

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 24, 2015 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. February 10, 2015
4. Development Items
 - A. Lakeview Estates – Rezone; Public Hearing, Action Item
This is a request by an applicant to rezone approximately 67 acres of land from Agriculture to Residential. The land is located to the southeast of the Sunset Drive & Cory B Wride Memorial Highway (SR73) intersection, south of Blackridge Elementary School.
 - B. SilverLake 14 & 15 – Preliminary Plat, Site Plan; Public Hearing, Action Item
This is a proposed subdivision located on the east side of Woodhaven Boulevard, east of the roundabout at the end of Silverlake Parkway, just north of the Tickville Wash. The proposed development includes 120 townhome units and 37 cottage lots (small-lot single-family), a community park property, and some improved open space & amenities.
 - C. Development Code Amendments – Definition of Group Home; Public Hearing, Action Item
This City-proposed code amendment redefines “group home” to remove confusion between small and large group homes. It amends Chapters 17.10.030 and 17.75.060.
 - D. Development Code Amendments – Building Permit Approval Process; Public Hearing, Action Item
This City-proposed code amendment makes some changes to the building permit approval process due to the sale of the power and gas companies, and to improve the process for all involved. It amends Chapters 15.10.230 and 16.60.050.
 - E. Development Code Amendments – Off-Street Parking; Public Hearing, Action Item
This City-proposed code amendment improves the off-street parking standards, both for organizational and clarity purposes, and to be more in line with regional and national and practices. It amends Table 17.55.120(c).
 - F. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
This City-proposed code amendment changes the City’s parks and open space standards with which developers must comply. It amends Chapter 16.35.
5. Adjournment



EAGLE MOUNTAIN CITY

Planning Commission Staff Report

FEBRUARY 24, 2015

Project: **Lakeview Estates Rezone**

Applicant: Steve and Rod Allred

Request: Rezone area of land from Agricultural to Residential

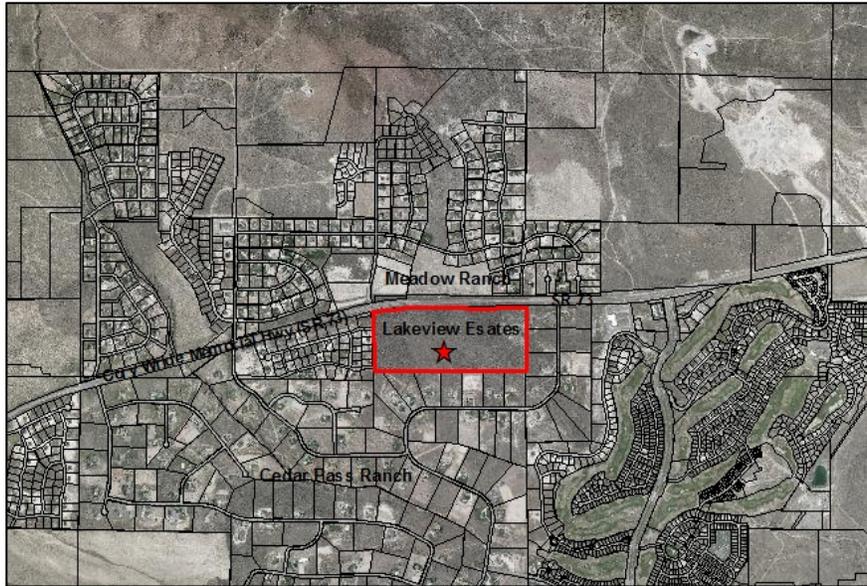
Type of Action: Public Hearing; Recommendation to the City Council

Location

The proposed Lakeview Estates rezone property is located southeast of the Cory B. Wride Memorial Highway (SR 73) and Sunset Drive. The property sits between the Cedar Pass Ranch subdivision and the Westview Heights subdivision.

Proposal

The applicant is proposing rezoning approximately 67 acres of land currently zoned agricultural to residential. Included in this application is a concept plan for a proposed residential development. The rezone does comply with the City's Future Land Use General Plan. The General Plan land use designation for this area is Rural Residential which requires lots of a ½-acre minimum. This concept plan does have lots that are less than 1/2 an acre; however, the overall density of the project meets the Tier 1 criteria for lot size. The concept plan utilizes a variation on the buffering requirements. It proposes on the south side of the project a park and open space as the buffer instead of the required 1 acre transition abutting the Cedar Pass Ranch development.

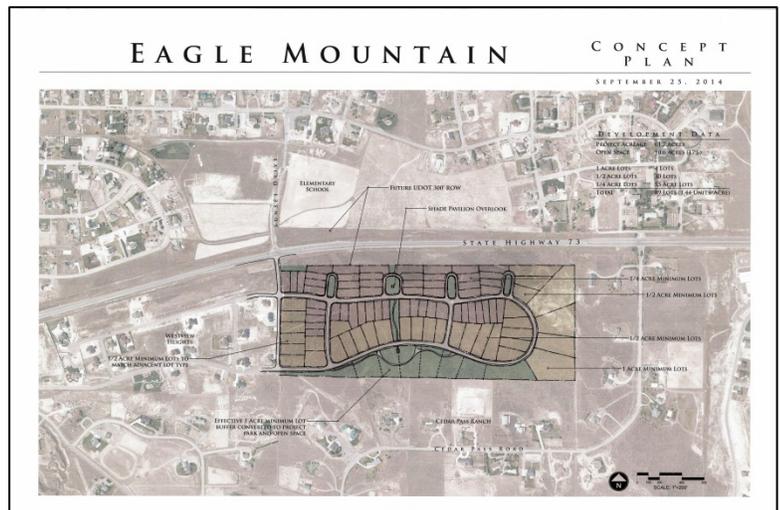


The proposed concept plan includes the following:

- Four 1-acre lots abutting the Cedar Pass Ranch development to the east.
- Thirty ½-acre lots.
- Fifty-Five ¼-acre lots.
- Total Lots = 89 lots for a density of 1.44 units per acre.

Surrounding Zoning

This property is bordered on the north by Cory Wride Memorial Hwy (SR73), on the south by



large residential lots, on the west by 1/2 acre or more residential lots and on the east by large residential lots.

UDOT Right of Way

UDOT has requested that land is preserved along Cory Wride Memorial Hwy (SR73) for future expansion of the roadway. UDOT is requesting that a 300' ROW is provided along the north side of this development. We recommend that the Commission consider adding a condition of approval to this application requiring the applicant to work with the City and UDOT to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat.

Rezone Criteria for Approval

The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezone proposals are evaluated using the following criteria:

- A. Compliance with Future Land Use Plan. As discussed earlier in this report, the City's Future Land Use Plan designated this area as Rural Residential. Based on the overall density this proposal complies with that plan.
- B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. The area is surrounded by residential lots in size from 1/2 acre to 5 acre in size.
- C. Buffering of Incompatible Uses. There are no surrounding incompatible uses.

Staff Recommendation

In our opinion the proposed rezone meets the rezone criteria for approval, so we recommend that the Planning Commission recommend approval of the rezone to the City Council with a condition that the applicant work with UDOT and the City to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat. The Commission can recommend approval, denial, or can table this application with findings of fact (valid reasoning).

Recommended Motions

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

I move that the Planning Commission recommend approval to the City Council of the Lakeside Estates Rezone application with the following condition:

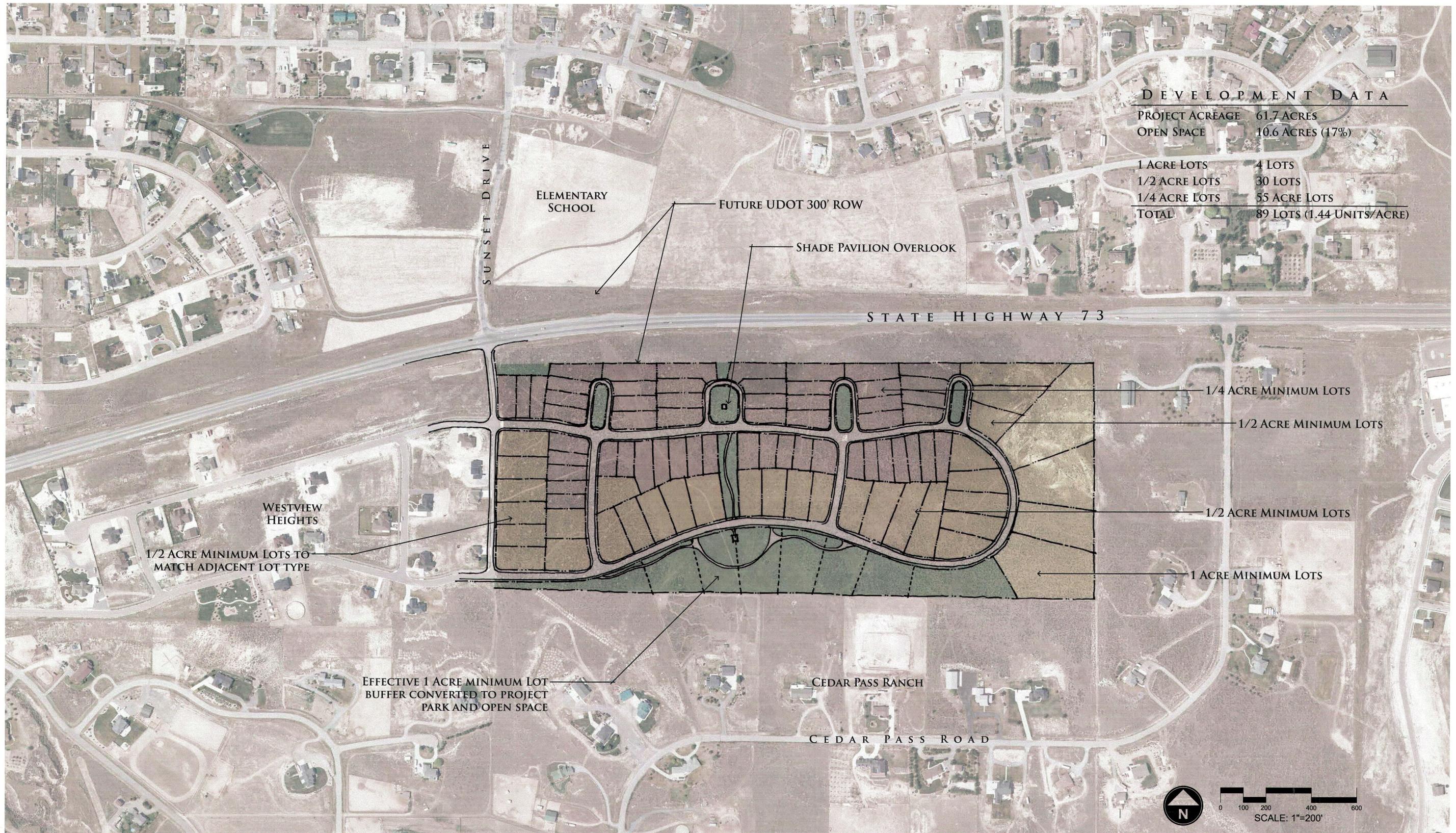
1. The applicant shall work with UDOT and the City to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat.

Attachments: Concept Plan, Topography Map.

EAGLE MOUNTAIN

CONCEPT PLAN

SEPTEMBER 25, 2014





EAGLE MOUNTAIN CITY
Planning Commission Staff Report
FEBRUARY 24, 2015

Project: **SilverLake 14 & 15 – Preliminary Plat, Site Plan**
Applicant: Nate Hutchinson – Flagship Homes
Type of Action: Action Item (Recommendation to City Council); Public Hearing

PREFACE

The City Council and Planning Commission have recently approved subdivision plats for SilverLake 8, 9, 10, and 11. A preliminary plat was also approved for plats 11-13. This is the next phase of development in SilverLake. A concept plan for this project was reviewed by the Planning Commission on September 23, 2014.

PROPOSAL

This project requires a preliminary plat and a site plan.

AREAS CALCULATIONS

OVERALL –	30.80 ACRES
TOTAL BUILDABLE AREA –	15.74 ACRES
LANDSCAPE (PARK AND TRAIL) –	13.18 ACRES
LANDSCAPE (TOWNHOME AREA) –	3.48 ACRES
TOWNHOME UNITS PER PHASE –	60 PER PHASE
COTTAGE UNITS –	37 UNITS
TOTAL UNITS –	157 UNITS
DENSITY –	5.1 UNITS/ACRE

This area is part of “Area B” of the SilverLake Master Development Plan, which was designated as a mixed area for single-family, patio, garden court, cluster, and multi-family buildings (townhomes). This area was approved with a maximum of 400 residential lots/units on 46.6 acres. 180 units have already been approved in this area (137 in SilverLake Plats 11-13, and 43 in the eastern portion of SilverLake Plat 8), leaving a maximum of 220 units remaining. This proposal is for 157 units, reducing the total available by 63.

Although the number of units is allowed by the Master Development Plan, the Commission and Council still have the ability to review and discuss the lot layout, building elevations, landscaping, park layout & amenities, and other aspects of the proposal.

Noteworthy Items / Items to Consider

1. Sewer & Road Layout

You may recall that the configuration of the public road in this project is directly related to the main sewer line that was constructed recently in this area. This sewer line takes sewer from the Kiowa Valley area neighborhoods, the Evans Ranch neighborhoods, and the future SilverLake “south” neighborhoods, replacing the existing sewer lift station near Smith Ranch Road and Porter’s Crossing.

2. Cottage Homes. Do these single-family “cottage home” lots meet the definition of “cluster homes” as stated in the City Code and the SilverLake Master Development Agreement?

The City Code requires a minimum lot frontage (lot width along a public street) of 55 feet. The lots in this plat have less than the required 55 feet. The applicant desires that these lots be classified as “cluster

homes.” You (the Planning Commission) will have to decide if the lots planned in plats 14 & 15 qualify under the definitions listed below.

Chapter 17.10 in the Municipal Code defines cluster homes as follows:

“Cluster home” means a detached home that is generally located on a small lot or clustered near other detached homes with common open space between the homes. A cluster homes development will generally include a park, courtyard, or additional improved open space within the development. These are sometimes referred to as patio homes.

Paragraph 4 of the SilverLake Master Development Agreement states the following:

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

3. Cottage Home Elevations. Do the building elevations of the cluster or cottage homes meet the standards found in the SilverLake Master Development Agreement? Do you want to review the cottage home elevations as part of the site plan review?

Section 4f of the SilverLake Master Development Agreement states the following:

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

You can either require that the specific home plans or building elevations are reviewed by you (the Planning Commission) for approval, or you can allow the Staff to review the building elevations at building permit to make sure that they comply and are similar in style to the elevations in Exhibit C-1 (we will show these at the meeting).

4. Lot Distribution. Does the distribution of these cluster home lots meet the required spacing/distribution in the SilverLake Master Development Agreement?

Section 4a of the SilverLake Master Development Agreement states the following:

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

These lots are located close to those in SilverLake plat 13, although there is a minor collector road separating the two developments. You will have to decide if the intent of the master development agreement language is met with this proposal, or if the configuration should be modified.

5. Townhome Distribution. Does the plan for 60 townhome units on each side of the park/open space meet the distribution requirement in the SilverLake Master Development Agreement?

Section 5b of the SilverLake Master Development Agreement states the following:

MFR homes (townhomes) must be distributed in areas identified on the master plan map, Exhibit A1, and shall not be clustered together in groups of more than 65 lots.

This development includes 120 townhome units in total, divided into two groups of 60 with a small park in between. Does this meet your interpretation of the 65-lot distribution requirement?

6. Townhome Elevations/Exteriors & the Multi-Family Design Standards

Section 5g of the SilverLake Master Development Agreement states the following:

The exteriors of each of the new MFR dwellings shall contain masonry materials, including stone, brick, and fiber cement siding, hardy board or similar product as fundamentally depicted on the renderings in Exhibit C-2. Stucco may be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. No vinyl siding shall be permitted on any new MFR dwelling. MFR dwellings are expected to be built substantially compliant with the design and materials as represented/depicted on the renderings included as Exhibit C-2.

Rendering Approved as Exhibit C-2 of the Master Development Agreement



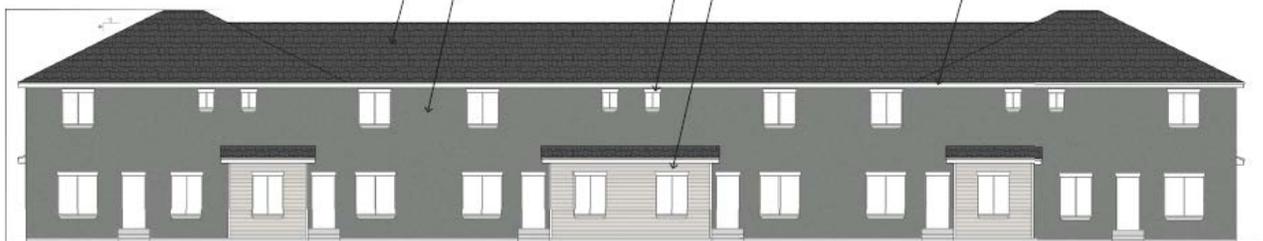
Proposed Townhome Elevation - Front



6-PLEX FRONT ELEVATION

Colors may vary from building to building

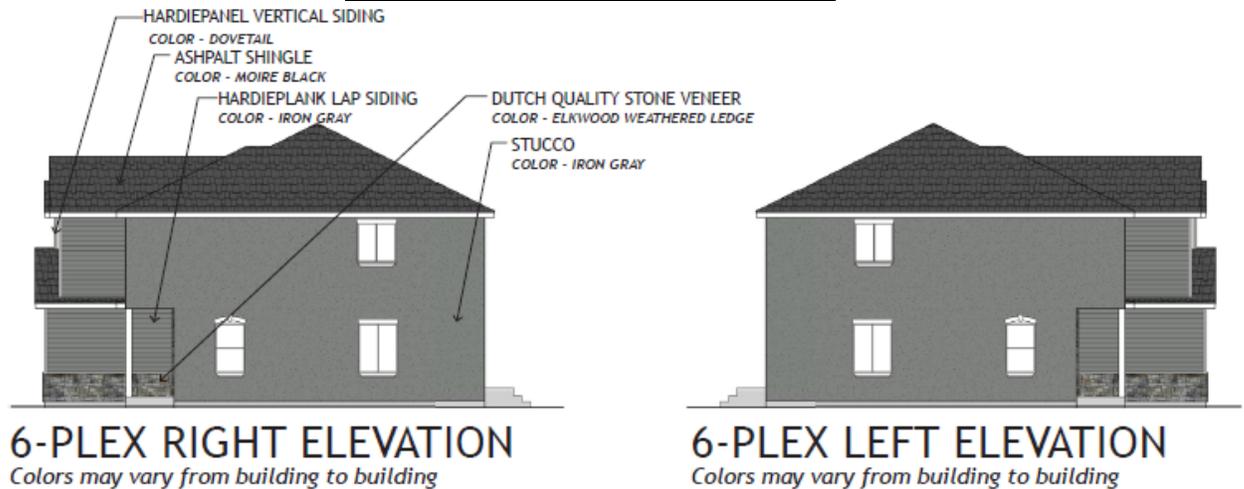
Proposed Townhome Elevation - Rear



6-PLEX REAR ELEVATION

Colors may vary from building to building

Proposed Townhome Elevation - Sides



Several of the townhome buildings will have the rear elevation facing Woodhaven Boulevard, and quite a few of the buildings will have side elevations facing a public street. These elevations must be redesigned to only include no more than 25% stucco.

These townhomes are also required to comply with the City's Multi-Family Design Standards, Chapter 17.72 of the City Code. Here are some of the areas of concern from the standards in relation to this project:

Multifamily Building Orientation. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.

Architectural Detailing. Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.

Multifamily Garage Doors. Garage doors shall not be the most prominent or visible feature on a building. They shall be accessed from the side or rear, or set back from the front facade. If garages are visible from the street, white doors are discouraged. Decorative doors are encouraged.

7. Fencing

This project is required to construct a six-foot high privacy fence, similar in style, design, and color to the existing fence in other phases of SilverLake, along the rear of all lots along Woodhaven Boulevard. This fencing must be installed along with the subdivision infrastructure, prior to the first building permit being issued in that phase of development. The fencing should leave a large open area for access into the park in the middle of the development.

8. Lighting

A photometric lighting plan has been provided; however, cut or spec sheets need to be provided including all exterior lighting fixtures to make sure they comply with the City's new "dark sky" lighting standards found in EMMC Chapter 17.56. When plans are submitted, the Planning Staff will review the lighting for approval. The City is currently working on coming up with a standard street light that will be required along all public streets. The street lights in this development must comply with that standard, if the standard is approved prior to project construction.

9. Upgraded Street Signs

Upgraded street signs are required in this development, similar to those in the Ranches, rather than plain metal posts.

10. Street Trees

A fee of \$300 per cluster home lot and townhome unit will be required with each building permit for the installation of street trees on neighborhood roads. Upon completion of 80% of the homes in an area, including irrigation systems to the park strips, the City will bid out the project for tree installation. The City has no responsibility for installing irrigation systems or grass in any of the park strips.

11. Community Park. Is it configured appropriately for the best usability and benefit to the SilverLake community and the City's recreation programs?

The SilverLake Master Development Plan parks and open space exhibit shows an 11.35-acre community park in this area. The proposed plan includes a 13.18-acre park (including the trail system underneath the power line corridor). This land will be graded and dedicated to the City with the first subdivision plat in this development. Is the park's location and configuration appropriate for the best usability and benefit to the SilverLake community?

12. Improved Open Space Calculation.

The application has included this project as a Tier II project, with a density of 5.1 units/acre. This, however, is not how we calculate density to determine the open space requirements. The property deeded to the City for a public park and the power line corridor should be removed from the total acreage for the calculation. This project is a Tier III project, and should be providing the following amount of improved open space:

- 15.74 acres x 8% = 1.26 acres
- 15.74 acres x 10% = 1.57 acre
- Total = 2.85 acres

This project is providing 3.48 acres of improved open space within the townhome development. While not all of this area is typically counted towards improved open space, the reduction of some of the spaces would be fairly minimal, so they are still providing sufficient open space.

13. Landscaping / Parks. Have the developers provided the required point values for improved open space? Do you agree with the proposed amenities and point values?

Using our current City Code requirement for park amenities, the following points are required:

- 2.85 acres x 70 points = **200 points**. See the submitted table below for the developer's proposed breakdown of amenities/improvements and the associated point values.

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	4	8
Bicycle Rack (4+ bikes)	2		
Trees (5) (TOTAL TREES = (116/5) * 3 = 69)	3	116	69
Drinking Fountain	4	1	4
Trails (per 100 linear feet)	4		
Shade Structure	4		
Identifying Signage (rock/stone)	5		
Swings (4+ swings)	8	1	4
Public Art*	5-15		
Concrete Basketball Court (1/2)	15		
Pavilion (400+ sq ft) w/ tables, garbage receptacles, barbeques	15		
Pavilion (900+ sq ft) w/ tables, garbage receptacles, barbeques	20		
Pavilion (greater than 2,000 sq ft) w/ tables, garbage receptacles, barbeques	30		
Parking (5 stalls)	30		
Playground Equipment*	10-40	1	40
Splash Pad*	20-40		
Tennis Court (6,600 sq ft or 55'x120')	40		
Sports Court (6,600 sq ft or 55'x120')	40		
Restroom (600+ sq ft)	35		
Restroom (1200+ sq ft)	50		
Other: High Efficiency Irrigation System	15	1	15
Other:			

Total Proposed Points

140

Please provide your feedback on the proposed amenities. We recommend that a revised landscape plan be submitted that provides 200 points and a compelling explanation be provided by the applicant for the "high efficiency irrigation system" points.

