and AWWA D115 price for the three low contractors was the same. For this reason, ***Sunrise is recommending that Eagle Mountain construct an AWWA D115 pre-stressed concrete tank.*** Our proposal would be to provide construction plans without structural plans for the tank. The plans would include dimensions, pipe penetration locations and elevations, and appurtenances (ladders/hatches/vents, etc.) for the tank. The specifications would include a structural performance specification that the contractor will need to meet for the tank structural. If desired, an AWWA D110 type I performance spec could also be included.

Benefits to Eagle Mountain:

The benefit to Eagle Mountain of our approach is the tank type will be pre-selected. The pre-stressed structural plans will be provided by the winning contractor and will be required to meet the performance specifications. which will expedite the design schedule. The price and schedule in this proposal reflect implementing this strategy.

KEY ISSUE #4 - TANK OVERFLOW OUTLET

One of the critical elements of any tank project is the design of the overflow outlet. The outlet has the potential for a significant amount of flow. Typically, overflows outlet to drainage creeks or to city storm drain systems. It will be critical for this project to identify where the overflow can outlet without impacting existing developments or infrastructure.

Action Item:

During the tank site selection process, our engineering team will work with the City to determine the best location for the tank with consideration of the overflow outlet location. We will model the existing subdivision storm drain, if applicable, to evaluate capacities and see if the overflow can outlet to the existing storm drain system. We will also analyze the drainage creeks in the vicinity of the tank to see if there is a natural drainage that will work for the overflow.

Benefits to Eagle Mountain:

Our experienced design team understands the critical nature of the overflow outlet and the impacts it can have on surrounding infrastructure if not designed correctly. Our team recently completed the three and a half million gallon and two million gallon tanks for Eagle Mountain. We understand the state requirements and hydraulic modeling necessary to ensure the large flows from the overflow can be managed without impacting the surrounding community.

Tab 4 - Cost Proposal

SUNRISE ENGINEERING

Eagle Mountain 2 MG Tank - 2023 | **Cost Proposal Man-Hour Estimate** | Engineering Services

Task	Item	Work Task Description	Engineer Intern (E.I.T.) II	Engineer III	Senior Engineer	Principal Engineer	Engineering Tech I	Engineering Tech II	Electrical Engineer Intern (E.I.T.) I	Principal Electrical Engineer	Construction Observer IV		Rounded
			$129.00	$150.00	$220.00	$241.00	$85.00	$113.00	$129.00	$145.00	$129.00		
0001		**Assist City with Site Selection**											
	001	Project Kick-off Meeting		3	3	3						Item Total	$1,800
	002	Data Collection & Communication		12	2							Item Total	$2,200
	003	Tank Siting		16	2							Item Total	$2,800
												Phase Total	**$6,800**
0002		**Preliminary Design**											
	004	Design Criteria Memo											
		General Site Layout	8	4	1							Item Total	$1,900
		Connections to Existing System	3	3	1							Item Total	$1,100
		Overflow Parameters	8	3	1							Item Total	$1,700
	005	Design Criteria Review Meeting		3	3							Item Total	$1,100
	006	Project Administration		6	1							Item Total	$1,100
												Phase Total	**$6,900**
0003		**Waterline Design**											
	001	Waterline Design	24	16		4						Item Total	$6,500
												Subtotal	**$6,500**
0004		Final Tank Design											
	001	Final Design (60%, 90%, 100%) Plans & Specs											
		General Sheets	6	4	1	1						Item Total	$1,800
		Access Road	16	8	1							Item Total	$3,500
		Site Plan	16	8		2						Item Total	$3,700
		Excavation & Grading Plan	24	6		4						Item Total	$5,000
		Site Piping Plan & Details	16	6		4						Item Total	$3,900
		Tank Layout & Appurtenances	10	6		7						Item Total	$3,900
		Electrical Sheets					12	12	12	12		Item Total	$5,700
		Specifications	12	12	4							Item Total	$4,200
	002	Front End Contract Documents		10	10	2						Item Total	$4,200
	003	Drinking Water Plan Approval		8	2							Item Total	$1,600
												Phase Total	**$37,500**
0005		**Bidding Assistance**											
	001	Bid Period Services	8	16	2	1						Item Total	$4,100
	002	Pre-bid Meeting		4	4							Item Total	$1,500
												Phase Total	**$5,600**
0006		**Project Management/ Construction Observation**											
	001	Pre-Construction Meeting		4	4						3	Item Total	$1,900
	002	Submittal Review	30	6	4							Item Total	$5,700
	003	Administrative Tasks (Pay Requests/RFI's etc.)		60								Item Total	$9,000
	004	Construction Meetings		48								Item Total	$7,200
		Includes Excav. (2), Floor (2), Walls (2), Roof (2), Other (1), Backfill (2), Subst. & Final Walkthrough											
	005	Construction Observation											
		Excavation (8) 2-hour observations, Base Prep, and Compaction									32	Item Total	$4,100
		Floor Reinf, Concrete Pour, and Post Tensioning									20	Item Total	$2,600
		Wall Reinf, Concrete Pours, and Post Tensioning (Assumes 6 separte walls)									74	Item Total	$9,500
		Roof Reinf, Concrete Pour, and Post Tensioning									36	Item Total	$4,600
		Interior/Exterior Concrete Curb Wall									8	Item Total	$1,000
		Observation of Interior Piping, Ladders, etc.									8	Item Total	$1,000
		Pre-leak test walk through									8	Item Total	$1,000
		Leak Testing (6) days 1.5 hours each									9	Item Total	$1,200
		Backfilling & compaction 2 times / day for 8 days									16	Item Total	$2,100
		Substantial Walkthrough									4	Item Total	$500
		Final Walk-through									4	Item Total	$500
	006	Project Close-out/ Assist w/ Operating Permit		24	6						8	Item Total	$6,000
												Phase Total	**$57,900**
Total Hours by Team Member			181	295	52	28	12	12	12	12	222	826	
Hourly Billing Rate			$129.00	$150.00	$220.00	$241.00	$85.00	$113.00	$129.00	$145.00	$129.00		
Total Dollars			$23,349	$44,400	$11,440	$6,748	$1,020	$1,356	$1,548	$1,740	$29,670	Total	$121,200
												TOTAL DESIGN COST	**$121,200**

OTHER SERVICES (SURVEY & GEOTECHNICAL)

Task	Item	Work Task Description	Senior Engineer	Principal Engineer	One Man Survey Crew	Registered Surveyor	Principal Surveyor	Direct Costs	Task Total	($)	Cost Summary
			$220.00	$241.00	$177.00	$203.00	$224.00	$0.00			
0006		**Survey Services**									
	001	Topographic Survey			10				Task Total	$1,770	$1,800
	002	Existing Utility Survey			4				Task Total	$708	$700
	003	Boundary Survey/ Easement Descriptions			8	8	2		Task Total	$3,488	$3,500
									Phase Total	**$5,966**	**$6,000**
0007		*Geotechnical Report*									
	001	Field and Lab Work (sub-consultant)						$3,700	Task Total	$3,700	$3,700
	002	Geotechnical Report	26	2					Task Total	$6,202	$6,200
									Phase Total	**$9,902**	**$9,900**
Total Dollars			$5,720	$482	$3,894	$1,624	$448	$3,700	SUBTOTAL	$15,868	$15,900
									TOTAL OTHER SERVICES COST	**$15,900**	**$15,900**
									TOTAL PROJECT COST		**$137,100**

Tab 5 - Bid Form (Attachment A) & Miscellaneous

SUNRISE ENGINEERING

ATTACHMENT A

Bid Form

Project Name: EMC 2 MG Culinary Water Tank
Project Number: EMC-FY23-27

ARTICLE 1 - BID RECIPIENT

1.01 This Bid Is Submitted To: **EAGLE MOUNTAIN CITY**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
# 1	June 20, 2023

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in SC-4.02, and (2) reports and drawings of Hazard Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

J. Bidder will submit written evidence of its authority to do business in the State or other jurisdiction where the Project is located not later than the date of its execution of the Agreement.

ARTICLE 4 - ATTACHEMENTS TO THIS BID

4.01 The following documents are attached to and made a condition of the Bid:

A. Bid Form
B.
C.

ARTICLE 5 - BID SUBMITTAL

5.01 This Bid is submitted by:

An Individual

Name (typed or printed): _____ SEAL, if required by State

By: _____

(Individual's signature)

Doing business as:

_____

A Partnership

Partnership Name: _____ SEAL, if required by State

By: _____

(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

A Corporation

Corporation Name:

Sunrise Engineering, Inc.

State or Jurisdiction of Incorporation: Utah

Type (General Business, Profession, Service, Limited Liability):

Profession

By: _____

(Signature -- attach evidence of authority to sign)

Name (typed or printed):

Robert Worley

Title: Project Principal

CORPORATE SEAL, if required by

Attest _____

(Signature of Corporate Secretary)

Date of Qualification to do business in _____ [State or other jurisdiction where Project is located] is ___/___/_____

A Joint Venture

Name of Joint Venture:

_____

First Joint Venture Name: _____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

Second Joint Venture Name:

_____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is party to the venture should be in the manner indicated above.)

5.02 Bid submitted on _____,

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

ADDENDUM NO. 1
to the RFP
for the
EMC 2 MG Culinary Water Tank

Date: Tuesday June 20, 2023

This addendum shall become part of the RFP

1. Date and Time of Bid Opening: Moved to June 27.
2. Offsite waterline should be assumed to be 1,500 lf
3. Potential tank sites:
    a. City will look at one of two sites:
        i. Parcel 58:040:0193 (BLM)
        ii. Parcel 59:020:0008 (private)

Appendix A - Supplemental Information

SUNRISE ENGINEERING

INNOVATIVE SERVICES - TANK DESIGN

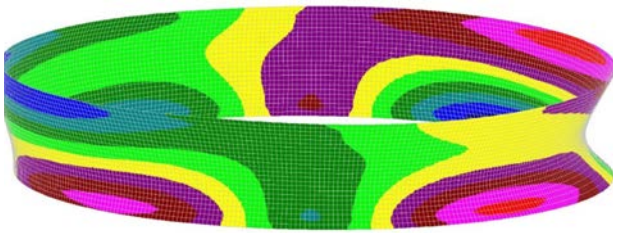
What makes Sunrise Engineering different than our competitors when it comes to tank design? The answer is the following four things:

1. FEA analysis
2. 3D modeling
3. Specialized experts
4. Experience with all types of tanks

FEA Analysis

The traditional method for designing conventional reinforced concrete tanks is to follow the design documents from the Portland Concrete Association (PCA) "Circular Concrete Tanks without Prestressing." This document uses standard charts to determine moments and shears on the circular concrete structures based on wall thickness and diameter and is a very conservative one-size-fits-all approach.

To improve accuracy and obtain site specific stresses and an understanding of the real forces within the tank structure, we have integrated Finite Element Analysis (FEA) into the structural design of our tanks. This allows us to adjust reinforcement in accordance with anticipated stresses within tank walls. An example of this is a reduction in reinforcement near the top of the wall, where the stresses are less. Using FEA also allows us to apply the seismic dynamic fluid loads to the walls of the tank more accurately and more precisely than is done with traditional analysis methods.

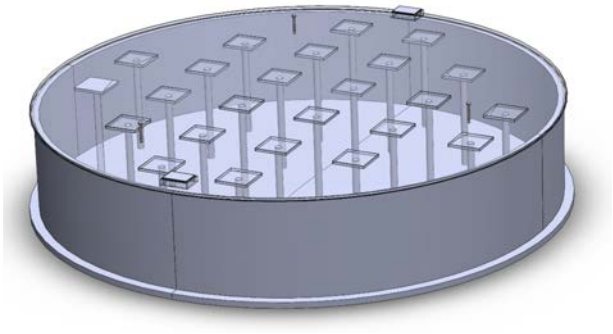


Tangential Stresses in Tank Due to Seismic Loading

One of the most common errors in designing tanks is to neglect the calculation for crack widths due to stresses from concrete shrinkage resisted by reinforcement. Designing tanks with large bars at large spacing can result in significant cracks that will cause leakage in the tank. The FEA allows us to balance size and spacing of reinforcement to reduce cracking in the tank and minimize crack widths.

3D Modeling

Our tank design team uses the latest 3D modeling software for the construction plans of the tank. This allows for efficiencies in development of the plans. The 3D model is built within the software to scale. The 3D model is linked to plan sheets with pre-determined plan views and section cuts. This allows for efficient production of plan sheets. Using the 3D model together with the civil work allows for true 3D visualization of the tank project. This is especially helpful during the 60% design stage to make sure everything on the site works together. The 3D model also assists with identification of potential clashes between the structure elements, site piping, or adjacent foundations. ***The model adds another layer of QA/QC during the design process for the City.***



Specialized Experts

Our tank design team has been together since 2006. Steve Hansen, the lead structural engineer, has been the structural engineer of record for over 50 reinforced concrete tank designs. Steve is a member of ACI and AWWA. He currently serves on the AWWA D115 committee for tendon type pre-stressed tanks. He is the only engineer in Utah on this national committee. Steve has also passed the California Seismic Principles Examination required to be licensed in California. Our team was also the design team awarded the Excellence in Concrete Award in 2017 from the Intermountain Chapter of ACI for the Stansbury Park 3 MG Water Tank project.

What this means for Eagle Mountain is that, by using our tank design team, you will be getting a highly-qualified team proficient in the seismic design of concrete tanks and the codes, rules, and regulations that govern the design. Your tank will be designed efficiently and with the ability to withstand the shaking from significant seismic events. Our team is specialized in the design of seismic connections for concrete tanks.

Experience with all types of tanks

For reinforced concrete tanks, the four most common in the Western United states are:

- Conventionally Reinforced Concrete
- AWWA D110 Type I Pre-stressed Concrete Tank
- AWWA D110 Type III Pre-Stressed Concrete Tank
- AWWA D115 Pre-Stressed Concrete Tank

Our design team has worked on projects with all four of these types of tanks. Our philosophy is to recommend the best tank type for your specific project application. Each type of tank has specific strengths and weaknesses in comparison with the other tanks. There is no one best tank for all projects.

Our experience with each type of tank allows us, as a consultant, to discuss the options with our clients, the pros and cons of each, and determine which type fits your project best. We are also familiar with the costs of each tank type, which will help in deciding tank type and in the review of the bids from the contractors.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	Well #5 Upgrade Design - Jones and DeMille Engineering
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$69,850
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council award the Well #5 Upgrades Design project to Jones and DeMille in the amount of $69,850 and authorize the Mayor to sign the contract.

BACKGROUND:
Included in the FY2024 Eagle Mountain budget is funding to upgrade an existing city well. When well #5 was originally constructed, electrical services in that area were still fairly minimal and would have been an additional expense for the City to upgrade the offsite electrical system. Since that time as the area has grown, additional electrical infrastructure has been installed which will allow the City to upgrade the existing pump and motor thereby allowing the City to increase the source capacity of the well. Given that that this is a known good producing well this effectively will add critical source to the City system without the risk of drilling another well.

The City received two proposals for the engineering of this project. The scores and costs are shown below.

Jones and DeMille- Score: 107 (1st); $69,850
Bowen Collins- Score: $74,863 (2nd); $74,863

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Bid Materials

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

Submitted By:

Jones & DeMille Engineering

Jones & DeMille Engineering
www.jonesanddemille.com | 800.748.5275

Eagle Mountain City
Attn: Melissa Yates, Procurement Officer
1650 E Stagecoach Run
Eagle Mountain, UT 84005

June 29, 2023

Dear Melissa and Selection Committee:

With beautiful native landscape views and hometown charm, as well as diverse commercial, industrial, and manufacturing opportunities, it's no wonder Eagle Mountain City (the City) has grown from 250 residents to over 50,000 in less than three decades. As the City continues to expand, new infrastructure and improvements to existing culinary systems are crucial to delivering water to residents.

It is our understanding that the City is seeking a qualified engineering firm to design an upgrade to the existing Well #5. Jones & DeMille Engineering (JDE) is pleased to submit this proposal and qualifications for providing services to the City. Our response details our interest, qualifications, and the reasons why our team would be the best fit.

Experience Counts. Our in-depth experience in the engineering field and 41 years of culinary water experience throughout Utah has given us an understanding of the most important elements for these types of projects. We know the issues, the process, the agencies, and the path to success. Moreover, our experience includes the use of GIS, survey, 3D modeling, economic analyses, innovative best practices, familiarity with state requirements, funding procurement and financial planning expertise. Our team has designed, drilled, equipped, re-equipped, and modified well houses on dozens of well projects. Often times, minor adjustments to the well design (and sometimes major adjustments) are necessary to provide perforations in the correct areas of aquifers, proper screening and gravel packs, and adjustments to well depth.

Project Team. Ted Mickelsen, PE, was the project manager for the original well design and will serve as Project Manager to assist the City with this project. Additionally, Ted has managed several well and waterline projects in Eagle Mountain City along with projects that serve Eagle Mountain City including the Central Utah Water Conservancy District pump station project. Ryan Selee will serve as Project Engineer working closely with Ted to coordinate the daily project activities. We have also invited SKM to be on our team to provide electrical engineering expertise. The City is familiar with SKM, having provided electrical and SCADA expertise on multiple City projects as well as directly being contracted with the City.

Office Location. JDE has ten office locations, including our Springville office, which will provide the primary resources for this project; however, resources from our entire company may be allocated to provide the best and most efficient outcome for the City. Our close proximity to this project will allow us to maximize time and cost savings.

I am authorized to negotiate on behalf of JDE and can be reached by phone at 801.455.6940, by email at ted.m@jonesanddemille.com, or in person at the business address listed below. We are excited for the opportunity to work with the City on this important project and would love to discuss our qualifications in more detail.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.

Ted Mickelsen, PE | Project Manager

EXECUTIVE SUMMARY

Since 1982, JDE has provided civil engineering, planning, design, and construction management services. Additionally, JDE received PSMJ's Premier Award for Client Satisfaction, demonstrating our goal of creating long-lasting partnerships and relationships and employing a high standard of excellence on each and every project.

JDE's specialty is public infrastructure. With more than 85% of our business with public agencies, we understand how public agencies operate. We have worked with Eagle Mountain City and many nearby municipalities including the cities of Lehi, Springville, Spanish Fork, Santaquin, Payson, and Woodland Hills.

JDE provides full services in-house including planning, GIS, civil design engineering, rights-of-way, construction management, survey, environmental, structural, site civil and development, and materials testing services including our own accredited laboratory.

Ted Mickelsen will serve as the Project Manager for the Well #5 upgrade. Ted has worked with the City on various well projects for many years. In addition to being the project manager for the original design of Well #5, Ted has also completed work for Wells #1, #4, #5, #6, and Well #7 and Booster Stations.

Jones & DeMille Engineering

Ted Mickelsen, PE
Project Manager

Springville Office
775 West 1200 North, Suite 200
Springville, UT 84663
801.692.0219 Office
801.455.6940 Mobile
ted.m@jonesanddemille.com

Corporate Office
1535 South 100 West
Richfield, UT 84701
800.748.5275
www.jonesanddemille.com

TAX ID: 87-0377962

To strengthen our team further, JDE is teaming with SKM Engineers who will assist with electrical analysis and design. SKM has provided electrical and SCADA expertise and services for multiple Eagle Mountain projects and is currently contracted with the City. Our entire team has a thorough understanding of the City's water system, infrastructure, standards, and preferences. Our past and ongoing experience, water resources expertise, and our positive working relationship with the City and as a team will allow for seamless coordination and communication and will provide a successful outcome.

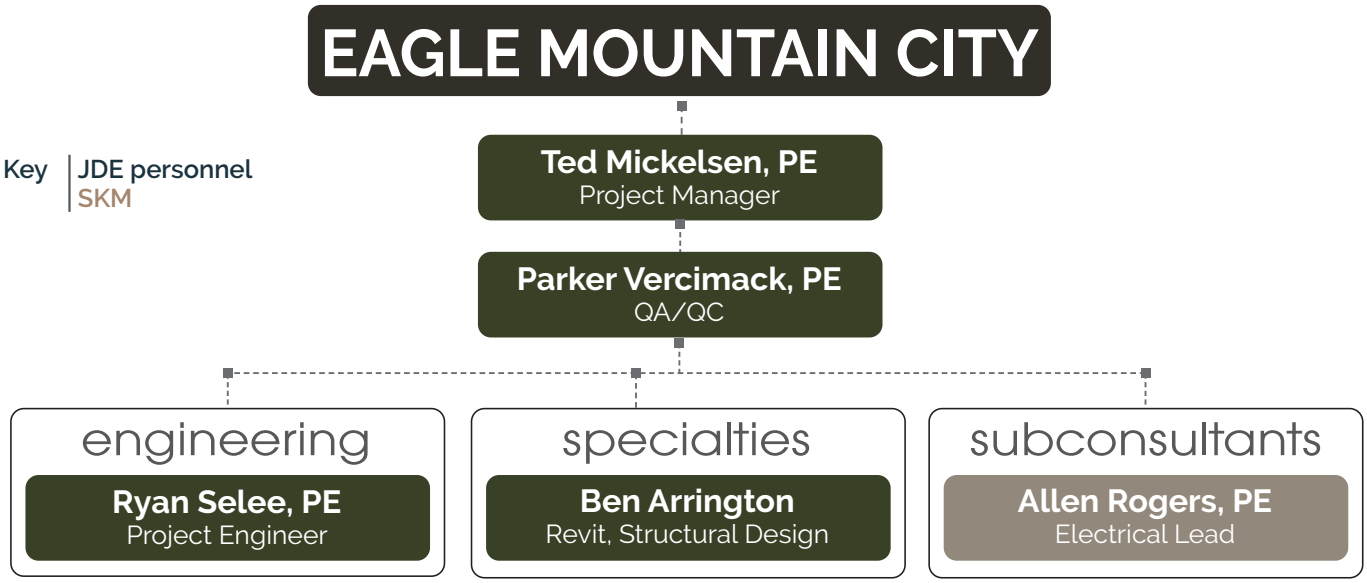
JDE is prepared to hit the ground running. Our team is available now. Our Springville office will be the main point of contact with resources allocated from our other offices as needed to provide the best technical expertise, timeliness of services and a cost-effective outcome for the City.

As previously mentioned, Ted, our Project Manager for this project, was also the project manager for the initial well design and construction and has access to the original design files, which will allow the team to gain a better understanding of the original well design and expedite the development of design drawings and design criteria for this project.

Additionally, SKM has already reviewed the original well electrical design and they have developed a list of questions for the initial meeting and site visit with Rocky Mountain Power (RMP) to help efficiently guide the direction of the project. This will also help expedite the preliminary study phase of the project.

Our approach includes spending time completing a preliminary study to coordinate power service requirements with RMP, identify the project needs, determine the potential for increased pumping capacity, identify and balance the electrical upgrades with increased capacity, evaluate long lead items for pre-purchase, and prepare cost estimates for the identified improvements. This information will be summarized in a study with recommendations of improvements to be included in the final design. This will allow the team to make sound decisions and have a clear path forward for design. Additionally, we plan to use the original CAD design files to model the building in 3D for a spatial representation of the existing structure as well as modifications and new equipment installation.

TEAM ORGANIZATION/QUALIFICATIONS



The table below demonstrates our team's vast experience with well projects in Eagle Mountain as well as collaborations by the proposed team on other related projects. Detailed write-ups for projects denoted with a * can be found beginning on page 7.

Project Name / Team Member	Ted Mickelsen	Parker Vercimak	Ryan Selee	Ben Arrington	Allen Rogers
Eagle Mountain City Center Well (#6)*	■		■	■	■
Eagle Mountain City Well #7*	■			■	
Eagle Mountain Pony Express and Cory Wride Booster Stations*	■		■	■	■
Central Utah Water Conservancy District Pony Express Pump Station and Upgrade*	■			■	
Eagle Mountain City Well #8*	■		■	■	
Lake Rockport Estates—Well #3*	■	■	■	■	
Grantsville Capital Water and Sewer Improvements	■			■	
Sandy City 2022 Waterline Project	■				
Granger - Hunter Improvement District 4100 South and 4700 South Waterlines	■		■		
Hi-Country Estates Phase II Pump Station Improvements	■		■	■	■
Blanding City Deep Well, Treatment, and Wastewater Improvements			■	■	
Aurora City Culinary Water Improvements Project*		■		■	
Levan Town Culinary Water Improvements*		■			
Central Valley Town Capital Facility Plan and Culinary Water Improvements*		■			
Annabella Town Culinary Water Master Plan and Improvements*		■			
Psomas Mayflower Pump Station and Water System	■			■	■
Lost Creek and Rockport Booster					■
Summit County Mountain Regional Water					■
Gallup Water SCADA Replacement					■

TEAM ROLES AND RESPONSIBILITIES

As previously mentioned, Ted Mickelsen will be the Project Manager for the Well #5 Upgrade. Ted brings years of extensive well experience on projects in Eagle Mountain. Ryan Selee will serve as Project Engineer, working closely with Ted to coordinate the daily project activities.

To successfully complete this project, we have partnered with SKM Engineers to assist with electrical analysis and design. SKM will evaluate, coordinate, design, and specify all electrical requirements. JDE will address all the site, offsite, and building civil requirements.

JDE will provide civil and structural engineering, including our in house structural engineer who will model the well building in 3D by using the original design CAD files and complete all structural analysis and building improvements.

Construction engineering will include the appropriate expertise using both SKM and JDE personnel to observe the improvements at the appropriate times.

TEAM QUALIFICATIONS

Ted Mickelson, PE — Project Manager

- UT 270769 | BS—Civil Engineering

Ted is the Northwest Regional Director and heads our Utah Valley office and brings over 28 years of civil engineering management, analysis, design, planning, funding, and construction services experience. His areas of expertise include local government infrastructure projects including water conveyance facilities such as pipelines, pump stations, water tanks, hydraulic analysis, and modeling, wastewater facilities analysis and design, modeling and designing facilities for large drainage basins, design, and construction cost estimating and construction management.

Ted has served as a Senior Project Manager, project engineer and construction manager for several municipalities, water and wastewater improvement districts and governmental agencies on projects ranging from a few thousand dollars to $1.2 billion. His participation in many large-scale and challenging projects has provided him with experience in innovation for projects requiring unique design and construction needs. Ted was the project manager for the Payson City Gladstan Well project as well as working on multiple well projects for Eagle Mountain. Ted was also the project manager for multiple pump station projects including Mayflower Pump Station and Pony Express Pump Station and Upgrade.

Relevant Experience

Eagle Mountain City | Multiple Well Pump Stations and Site Improvements
Project Manager for the design of three new well pump station houses and the upgrade of one existing well pump house ranging from 1,000 gpm (400hp) to 3,500 gpm (800 hp). Two new wells were drilled by the City and this project including equipping, well buildings, site improvements, etc. Well #1 was upgraded to increase the well production with a new pump/motor, piping, equipment, electrical, building, and off-site piping. Well #2 was upgraded to include a pump to waste. Additionally, Ted is the Director for current wells #7 and #8 and booster stations being constructed in Eagle Mountain.

Central Utah Water Conservancy District | CWP Pony Express Pump Station
Project Manager for planning and design of a pump station meeting a phased water delivery schedule to Eagle Mountain. A 10,500 gpm pump station with four 500 HP vertical turbine pumps was designed to deliver half of the ultimate CWP water to Eagle Mountain. More recently, JDE was selected to upgrade the pump station adding the final two pumps along with electrical upgrades for the new pumps.

Payson City | Gladstan Wells
Project Manager for design of a new well house and equipment for a well that had been drilled and equipped with a 300 hp pump and motor to supply 1,200 gpm at 653 feet of head.

Lake Rockport Property Owners Association Well
Project Manager for completing two wells (Well #2 and Well #3) for Lake Rockport including a well siting study to locate the wells, preparing plans and specification, and Division of Drinking Water approvals for drilling and equipping an 800-foot deep well (Well #2) and a new 1,500-foot deep well (Well #3) to support this growing community.

TEAM QUALIFICATIONS

Parker Vercimack, PE — QA/QC

- UT 11786001 | BS—Civil Engineering

Parker is experienced in project design engineering and project management, specializing in hydraulics, hydrology, water systems, culinary water and waste water master plans, water source development, irrigation structures, pipelines, erosion protection, flood mitigation, and other water resources infrastructure planning, design and construction engineering.

Parker has been on the design team as lead project engineer for several irrigation, culinary water system planning and improvement projects/culinary master plans including Fruitland, Central Valley (well rehab project), Elsinore, Levan, Mayfield and many others. He was the project manager for the $2.8M culinary water improvement project in Elsinore (completed Spring 2021), and the $990K culinary water improvements project in Annabella (well rehab project). Parker assisted Aurora City in securing $2.65M funding from the CIB for their culinary water improvements project which included design and construction of a new water tank, replacement well, and distribution piping improvements.

Relevant Projects

- Eagle Mountain City Well #6
- Lake Rockport Well #3
- Aurora City Culinary Water Improvements
- Levan Town Culinary Water Improvements
- Central Valley Town Capital Facilities Plan and Culinary Water Improvements
- Annabella Town Culinary Water Master Plan and Improvements
- Beaver City Culinary Water Study and Improvements

Ryan Selee, PE — Project Engineer

- UT 13151201 | BS—Civil & Environmental Engineering

Ryan is a project engineer with four years of Civil Engineering experience. He has assisted with projects including culinary water planning, MS4 program updates, stormwater infrastructure, wells, pump stations, and wastewater pipelines. Prior to joining the JDE team, Ryan was an engineering intern for the Salem City Engineering Department where he gained valuable experience in MS4 programs, municipal engineering, and master planning.

Relevant Projects

- Eagle Mountain City Well #8
- Lake Rockport Estates Well #3
- Hi-Country Estates Phase I - Water System Improvements
- Granger-Hunter Improvement District - 4100 South and 4700 South Waterlines
- Hi-Country Estates Phase II Pump Station Improvements
- Blanding City Deep Well, Treatment, & Wastewater Connection

TEAM QUALIFICATIONS

Ben Arrington, EIT — Revit, Structural Design

- BS—Civil Engineering

Ben has been involved with civil engineering, CAD drafting, and 3D modeling for more than six years. He has designed, modeled, and drafted the structural aspects of municipal, commercial, and residential buildings, as well as concrete water tanks, light-traffic concrete bridge abutments, and concrete diversion structures. He has also served as a virtual reality (VR) operator for many of these projects with JDE to discuss and meet the needs of clients efficiently and effectively. Ben is our Revit practice lead, continually finding innovations to make the modeling process more streamlined and incorporated into the design process of our structures.

Relevant Projects

- Eagle Mountain Pony Express Well and Cory Wride Booster Stations
- Eagle Mountain City Center Well (#6)
- Eagle Mountain Wellhouse
- Santaquin Booster Pump Station
- Canyon Meadows Water Company Culinary System Improvements and Pump Station
- Mayflower Mountain Resort Pump Station
- Lionsback water tank and pump station
- Aurora Culinary Water Improvements
- CUWCD Pony Express Pump Station and Upgrade

Allen Rogers, PE — Electrical Lead

- UT 9210362 | BS—Electrical Engineering

Allen is a programmer and designer with experience in electrical design, control systems, and telemetry and SCADA systems. Allen has assisted in the design, programming, startup and maintenance on several source water, water treatment, wastewater collection, and wastewater treatment projects.

Allen has experience with many different aspects of SCADA systems. He has worked with many different programmable logic controllers including Allen Bradley, Control Microsystems, and Modicon. He has used many different operator interfaces including Allen Bradley, C-More, and Maple. He has experience with GE Fanuc iFix (Intellution) HMI software. He has assisted in the design and installation of new systems, replacement of old systems, and expansion of existing systems. Allen has worked with several different communication systems including radio, Ethernet, serial, and proprietary communication systems. Allen has also assisted in several path studies using licensed and unlicensed radios.

Relevant Projects

- Eagle Mountain City Center Well (#6)
- Eagle Mountain Pony Express and Cory Wride Booster Stations
- Hi-Country Estates Phase II Pump Station Improvements
- Lost Creek and Rockport Booster

TEAM PERFORMANCE ON PAST PROJECTS

Eagle Mountain City • Multiple Culinary Wells • Ted Mickelson (PM), Ben Arrington (PE), SKM (Electrical)
To support rapid growth for both residential and industrial water uses, JDE has been assisting the City with on-going culinary well projects including well siting and drilling for one of the wells, along with equipping and pump buildings for wells #6, #7, and #8 to support growth in Eagle Mountain. Scope of services include conducting a hydrologic and well-siting study, design and specifications for a test well, design and specifications for new 2,000 – 3,500 gpm final culinary wells, and coordination and approvals with the Division of Drinking Water and the Division of Water Rights. Well buildings, pump and piping system and chlorination system are being designed with the most recent technology to connect to the existing culinary water system.

Completion Date: *Ongoing*

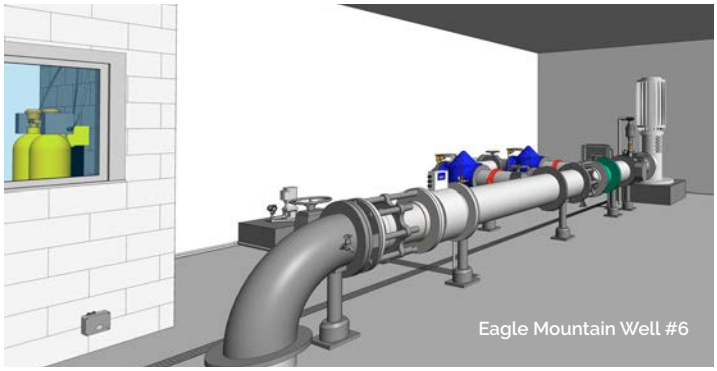
Project Cost: *$3M+*

Location: *Eagle Mountain, Utah*

Firm Involvement: *Prime*

Reference:
Chris Trusty, City Engineer | 801.789.6671

Eagle Mountain Well #6


Eagle Mountain Well #6

Eagle Mountain City • Pony Express Well and Cory Wride Booster Stations • Ted Mickelsen (PM), Ryan Selee (PE), Ben Arrington (PE), SKM (Electrical)
Eagle Mountain City required design of booster stations to increase water pressure. The Pony Express Booster Station was designed with two 75 hp pumps to increase pressure to move water over Unity Pass to fill their tanks. This helped alleviate the pressures spikes in the Central Utah Water Conservancy District Pony Express Pump Station. The Cory Wride Booster Station was designed with three 35 hp pumps to increase the irrigation water pressure that is used for their Cory Wride Memorial Park. Each station included a civil mechanical design to layout the best configuration of piping, pumps and equipment. The building design was then sized for the equipment inside. 3D modeling was completed to accurately represent the space. After a virtual reality walkthrough, the City decided they would like to expand the building to get more clearance around piping and also add storage they hadn't been able to visualize before.

Completion Date: *Est. August 2023*

Project Cost: *$1.85M*

Location: *Eagle Mountain, Utah*

Firm Involvement: *Prime*

Reference:
Chris Trusty, City Engineer | 801.789.6671

Lake Rockport • Well #3, Water Systems Planning and Improvements • Ted Mickelson (PM), Ryan Selee (PE), Parker Vercimak (PE), Ben Arrington (PE)
Lake Rockport is a 325 lot private community built on a steep hillside. Their water system was constructed in the 1970's and has been failing. For more than a decade, JDE has been assisting the association with planning and improving their water system. Beginning with a water master plan to identify needs, then designing and acquiring funding from two funding agencies, (DDW and USDA) throughout the past several years for improvements including two wells drilled at or exceeding 1,000 feet, a water tank, water treatment, booster stations, waterlines, and pressure reducing stations.

Completion Date: *Ongoing*

Project Cost: *$4M (expected cost)*

Location: *Coalville, Utah*

Firm Involvement: *Prime*

Reference:
Alan Lindsley | Lake Rockport Estates | 801.560.7021

TEAM PERFORMANCE ON PAST PROJECTS

Central Utah Water Conservancy District • Pony Express Pump Station and Upgrade • Ted Mickelson (PM), Ben Arrington (PE)

As part of the Central Water Project (CWP), sponsored by Central Utah Water Conservancy District (CUWCD), the City of Eagle Mountain contracted to receive up to 15,000 acre-feet of water annually. A new pump station was required to pump from the Eagle Mountain turn-out on the CWP pipeline to the Eagle Mountain water system to meet their current demands. Scope included design of a 10,500-gpm pump station with two 500-hp vertical turbine pumps and space for two additional pumps delivering Central Water Project water to Eagle Mountain. Unique considerations included the pump station needing to include a phased water delivery schedule and connection to CWP project pipeline, surge analysis for two systems, and hydraulic analysis. The upgrade was a fast-moving project which required an initial cost-benefit analysis to determine the size of pumps to be installed, hydraulic analysis, HVAC equipment to cool additional equipment, and additional electrical equipment. The pump station was designed in 3D to show accurately all new pumps, piping valving and HVAC equipment. This became valuable when the owner was able to evaluate the design by entering virtual reality to give a sense of size and spacing of equipment. Analysis and design of the project was completed within two months, meeting all customer requested milestones.

Completion Date: *July 2015, January 2021*

Project Cost: *$2.3M (Pump Station), $650K (Upgrade)*

Location: *Orem, Utah*

Firm Involvement: *Prime*

Reference:
Cort Lambson, Project Manager | 355 West University Parkway, Orem, UT 84058| 801.226.7179

Cayden Taylor, Staff Engineer | 1426 East 750 North Orem, UT 84097 | CUWCD | 385.224.9328

Pony Express Pump Station

Richfield City Commercial Park Well

Richfield City • Commercial Park Well • Carson DeMille (PM)

Richfield City selected the combined team of JDE and Jviation to provide engineering services for the expansion of the Richfield Municipal Airport. The City's existing culinary water well (Industrial Park Well) located on the airport property need to be relocated to allow for future expansion of the apron. JDE worked with Richfield City to identify and evaluate potential sites for the new well. The Richfield Commercial Park property was selected as the best feasible site. The new well was designed for a depth of approximately 1,350-feet and pumping rate of 1,000 gallons per minute. JDE services included well siting, preliminary evaluation report, preparation of drawings and specifications to drill and equip well, construction observation and material testing for well equipping and pump house, source protection plan, and approvals from Utah Division of Drinking Water. Grimshaw Drilling completed the drilling of the new well and A&D Jensen Contractors completed the well equipping and pump house construction. The project was coordinated and funded with a grant from the Federal Aviation Administration.

Completion Date: *November 2022*

Project Cost: *$1.05M*

Location: *Richfield, Utah*

Firm Involvement: *Prime*

Reference:
Matt Creamer, Former Administrator | Richfield City | 435.896.6439

TEAM PERFORMANCE ON PAST PROJECTS

Aurora City • Culinary Water Improvements Project • Parker Vercimak (PM), Carson DeMille (PE), Ben Arrington (PE)

Work included funding procurement from the CIB, system analysis, development of alternatives and value engineering to increase the value of the project and decrease the overall project cost. The well portion was designed and bid separately to increase construction efficiency. The remaining portions of the project included geotechnical investigations for new concrete tank, design of the tank, distribution piping and well house. Project challenges included drilling the new well at the city's cemetery, close proximity to power lines and homes, canal crossings, BLM ROW coordination, securing private easements, and post-Covid 19 construction with high material costs and short supply.

Completion Date: *May 2023*

Project Cost: *$3.05M*

Location: *Aurora, Utah*

Firm Involvement: *Prime*

Reference:
Daven Quarnberg, Mayor | Aurora City | 435.529.7643

Aurora City Culinary Water Improvements
Replacement Well with Lakos Sand Separator

Aurora City Culinary Water Improvements (well drilling)

Levan Town • Culinary Water Improvements • Parker Vercimak (PE)

As part of an ongoing system-wide study, several system improvements have been made since 2018 including improvements to transmission and distribution system, storage, and sources. Source improvements include four spring collection area redevelopments, rehabilitation of an existing well, and drilling a new well to provide a back-up source of water should spring flows continue to decrease. As part of drilling the new well, John Files conducted a hydrogeologic study and recommended suitable sites that were close to power and other infrastructure. Well drilling included drilling a 7-inch pilot hole to confirm geology and water availability before reaming to 14 inches, which reduced the sunk cost in the event that the quantity or quality of water was not suitable. The pilot hole also helped in reducing deviation while drilling the 14-inch diameter hole, 700 feet deep. Well drilling was successful and the well has become a reliable back-up source to the town.

Completion Date: *March 2020*

Project Cost: *$1M (included well drilling, well building and redeveloping two springs)*

Location: *Levan, Utah*

Firm Involvement: *Prime*

Reference:
Jason Worwood, Public Works Director | Levan Town | 435.681.1037

TEAM PERFORMANCE ON PAST PROJECTS

Central Valley Town • Capital Facilities Plan and Culinary Water Improvements • Parker Vercimak (PM)

Funding (USDA), planning, design and construction engineering services. Scope of work included capital facilities plan updating Town's GIS water system database. A GPS unit was used to locate valves, water meters, fire hydrants, and other pertinent system features before displaying in a GIS online map, accessible to the Town to review and verify the data. A hydraulic model was built using WaterGEMS. The plan also addressed existing deficiencies and recommended improvements to prepare the Town for future growth. The recommended system improvements included new piping, replacement/rehabilitation of two culinary water wells, a new chlorination building and chlorinator, replacement of a concrete water tank lid, rehabilitation of a spring, and an upgraded SCADA system. JDE successfully applied for USDA funding and secured a favorable funding package for the Town. Numerous project progress meetings were held to ensure the Town's concerns were addressed and the recommended improvements were warranted and designed to meet their preferences and needs.

Completion Date: *July 2019*

Project Cost: *$775K*

Location: *Central Valley, Utah*

Firm Involvement: *Prime*

Reference:
Gary Barney, Mayor | Central Valley Town | 435.979.6267

Central Valley Town Culinary Water Improvements

Annabella Town Culinary Water Improvements (well rehab)

Annabella Town • Culinary Water Master Plan and Improvements • Parker Vercimak (PM)

Funding was secured through USDA - Rural Development to complete a culinary water master plan, Preliminary Engineering Report, and associated environmental work. Upon completion of the planning process, Rural Development construction funds (loan/grant mix) were used to construct the necessary system improvements which included rehabilitation on two existing wells, replacing existing meters with radio-read meters, SCADA improvements, a new PRV to improve flows between the upper and lower pressure zone, and other pipeline improvements.

Completion Date: *November 2021*

Project Cost: *$1.8M*

Location: *Annabella, Utah*

Firm Involvement: *Prime*

Reference:
Brent Christensen, Mayor | Annabella Town | 435.896.6571

TEAM PERFORMANCE ON PAST PROJECTS

San Juan County • Spanish Valley Water Project • Carson DeMille (PE)
Over a period of three months, a culinary water well was drilled, constructed, developed, and tested in Spanish Valley located south of Moab, Utah. This process involved preparing a Preliminary Evaluation Report (PER) and engineering specifications and obtaining approval from the Utah Division of Drinking Water (DDW) to move forward with drilling a well. The well was drilled to a depth of 705-feet and then test pumped at flows starting at 200 gpm and ending at 480 gpm. Water levels were monitored for the well and neighboring wells during this process to determine the flow rate available at the well. The well was then developed to meet requirements for the Utah DDW for a municipal culinary water well. A Monitoring Plan for the well was also prepared and sent to the Utah Divison of Water Rights for approval.

Completion Date: *December 2021*

Project Cost: *$463K (open ended contract)*

Location: *San Juan County, Utah*

Firm Involvement: *Prime*

Reference:
Kelly Pehrson | County Administrator
435.587.3223

San Juan County Spanish Valley Well

Beaver City Well

Beaver City • Culinary Water Study and Improvements • Parker Vercimak (PE) Carson DeMille (PE)
Funding procurement (CIB, DDW), system-wide study including basin hydrogeologic evaluation of the ground water aquifer. The ground water aquifer analysis included determining areas with highest potential flow yield as well as several years of sampling and testing for radionuclide contamination. The groundwater radionuclide levels from existing wells were analyzed to select the well location that would most likely yield the best quality water and water that could be used to dilute other well sources with higher levels. The new 850 North well was drilled in the best known location and resulted a very good well capable of 1,250 gpm flows with radionuclide levels well below the threshold set by the DDW and EPA. A booster pump was also designed to be placed in the same building; capable of 400 gpm flows to the higher, North Creek pressure zone to supplement the North Creek well, and mix better quality water in that zone. JDE continues to provide engineering services to Beaver City for a variety of culinary water projects including waterline replacements, spring developments, and master planning.

Completion Date: *2018*

Project Cost: *$6.5M*

Location: *Beaver Utah*

Firm Involvement: *Prime*

Reference:
Jason Brown, City Manager | Beaver City | 435.438.2451

PROPOSED PROJECT APPROACH

Understanding

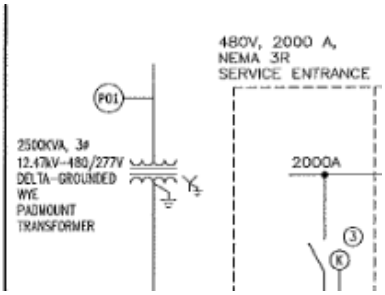
Eagle Mountain City's Well #5 was constructed in 2008-2009 with an 800 hp well pump motor and two 200 hp booster pumps. At the time, the City provided its own power and only 480V three phase was available at the site, limiting the motor horsepower. Higher voltage power is now available near this location and power is currently being provided by Rocky Mountain Power (RMP). It is our understanding that the City desires to provide higher voltage power at the site and upgrade the well pump and motor to potentially achieve more production from the well.

Approach

Initial discussion with Rocky Mountain Power (RMP) indicate the higher voltage power is possible at this location with the appropriate infrastructure installed to support the increase. However the constraint may be with the building or site space. While the existing 480V equipment will need to remain to operate the two 200 hp booster pumps, the new 4160V equipment will need additional space in the building or on the site. To accomplish this, building modifications may be required to gain extra space. This will be evaluated as we discuss this upgrade with RMP to determine the additional equipment requirements.

Power

While designing the Pony Express booster station, we were able to discuss providing 4160V power to Well #5 with RMP. The power is available at or near the site and can be provided. Coordination with RMP to connect to the system will be the first priority as an additional step-down transformer will be necessary and they have been long lead items of up to 50-60 weeks for delivery. According to the original plans there is 2500 kVA service to the site with a 12.47 kV-480/277V transformer. An additional transfer from 12.47 kV to 4160V will be necessary. An option to consider is to use the one that shipped for Well #7 on 6/28/2023 and order a new one for Well #7 if this project takes priority.



Typically, RMP only provides one meter per site so a discussion with RMP about moving the location of the meter prior to the transformers or the potential for gang metering will need to happen upon project kick-off. These discussions along with developing the total new power requirements to evaluate the primary power service power to the site will govern the direction of upgraded improvements.

Well Building

We've reviewed the existing building drawings and have developed ideas on gaining additional space to accommodate the added equipment, if necessary. To review this with the City, we plan to first model the existing building in 3D, which can be converted to VR for a realistic visual and spatial layout of the building. A site plan of the existing site will also be prepared. Recommended modifications to the building or site for expansion will be added to evaluate the necessary upgrades in VR.

We also understand there has been some building settlement causing cracking and heaving of the CMU and concrete. This may also be an appropriate time to consider upgrades to the building to correct these issues.

Pumping Capacity

JDE will work with the City to evaluate the pump conditions and installed pump equipment and consider upgrades to the pump and motor for potential increased production. The existing well casing is a 20-inch casing, the piping is 16-inch, and the pump column is a 14-inch column. With a 14-inch column, there is a velocity increase of approximately two feet/second for every 1,000 gpm. The equipment capacity to provide increased flow will be balanced with the electrical upgrades to increase the horsepower. The evaluation will first consider the tolerance of the column piping to accommodate additional flow then secondly electrical equipment required for the increased horsepower to find the "sweet spot" for increased flow.

Scope of Services

We plan to evaluate these items as well as the added pumping capacity in the preliminary planning phase and prepare a summary of the required improvements with their associated costs as "menu" items of required versus those that enhance the facility but may not be required. This allows the team to evaluate the final project design that meets the project needs and budget of the City.

1. **Kickoff Meeting.** Conduct a kickoff meeting with City staff and key members of the project team to review roles, responsibilities, and review and refine the scope of work. We also plan to invite RMP to this meeting.

2. **Preliminary Evaluation Study.** This task is to clearly understand the project needs and requirements and identify the improvements to move forward in design. The study is anticipated to consider the following:

PROPOSED PROJECT APPROACH

a. **Existing Conditions.** Summarize existing conditions of the well, pump conditions, facility conditions and available off-site facilities.

b. **Outline desired project outcome.** Define the goals, objectives, and desired outcome of the project.

c. **Identify pump requirements and improvements.** Evaluate the existing well facilities including the casing, existing pump and motor, and equipment to evaluate the maximin production capabilities of the well and requirement improvements.

d. **Identify electrical upgrades and improvements.** Identify and outline necessary electrical upgrades to support a 4160V well pump along with any upgrades identified in the previous item.

e. **Summarize required offsite improvements and coordination with RMP.** Coordinate and identify improvements and upgrades to connect to RMP.

f. **Listing of building or site improvements.** Identify building improvements required to support the upgrades and also work with City staff and visit the site to identify other building and/or site improvements that could be included with the project beyond those needed for the pump and electrical upgrades.

g. **Identify and recommend pre-purchase equipment.** Work with suppliers to determine equipment that have long lead times and recommend equipment to pre-purchase.

h. **Prepare engineers opinion of probable costs for identified improvements.** Prepare cost estimates for each identified improvement to assist in evaluating the final improvements for design.

i. **Prepare preliminary drawings as applicable for identified improvements.** Prepare preliminary building and equipment drawing in 3D to analyze space and expansion requirements for the new equipment.

j. **Prepare draft study.** Prepare a draft study summarizing all the information developed I the previous tasks.

3. **Meet with City staff to review draft study.** Conduct a workshop with the City to review the study and prioritize improvements to advance to the design phase.

4. **Finalize study including Improvements to include for final design.** Prepare a final study based on the feedback from the workshop that will act as guidance for the final design phase.

5. **Prepare material procurement documents for City purchase.** Based on the recommendations of the study, long lead material procurement packages will be prepared for bidding while the design phase is being completed.

6. **Prepare 60% design plans and review with the City.** The design drawings prepared in the study will be advanced to 60% and reviewed with the City.

7. **Prepare draft final plans and technical specifications.** The 60% drawings will be advanced to draft final drawings along with draft technical specifications for review with the City.

8. **Prepare final contract documents.** Final contract bid documents will be prepared for bidding.

9. **Contractor Procurement.** Assist the City with the contractor procurement process including answering contractor questions, conducting a pre-id meeting, prepare addendum as necessary, conducting the bid opening and making a contractor recommendation.

10. **Engineering Services during construction.** The construction schedule for this project will be largely dependent on the timing of the material delivery. Electrical equipment typically has the largest leads times including transformers, MCC's and motors. Since this project is specialty-driven, we will plan to have the correct personnel at the site at the appropriate times. For example, the structural engineer will be involved in monitoring the building improvements, the electrical designer will be involved to monitor electrical improvements, and a site/civil engineer will be involved for site improvements. The hours included reflect being at site for critical times of construction. The construction documentation and overall coordination will be overseen by an assigned construction engineer.

These services will include:

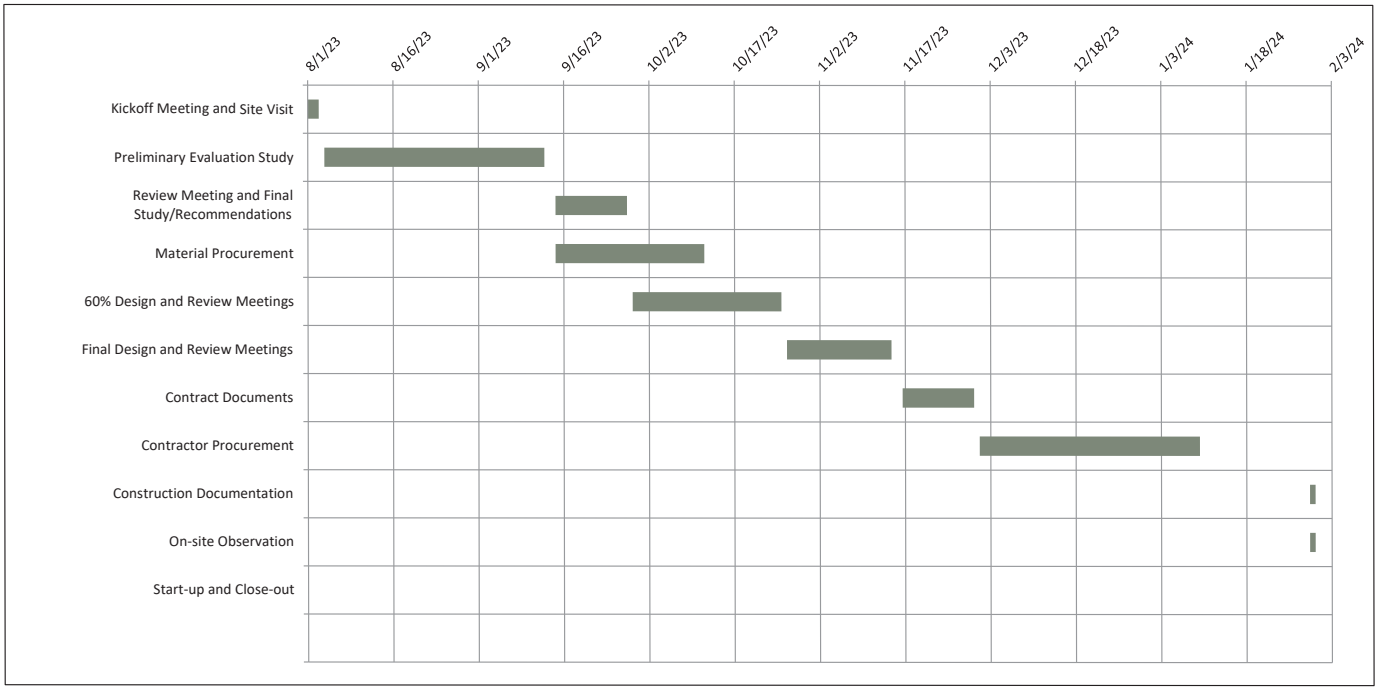
Construction Documentation. processing construction documentation including contract modifications, RFI's, submittal reviews, contractor pay requests, and meeting minutes.

