

SEP 16TH, 2026



SKYWALK COMMUNITY STRUCTURE PLAN

ERDA UTAH

Prepared by:



SKYWALK COMMUNITY STRUCTURE PLAN

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Introduction:

Applicant & Landowner Contact Information

Property Owner Name: BCP Development LLC

Address: 300 S 1350 E, Floor 2, Lehi, UT 84043

Phone Number: 801-766-4442

Email Address: Luke@flagshiphomes.com

INTRODUCTION

The Skywalk community is located on the western side of Erda City adjacent to the city's southern border with Grantsville City. It is bounded by Highway 138 to the north, Sheep Lane to the west and the Tooele Valley Airport to the east.



Legal Description & Survey

Skywalk PUD Boundary Legal Description

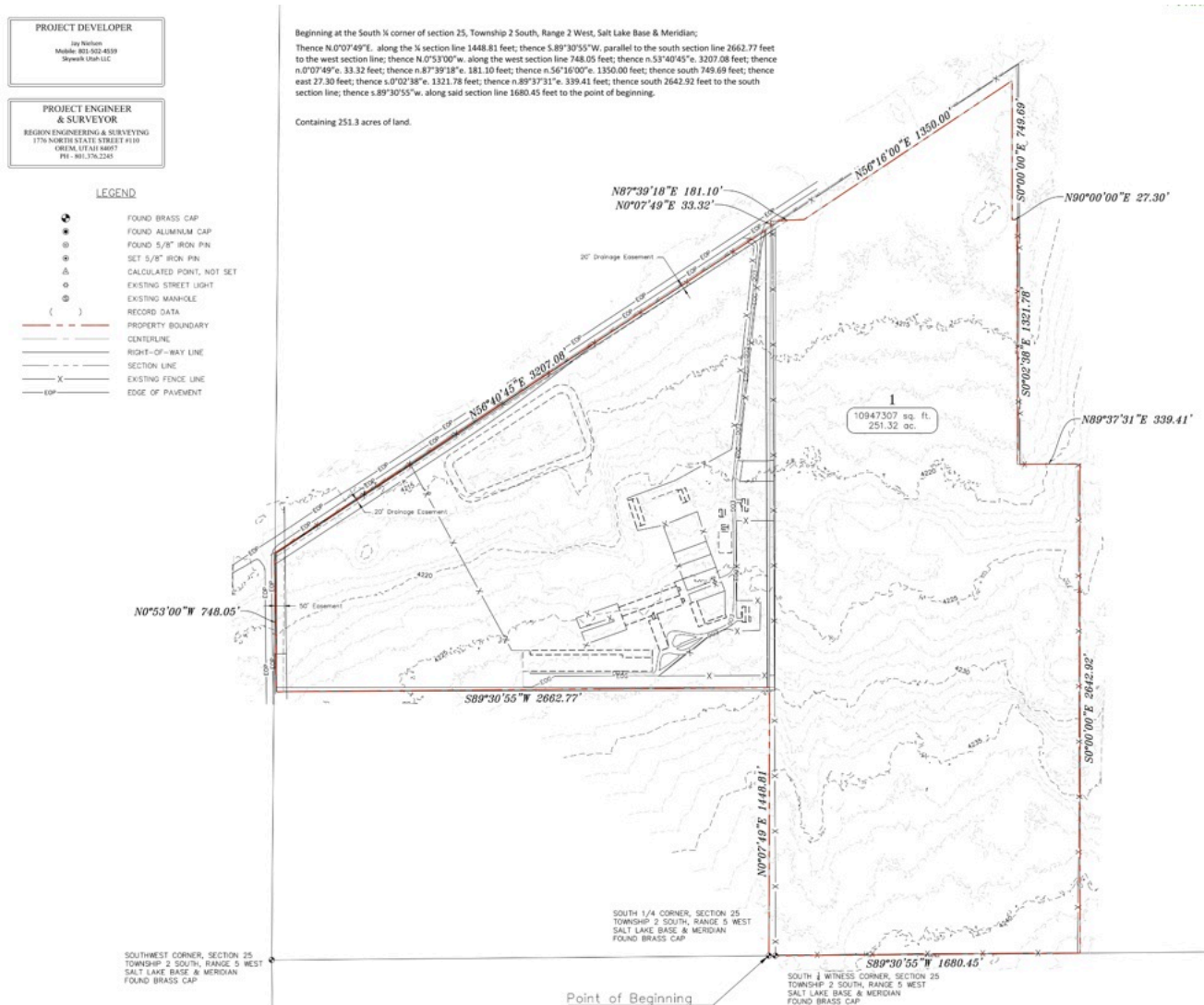
Beginning at the South $\frac{1}{4}$ corner of section 25, Township 2 South, Range 2 West, Salt Lake Base & Meridian; Thence N.0°07'49"E. along the $\frac{1}{4}$ section line 1448.81 feet; thence S.89°30'55"W. parallel to the south section line 2662.77 feet to the west section line; thence N.0°53'00"W. along the west section line 748.05 feet; thence n.53°40'45"E. 3207.08 feet; thence n.0°07'49"E. 33.32 feet; thence n.87°39'18"E. 181.10 feet; thence n.56°16'00"E. 1350.00 feet; thence south 749.69 feet; thence east 27.30 feet; thence s.0°02'38"E. 1321.78 feet; thence n.89°37'31"E. 339.41 feet; thence south 2642.92 feet to the south section line; thence s.89°30'55"W. along said section line 1680.45 feet to the point of beginning.

Note 1:

Legal description from survey completed by **Region Engineering & Surveying** in 2018.