14. Clubhouse

Since this project is really a Tier III project, the City Code Section 17.30.090 applies:

All Tier III residential developments are required to provide the Tier III clubhouse. Tier III residential developments of more than 150 per pod shall include a swimming pool in addition to the clubhouse facility.

The Commission will have to decide whether they feel that they can waive that requirement based on an interpretation of density, or whether they have provided sufficient alternative amenities in place of a clubhouse. Here are the requirements for a clubhouse from the Code:

B. Clubhouse.

1. Description and Purpose. A clubhouse that is centrally located in the development is intended to provide a recreational and social amenity to residents. No clubhouse shall serve more than 250 residential units. Multifamily developments may therefore require multiple clubhouses.

2. Improvements. A clubhouse shall be constructed at a minimum of 1,200 square feet in size. The clubhouse shall include food serving facilities, large gathering areas suited to community meetings and events and restroom facilities. The clubhouse shall be constructed from upgraded materials as compared to those typically used for residential structures in the development. The clubhouse shall be adjacent to the pool. To fulfill the required Tier III amenity assessment, developers may include and install in the clubhouse any amenities they determine will be of greatest use to the residents and will add greatest value to their development. These amenities may include exercise equipment, facilities to accommodate the arts, multimedia equipment, upgraded food preparation or service facilities, outdoor facilities including sport courts and tot lots adjacent to the clubhouse.

3. Completion. The construction of the clubhouse shall commence no later than upon the sale of 10 percent of number of units at project buildout. The clubhouse shall be bonded for with the subdivision improvements. Applicants shall submit a building permit application prior to constructing this improvement.

4. Submittal. Clubhouse elevations and a floor plan stamped by a licensed architect along with an improvement estimate shall be submitted.

5. Evaluation. The planning commission and city council shall review and approve the clubhouse structure during the site plan review process. Tier III amenity improvements shall constitute no less than an additional \$1,000 dollars per unit cost.

15. Trails

The natural trail shown on the SilverLake Master Development Plan parks and open space exhibit is to be constructed by the City in the timing determined by the City. It is anticipated that the natural trail shall be constructed of compacted road base and native material. The plans for this project show an existing 8-foot trail in the power line corridor. We will verify this before the meeting, but I believe there is only an existing four-foot sidewalk in this area.

16. Park Improvement Timing

The parks shall be improved prior to the issuance of 40% of the building permits within this preliminary plat. The parks shall be included in the bond to be posted along with the other subdivision improvements.

RECOMMENDATION SECTION

You (the Planning Commission) can recommend to the City Council approval, denial, or you can table this project. **Staff recommends that the Commission provide feedback on each of the issues, and then table the application so the issues discussed in this report can be resolved.**

Revisions to the plans may occur prior to the meeting. We will provide recommended conditions at the meeting for your information and review if our recommendation changes based on revised plans.

Recommended Motions

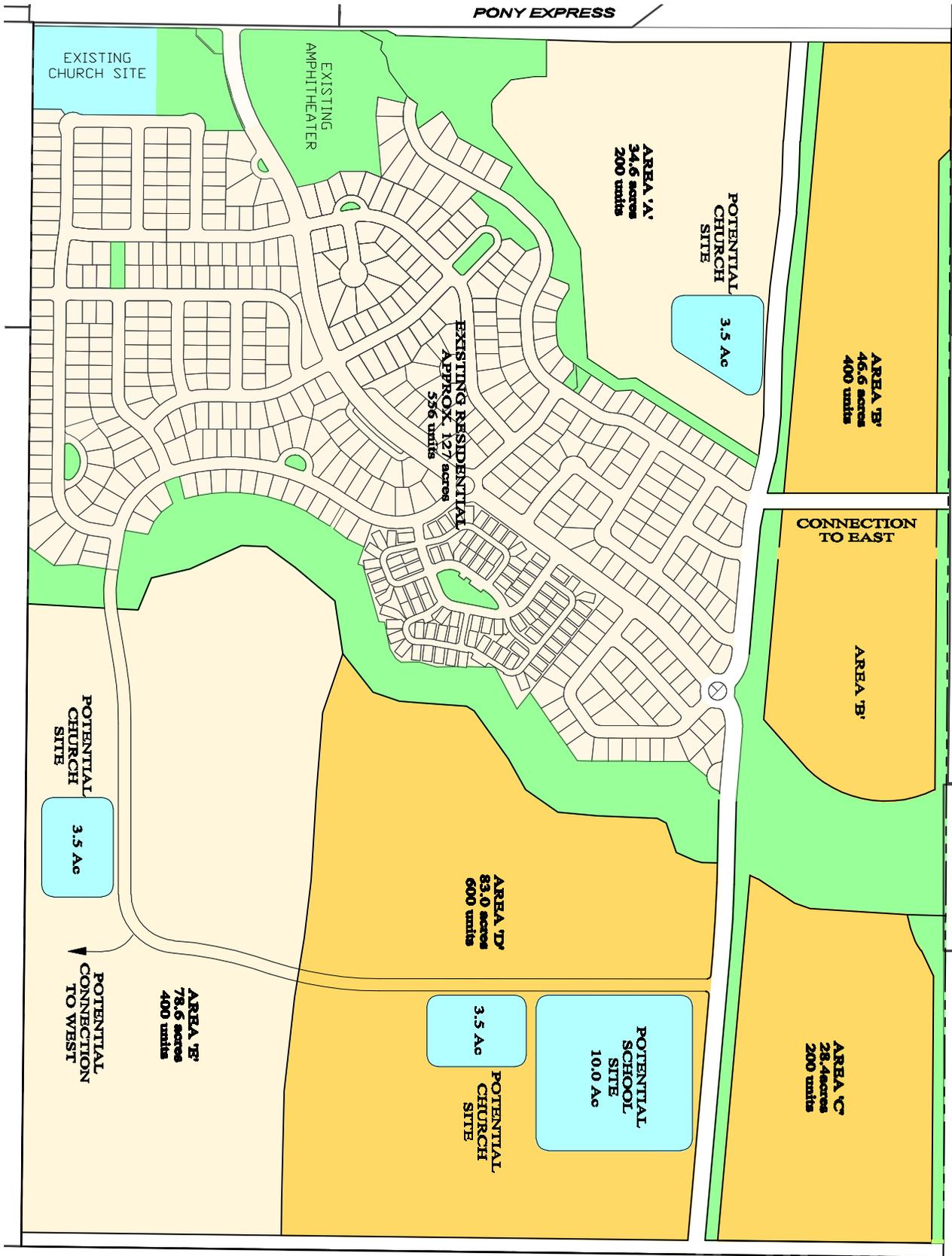
The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to approve with conditions, table, or deny the application, and should make one of the following motions:

I move that the Planning Commission (approve with the following conditions...; table; or deny) the SilverLake 14 & 15 Preliminary Plat and Site Plan for the following reasons...

ATTACHMENTS:

- Proposed Engineering & Landscape Plans
- Exhibit A1 Approved SilverLake Master Development Plan Map
- Exhibit A2 Approved SilverLake Open Space Map
- Townhome Renderings
- USPS Mailbox Location Plan

EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP



LEGEND

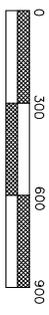
- MIXED AREA - SINGLE FAMILY, PATIO, GARDE COURT, CLUSTER AND MULTI-FAMILY AREA
- SINGLE FAMILY AREA
- EXISTING RESIDENTIAL
- OPEN SPACE
- SCHOOL / CHURCH SITE

SUMMARY

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

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

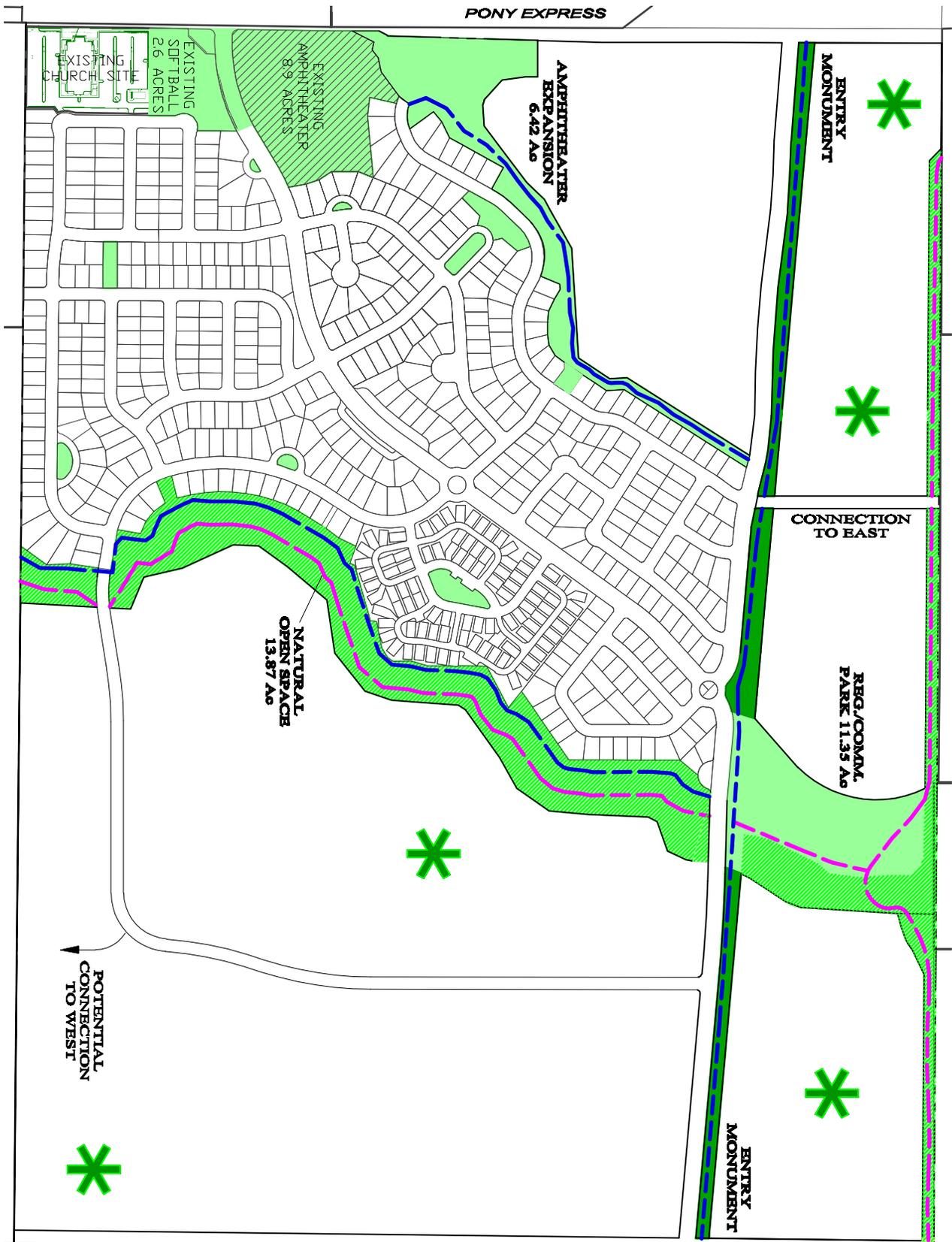
SILVERLAKE DEVELOPMENT



JANUARY 2013



EXHIBIT 'A2' OPEN SPACE MAP

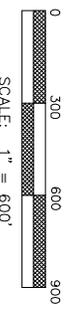


- COMMUNITY/REGIONAL PARK - IMPROVED
- COMMUNITY/REGIONAL PARK - NATURAL
- NEIGHBORHOOD PARK/TRAIL CORRIDOR
- POTENTIAL NEIGHBORHOOD/POCKET PARK LOCATIONS
- IMPROVED TRAIL
- NATURAL TRAIL

SUMMARY

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

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

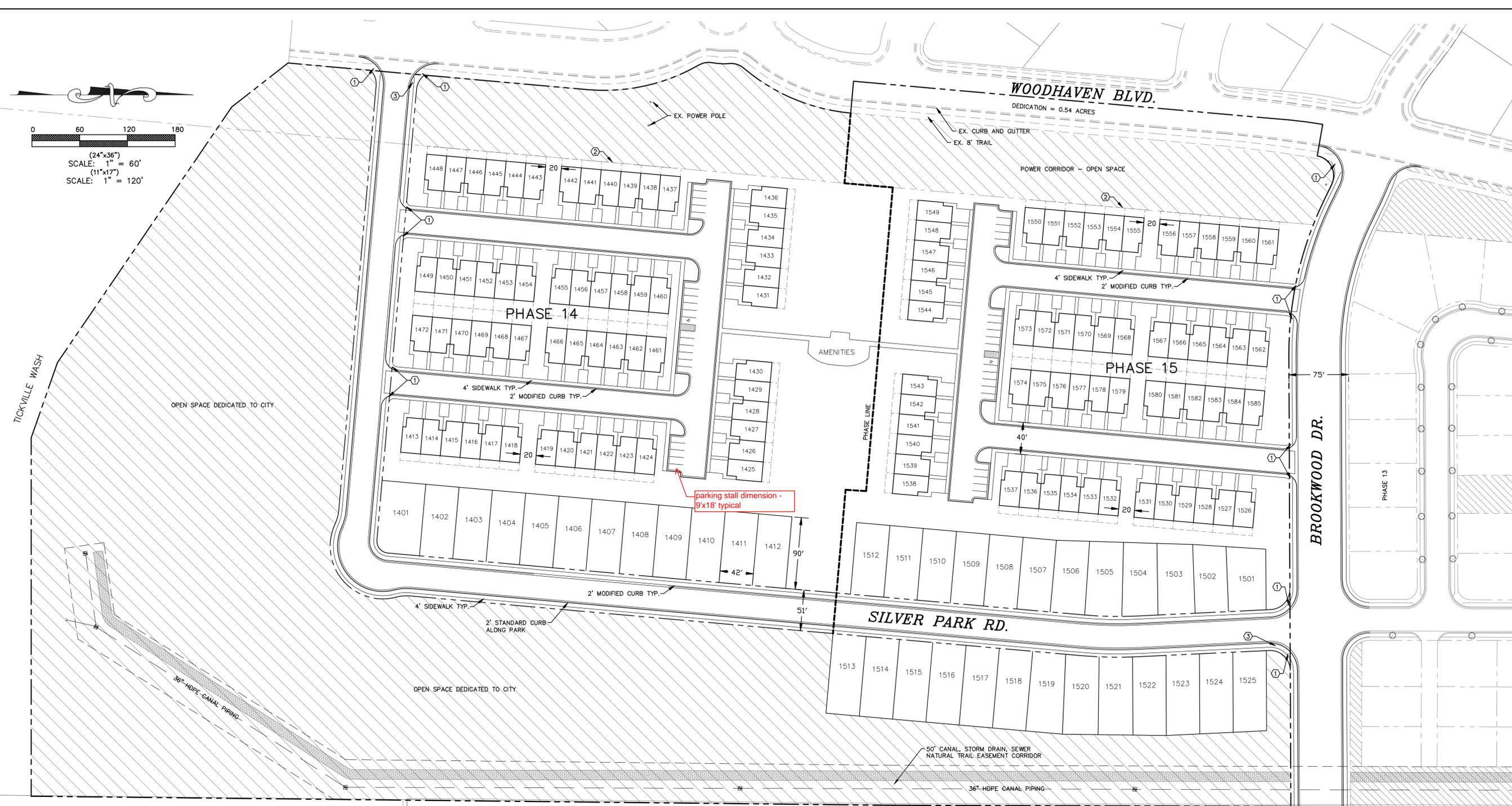
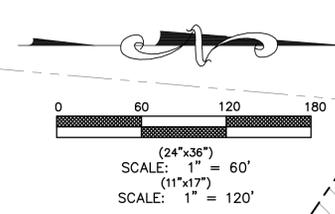


JANUARY 2013

SILVERLAKE DEVELOPMENT



PONY EXPRESS



KEYED NOTES

- 1) CONST. ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
- 2) ROADWAY FENCING ALONG WOODHAVEN TO MATCH EXISTING FENCING WITHIN THE SILVER LAKE DEVELOPMENT
- 3) STREET/STOP SIGN INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS AND AS PER MASTER DEVELOPMENT AGREEMENT.

GENERAL NOTES:

- 1) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 2) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 3) BROOKWOOD DR. IS SHOWN AS PART OF PHASE 13 AND WILL BE CONSTRUCTED WITH PHASE 13 OR 15, WHICH EVER IS FINALED FIRST.

LANDSCAPE NOTES:

- 1) SEE LANDSCAPE PLANS FOR NOTES.

AREAS CALCULATIONS

OVERALL -	30.80 ACRES
TOTAL BUILDABLE AREA -	15.74 ACRES
LANDSCAPE (PARK AND TRAIL) -	13.18 ACRES
LANDSCAPE (TOWNHOME AREA) -	3.48 ACRES
TOWNHOME UNITS PER PHASE -	60 PER PHASE
COTTAGE UNITS -	37 UNITS
TOTAL UNITS -	157 UNITS
DENSITY -	5.1 UNITS/ACRE

OPEN SPACE CALCULATIONS

POINTS REQUIRED - TIER II	15.74 ACRES X 8% = 1.26 ACRES
70 PNTS PER ACRE =	88 PNTS
TOTAL REQUIRED =	1.26
TOTAL PROVIDED =	3.48

Beginning at a point which is South 00°08'18" West 2149.26 feet along the section line from the Northeast corner of section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°08'18" West 498.49 feet to the East Quarter Corner of said section 28; thence South 00°36'03" West 1084.52 feet along the section line; thence West 448.36 feet; thence North 70°43'23" West 99.62 feet; thence North 55°34'17" West 387.76 feet; thence North 37°50'21" West 89.46 feet; thence North 05°03'37" East 377.28 feet; thence Northerly 146.02 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 34°51'32" the cord of which bears North 12°22'09" East 143.77 feet; thence Northerly 17.73 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 40°38'03" the cord of which bears North 09°28'53" West 17.36 feet; thence Northerly 21.08 feet along the arc of a 75.00 foot radius curve to the left, through a central angle of 16°06'08" the cord of which bears North 02°47'04" East 21.01 feet; thence Northerly 19.90 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 45°36'15" the cord of which bears North 17°32'08" East 19.38 feet; thence Northeasterly 147.77 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 35°16'38" the cord of which bears North 22°41'56" East 145.45 feet; thence North 84°56'23" West 40.00 feet; thence North 05°03'37" East 549.95 feet; thence Northerly 42.26 feet along the arc of a 500.00 foot radius curve to the right, through a central angle of 04°50'34" the cord of which bears North 07°28'54" East 42.25 feet; thence South 80°05'47" East 40.00 feet; thence Northeasterly 46.27 feet along the arc of a non-tangent 25.00 foot radius curve to the right, through a central angle of 106°01'55" the cord of which bears North 62°55'11" East 39.94 feet; thence South 64°03'52" East 22.50 feet; thence Easterly 200.01 feet along the arc of a 437.50 foot radius curve to the left, through a central angle of 26°11'37" the cord of which bears South 77°09'40" East 198.27 feet; thence North 89°44'32" East 564.41 feet to the point of beginning. Parcel contains: 31.34 acres more or less.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

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

EAGLE MOUNTAIN,
 UTAH

SILVERLAKE PLATS 14-15
 A RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT SITE PLAN

JOB FS
 SHEET NO. 1 OF 3



KEYED NOTES

- ① CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
- ② INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
- ③ CONSTRUCT 4' SIDEWALK

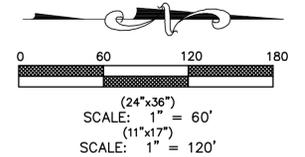
UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE 8" & 12" C900 PVC.
3. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
4. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
5. ALL VALVES ARE TO BE FLANGED TO THE TEE.

LEGEND

- PROPERTY BOUNDARY LINE
- X- EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL --- PROPOSED CULINARY WATERLINE

- 8"SS ● PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING SANITARY SEWER W/ MH
- EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ BLOW OFF



REVISIONS				
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1				TGT
2				TT
3				TGT
4				12/03/14
COGD FILE:				

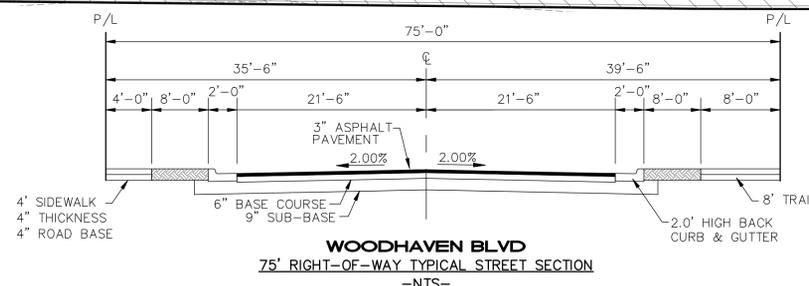
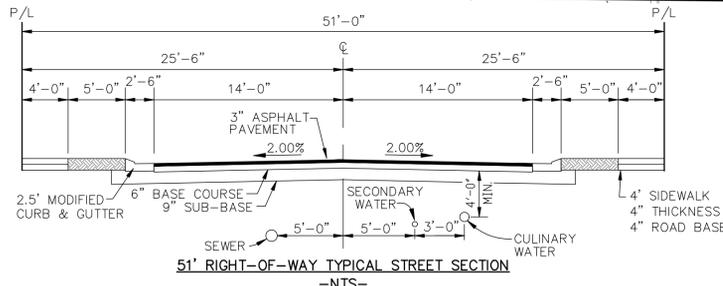
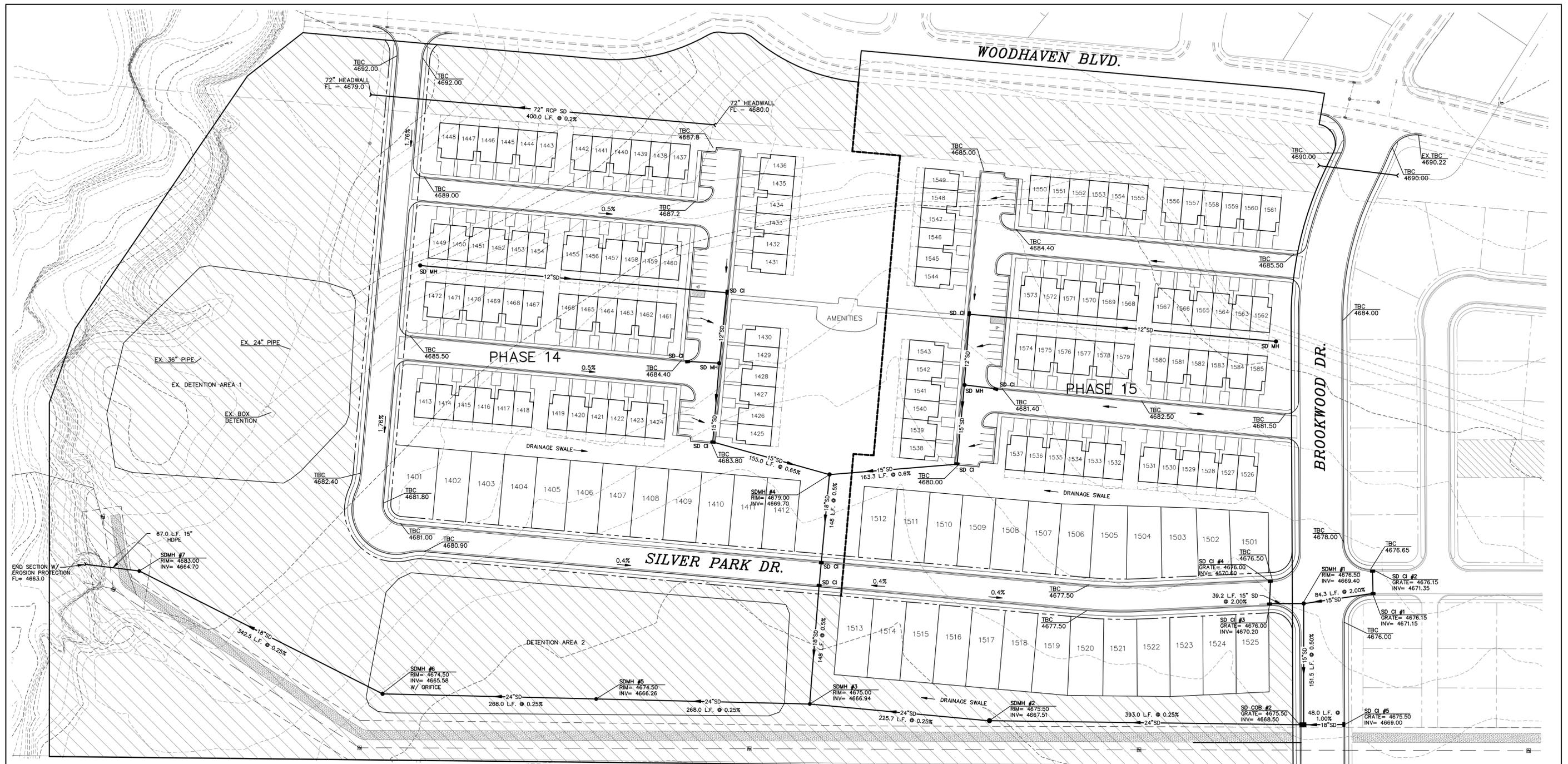
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
 UTAH

SILVERLAKE PLATS 14-15
 A RESIDENTIAL SUBDIVISION

PRELIMINARY UTILITY PLAN

JOB
 SL6
 SHEET NO.
 2 OF 3



LEGEND

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

GENERAL NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.