On-site Observation and meetings. Includes specialty personnel at the site during the appropriate times of construction and attending meetings.

Start up and Close-out. Attend punch list walk throughs and project startup along with final record drawings and close out.

PROPOSED PROJECT SCHEDULE

Task Description	Start Date	End Date	Task Duration
-	*date*	*date*	*Calander days*
Kickoff Meeting and Site Visit	8/1/2023	8/3/2023	2
Preliminary Evaluation Study	8/4/2023	9/14/2023	40
Review Meeting and Final Study/Recommendations	9/15/2023	45197	13
Material Procurement	9/15/2023	10/12/2023	27
60% Design and Review Meetings	9/29/2023	10/26/2023	27
Final Design and Review Meetings	10/27/2023	11/16/2023	19
Contract Documents	11/17/2023	11/30/2023	13
Contractor Procurement	12/1/2023	1/11/2024	40
Construction Documentation	1/30/2024	2/1/2024	1
On-site Observation	1/30/2024	2/1/2024	1
Start-up and Close-out	Unknown		

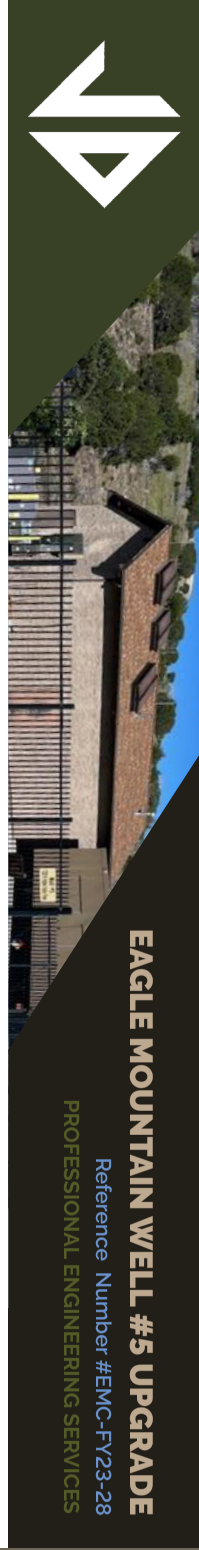


Currently, electrical materials have long lead times. This schedule anticipates a construction start time, but due to unknown material lead times the total construction time is not included. Our costs include hours for specialty engineers to be at the site at appropriate times, but since the overall construction time is unknown a planned number of weeks and/or hours per week was not estimated.

Jones & DeMille Engineering

Fee Proposal - Well #5 Upgrade

Description	Ted Mickelsen Project Manager $ 239	Ryan Selee Project Engineer $ 150	Amanda Laurendeau Desginer $ 91	Ben Arrington Engineer $ 130	Emily Johnson Admin $ 79	Parker Vercimack QA/QC $ 171	LABOR Total Hrs	LABOR Labor Total	EXPENSES Vehicle Mileage $ 0.66	EXPENSES Expense Total	SUBCONSULTANTS SKM Engineering	SUBCONSULTANTS Grand Total
Preliminary Study												
Kickoff Meeting and Site Visit	3	3		3	2		11	$ 1,715.00	80	$ 52.40	$ 1,000.00	**$ 2,767.40**
Preliminary Evaluation Study	12	20	12	16	2	4	66	$ 9,882.00		$ -	$ 5,500.00	**$ 15,382.00**
Review Meeting and Final Study/Recommendation	2	3		2			7	$ 1,188.00	80	$ 52.40		**$ 1,240.40**
Material Procurement	1	8	2	2	8		21	$ 2,513.00		$ -		**$ 2,513.00**
Desgin and Contract Documents												
60% Desgin and Review Meeting	6	10	8	8	1	2	35	$ 5,123.00	80	$ 52.40	$ 5,000.00	**$ 10,175.40**
Final Desgin and Review Meeting	4	8	2	6		2	22	$ 3,460.00	80	$ 52.40	$ 3,500.00	**$ 7,012.40**
Contract Documents		4		1	4	1	10	$ 1,217.00		$ -		**$ 1,217.00**
Contractor Procurement	2	4		2	2		10	$ 1,496.00		$ -		**$ 1,496.00**
Sub-Total Design	**30**	**60**	**24**	**40**	**19**	**9**	**182**	**$ 26,594.00**		**$ 209.60**	**$ 15,000.00**	**$ 41,803.60**
Construction Engineering & Management												
Construction Documentation	4	20		8	4		36	$ 5,312.00		$ -		**$ 5,312.00**
On-site Observation and Meetings	12	60		40			112	$ 17,068.00	800	$ 524.00	$ 3,014.00	**$ 20,606.00**
Start-up and Close-out	4	4		4			12	$ 2,076.00	80	$ 52.40		**$ 2,128.40**
Sub-Total Construction Managment	**20**	**84**	**0**	**52**	**4**	**0**	**160**	**$ 24,456.00**		**$ 576.40**	**$ 3,014.00**	**$ 28,046.40**
TOTAL	**50**	**144**	**24**	**92**	**23**	**9**	**342**	**$ 51,050.00**		**$ 786.00**	**$ 18,014.00**	**$ 69,850.00**



EAGLE MOUNTAIN WELL #5 UPGRADE
Reference Number #EMC-FY23-28
PROFESSIONAL ENGINEERING SERVICES

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

APPENDIX A

BID FORMS

Submitted By:

Jones & DeMille Engineering

BID FORMS

ATTACHMENT A

Bid Form

Project Name: EMC Well 5 Upgrade
Project Number: EMC-FY23-28

ARTICLE 1 - BID RECIPIENT

1.01 This Bid Is Submitted To: **EAGLE MOUNTAIN CITY**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

BID FORMS

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in SC-4.02, and (2) reports and drawings of Hazard Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

J. Bidder will submit written evidence of its authority to do business in the State or other jurisdiction where the Project is located not later than the date of its execution of the Agreement.

ARTICLE 4 - ATTACHEMENTS TO THIS BID

4.01 The following documents are attached to and made a condition of the Bid:

A. Bid Form
B.
C.

BID FORMS

ARTICLE 5 - BID SUBMITTAL

5.01 This Bid is submitted by:

An Individual

Name (typed or printed): _____ SEAL, if required by State

By: _____
(Individual's signature)

Doing business as:
_____

A Partnership

Partnership Name: _____ SEAL, if required by State

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed):
_____

A Corporation

Corporation Name:
Jones & DeMille Engineering, Inc.

State or Jurisdiction of Incorporation: Utah

Type (General Business, Profession, Service, Limited Liability):
S-Corporation

By: (Evidence to sign attached)
(Signature -- attach evidence of authority to sign)

Name (typed or printed):
Brian Barton, PE

Title: President

CORPORATE SEAL, if required by

Attest Darin Robinson, PE

BID FORMS

(Signature of Corporate Secretary)

Date of Qualification to do business in Utah [State or other jurisdiction where Project is located] is 01 / 12 / 1982

A Joint Venture

Name of Joint Venture:

_____

First Joint Venture Name: _____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

Second Joint Venture Name:

_____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is party to the venture should be in the manner indicated above.)

5.02 Bid submitted on June 29, 2023,

MISC INFO: BYLAWS

AMENDED & RESTATED
BYLAWS

OF

JONES & DeMILLE ENGINEERING, INC.

Adopted Sept 29, 2008

MISC INFO: BYLAWS

AMENDED & RESTATED
BYLAWS

OF

JONES & DeMILLE ENGINEERING, INC.

THE UNDERSIGNED, being officers and shareholders of **JONES & DeMILLE ENGINEERING, INC.**, a Utah corporation (Entity #792084-0142), hereby execute this instrument which sets forth their agreement regarding the governance of the Corporation and their respective rights and duties, pursuant to Section 732 of the Utah Revised Business Corporation Act. The terms of this instrument (1) shall be applicable for the duration of the Corporation or until they are amended as provided below, and (2) shall supplement the provisions found in the Articles of Incorporation and in the provisions of the JONES & DeMILLE ENGINEERING, INC. SHAREHOLDER AGREEMENT of even date.

ARTICLE I

OFFICE

The Directors shall designate and the Corporation shall maintain a principal office. The location of the principal office may be changed by the Directors from time to time. The Corporation may also have offices in such other places as the Directors may from time to time designate.

The location of the principal office of the Corporation shall be:

1535 South 100 West
Richfield, Utah 84701

ARTICLE II

SHAREHOLDERS MEETINGS

Section 1. Annual Meetings. The annual meeting of the shareholders of the Corporation shall be held on the 2nd Thursday in March of each year. The shareholders shall meet at such time and place as may be designated by those shareholders who hold more than fifty percent (50%) of the Corporation's issued and outstanding Class A Voting Stock. All shareholder meetings shall be for the transaction of such other business as may properly come before it. If the shareholders fail to hold their annual meeting, the Directors previously elected shall continue to hold office as though they had been re-elected. Moreover, the failure to hold annual meetings of shareholders as required by the Act or this by-law shall not affect the validity of any corporate action or work a forfeiture or dissolution of the Corporation.

MISC INFO: BYLAWS

Section 2. Notice of Shareholders Meetings. Each voting shareholder shall be given written notice stating the place, day, and hour of the meeting, along with the purpose or purposes for which the meeting is called, which shall be delivered not less than ten nor more than sixty days before the date of the meeting, either personally or by mail to each shareholder of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mails, addressed to the shareholder at his or her address as it appears on the books of the Corporation, with postage thereon prepaid.

Section 3. Place of Meeting; Waiver of Notice. The Directors may designate any place, either within or without the State of Utah, as the place of meeting. A waiver of notice signed by all shareholders entitled to vote at a meeting may designate any place, either within or without the State of Utah, as the place for the holding of such meeting. If no designation is made, or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Corporation.

Section 4. Quorum. A majority equal to 51% of the outstanding voting shares of the Corporation, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders.

Section 5. Voting. Every holder of Class A Voting Stock shall be entitled to one vote for each share standing in his or her name on the record of shareholders. Except as provided herein or in the Articles of Incorporation, all shareholder actions shall be determined by a majority of votes cast at a meeting of the voting shareholders.

Section 6. Informal Action by Shareholders. Any action required to be taken at a meeting of the shareholders, or any action which may be taken at a meeting of the shareholders, may be taken without a meeting if one or more consents in writing, setting forth the action so taken, shall be signed by those shareholders holding a majority of the Class A Voting Stock then issued and outstanding.

ARTICLE III

BOARD OF DIRECTORS

Section 1. General Powers. The business and affairs of the Corporation shall be managed by its Directors. The Directors may adopt such rules and regulations for the conduct and management of the Corporation as they deem proper.

Section 2. Number, Tenure and Qualifications. The Corporation shall have at least three (3) directors. Each director shall hold office until the next annual meeting of stockholders and until his successor shall have been elected and qualified, or until his earlier resignation, disqualification, or removal. Upon a director's resignation, disqualification or removal, the Board of Directors shall appoint a replacement (who must be a stockholder if the former director was a stockholder), and that person shall serve until the end of that calendar year. However, for

MISC INFO: BYLAWS

so long as "Founders" Timothy M. Jones and/or Tristan DeMille are Directors, each shall possess the right to cast two votes on all matters. That is, with five Directors, four of seven votes represents a majority, when those two are Directors; if only one of them is a Director, there will be four total Directors with the Founder having two of five votes.

Section 3. Resignation. A Director may resign at any time by delivering written notification thereof to the President, Chief Executive Officer or Secretary of the Corporation. Unless otherwise specified therein, such resignation shall take effect upon delivery.

Section 4. Compensation. The Directors may be paid their expenses, if any, of attendance at meetings, and may be paid a reasonable sum for their services to the Corporation. No such payment shall preclude the Directors from serving the Corporation in any other capacity and receiving compensation therefor.

ARTICLE IV

OFFICERS

Section 1. Number. When fully organized the officers of the Corporation may include a President and/or Chief Executive Officer, a Chief Financial Officer, one or more Vice-Presidents, a Treasurer, and a Secretary. Such officers and assistant officers as may be deemed necessary may be appointed by the Directors. In their discretion, the Directors may leave an office unfilled for any period as they may determine. Any two or more offices may be held by the same person.

Section 2. Term of Office. Each officer shall hold office until his or her successor shall have been duly appointed and shall have qualified or until his or her death or until he or she shall resign or shall have been removed in the manner hereinafter provided.

Section 3. Resignations. Any officer may resign at any time by delivering a written resignation either to the Chief Executive Officer or to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon delivery.

Section 4. Removals. Any officer may be removed by the Directors whenever in their judgment the best interests of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Appointment of an officer shall not of itself create any contract rights.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, or if a new office shall be created, such vacancy shall be filled by the Directors.

MISC INFO: BYLAWS

Section 6. The President. The President of the Corporation shall perform such duties as from time to time may be assigned to him by the Board of Directors. The President may sign, execute and acknowledge, in the name of the Corporation, deeds, mortgages, bonds, contracts or other instruments authorized by the Board of Directors, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or these Bylaws to some other officer or agent of the Corporation. The President shall, from time to time, in his discretion or at the order of the Board, submit to the Board reports of the operations and affairs of the Corporation. The President shall also perform such other duties and have such other powers as may be assigned to him from time to time by the Board of Directors.

Section 7. The CEO. The Chief Executive Officer ("CEO") of the Corporation shall perform such duties as from time to time may be assigned to him by the Board of Directors. The CEO may sign, execute and acknowledge, in the name of the Corporation, deeds, mortgages, bonds, contracts or other instruments authorized by the Board of Directors, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or these Bylaws to some other officer or agent of the Corporation. The CEO shall, from time to time, in his discretion or at the order of the Board, submit to the Board reports of the operations and affairs of the Corporation. The CEO shall also perform such other duties and have such other powers as may be assigned to him from time to time by the Board of Directors.

Section 8. The Vice Presidents. In the absence of the CEO or in the event of such President's death or inability or refusal to act, a Vice President, if a Vice President shall have been appointed, shall perform the duties of the President and/or CEO, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. A Vice President shall perform such other duties as from time to time may be assigned by the President or the Board of Directors.

Section 9. The Secretary. The Secretary shall be ex officio Secretary of the Board of Directors; shall attend all meetings of the stockholders and of the Board of Directors, and shall record all the votes of the stockholders and of the directors and the minutes of the meetings of the stockholders and of the Board of Directors and of committees of the Board in a book or books to be kept for that purpose. The Secretary shall give, or cause to be given, notices of all meetings of the stockholders of the Corporation and of the Board of Directors as required by these Bylaws; shall have responsibility for the custody and safekeeping of all permanent records and other documents of the Corporation, and, in general; shall perform all duties incident to the office of Secretary and such other duties as may be prescribed by the Board of Directors, the President or the CEO.

Section 10. The Treasurer. The Corporation may have a Treasurer who shall have or provide for the custody of all funds, securities and other property of the Corporation; shall collect and receive or provide for the collection or receipt of money earned by or in any manner due to or received by the Corporation; shall deposit or cause to be deposited all such moneys in such banks or other depositories as the Board of Directors may from time to time designate; shall make disbursements of Corporation funds upon appropriate vouchers; shall keep full and accurate

MISC INFO: BYLAWS

accounts of transactions of his office in books belonging to the Corporation; shall, whenever so required by the Board of Directors, the President or the CEO, render an accounting showing his transactions as Treasurer, and the financial condition of the Corporation, and, in general; shall perform all duties incident to the office of Treasurer and such other duties as may be prescribed by the Board of Directors or President.

ARTICLE V

CAPITAL STOCK

Section 1. Certificate of Shares. The shares of the corporation shall be represented by certificates prepared by the Directors and signed by the President and/or Chief Executive Officer and one other officer. All certificates for shares shall be consecutively numbered or otherwise identified. The name and address of the person to whom the shares represented thereby are issued, with the number of shares and date of issue, shall be entered on the stock transfer books of the corporation. All certificates surrendered to the corporation for transfer shall be canceled and no new certificate shall be issued until the former certificate for a like number of shares shall have been surrendered
and canceled, except that in case of a lost, destroyed or mutilated certificate, a new one may be issued therefor upon such terms and indemnity to the corporation as the Directors may prescribe.

Section 2. Transfer of Shares. Transfer of shares of the corporation shall be made only on the stock transfer books of the corporation by the holder of record thereof or by his or her legal representative, who shall furnish proper evidence of authority to transfer, or by his or her attorney thereunto authorized by power of attorney duly executed and filed with the secretary of the corporation, and on surrender for cancellation of the certificate for such shares. The person in whose name shares stand on the books of the corporation shall be deemed by the corporation to be the owner thereof for all purposes.

Section 3. Restrictions on Transfer of Shares. No transfer, sale, assignment, or other encumbrance of stock shall be valid or binding upon the Corporation or any other party unless said transfer is approved and consented to by a 67% of the voting shares then issued and outstanding. The shareholders who hold the voting stock may not withhold such consent unreasonably. A "transfer" for these purposes includes (without limitation) any sale, option, pledge, hypothecation, disposition, gift, involuntary transfer and transfer by operation of law. Furthermore, if the Corporation now or hereafter is an S Corporation under federal tax law, unless and until the Corporation effectively revokes or otherwise terminates its Subchapter S election, no shareholder in any manner shall transfer any stock or any interest in any share of stock where such transfer causes the Corporation's Subchapter S election to terminate. Any purported transfer or attempted transfer in violation of these restrictions shall be null and void. These restrictions shall be duly noted on all share certificates.

MISC INFO: BYLAWS

Section 4. Consideration for Shares. The capital stock of the corporation shall be issued for such consideration, but not less than the par value thereof, as shall be fixed from time to time by the Directors. In the absence of fraud, the determination of the Directors as to the value of any property or services received in full or partial payment of shares shall be conclusive.

ARTICLE VI

MANDATORY ARBITRATION

No civil action concerning any dispute among the Shareholders or Directors regarding the management of the Corporation or the rights and liabilities of the parties shall be instituted before any court. Instead, all such disputes (and all deadlocked matters) shall be submitted to final and binding arbitration to a single arbitrator and in accordance with the rules of the American Arbitration Association, or as the parties may agree in writing within 10 days from the first demand for arbitration. Provided, however, that the Arbitrator shall base his award and all other determinations upon the applicable principles of Utah statutory and common laws. The parties agree that their interests in the Corporation cannot be readily sold in the open market, and for that reason among others, the parties will be irreparably damaged if this Agreement is not specifically enforced. Therefore, in addition to any award of damages, any such award may, in the discretion of the arbitrator, require specific performance of this Agreement. All costs and expenses of the arbitration, including actual attorney's fees, shall be allocated among the parties according to the arbitrator's discretion. The arbitrator's award resulting from such arbitration may be confirmed and entered as a final judgment in any court of competent jurisdiction and enforced accordingly.

ARTICLE VII

WAIVER OF NOTICE

Whenever any notice is required to be given to any shareholder or the Directors of the corporation under the provisions of these Bylaws, or under the provisions of the Articles of Incorporation, or under the provisions of the Act, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice. Attendance at any meeting shall constitute a waiver of notice of such meetings, except where attendance is for the express purpose of objecting to the legality of that meeting.

MISC INFO: BYLAWS

ARTICLE VIII

AMENDMENTS

This instrument may be amended only by the written consents of those shareholders (a) who hold a majority of the issued and outstanding voting stock.

Dated: Sept. 29, 2008.

TIMOTHY M. JONES

TRISTAN DeMILLE

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

APPENDIX B
CERTIFICATE OF INSURANCE

Submitted By:

Jones & DeMille Engineering

MISC FORMS: CERTIFICATE OF INSURANCE

JONEDEM-01 CWILCOCK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Cathy Wilcock
American Insurance & Investment Corp. 448 South 400 East Salt Lake City, UT 84111	PHONE (A/C, No, Ext): (801) 364-3434 662 FAX (A/C, No): (801) 355-5234 E-MAIL ADDRESS: Cathy.Wilcock@american-ins.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Jones & DeMille Engineering, Inc. 1535 South 100 West Richfield, UT 84701	INSURER A : Travelers Ind Co of America	25666
	INSURER B : Travelers Prop Cas Co of America	25674
	INSURER C : XL Specialty Insurance Company	37885
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			6806H196759	10/1/2022	10/1/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			BA9P159570	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUP7979Y991	10/1/2022	10/1/2023	EACH OCCURRENCE	$ 9,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 9,000,000
	DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			UB6J254714	10/1/2022	10/1/2023	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Prof. Liability			DPR5003641	10/10/2022	10/10/2023	Each Claim	2,000,000
C	RetroDate: 1/8/1982			DPR5003641	10/10/2022	10/10/2023	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Verification of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jeffrey M. Hirst

ACORD 25 (2016/03)

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Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, June 15, 2023

City Recorder's office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Hidden Hollow phase "B" plat 2 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Hidden Hollow phase B plat 2
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release	
Original Bond Amount:	$ 234,710.00
Previous Release Amount:	$ -
Amount to Release this Period:	$ 132,897.04
Amount Remaining in Bond :	$ 101,812.96

Bond Releases Summary	
#1	$ 132,897.04
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 132,897.04

6/15/2023

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTIITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**MOBILIZATION/MISC.**										
a	Swppp	1	0.5	LS	$3,000.00	$1,500.00	0	1	100%	$1,500.00	$1,500.00
2	**ROAD & CONCRETE**										
a	3" asphalt	80052	40026	SF	$1.37	$54,835.62	0	80052	100%	$54,835.62	$54,835.62
b	6" road base	80052	8005.2	SF	$0.67	$5,363.48	0	80052	100%	$5,363.48	$5,363.48
c	9" sub base	4000	400	CY	$6.13	$2,452.00	0	4000	100%	$2,452.00	$2,452.00
d	30" curb & gutter	3770	377	LF	$22.13	$8,343.01	0	3770	100%	$8,343.01	$8,343.01
e	3" asphalt trail head	7050	705	SF	$1.48	$1,043.40	0	7050	100%	$1,043.40	$1,043.40
f	6" base trail head	7050	705	SF	$0.99	$697.95	0	7050	100%	$697.95	$697.95
g	Place gravel trail	10302	1030.2	SF	$1.16	$1,195.03	0	10302	100%	$1,195.03	$1,195.03
h	5' sidewalk	21000	2100	SF	$5.03	$10,563.00	0	21000	100%	$10,563.00	$10,563.00
i	Curb tie in	1	0.1	EA	$393.37	$39.34	0	1	100%	$39.34	$39.34
j	ADA ramps w/placards	7	0.7	EA	$1,236.30	$865.41	0	7	100%	$865.41	$865.41
k	Place concrete waterway	1000	100	SF	$11.24	$1,124.00	0	1000	100%	$1,124.00	$1,124.00
l	Concrete mob	2	0.2	EA	$674.35	$134.87	0	2	100%	$134.87	$134.87
m	Rock retaining wall	10800	1080	SF	$4.43	$4,784.40	0	10800	100%	$4,784.40	$4,784.40
3	**CULINARY WATER**										
a	8" Water Main C-900	1240	0	LF	$22.11	$0.00	0	1240	100%	$0.00	$0.00
b	Bedding material	1115	0	TON	$13.99	$0.00	0	1115	100%	$0.00	$0.00
c	Backfill material	1285	0	CY	$5.96	$0.00	0	1285	100%	$0.00	$0.00
d	1" Service laterals	54	0	EA	$1,335.55	$0.00	0	54	100%	$0.00	$0.00
e	2" Landscape Service lateral	1	0	EA	$3,937.59	$0.00	0	1	100%	$0.00	$0.00
f	Fire hydrant with valve	3	0	EA	$5,010.45	$0.00	0	3	100%	$0.00	$0.00
g	8" fittings & valves(bends)	1	0	LS	$27,240.44	$0.00	0	1	100%	$0.00	$0.00
h	Tie into existing 20" main	1	0	EA	$9,210.34	$0.00	0	1	100%	$0.00	$0.00
i	Air vac	1	0	EA	$3,989.85	$0.00	0	1	100%	$0.00	$0.00
j	Testing	1	0	LS	$1,817.82	$0.00	0	1	100%	$0.00	$0.00
k	2" blow off	1	0	EA	$1,100.00	$0.00	0	1	100%	$0.00	$0.00
l	Valve collars	7	0	EA	$391.59	$0.00	0	7	100%	$0.00	$0.00
4	**SEWER IMPROVEMENTS**										
a	8" HDPE sewer main	1685	168.5	LF	$51.62	$8,697.97	0	1685	100%	$8,697.97	$8,697.97
b	8" sewer main	300	30	LF	$27.35	$820.50	0	300	100%	$820.50	$820.50
c	8" sewer main w/bell restraints	115	11.5	LF	$64.04	$736.46	0	115	100%	$736.46	$736.46
d	10" HDPE sewer-upgrade	1100	110	LF	$55.66	$6,122.60	0	1100	100%	$6,122.60	$6,122.60
e	Replace base for 10" pipe	3	0.3	EA	$887.86	$266.36	0	3	100%	$266.36	$266.36
f	4" HDPE sewer laterals	38	3.8	EA	$1,249.59	$4,748.44	0	38	100%	$4,748.44	$4,748.44
g	4" sewer laterals	16	1.6	EA	$926.18	$1,481.89	0	16	100%	$1,481.89	$1,481.89
h	Backfill material	6282	628.2	CY	$5.96	$3,744.07	0	6282	100%	$3,744.07	$3,744.07
i	Bedding material	2000	200	TON	$19.82	$3,964.00	0	2000	100%	$3,964.00	$3,964.00
j	48" Manholes	10	1	EA	$2,634.23	$2,634.23	0	10	100%	$2,634.23	$2,634.23
k	60" Manholes	1	0.1	EA	$3,174.62	$317.46	0	1	100%	$317.46	$317.46
l	TV & air test	1	0.1	LS	$2,809.78	$280.98	0	1	100%	$280.98	$280.98
m	Tie into existing manhole	1	0.1	EA	$2,086.83	$208.68	0	1	100%	$208.68	$208.68
n	Manhole collars	11	11	EA	$485.03	$5,335.33	0	11	100%	$5,335.33	$5,335.33
5	**STORM DRAIN**										
a	15" storm drain	100	10	LF	$36.18	$361.80	0	100	100%	$361.80	$361.80
b	Curb inlet boxes	1	0.1	EA	$2,347.58	$234.76	0	1	100%	$234.76	$234.76
	TOTAL CONSTRUCTION COST					**$132,897.04**					
	Original 10% Bond Coverage					$101,812.96					
	TOTAL BOND AMOUNT:					**$234,710.00**				Released this Period	$132,897.04

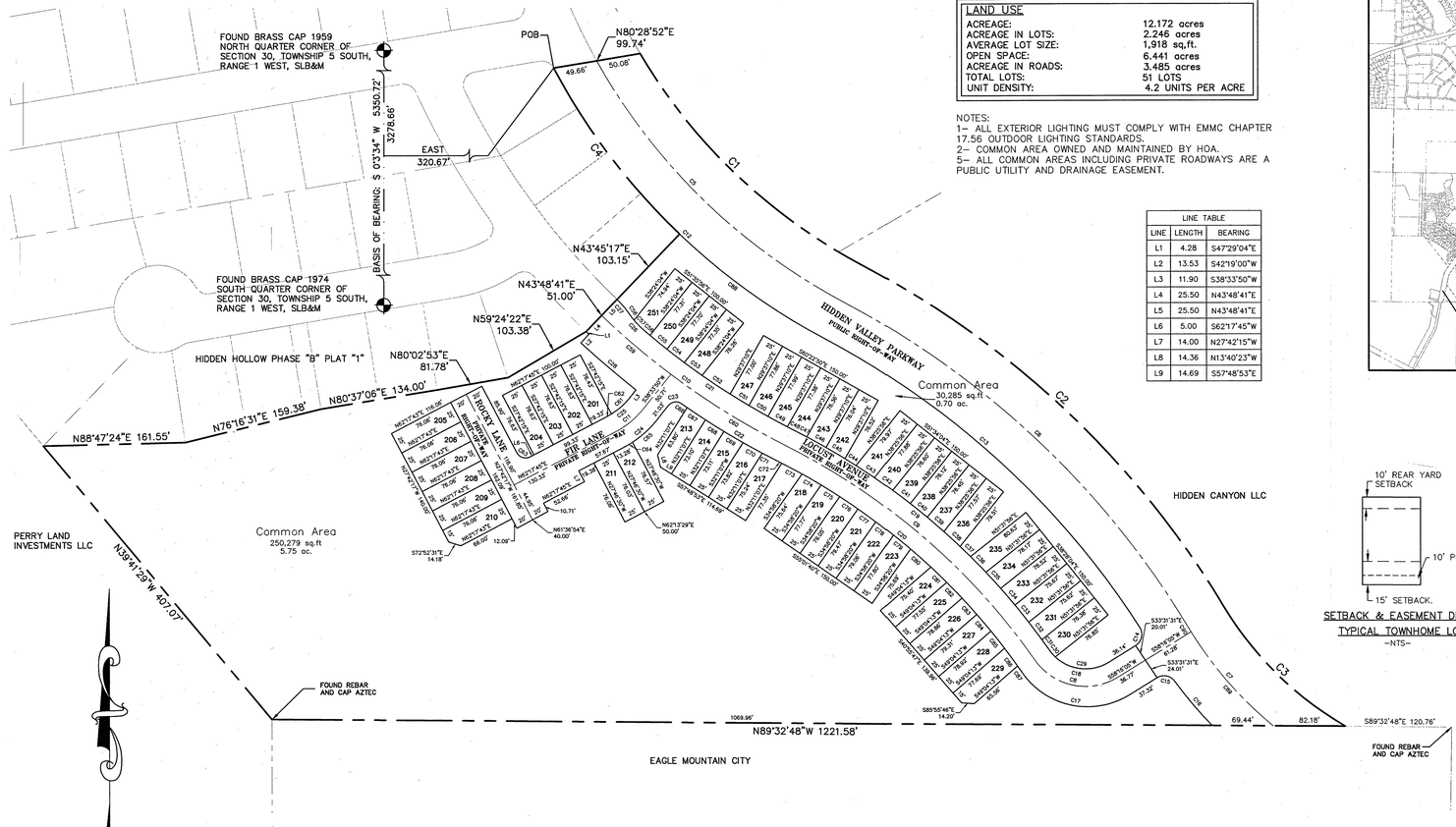
APPROVED BY EAGLE MOUNTAIN:

Christopher T. Trusty P.E.
Engineering Director

6/15/23
Date

Robert Ballif
Engineering Tech.

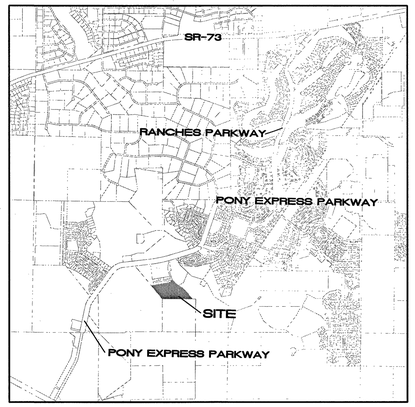
6/15/23
Date



LAND USE	
ACREAGE:	12.172 acres
ACREAGE IN LOTS:	2.246 acres
AVERAGE LOT SIZE:	1,918 sq.ft.
OPEN SPACE:	6.441 acres
ACREAGE IN ROADS:	3.485 acres
TOTAL LOTS:	51 LOTS
UNIT DENSITY:	4.2 UNITS PER ACRE

NOTES:
1- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
2- COMMON AREA OWNED AND MAINTAINED BY HOA.
5- ALL COMMON AREAS INCLUDING PRIVATE ROADWAYS ARE A PUBLIC UTILITY AND DRAINAGE EASEMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.28	S47°29'04"E
L2	13.53	S42°19'00"W
L3	11.90	S38°33'50"W
L4	25.50	N43°48'41"E
L5	25.50	N43°48'41"E
L6	5.00	S62°17'45"W
L7	14.00	N27°42'15"W
L8	14.36	N13°40'23"W
L9	14.69	S57°48'53"E



VICINITY MAP

SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

LOT AREAS	
LOT #	AREA
201	1,915 sq.ft.
202	1,916 sq.ft.
203	1,916 sq.ft.
204	1,916 sq.ft.
205	1,902 sq.ft.
206	1,902 sq.ft.
207	1,902 sq.ft.
208	1,902 sq.ft.
209	1,902 sq.ft.
210	1,851 sq.ft.
211	1,902 sq.ft.
212	1,903 sq.ft.
213	1,783 sq.ft.
214	1,826 sq.ft.
215	1,835 sq.ft.
216	1,862 sq.ft.
217	1,906 sq.ft.
218	1,919 sq.ft.
219	1,962 sq.ft.
220	1,983 sq.ft.
221	1,983 sq.ft.
222	1,962 sq.ft.
223	1,920 sq.ft.
224	1,914 sq.ft.
225	1,957 sq.ft.
226	1,979 sq.ft.

LOT AREAS	
LOT #	AREA
227	1,980 sq.ft.
228	1,959 sq.ft.
229	1,867 sq.ft.
230	1,924 sq.ft.
231	1,898 sq.ft.
232	1,890 sq.ft.
233	1,901 sq.ft.
234	1,932 sq.ft.
235	1,983 sq.ft.
236	1,962 sq.ft.
237	1,924 sq.ft.
238	1,905 sq.ft.
239	1,907 sq.ft.
240	1,929 sq.ft.
241	1,971 sq.ft.
242	1,905 sq.ft.
243	1,903 sq.ft.
244	1,921 sq.ft.
245	1,944 sq.ft.
246	1,950 sq.ft.
247	1,937 sq.ft.
248	1,922 sq.ft.
249	1,940 sq.ft.
250	1,939 sq.ft.
251	1,913 sq.ft.

0 80 160 320
SCALE: 1" = 80'

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE 9/14/20

DOMINION GAS COMPANY APPROVAL

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

Approved this 14 day of September 20 20 Dominion Gas Company

By: Beverly Eldredge Title: Re-Cm

ROCKY MOUNTAIN POWER APPROVAL

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

Del Edwards 9/16/20
ROCKY MOUNTAIN POWER — DATE

17302

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	355.15	646.00	31°29'58"	350.69	S46°14'03"E
C2	573.09	1054.00	31°09'12"	566.05	S46°24'26"E
C3	197.50	396.00	28°34'32"	195.46	S45°07'06"E
C4	239.26	740.00	18°31'31"	238.22	N36°58'58"W
C5	398.91	693.00	32°58'52"	393.43	S45°29'36"E
C6	547.53	1007.00	31°09'12"	540.81	N46°24'26"W
C7	149.57	443.00	19°20'39"	148.86	S40°30'10"E
C8	106.31	70.00	87°00'43"	96.38	S78°13'34"E
C9	378.07	760.00	28°30'08"	374.18	N48°58'16"W
C10	258.74	865.50	17°07'44"	257.78	S54°39'28"E
C11	41.42	100.00	23°43'55"	41.12	N50°25'47"E
C12	442.53	740.00	34°15'49"	435.97	S44°51'07"E
C13	494.01	960.00	29°29'04"	488.58	N47°14'30"W
C14	23.76	15.00	90°46'03"	21.35	N12°53'03"E
C15	22.42	15.00	85°37'26"	20.39	N78°55'12"W
C16	66.51	490.00	7°46'38"	66.46	S39°59'48"E
C17	137.11	90.00	87°17'18"	124.23	S78°05'16"E
C18	75.93	50.00	87°00'43"	68.84	S78°13'34"E
C19	388.02	780.00	28°30'08"	384.03	N48°58'16"W
C20	371.69	740.00	28°46'43"	367.79	N48°49'58"W
C21	205.75	845.50	13°56'35"	205.25	S56°15'02"E
C22	128.79	885.50	8°20'00"	128.68	S59°03'20"E
C23	16.62	11.00	86°32'50"	15.08	S81°50'15"W
C24	49.70	120.00	23°43'55"	49.35	N50°25'47"E
C25	33.14	80.00	23°43'55"	32.90	N50°25'47"E
C26	26.45	100.00	15°09'17"	26.37	S41°42'06"E
C27	20.88	100.00	11°57'58"	20.85	N40°06'27"W
C28	82.60	1305.11	3°37'35"	82.59	S49°17'56"E
C29	65.77	50.00	75°22'00"	61.13	S84°02'55"E
C30	10.16	50.00	11°38'43"	10.14	S40°32'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C31	14.89	780.00	1°05'36"	14.88	N35°16'00"W
C32	25.01	780.00	1°50'14"	25.01	N36°43'56"W
C33	25.00	780.00	1°50'11"	25.00	N38°34'09"W
C34	25.02	780.00	1°50'15"	25.01	N40°24'22"W
C35	25.06	780.00	1°50'26"	25.05	N42°14'42"W
C36	25.12	780.00	1°50'43"	25.12	N44°05'17"W
C37	16.54	780.00	1°12'55"	16.54	N45°37'06"W
C38	25.08	780.00	1°50'31"	25.07	N47°08'48"W
C39	25.03	780.00	1°50'18"	25.03	N48°59'13"W
C40	25.00	780.00	1°50'12"	25.00	N50°49'28"W
C41	25.01	780.00	1°50'13"	25.00	N52°39'40"W
C42	25.03	780.00	1°50'20"	25.03	N54°29'56"W
C43	25.09	780.00	1°50'34"	25.09	N56°20'24"W
C44	14.91	780.00	1°05'43"	14.91	N57°48'32"W
C45	25.01	780.00	1°50'13"	25.00	N59°16'30"W
C46	25.00	780.00	1°50'12"	25.00	N61°06'42"W
C47	16.23	780.00	1°11'32"	16.23	N62°37'34"W
C48	8.79	845.50	0°35'45"	8.79	S62°55'27"E
C49	25.01	845.50	1°41'41"	25.01	S61°46'45"E
C50	25.00	845.50	1°41'39"	25.00	S60°05'05"E
C51	25.02	845.50	1°41'43"	25.02	S58°23'24"E
C52	38.44	845.50	2°36'19"	38.44	S56°14'23"E
C53	25.02	845.50	1°41'45"	25.02	S54°05'21"E
C54	25.00	845.50	1°41'40"	25.00	S52°23'39"E
C55	25.00	845.50	1°41'40"	25.00	S50°41'59"E
C56	8.46	845.50	0°34'24"	8.46	S49°33'57"E
C57	16.69	100.00	9°33'48"	16.67	S44°29'51"E
C58	9.76	100.00	5°35'29"	9.75	S36°55'12"E
C59	103.70	865.50	6°51'54"	103.64	S49°31'33"E
C60	155.04	865.50	10°15'50"	154.84	S58°05'25"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C61	27.46	80.00	19°39'58"	27.32	N48°23'49"E
C62	5.68	80.00	4°03'57"	5.68	N60°15'46"E
C63	17.28	11.00	89°59'58"	15.56	S72°42'16"E
C64	11.74	120.00	5°36'13"	11.73	N59°29'38"E
C65	37.97	120.00	18°07'42"	37.81	N47°37'41"E
C66	7.97	885.50	0°30'58"	7.97	S55°08'49"E
C67	25.01	885.50	1°37'06"	25.01	S56°12'51"E
C68	25.00	885.50	1°37'04"	25.00	S57°49'55"E
C69	25.01	885.50	1°37'06"	25.01	S59°27'00"E
C70	25.04	885.50	1°37'13"	25.04	S61°04'10"E
C71	20.75	885.50	1°20'34"	20.75	S62°33'03"E
C72	4.34	740.00	0°20'09"	4.34	N63°03'15"W
C73	26.16	740.00	2°01'31"	26.16	N61°52'25"W
C74	25.09	740.00	1°56'34"	25.09	N59°53'23"W
C75	25.03	740.00	1°56'18"	25.03	N57°56'57"W
C76	25.00	740.00	1°56'10"	25.00	N56°00'43"W
C77	25.00	740.00	1°56'10"	25.00	N54°04'33"W
C78	25.03	740.00	1°56'18"	25.03	N52°08'20"W
C79	25.09	740.00	1°56'34"	25.09	N50°11'54"W
C80	31.06	740.00	2°24'17"	31.05	N48°01'29"W
C81	25.09	740.00	1°56'35"	25.09	N45°51'03"W
C82	25.04	740.00	1°56'18"	25.03	N43°54'37"W
C83	25.01	740.00	1°56'10"	25.00	N41°58'23"W
C84	25.00	740.00	1°56'10"	25.00	N40°02'13"W
C85	25.03	740.00	1°56'17"	25.03	N38°06'00"W
C86	25.09	740.00	1°56'33"	25.09	N36°09'35"W
C87	9.62	740.00	0°44'41"	9.62	N34°48'58"W
C88	203.27	740.00	15°44'19"	202.63	S54°06'53"E
C89	143.07	443.00	18°30'12"	142.44	S40°55'23"E
C90	6.50	443.00	0°50'27"	6.50	S31°15'04"E

ADDRESS TABLE	
LOT #	ADDRESS
201	2737 EAST FIR LANE
202	2733 EAST FIR LANE
203	2729 EAST FIR LANE
204	2725 EAST FIR LANE
205	7307 NORTH ROCKY LANE
206	7303 NORTH ROCKY LANE
207	7299 NORTH ROCKY LANE
208	7295 NORTH ROCKY LANE
209	7291 NORTH ROCKY LANE
210	7287 NORTH ROCKY LANE
211	2738 EAST FIR LANE
212	2744 EAST FIR LANE
213	7309 NORTH LOCUST AVE
214	7307 NORTH LOCUST AVE
215	7303 NORTH LOCUST AVE
216	7301 NORTH LOCUST AVE
217	7299 NORTH LOCUST AVE
218	7295 NORTH LOCUST AVE
219	7293 NORTH LOCUST AVE
220	7289 NORTH LOCUST AVE
221	7287 NORTH LOCUST AVE
222	7285 NORTH LOCUST AVE
223	7283 NORTH LOCUST AVE
224	7275 NORTH LOCUST AVE
225	7273 NORTH LOCUST AVE
226	7269 NORTH LOCUST AVE

ADDRESS TABLE	
LOT #	ADDRESS
227	7265 NORTH LOCUST AVE
228	7263 NORTH LOCUST AVE
229	7259 NORTH LOCUST AVE
230	7260 NORTH LOCUST AVE
231	7264 NORTH LOCUST AVE
232	7268 NORTH LOCUST AVE
233	7272 NORTH LOCUST AVE
234	7276 NORTH LOCUST AVE
235	7278 NORTH LOCUST AVE
236	7282 NORTH LOCUST AVE
237	7286 NORTH LOCUST AVE
238	7288 NORTH LOCUST AVE
239	7292 NORTH LOCUST AVE
240	7294 NORTH LOCUST AVE
241	7298 NORTH LOCUST AVE
242	7300 NORTH LOCUST AVE
243	7304 NORTH LOCUST AVE
244	7306 NORTH LOCUST AVE
245	7308 NORTH LOCUST AVE
246	7310 NORTH LOCUST AVE
247	7312 NORTH LOCUST AVE
248	7318 NORTH LOCUST AVE
249	7320 NORTH LOCUST AVE
250	7324 NORTH LOCUST AVE
251	7326 NORTH LOCUST AVE

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HIDDEN HOLLOW PHASE "B" PLAT "2" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°03'34" West 3278.66 feet along the quarter section line and East 320.67 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 80°28'52" East 99.74 feet; thence Southeasterly 355.15 feet along the arc of a non-tangent 646.00 foot radius curve to the left, through a central angle of 31°29'58", the chord of which bears South 46°14'03" East 350.69 feet; thence Southeasterly 573.09 feet along the arc of a 1054.00 foot radius curve to the right, through a central angle of 31°09'12", the chord of which bears South 46°24'26" East 566.05 feet; thence Southeasterly 197.50 feet along the arc of a 396.00 foot radius curve to the left, through a central angle of 28°34'32", the chord of which bears South 45°07'06" East 195.46 feet; thence North 89°32'48"West 1221.58 feet; thence North 39°41'29" West 407.07 feet; thence North 88°47'24" East 161.55 feet; thence North 76°16'31" East 159.38 feet; thence North 80°37'06" East 134.00 feet; thence North 80°02'53" East 81.78 feet; thence North 59°24'22" East 103.38 feet; thence North 43°48'41" East 51.00 feet; thence North 43°45'17" East 103.15 feet; thence Northerly 239.26 feet along the arc of a 740.00 foot radius curve to the right, through a central angle of 18°31'31", the chord of which bears North 36°58'58" West 238.22 feet to the point of beginning.

Parcel contains: 12.17 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" East (NAD 83).

Sept 11, 2020
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.
Pursuant to Utah code 10-9a-604(1d) the owner hereby conveys the common area, as indicated heron, to the Hidden Hollow Town-home Owners Association, 2801 North Thanksgiving Way Suite 100, Lehi, Ut, 84043

OWNER(S):
PRINTED
Ryan Bybee
Manager, RS Hidden Hollow, LLC

AUTHORIZED SIGNATURES
September 16, 2020

ACKNOWLEDGEMENT

On the 16th day of Sept., 20 20, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4/10/2024
COMMISSION NUMBER 711469

Sharon B. Johnson
NOTARY PUBLIC SIGNATURE
Sharon B. Johnson
PRINTED NAME OF NOTARY

ENT 152417:2020 Map # 17302
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 01 11:01 am FEE 152.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 30 day of Sept. 20 20

Jenna Burnham
APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(See Seal Below)

PHASE 'B' PLAT '2'

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SURVEYOR SEAL
PROFESSIONAL LAND SURVEYOR
No. 5152741
9-11-20
TRAVIS TRANE
STATE OF UTAH

NOTARY PUBLIC SEAL
SHARON B. JOHNSON
Notary Public - State of Utah
Comm. No. 711469
My Commission Expires on
April 10, 2024

CITY ENGINEER SEAL
CHRISTOPHER TREMEA
172477
9-22-20
STATE OF UTAH

CLERK-RECORDED SEAL
JEFFERY SMITH
UTAH COUNTY RECORDER

Sec 30, T5S, R1W
TU-038

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, June 22, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Parkway Fields phase "A" plat 1 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	316,676.40
Previous Release Amount:	$	-
Amount to Release this Period:	$	500.00
Amount Remaining in Bond :	$	316,176.40

Bond Releases Summary		
#1	$	500.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	500.00

6/22/2023

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0.05	LS	$10,000.00	$500.00	0	1	95%	$500.00	$500.00
b	Clear & grub	700000	0	SF	$0.05	$0.00	0	700000	95%	$0.00	$0.00
c	Import fill	9000	0	TON	$17.50	$0.00	0	9000	100%	$0.00	$0.00
d	Lot/cut fill	6500	0	CY	$3.75	$0.00	0	6500	100%	$0.00	$0.00
e	SWPPP	1	0	LS	$3,000.00	$0.00	0	1	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	Rough grade	275000	0	SF	$0.15	$0.00	0	275000	90%	$0.00	$0.00
b	3" Asphalt Roadway	80500	0	SF	$1.55	$0.00	0	80500	90%	$0.00	$0.00
c	8" base	80500	0	SF	$1.10	$0.00	0	80500	90%	$0.00	$0.00
d	9" sub base	3100	0	TON	$17.50	$0.00	0	3100	90%	$0.00	$0.00
e	4" asphalt	36000	0	SF	$2.25	$0.00	0	36000	90%	$0.00	$0.00
f	9" base	36000	0	SF	$1.25	$0.00	0	36000	90%	$0.00	$0.00
g	12" sub base	2400	0	TON	$17.50	$0.00	0	2400	90%	$0.00	$0.00
h	5" asphalt	20000	0	SF	$2.90	$0.00	0	20000	90%	$0.00	$0.00
i	9" base	20000	0	SF	$1.25	$0.00	0	20000	90%	$0.00	$0.00
j	18" sub base	2000	0	TON	$17.50	$0.00	0	2000	90%	$0.00	$0.00
k	9" subbase	62485	0	SF	$1.40	$0.00	0	62485	90%	$0.00	$0.00
l	4" sidewalk w/base	35000	0	SF	$5.00	$0.00	0	35000	90%	$0.00	$0.00
m	Sidewalk prep	40000	0	SF	$1.35	$0.00	0	40000	90%	$0.00	$0.00
n	ADA ramps & placards	15	0	EA	$1,850.00	$0.00	0	15	90%	$0.00	$0.00
o	30" Curb & Gutter modified	8600	0	LF	$24.50	$0.00	0	8600	90%	$0.00	$0.00
p	Street Signs	9	0	EA	$200.00	$0.00	0	9	90%	$0.00	$0.00
q	Stop signs	7	0	EA	$200.00	$0.00	0	7	90%	$0.00	$0.00
3	**CULINARY WATER**										
a	8" C-900 water line	3000	0	LF	$45.00	$0.00	0	3000	100%	$0.00	$0.00
b	8" gate valve	12	0	EA	$2,125.00	$0.00	0	12	100%	$0.00	$0.00
c	8" cross	1	0	EA	$2,150.00	$0.00	0	1	100%	$0.00	$0.00
d	8" tee	2	0	EA	$1,450.00	$0.00	0	2	100%	$0.00	$0.00
e	8" bend	8	0	EA	$950.00	$0.00	0	8	100%	$0.00	$0.00
f	8" loop	1	0	EA	$6,200.00	$0.00	0	1	100%	$0.00	$0.00
g	12" C-900 water main	910	0	LF	$76.00	$0.00	0	910	100%	$0.00	$0.00
h	12" valve	7	0	EA	$3,225.00	$0.00	0	7	100%	$0.00	$0.00
i	12" tee	3	0	EA	$2,650.00	$0.00	0	3	100%	$0.00	$0.00
j	12" bend	2	0	EA	$1,450.00	$0.00	0	2	100%	$0.00	$0.00
k	12" loop	1	0	EA	$8,900.00	$0.00	0	1	100%	$0.00	$0.00
l	3/4" service	69	0	EA	$1,550.00	$0.00	0	69	100%	$0.00	$0.00
m	Fire Hydrant	10	0	EA	$7,400.00	$0.00	0	10	100%	$0.00	$0.00
n	Connect to existing	2	0	EA	$5,000.00	$0.00	0	2	100%	$0.00	$0.00
4	**SEWER**										
a	8" sewer main	2400	0	LF	$50.00	$0.00	0	2400	100%	$0.00	$0.00
b	15" sewer main	450	0	LF	$195.00	$0.00	0	450	100%	$0.00	$0.00
c	18" sewer main	2000	0	LF	$214.00	$0.00	0	2000	100%	$0.00	$0.00
d	60" Sewer manholes	12	0	EA	$6,700.00	$0.00	0	12	100%	$0.00	$0.00
e	48" Sewer manholes	1	0	EA	$4,600.00	$0.00	0	1	100%	$0.00	$0.00
f	4" Sewer services	69	0	EA	$1,250.00	$0.00	0	69	100%	$0.00	$0.00
g	Connect to existing	1	0	EA	$10,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	Connect to existing	2	0	EA	$2,000.00	$0.00	0	2	100%	$0.00	$0.00
b	12" storm drain pipe	400	0	LF	$54.00	$0.00	0	400	100%	$0.00	$0.00
c	15" storm drain pipe	2700	0	LF	$71.00	$0.00	0	2700	100%	$0.00	$0.00
d	18" storm drain pipe	750	0	LF	$78.00	$0.00	0	750	100%	$0.00	$0.00
e	Curb inlet	12	0	EA	$3,000.00	$0.00	0	12	100%	$0.00	$0.00
f	60" Storm drain manhole w/collars	10	0	EA	$4,800.00	$0.00	0	10	100%	$0.00	$0.00
g	Combo box	14	0	EA	$6,300.00	$0.00	0	14	100%	$0.00	$0.00
h	Sump	3	0	EA	$5,800.00	$0.00	0	3	100%	$0.00	$0.00
i	3x3 box	1	0	EA	$14,250.00	$0.00	0	1	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$500.00**					
	Original 10% Bond Coverage					$316,176.40				Released this Period	$500.00
	TOTAL BOND AMOUNT:					**$316,676.40**					

Christopher T. Trusty P.E.
Engineering Director

6/22/23
Date

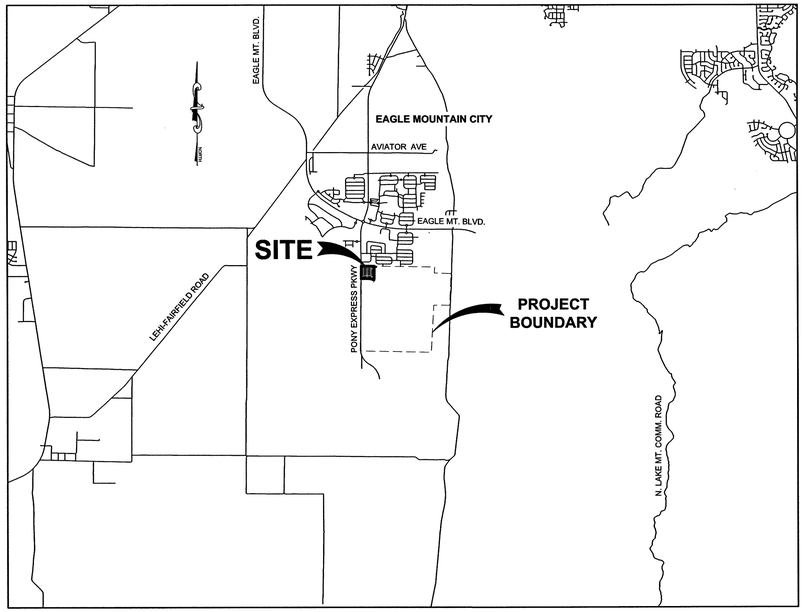
Robert Ballif
Engineering Tech.