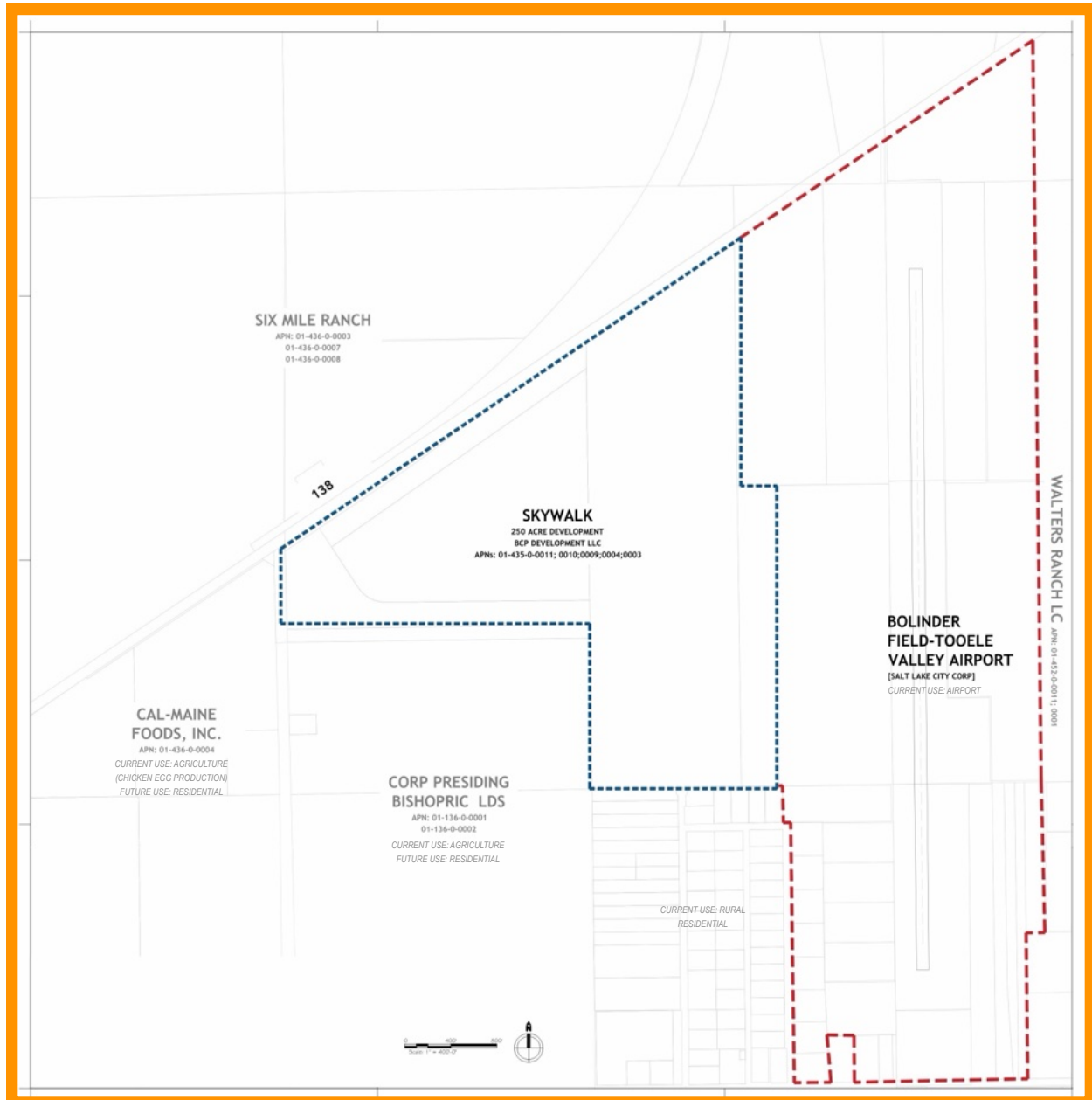
Note 2:

As per PUD Concept Plan approvals, part of the adjacent LDS Church farm has PUD Concept approval for a church/school property.



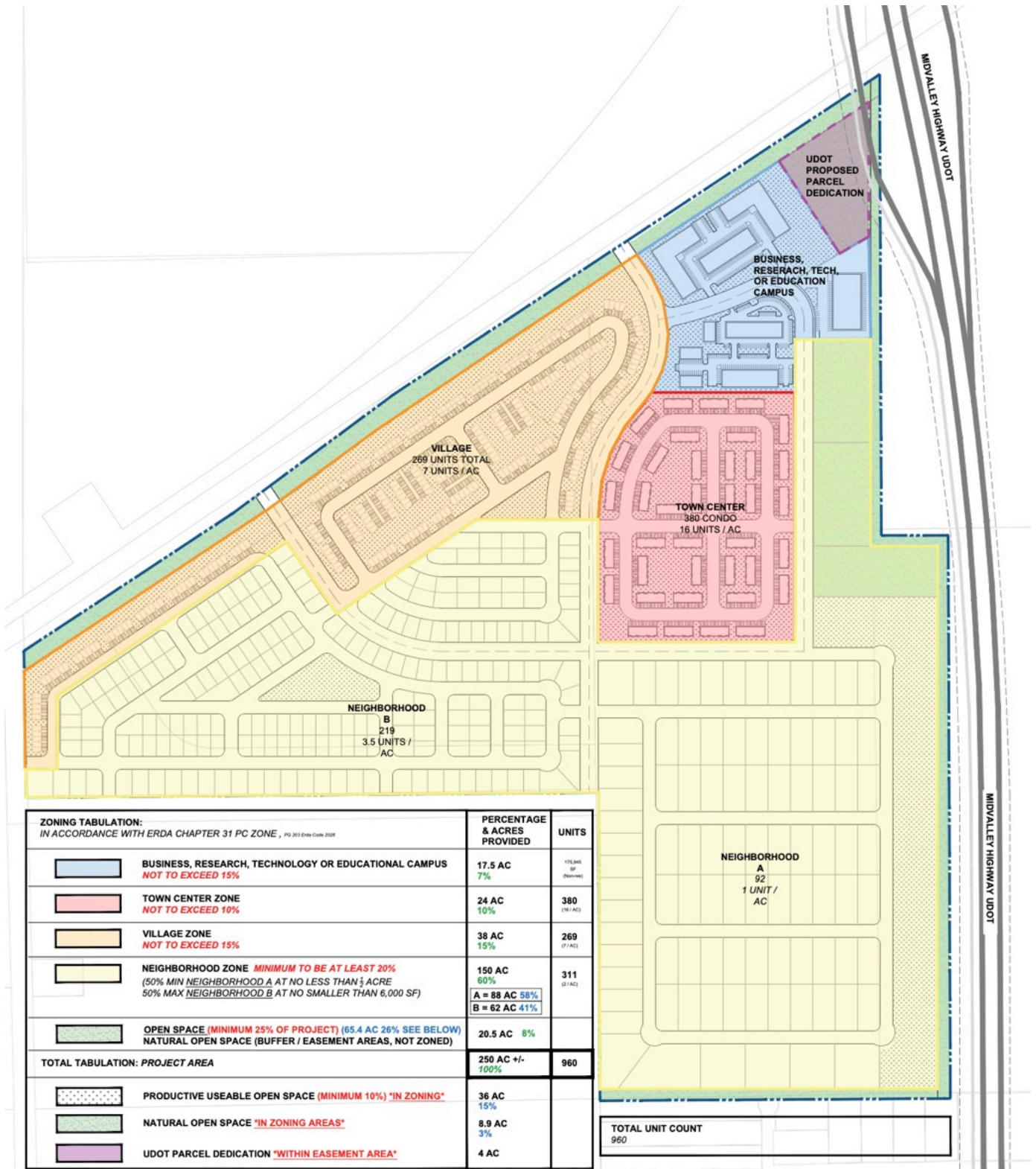
Adjacent Land Ownership & Use

Adjacent Land Ownership & Use Map Explanation



Adjacent land ownership is illustrated in the accompanying map exhibit. Major surrounding landowners include Salt Lake City Corporation (Bolinder Field-Tooele Valley Airport) to the east; a combination of privately owned parcels and land held by the Corporation of the Presiding Bishopric of The Church of Jesus Christ of Latter-day Saints to the south; Cal-Maine Foods, Inc. to the west; and Six Mile Ranch to the north, across UT-138.

Land Use Map



Land Use Description & Unit Tables

(1) Neighborhood: This category is designed for comparatively low-density residential use, semi-public, and allowed recreation/open space uses. It may accommodate gross residential densities between one (1) and six (6) units per acre, and at least 20% of the project area shall have Neighborhoods A and B.