0 60 120 180

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				1/02/2015
DATE:			CDGD FILE:	

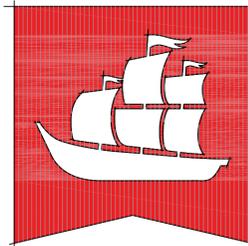
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CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

SILVERLAKE PLATS 14-15
A RESIDENTIAL SUBDIVISION

PRELIMINARY GRADING PLAN

JOB
SL6
SHEET NO.
3 OF 3



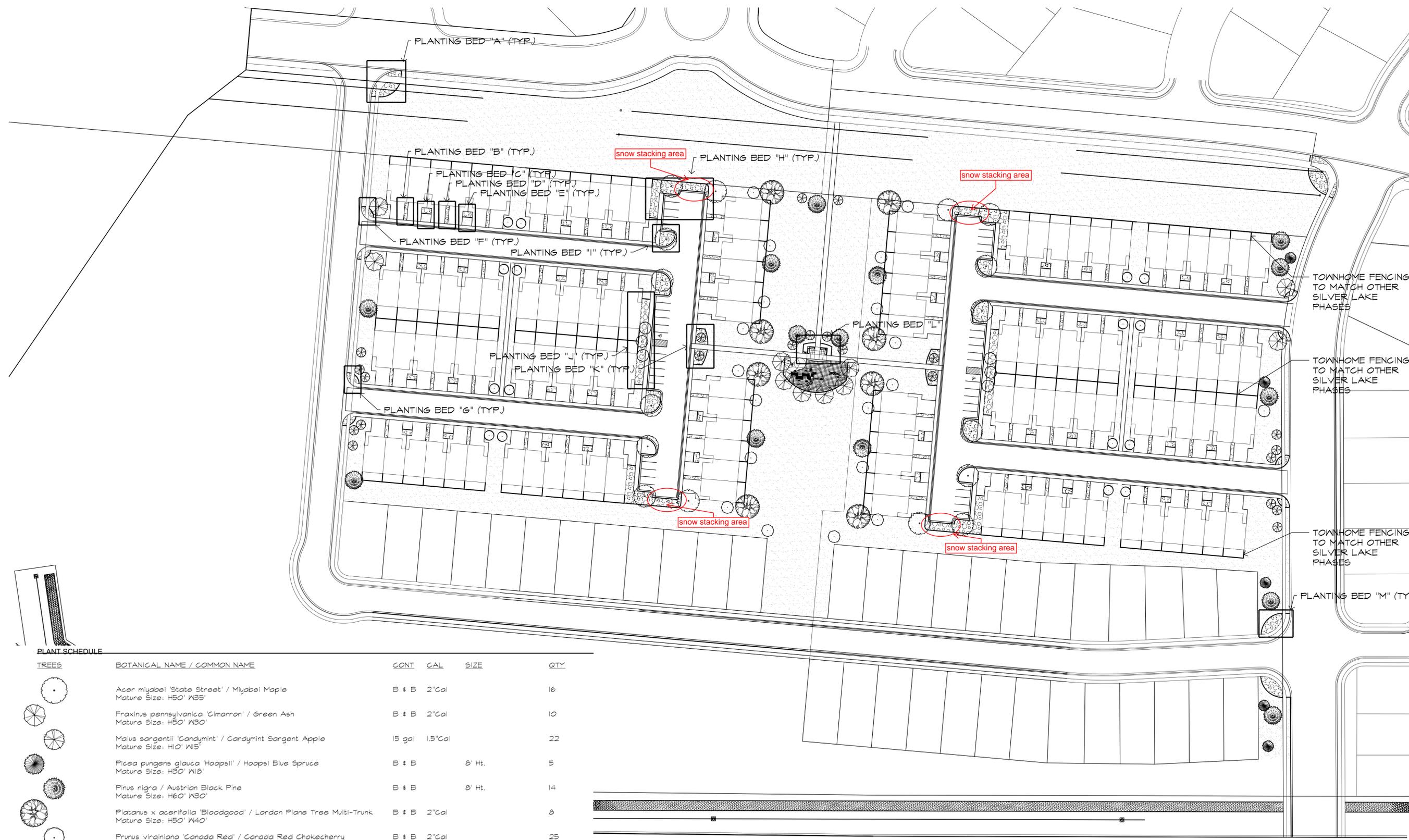
flagship
homes

170 South Interstate Plaza, Suite 250
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preliminary plans
not for construction

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

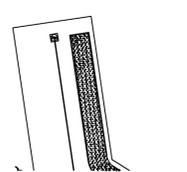


TOWNHOME FENCING
TO MATCH OTHER
SILVER LAKE
PHASES

TOWNHOME FENCING
TO MATCH OTHER
SILVER LAKE
PHASES

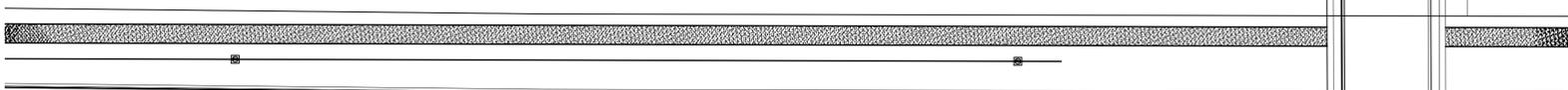
TOWNHOME FENCING
TO MATCH OTHER
SILVER LAKE
PHASES

PLANTING BED "M" (TYP.)



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY	
	<i>Acer miyabei</i> 'State Street' / Miyabei Maple Mature Size: H50' W35'	B & B	2"Gal		16	
	<i>Fraxinus pennsylvanica</i> 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Gal		10	
	<i>Malus sargentii</i> 'Candyheart' / Candyheart Sargent Apple Mature Size: H10' W15'	15 gal	1.5"Gal		22	
	<i>Picea pungens glauca</i> 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H50' W18'	B & B		8' Ht.	5	
	<i>Pinus nigra</i> / Austrian Black Pine Mature Size: H60' W30'	B & B		8' Ht.	14	
	<i>Platanus x acerifolia</i> 'Bloodgood' / London Plane Tree Multi-Trunk Mature Size: H50' W40'	B & B	2"Gal		8	
	<i>Prunus virginiana</i> 'Canada Red' / Canada Red Chokecherry Mature Size: H25' W20'	B & B	2"Gal		25	
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	2"Gal		16	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch				22,506 sf
	Play Surfacing Play / Refer to play equipment list for manufacture	None				2,082 sf
	<i>Poa pratensis</i> / Kentucky Blue Grass Blend (approved by Owner)	sod				260,017 sf
	Sand Play Ground Sand / 6" depth minimum	None				488 sf



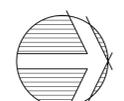
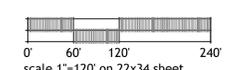
FENCING - ALL TOWNHOME BACK
YARDS TO BE FENCED WITH
SILVER LAKE DEVELOPMENT
STANDARD WOOD FENCING AS
SEEN IN THIS PHOTO.

MATERIAL - WOOD
HEIGHT - 6'

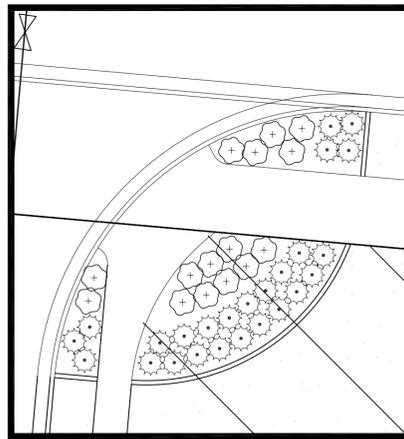
SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

february 17, 2015

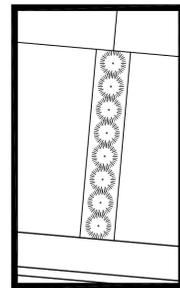
landscape
planting plan



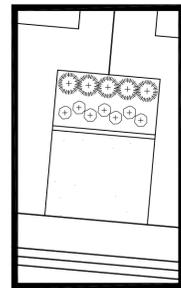
L-101



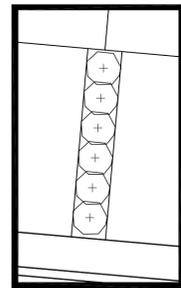
PLANTING BED "A" (TYP.)



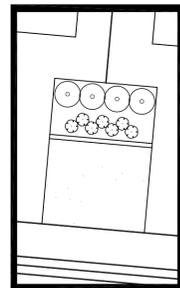
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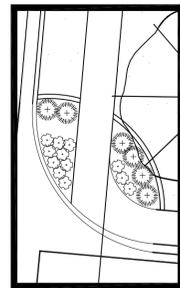
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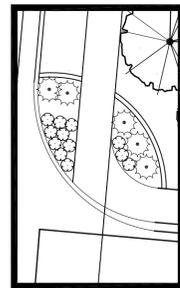
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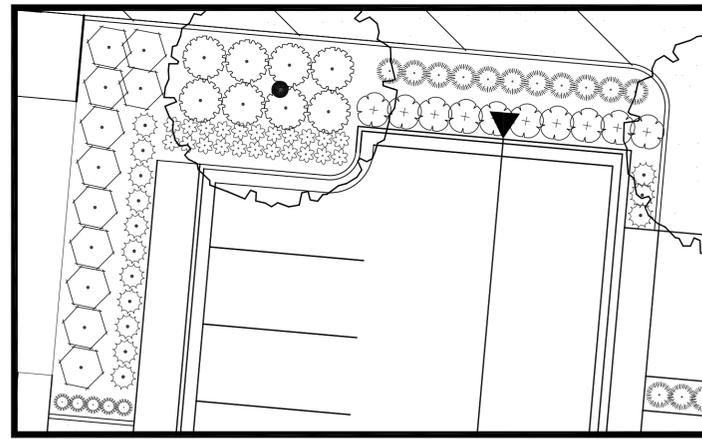
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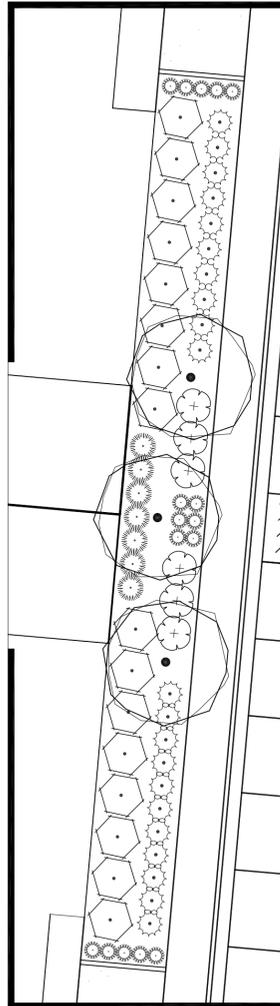
PLANTING BED "F" (TYP.)



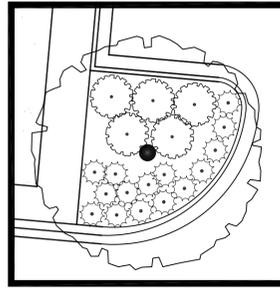
PLANTING BED "G" (TYP.)



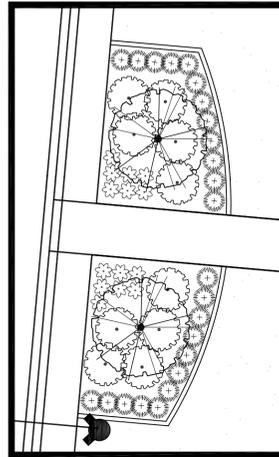
PLANTING BED "H" (TYP.)



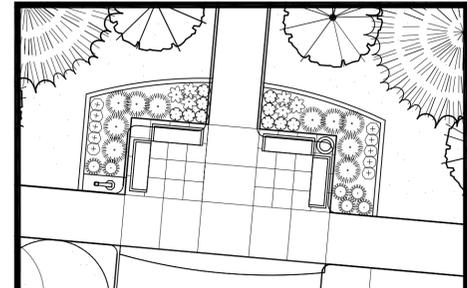
PLANTING BED "I" (TYP.)



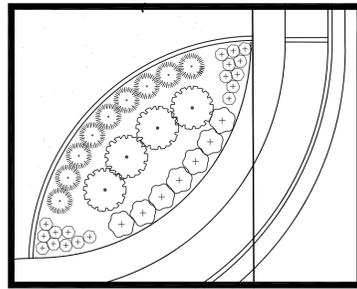
PLANTING BED "J" (TYP.)



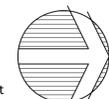
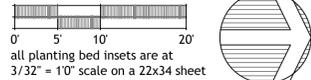
PLANTING BED "K" (TYP.)



PLANTING BED "L" (TYP.)

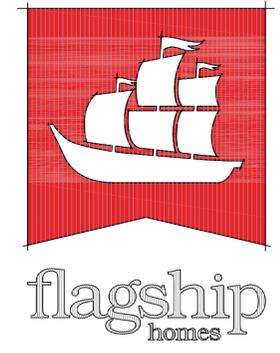


PLANTING BED "M" (TYP.)



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY
	Acer miyabei 'State Street' / Miyabei Maple Mature Size: H50' W35'	B & B	2"Gal		16
	Fraxinus pennsylvanica 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Gal		10
	Malus sargentii 'Candymin' / Candymin Sargent Apple Mature Size: H10' W15'	15 gal	1.5"Gal		22
	Picea pungens glauca 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30' W18'	B & B		8' HT.	5
	Pinus nigra / Austrian Black Pine Mature Size: H60' W30'	B & B		8' HT.	14
	Platanus x acerifolia 'Bloodgood' / London Plane Tree Multi-Trunk Mature Size: H50' W40'	B & B	2"Gal		8
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H25' W20'	B & B	2"Gal		25
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	2"Gal		16
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal			80
	Buxus x 'Green Velvet' / Boxwood Mature Size: H4' W4'	5 gal			168
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W8'	5 gal			124
	Rosa x 'Meiludoca' / Amber Sunblaze Rose Mature Size: H24" W24"	5 gal			63
	Taxus x media 'Dark Green Spreading' / Dark Green Spreader Yew Mature Size: H3-4' W4-6'	5 gal			76
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal			355
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal			171
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal			246
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Agostache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H18-24" W18"	1 gal			122
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H18-24" W18"	1 gal			199
	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose Mature Size: H18-24" W18"	1 gal			44
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	1 gal			52
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14" W12-14"	1 gal			186
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H18-24" W18"	1 gal			44
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	QTY
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch			22,506 sf
	Play Surfacing Play / Refer to play equipment list for manufacture	None			2,082 sf
	Poa pratensis / Kentucky Blue Grass Blend (approved by Owner)	sod			26,017 sf
	Sand Play Ground Sand / 6" depth minimum	None			488 sf



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

SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

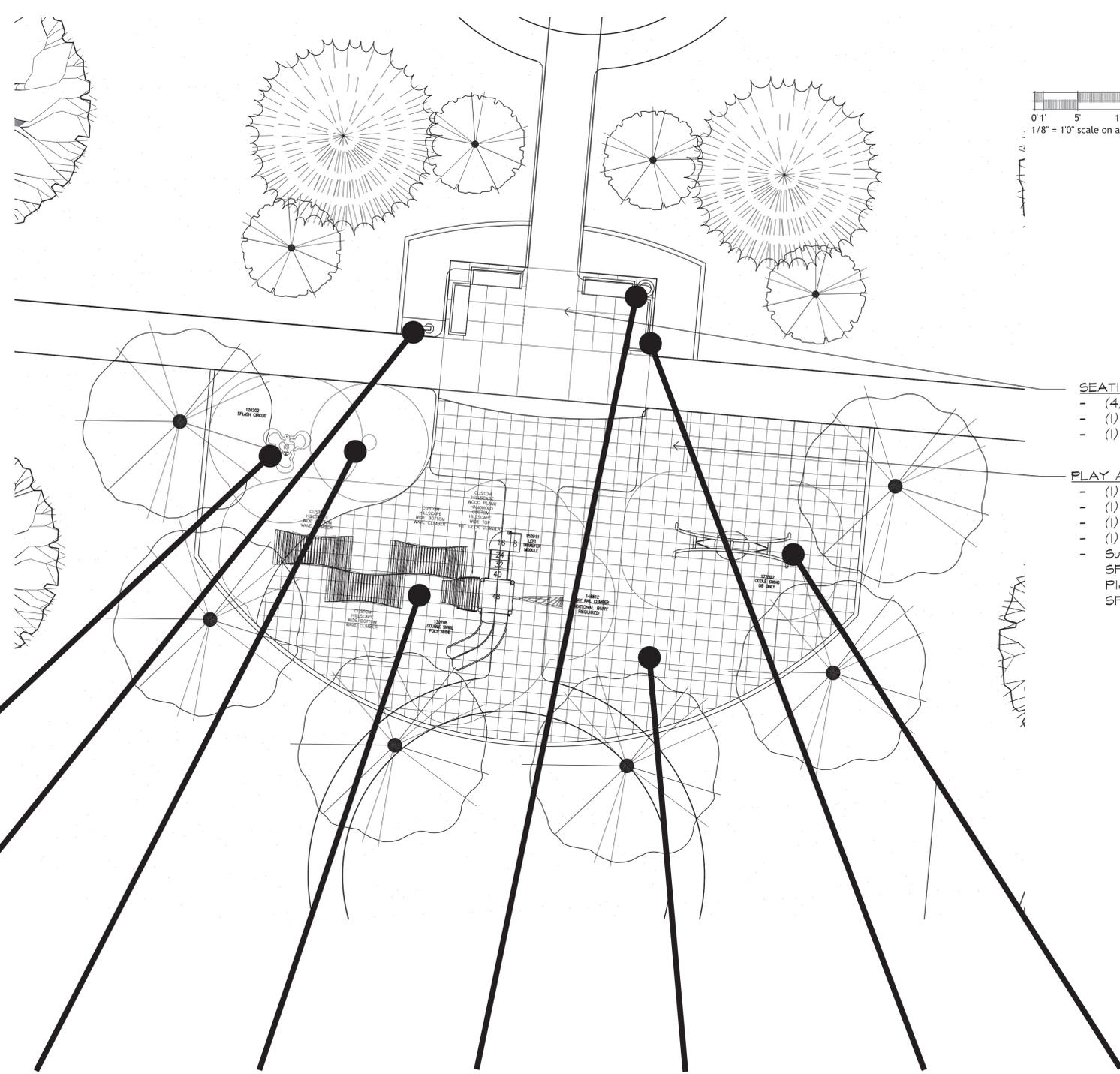
february 17, 2015

landscape
planting plan

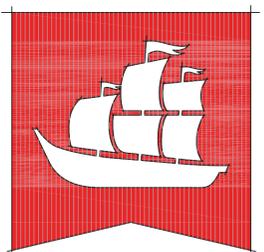
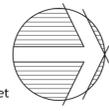
L-102

Park Amenity List

<i>Item</i>	<i>Manufacture</i>
Sand & Water Table	Landscape Structures
Drinking Fountain	Murdock
Spinner Bowl	Kompan
Custom Hillscape Structure	Landscape Structures
Trash Receptacle	Paris
Bench	Paris
Basket Swing	Kompan



0' 5' 10'
1/8" = 10' scale on a 22x34 sheet



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



- SEATING AREA**
- (4) Benches
 - (1) Trash Receptacle
 - (1) Drinking Fountain

- PLAY AREA**
- (1) Spinning piece
 - (1) Swing
 - (1) Sand & Water Table
 - (1) Custom Climber
 - Surfacing - Sand (488 SF or 19%)
 - Play Surfacing (2,082 SF or 81%)

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



Landscape Structures Sand & Water Table



Drinking Fountain



Kompan Spinner Bowl



Landscape Structures Custom Hillscape Structure *(the selected structure will have some but not all of the same components as seen in this photo).*