6/22/23
Date

TABULATIONS

TOTAL ACREAGE:	18.52 ACRES (806,608 S.F.)
TOTAL ACREAGE IN LOTS:	10.74 ACRES
TOTAL ACREAGE IN ROW:	5.42 ACRES
TOTAL COMMON AREA:	2.36 ACRES
OVERALL DENSITY:	3.73 LOTS/ACRE
TOTAL # OF LOTS:	69 LOTS
RC - SMALLEST LOT SIZE:	5,800 SF - 0.13 ACRES
RC - LARGEST LOT SIZE:	18,358 SF - 0.42 ACRES
RC - AVERAGE LOT SIZE:	6,587 SF - 0.15 ACRES
R3 - SMALLEST LOT SIZE:	7,006 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	7,957 SF - 0.18 ACRES
R3 - AVERAGE LOT SIZE:	7,259 SF - 0.17 ACRES

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1864.78 FEET AND WEST 1777.96 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S10°21'07"W 79.30 FEET; THENCE S05°49'14"W 16.26 FEET; THENCE N69°17'04"W 65.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00", CHORD: N34°10'46"W 19.28 FEET; THENCE N74°10'46"W 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07", CHORD: N81°51'49"W 320.91 FEET; THENCE N89°32'52"W 416.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32", CHORD: S66°50'22"W 12.02 FEET; THENCE S00°23'36"W 10.20 FEET; THENCE N89°36'24"W 16.67 FEET; THENCE N00°27'08"E 894.55 FEET TO THE SOUTH LINE OF EAGLE VILLAGE PLAT 2, ENTRY NUMBER 55765:2021, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE S89°13'23"E 906.43 FEET; THENCE S00°46'37"W 875.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±18.52 ACRES
806,608 SQ. FT.

November 02, 2022
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, AND C, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 20 22

BCP Development Inc, President

Nate Hutchinson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THIS 29th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE President OF BCP Development, Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718253
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
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 28 DAY OF December A.D. 20 22

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED
ENGINEER
(See Seal Below)

ATTEST
CLERK-RECORDER
(See Seal Below)

COUNTY RECORDER STAMP

ENT 127983:2022 Map # 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 pm FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 29 DAY OF November 20 22

BY- Brenda Eldredge

TITLE- Re-Con

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — 11-29-22 DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — 11-28-2022 DATE

18597
1012

PARKWAY FIELDS
PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
CHAD A. POULSEN No. 501182 — STATE OF UTAH — PROFESSIONAL LAND SURVEYOR	MATT RASBAND — NOTARY PUBLIC-STATE OF UTAH — COMMISSION# 718253 — COMM. EXP. 06-11-2025	No. 291052 — CHRISTOPHER TODD — TRUSTY — 12-21-22 — STATE OF UTAH — PROFESSIONAL ENGINEER	CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1996 — STATE OF UTAH

This form approved by Utah County and the municipalities therein.

LEI #19-0046

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SEC 13 T6S, R2W SLBM TV 38 DR

SOUTH QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SECTION LINE: N0°28'02"E 2672.37

N0°28'02"E 1864.78

EAST 1/4 CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHWEST CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

R1W
R2W

NORTH

SCALE: 1" = 50'
50 25 0 50

FUTURE PARKWAY FIELDS
PHASE B, PLAT 1

FUTURE PARKWAY
FIELDS DEVELOPMENT
PHASE B, PLAT 2

POINT OF BEGINNING

WEST
1777.96

S0°46'37"W 875.71

672.71

S10°21'07"W 79.30

S5°49'14"W 16.26

S5°49'14"W
54.06

N89°17'04"W 65.19

R=15.00
Δ=80°00'00"
L=20.94
CH=N34°10'46"W 19.28

N74°10'46"W 53.83

S74°10'46"E 124.17

R=1200.00
Δ=15°22'07"
L=321.88
CH=N81°51'49"W 320.91

PARCEL C
15000 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

PARCEL B
68927 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

WARBLER DRIVE
(PUBLIC - 53' WIDE)

FINCH LANE
(PUBLIC - 53' WIDE)

SWIFT LANE
(PUBLIC - 53' WIDE)

STARLING LANE
(PUBLIC - 53' WIDE)

SPARROW LANE
(PUBLIC - 53' WIDE)

PONY EXPRESS PARKWAY
(PUBLIC - 122' WIDE)

PHEASANT ROAD
(PUBLIC - 53' WIDE)

PARKWAY FIELDS BOULEVARD
(PUBLIC - 77' WIDE)

EAGLE VILLAGE
PLAT 2

FUTURE PARKWAY FIELDS
PHASE A, PLAT 2

Lot	Area
129	7424 S.F.
128	7452 S.F.
127	6452 S.F.
126	5800 S.F.
125	5800 S.F.
124	5800 S.F.
123	5800 S.F.
122	6300 S.F.
121	7871 S.F.
120	18358 S.F.
119	8340 S.F.
118	6188 S.F.
117	5980 S.F.
116	6942 S.F.
115	6423 S.F.
114	5800 S.F.
113	5800 S.F.
112	5992 S.F.
111	5815 S.F.
110	5808 S.F.
109	5808 S.F.
108	6308 S.F.
107	5808 S.F.
106	5808 S.F.
105	5808 S.F.
104	6308 S.F.
103	5808 S.F.
102	5808 S.F.
101	5841 S.F.
130	7018 S.F.
131	6200 S.F.
132	6200 S.F.
133	6200 S.F.
134	6700 S.F.
135	6200 S.F.
136	6200 S.F.
137	6200 S.F.
138	6200 S.F.
139	6941 S.F.
140	7734 S.F.
141	7087 S.F.
142	7087 S.F.
143	7087 S.F.
144	7087 S.F.
145	7659 S.F.
146	7087 S.F.
147	7087 S.F.
148	7087 S.F.
149	7957 S.F.
150	7863 S.F.
151	7006 S.F.
152	7006 S.F.
153	7006 S.F.
154	7571 S.F.
155	7006 S.F.
156	7006 S.F.
157	7006 S.F.
158	7006 S.F.
159	7750 S.F.
160	6922 S.F.
161	6236 S.F.
162	6261 S.F.
163	6287 S.F.
164	6313 S.F.
165	6851 S.F.
166	6366 S.F.
167	6392 S.F.
168	6418 S.F.
169	7227 S.F.

PARCEL A
18778 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

S89°13'50"E 186.12

S89°13'50"E 187.09

S89°13'23"E 906.43

S0°23'36"W 10.20

N89°36'24"W 16.67

N0°27'08"E 894.55

N89°32'52"W 416.58

S89°32'52"E 444.25

53.53

407.86

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	11°56'12"	14.17	N5°34'30"W 14.14
C2	15.00	47°06'28"	12.33	S65°59'38"E 11.99
C3	68.00	40°00'20"	47.48	N31°32'46"W 46.52
C4	68.00	37°59'56"	45.10	N70°32'54"W 44.28
C5	15.00	90°19'29"	23.65	N44°23'08"W 21.27
C6	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C7	1277.00	2°29'05"	55.38	S88°03'54"E 55.37
C8	15.00	90°05'04"	23.58	S44°15'55"E 21.23
C9	15.00	89°40'31"	23.48	S45°36'52"W 21.15
C10	1377.00	1°47'59"	43.26	N88°38'53"W 43.25
C11	1277.00	2°36'32"	58.15	S85°31'06"E 58.14
C12	1277.00	2°37'12"	58.40	S82°54'13"E 58.39
C13	1377.00	2°25'01"	58.08	N86°32'23"W 58.08
C14	1277.00	3°49'58"	85.43	S79°40'38"E 85.41
C15	1377.00	0°21'09"	8.47	N85°09'18"W 8.47
C16	68.00	43°05'43"	51.15	S73°28'25"W 49.95
C17	1277.00	3°34'53"	79.82	S75°58'12"E 79.81
C18	68.00	37°58'42"	45.07	S32°56'13"W 44.25
C19	68.00	13°10'15"	15.63	S7°21'44"W 15.60
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C22	200.00	4°16'02"	14.90	S2°54'38"W 14.89
C23	200.00	5°02'51"	17.62	S2°31'13"W 17.61
C24	15.00	89°22'46"	23.40	N44°32'27"W 21.10
C25	147.00	4°53'42"	12.56	N2°35'47"E 12.56
C26	253.00	4°16'02"	18.84	N2°54'38"E 18.84
C27	15.00	94°14'39"	24.67	N47°53'57"E 21.98
C28	1430.00	3°21'54"	83.99	S86°39'41"E 83.97
C29	15.00	90°19'29"	23.65	S44°23'08"E 21.27
C30	1430.00	1°12'14"	30.05	S88°56'45"E 30.05
C31	15.00	89°59'33"	23.58	S45°46'24"W 21.21
C32	15.00	90°00'27"	23.56	N44°13'36"W 21.21
C33	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C34	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C35	15.00	90°22'34"	23.66	S45°34'53"W 21.28
C36	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C37	68.00	94°14'39"	111.85	N47°53'57"E 99.66
C38	1277.00	15°07'41"	337.17	N81°44'36"W 336.19
C39	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C40	1403.50	4°34'09"	111.92	N87°15'48"W 111.89
C41	41.50	94°14'39"	68.26	N47°53'57"E 60.82
C42	226.50	4°16'02"	16.87	N2°54'38"E 16.86
C43	173.50	5°02'51"	15.28	N2°31'13"E 15.28
C44	1238.50	15°22'07"	332.20	S81°51'49"E 331.21
C45	1430.00	4°34'09"	114.04	N87°15'48"W 114.01
C46	1377.00	4°34'09"	109.81	N87°15'48"W 109.78

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N5°02'39"E	9.49
L2	N0°00'13"W	21.70
L3	N5°02'39"E	9.49
L4	S5°02'39"W	9.49
L5	S0°00'13"E	21.34
L6	S89°13'23"E	15.75

LEGEND

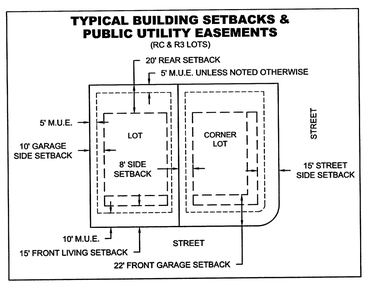
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A — NO ACCESS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. PARCELS A, B, & C OWNED AND MAINTAINED BY THE HOA.
4. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS

(RC & R3 LOTS)



map 18597
ENT 127983:2022 Map # 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 pm FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

STATE OF UTAH
DAVID A. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
12/28/2022

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

PARKWAY FIELDS
PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046

18597
2012

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, June 22, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Parkway Fields phase "B" plat 1 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Parkway Fields phase "B" plat 1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	$ 440,849.79
Previous Release Amount:	$ -
Amount to Release this Period:	$ 16,139.08
Amount Remaining in Bond :	$ 424,710.71

Bond Releases Summary	
#1	$ 16,139.08
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 16,139.08

6/22/2023

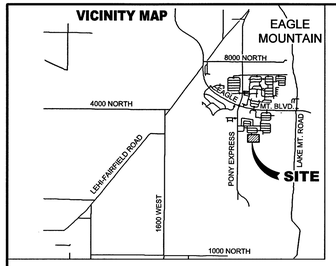
							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
b	Clear & grub	1468660	0	SF	$0.05	$0.00	0	1468660	100%	$0.00	$0.00
c	Import fill	10000	0	TON	$17.50	$0.00	0	10000	100%	$0.00	$0.00
d	Lot/cut fill	10328	0	CY	$3.75	$0.00	0	10328	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	Rough grade	454979	0	SF	$0.15	$0.00	0	454979	100%	$0.00	$0.00
b	3" Asphalt Roadway	141130	7056.5	SF	$1.55	$10,937.58	0	141130	95%	$10,937.58	$10,937.58
c	8" base	141130	0	SF	$1.10	$0.00	0	141130	100%	$0.00	$0.00
d	9" sub base	8275	0	TON	$17.50	$0.00	0	8275	100%	$0.00	$0.00
e	4" asphalt	62555	0	SF	$2.25	$0.00	0	62555	100%	$0.00	$0.00
f	9" base	62555	0	SF	$1.25	$0.00	0	62555	100%	$0.00	$0.00
g	12" sub base	5320	0	TON	$17.50	$0.00	0	5320	100%	$0.00	$0.00
h	4" sidewalk	65965	659.65	SF	$5.00	$3,298.25	0	65965	99%	$3,298.25	$3,298.25
i	Sidewalk prep.	65965	0	SF	$1.35	$0.00	0	65965	100%	$0.00	$0.00
j	ADA ramps & placards	10	0	EA	$1,850.00	$0.00	0	10	100%	$0.00	$0.00
k	30" Curb & Gutter modified	12570	0	LF	$24.50	$0.00	0	12570	100%	$0.00	$0.00
l	Slop/street signs	9	0	EA	$400.00	$0.00	0	9	100%	$0.00	$0.00
3	**CULINARY WATER**										
a	8" C-900 water line	5200	0	LF	$45.00	$0.00	0	5200	100%	$0.00	$0.00
b	8" gate valve	21	0.21	EA	$2,125.00	$446.25	0	21	99%	$446.25	$446.25
c	8" tee	6	0	EA	$1,450.00	$0.00	0	6	100%	$0.00	$0.00
d	8" bend	6	0	EA	$950.00	$0.00	0	6	100%	$0.00	$0.00
e	8" loop	5	0	EA	$6,200.00	$0.00	0	5	100%	$0.00	$0.00
f	12" C-900 water line	1480	0	LF	$76.00	$0.00	0	1480	100%	$0.00	$0.00
g	12" valve	4	0	EA	$3,225.00	$0.00	0	4	100%	$0.00	$0.00
h	12" tee	1	0	EA	$2,650.00	$0.00	0	1	100%	$0.00	$0.00
i	12" loop	1	0	EA	$8,900.00	$0.00	0	1	100%	$0.00	$0.00
j	12" cross	1	0	EA	$4,100.00	$0.00	0	1	100%	$0.00	$0.00
k	3/4" service	111	0	EA	$1,550.00	$0.00	0	111	100%	$0.00	$0.00
l	Fire Hydrant	14	0	EA	$7,400.00	$0.00	0	14	100%	$0.00	$0.00
m	2" blow off	5	0	EA	$1,250.00	$0.00	0	5	100%	$0.00	$0.00
n	Connect to existing	3	0	EA	$2,000.00	$0.00	0	3	100%	$0.00	$0.00
4	**SEWER**										
a	8" sewer main	4634	0	LF	$50.00	$0.00	0	4634	100%	$0.00	$0.00
b	18" sewer main	1470	0	LF	$214.00	$0.00	0	1470	100%	$0.00	$0.00
c	60" Sewer manholes	6	0	EA	$6,700.00	$0.00	0	6	100%	$0.00	$0.00
d	48" Sewer manholes	17	0.17	EA	$4,900.00	$833.00	0	17	99%	$833.00	$833.00
e	4" Sewer services	111	0	EA	$1,250.00	$0.00	0	111	100%	$0.00	$0.00
f	Connect to existing	1	0	EA	$2,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	Connect to existing	2	0	LS	$2,000.00	$0.00	0	2	100%	$0.00	$0.00
b	12" storm drain pipe	680	0	LF	$54.00	$0.00	0	680	100%	$0.00	$0.00
c	15" storm drain pipe	3220	0	LF	$71.00	$0.00	0	3220	100%	$0.00	$0.00
d	18" storm drain pipe	960	0	LF	$78.00	$0.00	0	960	100%	$0.00	$0.00
e	24" storm drain pipe	1220	0	LF	$100.00	$0.00	0	1220	100%	$0.00	$0.00
f	Excavation and fir	1	0	LS	$5,700.00	$0.00	0	1	100%	$0.00	$0.00
g	60" Storm drain manhole w/collars	13	0.13	EA	$4,800.00	$624.00	0	13	99%	$624.00	$624.00
h	Combo box	20	0	EA	$6,300.00	$0.00	0	20	100%	$0.00	$0.00
i	Sump	2	0	EA	$5,800.00	$0.00	0	2	100%	$0.00	$0.00
j	Curb inlet box/tie in	22	0	EA	$3,000.00	$0.00	0	22	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$16,139.08**					
	Original 10% Bond Coverage					$424,710.71	Released this Period			$16,139.08	
	TOTAL BOND AMOUNT:					**$440,849.79**					

Christopher T. Trusty P.E.
Engineering Director

6/22/23
Date

Robert Ballif
Engineering Tech.

6/22/23
Date



TABULATIONS

TOTAL ACREAGE:	33.73 ACRES (1,469,184 SQ.FT)
TOTAL ACREAGE IN LOTS:	22.95 ACRES
TOTAL ACREAGE IN ROW:	8.55 ACRES
TOTAL COMMON AREA:	2.23 ACRES
TOTAL IMPROVED OPEN SPACE:	2.23 ACRES
OVERALL DENSITY:	3.29 LOTS/ACRE
TOTAL # OF LOTS:	111 LOTS
TOTAL IMPROVED ROAD SURFACE: (TBC TO TBC)	233,368 SQ. FT.

NORTH

SCALE: 1"=50'

50 25 0 50

SOUTH QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SECTION LINE: N0°28'02"E 2672.37

N0°28'02"E 1704.79

WEST 325.25

POINT OF BEGINNING

BCP DEVELOPMENT INC.

S0°46'37"W 1016.00

PARCEL A
(COMMON AREA)
95475 S.F.
(OWNED AND MAINTAINED BY HOA)

PARKWAY FIELDS BLVD.
(PUBLIC - 77' WIDE)

FLICKER DR
(PUBLIC - 53' WIDE)

WARBLER DR
(PUBLIC - 53' WIDE)

CHUKAR DR
(PUBLIC - 53' WIDE)

MEADOWLARK DR.
(PUBLIC - 53' WIDE)

EAGLE POINT SUBDIVISION PLAT "B"

112	12750 S.F.	164	13385 S.F.
111	12750 S.F.	163	11200 S.F.
110	12750 S.F.	162	11200 S.F.
109	12750 S.F.	161	11900 S.F.
108	12750 S.F.	160	11900 S.F.
113	22549 S.F.	165	13385 S.F.
114	11437 S.F.	166	8680 S.F.
115	6091 S.F.	167	8680 S.F.
116	6090 S.F.	168	8680 S.F.
117	6615 S.F.	169	9380 S.F.
118	6090 S.F.	170	8680 S.F.
119	6090 S.F.	195	11548 S.F.
120	6090 S.F.	196	7982 S.F.
121	6090 S.F.	197	6380 S.F.
122	6615 S.F.	198	6380 S.F.
123	6090 S.F.	199	6380 S.F.
124	6090 S.F.	200	6930 S.F.
125	6090 S.F.	201	6930 S.F.
126	6777 S.F.	202	6380 S.F.
		194	8370 S.F.
		193	8370 S.F.
		192	8370 S.F.
		191	9045 S.F.
		190	8370 S.F.
		127	7568 S.F.
		128	6090 S.F.
		129	6090 S.F.
		130	6615 S.F.
		131	6090 S.F.
		132	6090 S.F.
		133	6090 S.F.

SEE SHEET 2

SEE SHEET 2

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1704.79 FEET AND WEST 325.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE N89°13'23"W 1059.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 335.29 FEET WITH A RADIUS OF 1277.00 FEET THROUGH A CENTRAL ANGLE OF 15°02'58", CHORD: N81°42'04"W 334.33 FEET; THENCE N74°10'46"W 64.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.97 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°10'00", CHORD: S77°14'15"W 14.35 FEET;, THENCE N05°49'14"E 5.00 FEET; THENCE N10°21'07"E 79.30 FEET; THENCE N00°46'37"E 875.71 FEET TO THE SOUTH LINE OF *EAGLE POINT SUBDIVISION PLAT "B"*; THENCE S89°13'23"E ALONG SAID SOUTH LINE 1453.45 FEET; THENCE S00°46'37"W 1016.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±33.73 ACRES
±1,469,184 SQ. FT.

November 02, 2022
DATE

SURVEYOR
(See Seal Below)

Parkway Fields
Owners Association,
Inc.
2940 West Maple
Loop Drive
Suite 102
Lehi, UT 84043

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A AND B AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE SUITE 102 LEHI, UT 84043.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 2022

BCP Development, Inc, President

Nate Hutchinson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THIS 28th DAY OF November, 2022 PERSONALLY APPEARED BEFORE ME Nate Hutchinson 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 HE/SHE IS THE President OF BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6-11-25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
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 28 DAY OF December, A.D. 2022

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

COUNTY RECORDER STAMP

ENT 127985:2022 Map # 18599
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:22 pm FEE 326.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

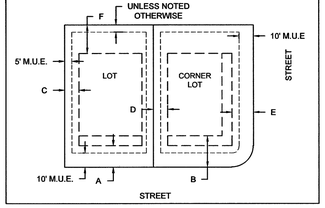
LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SINGLE FAMILY LOTS	R1 LOTS 1-13	R2 LOTS 53-64	R3 LOTS 65-95	RC LOTS 14-52 96-111
FRONT LIVING SETBACK (A)	25 Ft	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	10 Ft	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	25 Ft	20 Ft	20 Ft	20 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 19 DAY OF November, 2022

BY- Beverly Eldridge

TITLE- Pre-Con

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS 11-29-22 DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER 11-28-2022 DATE

18599
1 of 2

PARKWAY FIELDS
PHASE B, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' SHEET 1 OF 2

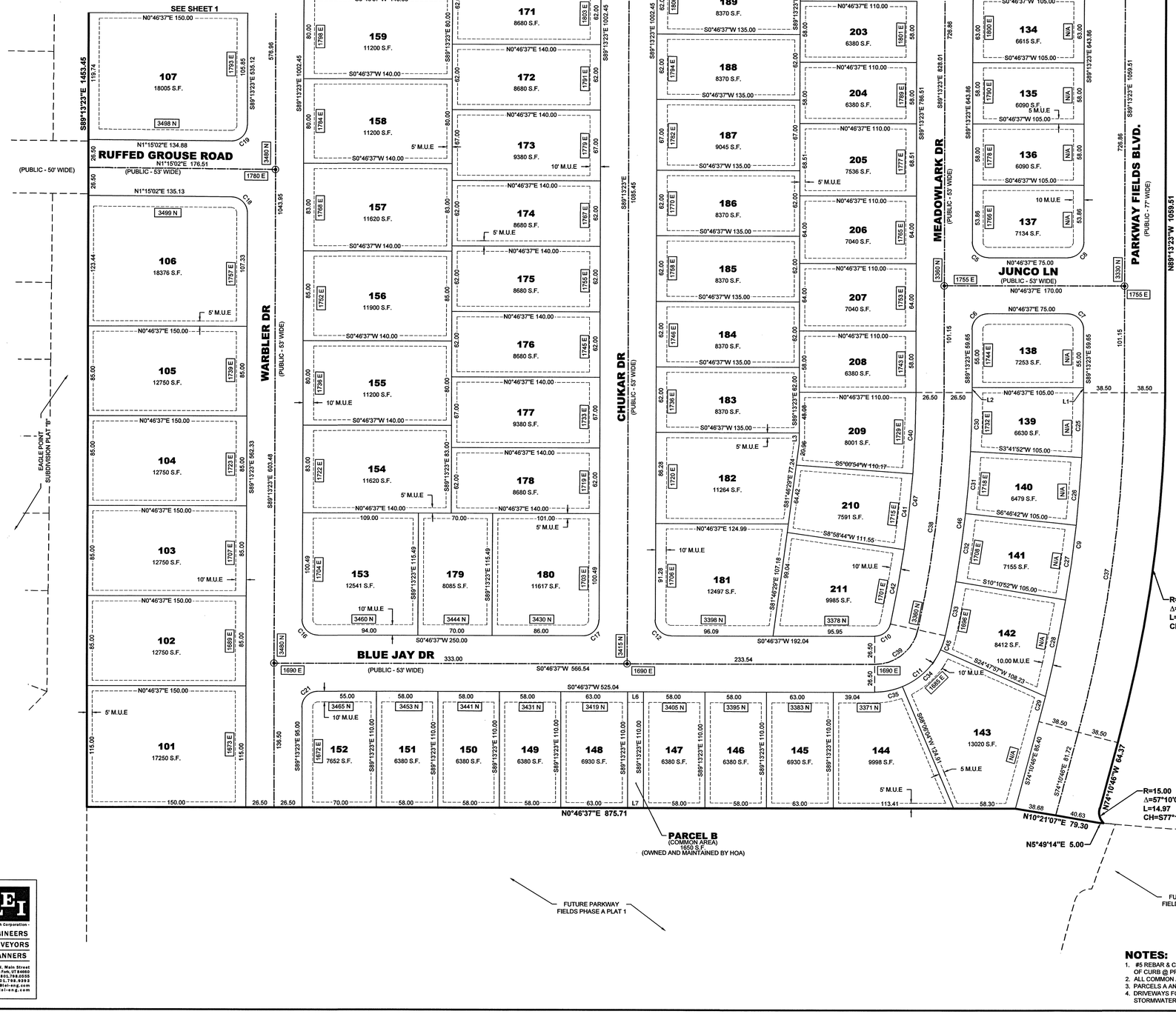
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH — CHAD A. POULSEN — No. 501182 — 11/02/2022 — PROFESSIONAL LAND SURVEYOR	MATT RASBAND NOTARY PUBLIC-STATE OF UTAH COMMISSION# 718363 COMM. EXP. 06-11-2025	LICENSED PROFESSIONAL ENGINEER No. 280052 CHRISTOPHER TOUBY TOUBY 11-29-22 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

SE-13 T6S R2W SLBM TV 38 DE

NORTH

SCALE: 1"=50'

50 25 0 50



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C2	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C3	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C4	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C8	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C9	1200.00	15°02'38"	315.08	S81°42'04"E 314.17
C10	15.00	77°51'44"	20.38	S38°09'15"E 18.85
C11	68.00	77°51'44"	92.41	S38°09'15"E 85.46
C12	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C13	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C17	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C18	15.00	89°31'35"	23.44	N46°00'49"E 21.13
C19	15.00	90°28'25"	23.69	S43°59'11"E 21.30
C20	68.00	90°00'00"	106.81	N44°13'23"W 96.17

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	68.00	47°06'15"	55.90	N65°40'16"W 54.34
C23	68.00	36°59'14"	43.90	N23°37'31"W 43.14
C24	68.00	5°54'30"	7.01	N2°10'39"W 7.01
C25	1200.00	2°55'15"	61.17	S87°45'46"E 61.17
C26	1200.00	3°04'51"	64.52	S84°45'43"E 64.52
C27	1200.00	3°24'09"	71.26	S81°31'13"E 71.25
C28	1200.00	4°28'01"	93.56	S77°35'08"E 93.53
C29	1200.00	1°10'22"	24.56	S74°45'57"E 24.56
C30	1095.00	2°55'15"	55.82	S87°45'46"E 55.81
C31	1095.00	3°04'51"	58.88	S84°45'43"E 58.87
C32	1095.00	3°24'09"	65.03	S81°31'13"E 65.02
C33	1095.00	2°44'02"	52.25	S78°27'08"E 52.24
C34	68.00	43°18'07"	51.39	S43°33'00"E 50.18
C35	68.00	22°40'33"	26.91	S10°33'40"E 26.74
C36	41.50	90°00'00"	65.19	N44°13'23"W 58.69
C37	1238.50	15°02'38"	325.18	S81°42'04"E 324.25
C38	1068.50	12°08'16"	226.36	S83°09'15"E 225.93
C39	41.50	77°51'44"	56.40	S38°09'15"E 52.16
C40	1042.00	4°14'17"	77.08	S87°06'15"E 77.06

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1042.00	3°57'50"	72.09	S83°00'11"E 72.07
C42	1042.00	3°56'09"	71.58	S79°03'11"E 71.57
C45	68.00	11°53'04"	14.10	S71°08'35"E 14.08
C46	1095.00	12°08'16"	231.97	S83°09'15"E 231.54
C47	1042.00	12°08'16"	220.74	S83°09'15"E 220.33

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°13'23"E	4.65
L2	S89°13'23"E	4.65
L3	S89°13'23"E	9.69
L4	S89°13'23"E	4.26
L5	S0°46'37"W	15.00
L6	S0°46'37"W	15.00
L7	S0°46'37"W	15.00

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6,090 SF - 0.14 AC	12,750 SF - 0.29 ACRES	11,200 SF - 0.26 ACRES	8,085 SF - 0.19 ACRES
LARGEST LOT SIZE	13,020 SF - 0.30 AC	22,549 SF - 0.52 ACRES	13,385 SF - 0.31 ACRES	13,385 SF - 0.31 ACRES
AVERAGE LOT SIZE	6,961 SF - 0.16 AC	14,687 SF - 0.34 ACRES	11,738 SF - 0.27 ACRES	9,198 SF - 0.21 ACRES

ENT 127985:2022 Map # 18599
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:22 PM FEE 326.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

STATE OF UTAH
CHAD A. POULSEN
No. 501182
12/28/2022
PROFESSIONAL LAND SURVEYOR

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.5393
office@lei-eng.com
www.lei-eng.com

18599 2 of 2

PARKWAY FIELDS
PHASE B, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. PARCELS A AND B ARE DEDICATED TO THE HOA.
4. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORMWATER INLETS WHERE APPLICABLE.

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, May 15, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Silverlake plat 34 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

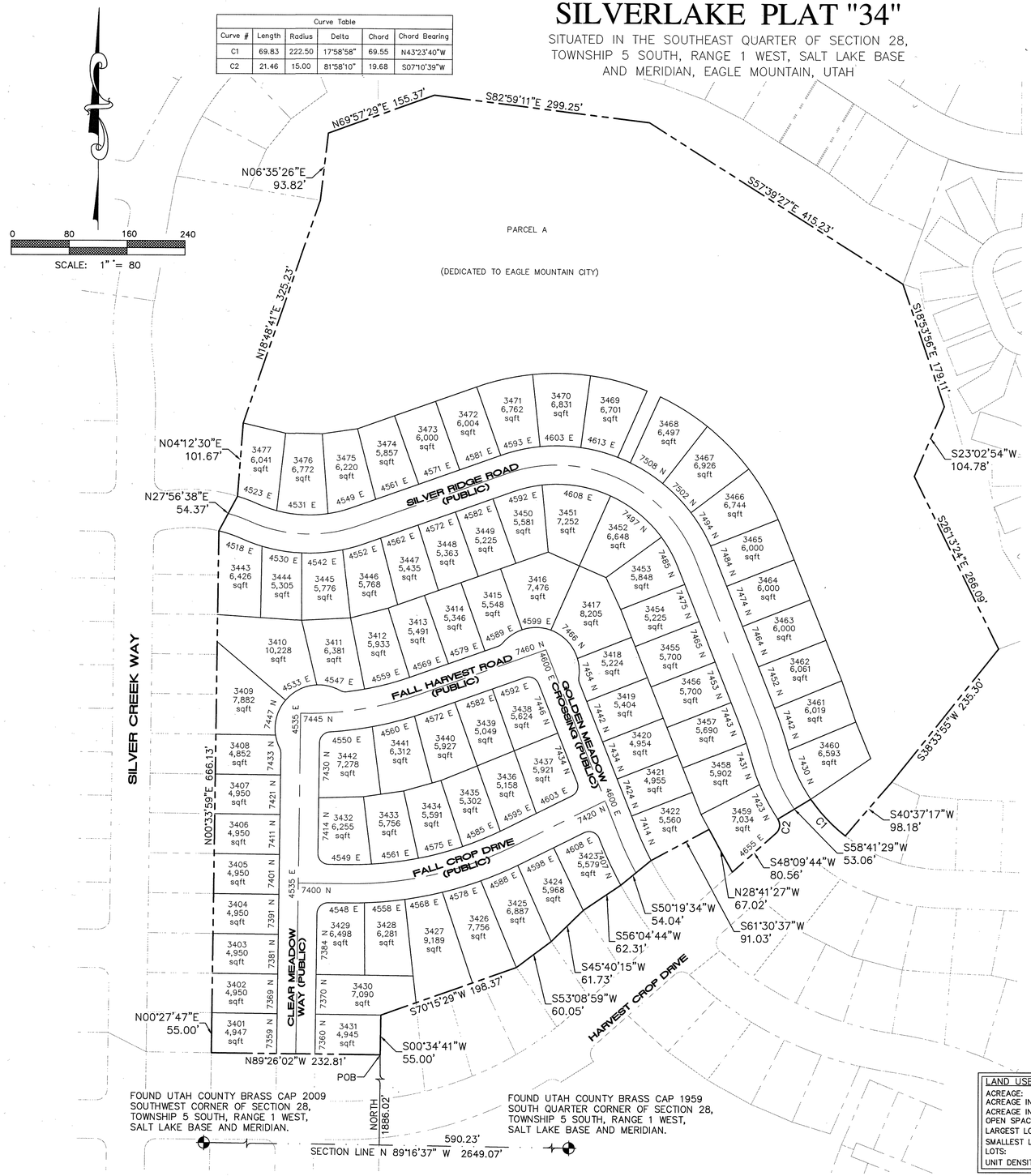
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

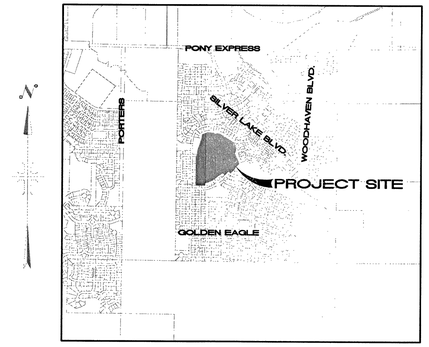
Cc: Fionnuala Kofoed, City Recorder

SILVERLAKE PLAT "34"

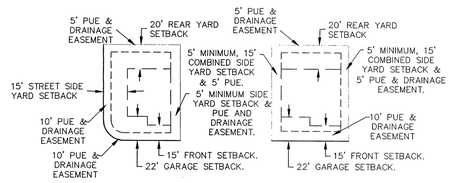
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55	N43°23'40"W
C2	21.46	15.00	81°58'10"	19.68	S07°10'39"W





VICINITY MAP
NTS



SETBACK AND EASEMENT DETAIL
–NTS–

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — 4/26/22 DATE

DOMINION GAS COMPANY APPROVAL

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

Approved this 27 day of April 2022 Dominion Gas Company

By: Beverly Eldridge Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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

Dale Edwards 4/26/22
ROCKY MOUNTAIN POWER DATE

LAND USE	
ACREAGE:	23.36 acres
ACREAGE IN LOTS:	10.70 acres
ACREAGE IN ROADS:	3.26 acres
OPEN SPACE:	9.40 acres
LARGEST LOT:	10,228
SMALLEST LOT::	4,852
LOTS:	77
UNIT DENSITY:	3.3 LOTS PER ACRE

NOTES:
1– STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2– ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3–PARCEL 'A' DEDICATED TO EAGLE MOUNTAIN CITY.

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "34" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 590.23 feet along the section line and North 1,886.02 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°26'02" West 232.81 feet; thence North 00°27'47" East 55.00 feet; thence North 00°33'59" East 666.13 feet; thence North 27°56'38" East 54.37 feet; thence North 04°12'30" East 101.67 feet; thence North 18°48'41" East 325.23 feet; thence North 06°35'26" East 93.82 feet; thence North 69°57'29" East 155.37 feet; thence South 82°59'11" East 299.25 feet; thence South 57°39'27" East 415.23 feet; thence South 18°53'56" East 179.11 feet; thence South 23°02'54" West 104.78 feet; thence South 26°13'24" East 266.09 feet; thence South 38°33'55" West 235.30 feet; thence South 40°37'17" West 98.18 feet; thence Northwesterly 69.83 feet along the arc of a 222.50 foot radius curve to the right through a central angle of 17°58'58", the chord of which bears North 43°23'40" West 69.55 feet; thence South 58°41'29" West 53.06 feet; thence Southerly 21.46 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 81°58'10", the chord of which bears South 07°10'39" West 19.68 feet; thence South 48°09'44" West 80.56 feet; thence North 28°41'27" West 67.02 feet; thence South 61°30'37" West 91.03 feet; thence South 50°19'34" West 54.04 feet; thence South 56°04'44" West 62.31 feet; thence South 45°40'15" West 61.73 feet; thence South 53°08'59" West 60.05 feet; thence South 70°15'29" West 198.37 feet; thence South 00°34'41" West 55.00 feet to the point of beginning.

Parcel contains: 23.36 acres

Basis of Bearing: The line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears: North 89°16'37" West.

April 22, 2022 DATE

Travis Trane SURVEYOR (See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Rockcross Development Inc.	
Nate Hutchman, President	April 22, 2022

ACKNOWLEDGEMENT

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

On the 22 day of April, 2022 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/4/25 — NOTARY PUBLIC SIGNATURE

718363 — COMMISSION NUMBER

Matt Rasband — PRINTED NAME OF NOTARY

ENT 41989:2023 Map # 18807
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:40 pm FEE 256.00 BY AR
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 4th day of May 2022

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

#18807 1of2

Sec 28, T5S, R1W, SLBM TV 38 DR

PLAT "34"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 4-22-22 No. 5152741 TRAVIS J. TRANE STATE OF UTAH

NOTARY PUBLIC SEAL — MATT RASBAND NOTARY PUBLIC STATE OF UTAH COMMISSION# 718363 COMM. EXP. 06-11-2025

PROFESSIONAL ENGINEER No. 208052 CHRISTOPHER TODD TRONTY 5-5-22 STATE OF UTAH

CLERK–RECORDED SEAL

No. 208052

SILVERLAKE PLAT "34"

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

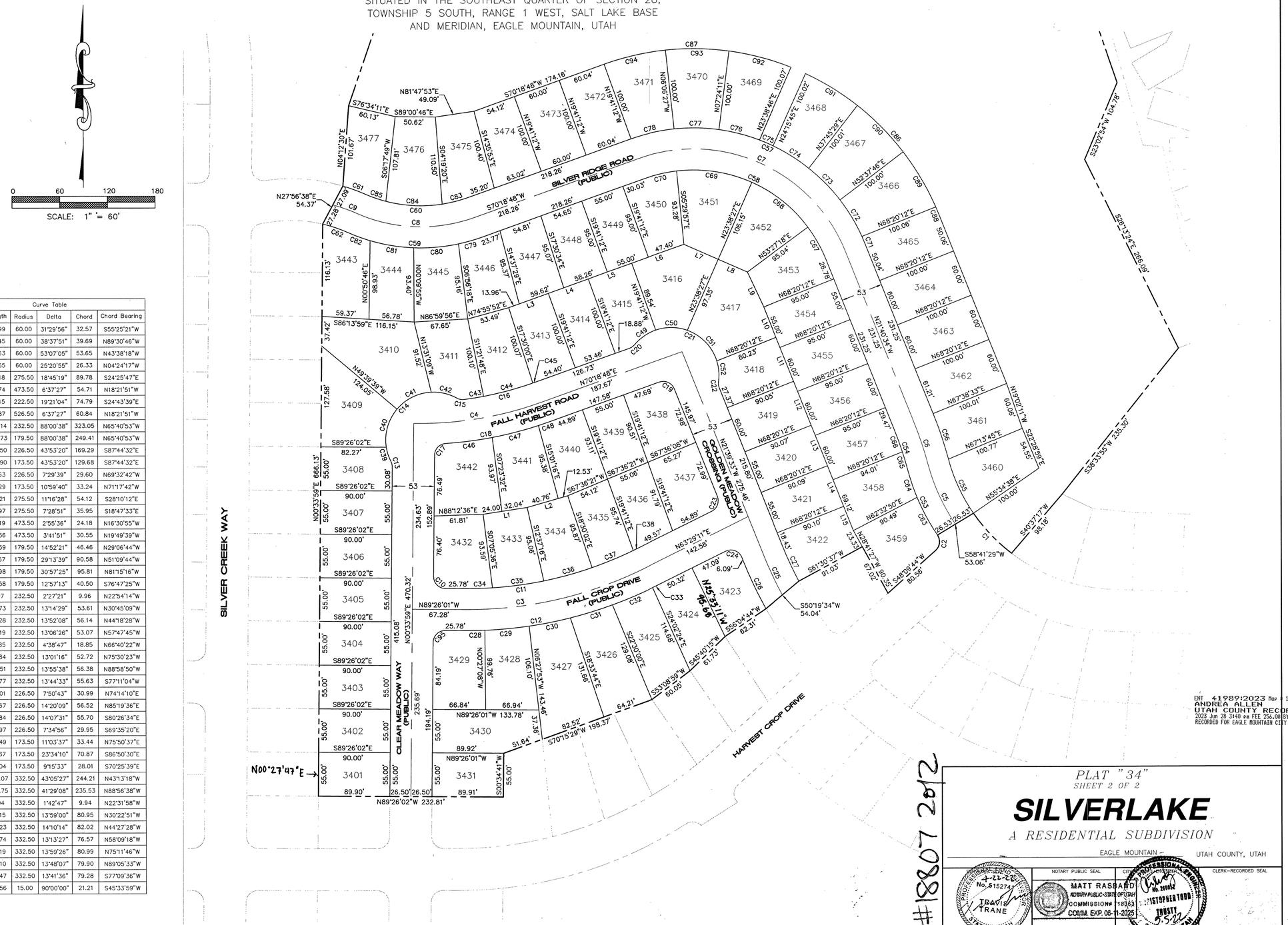
Line Table		
Line #	Length	Direction
L1	56.04	N81°27'35"E
L2	53.29	N74°00'02"E
L3	53.00	N70°18'48"E
L4	53.46	N70°18'48"E
L5	58.00	N70°18'48"E
L6	69.78	N70°18'48"E
L7	47.17	N66°17'31"W
L8	40.16	N66°17'31"W
L9	48.53	N25°03'50"W
L10	41.20	S21°40'34"E
L11	60.00	S21°40'34"E
L12	60.00	S21°40'34"E
L13	55.00	S21°40'34"E
L14	55.00	S21°40'34"E
L15	32.91	S21°40'34"E

0 60 120 180

SCALE: 1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55	N43°23'40"W
C2	21.46	15.00	81°58'10"	19.68	S07°10'39"W
C3	236.32	500.00	27°04'48"	234.12	N77°01'35"E
C4	164.26	448.00	21°00'27"	163.34	N80°49'01"E
C5	82.66	249.00	19°01'17"	82.29	S24°33'46"E
C6	57.81	500.00	6°37'27"	57.77	N18°21'51"W
C7	316.43	206.00	88°00'38"	286.23	N65°40'53"W
C8	153.20	200.00	43°53'20"	149.48	S87°44'32"E
C9	31.44	200.00	9°00'23"	31.41	N70°18'04"W
C10	23.56	15.00	90°00'00"	21.21	S44°26'01"E
C11	223.79	473.50	27°04'48"	221.72	N77°01'35"E
C12	248.84	526.50	27°04'48"	246.53	N77°01'35"E
C13	7.23	15.00	27°36'36"	7.16	N13°14'19"W
C14	153.34	60.00	146°25'45"	114.89	S46°10'16"W
C15	9.59	15.00	36°37'33"	9.43	S78°55'38"E
C16	91.56	421.50	12°26'47"	91.38	N76°32'12"E
C17	22.47	15.00	85°49'45"	20.43	S43°28'51"W
C18	133.19	474.50	16°04'56"	132.75	N78°21'16"E
C19	23.05	15.00	88°01'39"	20.84	N65°40'23"W
C20	8.02	15.00	30°38'25"	7.93	N54°59'36"E
C21	155.61	60.00	148°35'47"	115.52	N66°01'43"W
C22	7.84	15.00	29°55'43"	7.75	S06°41'41"E
C23	22.29	15.00	85°08'44"	20.30	N20°54'49"E
C24	24.83	15.00	94°51'16"	22.09	N69°05'11"W
C25	56.95	482.00	6°46'12"	56.92	S25°02'39"E
C26	65.35	508.50	7°21'47"	65.30	S25°20'27"E
C27	48.55	455.50	6°06'23"	48.52	S24°42'45"E
C28	24.29	526.50	2°38'36"	24.29	N89°14'41"E
C29	56.03	526.50	6°05'50"	56.00	N84°52'27"E
C30	52.91	526.50	5°45'28"	52.89	N78°56'48"E
C31	55.38	526.50	6°01'37"	55.36	N73°03'16"E
C32	55.12	526.50	5°59'55"	55.10	N67°02'30"E
C33	5.11	526.50	0°33'21"	5.11	N63°45'52"E
C34	33.48	473.50	4°03'04"	33.47	N88°32'27"E
C35	65.23	473.50	7°53'37"	65.18	N82°34'07"E
C36	63.13	473.50	7°38'19"	63.08	N74°48'09"E
C37	56.14	473.50	6°47'34"	56.10	N67°35'13"E
C38	5.82	473.50	0°42'15"	5.82	N63°50'18"E
C39	19.03	60.00	18°10'33"	18.95	S17°57'20"E
C40	51.53	60.00	49°12'24"	49.96	S15°44'09"W
C41	49.38	60.00	47°09'15"	48.00	S63°54'59"W
C42	33.40	60.00	31°53'33"	32.97	N76°33'38"W
C43	24.88	421.50	3°22'55"	24.88	N81°04'08"E
C44	64.27	421.50	8°44'10"	64.20	N75°00'35"E
C45	2.42	421.50	0°19'42"	2.42	N70°28'39"E
C46	59.11	474.50	7°08'15"	59.07	N82°49'36"E
C47	60.16	474.50	7°15'51"	60.12	N75°37'33"E
C48	13.92	474.50	1°40'50"	13.92	N71°09'13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C49	32.99	60.00	31°29'56"	32.57	S55°25'21"W
C50	40.45	60.00	38°37'51"	39.69	N89°30'46"W
C51	55.63	60.00	53°07'05"	53.65	N43°38'18"W
C52	26.55	60.00	25°20'55"	26.33	N04°24'17"W
C53	90.18	275.50	18°45'19"	89.78	S24°25'47"E
C54	54.74	473.50	6°37'27"	54.71	N18°21'51"W
C55	75.15	222.50	19°21'04"	74.79	S24°43'39"E
C56	60.87	526.50	6°37'27"	60.84	N18°21'51"W
C57	357.14	232.50	88°00'38"	323.05	N65°40'53"W
C58	275.73	179.50	88°00'38"	249.41	N65°40'53"W
C59	173.50	226.50	43°53'20"	169.29	S87°44'32"E
C60	132.90	173.50	43°53'20"	129.68	S87°44'32"E
C61	29.63	226.50	7°29'39"	29.60	N69°32'42"W
C62	33.29	173.50	10°59'40"	33.24	N71°17'42"W
C63	54.21	275.50	11°16'28"	54.12	S28°10'12"E
C64	35.97	275.50	7°28'51"	35.95	S18°47'33"E
C65	24.19	473.50	2°55'36"	24.18	N16°30'55"W
C66	30.56	473.50	3°41'51"	30.55	N19°49'39"W
C67	46.59	179.50	14°52'21"	46.46	N29°06'44"W
C68	91.57	179.50	29°13'39"	90.58	N51°09'44"W
C69	96.98	179.50	30°57'25"	95.81	N81°15'16"W
C70	40.58	179.50	12°57'13"	40.50	S76°47'25"W
C71	9.97	232.50	2°27'21"	9.96	N22°54'14"W
C72	53.73	232.50	13°14'29"	53.61	N30°45'09"W
C73	56.28	232.50	13°52'08"	56.14	N44°18'28"W
C74	53.19	232.50	13°06'26"	53.07	N57°47'45"W
C75	18.85	232.50	4°38'47"	18.85	N66°40'22"W
C76	52.84	232.50	13°01'16"	52.72	N75°30'23"W
C77	56.51	232.50	13°55'38"	56.38	N88°58'50"W
C78	55.77	232.50	13°44'33"	55.63	S77°11'04"W
C79	31.01	226.50	7°50'43"	30.99	N74°14'10"E
C80	56.67	226.50	14°20'09"	56.52	N85°19'36"E
C81	55.84	226.50	14°07'31"	55.70	S80°26'34"E
C82	29.97	226.50	7°34'56"	29.95	S69°35'20"E
C83	33.49	173.50	11°03'37"	33.44	N75°50'37"E
C84	71.37	173.50	23°34'10"	70.87	S86°50'30"E
C85	28.04	173.50	9°15'33"	28.01	S70°25'39"E
C86	250.07	332.50	43°05'27"	244.21	N43°13'18"W
C87	240.75	332.50	41°29'08"	235.53	N88°56'38"W
C88	9.94	332.50	1°42'47"	9.94	N22°31'58"W
C89	81.15	332.50	13°59'00"	80.95	N30°22'51"W
C90	82.23	332.50	14°10'14"	82.02	N44°27'28"W
C91	76.74	332.50	13°13'27"	76.57	N58°09'18"W
C92	81.19	332.50	13°59'26"	80.99	N75°11'46"W
C93	80.10	332.50	13°48'07"	79.90	N89°05'33"W
C94	79.47	332.50	13°41'36"	79.28	S77°09'36"W
C95	23.56	15.00	90°00'00"	21.21	S45°33'59"W



ENT 41989:2023 Map - 18807
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:40 pm FEE 256.00 BY AR
RECORDED FOR EAGLE MOUNTAIN CITY

#18807 2012

PLAT "34"
SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN – UTAH COUNTY, UTAH

PROFESSIONAL ENGINEER No. 515274 TRAVIS TRANE STATE OF UTAH 11-22-22

NOTARY PUBLIC SEAL — MATT RASBAND, NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 718363, COMM. EXP. 06-11-2025

CITY ENGINEER SEAL

PROFESSIONAL ENGINEER No. 2660052 CHRISTOPHER TODD TROSTY 11-5-22 STATE OF UTAH

CLERK-RECORDED SEAL

No. 2660052

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, June 20, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Arrival phase "B" plat 5 out of warranty Bond Release**

City Recorder:

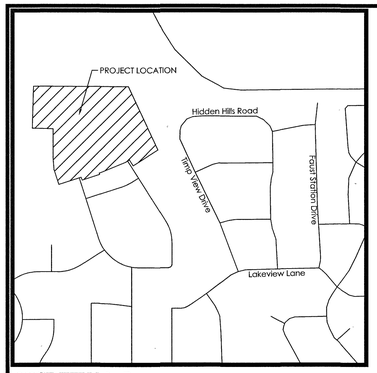
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

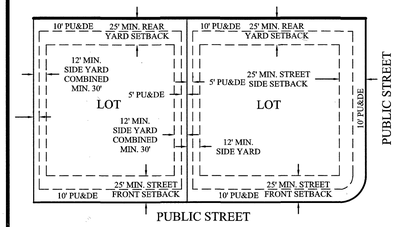
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- (XXXX) WASH EASEMENT MEASUREMENT

NOTES:

⌖ ....STREET MONUMENT TO BE SET

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
4. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.
5. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 520. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
6. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 508. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
7. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

TOTAL ACREAGE:	29.37± ACRES
TOTAL ACREAGE IN LOTS:	25.11± ACRES
TOTAL ACREAGE IN ROW:	3.22± ACRES
TOTAL OPEN SPACE:	1.04± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.09± ACRES
LARGEST LOT SIZE:	2.10± ACRES
SMALLEST LOT SIZE:	0.63± ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	23 LOTS

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DATE:10/02/20

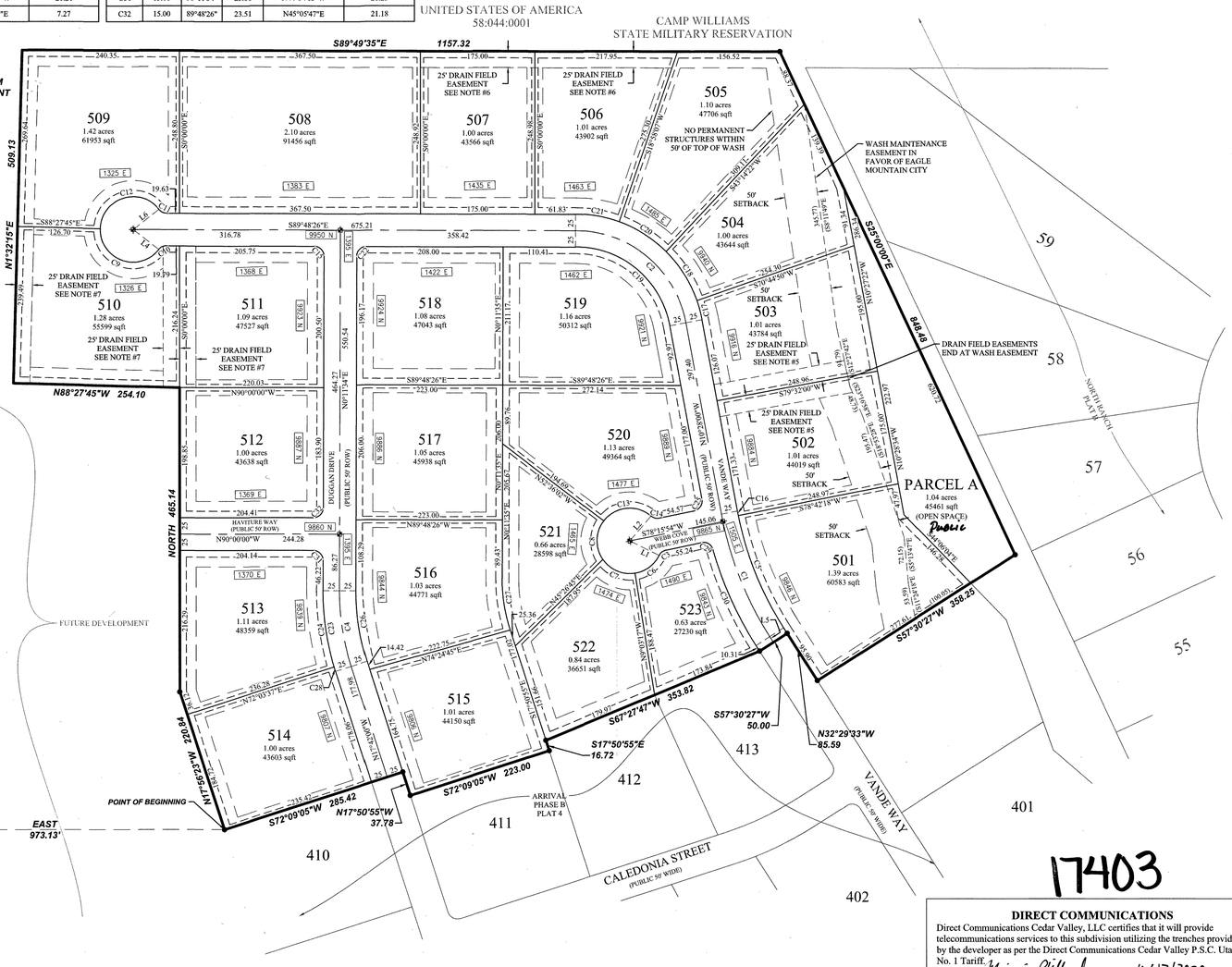
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	528.00	22°01'33"	202.98	S21°28'47"E	201.73
C2	172.00	79°21'36"	238.24	N50°08'48"W	219.64
C3	15.00	52°01'12"	13.62	S52°15'17"W	13.16
C4	384.50	17°31'42"	117.63	S08°45'13"E	117.17
C5	503.00	21°11'51"	186.09	S21°53'37"E	185.03
C6	50.00	54°42'01"	47.74	S53°35'42"W	45.94
C7	50.00	64°38'19"	56.41	N66°44'08"W	53.46
C8	50.00	71°48'56"	62.67	N01°29'30"E	58.65
C9	50.00	143°21'53"	125.11	N70°08'42"W	94.93
C10	15.00	52°01'12"	13.62	S64°10'58"W	13.16
C11	15.00	52°01'12"	13.62	S63°47'50"E	13.16
C12	50.00	140°40'31"	122.76	N71°52'31"E	94.17
C13	50.00	92°53'08"	81.06	N83°50'32"E	72.47
C14	15.00	52°01'12"	13.62	S75°43'30"E	13.16
C15	15.00	90°00'00"	23.56	N44°48'26"W	21.21
C16	503.00	0°49'42"	7.27	S10°52'51"E	7.27

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	197.00	8°47'09"	30.21	S14°51'35"E	30.18
C18	197.00	25°56'40"	89.20	S32°13'29"E	88.44
C19	147.00	79°21'59"	203.63	N50°09'00"W	187.73
C20	197.00	24°51'03"	85.44	S57°37'21"E	84.78
C21	197.00	19°46'44"	68.01	S79°56'14"E	67.67
C22	15.00	90°00'00"	23.56	S45°11'34"W	21.21
C23	409.50	17°31'42"	125.28	S08°45'13"E	124.79
C24	409.50	16°32'35"	118.24	N08°15'39"W	117.82
C25	15.00	88°43'54"	23.23	N33°53'57"E	20.98
C26	359.50	17°18'20"	108.58	S08°38'18"E	108.17
C27	252.00	18°14'03"	80.20	S08°43'54"E	79.86
C28	409.50	0°59'08"	7.04	N17°01'31"W	7.04
C29	15.00	85°57'42"	22.50	N58°45'15"W	20.45
C30	553.00	16°43'09"	161.37	N24°07'59"W	160.80
C31	15.00	90°11'34"	23.61	N44°54'13"W	21.25
C32	15.00	89°48'26"	23.51	N45°05'47"E	21.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N63°45'19"W	50.00
L2	N40°17'06"E	50.00
L4	S51°49'38"E	50.00
L5	N32°29'33"W	10.31
L6	N52°12'46"E	50.00

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

N
S



17403

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

11/17/2020
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N00°09'52"E along the Section line 1,483.12 feet and East 973.13 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); thence N17°56'23"W 220.84 feet; thence North 465.14 feet; thence N88°27'45"W 254.10 feet; thence N01°32'15"E 509.13 feet; thence S89°49'35"E 1,157.32 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded May 12, 1998 as Entry No. 46922:1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 848.48 feet; thence S57°30'27"W 358.25 feet; thence N32°29'33"W 85.59 feet; thence S57°30'27"W 50.00 feet; thence S67°27'47"W 353.82 feet; thence S17°50'55"E 16.72 feet; thence S72°09'05"W 223.00 feet; thence N17°50'55"W 37.78 feet; thence S72°09'05"W 285.42 feet to the point of beginning.