- Neighborhood A shall account for a minimum of 50% of the neighborhood district and shall have lots no smaller than ½ acre with a gross density not to exceed 1 unit per acre.
- Neighborhood B shall account for a maximum of 50% of the neighborhood district. It shall have lots no smaller than 6,000 sq. ft. and a maximum density not exceeding six units per acre.

(2) Village: This category is designed for medium-density mixed-use development that includes residential (single and multi-family), office, neighborhood commercial, public/semipublic, and recreation/open space uses without a predetermined emphasis on any single use. This category may accommodate gross residential densities not to exceed 12 units per acre. Gross residential density may be increased based on the percentage of property within the Village area dedicated to Neighborhood Commercial as identified in the master development agreement. (As to the required percentages defined in section 31-12 (A) of this chapter). The area designated as a village shall not exceed 15% of the project area.

(3) Town Center: This category is designed for high-density mixed-use development that emphasizes office, commercial, and recreational uses but also includes residential (single and multi-family), public/semi-public, and open space uses. The town center's gross residential density may not exceed 20 units per acre. However, gross density may be increased based on the percentage of property within the Town Center area dedicated to commercial uses, as identified in the master development agreement. The area designated as the town center shall not exceed 10% of the project area.

(4) Business, Research, Technology or Educational Campus: This category is designed to accommodate a campus dedicated to a mixture of business uses, office, commercial, industrial, technological, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses. The area designated as business, research, technology, or educational shall not exceed 15% of the project area.

(5) Open Space: Landscaped area, natural area, or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, open space areas may also be provided within the different land use districts, including open space and common areas, as defined in sections 31-12 (A) of this chapter. The open space area shall be a minimum of 25% of the project area, with a minimum of 10% of the open space area being productive, usable public space, i.e., parks, sports fields, etc. In addition an interconnected asphalt trail system shall be provided throughout the project area.

From Erda City Code, Chapter 31 Planned Community

31-5. Permitted uses.

(1) The following uses are permitted within the P-C Zone provided the area is more than 150 but less than 400 acres:

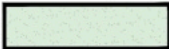
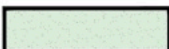
- (a) Residential uses of all types on a range of lot sizes, including single-family detached, single-family attached; multifamily residential, townhomes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- (b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;
- (c) A mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- (d) Home-Occupation Permits following the provisions of the City Land Use Ordinance;
- (e) Health-care facilities;
- (f) Public facilities, such as schools, libraries, and civic buildings;
- (g) Common areas, such as plazas, playgrounds, and trails
- (h) Churches;
- (i) Day-care facilities;
- (j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas, and
- (k) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

(2) The following uses are permitted within the P-C Zone, provided the area is more than 400 acres:

- (a) Residential uses of all types on a range of lot sizes, including single-family detached, single-family attached; multifamily residential, townhomes; loft apartments, residential units above ground floor retail, commercial, or office uses; and condominiums;
- (b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;
- (c) A mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- (d) Home-Occupation Permits following the provisions of the City Land Use Ordinance.
- (e) Health-care facilities;
- (f) Public facilities, such as schools, libraries, and civic buildings;
- (g) Common areas, such as plazas, playgrounds, and trails
- (h) Churches;
- (i) Day-care facilities;
- (j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, and recreational areas;
- (k) Industrial and manufacturing uses in harmony with existing and proposed development and
- (l) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

From Erda City Code, Chapter 31 Planned Community

Land Use Allocation & Unit Density Table

ZONING TABULATION: IN ACCORDANCE WITH ERDA CHAPTER 31 PC ZONE , PG 203 Erda Code 2026		PERCENTAGE & ACRES PROVIDED	UNITS
	BUSINESS, RESEARCH, TECHNOLOGY OR EDUCATIONAL CAMPUS NOT TO EXCEED 15%	17.5 AC 7%	175,945 SF (Non-res)
	TOWN CENTER ZONE NOT TO EXCEED 10%	24 AC 10%	380 (16 / AC)
	VILLAGE ZONE NOT TO EXCEED 15%	38 AC 15%	269 (7 / AC)
	NEIGHBORHOOD ZONE MINIMUM TO BE AT LEAST 20% (50% MIN NEIGHBORHOOD A AT NO LESS THAN ½ ACRE 50% MAX NEIGHBORHOOD B AT NO SMALLER THAN 6,000 SF)	150 AC 60% A = 88 AC 58% B = 62 AC 41%	311 (2 / AC)
	OPEN SPACE (MINIMUM 25% OF PROJECT) (65.4 AC 26% SEE BELOW) NATURAL OPEN SPACE (BUFFER / EASEMENT AREAS, NOT ZONED)	20.5 AC 8%	
TOTAL TABULATION: PROJECT AREA		250 AC +/- 100%	960
	PRODUCTIVE USEABLE OPEN SPACE (MINIMUM 10%) *IN ZONING*	36 AC 15%	
	NATURAL OPEN SPACE *IN ZONING AREAS*	8.9 AC 3%	
	UDOT PARCEL DEDICATION *WITHIN EASEMENT AREA*	4 AC	

Business, Research, Technology or Educational Campus at 17.5 AC which covers 7% of total project area. This is less than the 15% maximum as specified in PC Code. A total of roughly 175,945 SF (+/-) of Business, Research, Technology or Educational Campus will be construction in this zone. No residential will be in this zone.

Town Center zone is to include 380 condo units (which is 38 condo buildings with 10 units each) These will be specified in the architectural section on design and layout. This zone is 16 units per acre which is less than the maximum of 20 units per acre in PC Code. It covers 10% of project area which is the maximum allowed per Planned Community Code. HOA park space included.

Village zone is to include 269 town home units (typically in groups of 6, but sometimes at 8 or less at 4) These will be specified in the architectural section on design and layout. This zone is 7 units per acre which is less than the maximum at 12 units per acre in PC Code. It covers 15% of project area which is the maximum allowed per Planned Community Code. HOA park space included.