Trash Receptacle



Kompan Supernova



Benches



Kompan Basket Swing

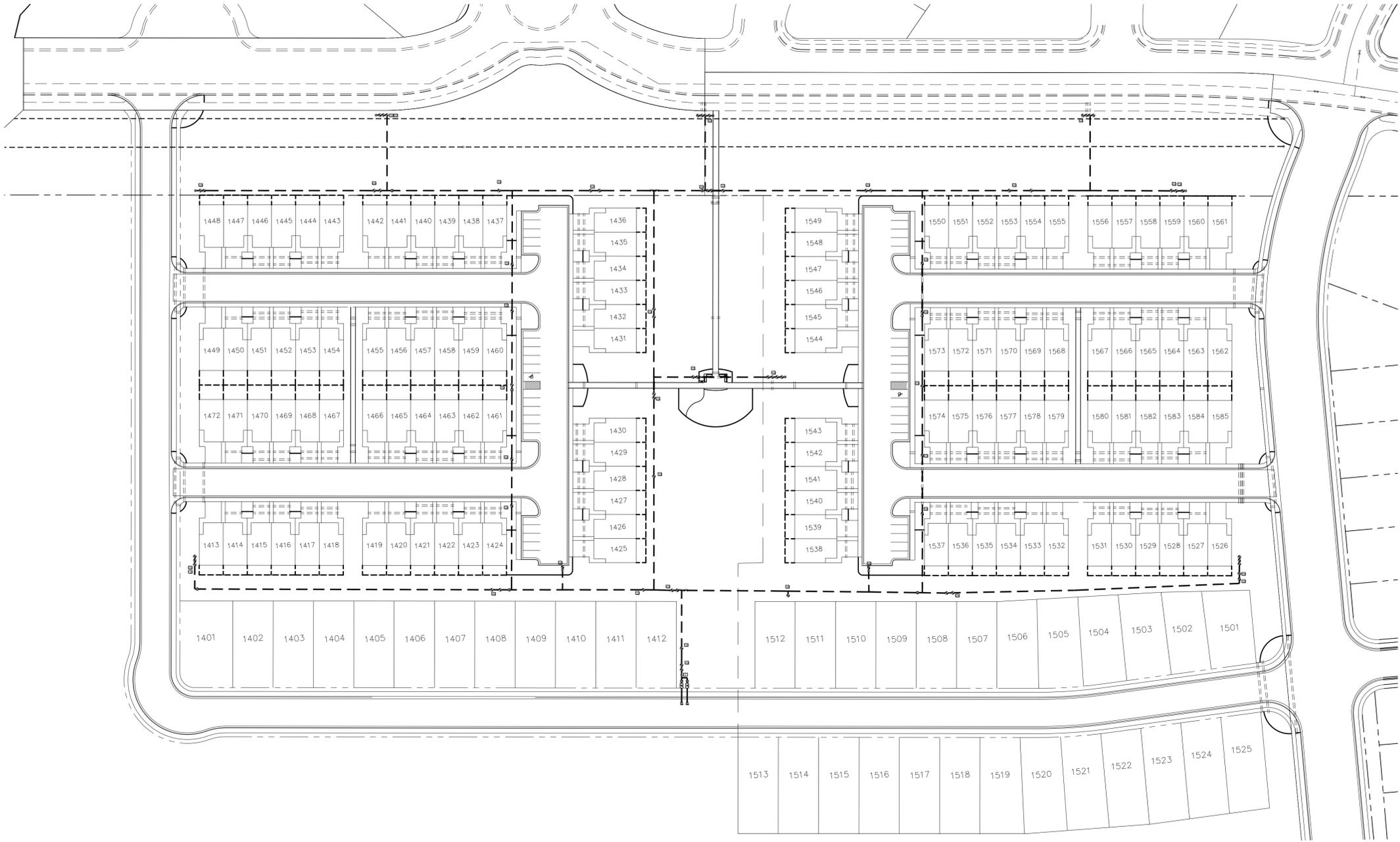
SILVER LAKE PLAT 14 & 15

Eagle Mountain, Utah

february 17, 2015

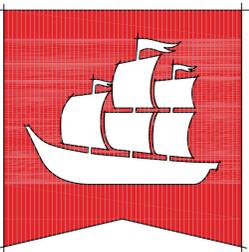
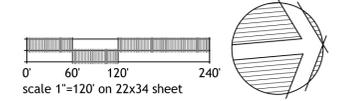
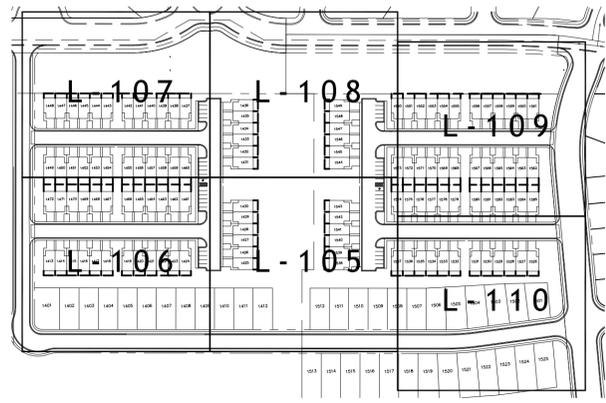
landscape park amenity plan

L-103



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
⊙	Hunter MP000 PROS-04-FRS40-CV	1	210-270	40	11"	
⊙	Hunter MP000 PROS-04-FRS40-CV	276	45-210	40	11"	
⊙	Hunter MP2000 PROS-04-FRS40-CV	216	45-210	40	16"	
⊙	Hunter MP2000 PROS-04-FRS40-CV	1	360	40	1.41	16"
⊙	Hunter MP3000 PROS-04-FRS40-CV	7	360	40	3.64	25"
⊙	Hunter MP3000 PROS-04-FRS40-CV	84	45-210	40	25"	
⊙	Hunter MP3000 PROS-04-FRS40-CV	1	210-270	40	25"	
⊙	Hunter MP3500 PROS-04-FRS40-CV	43	90-210	40	24"	
⊙	Hunter MP3500R PROS-04-FRS40-CV	284	90-210	40	8"	
⊙	Hunter MP Corner PROS-04-FRS40-CV	2	Adj	40	11"	
⊙	Hunter MP Strip PROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⊙	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⊙	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44	5x30'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⊙	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	17	70	12.2	45"	
⊙	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	28	70	19.3	46"	
⊙	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	10	70	16.6	51"	
⊙	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	67	70	23.0	57"	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊙	Electric Remote Control Drip Valve Assembly Hunter IZ-10i-40, Drip Control Zone Kit, 1" CV Slope Valve with 1" H100 Filter system, Pressure Regulation, 40PSI, Flow Range, 2 GPM to 20 GPM, 50 mesh stainless steel screen.	17				
⊙	Area to Receive Dripline Dripper Line Netafim TSL-4-18 (B), Techline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 15.0' O.C., Dripline emitters spaced at 18.0' apart, with emitters offset for triangular pattern, Surface and Sub Surface installations, UV Resistant.	14666 sq. ft.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊙	Electric Remote Control Valve Hunter CV-9, 1", 1/2", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53				
⊙	Quick Coupler Valve Assembly Hunter HQ-44-RQ, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT Inlet, 2-piece body.	4				
⊙	Isolation Gate Valve Assembly Nisco, Nisco Mueller or approved equal (line size). Gate valve shall have a resilient seat wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3.5".	4				
⊙	Manual Drain Valve Assembly Apollo ComBrico, 1/2" or 3/4" brass threaded ball valve (78-154-O) - 3/4"	4				
⊙	Backflow Device Assembly 2" Wilkins 4"TEXL, Reduced Pressure Backflow device with Strong Box Enclosure (SBBG-45AL).	2				
⊙	Controller Assembly (2-Wire) Hunter ACG-480-RE-2S, 2-wire decoder controller with 94 station capacity metal cabinet, stainless steel pedestal with Hunter HRF-CLK, Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from timer transformer. Mount as noted. Includes Outer Mount.	1				
⊙	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22				
⊙	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16				
⊙	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4				
PC	Point of Connection 2"	1				
PC	Point of Connection 2"	1				
---	Irrigation Lateral Line, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	21,071 LF.				
---	Irrigation Mainline, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	4,094 LF.				
---	Pipe Sleeve P.V.C. Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 LF.				



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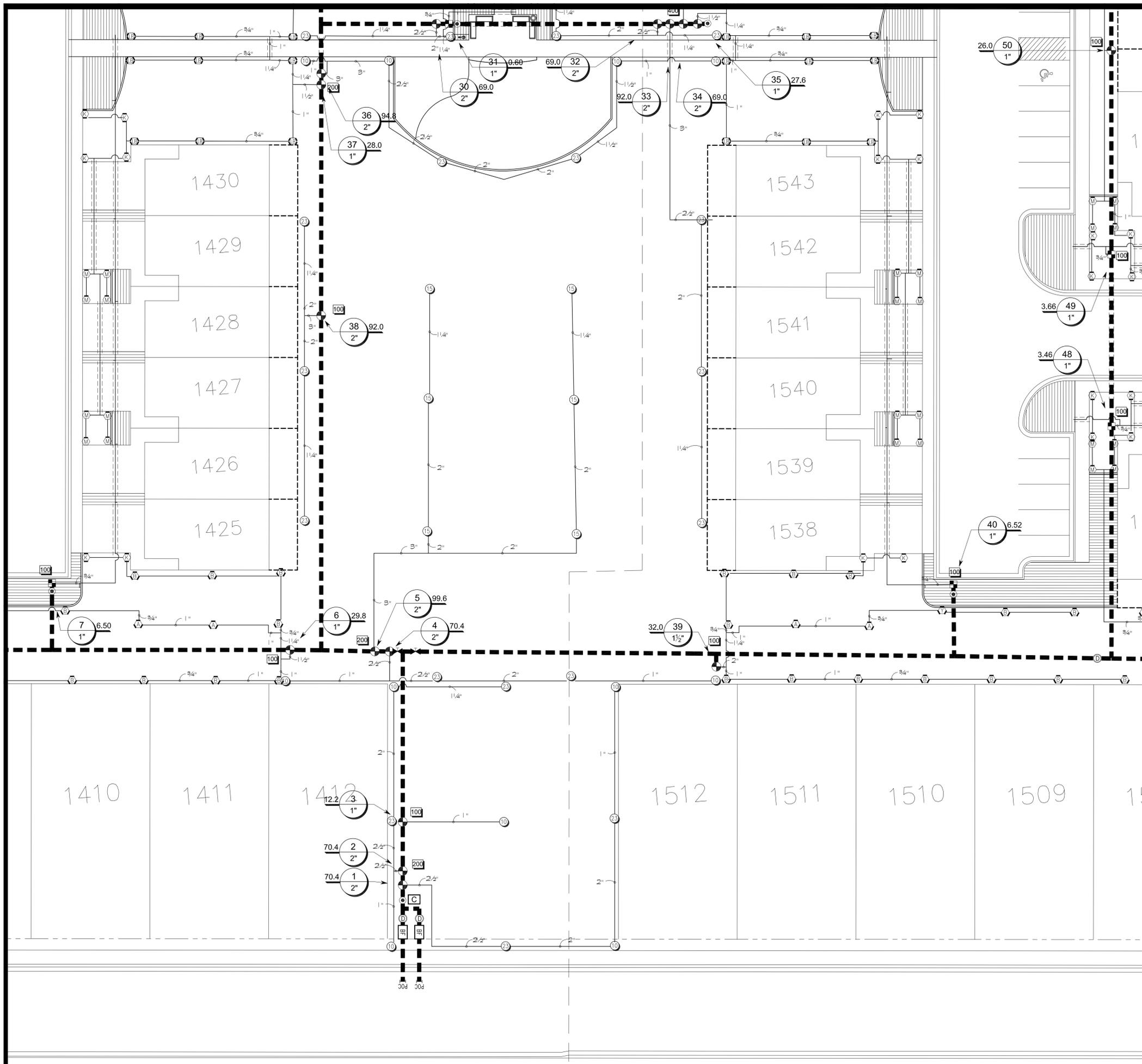
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SILVER LAKE PLAT 14 & 15
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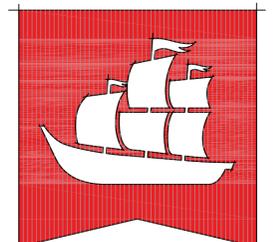
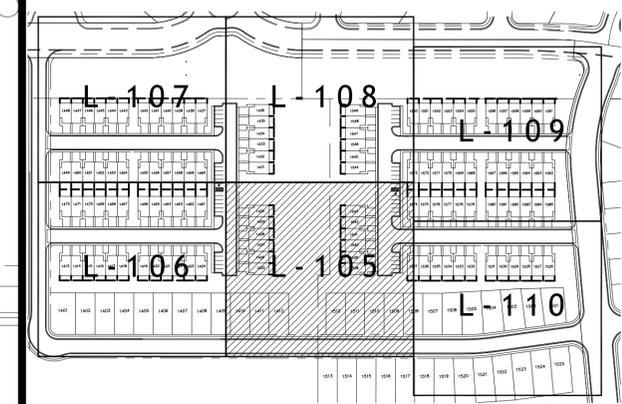
irrigation
main line plan

L-104



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
①	Hunter MP000 FROS-04-FRS40-CV	1	210-270	40	11"	
②	Hunter MP000 FROS-04-FRS40-CV	276	45-210	40	11"	
③	Hunter MP2000 FROS-04-FRS40-CV	216	45-210	40	16"	
④	Hunter MP2000 FROS-04-FRS40-CV	1	360	40	1.41	16"
⑤	Hunter MP3000 FROS-04-FRS40-CV	7	360	40	3.64	25"
⑥	Hunter MP3000 FROS-04-FRS40-CV	84	45-210	40	25"	
⑦	Hunter MP3000 FROS-04-FRS40-CV	1	210-270	40	25"	
⑧	Hunter MP3000 FROS-04-FRS40-CV	43	90-210	40	24"	
⑨	Hunter MP3000R FROS-04-FRS40-CV	284	90-210	40	8"	
⑩	Hunter MP Corner FROS-04-FRS40-CV	2	Adj.	40	11"	
⑪	Hunter MP Strip FROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⑫	Hunter MP Strip FROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⑬	Hunter MP Strip FROS-04-FRS40-CV	48	SB7	40	0.44	5x30'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⑭	Hunter I-40-04-85 Turf Riser, 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	17	70	12.2	45"	
⑮	Hunter I-40-04-85 Turf Riser, 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	28	70	19.3	46"	
⑯	Hunter I-40-04-85 Turf Riser, 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	10	70	16.6	51"	
⑰	Hunter I-40-04-85 Turf Riser, 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	67	70	23.0	57"	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⑱	Electric Remote Control Drip Valve Assembly Hunter ICZ-10i-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" H100 Filter System, Pressure Regulation, 40PSI, Flow Range: 2 GPM to 20 GPM, 50 mesh stainless steel screen.	17				
⑲	Area to Receive Dripline Dripper Line Netolin TLD-4-18 (18) Teeline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 15.0' O.C. Dripline emitters spaced at 18.0' apart, with emitters offset for triangular pattern. Surface and Sub Surface Installation, UV Resistant.	14668 sq. ft.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊕	Electric Remote Control Valve Hunter ICV-9, 1", 1/2", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53				
⊙	Quick Coupler Valve Assembly Hunter HQ-44-RQ, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	4				
⊗	Isolation Gate Valve Assembly Nisco, Nisco Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3.5".	4				
Ⓜ	Manual Drain Valve Assembly Apollo ComBACO, weld lap brass threaded ball valve (TB-54-O) - 3/4"	4				
Ⓜ	Backflow Device Assembly 2" Wilkins #15XL, Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2				
Ⓜ	Controller Assembly (2-Wire) Hunter ACG-450-RE-2S, 2-wire decoder controller with 94 station capacity metal cabinet, stainless steel pedestal with Hunter HRF-CLK, Rain/Freeze Sensor, install within 1000 ft. of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Gutter Mount.	1				
Ⓜ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22				
Ⓜ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16				
Ⓜ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4				
Ⓜ	Point of Connection 2"	1				
Ⓜ	Point of Connection 2"	1				
Ⓜ	Irrigation Lateral Line, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	21,071 LF.				
Ⓜ	Irrigation Mainline, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	4,094 LF.				
Ⓜ	Pipe Sleeve P.V.C. Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 LF.				



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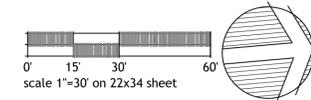


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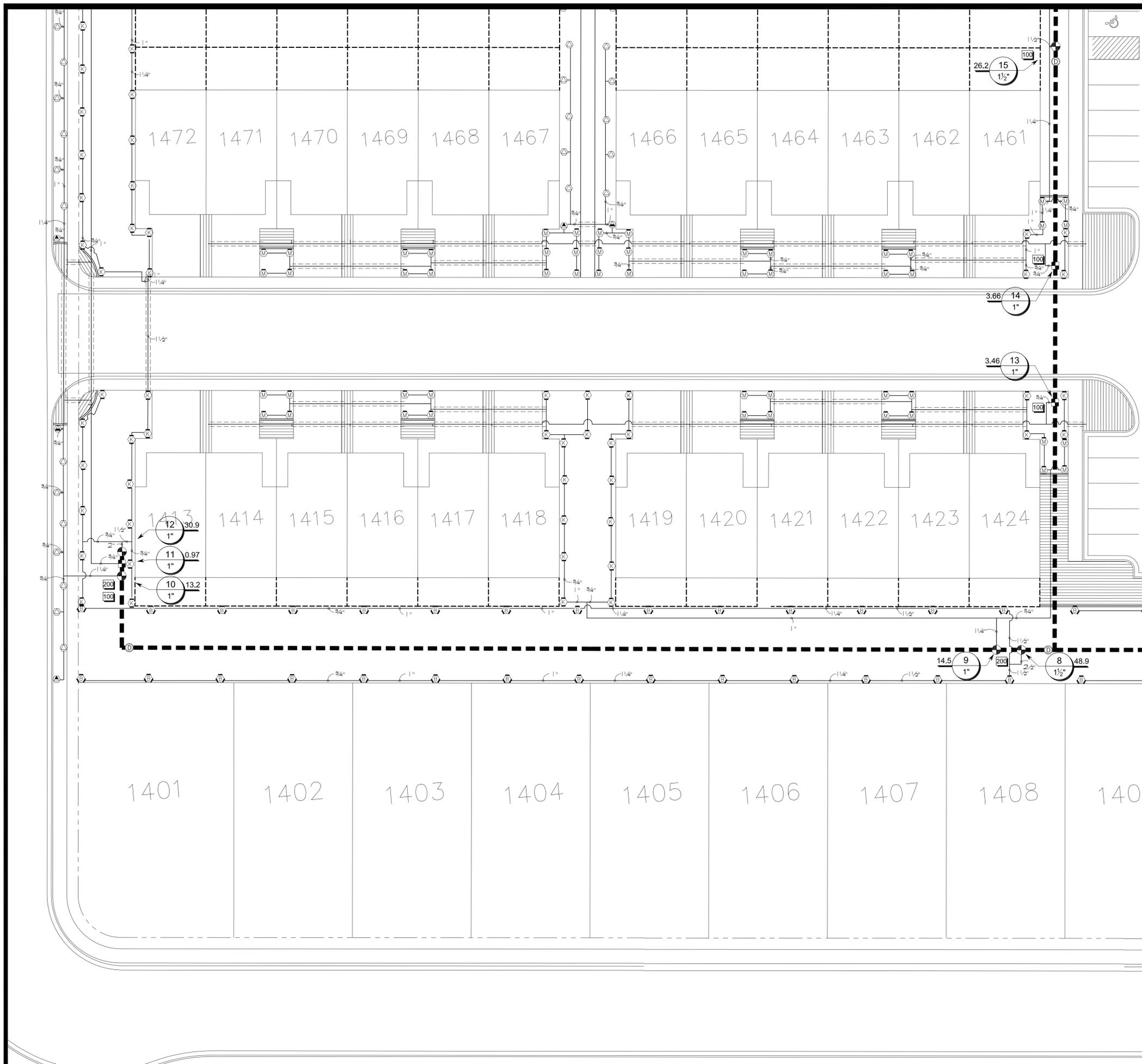
SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

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irrigation
head layout plan

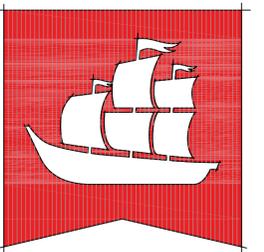
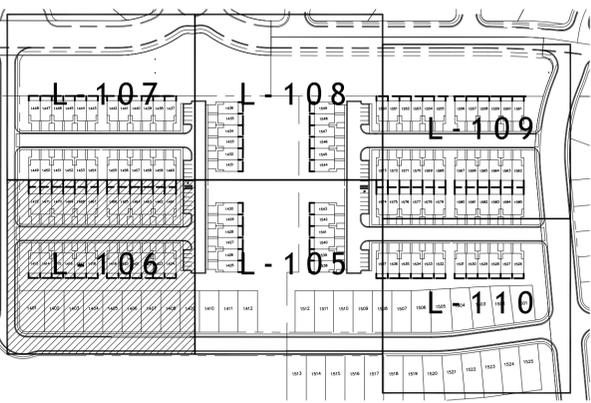


L-105



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
⊖	Hunter MP000 FROS-04-FRS40-CV	1	210-270	40	11"	
⊖	Hunter MP000 FROS-04-FRS40-CV	276	45-210	40	11"	
⊖	Hunter MP2000 FROS-04-FRS40-CV	216	45-210	40	16"	
⊖	Hunter MP2000 FROS-04-FRS40-CV	4	360	40	1.41	16"
⊖	Hunter MP3000 FROS-04-FRS40-CV	7	360	40	3.64	25"
⊖	Hunter MP3000 FROS-04-FRS40-CV	84	45-210	40	25"	
⊖	Hunter MP3000 FROS-04-FRS40-CV	1	210-270	40	25"	
⊖	Hunter MP3000 FROS-04-FRS40-CV	43	90-210	40	24"	
⊖	Hunter MP3000R FROS-04-FRS40-CV	284	90-210	40	8"	
⊖	Hunter MP Corner FROS-04-FRS40-CV	2	Adj	40	11"	
⊖	Hunter MP Strip FROS-04-FRS40-CV	4	LC5	40	0.22	5x15"
⊖	Hunter MP Strip FROS-04-FRS40-CV	13	RC5	40	0.22	5x15"
⊖	Hunter MP Strip FROS-04-FRS40-CV	48	S9T	40	0.44	5x30"
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⊖	Hunter I-40-04-55 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	17	70	12.2	45"	
⊖	Hunter I-40-04-55 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	28	70	19.3	46"	
⊖	Hunter I-40-04-55 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	10	70	16.6	51"	
⊖	Hunter I-40-04-55 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet, Threads, Standard Nozzle.	67	70	23.0	57"	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊖	Electric Remote Control Drip Valve Assembly Hunter ICZ-10i-40, Drip Control Zone Kit, 1" CV Slope Valve with 1" 1/2" O.D. Filter system, Pressure Regulation, 40psi, Flow Range: 2 GPM to 20 GPM, 50 mesh stainless steel screen.	17				
▨	Area to Receive Dripline Dripper Line Netolin TLD-4-18 (B), Teeline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 18.0" O.C. Dripline emitters spaced at 18.0" apart, with emitters offset for triangular pattern. Surface and Sub Surface installations. UV Resistant.	14666 sq. ft.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊖	Electric Remote Control Valve Hunter CV-9, 1", 1/2", 3/4" and 3/8" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53				
⊖	Quick Coupler Valve Assembly Hunter HQ-4-1/2-RC, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	4				
⊖	Isolation Gate Valve Assembly Nisco, Nisco, Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3/8".	4				
⊖	Manual Drain Valve Assembly Apollo Combraco, 1/2" or 3/4" brass threaded ball valve (TB-154-O) - 3/4".	4				
⊖	Backflow Device Assembly 2" Wilkins #1EXL, Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2				
⊖	Controller Assembly (2-Wire) Hunter ACG-450-RE-2S, 2-wire decoder controller with 98 station capacity, metal cabinet, stainless steel pedestal with Hunter RRF-CLK, Rain/Freeze Sensor, install within 1000 ft. of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Outer Mount.	1				
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22				
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16				
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4				
PC	Point of Connection 2"	1				
PC	Point of Connection 1"	1				
---	Irrigation Lateral Line, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	21,071 LF.				
---	Irrigation Mainline, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	4,034 LF.				
---	Pipe Sleeve PVC Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 LF.				