Contains: 29.37 acres+/-

ENT 190389:2020 Map # 17403
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 01 1400 pm FEE 98.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

By: Scot Hazard,
its: Manager
Owner: Belle Street Partners, LLC

AUTHORIZED SIGNATURE(S)
11/23/2020

ACKNOWLEDGMENT

ON THE 23 DAY OF November, 2020 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 9-24-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

697043
COMMISSION NUMBER
Johna R Rose
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 23 DAY OF Nov A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Scot Hazard, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 9-24-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

Utah County
NOTARY ADDRESS # 697043
Johna R Rose
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF November, 2020.

Rienna Burnham
APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

Cristy Trusty
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

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.

Maggie Clifford 11/17/2020
DIRECT COMMUNICATIONS DATE

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 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 Owner Dedication or in 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 18 day of November, 2020. Questar Gas Company

By Beverly Eldredge
Title Pre-Con

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

Brad Wall 11-19-2020
ROCKY MOUNTAIN POWER DATE

PHASE "B" PLAT 5
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

SURVEYOR'S SEAL	NOTARY SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 11/17/20 STATE OF UTAH	JOHNA R ROSE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 697043 COMM. EXP. 09-24-2021	PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 11-23-20 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:_2019\19-0124 Arrival Phase B Plat 5\Design 19-0124\dwg\sheets\02-Plat.dwg
JT
SEC 13-5S-2W
8801 NL

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, June 20, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Arrival phase "B" plat 7 out of warranty Bond Release**

City Recorder:

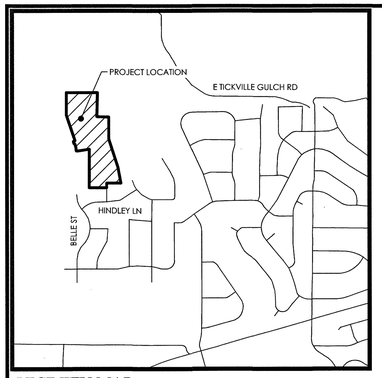
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

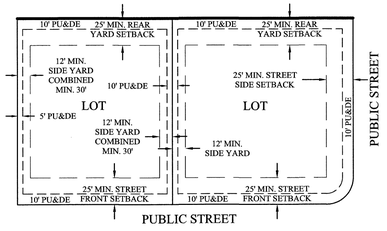
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

NOTES:

1. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
2. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.
3. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

TOTAL ACREAGE:	31.05± ACRES
TOTAL ACREAGE IN LOTS:	28.27± ACRES
TOTAL ACREAGE IN ROW:	2.78 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	1.35 ± ACRES
LARGEST LOT SIZE:	3.69 ± ACRES
SMALLEST LOT SIZE:	0.53 ± ACRES
OVERALL DENSITY:	0.68 LOTS/ACRE
TOTAL # OF LOTS:	21 LOTS

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 provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in 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

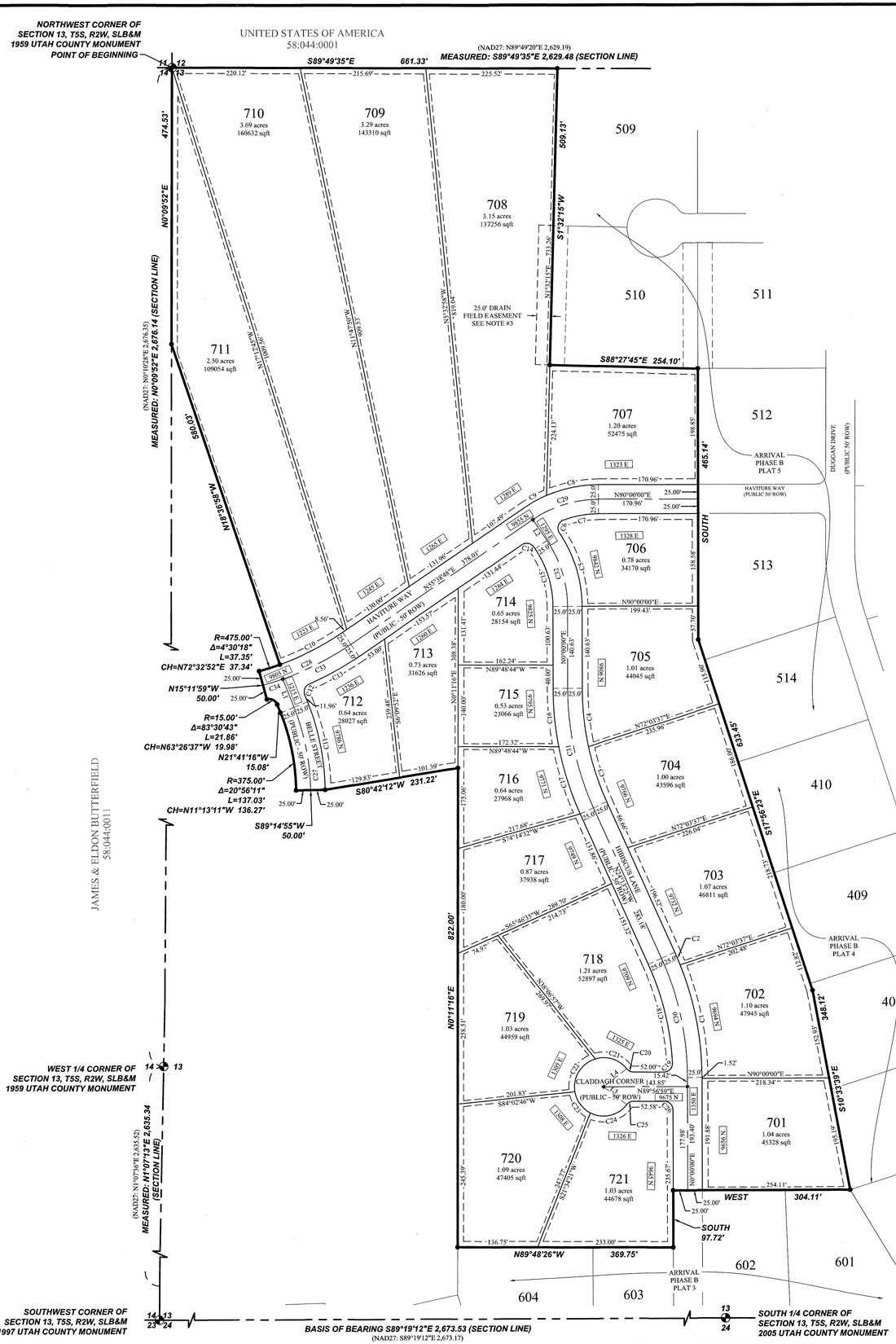
Approved this 24 day of June, 2021. Questar Gas Company

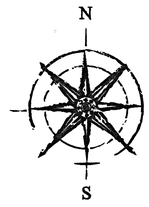
By: Beverly Eldredge

Title: Pre-Con

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

DATE:09/10/20





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	21°39'41"	198.48	N10°49'51"W	197.30
C2	525.00	2°33'43"	23.48	N22°56'33"W	23.47
C3	475.00	12°04'05"	100.05	N18°11'22"W	99.86
C4	475.00	12°09'20"	100.77	N06°04'40"W	100.58
C5	225.00	33°57'19"	133.34	N16°58'39"W	131.40
C6	15.00	104°04'38"	27.25	N18°05'00"E	23.65
C7	175.00	19°52'41"	60.71	N80°03'40"E	60.41
C8	225.00	23°19'08"	91.57	S78°20'26"W	90.94
C9	225.00	11°02'05"	43.33	S61°09'50"W	43.27
C10	475.00	14°38'56"	121.44	S62°58'15"W	121.11
C11	425.00	20°56'11"	155.30	N11°13'11"W	154.44
C12	15.00	87°59'08"	23.03	N22°18'18"E	20.84
C13	525.00	10°39'04"	97.60	N60°58'20"E	97.46
C14	15.00	92°57'05"	24.33	S77°52'40"E	21.75
C15	175.00	35°13'03"	107.57	S17°36'31"E	105.88
C16	525.00	10°59'03"	100.65	S05°29'31"E	100.49
C17	525.00	13°14'22"	121.31	S17°36'14"E	121.04
C18	475.00	21°09'54"	175.47	S13°38'27"E	174.47
C19	15.00	93°00'29"	24.35	S43°26'44"W	21.76
C20	15.00	52°01'12"	13.62	N64°02'25"W	13.16
C21	50.00	68°31'10"	59.79	N72°17'24"W	56.29
C22	50.00	82°39'44"	72.14	S32°07'10"W	66.04
C23	50.00	53°20'31"	46.55	S35°52'58"E	44.89
C24	50.00	79°31'01"	69.39	N77°41'16"E	63.96
C25	15.00	52°01'12"	13.62	N63°56'22"E	13.16
C26	15.00	90°00'01"	23.58	S45°01'31"E	21.22
C27	400.00	20°56'11"	146.16	N11°13'11"W	145.35
C28	500.00	19°09'14"	167.15	N65°13'24"E	166.37
C29	200.00	34°21'12"	119.92	N72°49'24"E	118.13
C30	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C31	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C32	200.00	34°21'12"	119.92	N17°10'36"W	118.13
C33	500.00	15°04'30"	131.55	N63°11'03"E	131.17
C34	500.00	4°04'44"	35.59	N72°45'39"E	35.59

Line Table

LINE	DIRECTION	LENGTH
L1	N21°41'16"W	52.07
L2	N34°21'12"W	43.41
L3	S52°04'14"E	50.00
L4	N51°58'11"E	50.00

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

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.

Maurice Wilson 6/11/2021
DIRECT COMMUNICATIONS DATE

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

Ed Edwards 6/15/21
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date 05/26/2021

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of Section 13, T5S, R2W, SLB&M; thence S89°49'35"E along the Section line 661.33 feet to the Northwest Corner of Lot 509, ARRIVAL PHASE "B" PLAT 5, according to the Official Plat thereof recorded December 1, 2020 as Entry No. 190389:2020 in the Office of the Utah County Recorder; thence along said plat the following four (4) courses: 1) S01°32'15"W 509.13 feet; 2) S88°27'45"E 254.10 feet; 3) South 465.14 feet; 4) S17°56'23"E 633.45 feet to a point on the Westerly line of ARRIVAL PHASE B PLAT 4, according to the Official Plat thereof recorded September 19, 2019 as Entry No. 92986:2019 in the Office of the Utah County Recorder; thence S10°33'39"E along said plat 348.12 feet to the Northeasterly Corner of Lot 601, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof recorded March 8, 2019 as Entry No. 19234:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) West 304.11 feet; 2) South 97.72 feet; 3) N89°48'26"W 369.75 feet; thence N00°11'16"E 822.00 feet; thence S80°42'12"W 231.22 feet; thence S89°14'55"W 50.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 375.00 feet (radius bears: S89°14'55"W) a distance of 137.03 feet through a central angle of 20°56'11" Chord: N11°13'11"W 136.27 feet; thence N21°41'16"W 15.08 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.86 feet through a central angle of 83°30'43" Chord: N63°26'37"W 19.98 feet; thence N15°11'59"W 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (radius bears: N15°11'59"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: N72°32'52"E 37.34 feet; thence N18°36'58"W 580.03 feet to the Section line; thence N00°09'52"E along the Section line 474.53 feet to the point of beginning.

Contains: 31.05 acres+/-

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER
BY: SCOT HAZARD
ITS: MANAGER June 15, 2021
BELLE STREET PARTNERS, LLC

AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 15 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Scot Hazard , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners , LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/9/24
#711066
NOTARY ADDRESS Utah County

A NOTARY PUBLIC COMMISSIONED IN UTAH
FIONNUALA B. KOFOED
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF June , 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "B" PLAT 7
ARRIVAL
SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 13, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

ENT 116408:2021 Map # 17763
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 29 4:06 pm FEE 92.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 05/26/21 STATE OF UTAH	FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION# 711066 COMM. EXP. 03-09-2024	LICENSED PROFESSIONAL ENGINEER No. 286052 CHRISTOPHER TODD TRUSTY 6/16/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

17763

Z:\2020\20-0375 Arrival Phase B Plat 7\design 20-0375\dwg\sheets\C2-Plat.dwg
SEC. 13, T5S, R2W SLB&M T038 GT

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, June 20, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Arrival phase "B" plat 8 out of warranty Bond Release**

City Recorder:

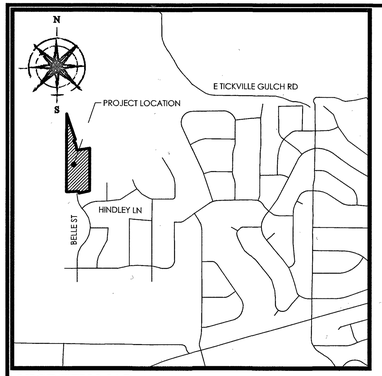
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

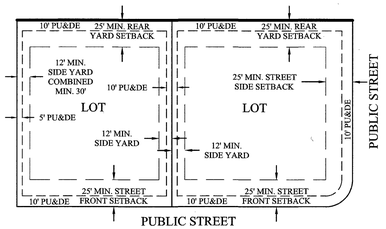
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

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

NOTES:

1. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
2. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

PLAT CALCULATIONS

TOTAL ACREAGE:	12.26 ± ACRES
TOTAL ACREAGE IN LOTS:	11.03 ± ACRES
TOTAL ACREAGE IN ROW:	1.23 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	0.74 ± ACRES
LARGEST LOT SIZE:	1.26 ± ACRES
SMALLEST LOT SIZE:	0.65 ± ACRES
OVERALL DENSITY:	1.22 LOTS/ACRE
TOTAL # OF LOTS:	15 LOTS

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 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 Owner Dedication or in 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

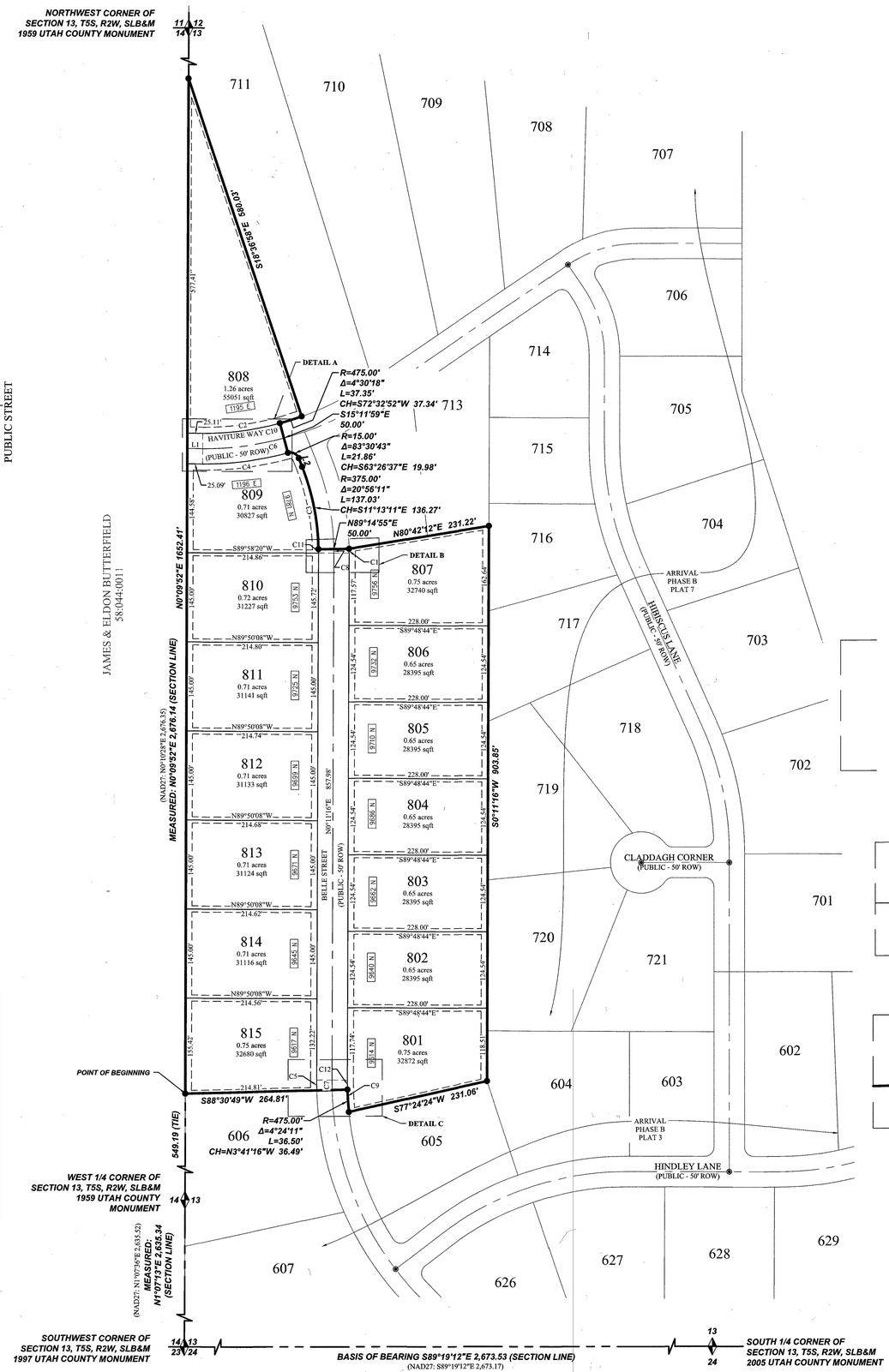
Approved this 17 day of November, 2021. Questar Gas Company

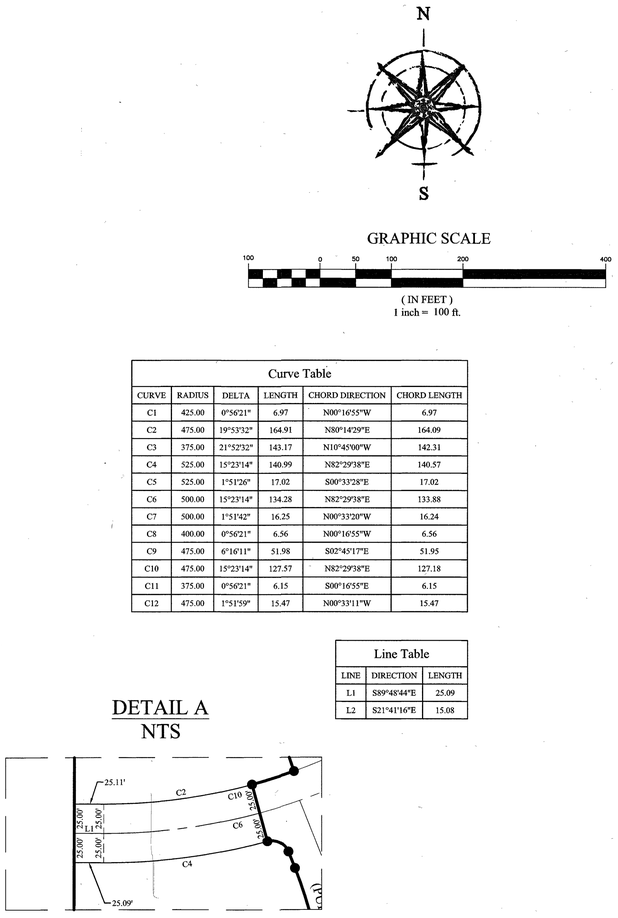
By Beverly Edwards

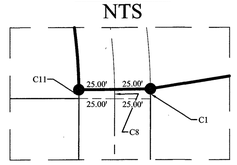
Title Re-Con

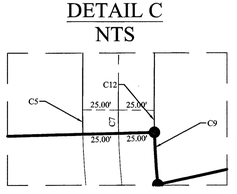
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

DATE: 3/25/21









GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	425.00	0°56'21"	6.97	N00°16'55"W	6.97
C2	475.00	19°53'32"	164.91	N80°14'29"E	164.09
C3	375.00	21°52'32"	143.17	N10°45'00"W	142.31
C4	525.00	15°23'14"	140.99	N82°29'38"E	140.57
C5	525.00	1°51'26"	17.02	S00°33'28"E	17.02
C6	500.00	15°23'14"	134.28	N82°29'38"E	133.88
C7	500.00	1°51'42"	16.25	N00°33'20"W	16.24
C8	400.00	0°56'21"	6.56	N00°16'55"W	6.56
C9	475.00	6°16'11"	51.98	S02°45'17"E	51.95
C10	475.00	15°23'14"	127.57	N82°29'38"E	127.18
C11	375.00	0°56'21"	6.15	S00°16'55"E	6.15
C12	475.00	1°51'59"	15.47	N00°33'11"W	15.47

Line Table

LINE	DIRECTION	LENGTH
L1	S89°48'44"E	25.09
L2	S21°41'16"E	15.08

18086

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

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 — 11/17/21 DATE

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

ROCKY MOUNTAIN POWER — 11-17-21 DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, blocks, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

05/21/2021
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Lot 606, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N00°09'52"E along the Section line 549.19 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M; thence N00°09'52"E along the Section line 1,652.41 feet; thence S18°36'58"E 580.03 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N19°42'17"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: S72°32'52"W 37.34 feet; thence S15°11'59"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S15°11'59"E) a distance of 21.86 feet through a central angle of 83°30'43" Chord: S63°26'37"E 19.98 feet; thence S21°41'16"E 15.08 feet; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 137.03 feet through a central angle of 20°56'11" Chord: S11°13'11"E 136.27 feet; thence N89°14'55"E 50.00 feet; thence N80°42'12"E 231.22 feet; thence S00°11'16"W 903.85 feet to the Northeast Corner of Lot 605, of said ARRIVAL PHASE B PLAT 6; thence along said plat the following three (3) courses: 1) S77°24'24"W 231.06 feet; 2) Northerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N84°06'38"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: N03°41'16"W 36.49 feet; 3) S88°30'49"W 264.81 feet to the point of beginning.

Contains: 12.26 acres+/-

ENT 209997:2021 Map # 18086
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 20 2:48 pm FEE 80.00 BY IR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

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

BY: Scot Hazard

ITS: Manager

BELLE STREET PARTNERS, LLC — 12/9/21

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 10 DAY OF December A.D. 20 21 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Scot Hazard , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners , LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 03.05.2024
COMMISSION #: 710974
Eagle Mountain, Utah
NOTARY ADDRESS

A NOTARY PUBLIC COMMISSIONED IN UTAH
Lianne Pengra
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13 DAY OF December , 2021 .

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CITY RECORDER (SEE SEAL BELOW)

PHASE "B" PLAT 8
ARRIVAL
SUBDIVISION
LOCATED IN THE NORTHWEST CORNER OF SECTION 13, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 05/21/21 STATE OF UTAH	LIANNE PENGRA NOTARY PUBLIC-STATE OF UTAH COMMISSION# 710974 COMM. EXP. 03-05-2024	PROFESSIONAL ENGINEER No. 288052 CHRISTOPHER TODD TRUSTY 11/24/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:_2021\21-0108 Arrival Phase B Plat 8\design 21-0108\dwg\sheets\C2-- Final Plat.dwg
Sec. 13, T5S, R2W SLB&M TU 038 DLG

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, June 28, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Brandon Park phase "A" plat 15 out of warranty Bond Release**

City Recorder:

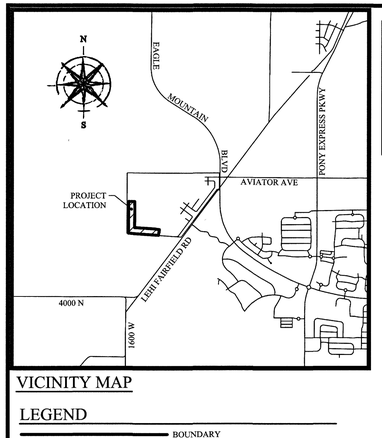
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP

SITE TABULATIONS

TOTAL # OF LOTS:	42 LOTS
TOTAL ACREAGE:	13.49 ACRES
TOTAL ACREAGE IN LOTS:	10.37 ACRES
TOTAL ROAD ACREAGE (ASPHALT)	1.53 ACRES
TOTAL OPEN SPACE:	0.22 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	2.90 ACRES
AVERAGE LOT SIZE:	0.25 ACRES OR 10,787 SQFT.
LARGEST LOT SIZE:	0.50 ACRES OR 21,689 SQFT.
SMALLEST LOT SIZE:	0.22 ACRES OR 9,799 SQFT.
OVERALL DENSITY:	3.11 UNITS/ACRE

LEGEND

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

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. PARCELS A, B, C, D, E, AND F ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. PARCELS A, B, C, D, E, AND F ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

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 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 Owner Dedication or in 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 1 day of June, 2021. Questar Gas Company

By Beverly Eldridge
Title Pre-Con

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.

Margi Wood 6/1/2021
DIRECT COMMUNICATIONS DATE

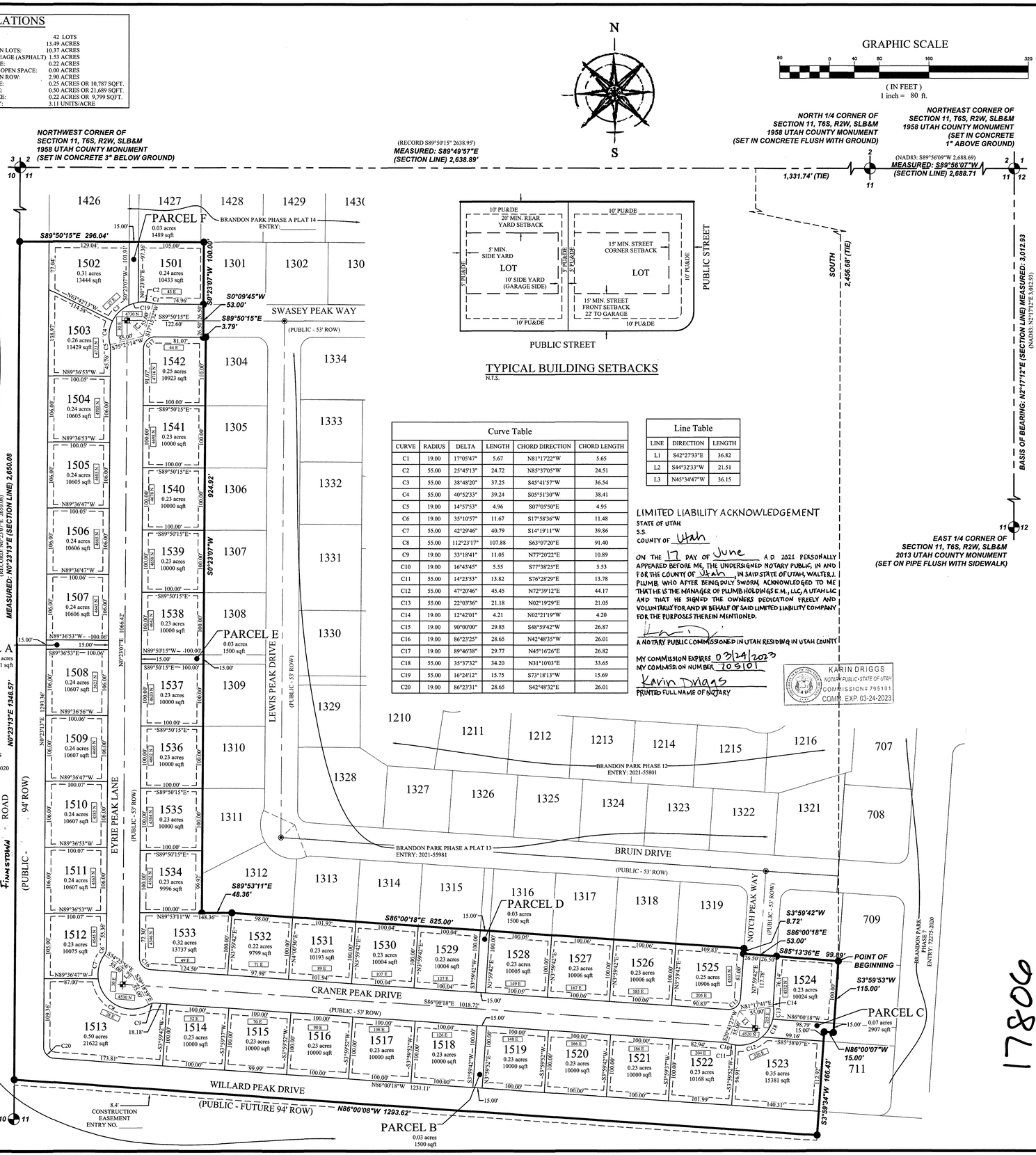
ROCKY MOUNTAIN POWER

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

ROCKY MOUNTAIN POWER DATE

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

TYPICAL BUILDING SETBACKS

N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	17°05'47"	5.67	N81°17'22"W	5.65
C2	55.00	25°45'13"	24.72	N85°37'05"W	24.51
C3	55.00	38°48'20"	37.25	S45°41'57"W	36.54
C4	55.00	40°52'33"	39.24	S05°51'30"W	38.41
C5	19.00	14°57'53"	4.96	S07°05'50"E	4.95
C6	19.00	35°10'57"	11.67	S17°58'36"W	11.48
C7	55.00	42°29'46"	40.79	S14°19'11"W	39.86
C8	55.00	112°23'17"	107.88	S63°07'20"E	91.40
C9	19.00	33°18'41"	11.05	N77°20'22"E	10.89
C10	19.00	16°43'45"	5.55	S77°38'25"E	5.53
C11	55.00	14°23'53"	13.82	S76°28'29"E	13.78
C12	55.00	47°20'46"	45.45	N72°39'12"E	44.17
C13	55.00	22°03'36"	21.18	N02°19'29"E	21.05
C14	19.00	12°42'01"	4.21	N02°21'19"W	4.20
C15	19.00	90°00'00"	29.85	S48°59'42"W	26.87
C16	19.00	86°23'25"	28.65	N42°48'35"W	26.01
C17	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C18	55.00	35°37'32"	34.20	N31°10'03"E	33.65
C19	55.00	16°24'12"	15.75	S73°18'13"W	15.69
C20	19.00	86°23'31"	28.65	S42°48'32"E	26.01

Line Table		
LINE	DIRECTION	LENGTH
L1	S42°27'33"E	36.82
L2	S44°32'33"W	21.51
L3	N45°34'47"W	36.15

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
S.S
COUNTY OF Utah

ON THE 17 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, WALTER J. PLUMB, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF PLUMB HOLDINGS E.M., LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION EXPIRES 03/24/2023
MY COMMISSION NUMBER 705101

Karin Driggs
PRINTED FULL NAME OF NOTARY

KARIN DRIGGS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 705101
COMM. EXP. 03-24-2023

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood 05/26/2021
EVAN J. WOOD DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

BOUNDARY DESCRIPTION

A part of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of BRANDON PARK PLAT A, PHASE 7, according to the Official Plat thereof recorded May 28, 2020 as Entry No. 72275:2020 in the Office of the Utah County Recorder, located N89°49'57"W along the Section line 1,331.74 feet and South 2,456.68 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M; thence along said plat the following three (3) courses: 1) S03°59'53"W 115.00 feet; 2) N86°00'07"W 15.00 feet; 3) S03°59'34"W 166.43 feet; thence N86°00'08"W 1,293.62 feet to the section line; thence along said section line N00°23'13"E 1,346.57 feet; thence S89°50'15"E 296.04 feet; thence S00°23'07"W 100.00 feet; thence S00°09'45"W 53.00 feet; thence S89°50'15"E 3.79 feet; thence S00°23'07"W 924.92 feet; thence S89°53'11"E 48.36 feet; thence S86°00'18"E 825.00 feet; thence S03°59'42"W 8.72 feet; thence S86°00'18"E 53.00 feet; thence S85°13'36"E 99.89 feet to the point of beginning.

Contains: 16.05 acres+/-

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER
Edge Homes Utah, LLC
I Steve Maddox
PLUMB HOLDINGS E.M., L.L.C.
WALTER J. PLUMB

AUTHORIZED SIGNATURE(S)
Steve Maddox
Walter J. Plumb

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

SHELLEY MAE KING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 695954
COMM. EXP. 07-10-2021

ON THE 2 DAY OF June A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-10-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 695954
Shelley Mae King
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF July, 2021.

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK

PHASE A, PLAT 15
SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

COUNTY RECORDER SEAL

ENT 127108:2021 Map # 17806
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 19 3:29 pm FEE 146.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

17806

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH 05/26/21		PROFESSIONAL ENGINEER No. 265052 CHRISTOPHER TODD TRUSTY 7/14/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:\2020\20-0457 Brandon Park Phase 15\design 20-0457\dwg\sheets\22-FINAL PLAT.dwg
Dec 11-6-21 TC-0278

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, June 26, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Harmony phase "A" plat 3 out of warranty Bond Release**

City Recorder:

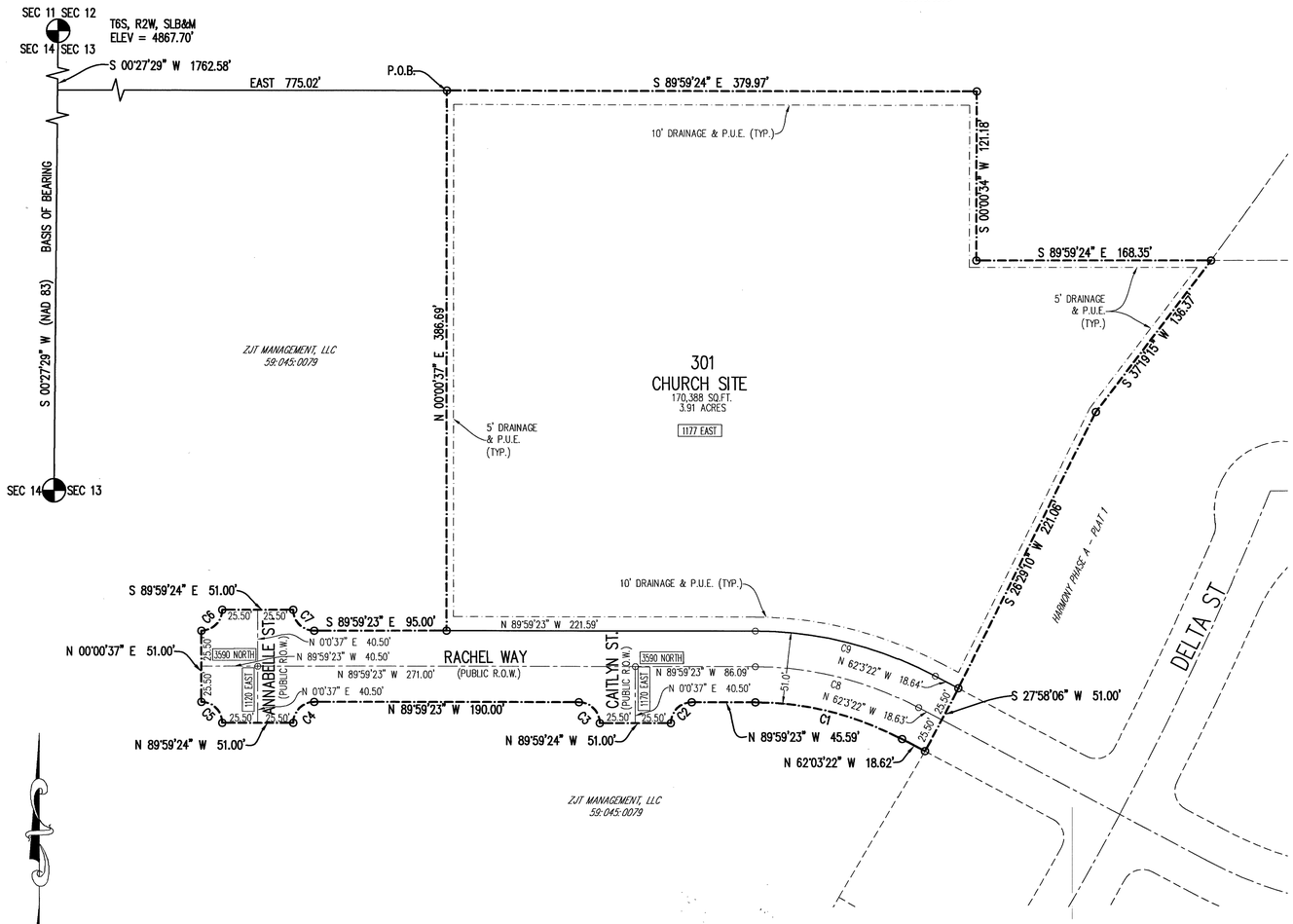
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

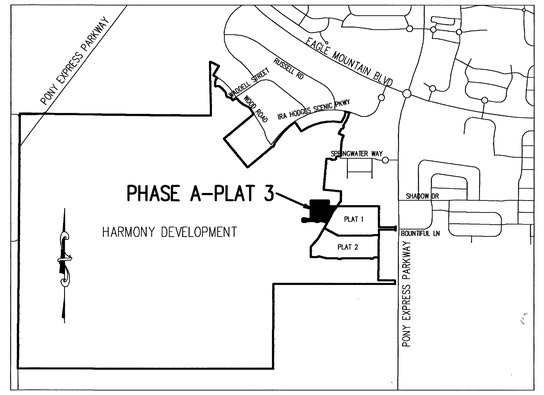
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

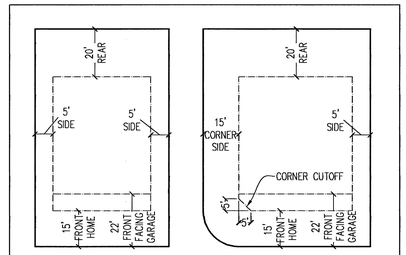
Cc: Fionnuala Kofoed, City Recorder





VICINITY MAP

NTS



SETBACK DIAGRAM

EASEMENT NOTE:

A 10' FRONT UTILITY EASEMENT AND A 5' SIDE AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SHOWN AND LABELED WITHIN LOT 301.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

50 25 0 50 100 150

Scale 1" = 50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	224.50	109.45	27°56'1"	108.37	N 76°1'23" W
C2	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C3	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C4	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C5	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C6	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C7	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C8	250.00	121.88	27°56'1"	120.68	N 76°1'23" W
C9	275.50	134.32	27°56'1"	132.99	N 76°1'23" W

FIRE NOTE:

ONE (1) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 3 CALCULATIONS

TOTAL ACREAGE:	4.60 ACRES
BUILDABLE ACREAGE:	4.60 ACRES
TOTAL ACREAGE IN LOTS:	3.91 ACRES
PUBLIC RIGHT-OF-WAY:	0.69 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	170,388 SF/3.91 ACRES
LARGEST LOT SIZE:	170,388 SF/3.91 ACRES
SMALLEST LOT SIZE:	170,388 SF/3.91 ACRES
OVERALL DENSITY:	0.22 LOTS/ACRE
TOTAL # OF LOTS:	1 LOTS

PLAT NOTES:

[redacted]S

1. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
2. SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

DOMINION ENERGY

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

Approved this 8 day of June 20 21 Dominion Energy

By Brierly Eldridge

Title Pre-Con

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

FIRSTDIGITAL TELECOM — DATE 6/9/21

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

ROCKY MOUNTAIN POWER — DATE 6/8/21

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.1Tariff.

DIRECT COMMUNICATIONS — DATE 6-8-21

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

June 3, 2021 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 1762.58 FEET ALONG SECTION LINE AND EAST 775.02 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 379.97 FEET; THENCE S 00°00'34" W, A DISTANCE OF 121.18 FEET; THENCE S 89°59'24" E, A DISTANCE OF 168.35 FEET; THENCE S 37°19'15" W, A DISTANCE OF 136.37 FEET; THENCE S 26°29'10" W, A DISTANCE OF 221.06 FEET; THENCE S 27°58'06" W, A DISTANCE OF 51.00 FEET; THENCE N 62°03'22" W, A DISTANCE OF 18.62 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS N 76°01'23" W 108.37 FEET); THENCE N 89°59'23" W, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 89°59'23" W, A DISTANCE OF 190.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 95.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 386.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,416 SQUARE FEET OR 4.6009 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

ENT 127109:2021 Map # 17807
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 19 3:34 pm FEE 52.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER ZJT Management LLC

AUTHORIZED SIGNATURE(S) Tiffany Walden manager 6/1/21

ACKNOWLEDGMENT

On the 10 day of June, 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/9/24 — NOTARY PUBLIC SIGNATURE

711066 — COMMISSION NUMBER

FIONNUALA B. KOFOED — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 30 DAY OF June 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 3

HARMONY PHASE A

SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Professional Engineer Seal: NO. 6418780 AARON D. THOMAS 6-3-21 STATE OF UTAH

Notary Public Seal: FIONNUALA B. KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION# 711066 COMM. EXP. 03-09-2024

City Engineer Seal: LICENSED PROFESSIONAL ENGINEER No. 288052 CHRISTOPHER TODD TRUSTY 6-16-21 STATE OF UTAH

Clerk-Recorder Seal: CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

17807

SEC 13, T6S, R1W SLB&M 2019 GT

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, June 26, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Harmony phase "A" plat 5 out of warranty Bond Release**

City Recorder:

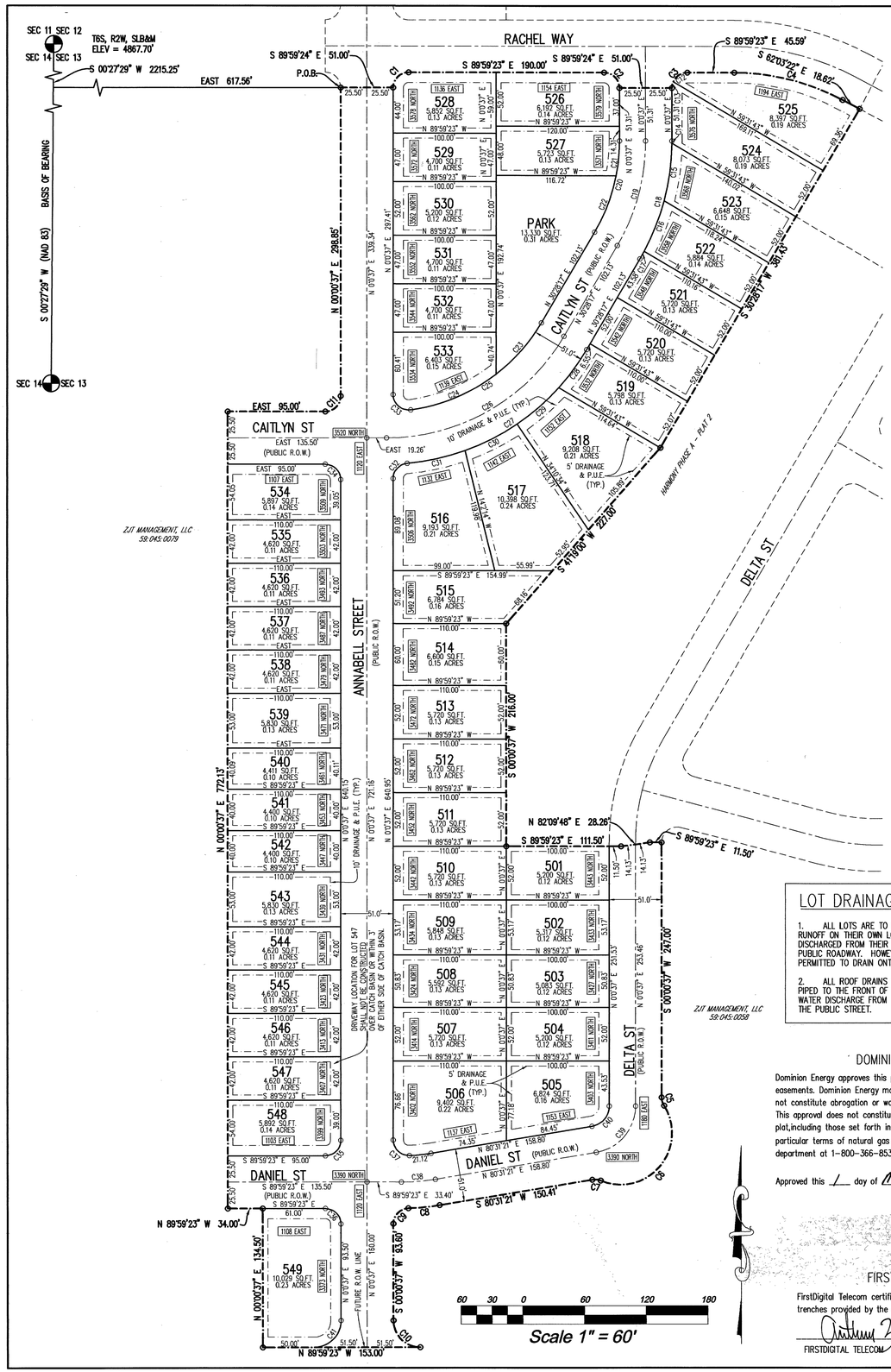
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



FIRE NOTE:

THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 5 CALCULATIONS

TOTAL ACREAGE:	9.91 ACRES
BUILDABLE ACREAGE:	9.91 ACRES
TOTAL ACREAGE IN LOTS:	6.72 ACRES
PUBLIC RIGHT-OF-WAY:	2.88 ACRES
TOTAL OPEN SPACE:	0.31 ACRES
TOTAL IMPROVED OPEN SPACE:	0.31 ACRES
AVERAGE LOT SIZE:	5,972 SF/0.14 ACRES
LARGEST LOT SIZE:	10,398 SF/0.24 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	4.95 LOTS/ACRE
TOTAL # OF LOTS:	49 LOTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C2	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C3	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C4	224.50	109.45	27°56'1"	108.37	S 76°1'23" E
C5	15.00	8.43	32°12'15"	8.32	S 16°5'31" E
C6	50.00	126.47	144°55'15"	95.35	S 40°15'59" W
C7	15.00	8.43	32°12'15"	8.32	N 83°22'31" W
C8	225.50	30.69	7°47'48"	30.66	S 84°25'16" W
C9	15.00	23.12	88°18'33"	20.90	S 44°9'53" W
C10	26.00	40.84	90°0'0"	36.77	S 44°59'23" E
C11	15.00	23.56	89°59'23"	21.21	N 45°0'19" E
C12	15.00	17.32	66°9'22"	16.37	S 56°55'56" W
C13	15.00	6.24	23°50'38"	6.20	S 11°55'56" W
C14	225.50	2.20	0°33'30"	2.20	N 0°17'22" E
C15	225.50	56.52	14°21'42"	56.38	S 7°44'58" W
C16	225.50	52.75	13°24'6"	52.63	S 21°37'52" W
C17	225.50	8.42	2°8'22"	8.42	S 29°24'6" W
C18	225.50	119.89	30°27'40"	118.48	S 15°14'27" W
C19	200.00	106.33	30°27'40"	105.08	S 15°14'27" W
C20	174.50	92.77	30°27'40"	91.68	S 15°14'27" W
C21	174.50	33.91	11°7'59"	33.85	S 5°34'36" W
C22	174.50	58.87	19°19'41"	58.59	S 20°48'26" W
C23	174.50	67.06	22°1'12"	66.65	S 41°28'53" W
C24	174.50	90.92	29°51'14"	89.90	S 67°25'5" W
C25	174.50	157.99	51°52'25"	152.65	S 56°24'30" W
C26	200.00	207.79	59°31'43"	198.57	S 60°14'9" W
C27	225.50	214.35	54°27'50"	206.37	S 57°42'12" W
C28	225.50	45.84	11°38'51"	45.76	S 36°17'42" W
C29	225.50	53.94	13°42'18"	53.81	S 48°58'17" W
C30	225.50	56.87	14°26'58"	56.72	S 63°2'55" W
C31	225.50	57.71	14°39'43"	57.55	S 77°36'15" W
C32	15.00	22.23	84°55'30"	20.25	S 42°28'22" W
C33	15.00	25.57	97°39'55"	22.58	N 48°49'20" W
C34	15.00	23.56	90°0'37"	21.22	S 44°59'41" E
C35	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C36	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C37	15.00	24.23	92°33'0"	21.68	S 46°15'53" E
C38	200.00	33.12	9°29'15"	33.08	N 85°15'59" E
C39	45.50	63.94	80°30'44"	58.80	N 40°15'59" E
C40	20.00	28.10	80°30'44"	25.85	N 40°15'59" E
C41	26.00	40.84	90°0'0"	36.77	N 45°0'37" E

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

DOMINION ENERGY

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

Approved this 1 day of March 2022 Dominion Energy

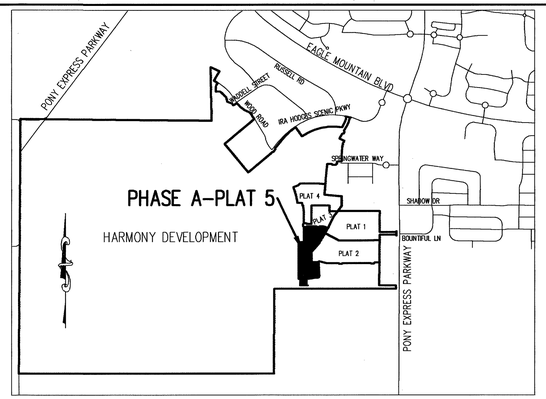
By Beverly Edwards

Title Re-Con

FIRSTDIGITAL TELECOM

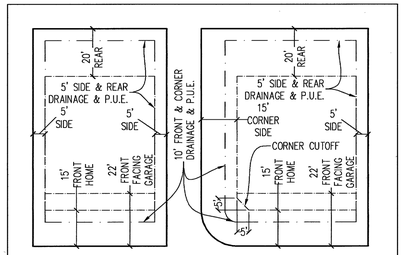
FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

FIRSTDIGITAL TELECOM — DATE 3/16/22



VICINITY MAP

NTS



SETBACK DIAGRAM

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

CITY ATTORNEY

PLAT NOTES:

1. PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY THE HARMONY HOME OWNER'S ASSOCIATION, SUBJECT TO THE TERMS OF A WRITTEN AGREEMENT BETWEEN HARMONY HOME OWNER'S ASSOCIATION AND EAGLE MOUNTAIN CITY.
2. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
3. NO MORE THAN THREE HOMES OF THE SAME ELEVATION OR COLOR SHALL BE LOCATED ALONG A SINGLE ROW OF HOMES. (PER PARAGRAPH 8 OF THE HARMONY DEVELOPMENT AGREEMENT).
4. SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
5. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

Del Edwards 3-2-2022

ROCKY MOUNTAIN POWER — DATE

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.1Tariff.