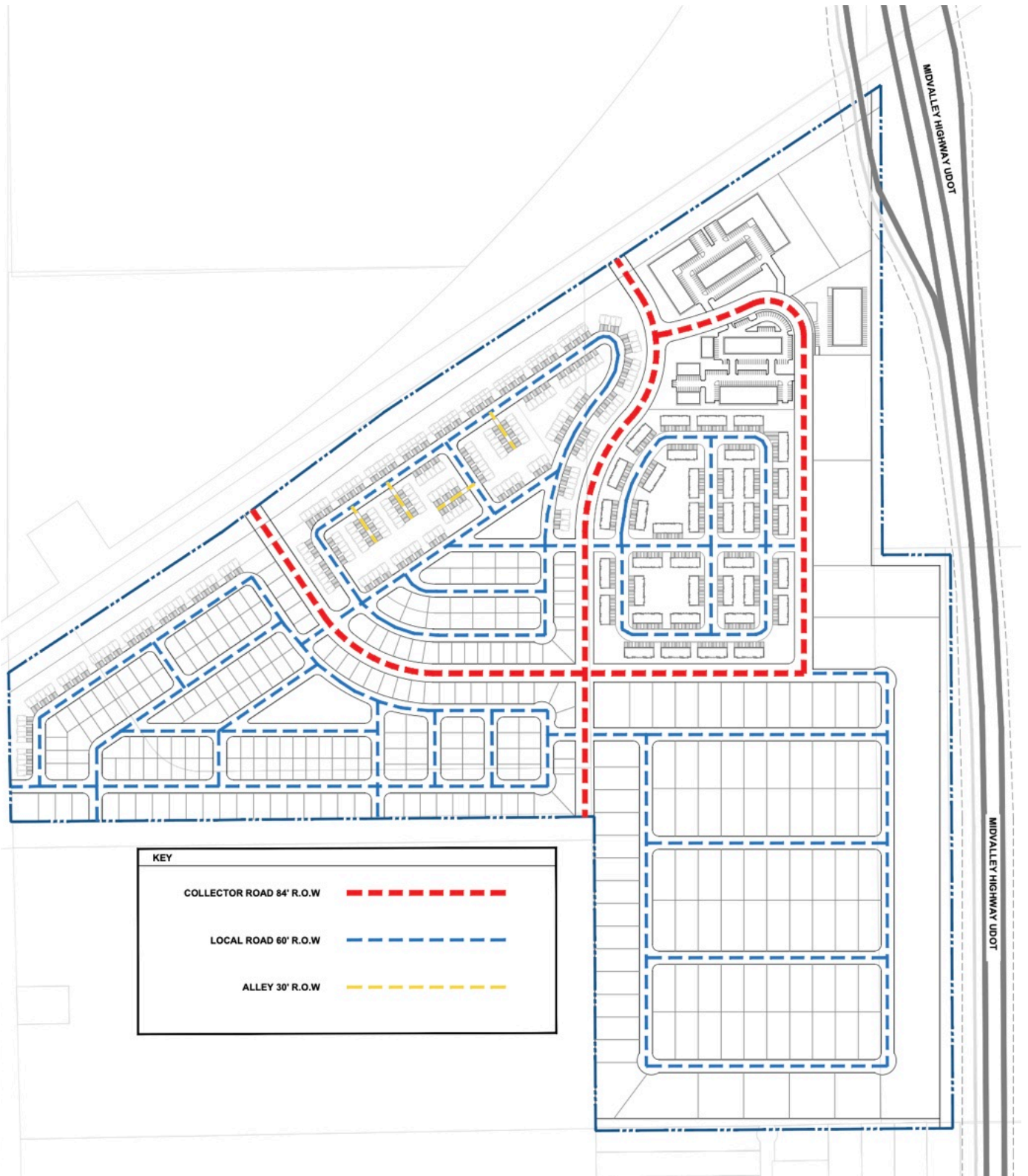
Neighborhood Zone is to include 311 single family dwellings. Plans will be specified in architectural section on design and layout. This zone is average 2 units per acre, which PC code ranges from 1-6 units per acre. This covers 60% of project area, which per PC Code required minimum 20% coverage. Neighborhood A is at 58% of the 150 AC (88 ac) (min. 50% per PC) with 1 unit per acre (max 1 unit per ac) and Neighborhood B is at 41% (62 ac) (max. 50% per PC) with 3.5 units per acre (max 6 units per ac)

Open Space is to include 65.4 acres which is 26% of project area, per PC Code is 25% of total project area. 15% (36 ac) is productive maintained open space, which per code requirement is 10% min. Open space in above calculations has in two parts. See above for details. 20.5 ac in non zoned space, the remaining 44.9 ac are within zoned space, majority HOA park space.

Phasing Map

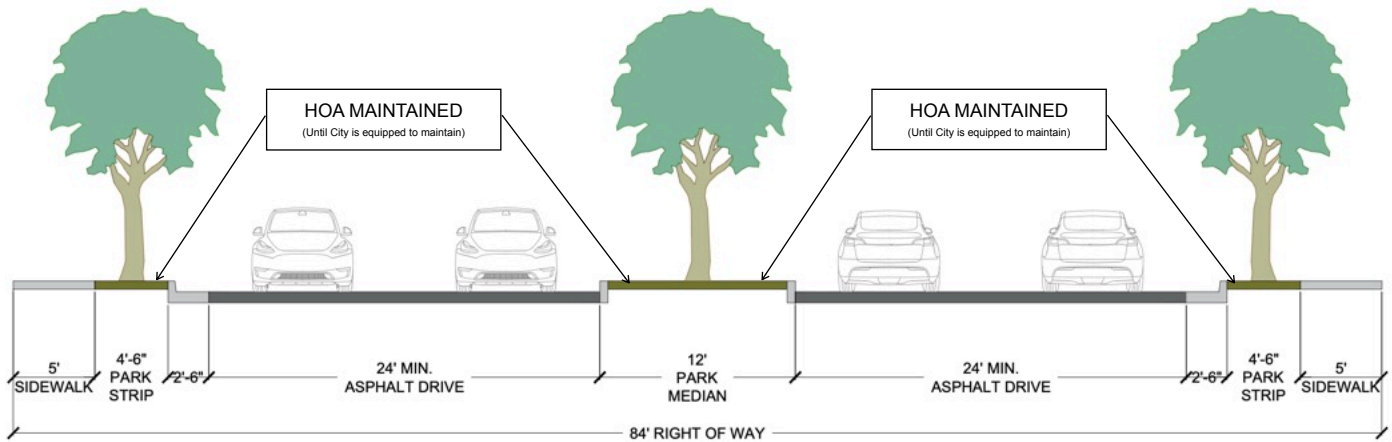


Transportation Plan

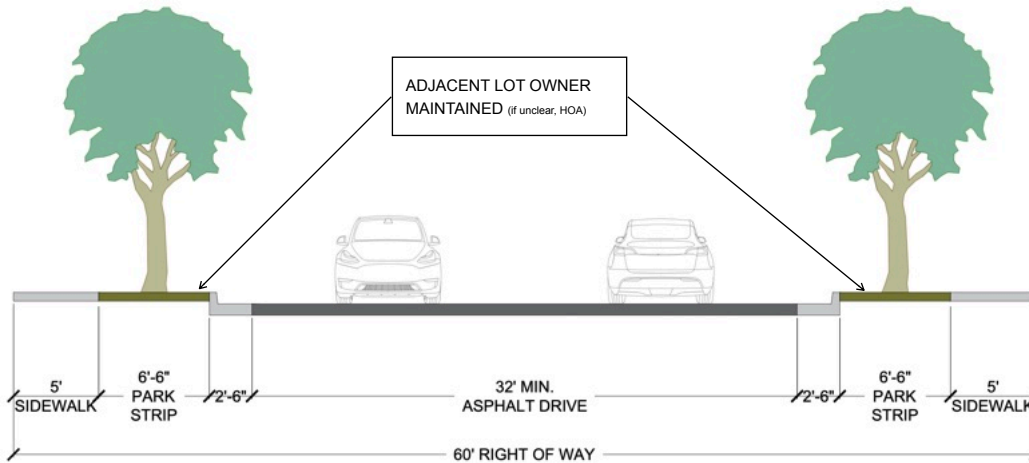


Street Cross Sections

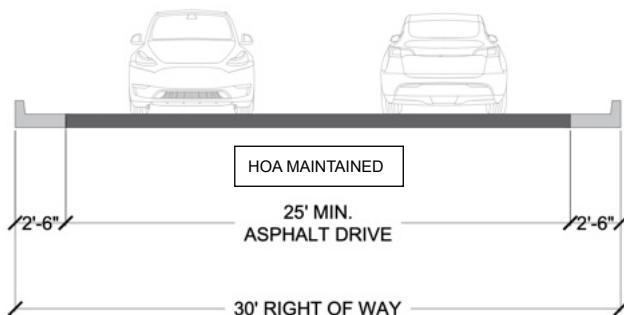
Collector 84' R.O.W



Local Road 60' R.O.W



Alley 30' R.O.W



Erda City Engineering Department

Local roads: 60' ROW, 32' of asphalt (min), 2.5' curb, 5' sidewalks,

Alley: 30' ROW, 2.5' curb and 25' asphalt

Major Collector: 100' ROW, 5' Sidewalk

Collector Road: 84' ROW, 2.5' curb, 5' Sidewalk, Planter median 12' min.