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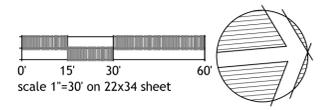


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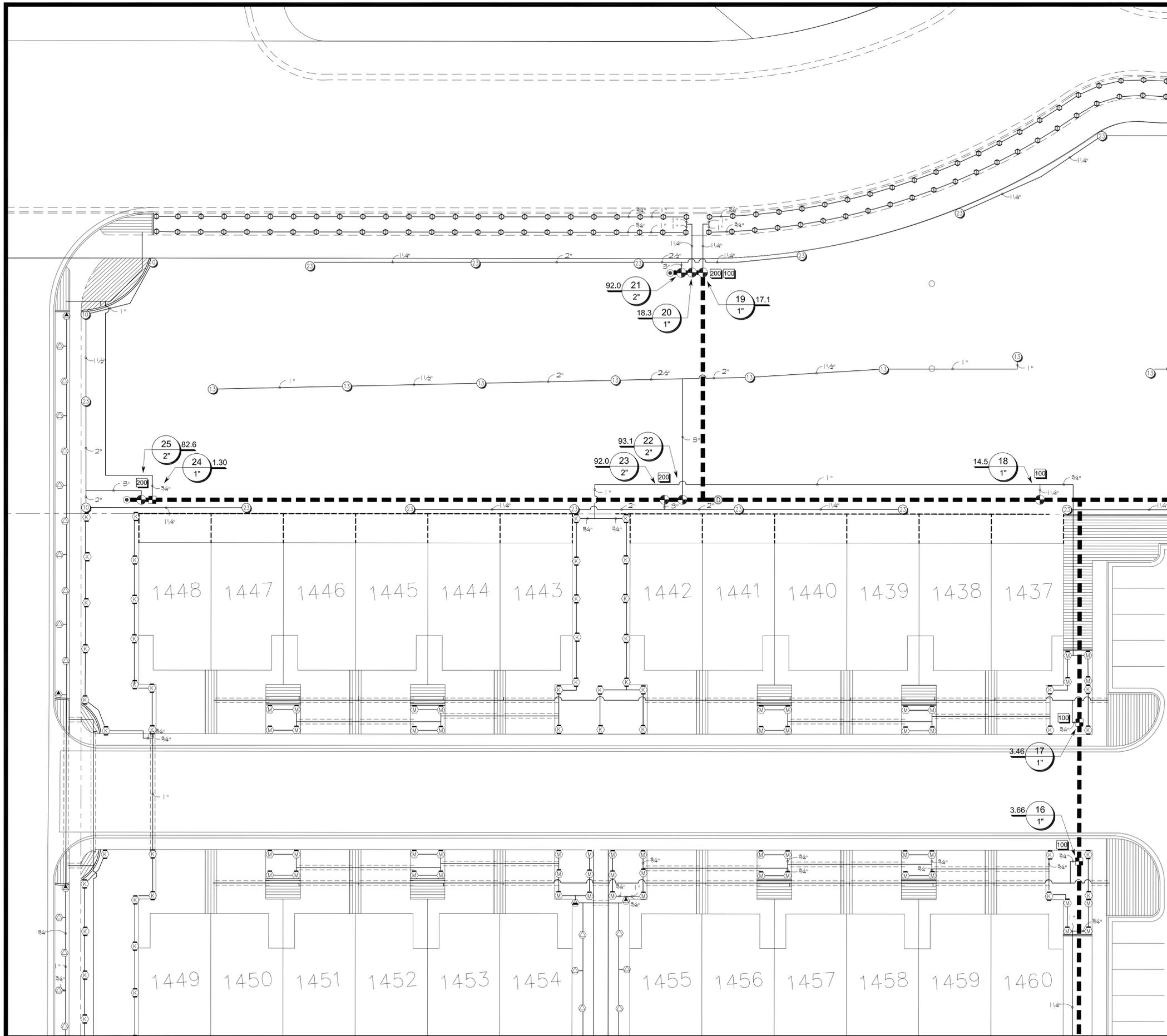
SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

february 17, 2015

irrigation
head layout plan



L-106



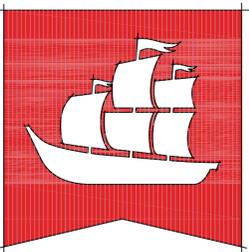
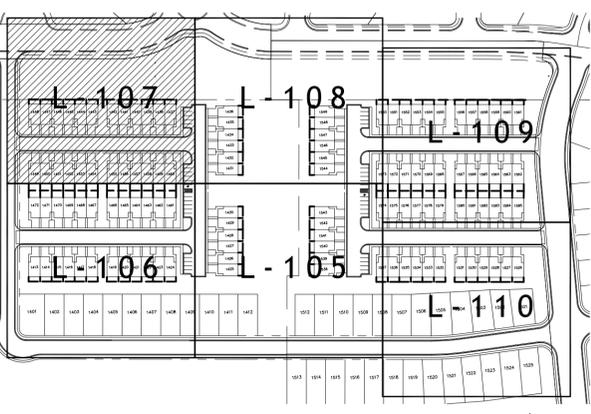
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
①	Hunter MP1000 PROS-04-FRS40-CV	1	210-270	40	11"	
②	Hunter MP1000 PROS-04-FRS40-CV	216	45-210	40	11"	
③	Hunter MP2000 PROS-04-FRS40-CV	216	45-210	40	16"	
④	Hunter MP2000 PROS-04-FRS40-CV	4	360	40	1.41	16"
⑤	Hunter MP3000 PROS-04-FRS40-CV	7	360	40	3.64	25"
⑥	Hunter MP3000 PROS-04-FRS40-CV	84	45-210	40	25"	
⑦	Hunter MP3000 PROS-04-FRS40-CV	1	210-270	40	25"	
⑧	Hunter MP3500 PROS-04-FRS40-CV	43	90-210	40	24"	
⑨	Hunter MP3500R PROS-04-FRS40-CV	284	90-210	40	8"	
⑩	Hunter MP Corner PROS-04-FRS40-CV	2	Adj	40	11"	
⑪	Hunter MP Strip PROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⑫	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⑬	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44	5x30'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
⑭	Hunter I-40-04-85 Turf Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	17	70	12.2	45'
⑮	Hunter I-40-04-85 Turf Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	28	70	19.3	46'
⑯	Hunter I-40-04-85 Turf Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	10	70	16.6	51'
⑰	Hunter I-40-04-85 Turf Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	67	70	23.0	57'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Electric Remote Control Drip Valve Assembly Hunter IZ-101-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" 1/2" O.D. Filter system, Pressure Regulation, 40psi, Flow Range, 2 GPM to 20 GPM, 50 mesh stainless steel screen.	17
▨	Area to Receive Dripline Chopper Line Netolam TLDL-4-18 (18) Teeline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 15.0' O.C. Dripline emitters spaced at 18.0' apart, with emitters offset for triangular pattern. Surface and Sub Surface installations. UV Resistant.	14666 sq. ft.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊖	Electric Remote Control Valve Hunter CV-6, 1", 1/2", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53
⊕	Quick Coupler Valve Assembly Hunter HQ-4-18-2, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT Inlet, 2-piece body.	4
⊗	Isolation Gate Valve Assembly Nisco, Nisco Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3/4" and 1".	4
⊙	Manual Drain Valve Assembly Apollo Conbraco weld top brass threaded ball valve (78-154-01 - 3/4").	4
⊠	Backflow Device Assembly 2" Wilkins 4"TEXL Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2
⊡	Controller Assembly (2-Wire) Hunter ACG-480-RE-2S, 2-wire decoder controller with 98 station capacity metal cabinet, stainless steel pedestal with Hunter RFR-CLK, Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Outer Mount.	1
⊢	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22
⊣	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16
⊤	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4
⊥	Point of Connection 2"	1
⊦	Point of Connection 1.5"	1
—	Irrigation Lateral Line, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	21,071 LF.
- - -	Irrigation Mainline, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	4,094 LF.
- · - · -	Pipe Sleeve, PVC Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 LF.



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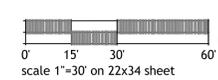


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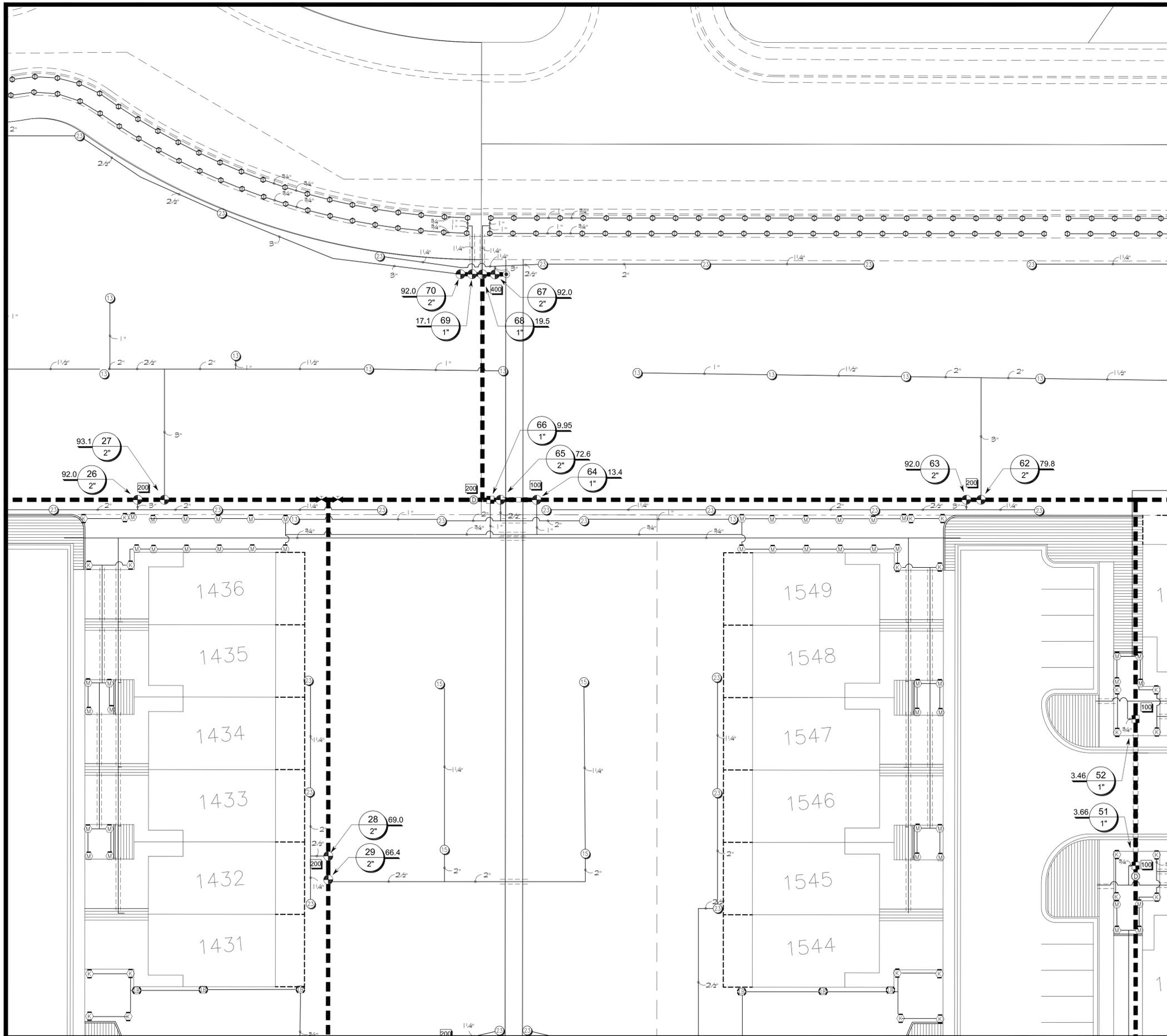
SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

february 17, 2015

irrigation
head layout plan



L-107



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
⊖	Hunter MP1000 PROS-04-FRS40-CV	1	210-270	40	11"	
⊖	Hunter MP1000 PROS-04-FRS40-CV	276	45-210	40	11"	
⊖	Hunter MP2000 PROS-04-FRS40-CV	216	45-210	40	16"	
⊖	Hunter MP2000 PROS-04-FRS40-CV	1	360	40	1.41	16"
⊖	Hunter MP3000 PROS-04-FRS40-CV	7	360	40	3.64	25"
⊖	Hunter MP3000 PROS-04-FRS40-CV	84	45-210	40	25"	
⊖	Hunter MP3000 PROS-04-FRS40-CV	1	210-270	40	25"	
⊖	Hunter MP3500 PROS-04-FRS40-CV	43	90-210	40	24"	
⊖	Hunter MP3500R PROS-04-FRS40-CV	284	90-210	40	8"	
⊖	Hunter MP Corner PROS-04-FRS40-CV	2	Adj	40	11"	
⊖	Hunter MP Strip PROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⊖	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⊖	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44	5x30'

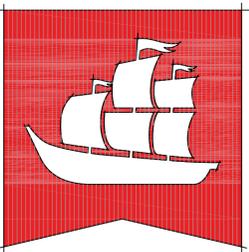
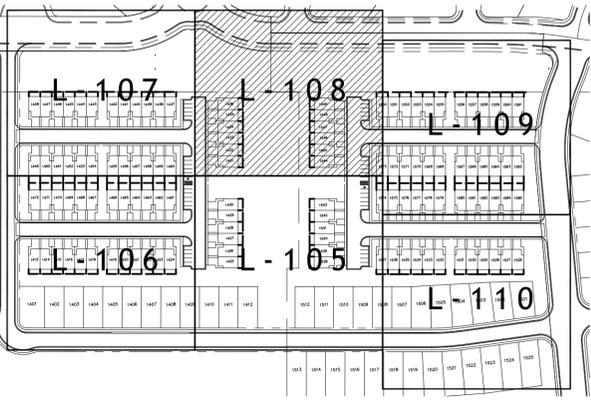
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
⊖	Hunter I-40-04-95 Turf Rotor - 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	17	70	12.2	45"
⊖	Hunter I-40-04-95 Turf Rotor - 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	28	70	19.3	46"
⊖	Hunter I-40-04-95 Turf Rotor - 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	10	70	16.6	51"
⊖	Hunter I-40-04-95 Turf Rotor - 4.0" Pop-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	67	70	23.0	57"

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊖	Electric Remote Control Drip Valve Assembly Hunter IZ-10i-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" 1/2" O.D. Filter system, Pressure Regulation, 40psi, Flow Range, 2 GPM to 20 GPM, 150 mesh stainless steel screen.	17
▨	Area to Receive Dripline Dripper Line Netolin TLD-4-18 (18) Teeline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 15.0' O.C. Dripline emitters spaced at 18.0' apart, with emitters offset for triangular pattern. Surface and Sub Surface installations. UV Resistant.	14666 sq. ft.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊖	Electric Remote Control Valve Hunter IZ-10i-40, 1", 1 1/2", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53
⊖	Quick Coupler Valve Assembly Hunter HQ-4-18-RC, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	4
⊖	Isolation Gate Valve Assembly Nisco, Nisco Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3.5".	4
⊖	Manual Drain Valve Assembly Apollo CastBrico weld top brass threaded ball valve (78-154-O) - 3/4".	4

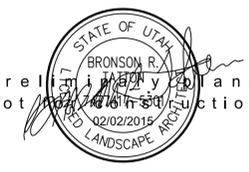
⊖	Backflow Device Assembly 2" Wilkins #1EXL Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2
⊖	Controller Assembly (2-Wire) Hunter ACG-450-HEB-2S, 2-wire decoder controller with 98 station capacity metal cabinet, stainless steel pedestal with Hunter RFR-CLK, Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Gutter Mount.	1
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16
⊖	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4

⊖	Point of Connection 2"	1
⊖	Point of Connection 1"	1
⊖	Irrigation Lateral Line, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	21,071 LF.
⊖	Irrigation Mainline, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	4,034 LF.
⊖	Pipe Sleeve P.V.C. Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 LF.



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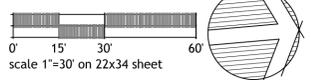
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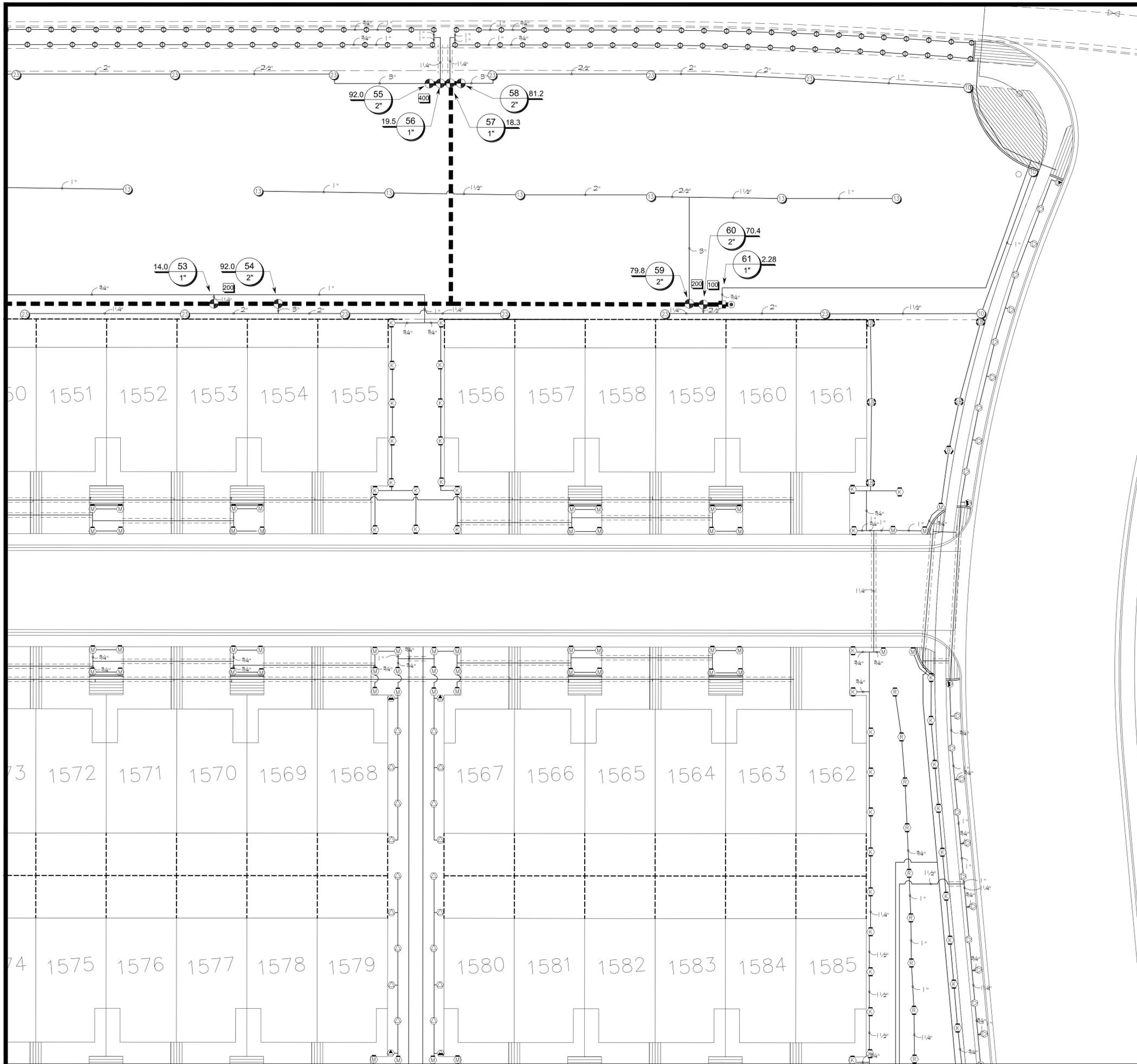
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SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

february 17, 2015
irrigation
head layout plan

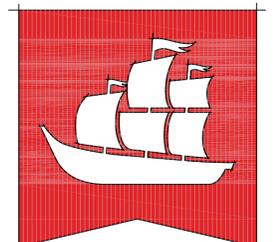
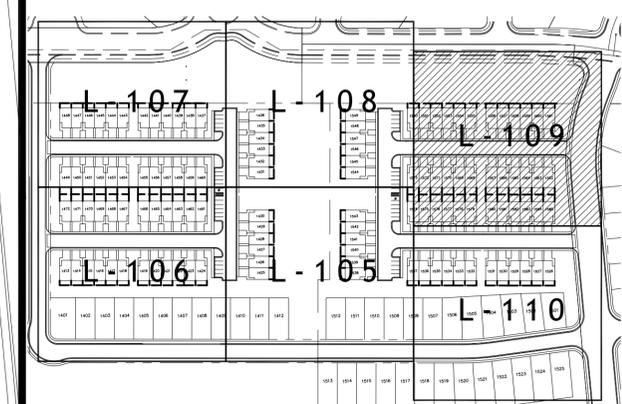


L-108



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
①	Hunter MP000 FROS-04-FRS40-CV	1	210-270	40	11"	
②	Hunter MP000 FROS-04-FRS40-CV	276	45-210	40	11"	
③	Hunter MP2000 FROS-04-FRS40-CV	216	45-210	40	16"	
④	Hunter MP2000 FROS-04-FRS40-CV	1	360	40	1.41	16"
⑤	Hunter MP3000 FROS-04-FRS40-CV	7	360	40	3.64	25"
⑥	Hunter MP3000 FROS-04-FRS40-CV	84	45-210	40	25"	
⑦	Hunter MP3000 FROS-04-FRS40-CV	1	210-270	40	25"	
⑧	Hunter MP3500 FROS-04-FRS40-CV	43	90-210	40	24"	
⑨	Hunter MP3500R FROS-04-FRS40-CV	284	90-210	40	8"	
⑩	Hunter MP Corner FROS-04-FRS40-CV	2	Adj	40	11"	
⑪	Hunter MP Strip FROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⑫	Hunter MP Strip FROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⑬	Hunter MP Strip FROS-04-FRS40-CV	48	S9T	40	0.44	5x30'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⑭	Hunter I-40-04-85 Turt Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	17	70	12.2	45'	
⑮	Hunter I-40-04-85 Turt Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	28	70	19.3	46'	
⑯	Hunter I-40-04-85 Turt Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	10	70	16.6	51'	
⑰	Hunter I-40-04-85 Turt Rotor, 4.0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	67	70	23.0	57'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⑱	Electric Remote Control Drip Valve Assembly Hunter ICZ-101-40 Drip Control Zone Kit, 1" CV Slope Valve with 1" H1000 Filter system, Pressure Regulation, 40PSI, Flow Range: 2 GPM to 20 GPM, 150 mesh stainless steel screen, UV Resistant.	17				
⑲	Area to Receive Dripline Netafim TLD-4-1(B), Techline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 15.0" O.C. Dripline emitters spaced at 18.0" apart, with emitters offset for triangular pattern. Surface and Sub Surface installations, UV Resistant.	14666 sq. ft.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊖	Electric Remote Control Valve Hunter CV-9, 1", 1/2", 3/4" and 1" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	53				
⊕	Quick Coupler Valve Assembly Hunter HC-44-RQC, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT Inlet, 2-piece body.	4				
⊗	Isolation Gate Valve Assembly Nisco, Nisco Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3.5".	4				
Ⓜ	Manual Drain Valve Assembly Apollo Conbraco, 1/2" or 3/4" brass threaded ball valve (78-154-O) - 3/4"	4				
Ⓟ	Backflow Device Assembly 2" Wilkins #15XL Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2				
Ⓢ	Controller Assembly (2-Wire) Hunter ACG-450-150-25, 2-wire decoder controller with 98 station capacity metal cabinet, stainless steel pedestal with Hunter HRF-CLK, Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Outer Mount.	1				
Ⓣ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBRY wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22				
Ⓤ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBRY wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16				
ⓖ	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBRY wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4				
ⓗ	Point of Connection 2"	1				
ⓙ	Point of Connection 2"	1				
ⓚ	Irrigation Lateral Line, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	21,071 lf.				
ⓛ	Irrigation Mainline, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	4,094 lf.				
ⓜ	Pipe Sleeve P.V.C. Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 lf.				