DIRECT COMMUNICATIONS — 3-1-22 DATE

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Feb. 25, 2022 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 2215.25 FEET ALONG SECTION LINE AND EAST 617.56 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 190.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS S 76°01'23" E 108.37 FEET); THENCE S 62°03'22" E, A DISTANCE OF 18.62 FEET; THENCE S 30°28'17" W, A DISTANCE OF 381.43 FEET; THENCE S 41°19'00" W, A DISTANCE OF 227.00 FEET; THENCE S 00°00'37" W, A DISTANCE OF 216.00 FEET; THENCE S 89°59'23" E, A DISTANCE OF 111.50 FEET; THENCE N 82°09'48" E, A DISTANCE OF 28.26 FEET; THENCE S 89°59'23" E, A DISTANCE OF 11.50 FEET; THENCE S 00°00'37" W, A DISTANCE OF 247.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°12'15" FOR 8.43 FEET (CHORD BEARS S 16°05'31" E 8.32 FEET); THENCE ALONG THE ARC OF A 50.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 144°55'15" FOR 126.47 FEET (CHORD BEARS S 40°15'59" W 95.35 FEET); THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°12'15" FOR 8.43 FEET (CHORD BEARS N 83°22'31" W 8.32 FEET); THENCE S 80°31'21" W, A DISTANCE OF 150.41 FEET; THENCE ALONG THE ARC OF A 225.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°47'48" FOR 30.69 FEET (CHORD BEARS S 84°25'16" W 30.66 FEET); THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°18'33" FOR 23.12 FEET (CHORD BEARS S 44°09'53" W 20.90 FEET); THENCE S 00°00'37" W, A DISTANCE OF 93.60 FEET; THENCE ALONG THE ARC OF A 26.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 40.84 FEET (CHORD BEARS S 44°59'23" E 36.77 FEET); THENCE N 89°59'23" W, A DISTANCE OF 153.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 134.50 FEET; THENCE N 89°59'23" W, A DISTANCE OF 34.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 772.13 FEET; THENCE EAST, A DISTANCE OF 95.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'23" FOR 23.56 FEET (CHORD BEARS N 45°00'19" E 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 298.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 431,532 SQUARE FEET OR 9.9066 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

ENT 53582:2022 Map # 18315
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 29 12:09 pm FEE 148.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER ZJT management LLC — 3/9/22
Tiffany Walden, owner-manager.

AUTHORIZED SIGNATURE(S) ~~P. Hunsaker~~ — 3/9/22
EM HARMONY, LLC — Tiffany Walden, owner-manager

ACKNOWLEDGMENT

ENT 53582:2022 Map # 18315
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 29 12:09 pm FEE 148.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

On the 10th day of March, 2022 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/9/24 — NOTARY PUBLIC SIGNATURE

711064 — COMMISSION NUMBER

Fionnuala B. Koford — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 22 DAY OF March 2022

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 5

HARMONY PHASE A

SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE 1" = 60 FEET

Surveyor's Seal: PROFESSIONAL ENGINEER, No. 6418780, AARON D. THOMAS, 2-25-22, STATE OF UTAH

Notary Public Seal: FIONNUALA B KOFORD, NOTARY PUBLIC-STATE OF UTAH, COMMISSION # 711064, COMM. EXP. 03-09-2024

City Engineer Seal: No. 286052, CHRISTOPHER TODD TRUSTY, 3-10-22, LICENSED PROFESSIONAL ENGINEER, STATE OF UTAH

Clerk-Recorder Seal: CORPORATE SEAL, EAGLE MOUNTAIN, EST. 1996, STATE OF UTAH

sec 13, T6S, R2W SLB&M 20 DE

19281

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, June 28, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Sage Park phase "A" plat 5 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

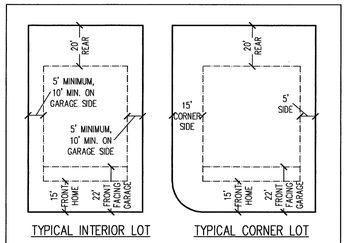
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

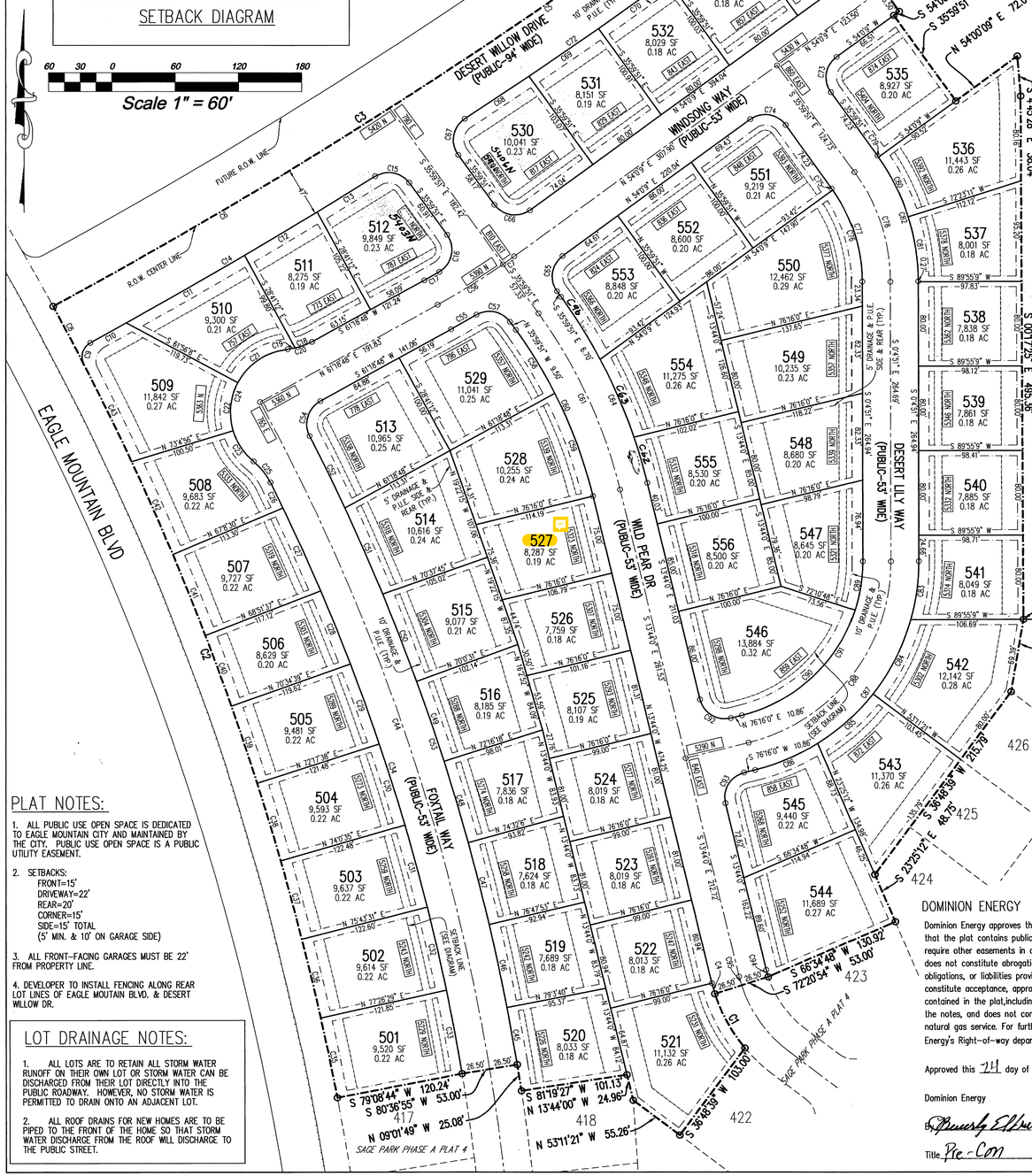
SAGE PARK PHASE A PLAT 5



SETBACK DIAGRAM

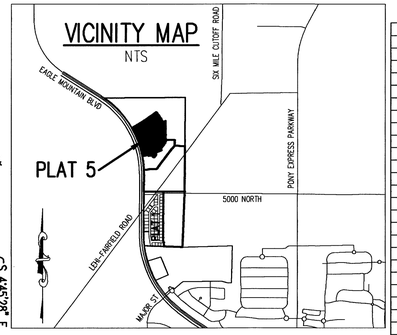
FIRE NOTE:

SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



VICINITY MAP

NTS



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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

Rocky Mountain Power 5/24/21

ROCKY MOUNTAIN POWER DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	151.50	59.09	22°20'54"	58.72	S 28°49'34" E
C2	2562.50	798.50	17°51'14"	795.27	N 19°46'8" W
C3	5000.00	670.95	7°41'19"	670.45	N 57°50'48" E
C4	151.50	10.36	3°55'7"	10.36	N 15°41'33" W
C5	5000.00	300.81	3°26'49"	300.76	N 55°43'33" E
C6	5000.00	370.14	4°14'30"	370.06	N 59°34'13" E
C7	673.50	13.14	1°7'4"	13.14	N 54°33'41" E
C8	2562.50	61.72	1°22'48"	61.72	S 28°0'21" E
C9	15.00	23.26	88°50'27"	21.00	N 17°6'16" E
C10	5047.00	39.00	0°26'34"	39.00	N 61°18'12" E
C11	5047.00	129.06	1°27'55"	129.06	N 60°20'58" E
C12	5047.00	80.06	0°54'32"	80.06	N 59°9'45" E
C13	5047.00	64.77	0°44'7"	64.77	N 58°20'26" E
C14	5047.00	312.89	3°33'7"	312.84	N 59°44'56" E
C15	24.00	36.04	86°1'46"	32.74	S 79°0'45" E
C16	24.00	40.15	95°51'47"	35.63	S 11°56'2" W
C17	647.00	16.35	1°26'53"	16.35	S 60°35'21" W
C18	60.00	17.07	16°18'18"	17.02	S 69°27'57" W
C19	60.00	7.26	6°55'51"	7.25	S 81°5'2" W
C20	60.00	24.33	23°14'10"	24.17	S 72°55'53" W
C21	60.00	59.15	56°29'5"	56.78	S 56°18'25" W
C22	60.00	47.11	44°58'56"	45.90	S 5°34'24" W
C23	60.00	35.55	33°57'0"	35.03	S 33°53'34" E
C24	60.00	141.81	135°25'2"	111.03	S 16°50'27" W
C25	60.00	25.50	24°21'13"	25.31	S 38°41'28" E
C26	1973.50	27.00	0°47'2"	27.00	S 26°7'21" E
C27	1973.50	86.18	2°30'7"	86.17	S 24°28'46" E
C28	1973.50	74.67	2°10'5"	74.67	S 22°8'40" E
C29	1973.50	80.43	2°20'6"	80.43	S 19°53'35" E
C30	1973.50	80.43	2°20'7"	80.43	S 17°33'28" E
C31	1973.50	80.44	2°20'7"	80.43	S 15°13'21" E
C32	1973.50	80.44	2°20'8"	80.44	S 12°53'14" E
C33	1973.50	80.42	2°20'5"	80.41	S 10°33'7" E
C34	1973.50	590.01	17°7'47"	587.82	S 17°56'58" E
C35	2562.50	76.80	1°43'2"	76.80	N 11°42'2" W
C36	2562.50	76.77	1°43'0"	76.77	N 13°25'3" W
C37	2562.50	76.77	1°42'59"	76.76	N 15°8'3" W
C38	2562.50	76.77	1°43'0"	76.77	N 16°51'2" W
C39	2562.50	76.80	1°43'2"	76.79	N 18°34'3" W
C40	2562.50	71.09	1°35'22"	71.08	N 20°13'15" W
C41	2562.50	82.64	1°50'52"	82.63	N 21°56'21" W
C42	2562.50	96.11	2°8'57"	96.11	N 23°56'16" W
C43	2562.50	103.03	2°18'13"	103.02	N 26°9'51" W
C44	2000.00	670.30	19°12'10"	667.17	N 18°59'10" W
C45	2026.50	54.97	1°33'15"	54.97	N 10°9'42" W
C46	2026.50	80.04	2°15'47"	80.04	N 12°4'13" W
C47	2026.50	80.04	2°15'47"	80.04	N 14°20'1" W
C48	2026.50	80.04	2°15'47"	80.04	N 16°35'48" W
C49	2026.50	80.04	2°15'47"	80.04	N 18°51'35" W
C50	2026.50	88.51	2°30'9"	88.50	N 21°14'33" W
C51	2026.50	88.99	2°30'57"	88.98	N 23°45'6" W
C52	2026.50	75.75	2°8'30"	75.75	N 26°4'50" W
C53	2026.50	628.39	17°46'0"	625.88	N 18°16'5" W
C54	25.00	38.60	88°27'53"	34.88	N 17°4'51" E
C55	700.00	27.71	2°16'5"	27.71	N 60°10'45" E
C56	673.50	72.80	6°11'35"	72.76	N 58°13'0" E
C57	24.00	35.59	84°57'26"	32.42	S 78°28'34" E
C58	449.00	70.36	8°58'41"	70.28	S 31°30'31" E
C59	449.00	104.12	13°17'11"	103.89	S 20°22'35" E
C60	449.00	174.48	22°15'52"	173.38	S 24°51'56" E
C61	475.50	184.77	22°15'51"	183.61	S 24°51'56" E
C62	502.00	45.03	5°8'24"	45.02	S 16°18'12" E
C63	502.00	80.51	9°11'21"	80.43	S 23°28'4" E
C64	502.00	195.07	22°15'51"	193.84	N 24°51'56" W
C65	24.00	37.70	90°0'0"	33.94	N 9°0'9" E
C66	24.00	37.70	90°0'0"	33.94	N 80°59'51" W
C67	24.00	38.88	92°49'38"	34.77	N 10°24'58" E
C68	5047.00	72.92	0°49'40"	72.92	N 56°24'57" E
C69	5047.00	80.03	0°54'31"	80.03	N 55°32'51" E
C70	5047.00	80.01	0°54'30"	80.00	N 54°38'21" E
C71	5047.00	16.09	0°10'58"	16.09	N 54°5'37" E
C72	5047.00	249.04	2°49'38"	249.02	N 55°24'58" E
C73	24.00	37.70	90°0'0"	33.94	S 9°0'9" W
C74	24.00	37.70	90°0'0"	33.94	S 80°59'51" E
C75	150.00	1.77	0°40'39"	1.77	N 35°39'32" W
C76	150.00	92.26	35°14'21"	90.81	S 17°42'1" E
C77	150.00	94.03	35°55'1"	92.50	S 18°2'21" E
C78	176.50	110.89	35°59'51"	109.08	S 17°59'56" E
C79	203.00	1.77	0°30'3"	1.77	N 35°44'50" W
C80	203.00	63.36	17°53'0"	63.10	S 26°33'19" E
C81	203.00	62.12	17°31'58"	61.88	S 8°50'50" E
C82	203.00	127.25	35°55'1"	125.18	S 18°2'21" E
C83	203.00	56.05	15°49'6"	55.87	S 7°49'42" W
C84	203.00	79.38	22°24'15"	78.87	S 26°56'23" W
C85	203.00	70.48	19°53'37"	70.13	S 48°5'19" W
C86	203.00	64.59	18°13'53"	64.32	S 67°9'3" W
C87	203.00	270.50	76°20'51"	250.93	S 38°5'35" W
C88	176.50	235.19	76°20'51"	218.17	S 38°5'35" W
C89	150.00	46.86	17°54'3"	46.67	S 8°52'11" W
C90	150.00	153.01	58°26'48"	146.46	S 47°2'36" W
C91	150.00	199.88	76°20'51"	185.41	S 38°5'35" W
C92	24.00	37.70	90°0'0"	33.94	N 58°44'0" W
C93	24.00	37.70	90°0'0"	33.94	S 31°16'0" W
C94	98.50	6.74	3°55'6"	6.73	S 15°41'33" E
C95	125.00	8.55	3°55'6"	8.55	S 15°41'33" E
C96	502.00	69.52	7°56'7"	69.47	S 32°1'48" E

PLAT NOTES:

1. ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
2. SETBACKS:
   FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=15' TOTAL
   (5' MIN. & 10' ON GARAGE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF EAGLE MOUTAIN BLVD. & DESERT WILLOW DR.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

DOMINION ENERGY

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

Approved this 7th day of May 20 21

Dominion Energy

By: Beverly Ebbridge

Title: Pre-Con

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.1Tariff.

Marjorie Clifford 5/19/2021

DIRECT COMMUNICATIONS DATE

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

PHASE A PLAT 5 CALCULATIONS

TOTAL ACREAGE:	16.47 ACRES
BUILDABLE ACREAGE:	16.47 ACRES
TOTAL ACREAGE IN LOTS:	11.97 ACRES
RIGHT-OF-WAY AREA:	4.50 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	9,313 SF/0.21 ACRES
LARGEST LOT SIZE:	13,884 SF/0.32 ACRES
SMALLEST LOT SIZE:	7,624 SF/0.18 ACRES
OVERALL DENSITY:	3.40 LOTS/ACRE
TOTAL # OF LOTS:	56 LOTS

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

MAY 12, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1486.65 FEET AND WEST 537.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLAT 4 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 9°40'31" WEST 69.39 FEET, 2) SOUTH 36°48'39" WEST 215.79 FEET, 3) SOUTH 23°25'12" EAST 48.75 FEET, 4) SOUTH 66°34'48" WEST 130.92 FEET, 5) SOUTH 72°20'54" WEST 53.00 FEET, 6) ALONG THE ARC OF A 151.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 59.09 FEET THROUGH A CENTRAL ANGLE OF 22°20'54" (CHORD BEARS SOUTH 28°49'34" EAST 58.72 FEET), 7) SOUTH 36°48'39" WEST 103.00 FEET, 8) NORTH 53°11'21" WEST 55.26 FEET, 9) NORTH 13°44'00" WEST 24.96 FEET, 10) SOUTH 81°19'27" WEST 101.13 FEET, 11) NORTH 9°01'49" WEST 25.08 FEET, 12) SOUTH 80°36'55" WEST 53.00 FEET, 13) SOUTH 79°08'44" WEST 120.24 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EAGLE MOUNTAIN BOULEVARD ALONG THE ARC OF A 2562.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 798.50 FEET THROUGH A CENTRAL ANGLE OF 17°51'14" (CHORD BEARS NORTH 19°46'08" WEST 795.27 FEET); THENCE ALONG THE ARC OF A 5000.00 FOOT RADIUS CURVE TO THE LEFT 670.95 FEET THROUGH A CENTRAL ANGLE OF 7°41'19" (CHORD BEARS NORTH 57°50'48" EAST 670.45 FEET); THENCE NORTH 54°09'09" EAST 143.91 FEET; THENCE SOUTH 35°59'51" EAST 200.00 FEET; THENCE SOUTH 54°09'09" WEST 6.49 FEET; THENCE SOUTH 35°59'51" EAST 100.00 FEET; THENCE NORTH 54°09'09" EAST 72.04 FEET; THENCE SOUTH 4°45'28" EAST 38.04 FEET; THENCE SOUTH 00°17'25" EAST 495.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 717,522 S.F. OR 16.472 ACRES, MORE OR LESS

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

ENT 116002:2021 Map # 17758
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 29 10:38 am FEE 162.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S): PATTERSON CONSTRUCTION, INC.
PRINTED NAME OF OWNER James K. Patterson

June 9, 2021

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 9th day of June, 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024

NOTARY PUBLIC SIGNATURE

709876
COMMISSION NUMBER

Julie Ann Allen
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 22 DAY OF June 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 5

SAGE PARK PHASE A

SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal: PROFESSIONAL LAND SURVEYOR NO. 6418780 AARON D. THOMAS 5-12-21 STATE OF UTAH

Notary Public Seal: JULIE ANN ALLEN NOTARY PUBLIC-STATE OF UTAH COMMISSION# 709876 COMM. EXP. 01-08-2024

Engineer's Seal: LICENSED PROFESSIONAL ENGINEER No. 265052 CHRISTOPHER TODD TRUSTY 6-16-21 STATE OF UTAH

Clerk-Recorder's Seal: CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

17758

Sec 2, T6S, R2W SLB&M T0038

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, June 28, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Sage Park phase "A" plat 6 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

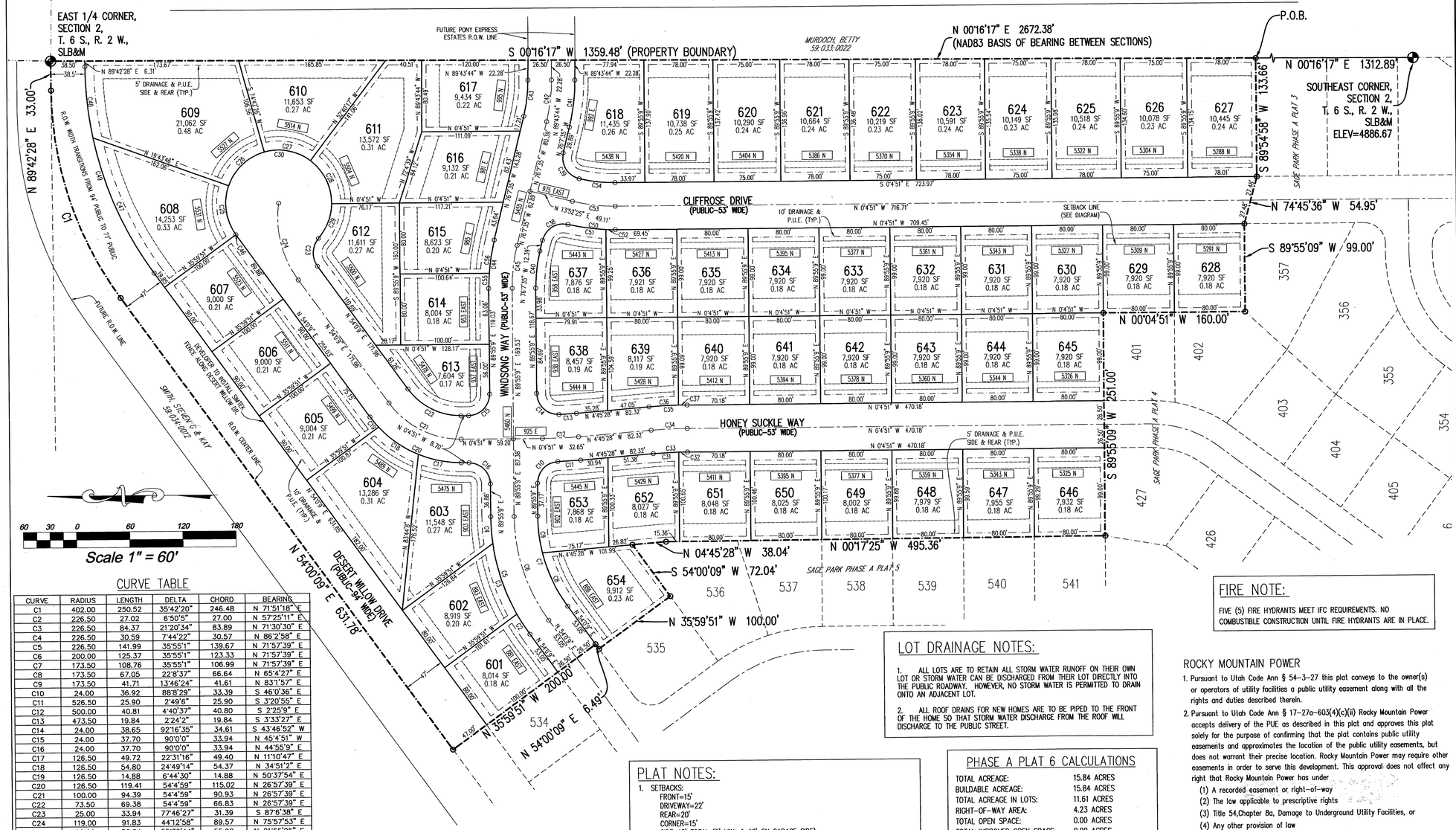
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A PLAT 6

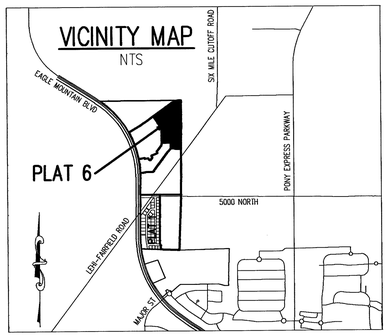


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	402.00	250.52	35°42'20"	246.48	N 71°51'18" E
C2	226.50	27.02	6°50'5"	27.00	N 57°25'11" E
C3	226.50	84.37	21°20'34"	83.89	N 71°30'30" E
C4	226.50	30.59	7°44'22"	30.57	N 86°2'58" E
C5	226.50	141.99	35°55'1"	139.67	N 71°57'39" E
C6	200.00	125.37	35°55'1"	123.33	N 71°57'39" E
C7	173.50	108.76	35°55'1"	106.99	N 71°57'39" E
C8	173.50	67.05	22°8'37"	66.64	N 65°4'27" E
C9	173.50	41.71	13°46'24"	41.61	N 83°1'57" E
C10	24.00	36.92	88°8'29"	33.39	S 46°0'36" E
C11	526.50	25.90	2°49'6"	25.90	S 3°20'55" E
C12	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C13	473.50	19.84	2°24'2"	19.84	S 3°33'27" E
C14	24.00	38.65	92°16'35"	34.61	S 43°46'52" W
C15	24.00	37.70	90°0'0"	33.94	N 45°4'51" W
C16	24.00	37.70	90°0'0"	33.94	N 44°55'9" E
C17	126.50	49.72	22°31'16"	49.40	N 11°10'47" E
C18	126.50	54.80	24°49'14"	54.37	N 34°51'2" E
C19	126.50	14.88	6°44'30"	14.88	N 50°37'54" E
C20	126.50	119.41	54°4'59"	115.02	N 26°57'39" E
C21	100.00	94.39	54°4'59"	90.93	N 26°57'39" E
C22	73.50	69.38	54°4'59"	66.83	N 26°57'39" E
C23	25.00	33.94	77°46'27"	31.39	S 87°6'38" E
C24	119.00	91.83	44°12'58"	89.57	N 75°57'53" E
C25	60.00	58.24	55°36'44"	55.98	N 81°55'25" E
C26	60.00	57.57	54°58'39"	55.39	S 42°46'54" E
C27	60.00	55.11	52°37'18"	53.19	S 11°1'5" W
C28	60.00	56.10	53°34'30"	54.08	S 64°6'58" W
C29	60.00	42.80	40°52'22"	41.90	N 68°39'35" W
C30	60.00	269.94	257°46'27"	93.41	S 2°53'22" W
C31	473.50	28.83	3°29'19"	28.83	S 3°0'48" E
C32	473.50	9.82	1°11'18"	9.82	S 0°40'30" E
C33	473.50	38.65	4°40'37"	38.64	S 2°25'9" E
C34	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C35	526.50	42.98	4°40'37"	42.97	S 2°25'9" E
C36	526.50	33.16	3°36'30"	33.15	S 2°57'13" E
C37	526.50	9.82	1°4'7"	9.82	S 0°36'54" E
C38	24.00	37.57	89°40'59"	33.85	S 31°17'6" E
C39	24.00	37.92	90°31'52"	34.10	S 58°36'29" W
C40	173.50	42.26	13°57'15"	42.15	S 83°6'13" E
C41	226.50	53.77	13°36'9"	53.65	S 82°55'40" E
C42	200.00	47.48	13°36'9"	47.37	S 82°55'40" E
C43	173.50	41.19	13°36'9"	41.09	S 82°55'40" E
C44	226.50	55.16	13°57'15"	55.03	N 83°6'13" W
C45	200.00	48.71	13°57'15"	48.59	N 83°6'13" W
C46	60.00	0.12	0°6'54"	0.12	S 54°3'36" W
C47	400.00	168.46	24°7'49"	167.22	N 66°4'3" E
C48	400.00	80.81	11°34'31"	80.67	N 83°55'13" E
C49	400.00	249.27	35°42'20"	245.26	S 71°51'18" W
C50	226.50	53.91	13°38'14"	53.78	S 6°44'16" W
C51	226.50	43.36	10°58'3"	43.29	S 8°4'22" W
C52	226.50	10.55	2°40'11"	10.55	S 1°15'15" W
C53	200.00	48.71	13°57'15"	48.59	S 6°53'47" W
C54	173.50	40.65	13°25'23"	40.55	S 6°37'51" W
C55	226.50	16.99	4°17'53"	16.99	S 87°55'54" E
C56	226.50	38.17	9°39'23"	38.13	S 80°57'17" E

VICINITY MAP

NTS



PLAT NOTES:

1. SETBACKS:
   FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
2. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
3. DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF DESERT WILLOW DRIVE.

LOT DRAINAGE NOTES:

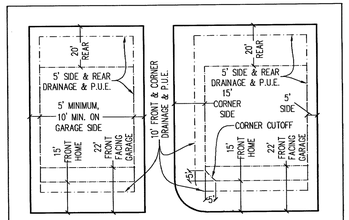
1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PHASE A PLAT 6 CALCULATIONS

TOTAL ACREAGE:	15.84 ACRES
BUILDABLE ACREAGE:	15.84 ACRES
TOTAL ACREAGE IN LOTS:	11.61 ACRES
RIGHT-OF-WAY AREA:	4.23 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	9,368 SF/0.22 ACRES
LARGEST LOT SIZE:	21,062 SF/0.48 ACRES
SMALLEST LOT SIZE:	7,604 SF/0.17 ACRES
OVERALL DENSITY:	3.41 LOTS/ACRE
TOTAL # OF LOTS:	54 LOTS

FIRE NOTE:

FIVE (5) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



SETBACK DIAGRAM

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 § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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

Def Edwards 10/20/21
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY

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

Approved this 20 day of October 2021

Dominion Energy

By: Brandy Edwards

Title Pre-Con

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.1Tariff.

Mayoral Ufford 10/20/2021
DIRECT COMMUNICATIONS DATE

18073

SURVEYOR: AZTEC ENGINEERING INC.
732 NORTH 780 WEST
AMERICAN FORK, UT. 84003
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Oct. 6, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1312.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLATS 3 & 4 AND THE EASTERLY BOUNDARY OF SAGE PARK PHASE A PLAT 5 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 89°54'58" WEST 133.66 FEET, 2) NORTH 74°45'36" WEST 54.95 FEET, 3) SOUTH 89°55'09" WEST 99.00 FEET, 4) NORTH 00°04'51" WEST 160.00 FEET, 5) SOUTH 89°55'09" WEST 251.00 FEET, 6) NORTH 00°17'25" WEST 495.36 FEET, 7) NORTH 04°45'28" WEST 38.04 FEET, 8) SOUTH 54°00'09" WEST 72.04 FEET, 9) NORTH 35°59'51" WEST 100.00 FEET, 10) NORTH 54°00'09" EAST 6.49 FEET, 11) NORTH 35°59'51" WEST 200.00 FEET; THENCE NORTH 54°00'09" EAST 631.78 FEET; THENCE ALONG THE ARC OF A 402.00 FOOT RADIUS CURVE TO THE RIGHT 250.52 FEET THROUGH A CENTRAL ANGLE OF 35°42'20" (CHORD BEARS NORTH 71°51'18" EAST 246.48 FEET); THENCE NORTH 89°42'28" EAST 33.00 FEET; THENCE SOUTH 00°16'17" WEST ALONG SECTION LINE A DISTANCE OF 1359.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 689,969 S.F. OR 15.840 ACRES, MORE OR LESS

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ENT 207746:2021 Map # 18073
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 16 9:37 am FEE 158.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S): PATTERSON CONSTRUCTION, INC
PRINTED NAME OF OWNER James R. Patterson, President 10/27/2021

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 27th day of October 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024
NOTARY PUBLIC SIGNATURE

709876
COMMISSION NUMBER

Julie Ann Allen
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 7 DAY OF December 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 6

SAGE PARK PHASE A

SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Notary Public Seal
JULIE ANN ALLEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 709876
COMM. EXP. 01-08-2024

Clerk-Recorder Seal

Sec. 2, T6S, R2W, SLB&M, TU 038, AN

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	2023 Pony Express Paving Project Change Order #1 - Geneva Rock
ITEM TYPE:	Change Order
FISCAL IMPACT:	$41,514.76 G.L.# 10-41-44100-5122 Fiscal Budget 2023
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Zac Hilton, Public Works

PRESENTED BY:
Zac Hilton

RECOMMENDATION:
Staff recommends the City Council approve the change order for the Pony Express Paving Project in the amount of $41,514.76.

BACKGROUND:
On April 18, 2023, the City Council approved the 2023 Pony Express Paving Project award to Geneva Rock with a contracted price of $753,204.54. During the construction of the project, an additional 13 water valves were located without concrete collars and were covered under debris. Also, after the project had been completed, the total square footage of roto-milled and repaved asphalt had increased from the bid total by 12,644 square feet. The primary cause of the square footage increase to the bid total is the lack of curb, which makes it difficult to define where the edge of asphalt ends. The contract established unit costs for these items, and the quantities of the units were increased to complete the project. While this project is budgeted at $1.1 million, the total cost for this project with the change order will be $794,719.30.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

June 20, 2023, 3:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jed Shum, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Terrence Dela Pena, Finance/Management Analyst and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; and Embret Fossum, Unified Fire Authority Battalion Chief.

Mayor Westmoreland called the meeting to order at 3:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

   1.A. DISCUSSION – Affordable Housing Master Plan - Lewis, Young, Robertson, and Burningham

This item was presented and discussed following item 1.B.

Fred Philpot with Lewis, Young, Robertson, and Burningham presented the Council with a draft version of the Eagle Mountain City Affordable Housing Plan. He detailed the City's historical and expected population growth, resident incomes, home values, housing type distribution, and affordability of homes.

Mr. Philpot explained the General Plan's foundational strategies, which include ensuring that affordable housing grows proportionally with normal development, supporting affordable housing options that address the needs of low to moderate-income households, providing the opportunity for affordable homeownership by offering a range of housing types, and providing desirable affordable housing options that integrate well into surrounding neighborhoods.

Councilmembers Wright and Curtis desired to review the data before making further comments.

Councilmember Wright stated that the entire State of Utah is struggling to provide product within the $245,000 to $350,000 price range. He suggested looking for ways to partner with developers to build the vested units in the City.

Mayor Westmoreland requested additional historical data and context for comparison with the current market.

Mr. Philpot clarified that his focus is on affordability within Eagle Mountain rather than comparison with other cities. He explained that land value, growth, and scarcity in the West have caused issues as they have outpaced income, making affordability more challenging for all cities in the State, including Eagle Mountain. Demand is causing home evaluation to rise more than the increased cost of construction. Housing supply and demand imbalance also impact mobility for current owners looking to purchase a home.

Councilmember Love said that she thinks that Eagle Mountain is in a unique situation because so many residents own homes and it illustrates that many residents were able to purchase homes when the units were affordable and the current issues are market driven.

Discussion ensued regarding considerations of vested units in housing statistics, the definition of affordable housing, the abilities and limitations of the City to resolve market issues, and possible strategies to assist with housing affordability issues through density transfers or using affordable housing funds to help residents buy down interest rates.

1.B. UPDATE – City Administrator Items

This item was presented and discussed prior to item 1.A.

The City will be using the 2021 Firework Restrictions Map for the July 4th and 24th holidays.

Economic Development

- Public input for the small area plans thus far has been strong. The in-person event was well-attended, and the matching survey received dozens of responses. Downtown Redevelopment Services and staff will be using public input and stakeholder discussions to select a single map to work from going forward into the next steps.
- Crumbl, unfortunately, had to delay their opening again to June 30th.
- Retail demand is high right now. The City is hosting several development groups and retailers for meetings and tours. Prospects are strong for significant retail plans later this year.
- The QTS project has been stalled due to ongoing discussions with Alpine School District regarding the school site in the Pole Canyon/Firefly development.

Parks, Recreation, Events, and Cemetery

- Staff has pushed the update on the off-street trails plan to a meeting in July or the earliest agenda it allows.

DRAFT

Engineering

- The precast culvert sections for the Tickville Crossing at Silver Creek Way will be delivered on July 1, and the contractor will be onsite to begin installation. Staff is concerned with the ability to place the culvert sections while the wash is still flowing and will coordinate the construction to ensure proper installation.
- City staff met with representatives from Flagship, RK Builders, and John Hancock School to address concerns with school traffic accessing the school site. Flagship anticipates completing the full build-out of Tiffany Lane by October of this year, if not sooner. If they are unable to complete this full section prior to the beginning of the school year on August 15, they will pave at least an additional 4 feet of asphalt to provide a minimum of 24 feet of asphalt until they can complete the road section. Flagship also offered to provide some concrete barriers and additional traffic mitigation if needed.
- Proposals for the design of a two-million-gallon tank were extended by two weeks as the City reconsiders the parcel best suited for the tank.
- Steel for the traffic signals for Woodhaven, Stonebridge, and Majors Street is still two to three months out. The contractor does not expect to begin work on these improvements until likely August.
- Construction is expected to begin on the Cedar Pass waterline replacement the first week in July.
- Construction on the widening of Mid Valley Road between Corey Wride Park and the junior high is expected to begin the first or second week in July. It has been discussed with the contractor that no interruptions to school traffic will be allowed.

Facilities, Fleet, and Emergency Management

- Upgrades to the sewer building are about 90% complete. The flooring is being installed on June 21.
- The Sheriff's and Recorder's Office remodel walkthrough and punch list are scheduled for June 29.
- All new and replacement vehicles for Fiscal Year 2023 have arrived.
- Emergency Coordinator Dave Ulibarri is teaching a Stop The Bleed training for City staff on July 11 through July 13.

Streets and Storm Water

- The Pony Express Paving Project has been roto-milled and repaved. The contractor will begin raising manhole covers and pouring concrete collars tomorrow. The restriping is scheduled for Saturday to complete the project.
- The spray-applied seal coats have begun this week which include daily road closures in residential areas. This work is anticipated to take three weeks to complete.

Public Utilities

- Well #5 is still on track to be finished by the end of the week. There was a delay due to the rewinding of the motor.
- The bypass tapping sleeves have not shipped yet; they should arrive next week.
- Well #2 still is not running. Thursday, all wells were turned off.

DRAFT

- The White Hills well will need some work on the column pipe due to the test pumping that was done. The City is waiting to learn what needs to be repaired.

Community Development

- Through June 18, 2023, 45 new residential permits have been issued – 36 single-family and 9 multifamily.
- Commercial permits have been issued for Wingstop, Taco Bell, Utah Valley Pediatrics, and for an Alpine Credit Union remodel.
- A Certificate of Occupancy was issued for Crumbl on June 16.
- A variety of public sites were planted with a seed mix of wildflowers, native grasses, and other drought-tolerant native plants during the fall/winter. Staff will send out invites to the Council soon to tour four to five of these sites and see the progress in the next couple of weeks.
- Alpine School District's middle school plans have been received and are in review, for a site north of Wride Memorial Highway and south of the Arrival neighborhood.
- The City is working with the SilverLake Village Homeowner's Association (HOA) to acquire property on the banks and tops of the Tickville Wash that is currently owned by the HOA.

Randy Larsen with Gilmore and Bell answered questions from staff and City Council regarding Public Improvement Districts (PIDs) and Local Area Districts (LADs).

2. AGENDA REVIEW

CONSENT AGENDA

9. AGREEMENTS

9.B. Water Supply Agreement – Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

Councilmember Curtis requested this item be removed from the consent agenda and placed as a regularly scheduled item.

Councilmember Love expressed concern that Exhibits A and C were missing from the materials.

City Attorney Marcus Draper stated that the applicant did not give a reason for the exhibits being excluded. However, the City Council could condition the approval on the take-down schedule, Exhibit A, being provided. He will research the contents of the missing Exhibit C and report back.

10. BID AWARDS

10.A. Tertiary Treatment and Algae Control Design – JWO Engineering
JWO Fee Proposal

City Engineer Chris Trusty confirmed that this project will be partially funded with grants.

12. CHANGE ORDERS

12.A. Well 8 Drilling Change Order #1 – Grimshaw Drilling LLC
Test Pumping Estimate

Discussion confirmed what was included in the bid package and cost comparisons.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate.

This item was presented and discussed after item 14.B.

Finance Director Kimberly explained that the changes include the removal of a full-time employee position and the removal of a part-time employee from utility billing to allow a full-time employee in the Water Department. Capital Project increases include the addition of $55,000 for a sidewalk extension, $90,000 for a cooperative agreement with the Division of Wildlife Resources for wildlife corridor fencing, $30,000 for paving a Safe Routes to School trail in Overland, and $200,000 for the medians for the realignment project at Pony Express Parkway and Ranches Parkway. She presented the history of the certified tax rate and explained the portion collected by the City. The new rate for 2023 is half a mill, or 0.000524%.

Mr. Jerome clarified that the News Writer position was removed and the scope of the duties for the Executive Assistant may change.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget.

This item was presented and discussed prior to item 14.A.

Ms. Ruesch presented the item and explained the following changes to the budget since the last review by the City Council:

- Payroll costs have been redistributed across funds but are still in line with the original budget amounts;
- Increases in the General Fund account for the fraud incident until the insurance is resolved and funds received will be added to the budget;
- $400,000 was added to account for an item related to a special improvements district development agreement;
- Streets Department includes new installation of streetlights;
- Three capital projects were accounted for in the overall project budget;
- An increase of $1 million in the Water Fund for operating spending for materials, supplies, and water purchases from Central Utah Water and a project funded by the bond; and

DRAFT

- Sewer Fund includes payments to the Timpanogos Special Service District for sewer treatments and increases related to the Tertiary Treatment and Algae Control Design.

15. POLE CANYON/FIREFLY

Items 15.A., 15.B., and 15.C. were presented and discussed concurrently.

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

15.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

Planning Manager Robert Hobbs presented the request for approval to modify both a Master Development Plan (MDP) and associated Master Development Agreement (MDA) pertaining to 2,764.51 acres of land zoned Residential in the Pole Canyon development area to allow re-configuration of a previously approved project layout that included 9,659 residential dwelling units. He reviewed the history of the project, approvals, densities, designs, and land use designations.

Summary of Updates to the Firefly Plan Community Plan:
- Decrease in the overall number of units by 869 from 9,659 to 8,790.
- Modified boundaries and unit count of Neighborhood Planning Areas (NPAs).
- A minimum of 356 acres of open space (double the open space required in the existing MDA).
- Added commitment to upgrade White Hills Park in Phase 1 of the project.
- Total parks, trails, and open space spending of $79,110,000 (2.4 times greater than the city. standard level of approximately $32.4 million).
- Removed shared drive lots from the plan.
- Limit homesites with 5-foot/5-foot setbacks to a total of 900 units.
- Maximum number of apartments/condominiums per building of 48 units.
- Maximum multifamily building height of 55 feet and four stories.
- Neighborhood commercial permitted in NPAs 9 and 12, conditional use in all other NPAs.
- Datacenter use permitted in CPA (commercial planning area) 3.

Summary of the changes to the Amended and Restated Master Development Agreement (ARMDA):
- Reduction of 869 units

- Commercial as a permitted use in NPA 9 and 12 with no loss of units. Commercial in other NPAs processed as a conditional use with a loss of 4.1 units/acre for everything but vertical mixed-use.
- The requirement that the developer moves forward with reasonable diligence or risk default
- Future property acquired by Master Developer may be added to ARMDA as Industrial or Commercial only. The developer needs to come back to the City Council in order to add residential uses.
- Data Center Property may withdraw from the ARMDA if the owner enters into a new development agreement with the City.
- The term of the agreement is 25 years with the first period being until December 31, 2033; the second period until December 31, 2043; and the third period until December 31, 2048. If the Master Developer is in default at the end of any of those periods, then the ARMDA terminates.
- The Master Developer will utilize secondary water for irrigation in Community Parks.
- The Master Developer will sell a ten□acre site within the project to the City that the City can use to satisfy its obligation to the Alpine School District.
- City and Master Developer will meet at a special work session every two years to review the progress of the project and to discuss any changes that either side feels should be considered for an amendment to the ARMDA.

Financing Mechanism:

- The City approves the creation of 10 independent districts that are authorized to fund public infrastructure within the project.
- The 10 districts are initially very small (0.10 acres) but can expand their boundaries to account for phasing within the project.
- The bond proceeds generated by the districts would finance public infrastructure (roads, sewer, stormwater, culinary/secondary water, and parks). All public infrastructure will be built according to City standards and dedicated to the City or another public entity.
- Districts would be organized to repay the bonds in a manner that limits the amount left on the homeowner to a maximum of $65 per month ($780 per year). Master Developer is responsible for paying off the balance of the debt.

Councilmember Gray clarified, in response to residents' concerns regarding his relationship with the applicant, that he has property in Riverton that Mr. Shipp has expressed interest in purchasing and he is open to considering all offers and has no current contract with Mr. Shipp.

Applicant representative Nate Shipp presented the vision for the Firefly project. His partners have indicated that they need to begin construction at the end of June. If the Firefly project is not approved, they will need to begin construction based on the approved Pole Canyon plans. In order to comply with current Municipal Code standards, the Pole Canyon project would have 66% multifamily units. The goal of Firefly is to encourage residents to spend time outdoors, and the purpose of the PID is for the project to support itself without putting the burden on residents living outside of Firefly. Their plan is that the PID, LAD, and homeowners' association (HOA) fees combined will not exceed $110 a month. Pole Canyon phasing would begin with multifamily. The phasing of Firefly would include the one-acre equestrian lots and about half of the parks and open space.

DRAFT

Councilmember Gray stated his concerns regarding documents being labeled as conceptual. He advocated for safeguards to ensure the project is developed as imagined and to resolve contradictions between elements of the agreement impacting density and agreed-upon standards.

Councilmember Love noted the efforts of the Council working with the applicants to adjust the unit types, quantities, and standards. Although she feels the project has improved, she's hesitant to approve the plan without detailing the unit type and varieties in the agreement.

Councilmember Curtis expressed concern with the lack of specificity in the plan potentially resulting in unit types and densities contrary to the proposal and rooftop greenery being counted towards the amenity requirements.

Discussion ensued regarding the City Council's concerns about the agreement excluding unit types, the number of units, and amenities; the reasons the applicants had excluded unit counts and detailed amenities; and possible unit counts and amenity specifics the applicants could agree to stipulate in the agreement.

Councilmember Burnham cautioned that requiring specific unit types and numbers could become problematic should development standards change in the future.

Applicant representative Jared Westhoff explained the sacrifices being made by the developer and the challenges they are facing by offering to exceed parks and open space requirements in the Firefly project, the impact on the construction deadline of delaying the approval, and their contributions to the City above requirements in previous projects.

Councilmember Love expressed hesitation to approve the project without allowing the City Attorney sufficient time to implement the changes in the legal agreement outside of the meeting.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed executive session for the purpose of discussing reasonably imminent litigation; the purchase, lease, or exchange of real property; or the character, professional competence, or physical or mental health of an individual pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 6:34 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Terrence Dela Pena, Finance/Management Analyst and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Evan Berrett, Economic Development Director; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 8:17 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Love led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City would like to invite residents to attend our Movie in the Park. It will take place on Friday, June 23 at 9:30 p.m. at Silverlake Amphitheater. Free popcorn and WeICE to the first 150 in attendance.
- Eagle Mountain City will be using the 2021 fireworks restriction map for the July 4th and July 24th holidays. This map is less restrictive than the 2022 map during the State's extreme drought conditions. Find the map on the City's social media soon.
- Eagle Mountain encourages residents to attend the next Wildlife and Nature Education class. The course will take place at 7:00 p.m. tomorrow at Eagle Mountain City Hall and will cover the fear of snakes.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

7. PUBLIC COMMENTS

DRAFT

Mayor Westmoreland opened public comment at 8:21 p.m.

LouAnn Newton submitted an email to the City regarding speed bumps.

Bruno Hunsaker inquired about the money lost in the cyber-attack ten months ago. He beseeched the City Council and businesses to pressure the State to provide more funds to the Utah Department of Transportation and Mountainland Association for Governments for road networks to address growth impacting the City.

Mayor Westmoreland closed public comment at 8:27 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham
Councilmember Burnham thanked the residents for their participation and apologized for the delayed meeting start due to the closed session.

Councilmember Gray
Councilmember Gray expressed appreciation for those that helped the Pony Express Days and Rodeo events to be a success.

Councilmember Curtis
None.

Councilmember Wright
Councilmember Wright welcomed the meeting participants. He recognized and thanked Flagship Homes for agreeing to complete Tiffany Lane before the charter school opens.

Councilmember Love
Councilmember Love echoed the appreciation for the public attending and apologies for the late start. She recognized Benjamin Lyne for encouraging and inspiring residents by running with a sign that says, "I believe in you," and presented him with a City challenge coin.

Mr. Lyne announced that he will be hosting a Signs Up to Lift Up event at Wride Memorial Park on July 1st from 10:00 a.m. to 12:00 p.m. and invited residents to come stand or sit with signs of encouragement that they can bring with them or make at the event.

Mayor Westmoreland
Mayor Westmoreland recognized the growth in the City rodeo and the quality of the animals.

CONSENT AGENDA

9. AGREEMENTS

9.A. Parkway Fields Well 8 Property Purchase Agreement – BCP Development Parkway Fields Well Site Purchase Contract

DRAFT

9.B. Water Supply Agreement – Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

10. BID AWARDS

10.A. Tertiary Treatment and Algae Control Design – JWO Engineering
JWO Fee Proposal

11. BOND RELEASES

11.A. SilverLake Plat 33 – Into Warranty

12. CHANGE ORDERS

12.A. Well 8 Drilling Change Order #1 – Grimshaw Drilling LLC
Test Pumping Estimate

MOTION: ***Councilmember Wright moved to approve the consent agenda removing item 9.B. and placing it as a scheduled item. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

SCHEDULED ITEMS

9.B. Water Supply Agreement - Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

This item was presented and discussed following item 18.A.

City Administrator Paul Jerome stated that the materials requested during the work session were provided to the Council – Exhibit A outlines the takedown schedule and Exhibit C explains the discount for paying ahead of schedule.

Councilmember Curtis raised objections to the stipulation to ban park strips. Councilmember Love concurred.

Mr. Jerome clarified that it prohibits grass in park strips under 8 feet in width.

Councilmember Burnham noted that the State desires to eliminate non-functional turf.

Discussion ensued regarding whether to remove 9(b), "(i) elimination of non-functional turf for public strips narrower than 8 feet at its narrowest point along new public roads platted or approved by the Purchaser subsequent to the Effective Date; and (ii) provide for the adoption of Localscapes or similar elements as determined by CWP's suggested landscape ordinance," from the agreement; the ability to address concerns when drafting water conservation standards for the City; and the allowance to provide alternative standards with quantitative analysis verifying that the proposed alternative ordinances will prove at least as effective as the suggested landscape ordinance.

MOTION: ***Councilmember Burnham moved to approve a water supply agreement, as presented in the packet, for the Central Utah Water Conservancy District CWP Water Supply Agreement FY 2023 A. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate.

Mayor Westmoreland opened the public hearing at 8:42 p.m. As there were no comments, he closed the hearing.

Finance Director Kimberly Ruesch reviewed the item as presented during work session.

MOTION: ***Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate as presented in the packet for a total budget of $93,379,091 which includes adding $55,000 for a sidewalk extension, $90,000 for wildlife corridor fencing, $30,000 for paving a Safe Routes to School trail in Overland, and $200,000 for the medians for the realignment project at Pony Express Parkway and Ranches Parkway. Councilmember Wright seconded the motion.***

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Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget.

Mayor Westmoreland opened the public hearing at 8:46 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

15. POLE CANYON/FIREFLY

Items 15.A., and 15.B., were presented and discussed concurrently.

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

Planning Manager Robert Hobbs reviewed the item as presented during work session.

Applicant representative Nate Shipp with Oquirrh Mountain Ranch, LLC presented the vision for the Firefly development and the changes that have been made from the Pole Canyon plan with 9,659 total vested units, which resulted in the Pole Canyon project containing 66% multifamily units.

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Applicant representative Bruce Baird with DAI proposed unit verbiage to add items to the agreement to mitigate Council concerns raised during the work session regarding vested unit counts. The changes include adding a definition "Table of Use Distribution," and a corresponding table that will be attached as Exhibit N, and will be referenced in Section 4.3.1.1, "The number and type of Maximum RDUs shall be distributed throughout the Project as specified in Exhibit N," of the ARMDA. Exhibit N Table of Use Distribution sets a base number and a 15% increase maximum for unit types including Standard C, Alley Load, Cottage, Townhomes, Condominium, and Apartments. The table stipulates a total maximum number of 8,790 for all unit types which will result in the reduction of a unit from one category to compensate for any increase in the number of another unit type.

Councilmember Burnham noted that the maximum number of multifamily units permitted in the new plan is significantly less than the 66% in the Pole Canyon plan.

The applicants confirmed that the various unit types will be clearly defined in the Community Plan (CP) 4-02 Single Family Standards and CP 4-10 Multifamily Standards and they will be developed in a proportional manner and reported every two years in the required update to the City Council. The apartment buildings will have a maximum of 48 units to a building; however, they might develop smaller buildings to offer variety. They committed to changing the Table of Use Distribution to allow a maximum of 400 apartment units. Phase 1 contains over half of the open space amenities including the construction of Community Park A, Regional Park C mountain bike trails, and White Hills Neighborhood Park and 125 acres of equestrian lots. All the park amenities in Phase 1, including the mountain bike trails, will be open to all residents. The pickleball courts in Community Park A will have bleacher seating and space for additional courts should the City elect to hold tournaments.

Applicant representative Jared Westhoff explained that they designed the location of the arenas and houses in the equestrian lots to help buffer between the existing and future lots.

Mayor Westmoreland explained that six years ago, he and staff began working with landowners to preserve open space in the City and utilize opportunities unavailable to built-out cities. The parties involved with this project fully embraced the Eagle Mountain vision to the benefit of all residents. The applicants have also been willing to incorporate commercial and industrial uses.

Mayor Westmoreland opened the public hearing at 9:27 p.m.

Kevin Wilson, Adam Clark, Dave Myers, Elizabeth Lebrecht, and Alex Vastardis spoke in favor of the development.

Janessa Kofoed submitted an email in favor of the project.

Marian Burningham submitted an email against the project.

Mayor Westmoreland closed the public hearing at 9:38 p.m.

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Jim Smith, landowner within the Firefly project, expressed support for open space transitions rather than a fence between the properties.

Councilmember Wright stated that although he recognizes that the Firefly project will result in a better outcome, he is concerned with latitude in the agreement that allows for deviation from the plan as presented. As such, he is unable to approve the plan as proposed and desires to tighten the language in the agreement.

Discussion clarified the taxation permitted and the advantages and disadvantages of a public improvement district (PID) and a local area district (LAD). State law and other regulations prohibit double taxation. The PID will allow the applicants to fund the infrastructure upfront and construct it all at once. The LAD holds the ownership of the private amenities and the HOA will maintain the amenities. The PID would be financially responsible and liable should the HOA dissolve and the LAD helps protect against defaults.

Discussion ensued regarding the following:

- Buffering between the lots and possibly using a fence to assist with meeting transition standard requirements and the applicants' preference to maintain open space transitions between the lots;
- The development agreement has standards differing from Municipal Code, including buffering and lot size transitioning for residential but not commercial uses;
- Whether ARMDA Section 4.10 Phasing, "Notwithstanding, Master Developer shall make commercially reasonable efforts based upon current market conditions to develop a mix of residential unit types so as to provide future residents of the City with multiple housing options;" adequately resolves proportionality concerns and "reasonable efforts" used as a term in legal documents;
- Safeguards against losing the amenities should the property transfer not go through with Boy Scouts of America (BSA) as stated in ARMDA Section 4.11.1, and the BSA indicating a willingness to transfer the land as they are unable to improve it as planned;
- Clarifying the terms of Section 4.3.2;
- Section 43, "Conflicts. The City's Vested Laws shall apply to each Development Application except as the City's Vested Laws are modified by this ARMDA (including all exhibits thereto)" and the modified buffering standards committed to in the Community Plan Technical Documents Exhibit K;
- Road cross sections in the Community Plan, as shown on the Roadway Exhibit and Street Sections, differ from Municipal Code standards for smaller roads by allowing the same amount of asphalt with five-foot wide park strips rather than six feet; however, the arterial roads have the same right-of-way as the City's requirements;
- The adjacencies of the commercial and industrial areas;
- Exhibit E Customized Approval Process;
- Ensuring a designated employee is only able to approve minor modifications to the parks, trails, and open space plan;
- Shared drive housing lots being erroneously left in the verbiage of the plan after the applicants agreed to remove them;

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- The upsize provision in the contract allowing for reimbursement agreements for infrastructure augmentation such as the four-million-gallon water storage tank accounted for in the City's budget;
- The measurement of building heights differing from the methods outlined in Municipal Code;
- The allowance for 20% density transfer;
- Clarification that the City could deny requests for changes despite the stipulation, "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," in the Community Plan would guarantee approval of the requests;
- CP 4-15 Parking allowing, "For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement," and the overall project exceeding the City's parking standards;
- CP 4-26 allowing modified sign standards and concerns by the City Attorney that permitting signs standards specific to this development different from those for other developers and businesses causing First Amendment problems;
- Note 2 on CP 3-09 Parks, Trails, and Open Space Exhibit, "The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan;" and
- Explaining that the ARMDA allows for onsite processing of existing materials. Section 1.2.34 Mining Activities protects against a prior owner exercising previous mineral rights to conduct mining activities on the property.

Applicant representatives Nate Shipp, David Vitek, Bruce Baird, Jared Westhoff, and Chase Andrizzi addressed City Council concerns and agreed to make the following changes:

- A commitment that the fees for the LAD and the PID shall not exceed a weighted average of $65 per month per unit, recognizing that a separate agreement with the LAD will be needed;
- Working with staff to amend the wording in ARMDA Section 4.10 Phasing, "Notwithstanding, Master Developer shall make commercially reasonable efforts based upon current market conditions to develop a mix of residential unit types so as to provide future residents of the City with multiple housing options;" to protect against multifamily units being built in a greater quantity disproportionate to single-family units;
- New annexations shall be required to meet the transitioning and buffering requirements for commercial and industrial uses if adjacent to residential zoning;
- Pools shall be built for the 400 apartment units;
- Exhibit E shall be removed;
- Specifying that only minor parks, trails, and open space be allowed to be a staff-level approval;
- Remove shared drive housing lots;
- Measuring building height using the method in Eagle Mountain City Municipal Code; and
- Amending CP 4-26 to address legal concerns.

Mayor Westmoreland recessed the meeting from 11:04 p.m. to 11:22 p.m.

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Discussion considered potential compensation plans should the developer donate ten acres of land to the Alpine School District, land assessment values, and utility infrastructure.

The applicants requested a Special Meeting to approve the changes requested by the City Council, due to the next meeting not scheduled until July 18. This will allow them to begin construction this season rather than losing another year on the project.

The City agreed to hold a Special Meeting on Wednesday, July 5, 2023, at 5:00 p.m.

Mr. Draper expressed concern with the creation of a zone through an exhibit in an ARMDA. As concerns with the sunsetting clause in the current RTI zoning are the reason for the clause, he recommended removing the sunsetting clause in a future code amendment, acknowledging that the RTI can still be repealed.

The applicants said they are amenable to removing the specified zoning should the City remove the sunsetting clause from the RTI Overlay standards.

Councilmember Wright verified with the applicants that Exhibit N: Table of Use Distribution will be added to the agreement.

MOTION: ***Councilmember Love moved to table an ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan instructing staff to work with the developer to make the necessary changes so that it can be brought back at a future meeting. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

MOTION: ***Councilmember Burnham moved to table a resolution of Eagle Mountain City, Utah, approving the Amended and Restated Pole Canyon Master Development Agreement, now known as Firefly, until the next meeting. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

15.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

Councilmember Burnham verified with the applicants that they were agreeable to including a document on a different colored paper for residents to sign during the home purchase process, notifying them of the public infrastructure district and associated fees.

Mr. Draper explained the history of PIDs and financing, taxing, and bonding limitations. The applicants could bond up to half a million dollars and can tax up to 6 mills across all ten districts with a PID fee of up to $65 per month per residential unit. The City has the discretion of whether to allow the PID and the terms.

Discussion verified the procurement language in the document.

Applicant representative Chase Andrizzi stated that they intend to use the PID as a funding mechanism and residential users will be charged a maximum, weighted average of $65 per month for the PID and the LAD. The 6 mill rate would be applicable to commercial users or investment properties for business use. State law limits the term to 40 years. However, most bonds have a period of 20 to 30 years. Once the initial debt has been paid, additional debt cannot be issued.

Discussion ensued regarding the following:

- Allowable and intended periods for the bonds and repayment;
- The ability to consolidate or refinance the bonds in the future;
- Callable bonds and interest rates;
- Section 5.01 and 5.02 limitations addressing concerns Randy Larsen mentioned during the work session discussion regarding The Special Districts Act in Utah Code Title 17B;
- Section 5.02(C) Privately Placed Debt Limitation; and
- Timing and specificity of improvements.

Mayor Westmoreland opened the public hearing at 12:18 p.m. As there were no comments, he closed the hearing.

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Discussion considered whether to approve the PID subject to the approval of the ARMDA or to table the item and place the PID on the agenda of the July 5, 2023 Special City Council Meeting with the other items for the project.

MOTION: ***Councilmember Gray moved to table a resolution of Eagle Mountain City, Utah, providing for the creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; authorizing and approving a Governing Document and Interlocal Agreement; approving of an Annexation Area; appointing Board of Trustees; authorizing other documents in connection therewith; and related matters to the Special City Council Meeting on July 5, 2023. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Wastewater Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters.

This item was presented and discussed after item 15.B.

Fred Philpot with Lewis, Young, Robertson, and Burningham explained the process of reviewing and determining the revised impact fee schedule, resulting in the recommendation of $622 per ERC (equivalent residential connection) for the north service area and $4,665 per ERC for the south and west service areas. The Brandon Park Reimbursement Agreement adds $103.06 per ERC and the Monte Vista Reimbursement Agreement adds $77.99 per ERC. The total wastewater impact fee includes the number of ERCs multiplied by the impact fee per ERC plus the applicable reimbursement fees. The City Council may adopt, modify, or reject proposed impact fees and must wait 90 days prior to the implementation of any increases.

Mayor Westmoreland opened the public hearing at 11:56 p.m.

Nate Shipp verified with staff that the update includes the Pole Canyon area of the City.

Mayor Westmoreland closed the public hearing at 11:56 p.m.

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MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated Impact Fee Enactment for a Wastewater Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of Way.

Mayor Westmoreland opened the public hearing at 12:26 a.m.

MOTION: ***Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of Way and continue the public hearing to the next regularly scheduled public hearing. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards.

Mayor Westmoreland opened the public hearing at 12:27 a.m.

DRAFT

MOTION: ***Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards and continue the public hearing to the next regularly scheduled meeting. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings.

Mayor Westmoreland opened the public hearing at 12:28 a.m.

MOTION: ***Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings and continue the public hearing to the next regularly scheduled meeting. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.E. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030

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Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators.

Mayor Westmoreland opened the public hearing at 12:29 a.m.

MOTION: ***Councilmember Wright moved to table an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators and continue the public hearing to the next regularly scheduled City Council meeting. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE– An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation.

Item 17.A. was tabled in the same motion as item 18.A.

18. AGREEMENT

18.A. AGREEMENT – Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

MOTION: ***Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation and an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

19. LEGISLATIVE ITEMS

19.A. Legislative Priorities List

19.B. 2023 Municipal Election Dates

Director of Legislative Affairs Cliff Strachan explained that the State Legislature has changed Municipal Election dates and the new dates conflict with regularly scheduled City Council meetings.

Discussion considered potential meeting dates.

MOTION: ***Councilmember Love moved to modify the Regularly Scheduled City Council Meetings for 2023 by adding a meeting on August 15th and removing a meeting from September 5th and adding a meeting on November 7th and removing a meeting on November 21st. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. CITY COUNCIL/MAYOR'S BUSINESS

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Fiscal Year 2023 Fraud Risk Assessment

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22.C. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 12:52 a.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 12:52 a.m.

Approved by the City Council on July 18, 2023.

_____

Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN City
Special CITY COUNCIL MEETING
MINUTES

July 5, 2023, 5:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala B. Kofoed, Assistant City Administrator/City Recorder; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Robert Hobbs, Planning Manager; and Lianne Pengra, Chief Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Cliff Strachan, Director of Legislative Affairs; and Chris Trusty, City Engineer.

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

3. POLE CANYON/FIREFLY

3.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

3.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

Items 3.A. and 3.B. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented a chart of land use allowances in the Community Plan compared to existing land use allowances in Municipal Code.

Discussion reviewed Councilmember concerns with details in the Community Plan (CP) and Amended and Restated Master Development Agreement (ARMDA).

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Applicant representatives Nate Shipp, Chase Andrizzi, David Vitek, and Bruce Baird discussed the master development plan and agreement with the City Council and resolved to include the following changes:

- CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.
- CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.
- ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."
- ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in n planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.
- ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially reasonable means based on the project and phases and not unduly delay these parks.
- ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.
- ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.
- CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.
- CP 5-04 and CP 4-03 – remove the language concerning accessory dwelling units.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Pole Canyon Master Development Plan, now known as Firefly, with the following changes to the extent that they are included in the master development plan:***

1. ***CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.***
2. ***CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.***
3. ***ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."***
4. ***ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in neighborhood planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.***
5. ***ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially***

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reasonable means based on the project and phases and not unduly delay these parks.

6. ***ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.***
7. ***ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.***
8. ***CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.***
9. ***CP 5-04 and CP 4-03 – Remove the language concerning accessory dwelling units.***

Councilmember Love seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving the Pole Canyon, now known as Firefly, Amended and Restated Master Development Agreement with the following changes:***

1. ***CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.***
2. ***CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.***
3. ***ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."***
4. ***ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in neighborhood planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.***
5. ***ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially reasonable means based on the project and phases and not unduly delay these parks.***

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6. ***ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.***
7. ***ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.***
8. ***CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.***
9. ***CP 5-04 and CP 4-03 – Remove the language concerning accessory dwelling units.***

Councilmember Wright seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

3.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

MOTION: ***Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, approving a resolution of Eagle Mountain City, Utah, providing for the creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; authorizing and approving a Governing Document and Interlocal Agreement; approving of an Annexation Area; appointing Board of Trustees; authorizing other documents in connection therewith; and related matters. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

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3.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Interlocal Cooperation Agreement between Eagle Mountain City and Pole Canyon Local District.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving an amendment to the Interlocal Cooperation Agreement between Eagle Mountain City and Pole Canyon Local District. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed unanimously.

4. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 7:18 p.m. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:18 p.m.

Approved by the City Council on July 18, 2023.

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Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	PRELIMINARY PLAT - Parkway Fields Phase D
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential	RC, R1, R2 & R3	71.31	Parkway Fields (formerly "Ault Farms" then "Founder's Square")

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields D, and given receipt (7/11/23) of revised plans found to be favorable, Staff recommends that the City Council approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval [preferable given sequencing of Plat D with its companion Plat E]:

1. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.).
2. Applicant(s) shall make all other corrections and clarifications, not already executed, to proposed plans in accordance with the City's DRC redline corrections.
3. <Any conditions adopted by the City Council...>

BACKGROUND:
Applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase D [now] proposes 241 single-family home sites and 3 common parcels on 71.31 acres of land. The building lots' dimensions and arrangement are designed to conform to

the RC, R1, R2 and R3 Zones, as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:
Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and Planning Commission and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration now (7/11/23) conforms with/to platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat D calculations:
Total Acreage -- 71.31
Land Use Zone(s) -- RC, R1, R2 & R3
Total Lot Count – 241 (with 3 additional open space parcels)
Total Acreage in Lots – 48.7
Total Open Space Provided – 5.45 acres
Asphalt Pavement Area -- 402,044.28 sq. ft.

Regarding RC Zoned Lots:
Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size -- 6,090 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size -- 6,615 sq. ft.
Proposed Max. Lot Size -- 15,133 sq. ft.

Regarding R1 Zoned Lots:
Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.
Proposed Min. Lot Size -- 12,750 sq. ft.
Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.
Proposed Avg. Lot Size -- 14,565 sq. ft.
Proposed Max. Lot Size -- 33 986 sq. ft.

Regarding R2 Zoned Lots:
Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.
Proposed Min. Lot Size -- 11,199 sq. ft.
Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.
Proposed Avg. Lot Size -- 12,090 sq. ft.
Proposed Max. Lot Size -- 17,562 sq. ft.

Regarding R3 Zoned Lots:
Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size -- 6,669 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size -- 8,790 sq. ft.
Proposed Max. Lot Size -- 14,864 sq. ft.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 4.70 acres. Proposed open space area: 5.45 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:
Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120. Applicant will be seeking consideration to the height and/or materials type for that fencing in the near future.

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 Phase D should it be approved.

REQUIRED FINDINGS:
Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, during their public hearing of June 27, 2023, advanced a positive recommendation to the City Council, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval [preferable given sequencing of Plat D with its companion Plat E]:

1. Applicant(s) shall reconfigure proposed building lots within the R1 area of the plat such that their collective average size exceeds 14,520 sq. ft. (1/3 acre); and,
2. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields D plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
3. In association with Condition No. 2 above, Applicant(s) shall re-arrange lots 113, 114, 128, 154, 155 in Phase D, Plat 1 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
4. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
5. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.).
6. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans.
7. A revised plat, with all required DRC, PC and Staff corrections incorporated thereon, shall be submitted to the City prior to application for a final plat against/within Plat D.

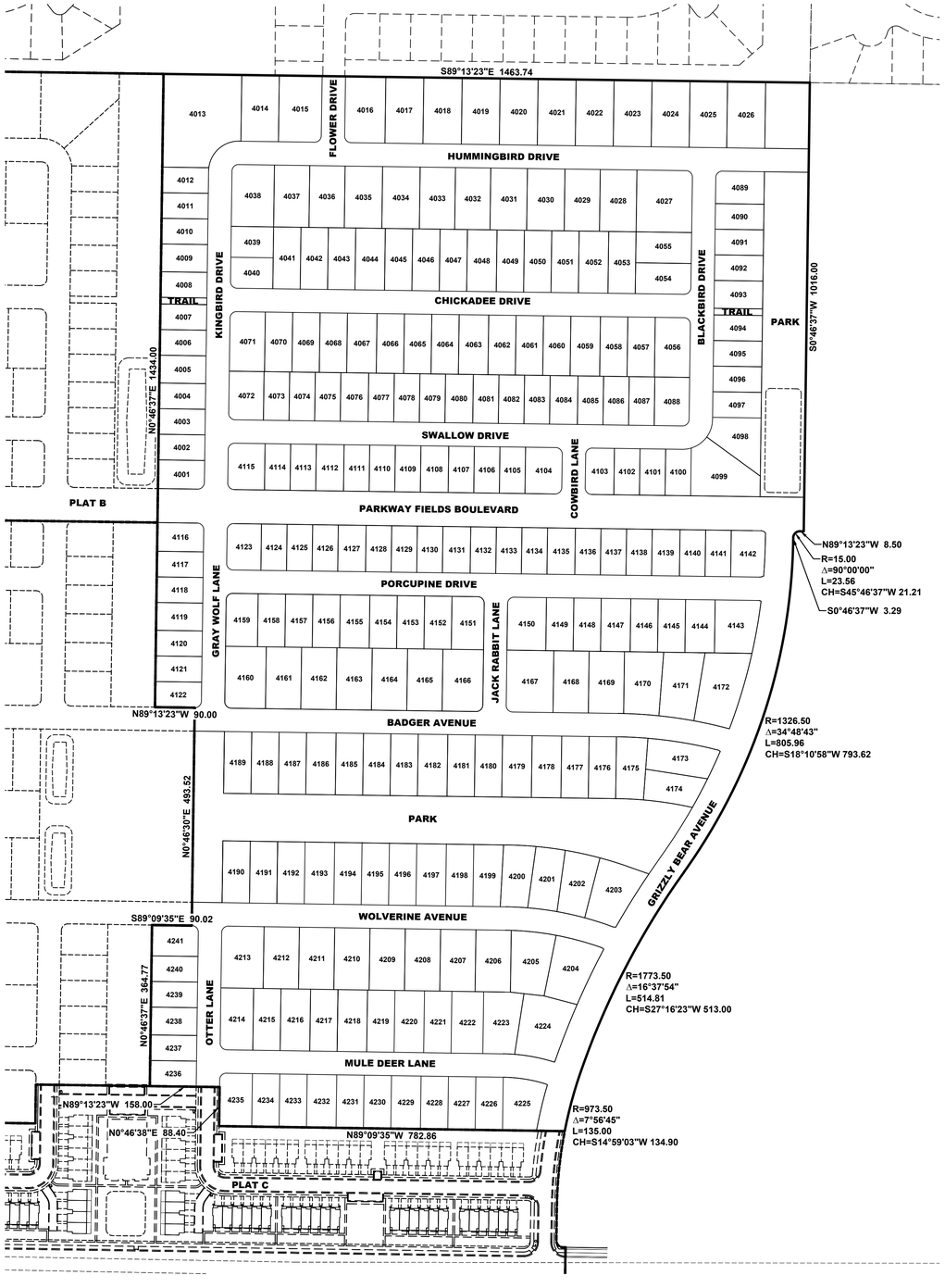
Since that time, Staff has received updated plans that incorporate the changes requested by the Planning Commission via their recommended conditions of approval. Those plans are hereto attached, and this report has been modified from its Planning Commission version in reaction to the changes.

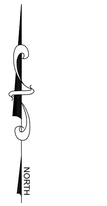
ATTACHMENTS:

Parkway Fields Phase D Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN CITY, UTAH





SCALE: 1"=150'

150 75 0 150

PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 13, Township 6 South, Range 2 West, and the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°54'05"W along the Section Line 2023.00 feet and North 327.69 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 782.86 feet; thence N00°46'37"E 88.40 feet; thence N89°13'23"W 158.00 feet; thence N00°46'37"E 364.77 feet; thence S89°09'35"E 90.02 feet; thence N00°46'30"E 493.52 feet; thence N89°13'23"W 90.00 feet; thence N00°46'37"E 1434.00 feet to the South line of ***Eagle Point Subdivision, Plats "B" and "C"***, Entry Number 88669:1998 and Entry Number 5167:2000, according to the official plat thereof in the office of the Utah County Recorder; thence S89°13'23"E along said South line 1463.74 feet; thence S00°46'37"W 1016.00 feet; thence N89°13'23"W 8.50 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°46'37"W 21.21 feet; thence S00°46'37"W 3.29 feet; thence along the arc of a curve to the right 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: S18°10'58"W 793.62 feet to a point of reverse curve; thence along the arc of a curve to the left 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: S27°16'23"W 513.00 feet; thence along the arc of a curve to the left 135.00 feet with a radius of 973.50 feet through a central angle of 07°56'45", chord: S14°59'03"W 134.90 feet to the point of beginning.

Contains: ±71.31 Acres
3,106,073 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

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

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (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.

VICINITY MAP

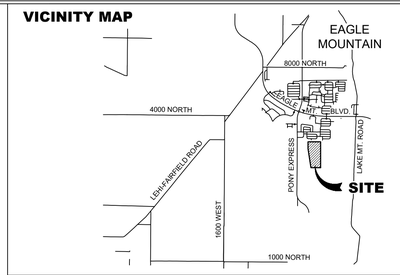


TABLE OF CONTENTS

101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	71.31 ACRES
TOTAL ACREAGE IN LOTS:	48.7 ACRES
TOTAL OPEN SPACE:	5.45 ACRES
OVERALL DENSITY:	3.37 LOTS/ACRE
TOTAL # OF LOTS:	241 LOTS
ASPHALT PAVEMENT AREA:	402,044.28 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	6669 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6615 S.F. (0.15 AC.)	14565 S.F. (0.33 AC.)	12090 S.F. (0.28 AC.)	8790 S.F. (0.20 AC.)
LARGEST LOT SIZE	15133 S.F. (0.35 AC.)	33986 S.F. (0.78 AC.)	17562 S.F. (0.40 AC.)	14864 S.F. (0.34 AC.)

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 TO CITY 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. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
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

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS

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ENGINEERS
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/10/2023

SHEET 101

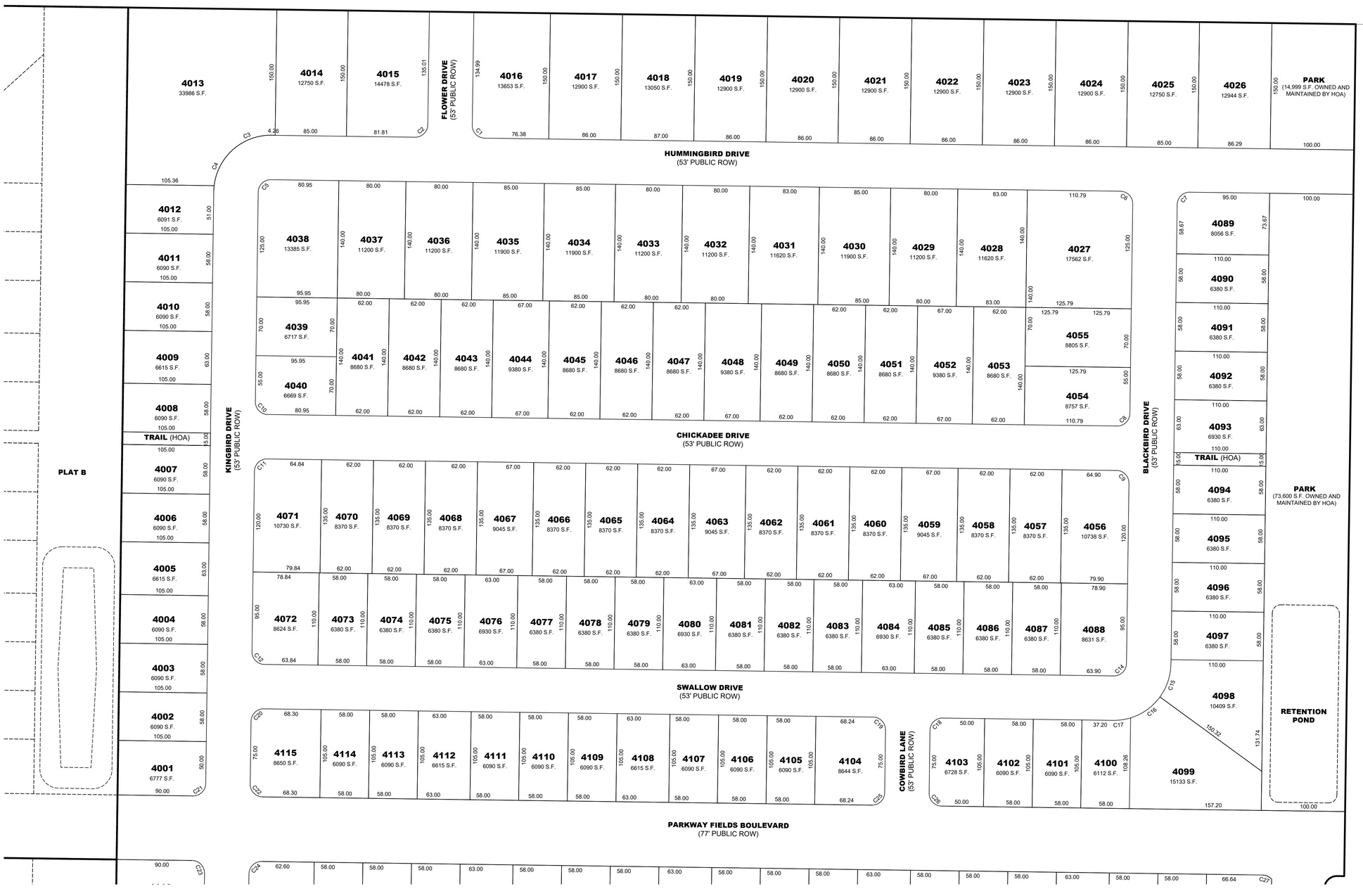
\\S_LEI_PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT B.DWG 7/10/2023 11:46 AM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

NORTH

SCALE: 1"=60'

60 30 0 60



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C4	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 201

U:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\01-0046 PRELIMINARY PLAT D.DWG 7/10/2023 11:46 AM

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C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
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C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023
SHEET 202

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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C4	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
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C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 203

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SHEET 302 - UTILITY LAYOUT 2

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PARKWAY FIELDS PRELIMINARY PHASE D

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UTILITY PLAN 1

REVISIONS
1 -
2 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 301

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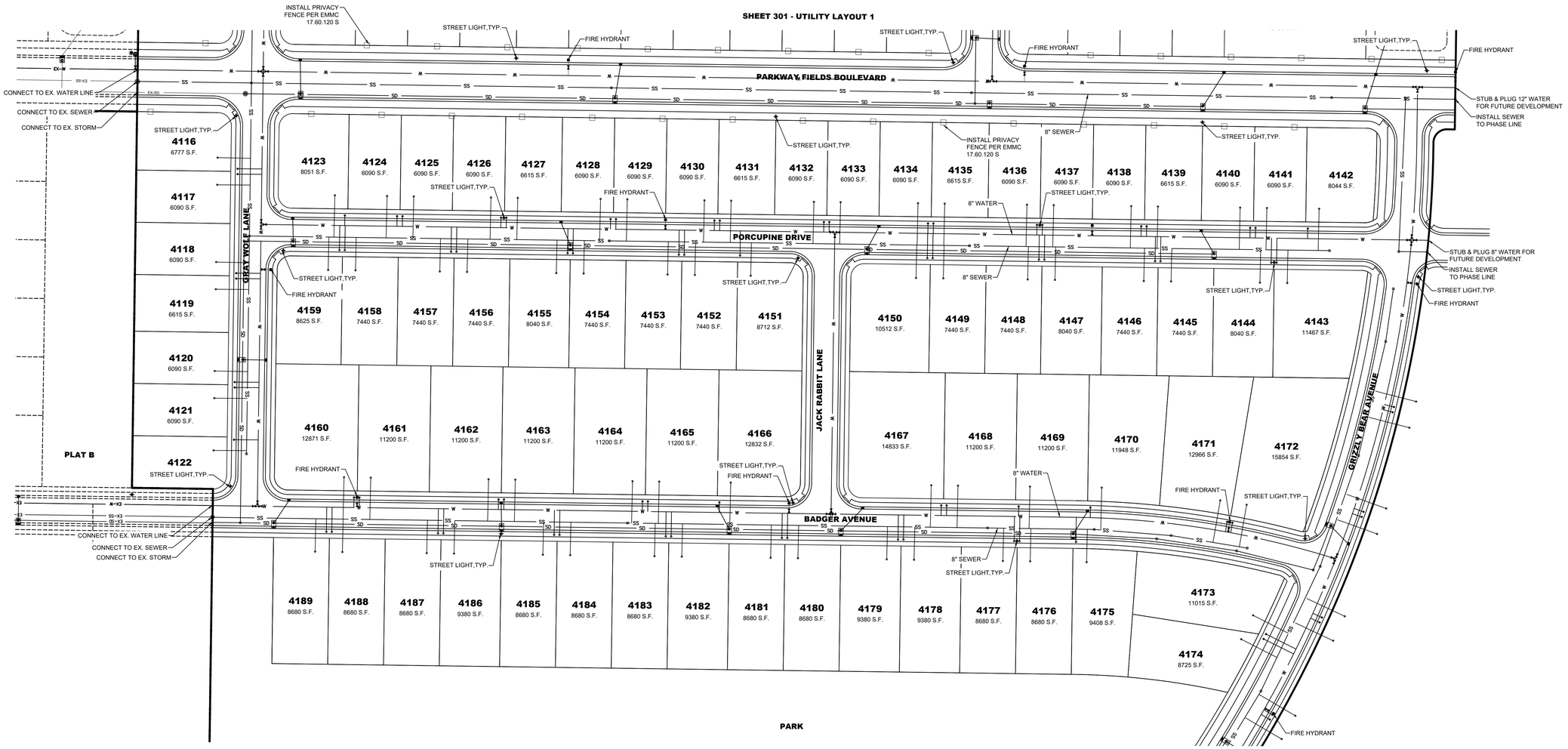
SHEET 301 - UTILITY LAYOUT 1

NORTH

SCALE: 1"=60'

60 30 0 60



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UTILITY PLAN 2

REVISIONS
1 -
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3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
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SCALE: 1"=60'
DATE: 07/10/2023

SHEET 302

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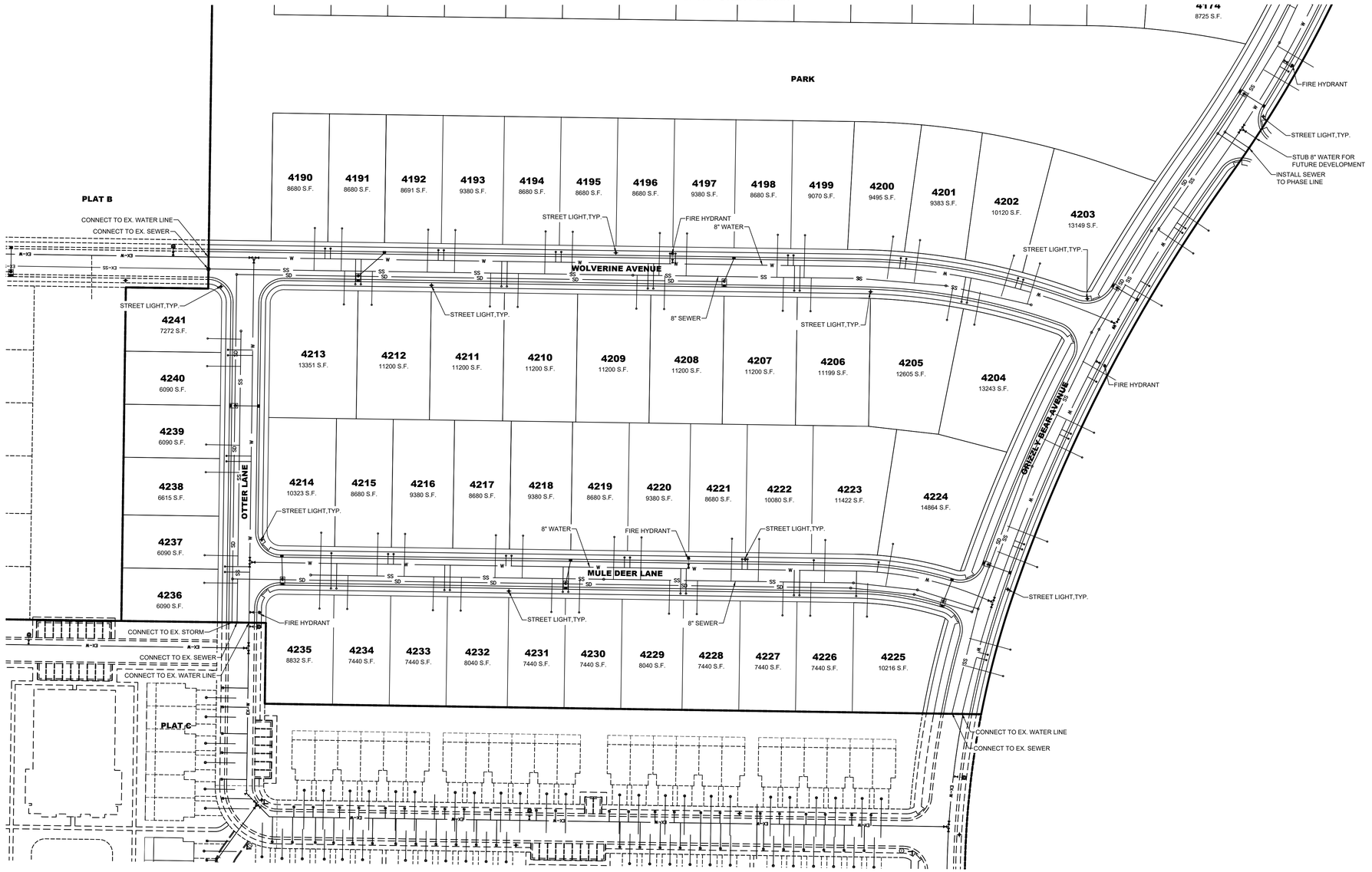
SHEET 302 - UTILITY LAYOUT 2



SCALE: 1"=60'

60 30 0 60

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EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
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3 -
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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 303

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/10/2023

SHEET 401

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LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	6669 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6615 S.F. (0.15 AC.)	14565 S.F. (0.33 AC.)	12090 S.F. (0.28 AC.)	8790 S.F. (0.20 AC.)
LARGEST LOT SIZE	15133 S.F. (0.35 AC.)	33986 S.F. (0.78 AC.)	17562 S.F. (0.40 AC.)	14864 S.F. (0.34 AC.)

NORTH

SCALE: 1"=100'

100 50 0 100

LOT TYPE LEGEND

- RC (89 LOTS)
- R1 (14 LOTS)
- R2 (35 LOTS)
- R3 (103 LOTS)

TOTAL LOTS = 241

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS

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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/10/2023

SHEET 501

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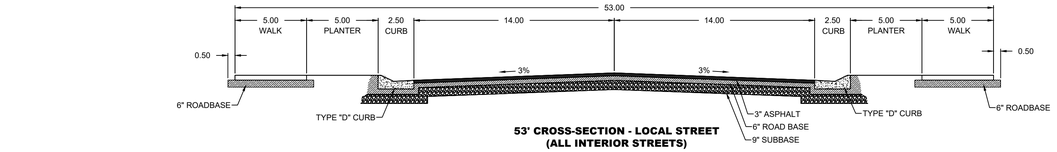
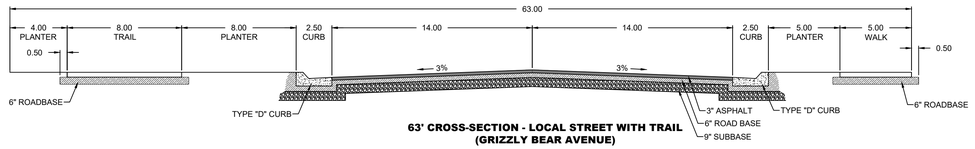
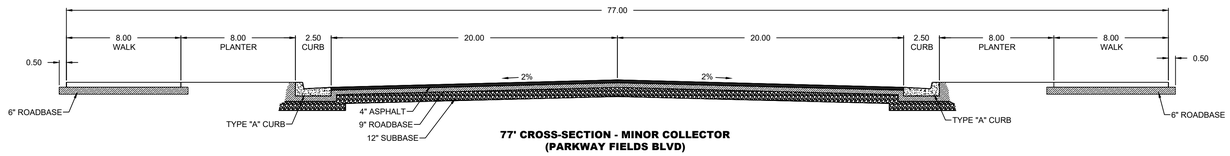


53' CROSS-SECTION - LOCAL STREET
(ALL INTERIOR STREETS)

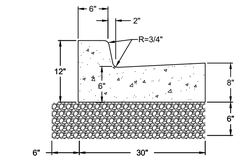


63' CROSS-SECTION - LOCAL STREET WITH TRAIL
(GRIZZLY BEAR AVENUE)

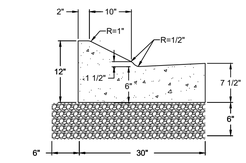


77' CROSS-SECTION - MINOR COLLECTOR
(PARKWAY FIELDS BLVD)

1 ROADWAY CROSS SECTIONS

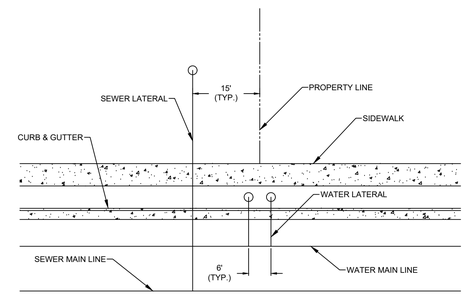


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=##'
DATE: 07/10/2023

SHEET
502

\\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/10/2023 11:16 AM

RBallif 5-24-23 no comment at this time.

Tblack; 5-24-23--no comment at this time.

M BAHR 5-25-23
NO COMMENTS AT PRELIM

D Payne- 5/26/2023
No Comments at this time

Brad Hickman - Reviewed - 06/05/2023 - Comments

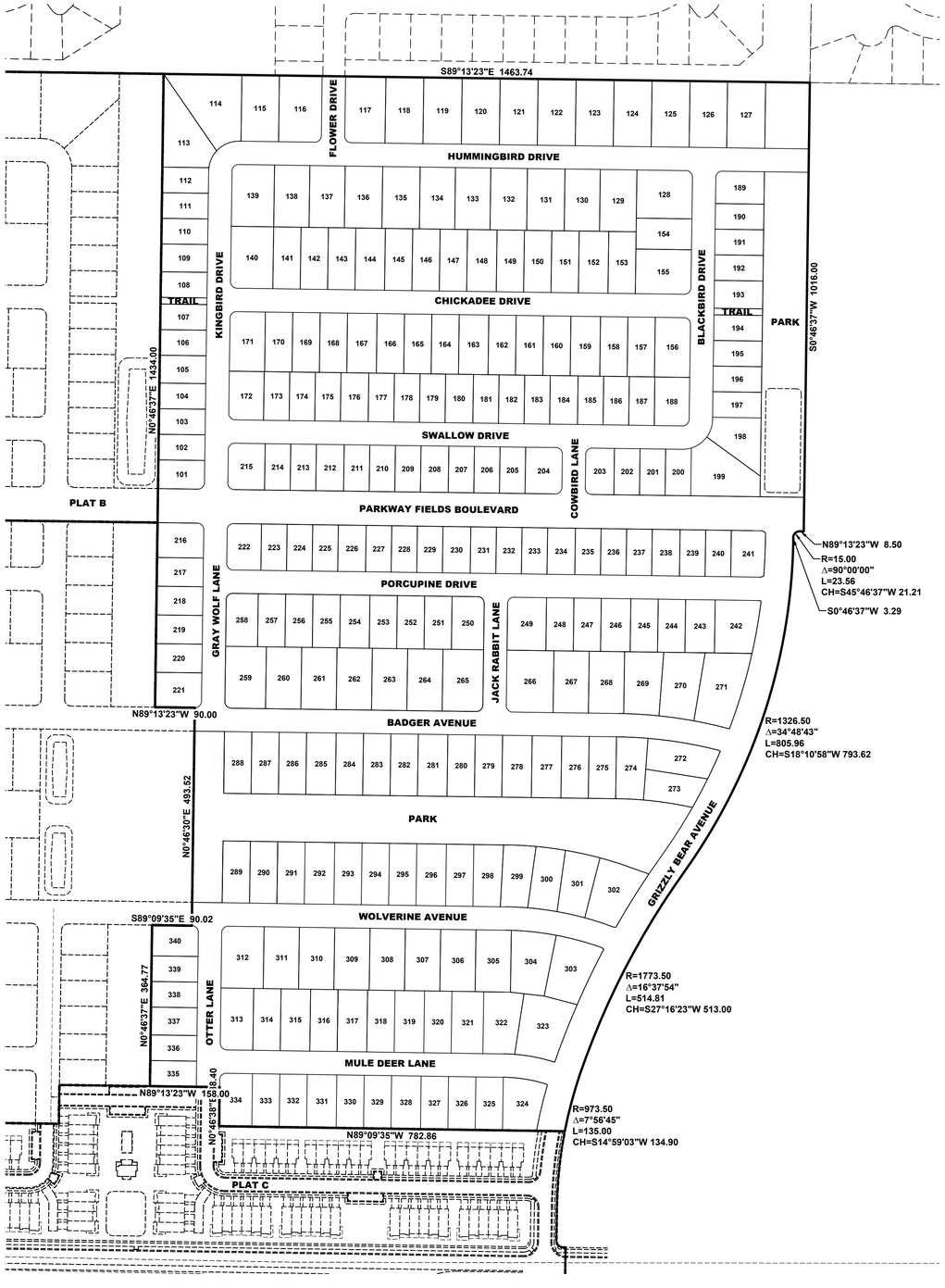
Rob Hobbs -- Reviewed -- 6/12/23 -- Comments

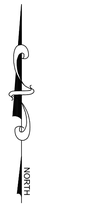
S. Lehmitz reviewed 06/13/2023 - Comments

CTrusty 6/13/23- Comments

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN CITY, UTAH





SCALE: 1"=150'

150 75 0 150

LANDSCAPE PLAN WILL BE DONE BY THE CITY

Is there approved landscape plans for all of the common space and park areas in plat D?

same question

A NEW CONCEPT HAS BEEN DESIGNED SINCE THIS SET WAS CREATED. SET HAS BEEN UPDATED TO MATCH LATEST CONCEPT WHICH ADDRESSES ISSUES ON LOT AVERAGES.

Min. allowed average lot size for R1 lots is 14,520 sq. ft. -- revise accordingly

PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 13, Township 6 South, Range 2 West, and the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°54'05"W along the Section Line 2023.00 feet and North 327.69 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 782.86 feet; thence N00°46'37"E 88.40 feet; thence N89°13'23"W 158.00 feet; thence N00°46'37"E 364.77 feet; thence S89°09'35"E 90.02 feet; thence N00°46'30"E 493.52 feet; thence N89°13'23"W 90.00 feet; thence N00°46'37"E 1434.00 feet to the South line of ***Eagle Point Subdivision, Plats "B" and "C"***, Entry Number 88669:1998 and Entry Number 5167:2000, according to the official plat thereof in the office of the Utah County Recorder; thence S89°13'23"E along said South line 1463.74 feet; thence S00°46'37"W 1016.00 feet; thence N89°13'23"W 8.50 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°46'37"W 21.21 feet; thence S00°46'37"W 3.29 feet; thence along the arc of a curve to the right 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: S18°10'58"W 793.62 feet to a point of reverse curve; thence along the arc of a curve to the left 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: S27°16'23"W 513.00 feet; thence along the arc of a curve to the left 135.00 feet with a radius of 973.50 feet through a central angle of 07°56'45", chord: S14°59'03"W 134.90 feet to the point of beginning.

Contains: ±71.31 Acres
3,106,073 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

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

ROAD SECTION:

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

VICINITY MAP

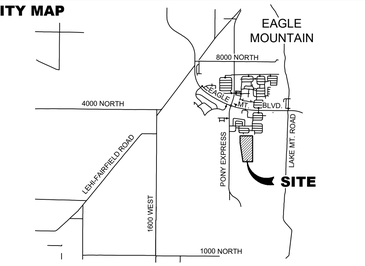


TABLE OF CONTENTS

101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	71.31 ACRES
TOTAL ACREAGE IN LOTS:	48.7 ACRES
TOTAL OPEN SPACE:	5.45 ACRES
OVERALL DENSITY:	3.37 LOTS/ACRE
TOTAL # OF LOTS:	240 LOTS
ASPHALT PAVEMENT AREA:	402,044.28 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6080 S.F. (0.14 AC.)	12740 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)

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 TO CITY 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. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
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

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/21/2022

SHEET 101

N:\2019_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT B.DWG 7/20/2022 1:35 PM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

NORTH

SCALE: 1"=60'

60 30 0 60

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
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C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°11'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

FLOWER DRIVE (53' PUBLIC ROW)

HUMMINGBIRD DRIVE (53' PUBLIC ROW)

KINGBIRD DRIVE (53' PUBLIC ROW)

BLACKBIRD DRIVE (53' PUBLIC ROW)

CHICKADEE DRIVE (53' PUBLIC ROW)

SWALLOW DRIVE (53' PUBLIC ROW)

COWBIRD LANE (53' PUBLIC ROW)

PARKWAY FIELDS BOULEVARD (77' PUBLIC ROW)

PLAT B

TRAIL (HOA)

PARK (14,999 S.F. OWNED AND MAINTAINED BY HOA)

PARK (73,600 S.F. OWNED AND MAINTAINED BY HOA)

RETENTION POND

FENCE WAS INCLUDED BUT IS SHOWN ON THE UTILITY PAGE

Install privacy fencing per EMMC 17.60.120 S.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 201

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Install privacy fencing per EMMC 17.60.120 S.

NORTH

SCALE: 1"=60'

60 30 0 60

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C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 202

C:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY PLAT D.DWG 7/20/2022 1:35 PM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
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C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
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C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
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C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
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C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

SCALE: 1"=60'
60 30 0 60

NORTH

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 203

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SHEET 302 - UTILITY LAYOUT 2

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 301

S:\0_LEI PROJECTS\2019\2019-0046 PARKWAY FIELDS\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT B.DWG 7/21/2022 11:13 AM

SHEET 301 - UTILITY LAYOUT 1

NORTH

SCALE: 1"=60'

60 30 0 60

PARKWAY FIELDS BOULEVARD

PORCUPINE DRIVE

BADGER AVENUE

GRAY WOLF LANE

JACK RABBIT LANE

GRIZZLY BEAR AVENUE

PARK

PLAT B

CONNECT TO EX. WATER LINE

CONNECT TO EX. SEWER

CONNECT TO EX. STORM

STUB & PLUG 12" WATER FOR FUTURE DEVELOPMENT

STUB & PLUG 8" WATER FOR FUTURE DEVELOPMENT

INSTALL SEWER TO PHASE LINE

8" SEWER

8" WATER

STREET LIGHT,TYP.

FIRE HYDRANT

216 8249 S.F.	217 6825 S.F.	218 6825 S.F.	219 6825 S.F.	220 6825 S.F.	221 8244 S.F.	222 8051 S.F.	223 6090 S.F.	224 6090 S.F.	225 6090 S.F.	226 6615 S.F.	227 6090 S.F.	228 6090 S.F.	229 6090 S.F.	230 6615 S.F.	231 6090 S.F.	232 6090 S.F.	233 6090 S.F.	234 6615 S.F.	235 6090 S.F.
236 6090 S.F.	237 6090 S.F.	238 6615 S.F.	239 6090 S.F.	240 6090 S.F.	241 8044 S.F.	242 11467 S.F.	243 8040 S.F.	244 7440 S.F.	245 7440 S.F.	246 8040 S.F.	247 7440 S.F.	248 7440 S.F.	249 10512 S.F.	250 8712 S.F.	251 7440 S.F.	252 7440 S.F.	253 7440 S.F.	254 8040 S.F.	255 7440 S.F.
256 7440 S.F.	257 7440 S.F.	258 8625 S.F.	259 12871 S.F.	260 11200 S.F.	261 11200 S.F.	262 11200 S.F.	263 11200 S.F.	264 11200 S.F.	265 12832 S.F.	266 14833 S.F.	267 11200 S.F.	268 11200 S.F.	269 11948 S.F.	270 12966 S.F.	271 15854 S.F.	272 11015 S.F.	273 8725 S.F.	274 9408 S.F.	275 8680 S.F.
276 8680 S.F.	277 9380 S.F.	278 9380 S.F.	279 8680 S.F.	280 8680 S.F.	281 9380 S.F.	282 8680 S.F.	283 8680 S.F.	284 8680 S.F.	285 9380 S.F.	286 8680 S.F.	287 8680 S.F.	288 8680 S.F.							

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BR

DESIGNED BY: BCT

SCALE: 1"=60'

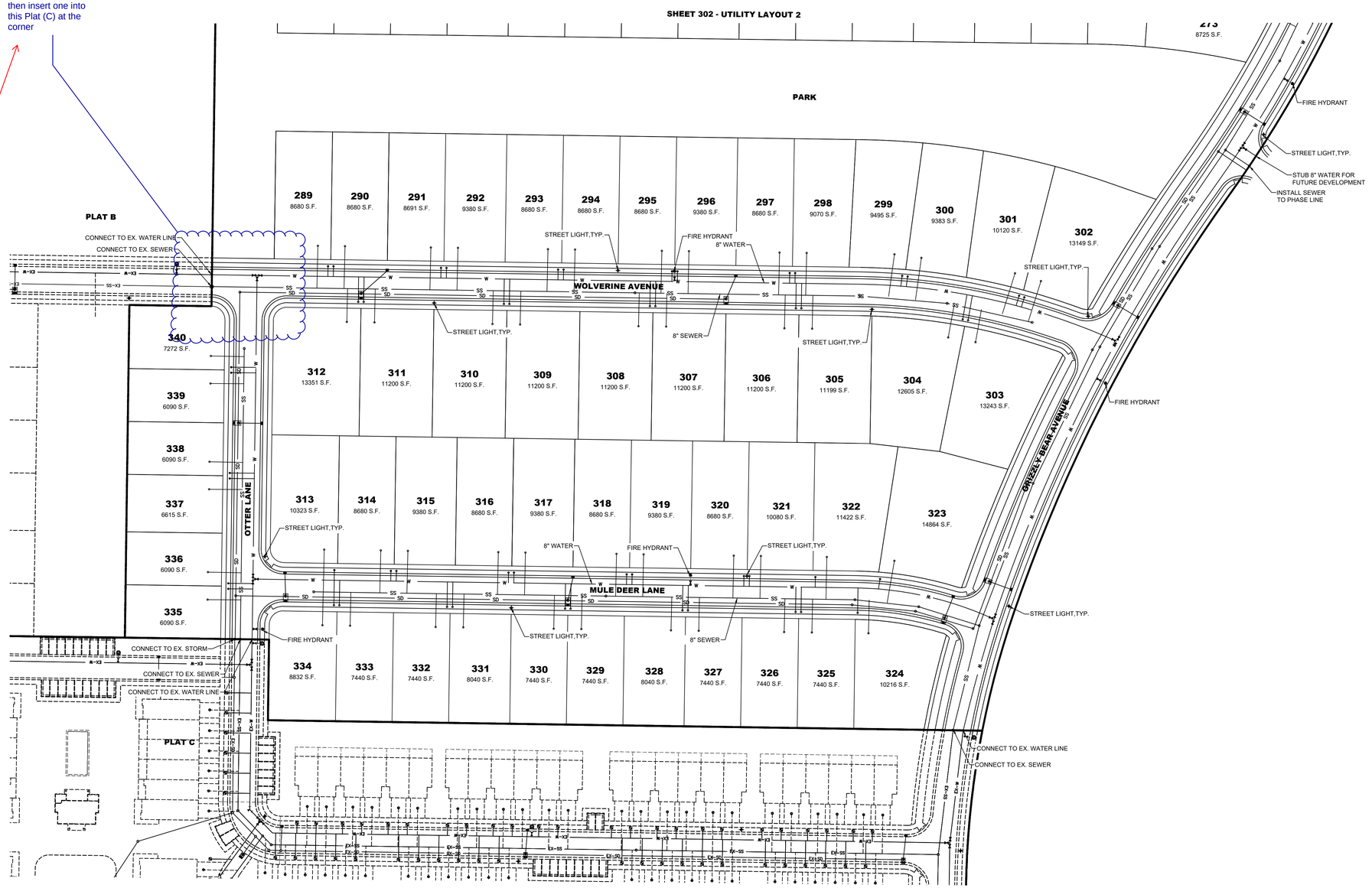
DATE: 07/21/2022

SHEET 302

I:\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:35 PM

Verify that Plat B has a street light at this corner...if absent, then insert one into this Plat (C) at the corner

PLAT B HAS A STREET LIGHT FURTHER WEST SO A NEW STREET LIGHT WAS INCLUDED ON THE CORNER



NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
1 -
2 -
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4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 303

G:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:35 PM

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
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LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/21/2022

SHEET 401

U:\0_LEI PROJECTS\2019\2019-0046 TJ\ACDSP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:35 PM

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)

NORTH

SCALE: 1"=100'

100 50 0 100

LOT TYPE LEGEND

- RC (89 LOTS)
- R1 (14 LOTS)
- R2 (35 LOTS)
- R3 (102 LOTS)

TOTAL LOTS = 240

THIS HAS BEEN UPDATED.

Move lines between lots to coincide with approved zoning map...may require deletion of middle lot.

THIS HAS BEEN UPDATED

Diagonal lot line does not coincide with zoning line which runs left/right or east/west

PARK

BLACKBIRD DRIVE

COWBIRD LANE

JACK RABBIT LANE

GRIZZLY BEAR AVENUE

GRAY WOLF LANE

KINGBIRD DRIVE

FLOWER DRIVE

HUMMINGBIRD DRIVE

CHICKADEE DRIVE

SWALLOW DRIVE

PARKWAY FIELDS BOULEVARD

PORCUPINE DRIVE

BADGER AVENUE

WOLVERINE AVENUE

MULE DEER LANE

OTTER LANE

TRAIL

LINCOLN PARK

LINCOLN PARK

FOUNDERS SQUARE PARK

MALL PARK

PLAT B

PLAT C

PHASE D PLAT 1

PHASE D PLAT 2

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BR

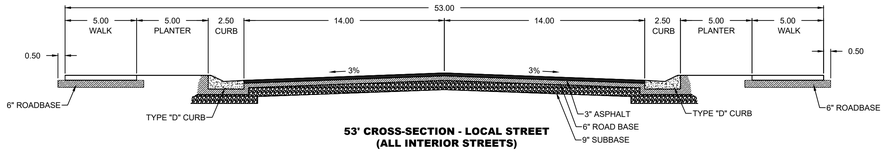
DESIGNED BY: BCT

SCALE: 1"=100'

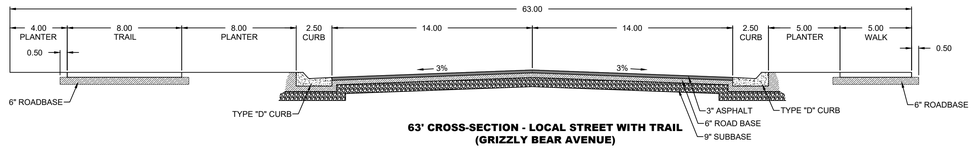
DATE: 07/21/2022

SHEET 501

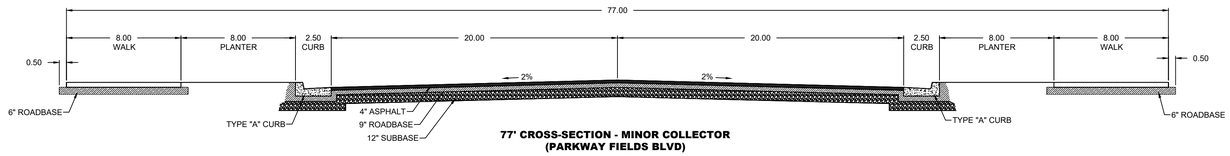
I:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:39 PM



53' CROSS-SECTION - LOCAL STREET
(ALL INTERIOR STREETS)

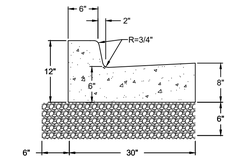


63' CROSS-SECTION - LOCAL STREET WITH TRAIL
(GRIZZLY BEAR AVENUE)

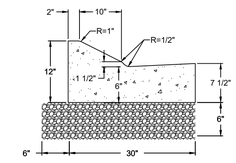


77' CROSS-SECTION - MINOR COLLECTOR
(PARKWAY FIELDS BLVD)

1 ROADWAY CROSS SECTIONS

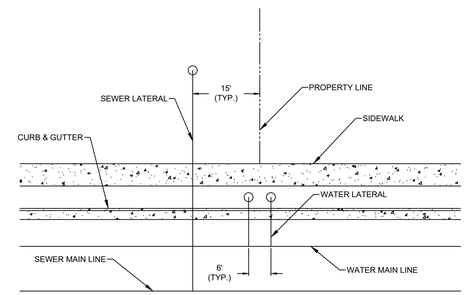


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

LEI
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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

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SCALE: 1"=##'
DATE: 07/21/2022

SHEET
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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	PRELIMINARY PLAT - Parkway Fields Phase E
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential	RC, R1, R2 & R3	82.60	Parkway Fields (formerly "Ault Farms" and "Founder's Square")

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields E, Staff recommends that the City Council approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval:

1. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.). The well lot (179) shall be designated as such on the plat and its ownership maintenance called out by note thereon.
2. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans prior to issuance of final plat approval by the City.
3. <Any conditions adopted by the City Council...>

BACKGROUND:
Applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase E [now] proposes 274 single-family home sites, a well lot, and, 4 common parcels on 82.60 acres of land. The building

lots' dimensions and arrangement are designed to be in accordance with the RC, R1, R2 and R3 Zones, as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:
Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration (7/11/23) is now in conformance with platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat E calculations:
Total Acreage -- 82.60
Land Use Zone(s) -- RC, R1, R2 & R3
Total Lot Count – 274 (with 4 additional open space parcels)
Total Acreage in Lots – 59.66
Total Open Space Provided – .14 acres
Asphalt Pavement Area -- 557,743.21 sq. ft.

Regarding RC Zoned Lots:
Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size -- 6,090 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size -- 6,477 sq. ft.
Proposed Max. Lot Size -- 14,950 sq. ft.

Regarding R1 Zoned Lots:
Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.
Proposed Min. Lot Size -- 12,749 sq. ft.
Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.
Proposed Avg. Lot Size -- 14,715 sq. ft.
Proposed Max. Lot Size -- 27,579 sq. ft.
Note: Per the plat, "Lot 179 is intended to be used as a site for a new well. It is not counted as a lot in the average lot size calculations for R1 lots."

Regarding R2 Zoned Lots:
Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.

Proposed Min. Lot Size -- 8,000 sq. ft.
Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.
Proposed Avg. Lot Size -- 11,525 sq. ft.
Proposed Max. Lot Size -- 17,162 sq. ft.

Regarding R3 Zoned Lots:
Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size -- 6,806 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size -- 8,546 sq. ft.
Proposed Max. Lot Size -- 14,214 sq. ft.

Notes:

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 5.99 acres. Proposed open space area: .14 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:
Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120. Applicant will be seeking a change to the fencing standard (height and/or material type) in the near future.

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 Phase E should it be approved.

REQUIRED FINDINGS:
Plat and site plan approvals are based upon compliance with City

code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

PLANNING COMMISSION ACTION/RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields E, the Planning Commission, during their regularly scheduled public hearing of June 27, 2023, voted to recommend to the City Council that you approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval:

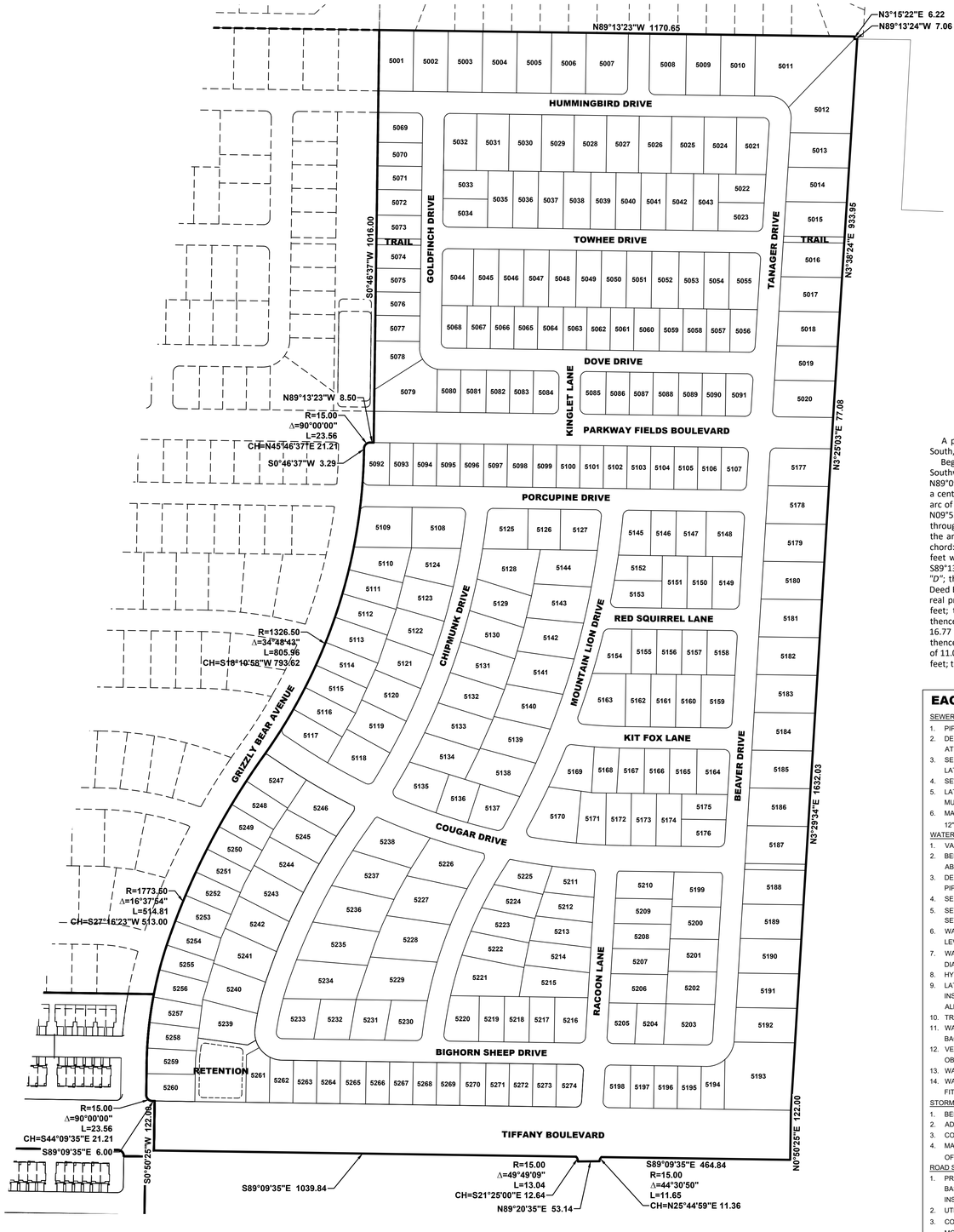
1. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields E plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
2. In association with Condition No. 2 above, Applicant(s) shall re-arrange lots 21, 22, 32, 33, 205 & 206 in Phase E, Plats 1 & 2 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
3. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
4. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.). The well lot (179) shall be designated as such on the plat and its ownership maintenance called out by note thereon.
5. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans prior to issuance of final plat approval by the City.

ATTACHMENTS:

Parkway Fields Phase E Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN CITY, UTAH



SCALE: 1"=150'

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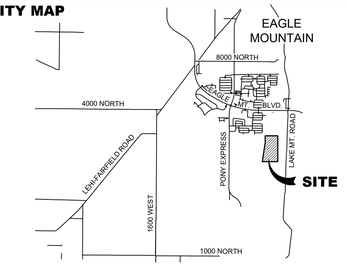
VICINITY MAP



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303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	82.6 ACRES	3,598,056 S.F.
TOTAL ACREAGE IN LOTS:	59.66 ACRES	2,598,790 S.F.
TOTAL OPEN SPACE:	0.14 ACRES	6,098 S.F.
OVERALL DENSITY:	3.32 LOTS/ACRE	
TOTAL # OF LOTS:	274 LOTS	
ASPHALT PAVEMENT AREA:	557,743.21 SF	

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6806 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14715 S.F. (0.34 AC.)	11525 S.F. (0.26 AC.)	8546 S.F. (0.20 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17162 S.F. (0.39 AC.)	14214 S.F. (0.32 AC.)

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 TO CITY 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. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.
14. LOT 5177 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

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
Ø	Ø	POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

PRELIMINARY DESCRIPTION

A parcel of land located in the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located S89°54'05"E along the Section Line 612.76 feet and North 64.64 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 76.09 feet; thence along the arc of a curve to the right 307.82 feet with a radius of 973.50 feet through a central angle of 18°07'01", chord: N09°53'55"E 306.54 feet; thence along the arc of a curve to the right 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: N27°16'23"E 513.00 feet to a point of reverse curve; thence along the arc of a curve to the left 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: N18°10'58"E 793.62 feet; thence N00°46'37"E 3.29 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°46'37"E 21.21 feet; thence S89°13'23"E 8.50 feet; thence N00°46'37"E 1016.00 feet to the South line of *EAGLE POINT SUBDIVISION PLAT "D"*; thence S89°13'23"E along said South line 1170.65 feet to the East line of that real property described in Deed Entry Number 92249:2019; thence S03°15'22"W along said real property 6.22 feet to the North line of that real property described in Deed Entry Number 92396:2019; thence along said real property S89°13'24"E 7.06 feet; thence S03°38'24"W 933.95 feet; thence S03°25'03"W 77.08 feet; thence S03°29'34"W 1632.03 feet; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 454.64 feet; thence along the arc of a curve to the left 16.77 feet with a radius of 11.00 feet through a central angle of 87°20'51", chord: S47°10'00"W 15.19 feet; thence S89°53'09"W 61.12 feet; thence along the arc of a non-tangent curve to the left 17.79 feet with a radius of 11.00 feet through a central angle of 92°39'09", chord: N42°50'00"W 15.91 feet; thence N89°09'35"W 1029.65 feet; thence N00°50'25"E 122.00 feet to the point of beginning.

Contains: ±82.61 Acres
3,598,397 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

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

ROAD SECTION:

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

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/11/2023
SHEET: 101

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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C2	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C3	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C4	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C5	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C6	53.00	60°29'33"	55.96	N58°58'37"W 53.39
C7	53.00	32°22'14"	29.94	N12°32'43"W 29.55
C8	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C9	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C10	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C11	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C12	53.00	31°38'17"	29.27	N15°02'32"W 28.90
C13	53.00	48°51'39"	45.20	N55°17'30"W 43.84
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C17	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C18	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C19	15.00	92°51'47"	24.31	N42°47'30"W 21.74
C20	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C23	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C24	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C25	15.00	87°17'03"	22.85	N47°08'06"E 20.70
C26	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C27	15.00	93°03'51"	24.36	N42°41'28"W 21.77
C28	15.00	83°22'40"	21.83	N49°05'17"E 19.95
C29	15.00	95°38'59"	25.04	S41°23'54"E 22.23
C30	15.00	84°38'05"	22.16	N48°27'35"E 20.20
C31	15.00	94°39'34"	24.78	S41°53'36"E 22.06
C32	15.00	85°32'08"	22.39	N48°00'33"E 20.37
C33	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C34	1326.50	3°47'19"	87.71	N9°17'37"E 87.70
C35	1326.50	2°27'54"	57.07	N12°25'13"E 57.07
C36	1326.50	2°38'04"	60.99	N14°58'13"E 60.99
C37	1326.48	2°38'04"	60.99	N17°36'17"E 60.99
C38	1326.52	2°50'49"	65.91	N20°20'44"E 65.91
C39	1326.52	2°38'04"	60.99	N23°05'10"E 60.99
C40	1326.50	2°38'04"	60.99	N25°43'15"E 60.99
C41	1326.50	2°38'04"	60.99	N28°21'19"E 60.99
C42	1326.50	2°12'01"	50.94	N30°46'22"E 50.94
C43	15.00	88°13'38"	23.10	N12°14'27"W 20.88
C44	1473.50	3°07'46"	80.48	N57°55'09"W 80.47
C45	1473.50	4°09'02"	106.74	N61°33'33"W 106.72
C46	15.00	84°39'44"	22.16	S74°02'04"W 20.20
C47	1586.50	2°54'22"	80.47	S30°15'02"W 80.46
C48	1586.50	3°10'20"	87.83	S27°12'41"W 87.82
C49	1586.50	3°10'19"	87.83	S24°02'22"W 87.82
C50	1586.50	3°10'21"	87.85	S20°52'02"W 87.83
C51	1586.50	3°10'21"	87.84	S17°41'41"W 87.83
C52	1586.50	3°10'19"	87.83	S14°31'21"W 87.82
C53	1586.50	3°28'10"	96.07	S11°12'07"W 96.05
C54	1586.50	3°02'26"	84.19	S7°56'49"W 84.18
C55	1639.50	3°02'31"	87.04	N7°39'48"E 87.03
C56	1639.50	2°37'47"	75.25	N10°29'56"E 75.24
C57	1639.50	2°48'13"	80.23	N13°12'56"E 80.22
C58	1639.50	2°47'49"	80.03	N16°00'58"E 80.03
C59	1639.50	2°47'49"	80.03	N18°48'46"E 80.02
C60	1639.50	2°48'12"	80.22	N21°36'47"E 80.21
C61	1639.50	2°49'01"	80.60	N24°25'23"E 80.60
C62	1639.50	2°50'15"	81.19	N27°15'01"E 81.18
C63	1639.50	2°40'58"	76.76	N30°00'37"E 76.76
C64	15.00	98°16'13"	25.73	N17°47'00"W 22.69
C65	1473.50	4°00'54"	103.26	N68°55'34"W 103.24
C66	1473.50	3°11'04"	81.89	N72°31'33"W 81.88
C67	1473.50	2°52'07"	73.77	N75°33'08"W 73.76
C68	15.00	73°26'02"	19.22	S66°17'47"W 17.94
C69	1919.50	2°33'46"	85.86	S28°17'53"W 85.85
C70	1919.50	2°43'25"	91.25	S25°39'17"W 91.24
C71	1919.50	2°43'25"	91.25	S22°55'52"W 91.24
C72	1919.50	2°43'25"	91.25	S20°12'26"W 91.24
C73	1919.50	2°43'25"	91.25	S17°29'01"W 91.24
C74	1919.50	2°43'25"	91.25	S14°45'36"W 91.24
C75	1919.50	2°43'25"	91.25	S12°02'11"W 91.24
C76	1919.50	2°43'25"	91.25	S9°18'45"W 91.24
C77	1919.50	2°30'52"	84.24	S6°41'37"W 84.23
C78	1972.50	2°50'16"	97.69	N6°39'37"E 97.68
C79	1972.50	1°49'11"	62.64	N8°59'20"E 62.64
C80	1972.50	1°27'07"	49.99	N10°37'29"E 49.98
C81	15.00	100°34'25"	26.33	N38°56'10"W 23.08
C82	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C83	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C84	15.00	76°58'54"	20.15	N52°17'10"E 18.67
C85	1972.50	2°57'07"	101.62	N15°16'16"E 101.61
C86	1972.50	3°13'15"	110.88	N18°21'27"E 110.87
C87	15.00	104°13'18"	27.29	N32°08'34"W 23.68
C88	1180.50	4°58'10"	102.39	N86°44'18"W 102.36
C89	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C90	15.00	92°42'57"	24.27	S42°51'54"E 21.71

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	1233.50	0°35'06"	12.60	S88°55'50"E 12.60
C92	1233.50	2°52'49"	62.01	S87°11'52"E 62.00
C93	1233.50	2°33'17"	55.00	S84°28'49"E 55.00
C94	15.00	74°21'10"	19.47	N59°37'15"E 18.13
C95	1972.50	3°00'07"	103.35	N23°56'43"E 103.34
C96	1972.50	3°20'40"	115.14	N27°07'07"E 115.12
C97	15.00	109°12'14"	28.59	N25°48'40"W 24.45
C98	1473.50	4°18'41"	110.88	N82°34'08"W 110.85
C99	1473.50	2°48'25"	72.19	N86°07'41"W 72.18
C100	1473.50	1°41'30"	43.51	N88°22'38"W 43.50
C101	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C102	15.00	49°52'57"	13.06	S21°26'54"E 12.65
C103	15.00	44°27'02"	11.64	N25°43'05"E 11.35
C104	15.00	47°01'03"	12.31	S20°00'57"E 11.97
C105	15.00	65°29'09"	17.14	S0°32'02"E 16.23
C106	1536.50	3°49'53"	102.75	S84°37'56"E 102.73
C107	1536.50	3°54'50"	104.96	S80°45'34"E 104.94
C108	15.00	26°39'14"	6.98	N44°50'50"E 6.92
C109	15.00	36°31'49"	9.56	N52°44'33"E 9.40
C110	1536.50	5°06'28"	136.98	S73°44'46"E 136.93
C111	1536.50	5°13'24"	140.07	S68°34'50"E 140.02
C112	15.00	55°33'32"	14.55	N7°11'32"E 13.98
C113	1513.50	2°08'22"	56.52	N34°31'09"E 56.51
C114	1483.42	5°11'12"	134.29	N61°06'25"W 134.24
C115	1536.50	2°14'56"	60.31	S57°28'44"E 60.30
C116	1773.50	2°20'47"	72.63	N34°21'00"E 72.63
C117	1773.50	1°50'18"	56.90	S31°54'10"W 56.90
C118	1773.50	2°01'46"	62.82	S29°58'08"W 62.81
C119	1773.50	2°01'46"	62.82	S27°56'22"W 62.81
C120	1773.50	2°01'46"	62.82	S25°54'36"W 62.81
C121	1773.50	2°01'46"	62.82	S23°52'50"W 62.81
C122	1773.50	2°11'35"	67.88	S21°46'10"W 67.88
C123	1773.50	1°42'56"	53.11	S19°48'54"W 53.10
C124	973.50	3°44'17"	63.51	S16°30'37"W 63.50
C125	973.50	4°02'22"	68.64	S12°37'17"W 68.62
C126	973.50	3°44'17"	63.51	S8°43'58"W 63.50
C127	973.50	3°44'17"	63.51	S4°59'41"W 63.50
C128	973.50	2°17'08"	38.83	S1°58'59"W 38.83
C129	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C130	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C131	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C132	68.00	3°10'26"	3.77	N5°04'48"E 3.77
C133	68.00	41°41'31"	49.48	N27°30'46"E 48.40
C134	68.00	42°28'53"	50.42	N69°35'58"E 49.27
C135	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C136	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C137	68.00	30°05'40"	35.72	N48°11'07"W 35.31
C138	68.00	16°58'09"	20.14	N24°39'13"W 20.07
C139	68.00	24°17'57"	28.84	N4°01'10"W 28.62
C140	610.82	3°31'36"	37.60	N8°58'49"E 37.59
C141	610.82	7°30'40"	80.08	N14°29'57"E 80.02
C142	1513.50	2°22'36"	62.78	N20°08'44"E 62.78
C143	1513.50	3°01'44"	80.01	N22°50'54"E 80.00
C144	1513.50	3°01'44"	80.01	N25°52'38"E 80.00
C145	1513.50	3°01'44"	80.01	N28°54'22"E 80.00
C146	1513.50	3°01'44"	80.01	N31°56'06"E 80.00
C147	1460.50	2°23'18"	60.88	N34°23'41"E 60.88
C148	1460.50	3°58'00"	101.11	N31°13'02"E 101.09
C149	1460.50	3°58'00"	101.11	N27°15'02"E 101.09
C150	1460.50	3°58'00"	101.11	N23°17'02"E 101.09
C151	1460.50	2°20'36"	59.74	N20°07'44"E 59.73
C152	660.50	7°14'16"	83.44	N11°44'57"E 83.38
C153	15.00	97°17'24"	25.47	N40°30'53"W 22.52
C154	15.00	84°21'49"	22.09	S48°39'30"W 20.14
C155	1026.50	4°48'25"	86.12	S8°52'48"W 86.10
C156	1026.50	5°27'29"	97.79	S14°00'45"W 97.75
C157	1026.50	5°27'29"	97.79	S19°28'15"W 97.75
C158	1026.50	5°27'29"	97.79	S24°55'44"W 97.75
C159	1026.50	4°33'03"	81.53	S29°56'00"W 81.51
C160	973.50	2°18'31"	39.23	N31°10'09"E 39.22
C161	973.50	3°48'40"	64.75	N28°06'33"E 64.74
C162	973.50	3°44'42"	63.63	N24°19'52"E 63.62
C163	973.50	3°41'51"	62.83	N20°36'35"E 62.81
C164	973.50	6°06'28"	103.78	N15°42'25"E 103.73
C165	973.50	5°41'12"	96.62	N9°48'35"E 96.58
C166	15.00	96°07'34"	25.17	N41°05'48"W 22.32
C167	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C168	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C169	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C170	1332.36	3°11'32"	74.23	N2°14'28"E 74.22
C171	68.00	25°55'38"	30.77	N76°11'46"W 30.51
C173	15.00	45°17'20"	11.86	N58°10'04"E 11.55

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NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
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LEI PROJECT #: 2019-0046
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DATE: 07/11/2023

SHEET 201

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PARKWAY FIELDS BOULEVARD
(77' PUBLIC ROW)

PORCUPINE DRIVE
(53' PUBLIC ROW)

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE
(53' PUBLIC ROW)

MOUNTAIN LION DRIVE
(53' PUBLIC ROW)

RED SQUIRREL LANE
(53' PUBLIC ROW)

KIT FOX LANE
(53' PUBLIC ROW)

BEAVER DRIVE
(53' PUBLIC ROW)

COUGAR DRIVE
(63' PUBLIC ROW)

PLAT D

TRAIL (HOA)

NORTH

SCALE: 1"=60'
60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
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SHEET 202

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

NORTH

SCALE: 1"=60'

60 30 0 60

PLAT D

PLAT C

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE (53' PUBLIC ROW)

MOUNTAIN LION DRIVE (53' PUBLIC ROW)

COUGAR DRIVE (63' PUBLIC ROW)

RACOON LANE (53' PUBLIC ROW)

BEAVER DRIVE (53' PUBLIC ROW)

BIGHORN SHEEP DRIVE (53' PUBLIC ROW)

TIFFANY BOULEVARD (122' PUBLIC ROW)

RETENTION POND

30' WIDE WELL ACCESS RIGHT OF WAY ENTRY NO. 94034:2019 (TO BE ABANDONED)

5187	13979 S.F.	
TRAIL (HOA)		
5188	12764 S.F.	
5189	12764 S.F.	
5190	12764 S.F.	
5191	12764 S.F.	
5192	12764 S.F.	
5193	27326 S.F.	
5194	6347 S.F.	
5195	6090 S.F.	
5196	6090 S.F.	
5197	6090 S.F.	
5198	6704 S.F.	
5199	10215 S.F.	
5200	9600 S.F.	
5201	9600 S.F.	
5202	9600 S.F.	
5203	11970 S.F.	
5204	7111 S.F.	
5205	6851 S.F.	
5206	10071 S.F.	
5207	8680 S.F.	
5208	8680 S.F.	
5209	8680 S.F.	
5210	9395 S.F.	
5211	7598 S.F.	
5212	8133 S.F.	
5213	9046 S.F.	
5214	9685 S.F.	
5215	11560 S.F.	
5216	8793 S.F.	
5217	6944 S.F.	
5218	6944 S.F.	
5219	6944 S.F.	
5220	8918 S.F.	
5221	14214 S.F.	
5222	9370 S.F.	
5223	8693 S.F.	
5224	7982 S.F.	
5225	7997 S.F.	
5226	14568 S.F.	
5227	15535 S.F.	
5228	16316 S.F.	
5229	17162 S.F.	
5230	8790 S.F.	
5231	8594 S.F.	
5232	8594 S.F.	
5233	9293 S.F.	
5234	16252 S.F.	
5235	15535 S.F.	
5236	14734 S.F.	
5237	14032 S.F.	
5238	13247 S.F.	
5239	12019 S.F.	
5240	11854 S.F.	
5241	11814 S.F.	
5242	11523 S.F.	
5243	11429 S.F.	
5244	11080 S.F.	
5245	11132 S.F.	
5246	11910 S.F.	
5247	10017 S.F.	
5248	7934 S.F.	
5249	7343 S.F.	
5250	7378 S.F.	
5251	7318 S.F.	
5252	7366 S.F.	
5253	7933 S.F.	
5254	7365 S.F.	
5255	7342 S.F.	
5256	7834 S.F.	
5257	7309 S.F.	
5258	7303 S.F.	
5259	7281 S.F.	
5260	7995 S.F.	
5261	7181 S.F.	
5262	6156 S.F.	
5263	6090 S.F.	
5264	6090 S.F.	
5265	6615 S.F.	
5266	6090 S.F.	
5267	6090 S.F.	
5268	6090 S.F.	
5269	6090 S.F.	
5270	6615 S.F.	
5271	6090 S.F.	
5272	6090 S.F.	
5273	6090 S.F.	
5274	6704 S.F.	
5176	7220 S.F.	

REVISIONS

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SHEET 203

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NORTH

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60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
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SHEET 301

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EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
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SHEET 302

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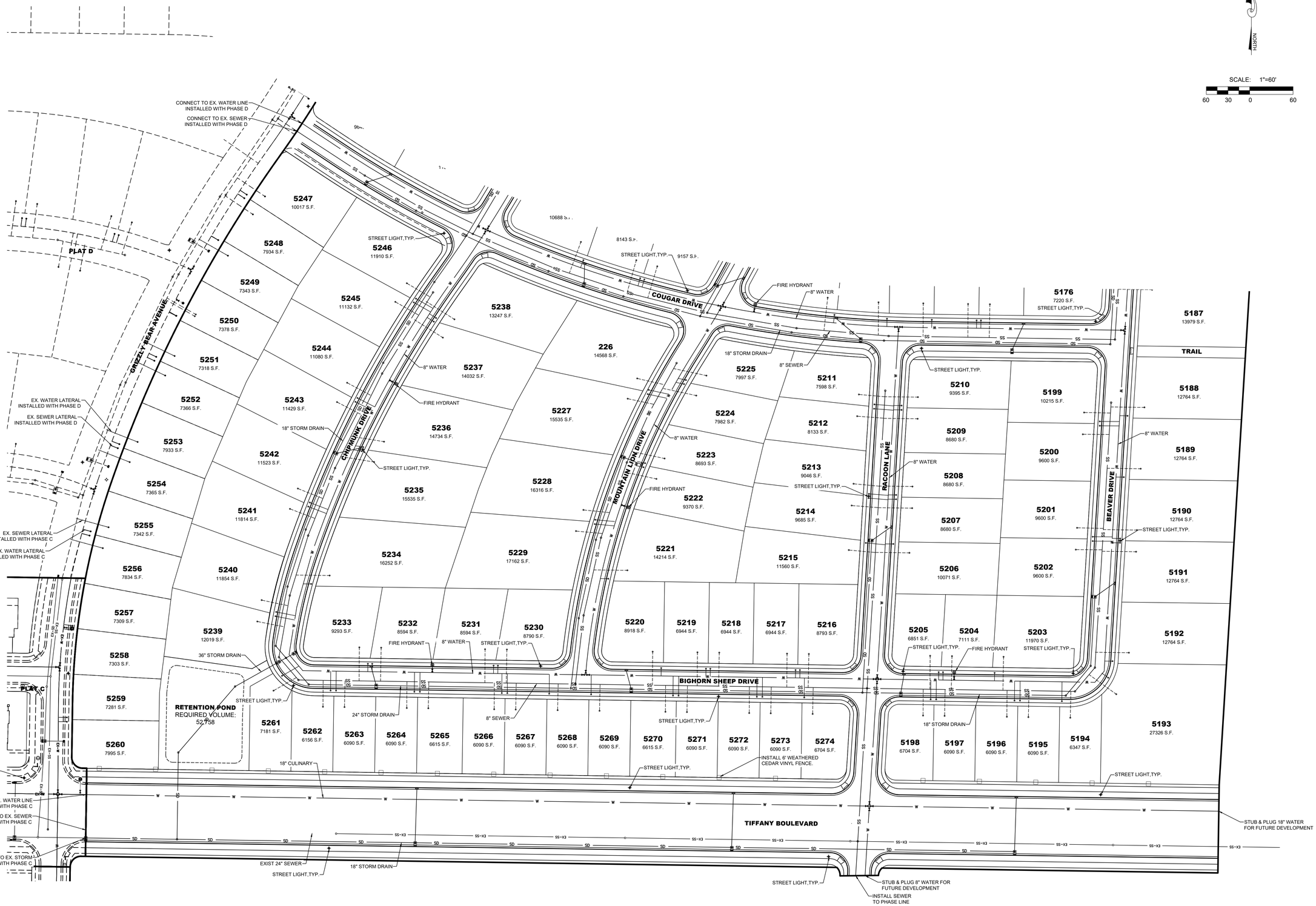

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PARKWAY FIELDS PRELIMINARY PHASE E

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UTILITY PLAN 3

REVISIONS
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SCALE: 1"=60'
DATE: 07/11/2023

SHEET 303

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NORTH

SCALE: 1"=100'

100 50 0 100

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

GRADING PLAN

TANAGER DRIVE
TRAIL
HUMMINGBIRD DRIVE
TOWHEE DRIVE
DOVE DRIVE
KINGLET LANE
GOLDFINCH DRIVE
PARKWAY FIELDS BOULEVARD
PORCUPINE DRIVE
BEAVER DRIVE
RED SQUIRREL LANE
KIT FOX LANE
MOUNTAIN LION DRIVE
RACOON LANE
CHIPMUNK DRIVE
COUGAR DRIVE
BIGHORN SHEEP DRIVE
TIFFANY BOULEVARD
GRIZZLY BEAR AVENUE

REVISIONS
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LEI PROJECT #: 2019-0046

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SCALE: 1"=100'

DATE: 07/11/2023

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LOT TYPE LEGEND

- RC (71 LOTS)
- R1 (37 LOTS)
- R2 (64 LOTS)
- R3 (102 LOTS)
- TOTAL LOTS = 274

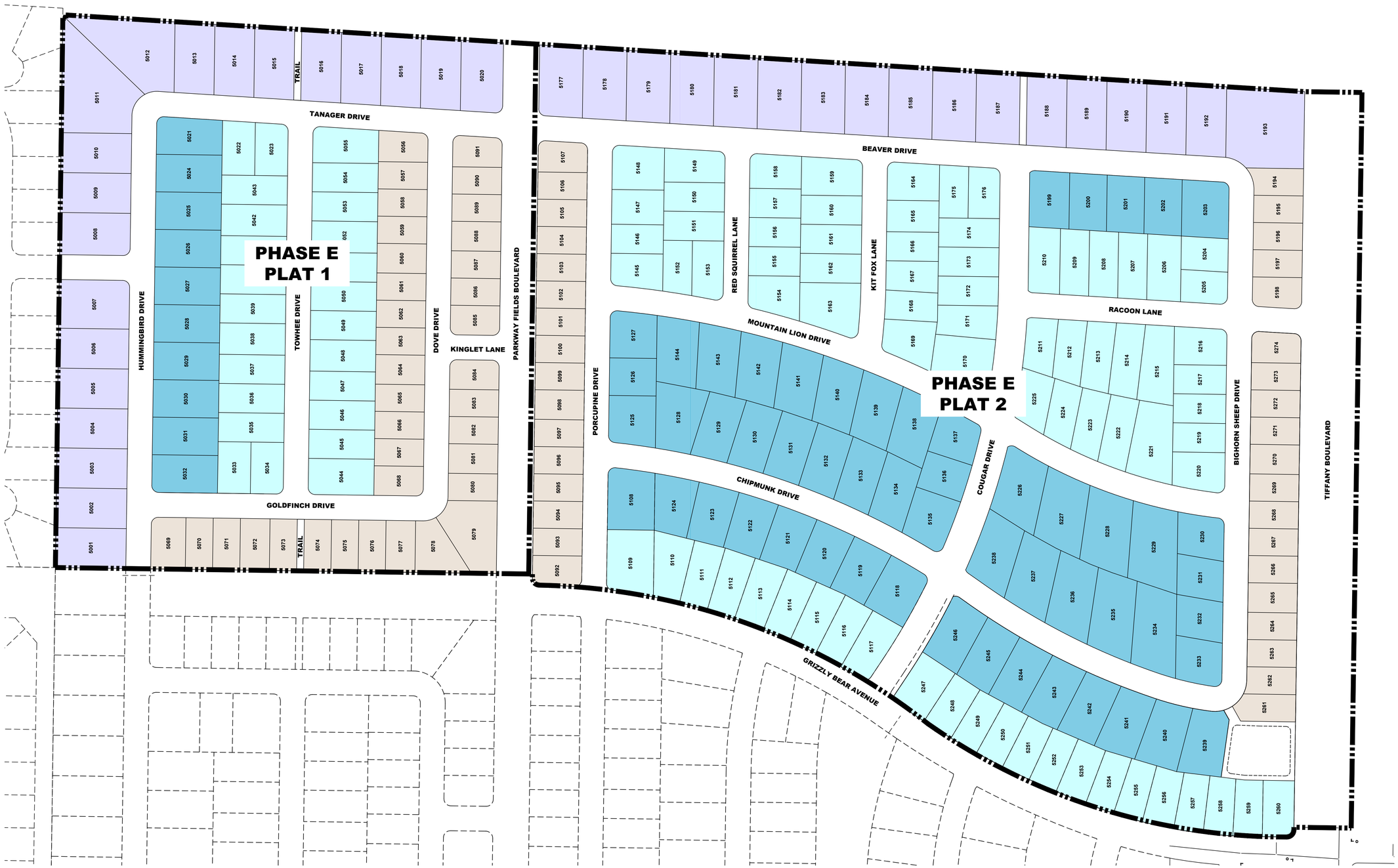
LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6806 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14715 S.F. (0.34 AC.)	11525 S.F. (0.26 AC.)	8546 S.F. (0.20 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17162 S.F. (0.39 AC.)	14214 S.F. (0.32 AC.)

LOT 5177 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

NORTH

SCALE: 1"=100'

100 50 0 100



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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/11/2023

SHEET 501

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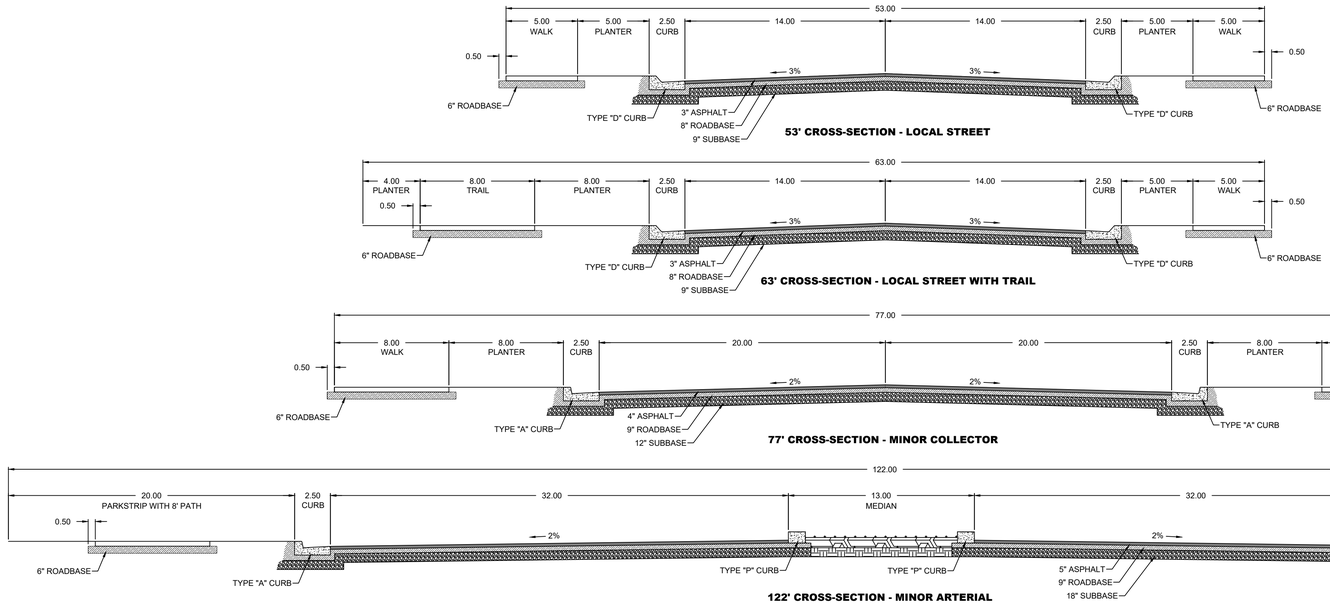
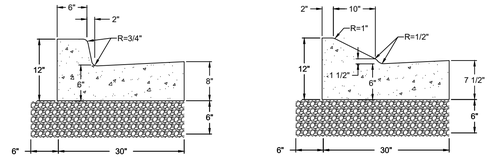
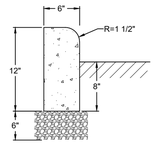
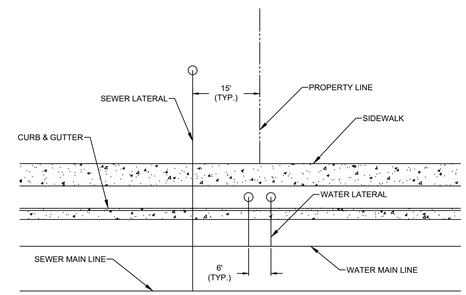


1 ROADWAY CROSS SECTIONS





2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

LEI
- A Utah Corporation -
ENGINEERS
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
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LEI PROJECT #: 2019-0046
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DATE: 07/11/2023

SHEET
502

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RBallif 5-24-23 no comment at this time.

M BAHR 5-25-23
NO COMMENTS AT PRELIM

D Payne- 5/26/2023
No Comments at this time

Brad Hickman - Reviewed - 06/05/2023 - Comments

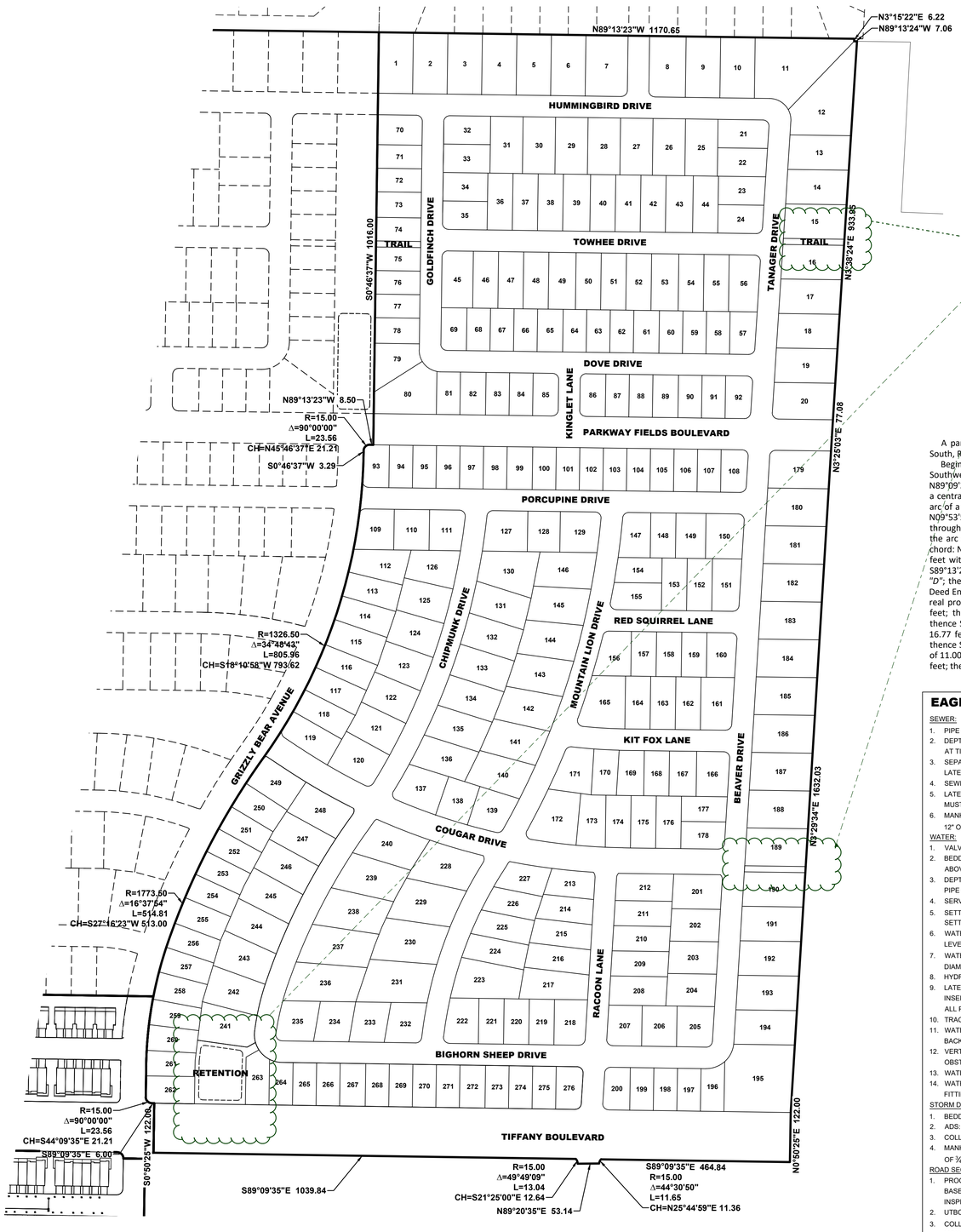
Rob Hobbs -- Reviewed -- 6/12/2023 -- Comments

S. Lehmitz reviewed 06/13/2023 - Comments

CTrusty 6/13/23- comments

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN CITY, UTAH



NORTH

SCALE: 1"=150'

150 75 0 150

LANDSCAPE PLAN TO BE DONE BY THE DEVELOPER

Will the retention area and these trail have an approved plan on how it will be improved?

Same question -- where is the landscape plan page(s)?

Fill in the space with sq. ft. #s too

PLANS HAVE BEEN UPDATED.

PRELIMINARY DESCRIPTION

A parcel of land located in the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located S89°54'05"E along the Section Line 612.76 feet and North 64.64 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 76.09 feet; thence along the arc of a curve to the right 307.82 feet with a radius of 973.50 feet through a central angle of 18°07'01", chord: N09°53'55"E 306.54 feet; thence along the arc of a curve to the right 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: N27°16'23"E 513.00 feet to a point of reverse curve; thence along the arc of a curve to the left 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: N18°10'58"E 793.62 feet; thence N00°46'37"E 3.29 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°46'37"E 21.21 feet; thence S89°13'23"E 8.50 feet; thence N00°46'37"E 1016.00 feet to the South line of *EAGLE POINT SUBDIVISION PLAT "D"*; thence S89°13'23"E along said South line 1170.65 feet to the East line of that real property described in Deed Entry Number 92249:2019; thence S03°15'22"W along said real property 6.22 feet to the North line of that real property described in Deed Entry Number 92396:2019; thence along said real property S89°13'24"E 7.06 feet; thence S03°38'24"W 933.95 feet; thence S03°25'03"W 77.08 feet; thence S03°29'34"W 1632.03 feet; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 454.64 feet; thence along the arc of a curve to the left 16.77 feet with a radius of 11.00 feet through a central angle of 87°20'51", chord: S47°10'00"W 15.19 feet; thence S89°53'09"W 61.12 feet; thence along the arc of a non-tangent curve to the left 17.79 feet with a radius of 11.00 feet through a central angle of 92°39'09", chord: N42°50'00"W 15.91 feet; thence N89°09'35"W 1029.65 feet; thence N00°50'25"E 122.00 feet to the point of beginning.

Contains: ±82.61 Acres
3,598,397 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

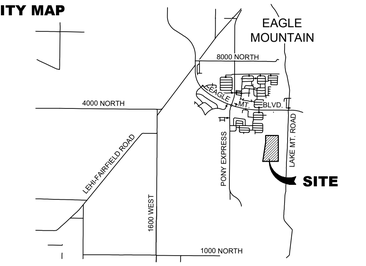
STORM DRAIN:

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

ROAD SECTION:

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

VICINITY MAP



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301	UTILITY PLAN 1
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303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	82.6 ACRES
TOTAL ACREAGE IN LOTS:	59.66 ACRES
TOTAL OPEN SPACE:	0.14 ACRES
OVERALL DENSITY:	3.34 LOTS/ACRE
TOTAL # OF LOTS:	276 LOTS
ASPHALT PAVEMENT AREA:	557,743.21 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161. (0.39 AC.)	14214 S.F. (0.32 AC.)