Note On Street Landscaping:

Collector (84') R.O.W park strips & median to be maintained by HOA **Until city is equipped to maintain**

Local Road (60') R.O.W park strip be maintained by adjacent lot owners

Transportation Guidelines

Streets

Skywalk is organized around a connected, hierarchical street network that supports walkability, distributes traffic efficiently, and reinforces the character of each neighborhood. Streets are designed as both circulation routes and public spaces, orienting development and supporting pedestrian activity. The network includes collector streets (84' R.O.W.), local streets (60' R.O.W.), and alleys (30' R.O.W.), forming a clear circulation framework. This structure reflects traditional block patterns and ensures most residents are within a five- to ten-minute walk ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of neighborhood centers and amenities.

General Requirements

Streets shall:

- A. Provide a high level of connectivity throughout the development
- B. Accommodate all modes of travel, prioritizing automobile traffic flow and pedestrians
- C. Respond to adjacent land uses in their design and character
- D. Function as an integrated system of public and some private streets meeting applicable standards
- E. No connection will be provided from the subdivision directly to the planned Mid-valley highway expansion. A portion of property will be dedicated to UDOT for their development plans of Mid-valley highway.

Street Network

Collector Streets form the primary circulation system, creating a loop and key connections between major land uses.

Local Streets provide internal access and emphasize low speeds and pedestrian comfort.

Alleys support rear loading access and reduce driveway conflicts in higher-density areas.

This hierarchy distributes traffic efficiently while maintaining a pedestrian-scaled environment.

Network Principles

- Neighborhoods are interconnected with multiple access points
- A continuous street grid avoids isolated subdivisions
- Multiple routes reduce congestion and improve circulation
- Street design balances mobility with safe vehicle speeds
- On-street parking may be used to support adjacent uses and calm traffic
- Walking routes are integrated throughout the network via sidewalk connection and trails in park areas.
- Street and alley connections are intentional and cohesive in applicable areas.

Blocks

- A. Blocks are small to moderate in size to promote walkability and connectivity
- B. A generally rectilinear pattern is used, with flexibility for site conditions
- C. Blocks are typically bounded by streets, with some edges defined by open space or trails
- D. Perimeter blocks may vary to transition to surrounding conditions

Community Design Guidelines:

Architectural Design Standards

Neighborhood Zone (Zone A)

The Neighborhood Zone A will feature 5+ different plan sets that have their own distinct floor plan layout, each of those 5 consisting of 3 different elevation types (A,B and C) bringing a total of 15 different elevations on 5 unique floor plans. Furthermore there are 30+ color schematic combinations on each of those 15 elevations, bringing a grand total of 450+ unique home facade combinations to a community. Below are 5 different architectural combination examples.

Hawthorn

4 Bedroom, 2.5 Bath

Finished: 3,010 Sq.Ft., Total: 5,014 Sq.Ft



Elevation A



Elevation B



Elevation C

Olive

4 Bedroom, 2.5 Bath

Finished: 2,435 Sq.Ft., Total: 3,935 Sq.Ft.



Elevation A



Elevation B



Elevation C

Redwood

4/5 Bedroom, 2.5 Bath

Finished: 2,380 Sq.Ft., Total: 3,411 Sq.Ft.



Elevation A



Elevation B



Elevation C

Sequoia

4 Bedroom, 2.5 Bath

Finished: 2,248 Sq.Ft., Total: 3,643 Sq.Ft.



Elevation A



Elevation B



Elevation C

Sycamore

5 Bedroom, 3 Bath

Finished: 2,845 Sq.Ft., Total: 4,315 Sq.Ft.



Elevation A



Elevation B



Elevation C

Neighborhood Zone (Zone B)

The Neighborhood Zone B will feature 5+ different plan sets that have their own distinct floor plan layout, each of those 5 consisting of 3 different elevation types (A,B and C) bringing a total of 15 different elevations on 5 unique floor plans. Furthermore there are 30+ color schematic combinations on each of those 15 elevations, bringing a grand total of 450+ unique home facade combinations to a community. Below are 5 different architectural combination examples.

Acacia

3 Bedroom, 2.5 Bath, Laundry Room Upstairs
Finished: 1,937 Sq.Ft., Total: 2,924 Sq.Ft.



Elevation A



Elevation B



Elevation C

Granite

3 Bedroom, 2 Bath

Finished: 1,525 Sq.Ft., Total: 3,110 Sq.Ft.



Elevation A



Elevation B



Elevation C

Oak

4 Bedroom, 2.5 Bath

Finished: 1,977 Sq.Ft., Total: 2,822 Sq.Ft.



Elevation A



Elevation B



Elevation C

Pine

4 Bedroom, 2.5 Bath

Finished: 2,080 Sq.Ft., Total: 3,040 Sq.Ft.



Elevation A



Elevation B



Elevation C

Spruce

4/5 Bedroom, 2.5 Bath

Finished: 2,217 Sq.Ft., Total: 3,178 Sq.Ft.



Elevation A



Elevation B



Elevation C

Village Zone

The Village Zone will feature town home products. Elevations and variations of floor plan types shown below.