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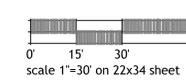


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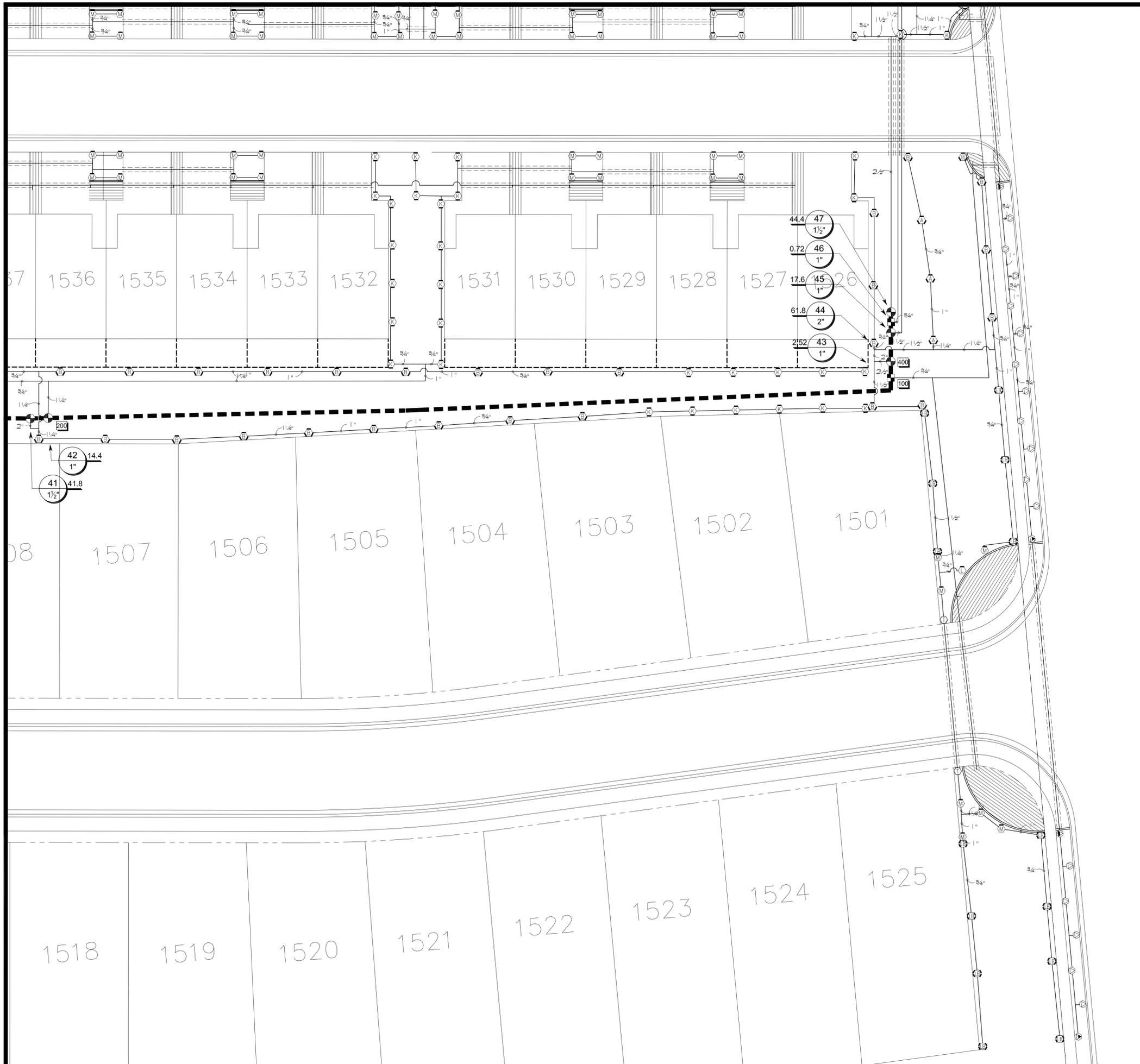
SILVER LAKE PLAT 14 & 15
Eagle Mountain, Utah

february 17, 2015

irrigation
head layout plan

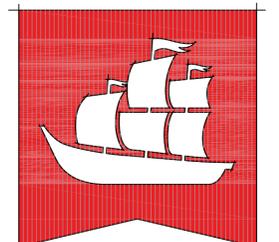


L-109



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
①	Hunter MP000 PROS-04-FRS40-CV	1	210-270	40	11"	
②	Hunter MP000 PROS-04-FRS40-CV	216	45-210	40	11"	
③	Hunter MP2000 PROS-04-FRS40-CV	216	45-210	40	16"	
④	Hunter MP2000 PROS-04-FRS40-CV	4	360	40	1.41	16"
⑤	Hunter MP3000 PROS-04-FRS40-CV	7	360	40	3.64	25"
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⑦	Hunter MP3000 PROS-04-FRS40-CV	1	210-270	40	25"	
⑧	Hunter MP3500 PROS-04-FRS40-CV	43	90-210	40	24"	
⑨	Hunter MP3500 PROS-04-FRS40-CV	284	90-210	40	8"	
⑩	Hunter MP Corner PROS-04-FRS40-CV	2	Adj	40	11"	
⑪	Hunter MP Strip PROS-04-FRS40-CV	4	LC5	40	0.22	5x15'
⑫	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22	5x15'
⑬	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44	5x30'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⑭	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	17	70	12.2	45'	
⑮	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	28	70	19.3	46'	
⑯	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	10	70	16.6	51'	
⑰	Hunter I-40-04-85 Turf Riser, 4-0" Reg-Up, Adjustable to Full Circle, Drain Check Valve, Stainless Steel Riser, 1" Female NPT Inlet Threads, Standard Nozzle.	67	70	23.0	57'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
■	Electric Remote Control Drip Valve Assembly Hunter IZ-101-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" 1/100 Filter system, Pressure Regulation, 40PSI, Flow Range 2 GPM to 20 GPM, 50 mesh stainless steel screen.	17				
▨	Area to Receive Dripline Dripper Line Netafim TSL-41(B), Teckline Pressure Compensating Landscape Dripline, 0.46GPH emitters at 18.0" O.C. Dripline emitters spaced at 18.0" apart, with emitters offset for triangular pattern. Surface and Sub Surface installations. UV Resistant.	14666 sq. ft.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊖	Electric Remote Control Valve Hunter IGV-6, 1", 1/2", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet for Commercial/Municipal Use.	53				
⊕	Quick Coupler Valve Assembly Hunter HQ-44-RQ, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT Inlet, 2-piece body.	4				
⊖	Isolation Gate Valve Assembly Nisco, Nisco, Mueller or approved equal (line size). Gate valve shall have a resilient seat, wedge and non-rising stem with a handwheel on valves 3" and square operating nuts on valves 3.5".	4				
⊖	Manual Drain Valve Assembly Apollo Conbraco, mild lap brass threaded ball valve (78-154-01 - 3/4").	4				
BF	Backflow Device Assembly 2" Wilkins #15XL, Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	2				
C	Controller Assembly (2-Wire) Hunter ACG-450-150-25, 2-wire decoder controller with 98 station capacity metal cabinet, stainless steel pedestal with Hunter HRF-CLK, Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC, 100 mA power from line transformer. Mount as noted. Includes Outer Mount.	1				
100	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	22				
104	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	16				
108	2-Wire Decoder Assembly Hunter 2-Wire valve decoders with DBR/Y wire connectors. 100 - Single Station Decoder, 200 - Two Station Decoder, 400 - Four Station Decoder.	4				
PC 1"	Point of Connection 2"	1				
PC 1"	Point of Connection 2"	1				
---	Irrigation Lateral Line, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	21,071 lf.				
---	Irrigation Mainline, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	4,094 lf.				
---	Pipe Sleeve P.V.C. Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	4,801 lf.				
⊖	Valve Cutout Valve Number Valve Size					



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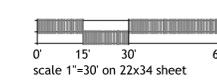


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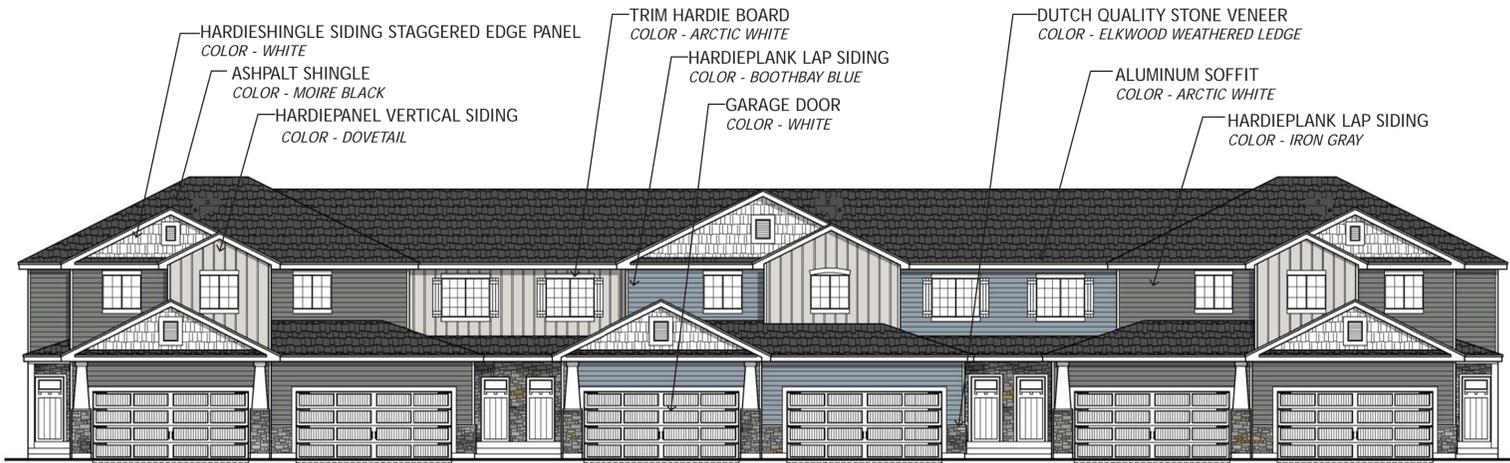
SILVER LAKE PLAT 14 & 15
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irrigation
head layout plan

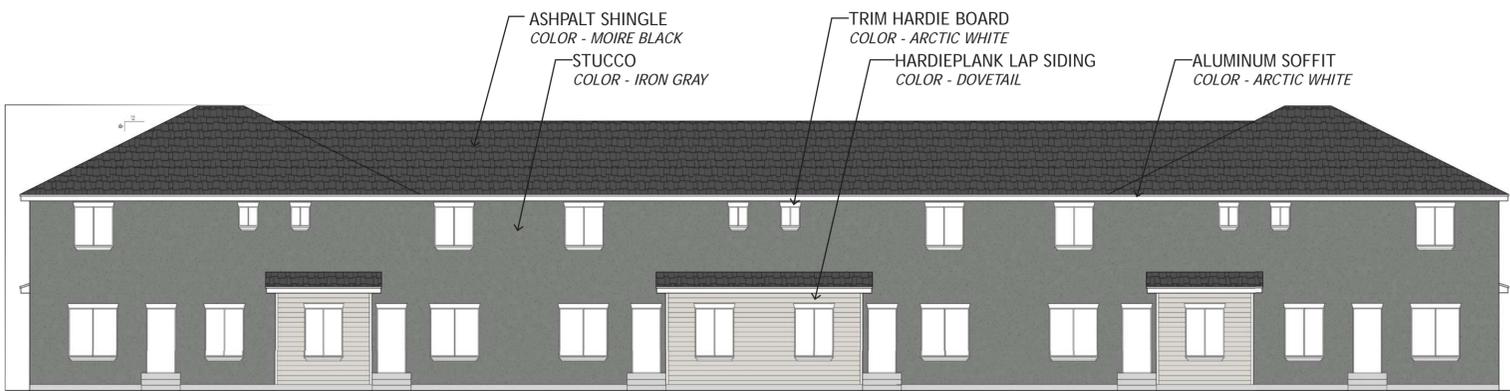


L-110
scale 1"=30' on 22x34 sheet



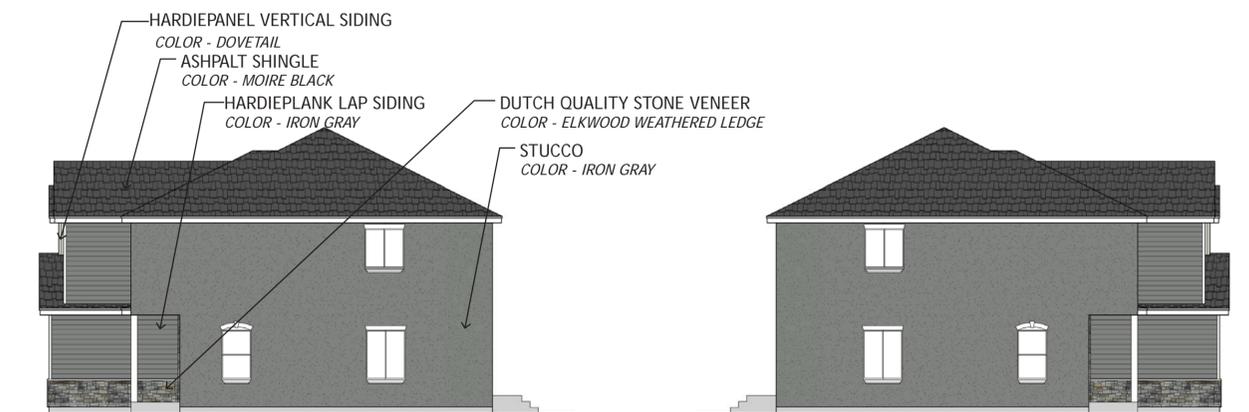
6-PLEX FRONT ELEVATION

Colors may vary from building to building



6-PLEX REAR ELEVATION

Colors may vary from building to building

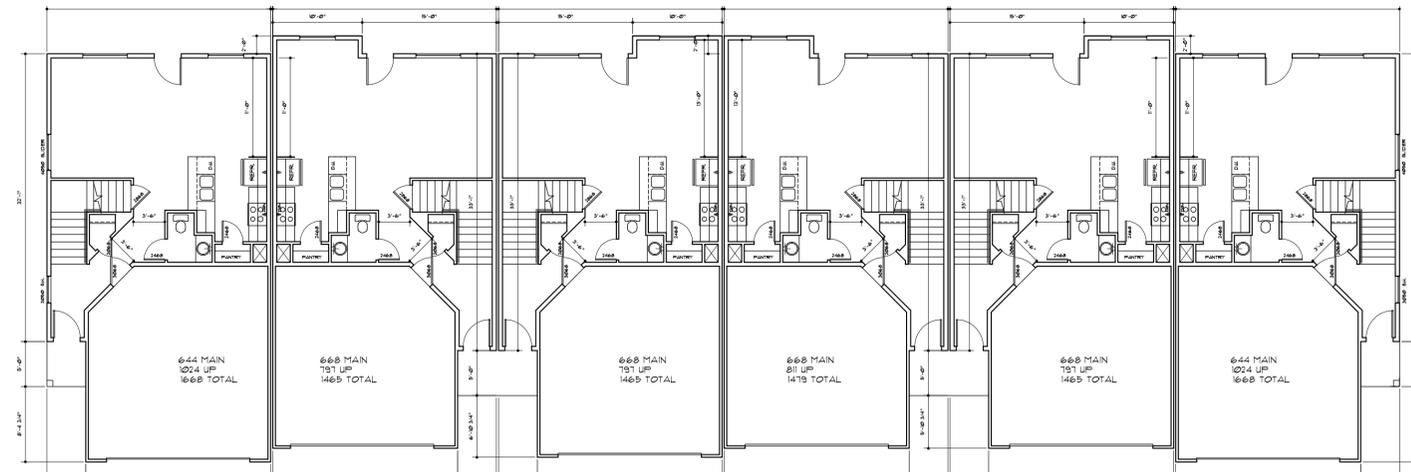


6-PLEX RIGHT ELEVATION

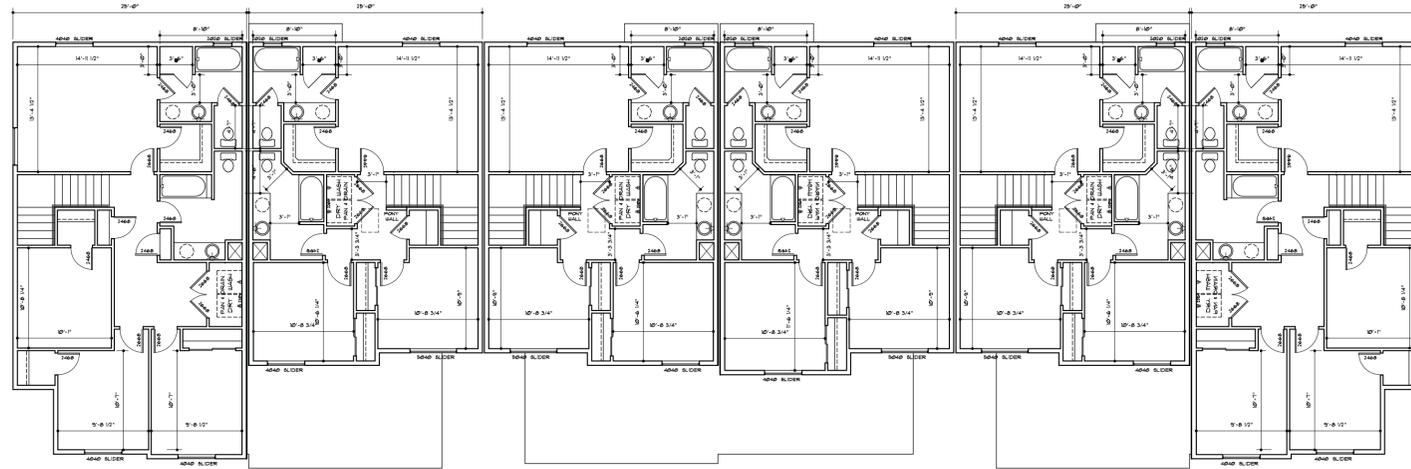
Colors may vary from building to building

6-PLEX LEFT ELEVATION

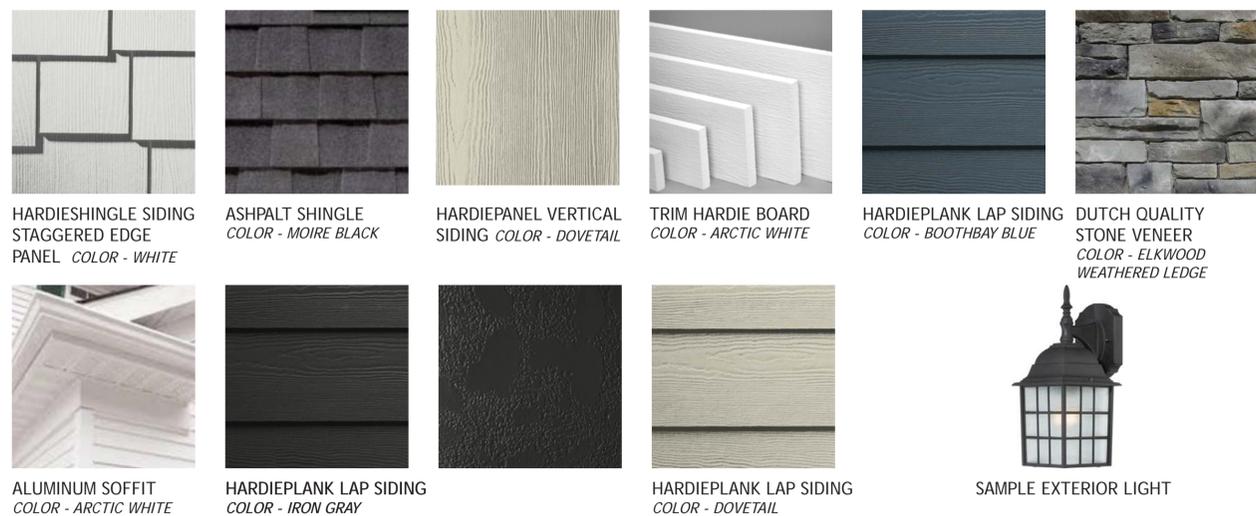
Colors may vary from building to building



MAIN FLOOR



UPPER FLOOR



MATERIAL IMAGES

SILVER LAKE - PLAT 14 & 15

ARCHITECTURAL RENDERING

CONDUIT AND RACEWAYS	
	RACEWAY OR WIRING SYSTEM IN OR UNDER FLOOR OR CONCEALED IN WALL OR BEHIND STRUCTURE OR EQUIPMENT OR CONDUIT ROUTED BELOW GRADE IN CONCRETE ENCASUREMENT
	FLEX CONDUIT
	RACEWAY OR WIRING SYSTEM ABOVE FLOOR LEVEL BELOW CEILING, EXPOSED
	HOMERUN: DESIGNATIONS INDICATE A ONE-LINE DIAGRAM OR PANELBOARD SCHEDULE REFERENCE
	JUNCTION BOX
	RACEWAY OR WIRING SYSTEM TURNED TOWARD THE VIEWER (UP ON PLAN DRAWINGS)
	RACEWAY OR WIRING SYSTEM TURNED AWAY FROM THE VIEWER (DOWN ON PLAN DRAWINGS)
	RACEWAY OR WIRING SYSTEM CHANGE IN ELEVATION OR DISTANCE FROM VIEWER
	CONDUIT STUB AND CAP

CONTROL ONE-LINE SYMBOLS	
	ENCLOSURE OR CONTROL PANEL
	HOME RUN TO POWER PANEL "A" CIRCUIT "XX"
	LIGHT A: AMBER LENS G: GREEN LENS R: RED LENS W: WHITE LENS
	COMBINATION MOTOR STARTER F: FUSED BLANK: CIRCUIT BREAKER
	EQUIPMENT IDENTIFICATION TAG
	ELECTRICAL CONNECTION POINT
	SINGLE RECEPTACLE