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 TO CITY 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. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
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
EX PI	PI	CROSS
		PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO	FO	FIBER OPTIC
EX GAS	GAS	GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS

LEI
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ENGINEERS
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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
COVER

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LEI PROJECT #: 2019-0046
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SHEET: 101

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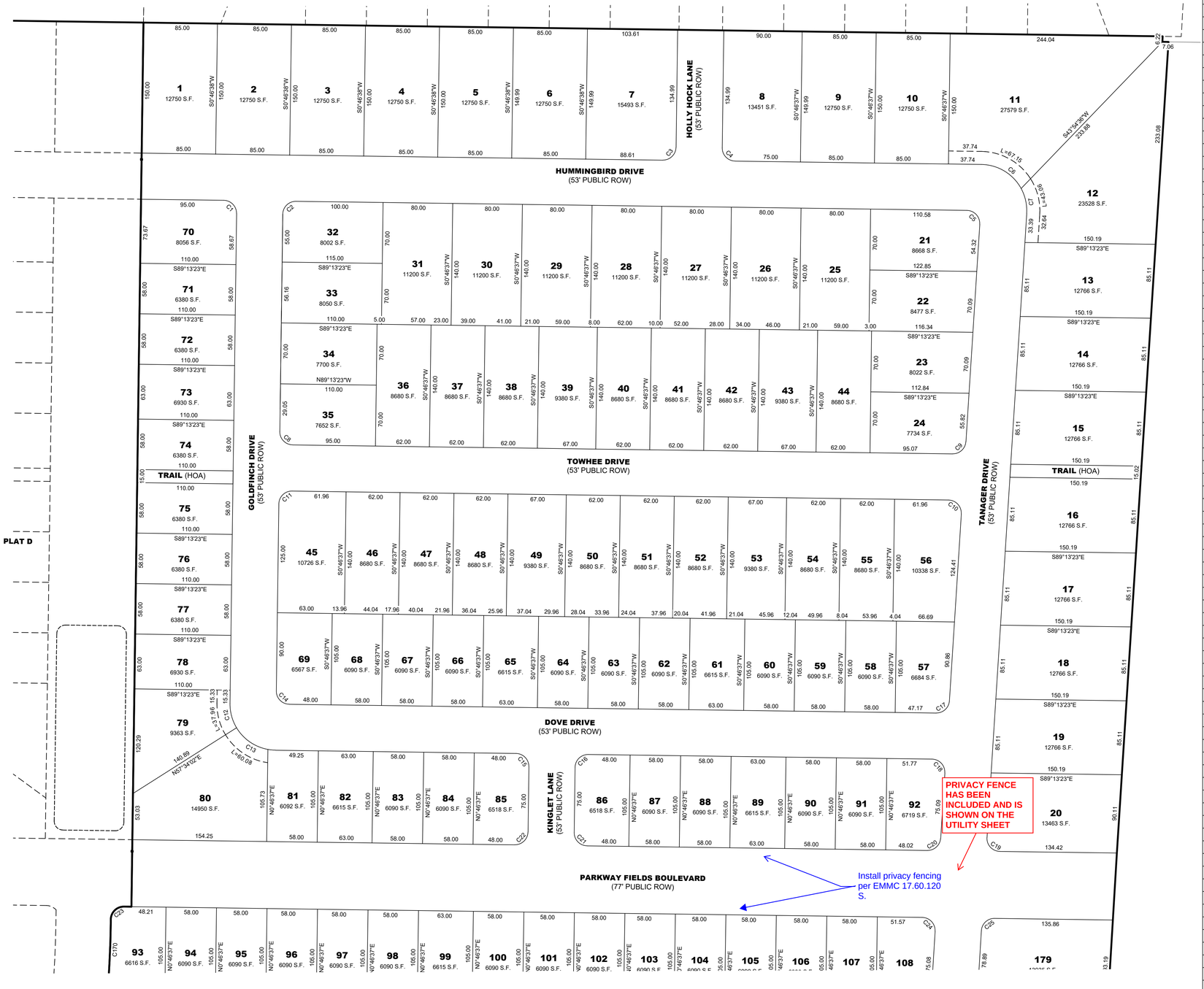
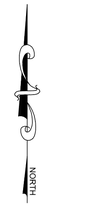
SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C2	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C3	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C4	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C5	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C6	53.00	60°29'33"	55.96	N58°58'37"W 53.39
C7	53.00	32°22'14"	29.94	N12°32'43"W 29.55
C8	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C9	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C10	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C11	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C12	53.00	31°38'17"	29.27	N15°02'32"W 28.90
C13	53.00	48°51'39"	45.20	N55°17'30"W 43.84
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C17	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C18	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C19	15.00	92°51'47"	24.31	N42°47'30"W 21.74
C20	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C23	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C24	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C25	15.00	87°17'03"	22.85	N47°08'06"E 20.70
C26	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C27	15.00	93°03'51"	24.36	N42°41'28"W 21.77
C28	15.00	83°22'40"	21.83	N49°05'17"E 19.95
C29	15.00	95°38'59"	25.04	S41°23'54"E 22.23
C30	15.00	84°38'05"	22.16	N48°27'35"E 20.20
C31	15.00	94°39'34"	24.78	S41°53'36"E 22.06
C32	15.00	85°32'08"	22.39	N48°00'33"E 20.37
C33	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C34	1326.50	3°47'19"	87.71	N9°17'37"E 87.70
C35	1326.50	2°27'54"	57.07	N12°25'13"E 57.07
C36	1326.50	2°38'04"	60.99	N14°58'13"E 60.99
C37	1326.48	2°38'04"	60.99	N17°36'17"E 60.99
C38	1326.52	2°50'49"	65.91	N20°20'44"E 65.91
C39	1326.52	2°38'04"	60.99	N23°05'10"E 60.99
C40	1326.50	2°38'04"	60.99	N25°43'15"E 60.99
C41	1326.50	2°38'04"	60.99	N28°21'19"E 60.99
C42	1326.50	2°12'01"	50.94	N30°46'22"E 50.94
C43	15.00	88°13'38"	23.10	N12°14'27"W 20.88
C44	1473.50	3°07'46"	80.48	N57°55'09"W 80.47
C45	1473.50	4°09'02"	106.74	N61°33'33"W 106.72
C46	15.00	84°39'44"	22.16	S74°02'04"W 20.20
C47	1586.50	2°54'22"	80.47	S30°15'02"W 80.46
C48	1586.50	3°10'20"	87.83	S27°12'41"W 87.82
C49	1586.50	3°10'19"	87.83	S24°02'22"W 87.82
C50	1586.50	3°10'21"	87.85	S20°52'02"W 87.83
C51	1586.50	3°10'21"	87.84	S17°41'41"W 87.83
C52	1586.50	3°10'19"	87.83	S14°31'21"W 87.82
C53	1586.50	3°28'10"	96.07	S11°12'07"W 96.05
C54	1586.50	3°02'26"	84.19	S7°56'49"W 84.18
C55	1639.50	3°02'31"	87.04	N7°39'48"E 87.03
C56	1639.50	2°37'47"	75.25	N10°29'56"E 75.24
C57	1639.50	2°48'13"	80.23	N13°12'56"E 80.22
C58	1639.50	2°47'49"	80.03	N16°00'58"E 80.03
C59	1639.50	2°47'49"	80.03	N18°48'46"E 80.02
C60	1639.50	2°48'12"	80.22	N21°36'47"E 80.21
C61	1639.50	2°49'01"	80.60	N24°25'23"E 80.60
C62	1639.50	2°50'15"	81.19	N27°15'01"E 81.18
C63	1639.50	2°40'58"	76.76	N30°00'37"E 76.76
C64	15.00	98°16'13"	25.73	N17°47'00"W 22.69
C65	1473.50	4°00'54"	103.26	N68°55'34"W 103.24
C66	1473.50	3°11'04"	81.89	N72°31'33"W 81.88
C67	1473.50	2°52'07"	73.77	N75°33'08"W 73.76
C68	15.00	73°26'02"	19.22	S66°17'47"W 17.94
C69	1919.50	2°33'46"	85.86	S28°17'53"W 85.85
C70	1919.50	2°43'25"	91.25	S25°39'17"W 91.24
C71	1919.50	2°43'25"	91.25	S22°55'52"W 91.24
C72	1919.50	2°43'25"	91.25	S20°12'26"W 91.24
C73	1919.50	2°43'25"	91.25	S17°29'01"W 91.24
C74	1919.50	2°43'25"	91.25	S14°45'36"W 91.24
C75	1919.50	2°43'25"	91.25	S12°02'11"W 91.24
C76	1919.50	2°43'25"	91.25	S9°18'45"W 91.24
C77	1919.50	2°30'52"	84.24	S6°41'37"W 84.23
C78	1972.50	2°50'16"	97.69	N6°39'37"E 97.68
C79	1972.50	1°49'11"	62.64	N8°59'20"E 62.64
C80	1972.50	1°27'07"	49.99	N10°37'29"E 49.98
C81	15.00	100°34'25"	26.33	N38°56'10"W 23.08
C82	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C83	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C84	15.00	76°58'54"	20.15	N52°17'10"E 18.67
C85	1972.50	2°57'07"	101.62	N15°16'16"E 101.61
C86	1972.50	3°13'15"	110.88	N18°21'27"E 110.87
C87	15.00	104°13'18"	27.29	N32°08'34"W 23.68
C88	1180.50	4°58'10"	102.39	N86°44'18"W 102.36
C89	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C90	15.00	92°42'57"	24.27	S42°51'54"E 21.71

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	1233.50	0°35'06"	12.60	S88°55'50"E 12.60
C92	1233.50	2°52'49"	62.01	S87°11'52"E 62.00
C93	1233.50	2°33'17"	55.00	S84°28'49"E 55.00
C94	15.00	74°21'10"	19.47	N59°37'15"E 18.13
C95	1972.50	3°00'07"	103.35	N23°56'43"E 103.34
C96	1972.50	3°20'40"	115.14	N27°07'07"E 115.12
C97	15.00	109°12'14"	28.59	N25°48'40"W 24.45
C98	1473.50	4°18'41"	110.88	N82°34'08"W 110.85
C99	1473.50	2°48'25"	72.19	N86°07'41"W 72.18
C100	1473.50	1°41'30"	43.51	N88°22'38"W 43.50
C101	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C102	15.00	49°52'57"	13.06	S21°26'54"E 12.65
C103	15.00	44°27'02"	11.64	N25°43'05"E 11.35
C104	15.00	47°01'03"	12.31	S20°00'57"E 11.97
C105	15.00	65°29'09"	17.14	S0°32'02"E 16.23
C106	1536.50	3°49'53"	102.75	S84°37'56"E 102.73
C107	1536.50	3°54'50"	104.96	S80°45'34"E 104.94
C108	15.00	26°39'14"	6.98	N44°50'50"E 6.92
C109	15.00	36°31'49"	9.56	N52°44'33"E 9.40
C110	1536.50	5°06'28"	136.98	S73°44'46"E 136.93
C111	1536.50	5°13'24"	140.07	S68°34'50"E 140.02
C112	15.00	55°33'32"	14.55	N7°11'32"E 13.98
C113	1513.50	2°08'22"	56.52	N34°31'09"E 56.51
C114	1483.42	5°11'12"	134.29	N61°06'25"W 134.24
C115	1536.50	2°14'56"	60.31	S57°28'44"E 60.30
C116	1773.50	2°20'47"	72.63	N34°21'00"E 72.63
C117	1773.50	1°50'18"	56.90	S31°54'10"W 56.90
C118	1773.50	2°01'46"	62.82	S29°58'08"W 62.81
C119	1773.50	2°01'46"	62.82	S27°56'22"W 62.81
C120	1773.50	2°01'46"	62.82	S25°54'36"W 62.81
C121	1773.50	2°01'46"	62.82	S23°52'50"W 62.81
C122	1773.50	2°11'35"	67.88	S21°46'10"W 67.88
C123	1773.50	1°42'56"	53.11	S19°48'54"W 53.10
C124	973.50	3°44'17"	63.51	S16°30'37"W 63.50
C125	973.50	4°02'22"	68.64	S12°37'17"W 68.62
C126	973.50	3°44'17"	63.51	S8°43'58"W 63.50
C127	973.50	3°44'17"	63.51	S4°59'41"W 63.50
C128	973.50	2°17'08"	38.83	S1°58'59"W 38.83
C129	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C130	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C131	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C132	68.00	3°10'26"	3.77	N5°04'48"E 3.77
C133	68.00	41°41'31"	49.48	N27°30'46"E 48.40
C134	68.00	42°28'53"	50.42	N69°35'58"E 49.27
C135	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C136	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C137	68.00	30°05'40"	35.72	N48°11'07"W 35.31
C138	68.00	16°58'09"	20.14	N24°39'13"W 20.07
C139	68.00	24°17'57"	28.84	N4°01'10"W 28.62
C140	610.82	3°31'36"	37.60	N8°58'49"E 37.59
C141	610.82	7°30'40"	80.08	N14°29'57"E 80.02
C142	1513.50	2°22'36"	62.78	N20°08'44"E 62.78
C143	1513.50	3°01'44"	80.01	N22°50'54"E 80.00
C144	1513.50	3°01'44"	80.01	N25°52'38"E 80.00
C145	1513.50	3°01'44"	80.01	N28°54'22"E 80.00
C146	1513.50	3°01'44"	80.01	N31°56'06"E 80.00
C147	1460.50	2°23'18"	60.88	N34°23'41"E 60.88
C148	1460.50	3°58'00"	101.11	N31°13'02"E 101.09
C149	1460.50	3°58'00"	101.11	N27°15'02"E 101.09
C150	1460.50	3°58'00"	101.11	N23°17'02"E 101.09
C151	1460.50	2°20'36"	59.74	N20°07'44"E 59.73
C152	660.50	7°14'16"	83.44	N11°44'57"E 83.38
C153	15.00	97°17'24"	25.47	N40°30'53"W 22.52
C154	15.00	84°21'49"	22.09	S48°39'30"W 20.14
C155	1026.50	4°48'25"	86.12	S8°52'48"W 86.10
C156	1026.50	5°27'29"	97.79	S14°00'45"W 97.75
C157	1026.50	5°27'29"	97.79	S19°28'15"W 97.75
C158	1026.50	5°27'29"	97.79	S24°55'44"W 97.75
C159	1026.50	4°33'03"	81.53	S29°56'00"W 81.51
C160	973.50	2°18'31"	39.23	N31°10'09"E 39.22
C161	973.50	3°48'40"	64.75	N28°06'33"E 64.74
C162	973.50	3°44'42"	63.63	N24°19'52"E 63.62
C163	973.50	3°41'51"	62.83	N20°36'35"E 62.81
C164	973.50	6°06'28"	103.78	N15°42'25"E 103.73
C165	973.50	5°41'12"	96.62	N9°48'35"E 96.58
C166	15.00	96°07'34"	25.17	N41°05'48"W 22.32
C167	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C168	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C169	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C170	1332.36	3°11'32"	74.23	N2°14'28"E 74.22
C171	68.00	25°55'38"	30.77	N76°11'46"W 30.51
C173	15.00	45°17'20"	11.86	N58°10'04"E 11.55



SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 201

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2019-0046
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SHEET	202

V:\2019\2019-0046 FLAGSHIP EAGLE #4\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:09 AM

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

NORTH

SCALE: 1"=60'

60 30 0 60

PLAT D

PLAT C

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE (53' PUBLIC ROW)

COUGAR DRIVE (63' PUBLIC ROW)

MOUNTAIN LION DRIVE (53' PUBLIC ROW)

BIGHORN SHEEP DRIVE (53' PUBLIC ROW)

RACOON LANE (53' PUBLIC ROW)

BEAVER DRIVE (53' PUBLIC ROW)

TIFFANY BOULEVARD (122' PUBLIC ROW)

249	10017 S.F.	
250	7934 S.F.	
251	7343 S.F.	
252	7378 S.F.	
253	7318 S.F.	
254	7366 S.F.	
255	7933 S.F.	
256	7365 S.F.	
257	7342 S.F.	
258	7834 S.F.	
259	7309 S.F.	
260	7303 S.F.	
261	7281 S.F.	
262	7995 S.F.	
248	11910 S.F.	
247	11132 S.F.	
246	11080 S.F.	
245	11429 S.F.	
244	11523 S.F.	
243	11814 S.F.	
242	11854 S.F.	
241	12019 S.F.	
240	13247 S.F.	
239	14032 S.F.	
238	14734 S.F.	
237	15535 S.F.	
236	16252 S.F.	
235	9293 S.F.	
234	8594 S.F.	
233	8594 S.F.	
232	8790 S.F.	
228	14568 S.F.	
229	15535 S.F.	
230	16316 S.F.	
231	17162 S.F.	
227	7997 S.F.	
226	7982 S.F.	
225	8693 S.F.	
224	9370 S.F.	
223	14214 S.F.	
222	8918 S.F.	
221	6944 S.F.	
220	6944 S.F.	
219	6944 S.F.	
218	8793 S.F.	
213	7598 S.F.	
214	8133 S.F.	
215	9046 S.F.	
216	9685 S.F.	
217	11560 S.F.	
178	7220 S.F.	
212	9395 S.F.	
211	8680 S.F.	
210	8680 S.F.	
209	8680 S.F.	
208	10071 S.F.	
207	8387 S.F.	
206	8600 S.F.	
205	8944 S.F.	
201	10215 S.F.	
202	9600 S.F.	
203	9600 S.F.	
204	9600 S.F.	
189	13979 S.F.	
TRAIL (HOA)		
190	12764 S.F.	
191	12764 S.F.	
192	12764 S.F.	
193	12764 S.F.	
194	12764 S.F.	
195	27326 S.F.	
196	6347 S.F.	
197	6090 S.F.	
198	6090 S.F.	
199	6090 S.F.	
200	6704 S.F.	
263	7181 S.F.	
264	6156 S.F.	
265	6090 S.F.	
266	6090 S.F.	
267	6615 S.F.	
268	6090 S.F.	
269	6090 S.F.	
270	6090 S.F.	
271	6090 S.F.	
272	6615 S.F.	
273	6090 S.F.	
274	6090 S.F.	
275	6090 S.F.	
276	6704 S.F.	

RETENTION POND

30' WIDE WELL ACCESS RIGHT OF WAY ENTRY NO. 94034:2019 (TO BE ABANDONED)

Install privacy fencing per EMMC 17.60.120 S.

PRIVACY FENCE HAS BEEN INCLUDED AND IS SHOWN ON THE UTILITY SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

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SHEET 203

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Include a separate secondary irrigation system throughout

NO CHANGE MADE TO PLANS. PLEASE PROVIDE ADDITIONAL DETAILS ON POINT OF CONNECTION, MAINLINE LOCATION ETC OF SECONDARY LINE.

STREET LIGHT ADDED

Add streetlight

STREET LIGHT HAS BEEN MOVED

Move to other side of intersection (Parkway Fields Blvd.)

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
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5 -

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SHEET 301

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NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
2 -
3 -
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5 -

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SHEET 302

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

NORTH

SCALE: 1"=60'

60 30 0 60

CONNECT TO EX. WATER LINE INSTALLED WITH PHASE D
CONNECT TO EX. SEWER INSTALLED WITH PHASE D
EX. WATER LATERAL INSTALLED WITH PHASE D
EX. SEWER LATERAL INSTALLED WITH PHASE D
EX. SEWER LATERAL INSTALLED WITH PHASE C
EX. WATER LATERAL INSTALLED WITH PHASE C
EX. STREET LIGHT,TYP.
CONNECT TO EX. WATER LINE INSTALLED WITH PHASE C
CONNECT TO EX. SEWER INSTALLED WITH PHASE C
CONNECT TO EX. STORM INSTALLED WITH PHASE C
EXIST 24" SEWER
STREET LIGHT,TYP.
18" STORM DRAIN
STUB & PLUG 18" WATER FOR FUTURE DEVELOPMENT
STUB & PLUG 8" WATER FOR FUTURE DEVELOPMENT
INSTALL SEWER TO PHASE LINE

PLAT D
PLAT C

ORIZZLY BEAR AVENUE
CHIPMUNK DRIVE
COUGAR DRIVE
MOUNTAIN LION DRIVE
RACOON LANE
BEAVER DRIVE
BIGHORN SHEEP DRIVE
TIFFANY BOULEVARD
TRAIL

RETENTION POND
REQUIRED VOLUME:
52,758

| | | |

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
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SCALE:	1"=100'
DATE:	10/27/2022
SHEET	401

S:\0_LEI PROJECTS\2019\2019-0046 EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

LOT TYPE LEGEND

- RC (71 LOTS)
- R1 (37 LOTS)
- R2 (59 LOTS)
- R3 (109 LOTS)
- TOTAL LOTS = 276

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161. (0.39 AC.)	14214 S.F. (0.32 AC.)

LOT 179 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

NORTH

SCALE: 1"=100'

100 50 0 100

LOTS 21 AND 22 AND HAVE BEEN TURNED INTO ONE R2 LOT TO COINCIDE WITH THE ZONING PLAN

Required to be R2 -- revise

Lot 205 and a potion of 206 are supposed to be R2 according to adopted zoning map. Change zoning callouts and lot configurations to conform.

LOT 205 IS NOW AN R2 LOT AND 206 AND 207 HAVE BEEN REDUCED IN SIZE TO FIT AND COINCIDE WITH THE ZONING PLANQ

PHASE E PLAT 1

PHASE E PLAT 2

TANAGER DRIVE
TRAIL
BEAVER DRIVE
HUMMINGBIRD DRIVE
TOWHEE DRIVE
DOVE DRIVE
KINGLET LANE
PARKWAY FIELDS BOULEVARD
RED SQUIRREL LANE
KIT FOX LANE
RACOON LANE
MOUNTAIN LION DRIVE
PORCUPINE DRIVE
BIGHORN SHEEP DRIVE
TIFFANY BOULEVARD
CHIPMUNK DRIVE
COUGAR DRIVE
GOLDFINCH DRIVE
GRIZZLY BEAR AVENUE

Required to be R2 -- revise

LOTS 32 AND 33 AND HAVE TURNED INTO ONE R2 LOT TO COINCIDE WITH THE ZONING MAP

THIS HAS BEEN CHANGED TO R2 AS WELL.

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PARKWAY FIELDS PRELIMINARY PHASE E

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PHASING PLAN/LOT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
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DESIGNED BY: BCT
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DATE: 10/27/2022

SHEET 501

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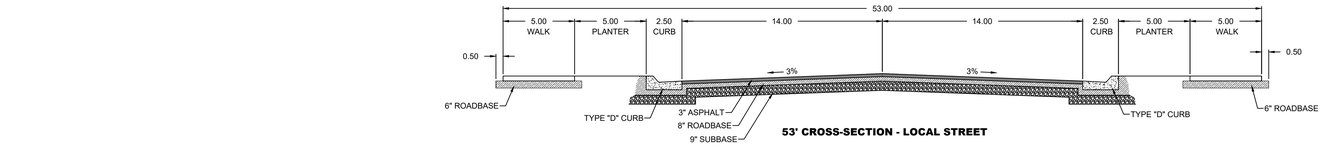
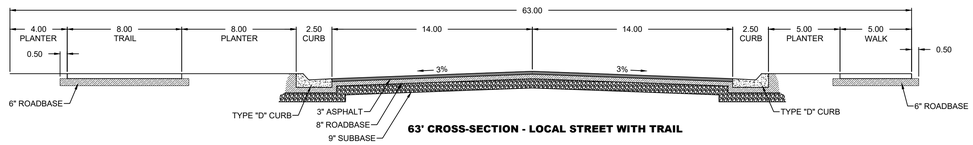
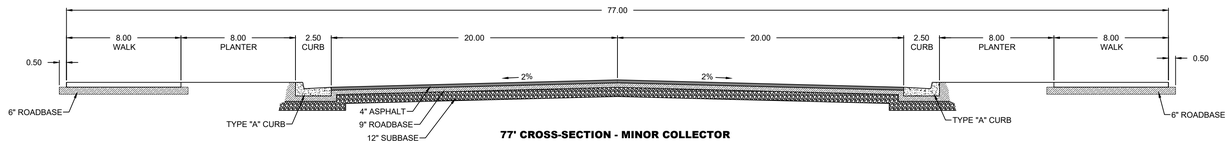


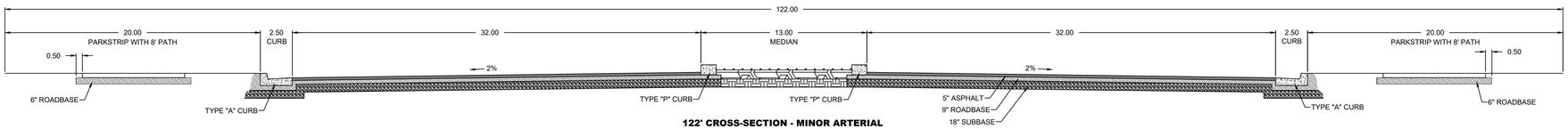
53' CROSS-SECTION - LOCAL STREET



63' CROSS-SECTION - LOCAL STREET WITH TRAIL

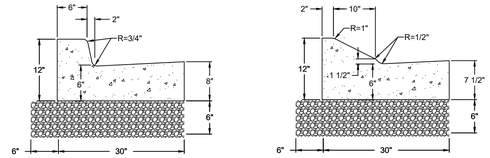


77' CROSS-SECTION - MINOR COLLECTOR



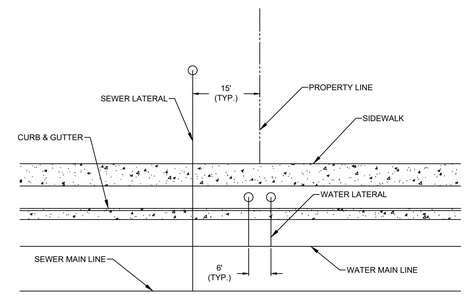
122' CROSS-SECTION - MINOR ARTERIAL

1 ROADWAY CROSS SECTIONS



2 APWA CURB & GUTTER

3 TYPICAL UTILITY SERVICE DETAIL



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=###'
DATE: 10/27/2022

SHEET
502

\\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Modified Third Amendment to the Porter's Crossing Town Center Master Development Agreement.
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	SK Hart (Khosrow Semnani)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Marcus Draper, City Attorney & Steve Mumford, Deputy City Administrator/Community Development Director

RECOMMENDATION:

BACKGROUND:
Following the City Council's recent approval of the Porter's Crossing Town Center Master Development Agreement, the applicant discovered some items in the agreement that he felt need to be modified or addressed in order to clear up future confusion or ambiguity, as well as make some minor modifications to the site plan drawing that was presented to the City Council during the approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Porter's Crossing Town Center MDA Amendment #3
Porter's Crossing MDA Amendment #3
Porter's Crossing MDA Amendment #3 Exhibits

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE THIRD AMENDMENT TO THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT AGREEMENT

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Third Amendment to the Porter's Crossing Town Center Master Development Agreement, as set forth more specifically in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Third Amendment to the Porter's Crossing Town Center Master Development Agreement, as set forth in Exhibit A.

2. The Third Amendment to the Porter's Crossing Town Center Master Development Agreement is hereby approved, as set forth more specifically in Exhibit A.

3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

When Recorded Return To:

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

EAGLE MOUNTAIN CITY

THIRD AMENDMENT TO

MASTER DEVELOPMENT AGREEMENT
DATED MARCH 23, 2016
FOR THE
PORTER'S CROSSING TOWN CENTER
MASTER DEVELOPMENT

This THIRD AMENDMENT ("Third Amendment") to the MASTER DEVELOPMENT AGREEMENT FOR PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated and recorded March 23, 2016 ("MDA") , the First Amendment thereto, titled "Master Development Agreement for Porter's Crossing Town Center, but dated January 16, 2018 ("First Amendment"), the SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT DATED MARCH 23, 2016 FOR THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated June 5, 2018 and recorded July 3, 2018 ("Second Amendment") (cumulatively, "Prior Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation ("City") and Pony Express Land Development, Inc. a Utah corporation ("Developer") as of the date last executed below.

This Amendment is made with reference to the following facts.

A. All of the capitalized terms in this Third Amendment shall have the meanings specified in the Prior Agreement except as modified below.

B. The City and Developer have determined that it is in the best interest of the Parties to amend portions of the Prior Agreement as set forth below.

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

1. **Definitions.** Section 1.19 of the Prior Agreement, as amended by the Second Amendment is hereby to read as follows and Section 1.36B is hereby added:

1.19B. **Density of Residential Dwelling Units** means that the Developer is entitled, as of the date of this amendment, to build 192 multifamily dwelling units in Pod 9 in the MF2 zone, 25 townhouse units in Pod 9 in the MF1 zone, and 33 townhouse units in Pod 10 in the MF1 zone. Notwithstanding the preceding, Developer shall be required to comply with the standards of the MF1 and MF2 zones as identified in the zoning map in Exhibit 1, except as specifically modified in this Agreement. Otherwise, the dwelling units specified in the Prior Agreement in the other Pods shall not be modified and shall stand as built.

1.36B. **Pod 9** means the development area that was referred to in the Prior Agreements as Pods 9a and 9b excluding any portion of Pod 15a as now herein described.

2. **Property Subject to This Third Amendment.** The legal descriptions for Pods 2, 9, 10, 15a and 15b are set forth in Exhibit 2.

3. **Northwest Residential Area.** Section 4 of the Second Amendment of the Prior Agreement or anywhere else regarding Pods 2, 9a, 9b, 10 and 15a and 15b, if contradicted by this Third Amendment, is hereby modified or amended as set forth herein to conform with the following Section 9B.

9B. **Development on Pod 9 and Pod 10 and Pod 15.** Except for the specific alternative development standards detailed in this agreement, the uses, zoning, open space, height, massing, layout and other requirements, as of the day of this amendment, for the future development of Pods 9 and 10 shall be in accordance with the MF1 and MF2 zones as identified in the zoning map and concept plan in Exhibits 1 and 3 which are hereby incorporated by reference. In the case of any conflict of zoning requirements the specific provisions of this Third Amendment to the MDA shall prevail.

9B.1 Developer may build apartment buildings up to 4 stories and 48 units per building in the MF2 zoned portion of Pod 9 for a total of 192 apartments, and 25 townhouses of 3 stories and no more than 6 units per building in the MF1 zone portion of Pod 9, and 33 townhouses of 3 stories and no more than 6 units per building in the MF1 zone of Pod 10. The buildings shall be designed in accordance with the Architectural Standards as allowed in Eagle Mountain Municipal Code Section 17.72.040 or in the Developers discretion, the Architectural Standards represented in Exhibits 4, 5, and the video presented at the May 16, 2023 City Council meeting.

9B.2 Developer agrees to waive its rights concerning the potential use of portions of former Pod 15 for RV storage. City agrees to allow parking, amenities and open space use, improved or natural, in Pods 15a and 15b to all count toward the open space, parking and amenity requirements for Pods 9 and 10, 15a and 15b subject to compliance with any conditions of the easements located in the Pods 15a and 15b. Developer shall accrue acreage and points credits for open space and improvements upon land that was dedicated.

9B.3 Developer agrees to comply with the fencing standards as outlined in the City's laws effective the date of this agreement and specifically agrees to install vinyl fencing at its sole cost and expense for the adjacent homeowners to the south and east of Pod 9 that do not currently have it along the shared property line. Developer shall also provide a warranty for the existing and new fencing along the shared southern and eastern property lines of Pod 9 for all homeowners sharing a property line along the southern and eastern border of Pod 9, including those that have already completed their fencing, for a period of 5 years. The precise location of new fencing shall be determined by the City. Developer also agrees that it will not construct any apartment building within 125 feet of the eastern border of Pod 9.

9B.4 Within Pods 9, 10 and 15 Developer agrees to construct a new public road listed on the concept plan in Exhibit 3 as Nessa Way within an 56 foot right of way, more particularly described in Exhibit 3, including curb and gutter, in accordance with the local road standards in City's laws effective the date of this Agreement. At the northern most point of Nessa Way Developer shall stub the road for the City's future connection to North Berwick Lane. All road development shall occur where necessary within Pods 9, 10, and 15a and 15b. The road illustrated on Exhibit 3 where located on the City owned parcel to the northwest of Pod 10 is not Developer's responsibility to construct and is conceptual only.

4. **Pod 2.** All references to Pod 2 in the Prior Agreement are hereby modified and amended as set forth herein:

4B. Pod 2 shall be zoned as Commercial Community (as shown on Exhibit 2 and developed in accordance with the City's laws as of the effective date of this agreement except as specifically modified herein.

A. 4B.1. Developer shall use commercially reasonable efforts to place a hotel in Pod 2. The hotel may, at Developer's discretion, be on a building footprint up to 21,000 sf with up to 4 stories in height. Developer may apply to the City Council for approval of a hotel with up to 6 stories at the Council's discretion. If Developer is not able to secure a hotel use in Pod 2 then Developer may develop the entire pod in accordance with the Commercial Community zone as outlined in

the zoning map in Exhibit 1.

5. **Pod 15.** Pod 15 shall be divided into two separate Pods namely, Pod 15a and Pod 15b. See Exhibit 1.

A. Pod 15a shall be improved, with the required open space, amenities, parking spaces, trails and an existing retention pond, with the requirements created by Pods 9 and 10. Said improvements shall be designed and approved along with a master site plan application for Pods 9 and 10 in accordance with the standards in the City's laws effective the date of this agreement. Pod 15a's open space and amenities shall be completed concurrent with the development of either Pod 9 or Pod 10, as set forth herein. When the improvements to Pod 15a are completed, that portion of open space and amenities shall be dedicated on the plat to Eagle Mountain City for use by the general public. See Exhibit 6, the area designated as OS-I. In accordance with the terms of paragraph 9, the City may require early dedication of the Regional Trail.

B. Pod 15b shall be dedicated to Eagle Mountain City upon completion of the public road and Regional Trail as shown in Exhibit 3 and on Exhibit 6, the area designed as OS-N. In accordance with the terms of paragraph 9, the City may require early dedication of the Regional Trail.

6. **Pod 10**. In addition to the 33 townhouses, referenced above, Developer shall also construct a Dog Park on the southernmost portion of Pod 10. See Exhibit 3

7. **Club House and Swimming Pool.** The club house and swimming pool in Pod 9 shall be accessible to all owners and residents of Pods 9 and 10 and shall comply with the size, building, and timing standards in the City's laws effective the date of this agreement. The clubhouse and swimming pool will be completed at the time both Pods 9 and 10 are completed.

8. **Land Exchange.** Eagle Mountain City and Developer may, upon their mutual approval, exchange certain real properties. Eagle Mountain City owns a small parcel of property directly north of the proposed residential buildings on Pod 10 and will consider exchanging it for the small parcel of real property in Pod 15 owned by Developer. In doing so it eliminates the City's maintenance of the property between the Developer's residential buildings and the City's proposed new road adjoining North Berwick Lane and the Developer's property to the south. If exchanged with the City, it would join to the already existing City property along the same boundary line. The terms of any exchange would be governed by separate agreement and may differ materially from what is in this section. If the exchange does not take place Developer then submits Exhibit 3 to illustrate the proposed property boundary lines and building orientations located on Pods 10 and 15. If the land exchange does not take place the Developer shall maintain the same small parcels of property at its expense.

9. Regional Trails. Upon completion, all Regional Trails shall be dedicated to Eagle

Mountain City. See Exhibit 3. Notwithstanding the foregoing, the City may at its option require the dedication of the trails prior to completion with 90 days notice. If City exercises this option for earlier dedication of the trail, City shall complete any remaining improvements. This early dedication does not relieve Developer of the costs of the trail improvements except that Developer shall not be required to bond for the improvements and payment of any outstanding costs shall be by separate agreement. The Parties agree to negotiate in good faith regarding a mutually acceptable arrangement for payment of any outstanding costs.. After the dedication of the trails, Eagle Mountain City shall thereafter be responsible for any and all maintenance of the trail system.

10. **Park and Improved Open Space**. Sections 8A.1, 8A.2 and 10A of the Second Amendment are hereby deleted and replaced with the following new Section.

8B.1 **Acknowledgement of Current Status.** The City and Developer in the Prior Agreement had calculated that the development of Pods 2, 4, 6a and 6b would have required under the City's Vested Laws the dedication of a total of 10.95 acres of land and the construction of 1,095 "points" worth of amenities.

The Project, as designed at the time of the Second Amendment contemplated the dedication of 7.09 acres of land and the construction of 877 points of amenities. The plan for the Project thus left a deficit from the City's Vested Laws of 3.86 acres and 218 amenity points. The City's Vested Laws valued the missing acreage at $3.50/square foot and the missing points at $500/point. The total value of the missing acreage and amenity points was calculated at $697,496.00. Master Developer has paid that $697,496.00 to the City as an "in lieu" fee

The parties acknowledge that the in lieu fee, calculated pursuant to the Second Amendment and relating to the then current Pods 2, 3b, 3d, 3e, 4, 6a, 6b, 9a, 9b, and 15, will need to be adjusted given that this Third Amendment : 1) changes the number of ERU's to be built in Pod 2; 2) eliminates the recreational center in Pod 6a; and 3) removes the senior citizen center in Pod 6b. As such, the City will recalculate, pursuant to the Second Amendment, the amount of open space, improvements and amenities required for the new developments as set forth in this Third Amendment in Pods 1, 2, 9, 10, 15a and 15b and apply the unused portion, effective as of the day of this amendment, of the in lieu fee against the new open space, improvements and amenities requirements of the new development. The net result of the new calculation will determine the required amount of open space, improvements and amenities required by the City code for the new development. Such adjustments will be determined on or before the time that a site plan for Pod 9 or 10 is submitted to the City for approval.

8B.2. **Acknowledgement of Work Remaining.** The City and Developer acknowledge that the park area in Pod 3d and the trail in Pod 3e as identified in Exhibit 5A of the Second Amendment to this Agreement still needs to be

completed. The Developer shall complete these improvements prior to commencing any construction on Pods 9 or 10.

10. **Interpretation and Effect of This Third Amendment on the Prior Agreement.** If any provision of the Prior Agreement or any prior amendments thereto conflict with this Third Amendment, including the Exhibits hereto, then the provisions of this Third Amendment shall control. All definitions not explicitly defined herein shall have the meaning as defined in the Prior Agreement. All Prior Agreements shall remain in full force and effect except as explicitly modified by this Third Amendment.

11. **Expiration:** This Third Amendment shall expire six (6) years as applied to Pod 2, and ten (10) years for Pods 9, 10, and 15a and 15b, from the date of City Council approval unless extended pursuant to Eagle Mountain City Code. Upon expiration the zoning approved in this Third Amendment will remain and any future applications for development on the property must comply with the City's laws at the time of application.

PONY EXPRESS LAND DEVELOPMENT, INC.

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the _____ day of July, 2023, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Pony Express Land Development, Inc.

_____
NOTARY PUBLIC

ATTEST: **EAGLE MOUNTAIN CITY**

_____ _____

City Recorder Tom Westmoreland, Mayor

Approved as to form:

_____

City Attorney

STATE OF UTAH)
)
COUNTY OF UTAH)

On the _____ day of July, 2023, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Eagle Mountain City

_____

NOTARY PUBLIC

EXHIBIT 1___

Zoning Map

EXHIBIT 2__

Legal Descriptions

EXHIBIT 3
Concept Plan

Exhibit 4

Architectural Design Standards

Exhibit 5

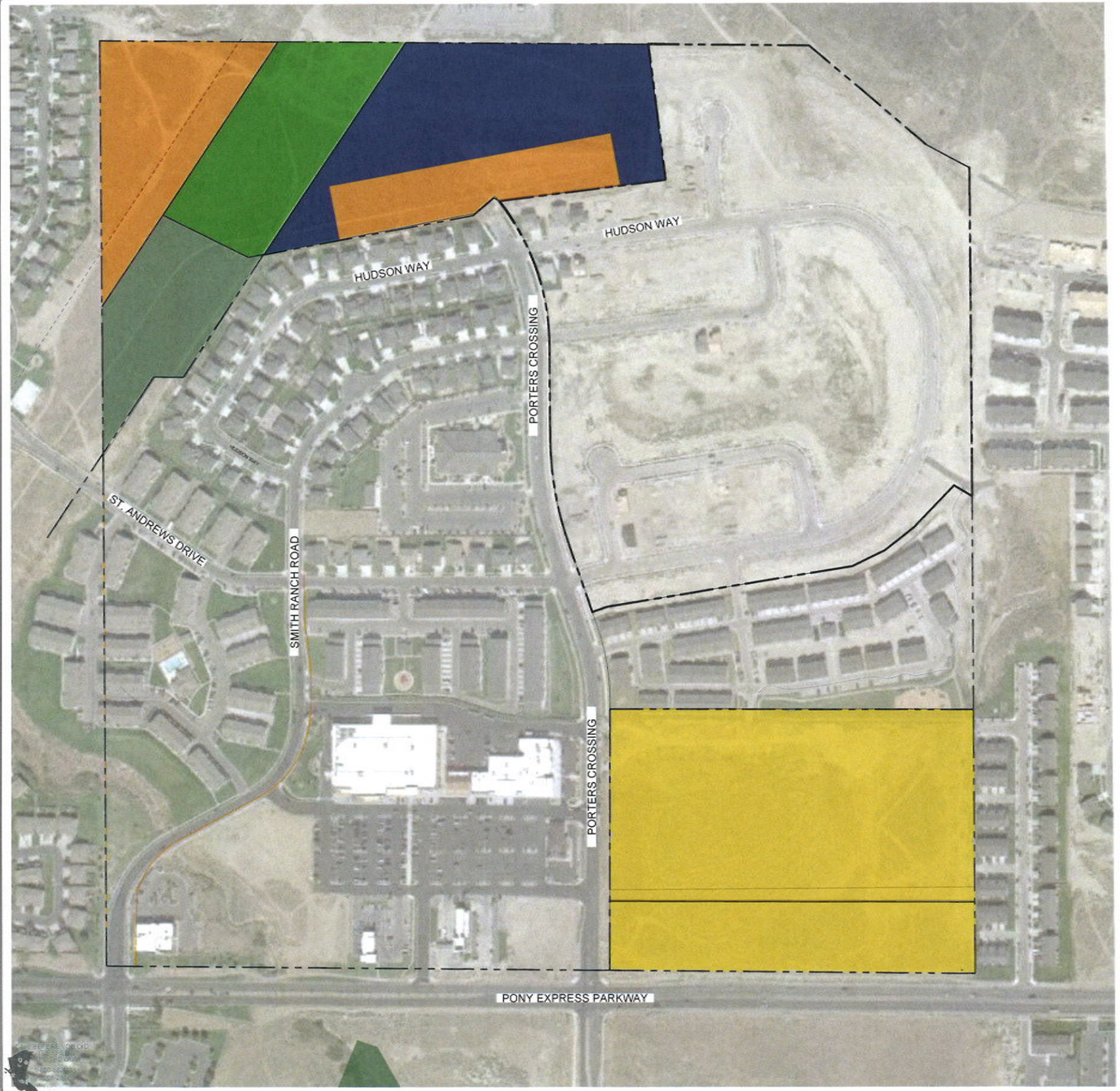
Architectural Design Standards

Exhibit 6

Dedicated Area

Architectural Designs Standards

Concept Plan



ZONING DESIGNATION	
	MF1
	MF2
	OS-I
	OS-N
	CC

N

150 0 150 300 450

Scale 1" = 150'

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

PROPOSED ZONING

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART MANAGEMENT
DWG: 2023-07-10 PROPOSED ZONING
JOB No: 3RD AMENDMENT
DO NOT SCALE THIS DRAWING (DRAWING IS REVISED AT LESS THAN 22"x34"- DIMENSIONS, AND NOTES TAKE PRECEDENCE)

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/28/2023

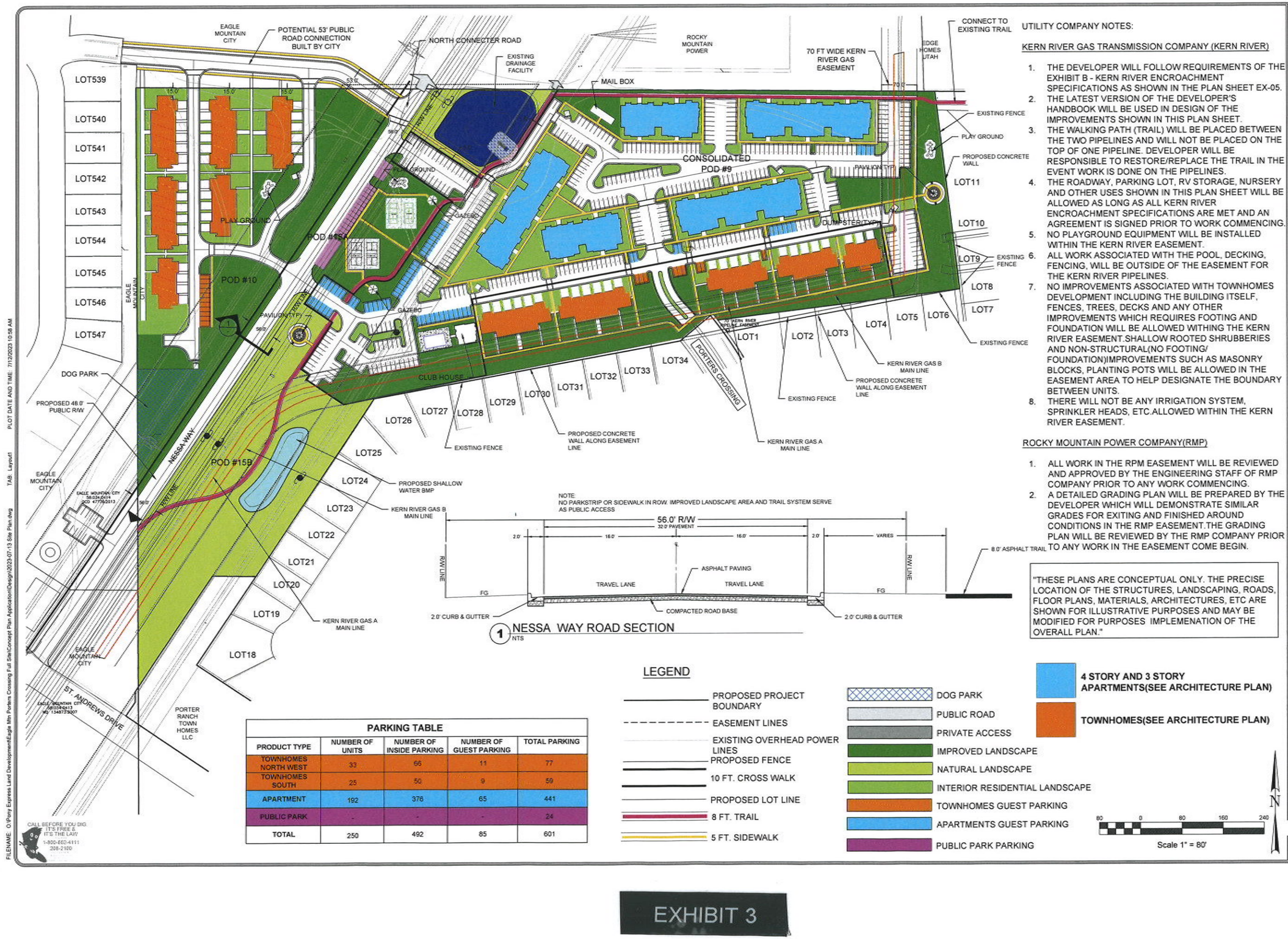
REVISIONS

SHEET

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\2023-07-10 Proposed Zoning Map.dwg TAB: PROPOSED ZONING MAP-OVERALL PLOT DATE AND TIME: 7/10/2023 3:57 PM

EXHIBIT 1

EXHIBIT 2



UTILITY COMPANY NOTES:

KERN RIVER GAS TRANSMISSION COMPANY (KERN RIVER)

1. THE DEVELOPER WILL FOLLOW REQUIREMENTS OF THE EXHIBIT B - KERN RIVER ENCROACHMENT SPECIFICATIONS AS SHOWN IN THE PLAN SHEET EX-05.
2. THE LATEST VERSION OF THE DEVELOPER'S HANDBOOK WILL BE USED IN DESIGN OF THE IMPROVEMENTS SHOWN IN THIS PLAN SHEET.
3. THE WALKING PATH (TRAIL) WILL BE PLACED BETWEEN THE TWO PIPELINES AND WILL NOT BE PLACED ON THE TOP OF ONE PIPELINE. DEVELOPER WILL BE RESPONSIBLE TO RESTORE/REPLACE THE TRAIL IN THE EVENT WORK IS DONE ON THE PIPELINES.
4. THE ROADWAY, PARKING LOT, RV STORAGE, NURSERY AND OTHER USES SHOWN IN THIS PLAN SHEET WILL BE ALLOWED AS LONG AS ALL KERN RIVER ENCROACHMENT SPECIFICATIONS ARE MET AND AN AGREEMENT IS SIGNED PRIOR TO WORK COMMENCING.
5. NO PLAYGROUND EQUIPMENT WILL BE INSTALLED WITHIN THE KERN RIVER EASEMENT.
6. ALL WORK ASSOCIATED WITH THE POOL, DECKING, FENCING, WILL BE OUTSIDE OF THE EASEMENT FOR THE KERN RIVER PIPELINES.
7. NO IMPROVEMENTS ASSOCIATED WITH TOWNHOMES DEVELOPMENT INCLUDING THE BUILDING ITSELF, FENCES, TREES, DECKS AND ANY OTHER IMPROVEMENTS WHICH REQUIRES FOOTING AND FOUNDATION WILL BE ALLOWED WITHING THE KERN RIVER EASEMENT.SHALLOW ROOTED SHRUBBERIES AND NON-STRUCTURAL(NO FOOTING/ FOUNDATION)IMPROVEMENTS SUCH AS MASONRY BLOCKS, PLANTING POTS WILL BE ALLOWED IN THE EASEMENT AREA TO HELP DESIGNATE THE BOUNDARY BETWEEN UNITS.
8. THERE WILL NOT BE ANY IRRIGATION SYSTEM, SPRINKLER HEADS, ETC.ALLOWED WITHIN THE KERN RIVER EASEMENT.

ROCKY MOUNTAIN POWER COMPANY(RMP)

1. ALL WORK IN THE RPM EASEMENT WILL BE REVIEWED AND APPROVED BY THE ENGINEERING STAFF OF RMP COMPANY PRIOR TO ANY WORK COMMENCING.
2. A DETAILED GRADING PLAN WILL BE PREPARED BY THE DEVELOPER WHICH WILL DEMONSTRATE SIMILAR GRADES FOR EXITING AND FINISHED AROUND CONDITIONS IN THE RMP EASEMENT.THE GRADING PLAN WILL BE REVIEWED BY THE RMP COMPANY PRIOR TO ANY WORK IN THE EASEMENT COME BEGIN.

"THESE PLANS ARE CONCEPTUAL ONLY. THE PRECISE LOCATION OF THE STRUCTURES, LANDSCAPING, ROADS, FLOOR PLANS, MATERIALS, ARCHITECTURES, ETC ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY BE MODIFIED FOR PURPOSES IMPLEMENATION OF THE OVERALL PLAN."

PARKING TABLE

PRODUCT TYPE	NUMBER OF UNITS	NUMBER OF INSIDE PARKING	NUMBER OF GUEST PARKING	TOTAL PARKING
TOWNHOMES NORTH WEST	33	66	11	77
TOWNHOMES SOUTH	25	50	9	59
APARTMENT	192	376	65	441
PUBLIC PARK	-	-	-	24
TOTAL	250	492	85	601

LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- EXISTING OVERHEAD POWER LINES
- PROPOSED FENCE
- 10 FT. CROSS WALK
- PROPOSED LOT LINE
- 8 FT. TRAIL
- 5 FT. SIDEWALK
- DOG PARK
- PUBLIC ROAD
- PRIVATE ACCESS
- IMPROVED LANDSCAPE
- NATURAL LANDSCAPE
- INTERIOR RESIDENTIAL LANDSCAPE
- TOWNHOMES GUEST PARKING
- APARTMENTS GUEST PARKING
- PUBLIC PARK PARKING
- 4 STORY AND 3 STORY APARTMENTS(SEE ARCHITECTURE PLAN)
- TOWNHOMES(SEE ARCHITECTURE PLAN)

N

80 0 80 160 240

Scale 1" = 80'

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 1-800-662-4111 208-2100

FILENAME: O:\Perry Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\2023-07-13 Site Plan.dwg TAB: Layout1 PLOT DATE AND TIME: 7/12/2023 10:58 AM

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT
3RD AMENDMENT TO MDA
NO LAND EXCHANGE IN POD10

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART MANAGEMENT
DWG: 2023-07-13 SITE PLAN.DWG
JOB No: PORTERS CROSSING
DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/26/2023
REVISIONS
SHEET

EXHIBIT 3

The drawing are an instrument of professional service, as the property of BEECHER, WALKER & ASSOCIATES L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2023 by BEECHER, WALKER & ASSOCIATES L.L.C.

These plans are conceptual only. The precise location of the structures, landscaping, roads, floor plans, materials, architecture, etc. are shown for illustrative purposes and may be modified for purposes implementation of the overall plan."

EXHIBIT 4

MARK	ISSUE DESCRIPTION	ISS. DATE
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

#	REV. DESCRIPTION	REV. DATE

Porters Crossing Multifamily
Eagle Mountain, Utah

BWA
ARCHITECTS
T 801 438 8500
F 801 438 8501
3115 EAST LION LANE, #230
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

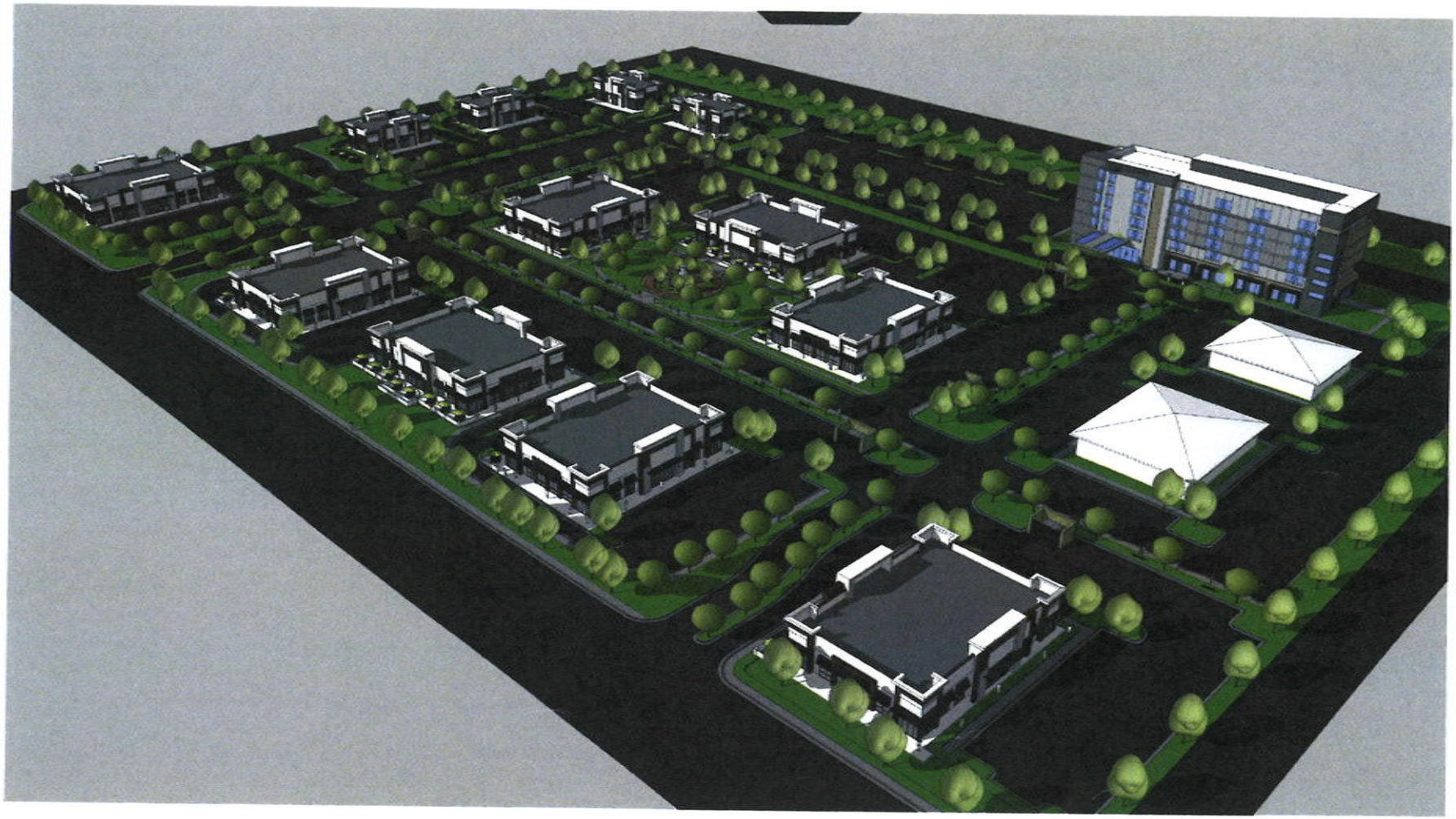
PROJECT NUMBER
####

DWN BY	CHKD BY
####	####

PROJECT PHASE

####

DRAWING NUMBER
SD1.0



PORTERS CROSSING CONCEPT IMAGE
NO SCALE

Porters Crossing Retail
Saratoga Springs, Utah

BWA
ARCHITECTS

PROJECT PHASE

A906

EXHIBIT 5

ZONING DESIGNATION
MF1
MF2
OS-I
OS-N
CC

N

150 0 150 300 450

Scale 1" = 150'

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

PROPOSED ZONING

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 487 8040

CLIENT: SK HART MANAGEMENT
DWG: 2023.05.26 PROPOSED ZONING
PORTERS CROSSING
JOB No: 2963 AMMENDMENT
BUYER'S REALTY'S DRAWING DRAWING IS REVISED IF LESS THAN 24 HOURS NOTICE IS GIVEN PRIOR TO THAT PRESCRIBED

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/06/2023

REVISIONS

SHEET

FILENAME: \\wefrtome\Desktop\2023-05-26 Proposed Zoning Map - Standard\2023-05-26 Proposed Zoning Map.dwg TAB: PROPOSED ZONING MAP-OVERALL PLOT DATE AND TIME: 6/6/2023 8:03 PM

EXHIBIT 6