Type A

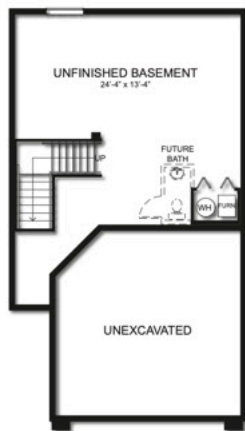
Type B

Type C

Type D

Type E

Type F



Basement Floor



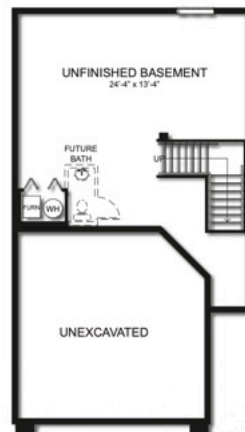
First Floor



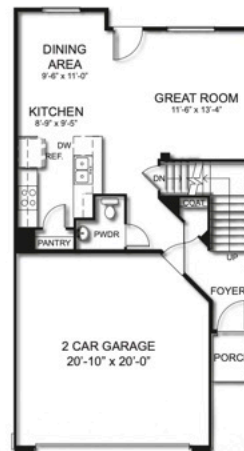
Second Floor

Type F

Type A



Basement Floor



First Floor



Second floor



Town Center Zone

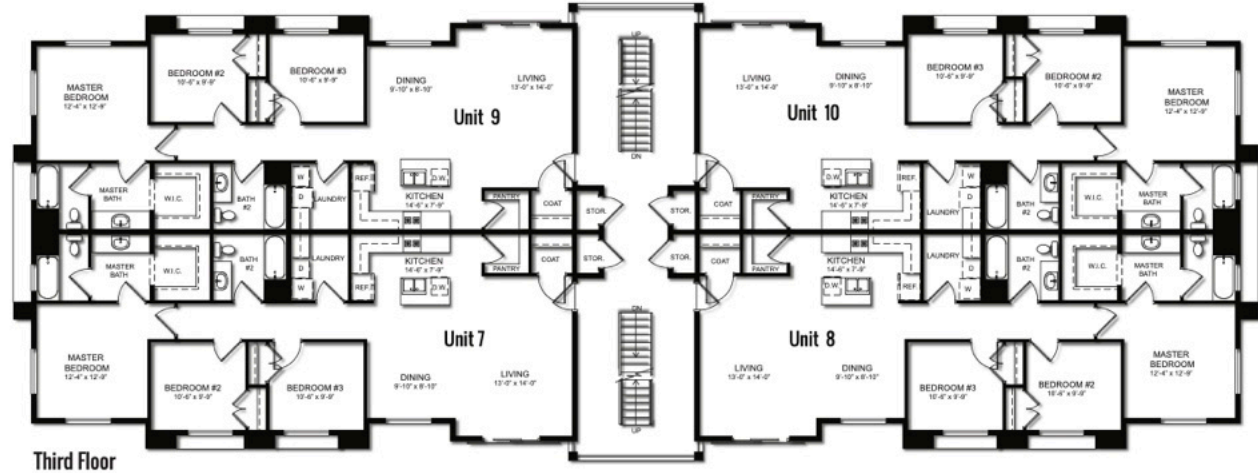
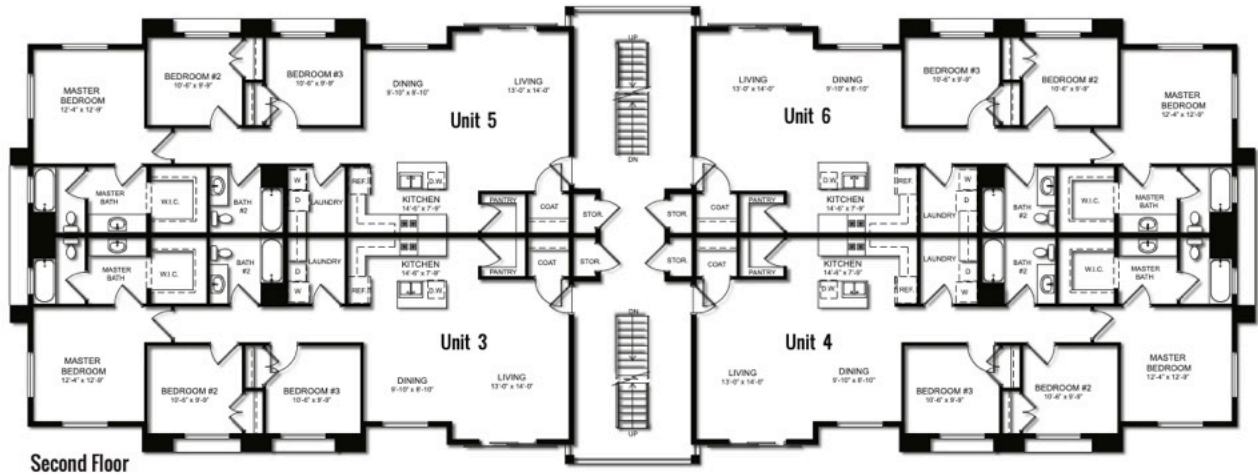
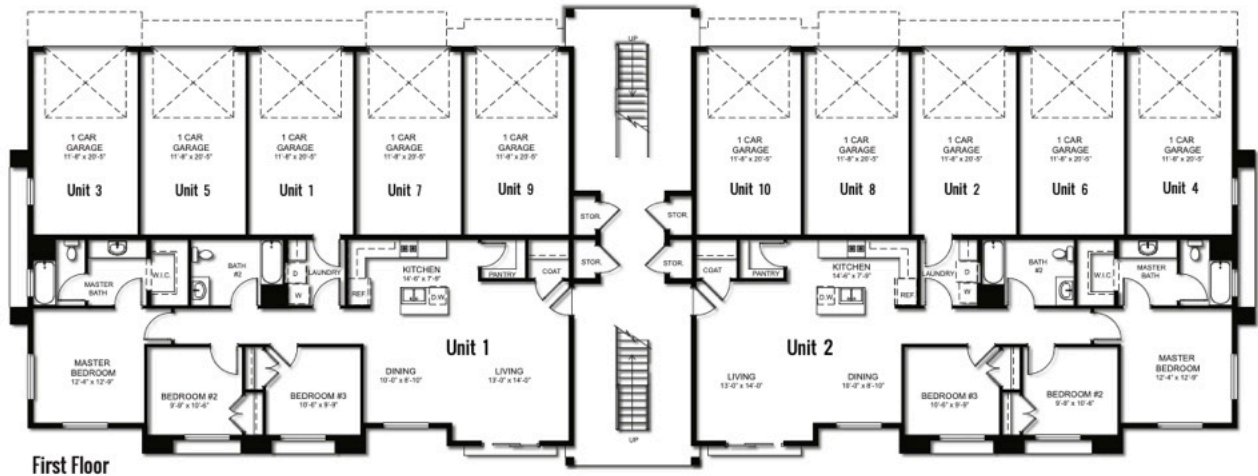
The town center zone will feature 10 unit condo unit complexes with single car garage loading on the first main level. See below for floor plan details.



FRONT ELEVATION



REAR ELEVATION



Business, Research, Technology, Educational Campus Zone

Purpose and Intent

The Business, Research, Technology, Education Campus (BRT-E Campus) Zone is established to provide for the development of integrated employment and institutional campuses that support innovation, research, advanced technology, and educational uses. This zone is intended to accommodate a cohesive mix of office, laboratory, educational, and supporting commercial uses in a campus-like setting that promotes collaboration, economic development, and high-quality site design.

The zone encourages coordinated architecture, shared infrastructure, and pedestrian-oriented environments. Development within this zone should emphasize flexibility to accommodate evolving technologies and institutional needs while maintaining compatibility with surrounding land uses.

Erda Code 31-11

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined by Staff. All the City ordinances and requirements (which may include additional site-specific studies or reports, as necessary) shall be met when preparing site plan applications and designing and constructing the development. Where applicable, building permits may not be obtained, nor shall any site work be performed prior to site plan approval.

Pursuant of Erda City Code, the code will apply to individual site plan applications. Requirements of such shall adhere to the development standards outlined in chapter 31 of the Planned Community Zone, and as well as any other applicable code section for a Business, Research, Technology, Educational Campus Zone.