GENERAL DRAWING SYMBOLS AND REFERENCES	
	REFERENCE NOTE
	DEMOLITION NOTE
	REVISION NOTE
	IDENTIFICATION NOTE
	PHOTO REFERENCE
	HPE DETAIL BUBBLE
	EQUIPMENT REFERENCE
	WIRE SIZE REFERENCE
	PHOTO REFERENCE
	SECTION/ELEVATION REFERENCE
	EQUIPMENT ID TAG

GROUNDING SYMBOLS	
	GROUND ROD (3/4" x 10' COPPER COATED STEEL)
	GROUND ROD (3/4" x 10' COPPER COATED STEEL) IN WELL
	BOLTED GROUND CONNECTION (ABOVE GROUND)
	WELDED GROUND CONNECTION (BELOW GRADE)
	GROUND CONDUCTOR (#2/0 BARE COPPER)

LIGHTING SYMBOLS	
	DESIGNATES FIXTURE NUMBER - REFER TO FIXTURE SCHEDULE
	DESIGNATES EMERGENCY FIXTURE
	CLOCK
	OCCUPANCY SENSOR
	FLUORESCENT FIXTURES
	SURFACE OR RECESSED 1X2 FIXTURE
	INCANDESCENT FIXTURES
	SURFACE MOUNTED
	WALL MOUNTED

LIGHT SWITCHES	
	SINGLE POLE SWITCH
	GANGED SWITCHES IN COMMON BOX WITH COMMON COVER PLATE
	SWITCH SUPERSCRIPIT MODIFIER, LOWER CASE LETTER INDICATES CIRCUIT CONTROLLER -- a,b,c ETC. MAY BE COMBINED WITH CIRCUIT NUMBER. EXAMPLE: 1a, 3b
	SWITCH SUBSCRIPT MODIFIER, UPPER CASE LETTER OR NUMBER: 2 = DOUBLE POLE 3 = THREE WAY 4 = FOUR WAY K = KEY OPERATED M = HORSEPOWER RATED MANUAL STARTER MC = MOMENTARY CONTACT, THREE POSITION MS = MANUAL (STARTER) OR SWITCH D = DIMMER S = SURFACE F = FLUSH

PLAN SYMBOLS	
	EQUIPMENT
	CIRCUIT DISTRIBUTION PANELBOARD SURFACE MOUNTED
	CIRCUIT DISTRIBUTION PANELBOARD RECESSED
	POWER DISTRIBUTION PANELBOARD SURFACE OR FLOOR MOUNTED DOORS DESIGNATE FRONT OF PANEL MDP DESIGNATES MAIN DISTRIBUTION PANEL
	CONTROL PANEL ENCLOSURE
	LIGHTING CONTROL PANEL
	DISCONNECT

WIRING DEVICES	
	20 AMP RATED RECEPTACLE SINGLE STROKE = SINGLE DOUBLE STROKE = DUPLEX RECEPTACLE MODIFIERS: X-X = CIRCUIT NUMBER AF = ARK FAULT CIRCUIT INTERRUPTER S = SURFACE MOUNTED IG = ISOLATED GROUND WP = WEATHER PROOF
	EXISTING RECEPTACLE
	GANGED RECEPTACLES IN COMMON BOX WITH COMMON COVER PLATE
	GFCI RECEPTACLE

POWER ONE-LINE SYMBOLS	
	EQUIPMENT GROUND CONNECTION
	VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER
	MOTOR (HP SHOWN)
	CONDUCTOR WITH CALLOUT REFERENCE (SEE CONDUIT/CONDUCTOR SCHEDULE)
	CIRCUIT BREAKER
	POWER FEED
	CONNECTION POINT
	LUG
	UTILITY METERING SOCKET WITH CIRCUIT BREAKER
	EXISTING UTILITY METERING SOCKET
	UTILITY METERING SOCKET
	FUTURE UTILITY METERING SOCKET
	TRANSFORMER
	FUSE IN HOLDER
	EXISTING POWER DISTRIBUTION PANEL
	POWER DISTRIBUTION PANEL

CONDUIT/CONDUCTOR SCHEDULE *				
THHN, THWN, THWN-2				
AMP RATING	DRAWING ID TAG.	CONDUCTOR QTY.	CONDUCTOR SIZE	MIN. CONDUIT SIZE
				EXCEPTIONS
20	212	2	#12	3/4"
	312	3		3/4"
	412	4		3/4"
30	20	2	#10	3/4"
	30	3		3/4"
	40	4		3/4"
50	28	2	#8	3/4"
	38	3		3/4"
	48	4		3/4"
65	26	2	#6	3/4"
	36	3		3/4"
	46	4		3/4"
85	24	2	#4	3/4"
	34	3		1" 3/4"(C4), 1-1/4"(C9)
	44	4		1" 1-1/4"(C9)
115	22	2	#2	1"
	32	3		1" 1-1/4"(C9)
	42	4		1-1/4"
130	21	2	#1	1-1/4"
	31	3		1" (C3,C4)
	41	4		1-1/4" 1"(C3)
150	210	2	1/0	1-1/4"
	310	3		1-1/2" (C3,C9)
	410	4		2"(C9)
175	220	2	2/0	1-1/4"
	320	3		1-1/2" (C3,C4,C9)
	420	4		2"
200	230	2	3/0	1-1/2"
	330	3		1-1/2" 1-1/4"(C4)
	430	4		2" (C3,C9)
230	240	2	4/0	1-1/2"
	340	3		2" (C3)
	440	4		2"
255	225	2	250 KCMIL	2" 2-1/2"(C9)
	325	3		2" 1-1/2"(C4)
	425	4		2" 2-1/2"(C1,C8)
310	235	2	350 KCMIL	2" 2-1/2"(C9)
	335	3		2-1/2" (C4)
	435	4		3" 2-1/2"(C1,C4)
380	250	2	500 KCMIL	2-1/2" (C4)
	350	3		3" 2-1/2"(C1,C4)
	450	4		3" 3-1/2"(C9)
475	275	2	750 KCMIL	3"
	375	3		3-1/2" (C1,C7,C8)
	475	4		3-1/2" (C1,C4,C8)

* CONDUCTOR QUANTITY DOES NOT INCLUDE GROUNDING CONDUCTOR. SEE EQUIPMENT GROUNDING CONDUCTORS FOR WIRE SIZE.

WHERE:

- C1 = ELECTRICAL METALLIC TUBING
- C2 = ELECTRICAL NON-METALLIC TUBING
- C3 = FLEXIBLE STEEL CONDUIT
- C4 = INTERMEDIATE METALLIC CONDUIT
- C7 = LIQUIDTIGHT FLEXIBLE METAL CONDUIT
- C8 = RIGID METALLIC CONDUIT
- C9 = PVC SCHEDULE 80 CONDUIT
- C10 = PVC SCHEDULE 40 CONDUIT

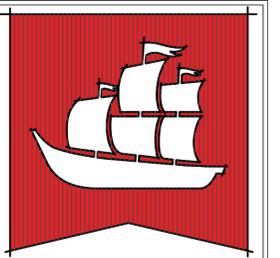
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708 EAST 50 SOUTH AMERICAN FORK, UT 84003 FAX (801) 642-2154
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FOR INFORMATION ABOUT THIS JOB, PLEASE CONTACT: KEITH HEGERHORST

GENERAL NOTES:

- VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH-IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO ENSURE NEC CODE CLEARANCE REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED BEFORE BEGINNING ROUGH-IN.
- SEE APPLICABLE SHOP DRAWINGS FOR ROUGH-IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC.
- THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THROUGH ELECTRICAL ROOMS OR SPACES; OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN THE OTHER AREAS.
- ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL.
- FOR PACKAGE EQUIPMENT PROVIDED ON THE PROJECT, SOME CONDUITS AND WIRES ARE SHOWN ON THE DRAWINGS, BUT IT IS EXPECTED THAT SOME ADDITIONAL CONDUITS AND WIRES MAY BE REQUIRED BY EQUIPMENT MANUFACTURERS TO COMPLETE INSTALLATION. IT IS INCUMBENT UPON THE GENERAL CONTRACTOR TO COORDINATE THIS REQUIREMENT WITH HIS SUBCONTRACTORS TO MAKE SURE THAT EQUIPMENT SUPPLIER PROVIDED ALL NECESSARY ELECTRICAL INFORMATION TO ELECTRICAL SUBCONTRACTOR FOR INCLUSION WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
- IF OTHER THAN FIRST NAMED EQUIPMENT IS USED, IT SHALL BE CAREFULLY CHECKED FOR ELECTRICAL REQUIREMENTS AND CONTROL REQUIREMENTS OF ALTERNATE EQUIPMENT. SHOULD CHANGES OR ADDITIONS OCCUR IN ELECTRICAL WORK, OR THE WORK OF OTHER CONTRACTORS BE REVISED BY THE ALTERNATE EQUIPMENT, THE COST OF ALL CHANGES SHALL BE BORNE BY THE ELECTRICAL CONTRACTOR.

EQUIPMENT GROUNDING CONDUCTORS		
FUSE OR CB SIZE	SIZE (COPPER)	
15	14	
20	12	
30	10	
40	10	
60	10	
100	8	
200	6	
300	4	
400	3	
500	2	
600	1	
800	1/0	
1000	2/0	
1200	3/0	
1600	4/0	
2000	250	
2500	350	

GROUNDING ELECTRODE CONDUCTOR SERVICE ENTRANCE OR SEPARATELY DERIVED SYSTEM		
COPPER CONDUCTOR	WIRE SIZE	
#2 OR SMALLER	#8	
1 OR 1/0	#6	
2/0 OR 3/0	#4	
>3/0 THRU 350 KCMIL	#2	
>350 KCMIL THRU 600 KCMIL	1/0	
>600 KCMIL THRU 1100 KCMIL	2/0	
>1100 KCMIL	3/0	



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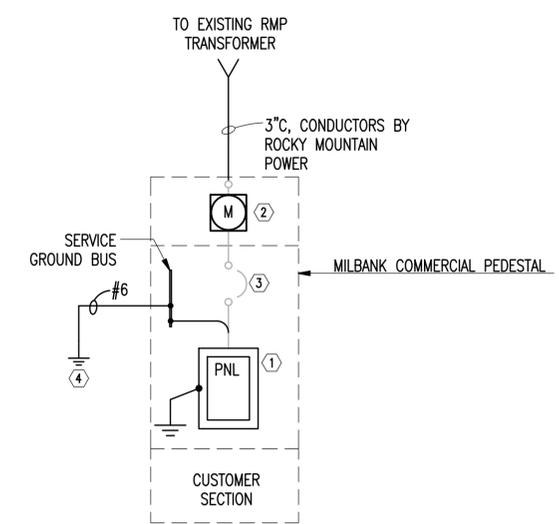
SILVER LAKE PLAT 14

Eagle Mountain, Utah

February 17, 2015

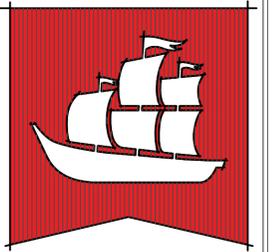
electrical legend

E-101



MILBANK PEDESTAL ONE-LINE
DIAGRAM FOR PS-2&5

- GENERAL NOTES:**
1. CONSULT ROCKY MOUNTAIN POWER (RMP) ELECTRICAL SERVICE REQUIREMENTS (ESR) MANUAL BEFORE DOING ANY WORK. FOLLOW RMP REQUIREMENTS WHEN INSTALLING SERVICE.
- SHEET KEYNOTES:**
1. COMMERCIAL PEDESTAL SHALL INCLUDE A 16 SPACE ELECTRICAL PANEL AND CUSTOMER SECTION FOR RELAY AND LIGHTING CONTRACTOR INSTALLATION.
 2. 100A, 240V, SINGLE PHASE METER SOCKET AS APPROVED BY ROCKY MOUNTAIN POWER.
 3. 100A, 240V, 2P, CIRCUIT BREAKER SUPPLIED WITH PEDESTAL.
 4. GROUND SERVICE BY A GROUND ROD INSTALLED AT THE BOTTOM OF COMMERCIAL PEDESTAL. SEE DETAIL _____ ON SHEET _____ FOR FOOT PRINT OF PEDESTAL AND PREFERRED LOCATION OF GROUND ROD AND CONDUITS.
 5. PROVIDE AND INSTALL PAD/VAULT FOR UTILITY TRANSFORMER. TRANSFORMER WILL BE SUPPLIED AND INSTALLED BY RMP AT OWNER EXPENSES. COORDINATE WITH RMP THE TRANSFORMER SIZE TO BE INSTALLED IN ORDER TO PROVIDE THE CORRECT SIZE VAULT.



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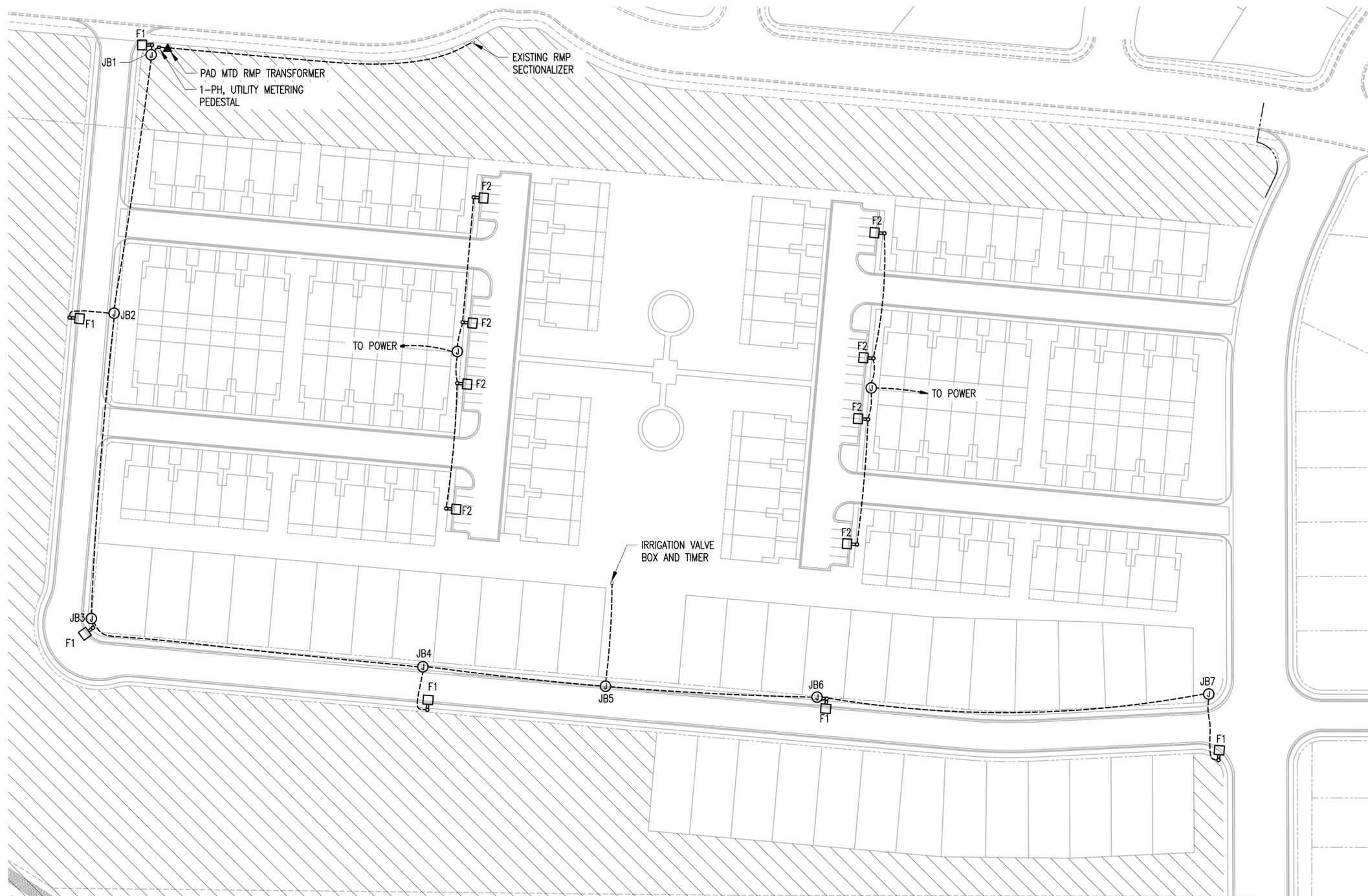
SILVER LAKE PLAT 14

Eagle Mountain, Utah

February 17, 2015

one-line
 diagram

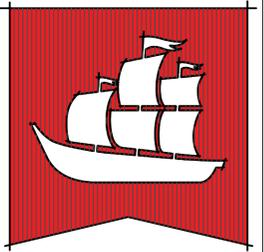
E-201



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GENERAL NOTES:
 1. X

SHEET KEYNOTES:
 1. X



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SILVER LAKE PLAT 14

Eagle Mountain, Utah

February 17, 2015

electrical
 site plan

E-301

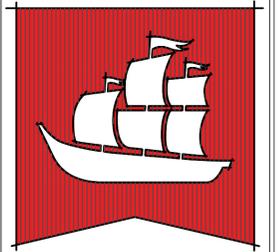
1 ELECTRICAL SITE PLAN
 SCALE: 0 30' 60' 120' 180'
 1"=60'



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GENERAL NOTES:
 1. X

SHEET KEYNOTES:
 1. X



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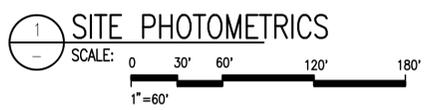
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SILVER LAKE PLAT 14

Eagle Mountain, Utah

February 17, 2015
 site photometrics

E-302



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
North Central Parking	✕	1.1 fc	2.1 fc	0.5 fc	4.2:1	2.2:1	0.5:1
Northeast Parking	✕	1.2 fc	2.1 fc	0.6 fc	3.5:1	2.0:1	0.6:1
Northwest Parking	✕	1.3 fc	2.0 fc	0.8 fc	2.5:1	1.6:1	0.7:1
Phase I Drive & Parking	+	0.4 fc	2.1 fc	0.0 fc	N/A	N/A	0.2:1
Phase II Driveway & Parking	+	0.3 fc	2.1 fc	0.0 fc	N/A	N/A	0.1:1
South Central Parking	✕	1.1 fc	2.0 fc	0.5 fc	4.0:1	2.2:1	0.6:1
Southeast Parking	✕	1.2 fc	2.1 fc	0.5 fc	4.2:1	2.4:1	0.6:1
Southwest Parking	✕	1.2 fc	2.0 fc	0.7 fc	2.9:1	1.7:1	0.6:1
Street Lighting	+	0.1 fc	1.8 fc	0.0 fc	N/A	N/A	0.1:1

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⤴ ○	F1	6	Amerlux Exterior	Avista AVI-AS-3H Light Engine Only	Street Light on a 14'-0" pole. Type III Distribution. 240 Volt.	N/A	1	4408.574	1	60.3
⤴ ○	F2	8	Amerlux Exterior	Avista AVI-AS-4H Light Engine Only	Parking Light on a 14'-0" pole. Type IV Distribution. 240 Volt.	N/A	1	5050.81	1	60.3

P PANEL 120/240 VOLT

LOCATION: P PANEL	MFGR: MILBANK PEDESTAL CP3B ML SERIES	AMPS	100	VOLTS: 120/240
DIMENSIONS:	TYPE:			PHASE: 1
MOUNTING:	NEMA: 3R			WIRES: 3
FEED: TOP		10,000 A.I.C.		FED FROM: XFMR

BRKR	A	P	DESCRIPTION	WIRE SIZE	CONT.	PHASE LOADS				NO	N. CONT.	CONT.	WIRE SIZE	DESCRIPTION	BRKR	A	P
						N. CONT.	CONT.	N. CONT.	CONT.								
20	2		STREET POLE LIGHTS	24	400	1	400	180	0	0	2	180		RECEPTACLES	20	1	
-	-		-	-	-	3					4			SPARE	20	1	
20	1		VALVE BOX IRRIGATION	20	250	5	0	250			6			SPARE	20	1	
			SPACE			7					8			SPACE			
			SPACE			9					10			SPACE			
			SPACE			11					12			SPACE			
			SPACE			13					14			SPACE			
			SPACE			15					16			SPACE			
TOTAL WATTS:				400	250	400	430	0	0	0	0	180	0				
CONTINUOUS LOAD:				400													
CONTINUOUS LOAD * 125%:				500													
NON-CONTINUOUS LOAD:				430													
DESIGN WATTS:				930													
MIN. RATING (AMPS):				3.9													

Silver Lake Platt 14 Street lights
Pole Mounted Street lights

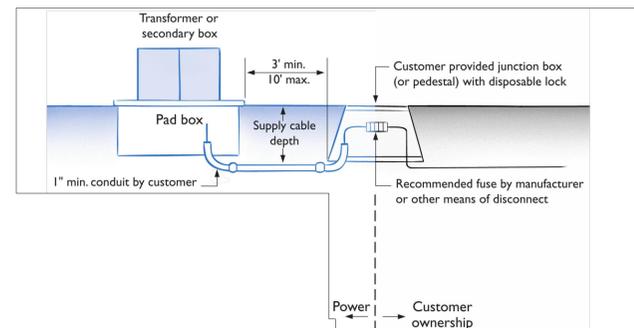
Calculated value, do not change
Click on cell, then select conductor size from list provided.
User entered value
3% Max. Design Voltage Drop (%)

VOLTS	PHASE	LOAD		CIRCUIT LENGTH (FT)	WIRE SIZE (AWG)	CONDUIT	PF	ACTUAL		Table "R"	Table "X"		
		WATTS	AMPS					VOLTS	PERCENT				
240	1	600	3	2050	4	STEEL	1.00	1	3.18	1.32%	0.3100	0.0600	
240	1	500	2	1950	4	STEEL	1.00	0.65	2.52	1.05%	0.3100	0.0600	
240	1	400	2	1615	4	STEEL	1.00	0.52	1.67	0.70%	0.3100	0.0600	
240	1	300	1	1245	4	STEEL	1.00	0.39	0.96	0.40%	0.3100	0.0600	
240	1	200	1	840	4	STEEL	1.00	0.2583	0.43	0.18%	0.3100	0.0600	
240	1	100	0	420	4	STEEL	1.00	0.1292	0.11	0.05%	0.3100	0.0600	
240	1	0	0		12	STEEL	1.00	0	0.00	0.00%	2.0000	0.0680	
voltage drop total									3.70%				

Silver Lake Platt 14
Irrigation water valve box control power

Calculated value, do not change
Click on cell, then select conductor size from list provided.
User entered value
3% Max. Design Voltage Drop (%)

VOLTS	PHASE	LOAD		CIRCUIT LENGTH (FT)	WIRE SIZE (AWG)	CONDUIT	PF	ACTUAL		Table "R"	Table "X"		
		WATTS	AMPS					VOLTS	PERCENT				
120	1	300	3	1268	6	STEEL	1.00	1	3.11	2.59%	0.4900	0.0640	
120	1	0	0		12	STEEL	1.00	0.00	0.00	0.00%	2.0000	0.0680	
voltage drop total									2.59%				

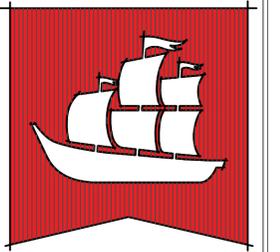


1 STREETLIGHT POINT-OF-DISCONNECT DIAGRAM
SCALE: NTS

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GENERAL NOTES:
1. X

SHEET KEYNOTES:
1. X



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SILVER LAKE PLATT 14
Eagle Mountain, Utah

February 17, 2015
schedules

E-401

AVISTA LED Light Engine
In Refractive Diffuser
U.4.22.14

APPLICATION:
LED Light engine for use in post top mount area and pedestrian environments. Designed for new fixtures or existing as a retrofit.