Below are some examples of architectural designs for reference.

B.R.T.EC Architectural Examples (examples only, not an architectural standards guide for design, color, style, etc)



Example Light Industrial/Manufacturing : Lakeview Business Park, Erda



Example Public Facilities: Public Safety Facility Tooele



Example of Educational Campus: USU Tooele Technical College



Example of Business: Founders Pointe Retail Center, Tooele



Example of Retail Business: Tooele Main Street Retail Concept



Example of Medical Campus: Tooele

Setbacks

Development Criteria				
	Business, Research, Tech or Education Campus	Multifamily (Town Center + Village Zones)	Single Family Dwelling Neighborhood B	Single Family Dwelling Neighborhood A
Building Configuration				
Principle Building	3 Stories (35 ft.)	3 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)
Accessory Structures	Site/Use	1 Story Max	1 Story Max	1 Story Max
Min. Lot Size	Site/Use	N/A	6,000 SF	21,780 SF
Max. Building Coverage Footprint	Site/Use	N/A	35%	20%
Setbacks Principle Building				
Front	Site/Use	10 ft.	20 ft.	30 ft.
Side	Site/Use	10 ft.	5 ft.	15 ft.
Rear	Site/Use	N/A	15 ft.	30 ft.
Setbacks - Accessory Structure (From Principle)				
Front	Site/Use	N/A	5 ft.	10 ft.
Side	Site/Use	N/A	0 ft.	10-15 ft. *
Rear	Site/Use	N/A	0 ft.	10 ft.

Note: Setbacks for Business, Research, Technology & Educational Campus to be determined by use type as specified by Erda City Code during site plan review process. 3 Stories (35') max height. (Variance from this will require approval from Erda City Engineering, North Tooele Fire District and Toole Valley Airport Authority.

Neighborhood A Standards from Erda City Code, Chapter 15-3

Parking Standards

Other Uses:

Community Parking Standards	
Land Use	Required Parking
Light industrial/manufacturing (Business, Research, Tech or Educational campus Zone)	1.59 spaces per 1,000 square feet of gross floor area
General Office (Business, Research, Tech or Educational campus Zone)	2.79 spaces per 1,000 square feet of gross floor area
Office, Medical/Dental Clinic (Business, Research, Tech or Educational campus Zone)	4.11 spaces per 1,000 square feet of gross floor area
Fast food restaurant with 21 or more seats (Business, Research, Tech or Educational campus Zone) *21 seats or less*	14.14 spaces per 1,000 square feet of gross floor area *(0.5 spaces per seat for 21 seats or less)*
Retail sales store, personal service establishment (Business, Research, Tech or Educational campus Zone)	4.1 spaces per 1,000 square feet of gross floor area
Warehousing or storage, not to include self-storage (Business, Research, Tech or Educational campus Zone)	1 space per 1,000 square feet of gross floor area
Dwelling, multi-unit (Village and Town Center Zone)	1.5 spaces for each residential dwelling unit
Dwelling, single living unit (Neighborhood Zone)	2 spaces for each residential dwelling unit

For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied for parking, using as a guide the listed use which most closely resembles the use proposed or other recognized standard.

As for full reference please refer to Erda City Code

Minimum Required Accessible Parking Spaces	
Total Parking Lot Spaces	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20, plus 1 for each 100
NOTE: See Erda Code 6-10(3) for other use specific requirements	over 1000
Van Parking Spaces Based on Required Parking Spaces	
Total Accessible Parking Lot Spaces	Required Minimum Number of Accessible Spaces
1 to 6	1
7 to 12	2
13 to 18	3
19 to 24	4
One additional van space for every six or fraction of six	

The required number of parking stalls is determined by the Erda City Code Chapter 6.1 and varies by land use and housing type. Skywalk will provide the required parking within each land use district in accordance with these code standards. See table below on the potential intended uses with their respective zone. Site plan approval is needed for individual users to ensure compliance with City Code.

Off-Street Parking Dimensions						
Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0°	22'	9'	9'-05"	27'-05"	0'	2'
45°	9'	16'-10"	12'-06"	46'-04"	2'-03"	2'
50°	9'	17'-05"	13'-03"	48'-01"	2'	2'
55°	9'	17'-11"	13'-11"	49'-09"	1'-10"	2'-01"
60°	9'	18'-03"	14'-07"	51'-01"	1'-07"	2'-02"
65°	9'	18'-06"	15'-06"	52'-06"	1'-04"	2'-03"
70°	9'	18'-07"	16'-04"	53'-06"	1'-01"	2'-04"
75°	9'	18'-06"	17'-10"	54'-10"	10"	2'-05"
90°	9'	17'-06"	22'-07"	57'-07"	0'	2'-06"

Infrastructure Design & Maintenance

Roads, curb & gutter and sidewalks infrastructure installed within the public right-of-way will be turned over to the City for maintenance and long-term care. Design elements such as street lighting, and signage are to be maintained by HOA.

Lighting Design

Public lighting in parking areas and along the peripheral arterial roadways Sheep Lane and SR-138, should comply with lighting standards. Lighting for all public and private thoroughfares within Skywalk should follow the standards outlined in the table below.

Only full cut-off fixtures are permitted, and no uplighting for area. This requirement reduces glare, minimizes light trespass, and helps preserve dark skies. Illumination levels shall not exceed 1.25 foot-candles, or 3,500 base foot-candles per site. Lighting is intended to provide safety and convenience.

although, after curfew, most lighting should be reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

PUBLIC LIGHTING		
TYPE	HEIGHT	SPACING
COLUMN 	10 - 14 ft.	300 ft. on center min.
	12 - 16 ft.	200 ft. on center min.
POST 	8 - 10 ft.	300 ft. on center min.
	10 - 14 ft.	200 ft. on center min.

OTHER LIGHTING TYPES		
TYPE	SIZE/HEIGHT	SPACING
WALL-MOUNT 	Sized appropriately for architectural scale	As needed.
BOLLARD 	3 ft. max.	20 ft. on center min.

Open Space



Open Space Standards

Overview

The Skywalk development incorporates a comprehensive open space network designed to preserve natural features, provide recreational opportunities, and enhance the overall character of the community. Open space areas are distributed throughout the site to ensure accessibility, connectivity, and long-term usability.

The plan includes both natural open space (29.4 acres) and productive open space (36 acres), forming an integrated system of parks, buffers, and preserved landscape areas.

Maintenance Responsibilities

Outlined in the street sections section, HOA to maintain landscaping in collector class road (84' R.O.W), until city is equipped to maintain. All other areas are HOA or as specified, park strips in local roads (60') by adjacent lot owners.

Natural Open Space

Natural open space areas are primarily located along the project perimeter and within designated easement areas. These spaces are intended to:

- Preserve existing natural features and drainage patterns
- Provide visual buffers along Midvalley Highway and adjacent properties
- Maintain a transition between developed areas and surrounding land uses
- Support passive recreation such as walking, trails, and informal use

These areas are generally maintained in a natural or minimally improved condition and may include trail connections where appropriate.

Productive Open Space

Productive open space is incorporated within and adjacent to neighborhood areas and is designed for active use and community benefit. These areas include:

- Neighborhood and village parks

- Island parks integrated within residential blocks
- Open lawn and flexible recreational spaces

Productive open space is intended to provide usable outdoor areas for residents, support neighborhood identity, and distribute recreation opportunities throughout the development.

Park Areas Descriptions

1. **Acres Maintained Park** - will feature a walking trail from the south end continuous to north side.
2. **Neighborhood Island Park** - grass park area that will feature a playground park
3. **Village South Maintained Park** - primarily rock and mixture of lawn with planters and linear wandering path
4. **Village North Maintained Park** - primarily rock and mixture of lawn with planters and linear wandering path
5. **Village North Lower Block** - primarily green lawn area with community garden area and a path through the middle of the block
6. **Village North Upper Block** - primarily green lawn area with community garden area and a path through the middle of the block
7. **Village Island Park** - grass park area that will feature a playground park
8. **Condo South Block(s)** - primarily green lawn area with some rock planters and a path through the middle of the block
9. **Condo North Block(s)** - primarily green lawn area with some rock planters and a path through the middle of the block
10. **South B.R.T.EC** - Site plan specific, determined during site plan review.
11. **North B.R.T.EC** - Site plan specific, determined during site plan review.
12. **UDOT Parcel Natural Open Space** - Natural Open Space, not a maintained area
13. **Mid-Valley Buffer Natural Open Space** - Natural Open Space, not a maintained area
14. **Easement Natural Open Space** - Natural Open Space, not a maintained area

Open Space Examples



Natural Open Space



Village North Block Example w/ Garden Area



Playground Example in Island Parks



Village South and North Maintained Park Ex.



Condo North and South Block example



Front yard example in Village Zone Typical

Utilities

Water & Sewer System Provider



Service@oquirrhdistrictutah.gov
1498 S Main St, Tooele Ut, 84074

BCP Development LLC
Attn: Luke McColm

May 13, 2026

Re: Conditional Will Serve Commitment

Dear Luke,

On behalf of Oquirrh Point Improvement District, this letter confirms that Oquirrh Point Improvement District is issuing to BCP Development LLC a CWSL (Conditional Will Serve Letter). The Property that is included in this CWSL is located in West Erda approximately 4400 N. Palmer Road, Erda UT.

This approval confirms our ability to serve the property with culinary water, sewer and storm water services on a Conditional basis. These conditions are predicated on typical Master Planning and construction assumptions associated with the Property. These services are expected to be in accordance with APWA and OPID standards, policies, and applicable regulations, including required design review, permitting, inspections, and coordination during construction along with other requirements and shall be paid for at the sole expense of BCP Development LLC.. This will serve commitment is for 960 equivalent residential units.

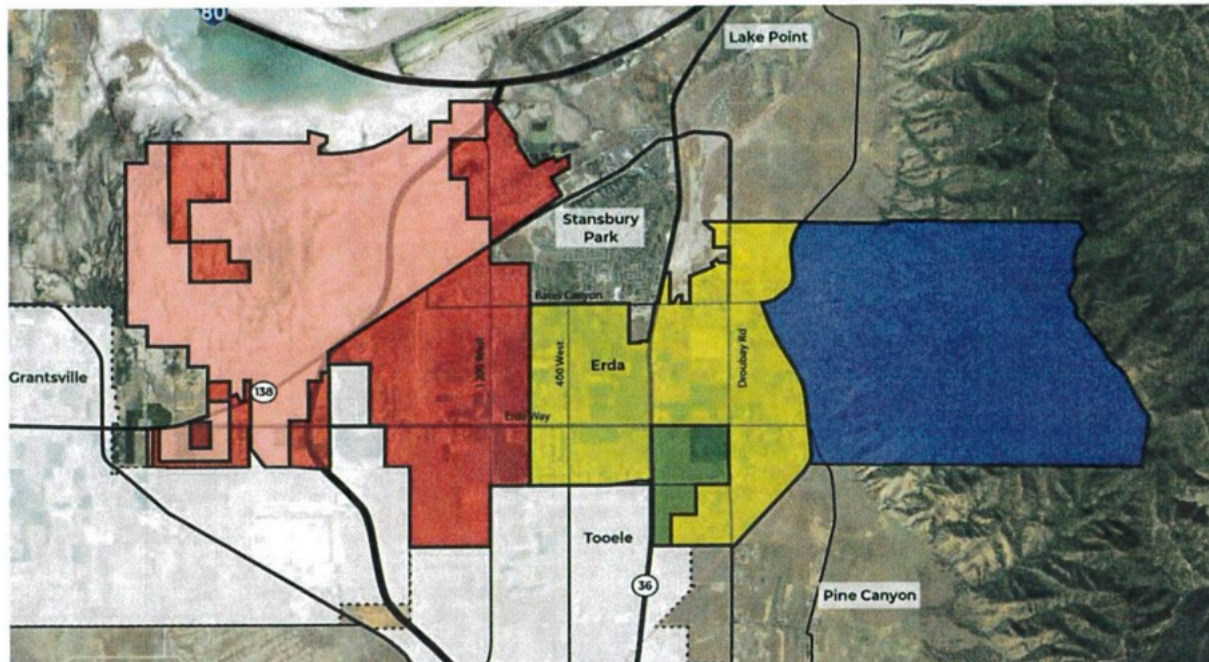
Sincerely,

Joseph White
Vice-Chair

Water & Sewer System Annexation Area

The annexation area map below illustrates the Oquirrh Point Improvement District's planned future expansion area. This area is identified for potential annexation into the Improvement District in a manner that is orderly, timely, and fiscally responsible, ensuring that annexation occurs in coordination with development phasing, infrastructure capacity, and long-term service planning. Any future annexation will be undertaken in accordance with applicable statutory requirements and in a way that supports the efficient delivery of public improvements and services.

Annexation Area



Gas Provider

Enbridge Gas issued a will serve letter for the development with following requirements 1 and 2.



Enbridge Gas
1140 West 200 South
Salt Lake City, Utah
84104 United States

September 24, 2025

To Whom It May Concern:

Re: Natural Gas Service Availability

Natural gas can be made available to serve Skywalk Development in the approximate area of: **2300 W Hwy 189 (Pole Canyon Rd), Erda, Tooele County, UT**, when the following requirements are met:

1. Builder or Owner provides relevant information regarding commercial and/or residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.
2. Review and analysis by Enbridge Gas Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the home.

Upon completion of Enbridge Gas review of the builder's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in the Enbridge Gas tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

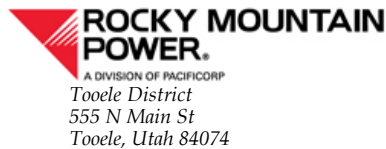
Please note: Gas Service location needs to be a minimum of 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,

Candis Miller
Pre-Construction Specialist
Candis.miller@dominionenergy.com
801-230-2354

Power Provider

The development has a current work order number with Rocky Mountain Power no: 748-7179 Act no. 983-759-100990. Requesting the creation of a site ID is still in progress. A will serve letter has been provided as of September 2025 to the Skywalk Development.



September 16, 2025

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Skywalk Development** project located at **approximately 4400 N Palmer Rd in Erda, Utah** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Foster Greenwood

Rocky Mountain Power Representative