INSTALLATION:
Adjustable Light Engine - Can be field adjusted to optimal performance. LED retrofit kit mounts to many existing luminaires.

ELECTRICAL:
• Automatic AC incoming voltage sensing 120-277
• Over voltage and short circuit protection
• 10kv surge protector

CONSTRUCTION:
• Anodized Aluminum Heat Sink
• IP66 Rated
• Cast aluminum filler plate provided
• Sealed LED chamber and optics

DISTRIBUTION:
SY - Symmetric
AS - Asymmetric

EFFICACY:
Up to 85 lumens/ watt

CCT:
3000K, 4000K, 5000K

NOMINAL INPUT POWER:
41W, 60W

LIFE:
50,000+ hours

PROJECT:
TYPE:

SY POLAR GRAPH
AS POLAR GRAPH

Ordering Information

Model	Light Distribution	Code	CCT	CRI	Approx. Lumens W/ Diffuser	Nominal Input Power
AVI	SY (Symmetric)	3H	3,000K	80	3,740 lm	60W
		4H	4,000K	80	4,290 lm	
		5H	5,000K	80	4,940 lm	
	AS (Asymmetric)	3H	3,000K	80	3,710 lm	
		4H	4,000K	80	4,250 lm	
		5H	5,000K	80	4,890 lm	
SY	3L	3,000K	80	2,470 lm	41W	
	4L	4,000K	80	2,920 lm		
	5L	5,000K	80	3,420 lm		
AS	3L	3,000K	80	2,450 lm		
	4L	4,000K	80	2,880 lm		
	5L	5,000K	80	3,390 lm		

www.amerluxexterior.com • 5220 Shank Rd. Pearland, Texas 77581 • (T) 281.997.5400 • (F) 281.997.5441

10 year limited warranty
Part String

Example: AVI / SY / 3H

amerlux

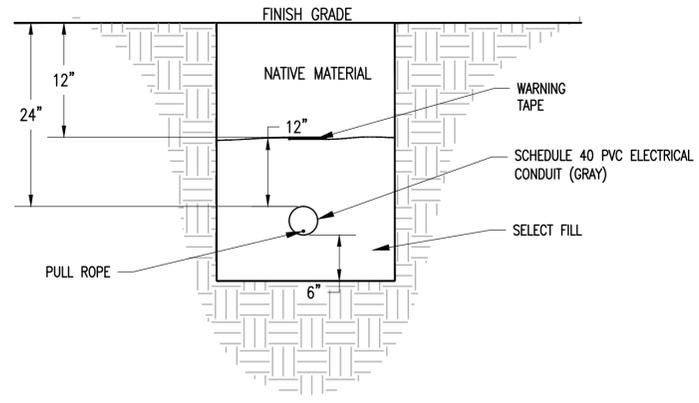
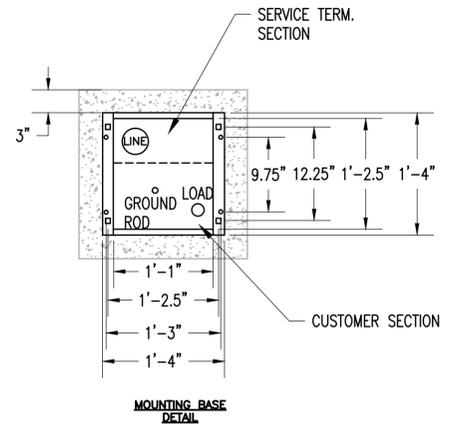
2 FIXTURE TYPE F1 & F2 CUT SHEET
SCALE: NTS

3" RECOMMENDED MIN. FOUNDATION EXTENSION ALL SIDES.

6-INCH RECOMMENDED MINIMUM FOUNDATION DEPTH BELOW GRADE LEVEL

36" MIN. PEDESTAL CLEARANCE TYPICAL FRONT & BACK REQUIRED PER N.E.C. 110-16

(4) 5/8-11 X 8 (450mm) 16UNC) ANCHOR BOLTS RECOMMENDED



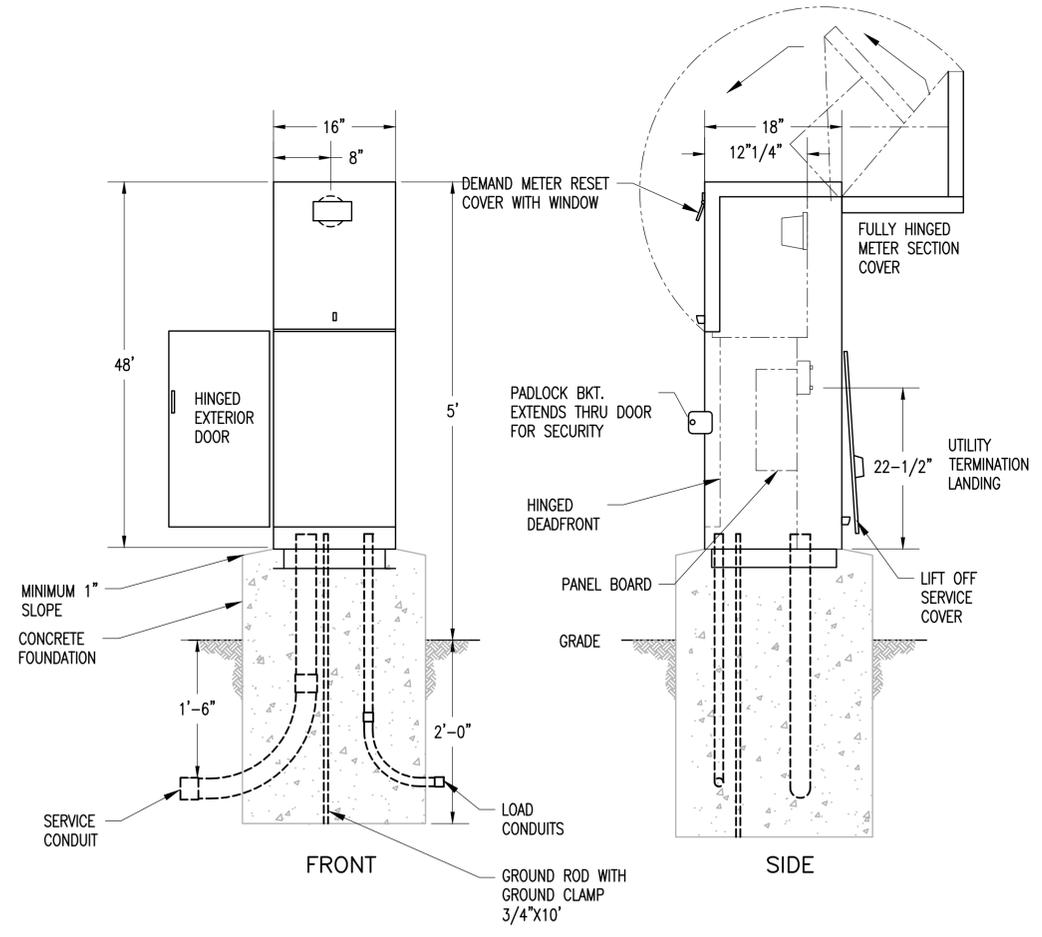
(B) TYPICAL TRENCH SECTION DETAIL
SCALE: N/A

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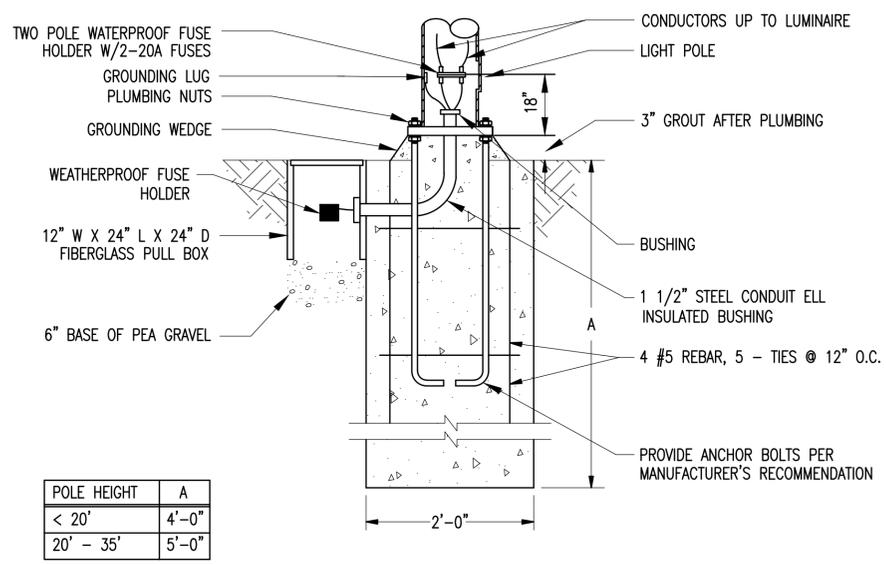
GENERAL NOTES:
1. X

SHEET KEYNOTES:
1. X

□ PEDESTAL MOUNTING HOLES
○ ANCHOR BOLT MOUNTING HOLES

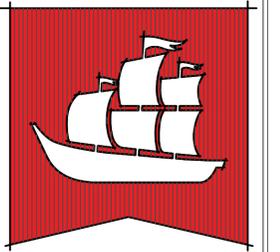


(A) MILBANK CP3B ML SERIES PEDESTAL
SCALE: N/A



POLE HEIGHT	A
< 20'	4'-0"
20' - 35'	5'-0"

(C) FLUSH MOUNT NON FUSED POLE BASE DETAIL
SCALE: N/A



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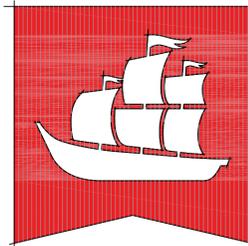
SILVER LAKE PLAT 14

Eagle Mountain, Utah

February 17, 2015

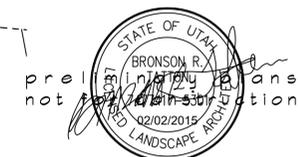
electrical
details

E-501

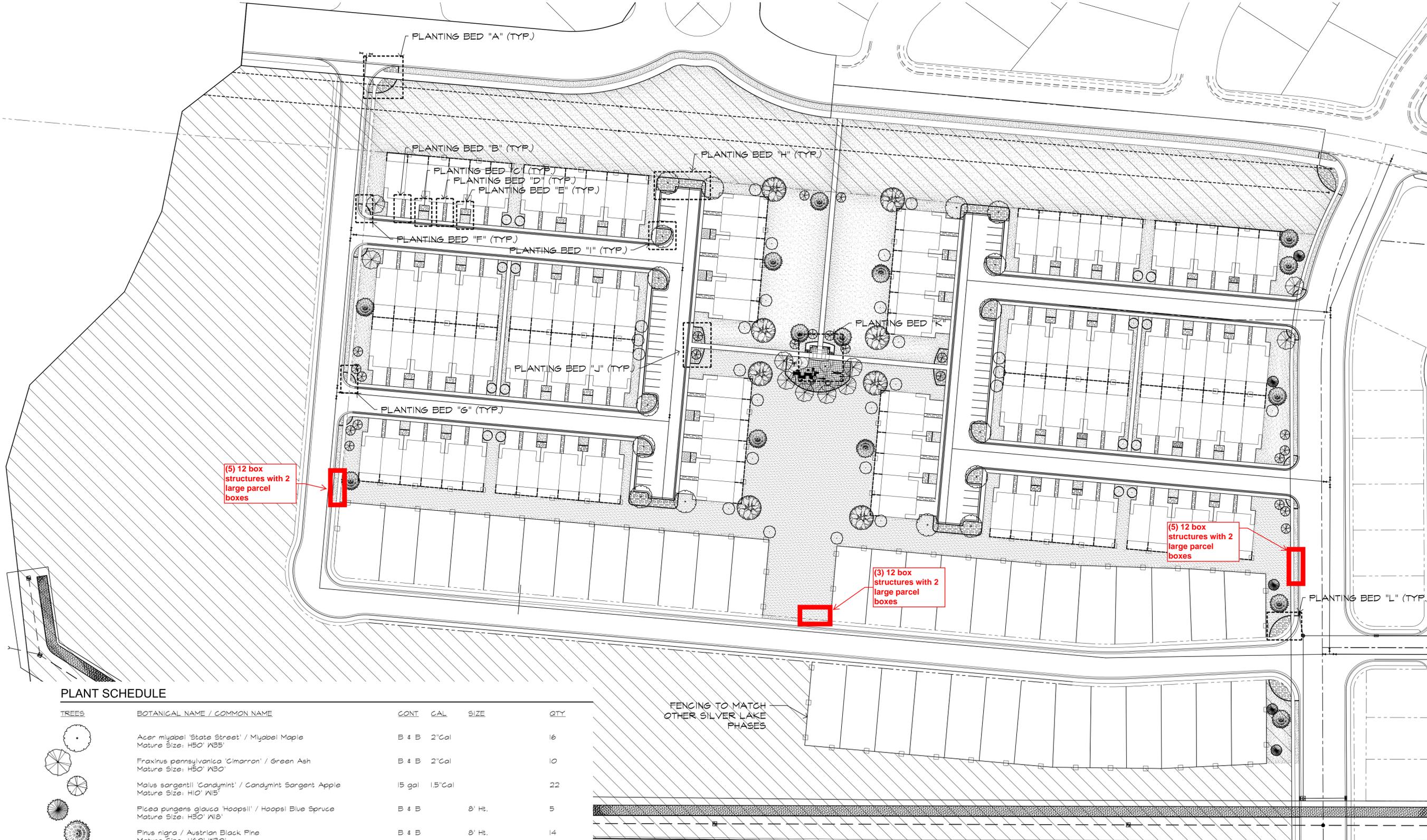


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PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY
	<i>Acer miyabei</i> 'State Street' / Miyabei Maple Mature Size: H50' W35'	B & B	2"Gal		16
	<i>Fraxinus pennsylvanica</i> 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Gal		10
	<i>Malus sargentii</i> 'Candymin' / Candymin Sargent Apple Mature Size: H10' W15'	15 gal	1.5"Gal		22
	<i>Picea pungens</i> 'glauca 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H50' W18'	B & B		8' Ht.	5
	<i>Pinus nigra</i> / Austrian Black Pine Mature Size: H60' W30'	B & B		8' Ht.	14
	<i>Platanus x acerifolia</i> 'Bloodgood' / London Plane Tree Multi-Trunk Mature Size: H50' W40'	B & B	2"Gal		8
	<i>Prunus virginiana</i> 'Canada Red' / Canada Red Chokecherry Mature Size: H25' W20'	B & B	2"Gal		25
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	2"Gal		16
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch			18,174 sf
	<i>Poa pratensis</i> / Kentucky Blue Grass Blend (approved by Owner)	sod			264,975 sf

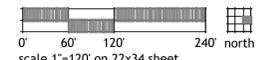
FENCING TO MATCH
OTHER SILVER LAKE
PHASES

SILVER LAKE PLAT 14

Eagle Mountain, Utah

february 2, 2015

landscape
planting plan



L-101



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 24, 2015

Project: Development Code Amendment: Chapters 17.10.030, 17.75.060 (Definition of Group Home)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Following the most recent application for a group home, it has become apparent that the City Code creates confusion by containing a definition of “group home, large” as a group home with eight or more unrelated persons, but then the group home regulations only allow for eight persons.

Proposed Amendments

Staff recommends that the definition of “group home, small” and “group home, large” be removed from the code, and replaced with a definition of “group home,” which limits group homes to no more than eight unrelated persons. The City Attorney also recommended that the changes be made. Here are the proposed changes:

17.10.030 Definitions.

~~“Group home, large” means a residential facility established as a single housekeeping unit and shared by eight or more unrelated persons, exclusive of staff, who require assistance and supervision. A large group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. See Chapter 17.75 EMMC for regulations concerning group homes.~~

“Group home, ~~small~~” means a residential facility established as a single housekeeping unit and shared by no more than eight unrelated persons, exclusive of staff, who require assistance and supervision. A ~~small~~ group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. See Chapter [17.75](#) EMMC for regulations concerning group homes.

17.75.060 Residential facility for persons with a disability.

A residential facility for persons with a disability (~~small or large, as defined by this title~~) is a conditional use in any zoning district where residential dwellings are allowed. “Disability” is defined in Section 57-21-2, Utah Code Annotated 1953.

For the rest of this chapter, please see the Municipal Code on the City’s website: www.eaglemountaincity.com.



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 24, 2015

Project: Development Code Amendment: Chapter 15.10.230, 16.60.050 (Building Permit Approval Process)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

With the sale of the power and gas companies, and after considering the building permit approval process from several cities in northern Utah County, we have decided that our process needs to be amended. These changes should result in less complaints and confusion by developers, and give the Development Review Committee some discretion when considering the timing of building permits for commercial, industrial, and multi-family developments.

Proposed Amendments

These proposed changes have been reviewed at length by the City's Development Review Committee (Planning, Engineering, Parks, Fire, Building), and are very similar to Lehi City's building permit approval process. This proposed amendment will be sent to the local developers for their feedback prior to the meeting. Here are the proposed changes:

15.10.230 Building permits.

See EMMC 16.60.050 for the building permit approval process.

~~The city may issue a building permit upon application, in compliance with all laws, ordinances, rules, and regulations. No building permits will be issued until all required infrastructure improvements are installed and accepted by Eagle Mountain City. Required infrastructure shall include city-owned utilities such as sanitary sewer, water, pressurized irrigation, storm drain, gas, and electrical, as well as streets, sidewalks, and street signs. Exceptions may be granted between the months of October and April when asphalt hot plants may not be in operation. Building permits may be recommended without pavement; provided, that all contaminated road base is removed and replaced prior to asphalt placement. Subdivisions which receive building permits without asphalt must have asphalt placed by June 1st, weather permitting.~~

~~The city engineer or his/her designee is hereby designated as the responsible official to accept the improvements. Once acceptance has been granted, a building permit may be obtained. Temporary model home building permits may be granted if basic safety-related infrastructure has been installed. Such infrastructure should include at a minimum a drivable street, street sign, fire hydrants and all required sanitary sewer, water and storm drain systems. A checklist detailing required improvements and acceptance by the city is included in the appendix attached to the ordinance codified in this chapter. [Ord. O-03-2010 § 4 (Exh. A § 2.200)].~~

16.60.050 Approval process.

The City may only approve a proposed building permit application that conforms to the applicable building codes, the fire code, adopted architectural and design guidelines, or ordinances. Any redlined notes or comments written by authorized City staff on plans or in approval documents are a part of the approved plan and applicants are responsible to review and comply with such redlined amendments. The Building Department may receive and approve complete building permit applications under the following circumstances:

- A. For residential projects with either single-family detached or single-family attached units (townhomes, twin homes, duplexes), the minimum infrastructure required to serve the lot must be installed, including sewer; water lines and fire hydrants charged; sidewalk, curb and gutter; and asphalt (except when not allowed due to temperature restrictions) (see EMMC 16.05.110(D)). Asphalt must be placed and graded; the sewer, drains and drain facilities, and water lines must be completed and tested; street signs and “no parking” signs must be installed; required turnarounds (temporary or permanent) must be installed; and fire flow test results must be submitted and approved by the Fire Marshal or his/her designated representative before any building permits will be issued.
- B. For non-residential / commercial projects or multi-family residential projects (including apartment and condominium projects), building permits may be issued in advance of the road and utility improvements being completed if the project is adjacent to an existing road(s), and all necessary utility infrastructure is immediately available to the project, unless otherwise determined by the Development Review Committee due to public safety or other special circumstances where this infrastructure would be required to be installed prior to the building permit being issued.
- C. For non-residential / commercial projects or multi-family residential projects (including apartment and condominium projects) where all necessary utility infrastructure is not immediately available, the Development Review Committee shall review each project on a case by case basis to determine the amount of infrastructure that will be required prior to issuance of a building permit.
- D. Development Review Committee decisions may be appealed to the City Council. It is the responsibility of each applicant to provide sufficient information to demonstrate the reason and justification for the exception, and that they can provide acceptable temporary alternatives for power, water, and fire protection during construction.

~~Once a subdivision has been recorded and the city engineer has verified in writing that the minimum infrastructure required to serve the lot is installed, including sewer; water lines and fire hydrants charged; sidewalk, curb, and gutter; and road base (see EMMC 16.05.110(D)), the building department may receive and approve complete building permit applications. The city may only approve a proposed building permit application that conforms to the applicable building codes, adopted architectural and design guidelines or ordinances. Any redlined notes or comments written by authorized city staff on plans or in approval documents are a part of the approved plan and applicants are responsible to review and comply with such redlined amendments. [Ord. O-23-2005 § 3 (Exh. 1(2) § 12.5)].~~



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 24, 2015

Project: Development Code Amendment: Table 17.55.120(c) Required Parking by Land Use

Applicant: City Staff

Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

For various reasons we have decided to review our off-street parking standards and recommend changes. We have done a variety of research of the parking codes of other cities, the International Traffic Engineers Manual (ITE), and made some site visits to existing developments in Northern Utah County.

Proposed Amendments

We recommend that these changes be considered to the City's off-street parking standards (deletions in strikethrough and additions in red; rows were also rearranged by land use classification):

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 within a fully enclosed garage
Single-Family Attached Dwellings Townhouses / Condominiums / Multi-Family Dwellings	2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage
Multiple Unit Dwelling PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages + 1 guest parking space per 3 dwelling units.
Residential Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for persons with a disability (group home)	1 stall per patient bed
PUBLIC / CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see City Parks and Open Space Master Plan)
NON RESIDENTIAL / OTHER USES	
Agriculture / Farm Industry	To be determined by the planning director and Planning Commission
Automotive Service Stations	1 stall per 200-500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Bed and Breakfast	1 stall per bed
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children

Convenience Store	1 stall per 200 sq. ft. of gross floor area
Farm Industry	To be determined by the Planning Commission
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health / Fitness Club	1 stall per 200 150 sq. ft. of gross floor area
Hotel, and Motel, Bed and Breakfast	1 stall per bed
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Multi-tenant Shopping Center	1 stall for each 250 sq. ft. for building greater than 10,000 sq. ft.
Office Buildings	1 stall per 300 sq. ft. of gross floor area
Office and Professional	1 stall per 250 300 sq. ft. of gross floor area
Other Business	1 stall per 250 sq. ft. of gross floor area
Printing and Publishing	1 stall per person employed on highest employee shift
Private Stable	1 stall per unit
Public Stables	To be determined by the planning commission
Retail Establishment Less Than 10,000 Sq. Ft.	Minimum = 1 stall for each 250 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings
Retail Establishment Greater Than 10,000 Sq. Ft.	1 stall for each 250 sq. ft. of gross floor area for buildings
Recycling Facilities	To be determined by the Planning Commission
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food / Drive-thru)	1 stall per 125 sq. ft. of gross floor area
Research and Development	1 stall per 250 sq. ft. of gross floor area
Self-Storage	To be determined by the Planning Commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter