



**EAGLE MOUNTAIN CITY**  
City Council Staff Report

**APRIL 7, 2015**

*Project:* **SilverLake 14 & 15 – (1) Preliminary Plat; (2) Site Plan**  
*Applicant:* Nate Hutchinson – Flagship Homes  
*Type of Action:* Action Items  
*Planning Commission:* Recommended Conditional Approval (3-1) on March 10, 2015

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**PREFACE & PLANNING COMMISSION ACTION**

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, where the developer received some positive feedback for the sewer and road location and community park configuration. They then proceeded to install the main sewer line through this project that was necessary to take the Kiowa Valley lift station offline, and for the Evans Ranch development.

The Planning Commission reviewed this current proposal on February 24, where, after a lengthy discussion and public comments, the item was continued to the March 10 meeting. On March 10 the Planning Commission voted to recommend approval to the City Council (3-1 vote, with 1 absent) with the following **conditions of approval**:

- 1. Stucco shall not exceed 25% of any front elevation and elevation facing a public street.**
- 2. Developer shall improve the side elevations with more architectural variations.**
- 3. The clubhouse shall be a minimum of 1,200 sq ft & \$1,000 per unit cost.**
- 4. The clubhouse elevations must be reviewed for approval by City Council & be consistent in style and color with the townhomes or homes.**
- 5. All lighting must comply with the City's "dark sky" lighting standards in EMMC Chapter 17.56.**
- 6. The plans must be reviewed by the Fire Marshal for approval.**

**Recommendations**

We (Staff) recommend that you (City Council) not approve the proposed changes to the building elevations (discussed later in this report), and that you consider improvements to the building elevations, especially the rear and side elevations. You may consider a traffic study as well. Also, we recommend that you add a condition of approval requiring the entryway monument sign at Woodhaven Boulevard and Pony Express Parkway be constructed prior to August 31, 2015. A plan/design for this monument should be approved by the City prior to construction.

The dissenting Planning Commissioner raised the following concerns:

- **Open Space.** There should be more useable open space within the townhome and cluster home development, providing some useable space between buildings.
- **Townhome Elevations / Exterior Design.** The garages are still the dominant feature of the front elevations of most of the townhomes, which doesn't comply with the City's Multi-Family Design Standards. There should be more horizontal staggering or articulation, more than the 1 to 2 feet that the current designs have. Individual units should be more defined with variations in exterior materials, and there should be more architectural detailing with different styles of windows, shutters, detailed grilles, railings, etc.

- **Site Layout.** The townhomes should have been interspersed with several of the cluster homes to provide a better neighborhood feel. The re-designs submitted by the residents should be considered.
- **Developer’s Response to Concerns.** There was a lengthy discussion on February 24<sup>th</sup> about what the Commission would like to see, and the developer didn’t bring any substantial changes back, and didn’t provide revised plans and drawings until the day of the meeting, not giving the Commission or the residents any time to complete a detailed review of the project.

The residents raised the following concerns during the public hearing:

- The buildings should be staggered to avoid long corridors and to help break up the area with more green space.
- Didn’t have any time to review revised plans from the developer, since they submitted changes the day of the meeting.
- Was there a traffic study completed for this development? If it was done prior to the realignment of SR73 then a new traffic study should be required. Traffic in the case of evacuation will be difficult, and Pony Express Parkway is inadequate to hold the amount of traffic. If the City wants to increase the population, then that road needs to be widened. There should be more access into SilverLake.
- When will the entrance monument be installed, as was required in the master development agreement?
- The fencing should be the Ranches style fencing, not the imitation Ranches fencing that has been installed in previous phases.
- The townhomes fronting Woodhaven will not have privacy fences, but the cluster homes in the middle will have them...creating an odd, inconsistent view from Woodhaven.
- Will there be a sub HOA to maintain the clubhouse, or will the master HOA be paying for a clubhouse that only these residents will use? Will the HOA fees increase for existing residents?
- The power line corridor should not be used for public open space – there are safety and health issues with kids playing under the power lines.
- Provided a sketch on how the developer could give the development some variety and use the same concept ideas of the current SilverLake development.
- An engineering study should be required for the wash.
- Concerned with the park being adjacent to the wash, and the safety of children.
- Concerned about the townhomes eventually turning into rentals.

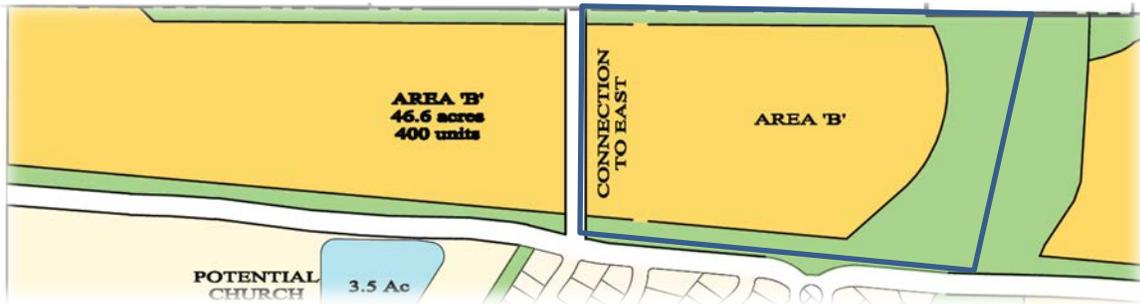
**PROPOSAL**

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) –	13.98 ACRES
LANDSCAPE (TOWNHOME AREA) –	2.36 ACRES
TOWNHOME UNITS PER PHASE –	48 PER PHASE
CLUSTER UNITS–	24 UNITS
SINGLE FAMILY –	30 UNITS
TOTAL UNITS –	150 UNITS
DENSITY –	4.9 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 150 units, reducing the total available to 70.



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**

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. Cluster Homes Definition.**

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 City Council) 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. Cluster Home Elevations.**

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.*

The developer has provided example elevations for the cluster or cottage homes. Although these homes are all garage-dominated, they generally meet the requirements. The homes that show stucco on the front elevations, however, are not permitted and should be removed from the provided elevations.

#### 4. 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 Recommended for Approval by the Planning Commission



6-PLEX FRONT ELEVATION  
Colors may vary from building to building



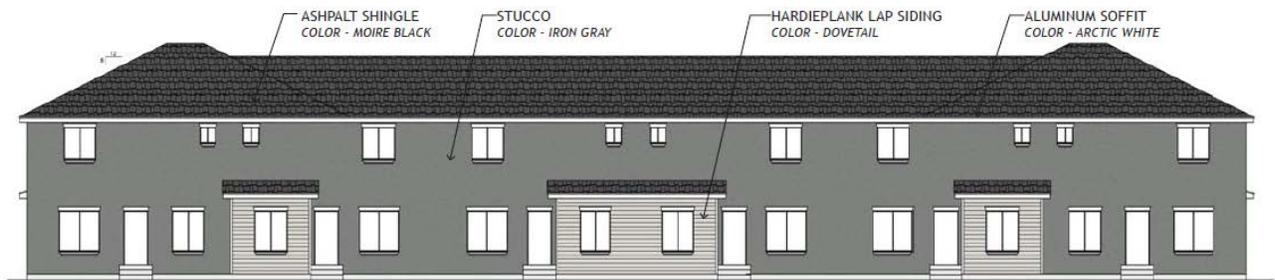
ARTISTIC RENDERING OF TOWNHOMES FRONTING PRIVATE STREETS  
Colors may vary from building to building

**Revised Proposed Townhome Elevation – Front**  
**Removing stone/rock**



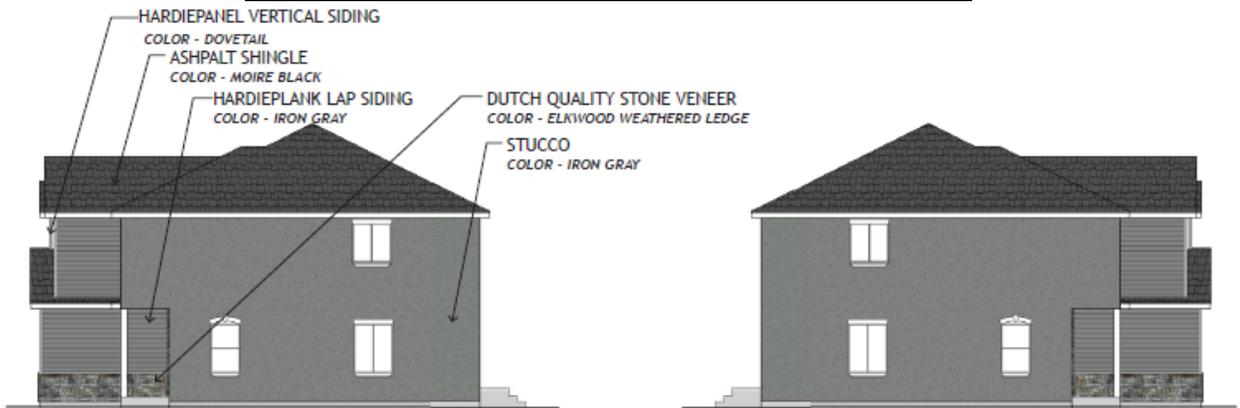
**STANDARD 6-PLEX FRONT ELEVATION** (for elevations not fronting a public street)  
*Colors may vary from building to building*

**Proposed Townhome Elevation – Rear**  
**Recommended for Approval by the Planning Commission**



**STANDARD 6-PLEX REAR ELEVATION** (for elevations not fronting a public street)  
*Colors may vary from building to building*

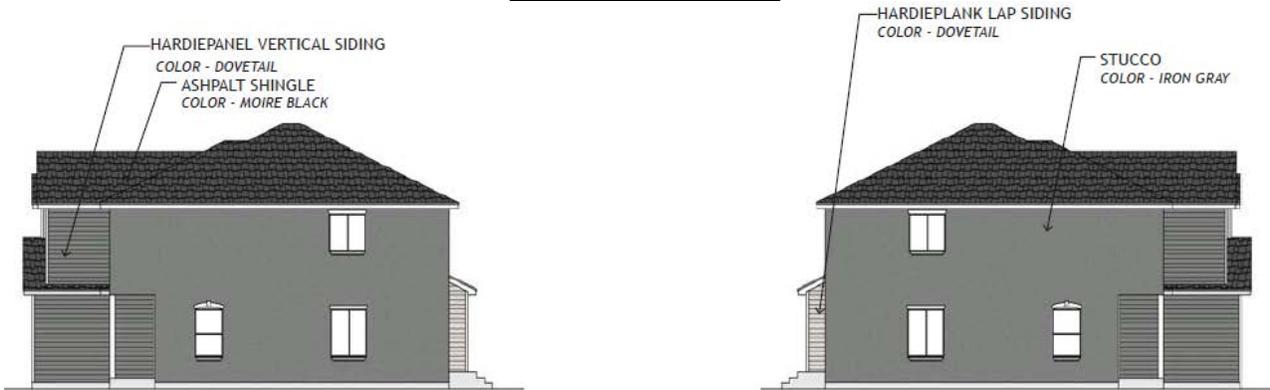
**Proposed Townhome Elevation – Sides**  
**Recommended for Approval by the Planning Commission**



**6-PLEX RIGHT ELEVATION**  
*Colors may vary from building to building*

**6-PLEX LEFT ELEVATION**  
*Colors may vary from building to building*

**Revised Proposed Townhome Elevation – Sides  
Removing rock/stone**



**Proposed Townhome Elevation – Front – Facing Woodhaven Blvd  
Recommended for Approval by the Planning Commission**



**ALLEY LOADED 6-PLEX FRONT ELEVATION** (for elevations fronting a public street)  
*Colors may vary from building to building*

**Proposed Townhome Elevation – Rear – For homes facing Woodhaven  
Recommended for Approval by the Planning Commission**



**6-PLEX REAR ELEVATION** for homes fronting Woodhaven  
*Colors may vary from building to building*

**Revised Proposed Townhome Elevation – Rear – For homes facing Woodhaven**



**ALLEY LOADED 6-PLEX REAR ELEVATION** (for elevations fronting a public street)  
*Colors may vary from building to building*

**Proposed Townhome Elevation – Side – For sides facing public streets**  
**Recommended for Approval by the Planning Commission with condition:**

***Developer shall improve the side elevations with more architectural variations.***



**ALLEY LOADED RIGHT ELEVATION**

(for elevations not fronting a public street)

*Colors may vary from building to building*



**ALLEY LOADED LEFT ELEVATION**

(for elevations not fronting a public street)

*Colors may vary from building to building*

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.

## 5. Fencing

The cluster homes backing up to the power line corridor and Woodhaven Boulevard are required to have a six-foot high privacy fence, similar in style, design, and color to the existing fence in other phases of SilverLake and in the Ranches. While this is a requirement, it may look inconsistent and out of place to have townhomes fronting this area and then, in between them, a six-foot high fence.

## 6. 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 outdoor 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.

## 7. Upgraded Street Signs

Upgraded street signs are required in this development, similar to those in the Ranches, rather than plain metal posts. The Streets Department is proposing a different, upgraded metal post rather than the cedar posts, to still provide an upgraded look but improve maintenance. These posts have been installed in the Parkside development to the north of Ridley's, if you're interested in seeing an example.

## 8. Street Trees

A fee of \$300 per cluster home lot and townhome unit, and \$475 per single-family lot 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. The developer may choose to install street trees instead, thus eliminating the required fee.

## 9. 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 an 11.51-acre park. 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?

## 10. Improved Open Space.

The master development plan requires 14.541 acres of improved neighborhood parks or pocket parks. The general locations of these parks are shown on the Open Space Map (see attached). Although the power line corridor will be improved as part of this project (with grass and some trees), it will not be counted towards the required improved open space, nor will the open space areas within the project. This means that the park space is still required in later phases of the master plan. The developer is not required to improve any of the community open space, except for grading work to make the site more useable.

## 11. 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 clubhouse elevations will be provided at the meeting, as they are still being rendered. 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.*

**12. 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, in the SilverLake Master Development Agreement, 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. The existing sidewalk is only four feet wide, and must be removed and rebuilt as an 8-foot asphalt trail.

**RECOMMENDATION SECTION**

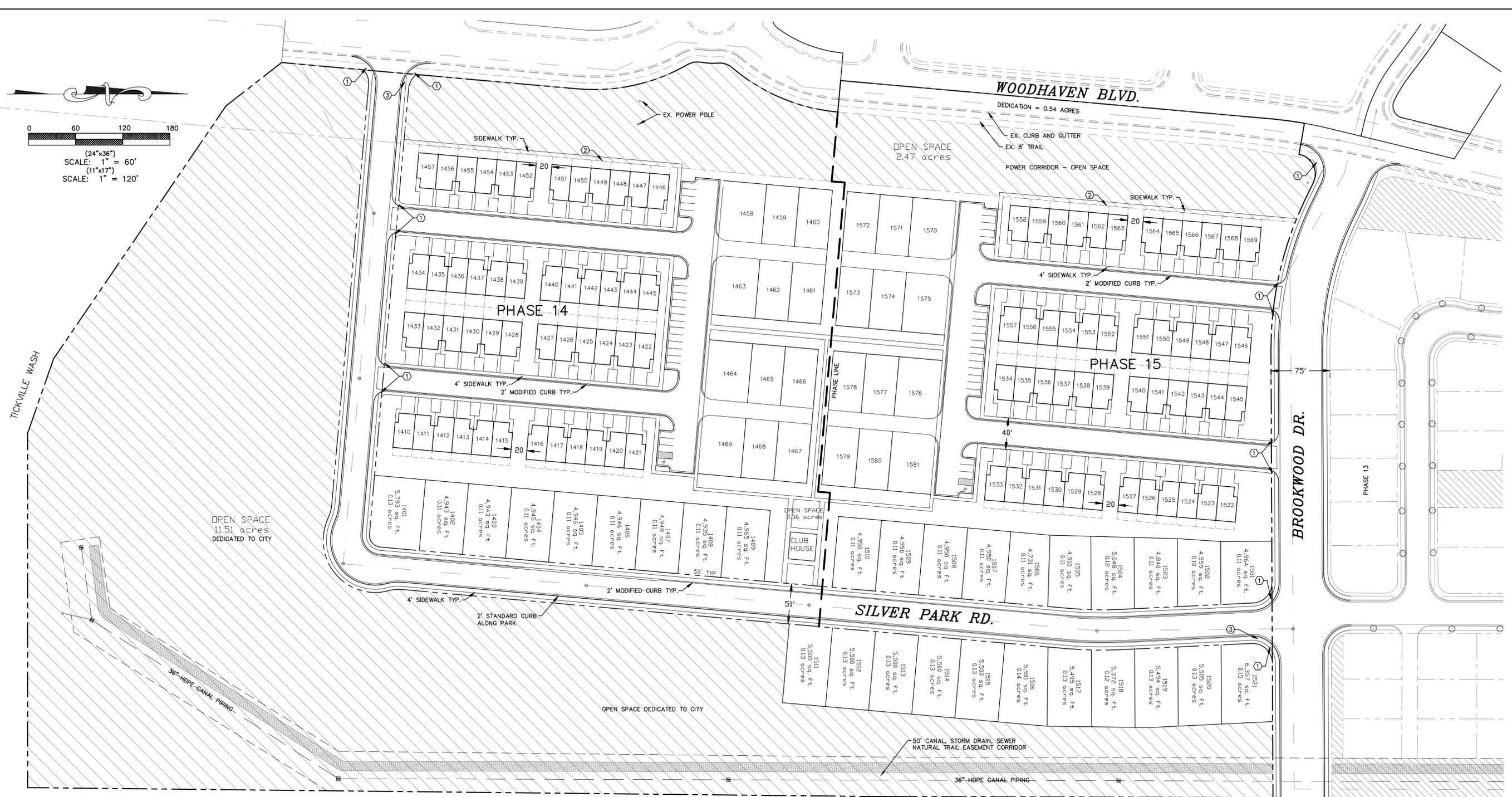
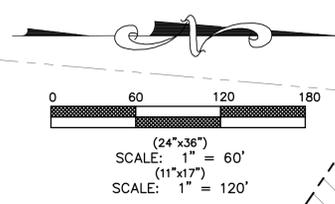
You (the City Council) can approve, deny, or table this project with specific findings of fact (sound reasoning).

***Motions***

Two separate motions are required for this project, one for the Preliminary Plat and one for the Site Plan. The chosen conditions of approval should be included with both motions, if approved.

**ATTACHMENTS:**

- Proposed Site, Engineering, & Landscape Plans
- Exhibit A1 Approved SilverLake Master Development Plan Map
- Exhibit A2 Approved SilverLake Open Space Map
- Townhome Elevations & Renderings (Recommended for approval by the Planning Commission)
- Revised Townhome Elevations & Renderings (Revised & proposed by Developer)
- USPS Mailbox Location Plan



**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 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) -	13.98 ACRES
LANDSCAPE (TOWNHOME AREA) -	2.36 ACRES
TOWNHOME UNITS PER PHASE -	48 PER PHASE
CLUSTER UNITS-	24 UNITS
SINGLE FAMILY -	30 UNITS
TOTAL UNITS -	150 UNITS
DENSITY -	4.9 UNITS/ACRE

**OPEN SPACE CALCULATIONS**

POINTS REQUIRED - 156 PNTP

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 Northerly 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 Northerly 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

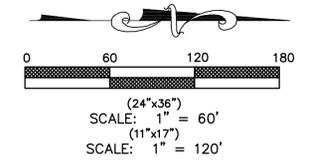
**UTILITY NOTES**

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				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TT
3				TGT
4				12/03/14
CADD FILE:				

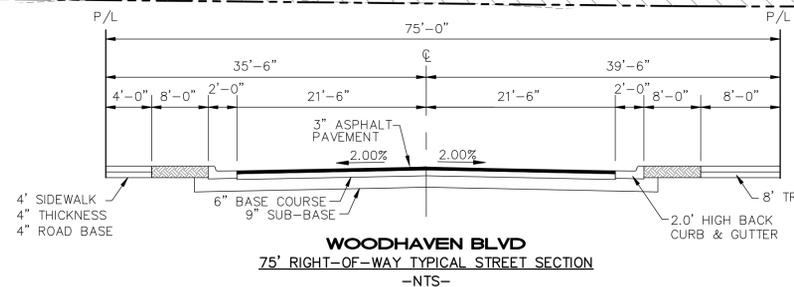
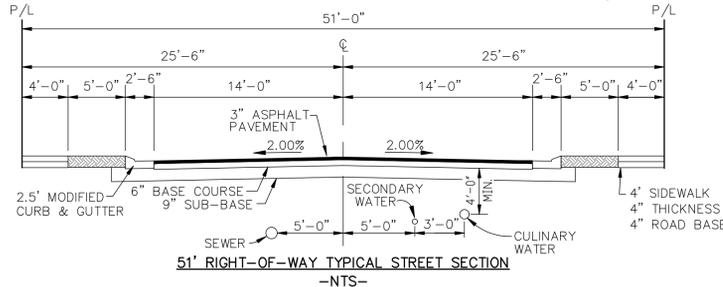
**TRANE ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,  
 UTAH

**SILVERLAKE PLATS 14-15**  
 A RESIDENTIAL SUBDIVISION

PRELIMINARY UTILITY PLAN

JOB  
 SL6  
 SHEET NO.  
 2 OF 3



**LEGEND**

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

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. 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
CDDG FILE:				

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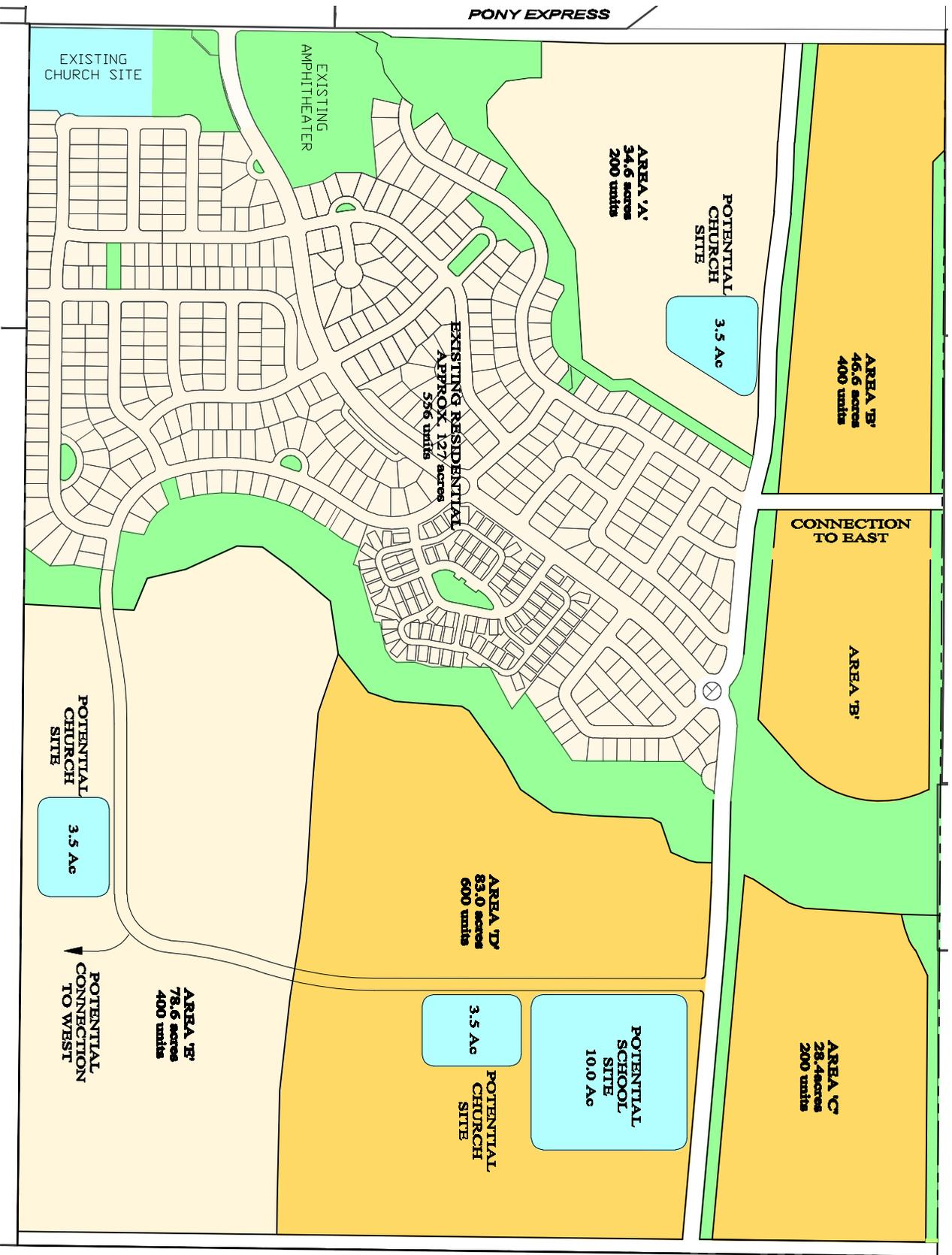
EAGLE MOUNTAIN,  
UTAH

**SILVERLAKE PLATS 14-15**  
A RESIDENTIAL SUBDIVISION

PRELIMINARY GRADING PLAN

JOB  
SL6  
SHEET NO.  
3 OF 3

# EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP



## LEGEND

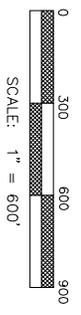
- MIXED AREA - SINGLE FAMILY, PATIO, GARDE COURT, CLUSTER AND MULTI-FAMILY AREA
- SINGLE FAMILY AREA
- EXISTING RESIDENTIAL
- OPEN SPACE
- SCHOOL / CHURCH SIT

## 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
<b>TOTAL</b>	<b>271.2 AC</b>

DEVELOPMENT DENSITY	
AREA 'A'	200 Units
AREA 'B'	400 Units
AREA 'C'	200 Units
AREA 'D'	600 Units
AREA 'E'	400 Units
<b>TOTAL</b>	<b>1800 Units</b>

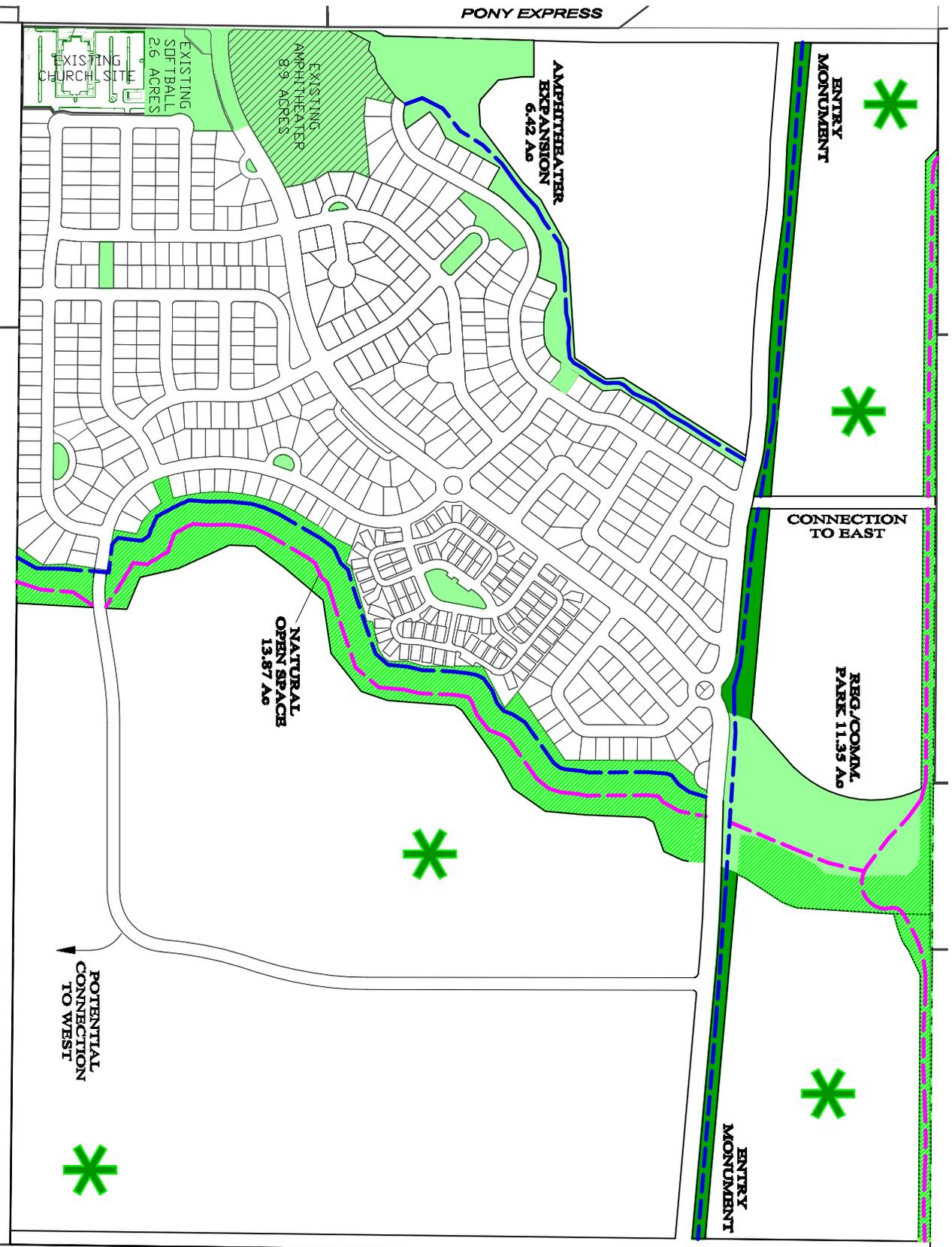
# SILVERLAKE DEVELOPMENT



JANUARY 2013



# EXHIBIT 'A2' OPEN SPACE MAP



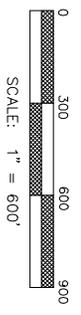
- COMMUNITY/REGIONAL PARK - IMPROVED
- COMMUNITY/REGIONAL PARK - NATURAL
- NEIGHBORHOOD PARK/TRAIL CORRIDOR
- POTENTIAL NEIGHBORHOOD/POCKET PARK LOCATIONS
- IMPROVED TRAIL
- NATURAL TRAIL

## SUMMARY

OPEN SPACE REQUIREMENTS	
REGIONAL PARK	4.85 AC
COMMUNITY PARK	12.92 AC
NEIGHBORHOOD PARK	11.31 AC
POCKET PARK	3.23 AC
<b>TOTAL</b>	<b>32.31 AC</b>

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

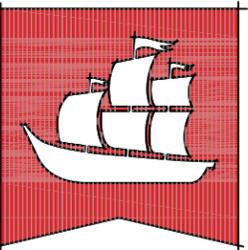
# SILVERLAKE DEVELOPMENT



JANUARY 2013



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located and marked



TOWNHOME PICKET FENCING

TOWNHOME PRIVACY FENCING TO MATCH OTHER SILVER LAKE PHASES

TOWNHOME PRIVACY FENCING TO MATCH OTHER SILVER LAKE PHASES

# SILVER LAKE PLAT 14 & 15

Eagle Mountain, Utah

### PLANT SCHEDULE

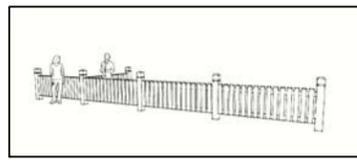
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer miyabei 'State Street' / Miyabei Maple Mature Size: H50' W35'	B & B	2"Cal		67
	Fraxinus pennsylvanica 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Cal		4
	Malus sargentii 'CandyMint' / CandyMint Sargent Apple Mature Size: H10' W15'	15 gal	1.5"Cal		28
	Picea pungens glauca 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30' W18'	B & B		8' Ht.	10
	Pinus nigra / Austrian Black Pine Mature Size: H60' W30'	B & B		8' Ht.	11
	Platanus x acerifolia 'Bloodgood' / London Plane Tree Multi-Trunk Mature Size: H50' W40'	B & B	2"Cal		8
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H25' W20'	B & B	2"Cal		31
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	2"Cal		54

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch				22,434 sf
	Poa pratensis / Kentucky Blue Grass Blend (approved by Owner)	sod				198,390 sf



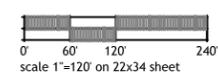
PRIVACY FENCING - ALL TOWNHOME BACK YARDS TO BE FENCED WITH SILVER LAKE DEVELOPMENT STANDARD WOOD FENCING AS SEEN IN THIS PHOTO.

MATERIAL - WOOD  
HEIGHT - 6'

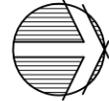


PICKET FENCING - TOWNHOMES FRONTING WOODHAVEN BLVD. TO BE FENCED WITH 36" WOOD PICKET FENCING AS SEEN IN THIS CONCEPT SKETCH.

MATERIAL - WOOD  
HEIGHT - 48" POST; 36" PICKET



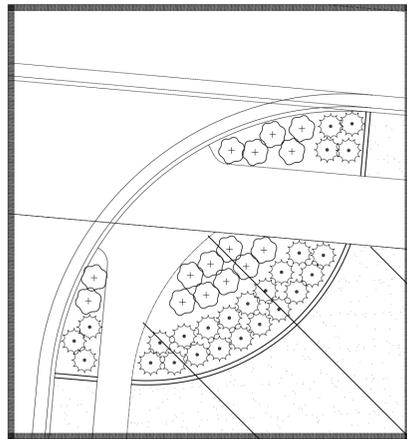
scale 1"=120' on 22x34 sheet



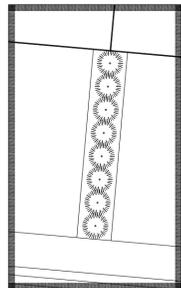
march 5, 2015

landscape  
planting plan

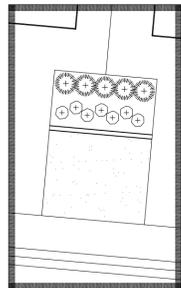
# L-101



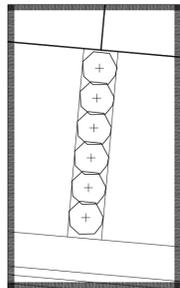
PLANTING BED "A" (TYP.)



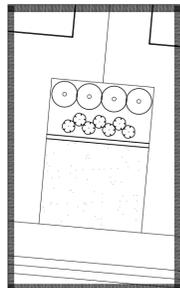
PLANTING BED "B" (TYP.)



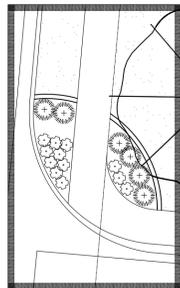
PLANTING BED "C" (TYP.)



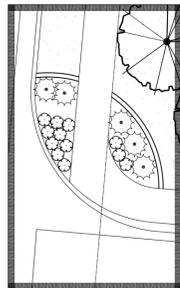
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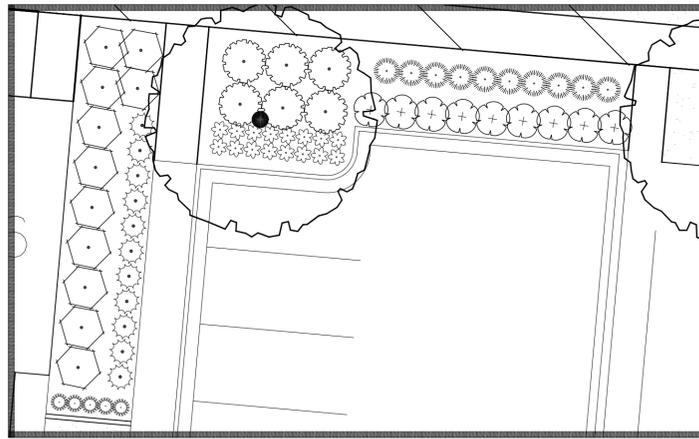
PLANTING BED "E" (TYP.)



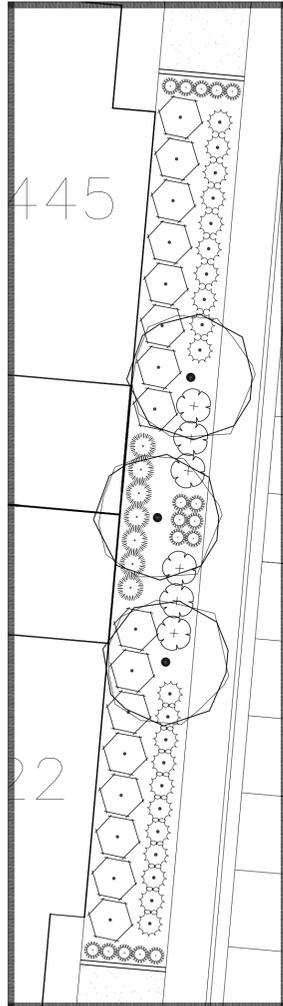
PLANTING BED "F" (TYP.)



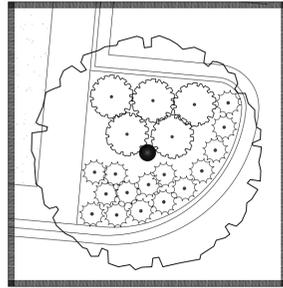
PLANTING BED "G" (TYP.)



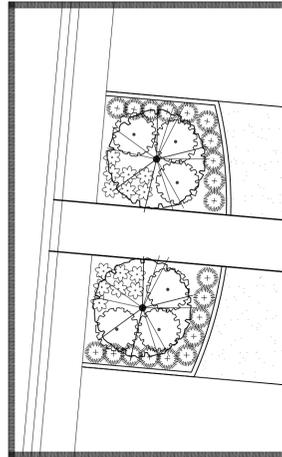
PLANTING BED "H" (TYP.)



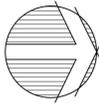
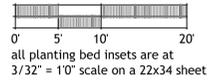
PLANTING BED "I" (TYP.)



PLANTING BED "J" (TYP.)

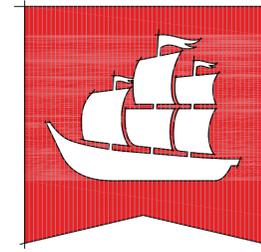


PLANTING BED "K" (TYP.)



**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		67
	Fraxinus pennsylvanica 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Gal		4
	Malus sargentii 'Candymin' / Candymin Sargent Apple Mature Size: H10' W15'	15 gal	1.5"Gal		28
	Picea pungens glauca 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30' W18'	B & B		8' HT.	10
	Pinus nigra / Austrian Black Pine Mature Size: H60' W30'	B & B		8' HT.	11
	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		31
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	B & B	2"Gal		54
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal			64
	Buxus x 'Green Velvet' / Boxwood Mature Size: H4' W4'	5 gal			144
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W8'	5 gal			101
	Rosa x 'Meiludoca' / Amber Sunblaze Rose Mature Size: H24" W24"	5 gal			90
	Taxus x media 'Dark Green Spreading' / Dark Green Spreader Yew Mature Size: H3-4' W4-6'	5 gal			139
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			273
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal			143
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal			395
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Agostache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H3-4' W3-4'	1 gal			96
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H12-14" W12-14"	1 gal			209
	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose Mature Size: H10-24" W18"	1 gal			32
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	1 gal			42
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14" W12-14"	1 gal			112
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H10-24" W18"	1 gal			49
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	QTY
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch			22,939 sf
	Poa pratensis / Kentuck Blue Grass Blend (approved by Owner)	sod			198,390 sf



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preliminary plans not for construction

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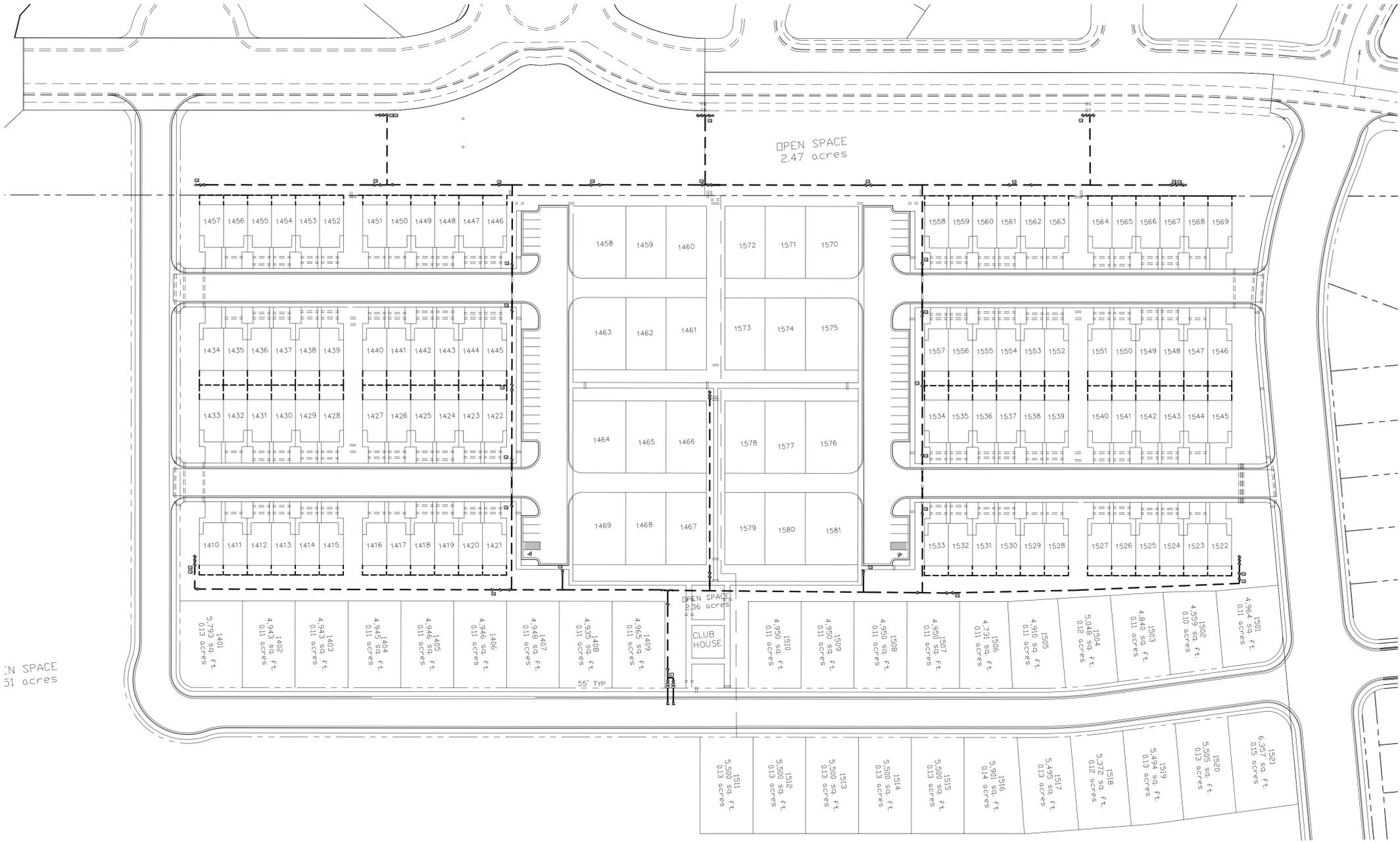
**SILVER LAKE PLAT 14 & 15**

Eagle Mountain, Utah

march 5, 2015

landscape planting plan

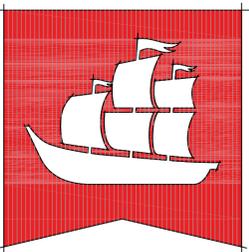
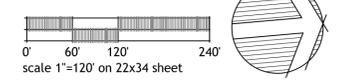
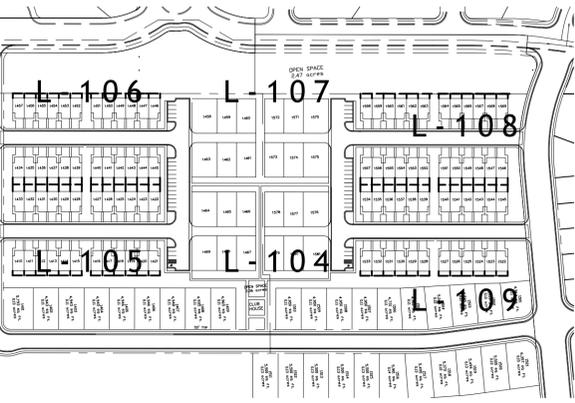
**L-102**



OPEN SPACE  
31 acres

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	LC5	40	0.22 5x15"	
⊙	Hunter MP Strip PROS-04-FRS40-CV	48	59T	40	0.44 5x30"	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⊙	Hunter I-40-04-95 Tuff 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-40-04-95 Tuff 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-40-04-95 Tuff 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-40-04-95 Tuff 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 IC2-10i40, Drip Control Zone Kit, 1" CV Slope Valve with 1" H100 Filter system, Pressure Regulation, 40PSI, Flow Range, 2 GPM to 20 GPM, 150 mesh stainless steel screen.	17				
▨	Area to Receive Dripline Dripper Line Nelson TLD-4+18 (B), Teechne Pressure Compensating Landscape Dripline, 0.46PH emitters at 18" O.C., Dripline Spacers spaced at 18" apart, with emitters offset for triangular pattern. Surface and Sub Surface installations. UV Resistant.	14668 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-44RC, 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" brass threaded ball valve (78-154-O) - 3/4"	4				
⊙	Backflow Device Assembly 2" Wilkins #75XL Reduced Pressure Backflow device with Strong Box Enclosure (SBBG-45AL).	2				
⊙	Controller Assembly (2-Wire) Hunter ACC-48P-RE-253, 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 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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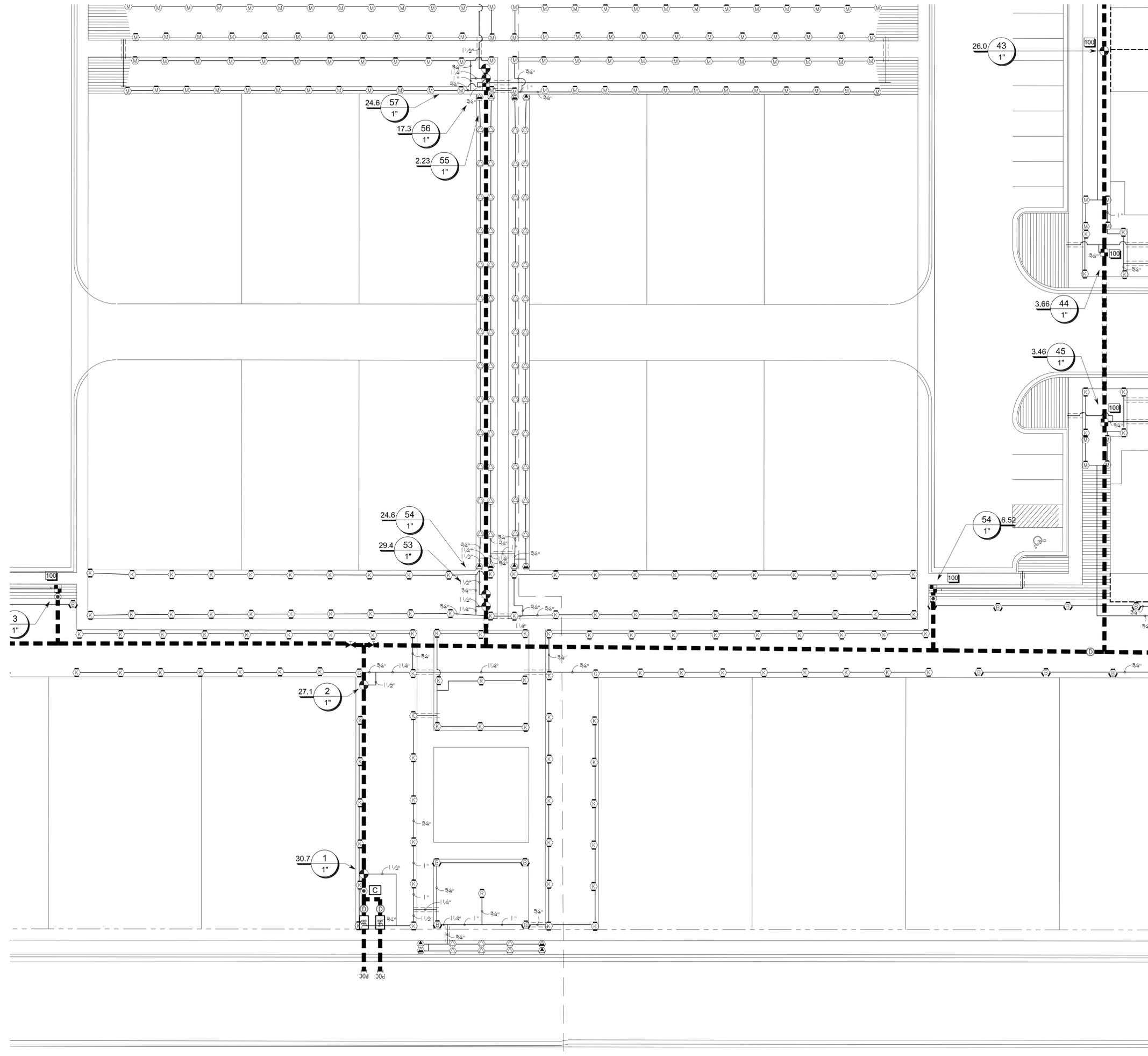


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SILVER LAKE PLAT 14 & 15  
Eagle Mountain, Utah

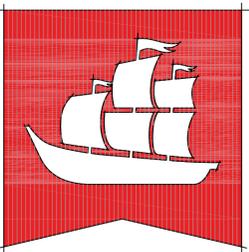
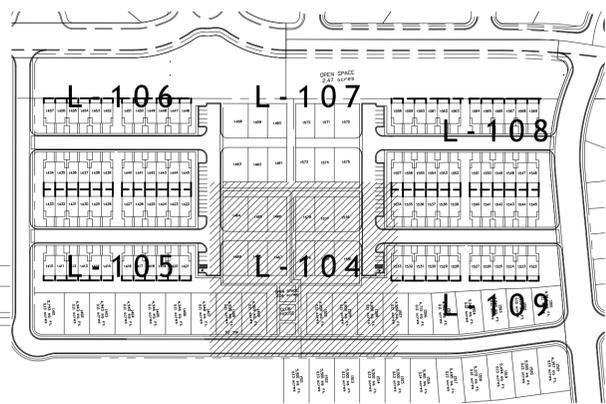
march 6, 2015  
irrigation  
main line plan

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	216	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 5'x15'	
⊖	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22 5'x15'	
⊖	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44 5'x30'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	
⊖	Hunter I-40-04-55 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"	
⊖	Hunter I-40-04-55 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"	
⊖	Hunter I-40-04-55 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"	
⊖	Hunter I-40-04-55 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				
⊖	Electric Remote Control Drip Valve Assembly Hunter CZ-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 Netolam TLDL-4-18 (B), Techline 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 1" 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, weld lap brass threaded ball valve (TB-154-O) - 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-55, 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 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, 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.				



**flagship**  
homes

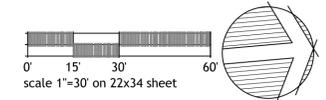
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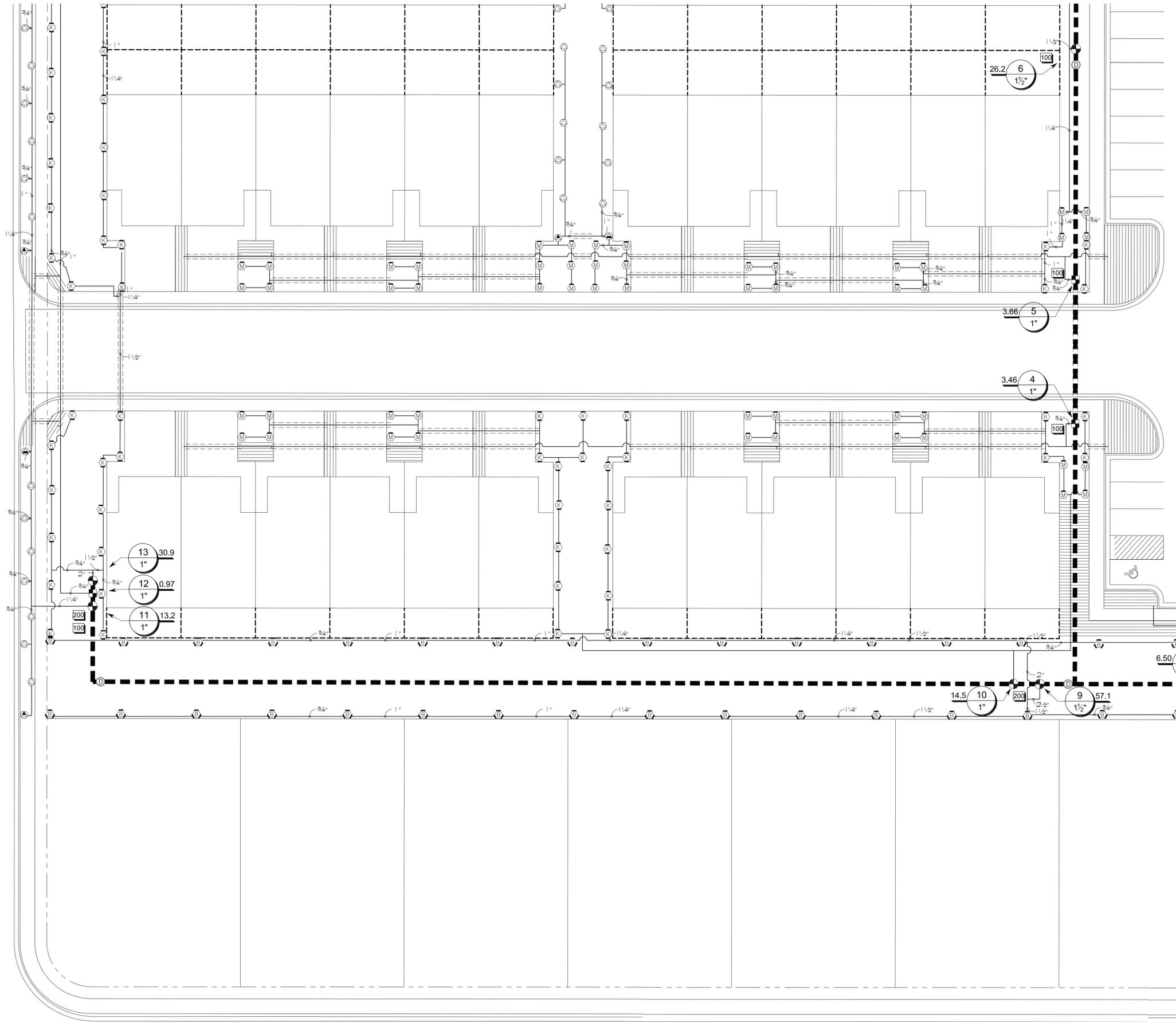
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located and marked

**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

march 6, 2015  
irrigation  
head layout plan

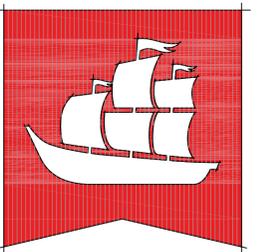
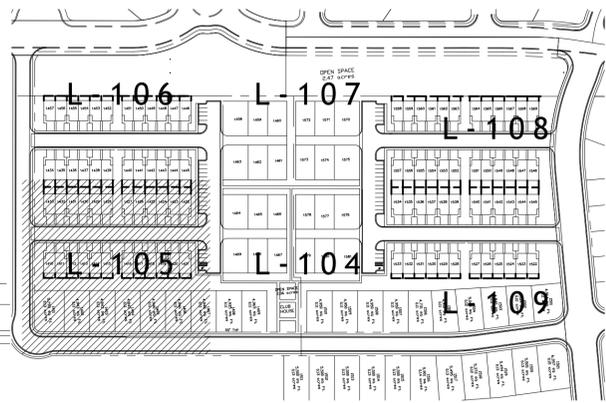


**L-104**



**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	216	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 MP3000 PROS-04-FRS40-CV	43	90-210	40	24"	
⊖	Hunter MP3000R 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	18	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-40-04-55 Turtl 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 Turtl 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 Turtl 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 Turtl 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-10140 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 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", 2" and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	58				
⊖	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 top brass threaded ball valve (TB-154-O) - 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-450-RE-55, 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 1/2"	1				
---	Irrigation Lateral Line, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	27,071 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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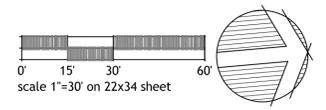


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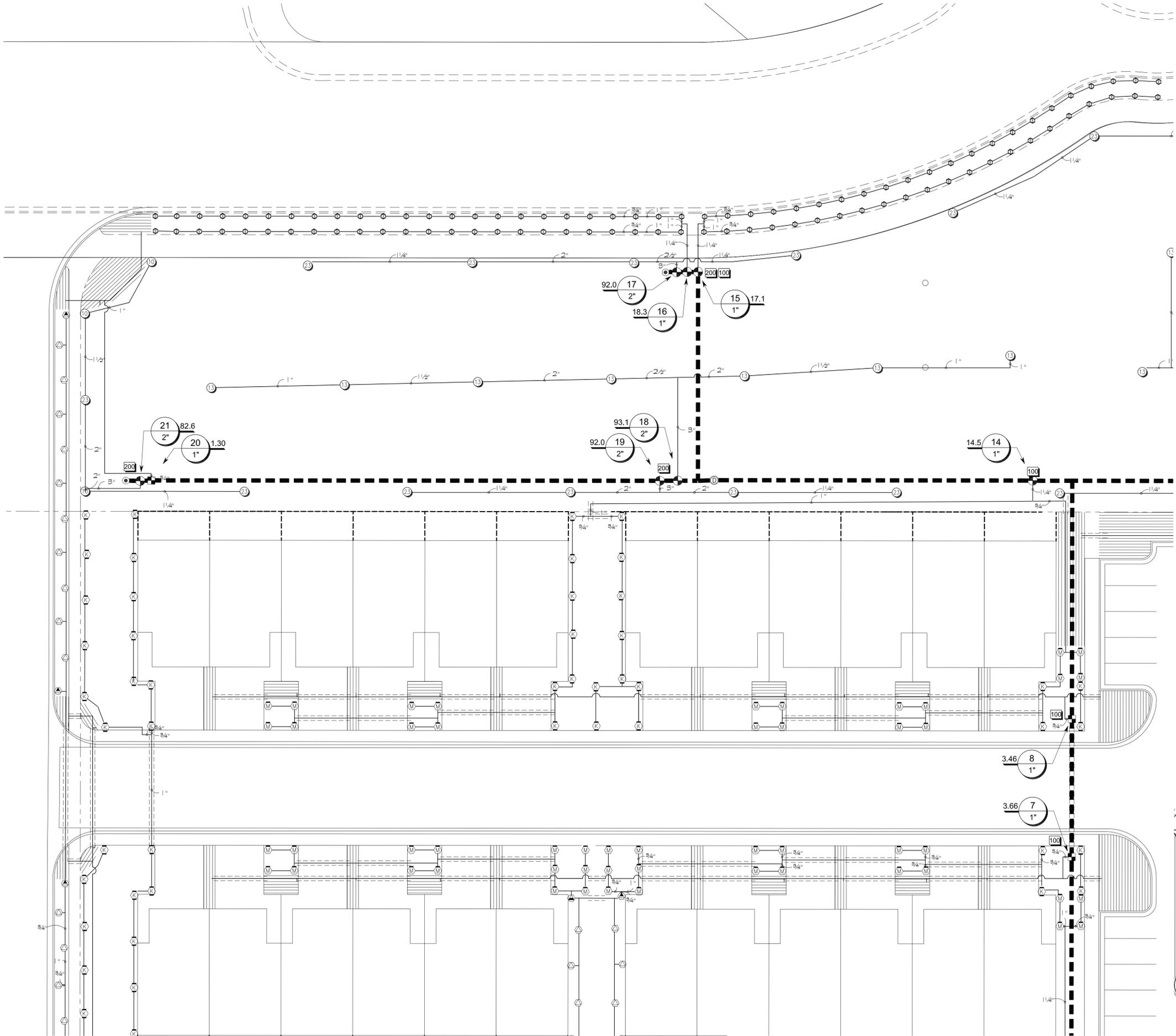
**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

march 6, 2015

irrigation  
head layout plan



**L-105**



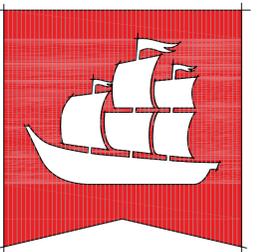
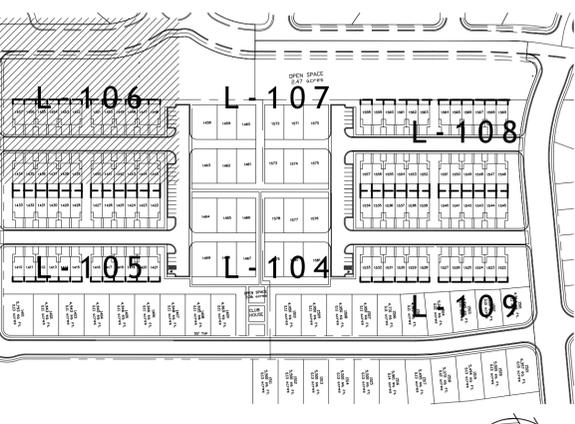
**IRRIGATION SCHEDULE**

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	1	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 MP3000 PROS-04-FRS40-CV	43	90-210	40	24"	
⑨	Hunter MP3000R 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 5'x5'	
⑫	Hunter MP Strip PROS-04-FRS40-CV	13	RC5	40	0.22 5'x5'	
⑬	Hunter MP Strip PROS-04-FRS40-CV	48	S9T	40	0.44 5'x30'	

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 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
▨	Area to Receive Dripline Dripper Line Netafim TLDL-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 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-4-18-20, 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 tap brass threaded ball valve (TB-154-O) - 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-480-185-25, 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 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.



flagship  
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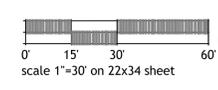
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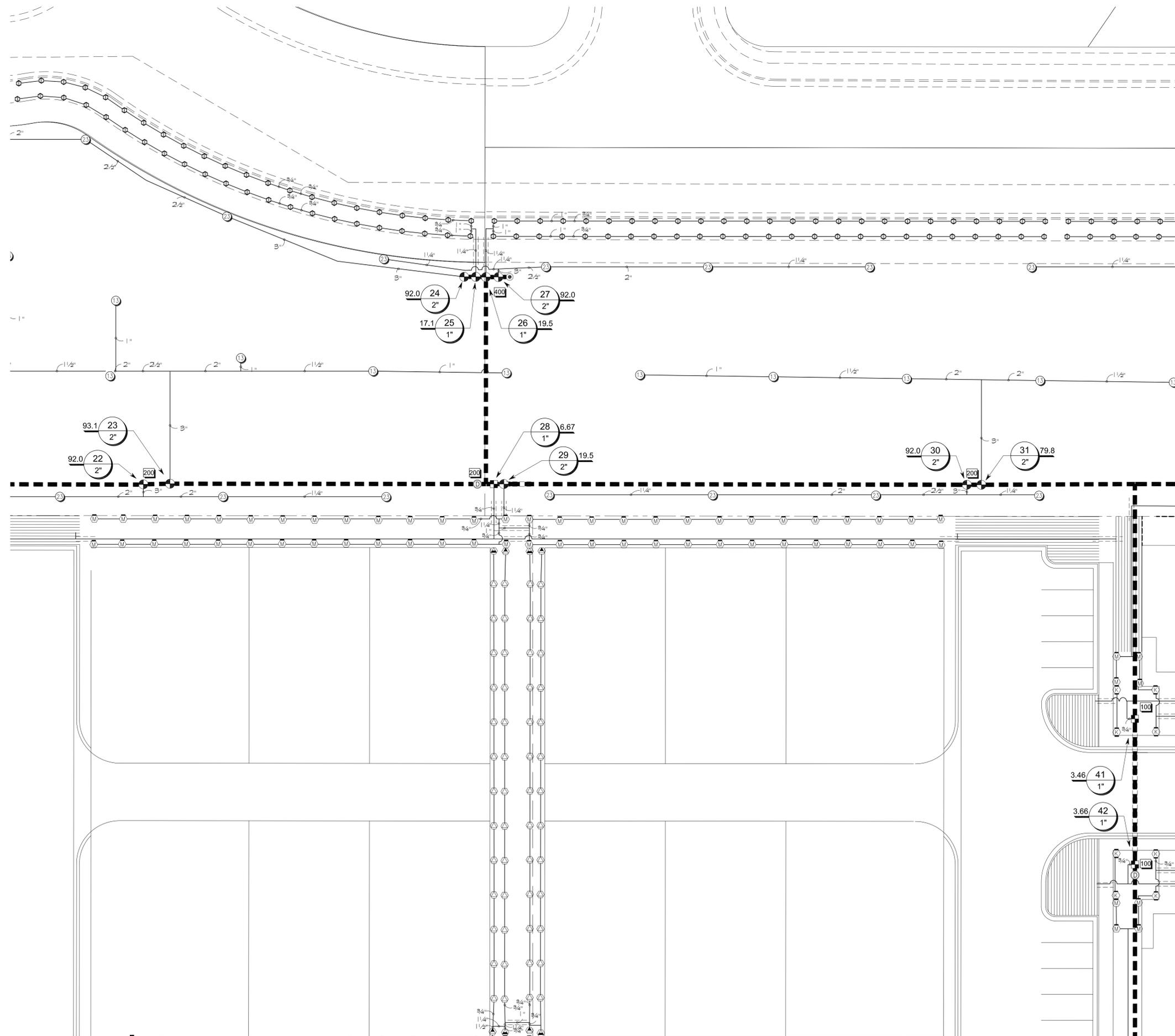
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**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

march 6, 2015  
irrigation  
head layout plan



**L-106**



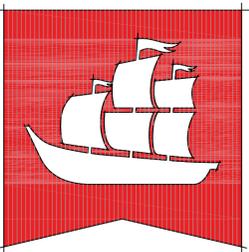
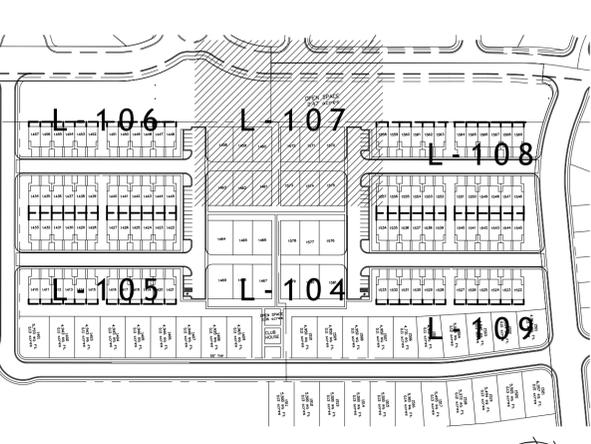
**IRRIGATION SCHEDULE**

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	276	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 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-40-04-95 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-40-04-95 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-40-04-95 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-40-04-95 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"

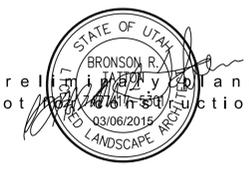
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Electric Remote Control Drip Valve Assembly Hunter CZ-10i-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" NPT Filter system, Pressure Regulation, 40psi, Flow Range, 2 GPM to 20 GPM, 150 mesh stainless steel screen.	17
▨	Area to Receive Dripline Dripper Line Netolam TLD-4-1B (1B), 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-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-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 3/4".	4
⊙	Manual Drain Valve Assembly Apollo Conbraco, 1/2" or 3/4" 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-400-RTD-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, P.V.C. Schedule 40 P.V.C. Schedule 40 irrigation pipe.	27,071 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.



flagship homes

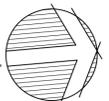
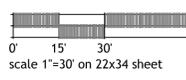
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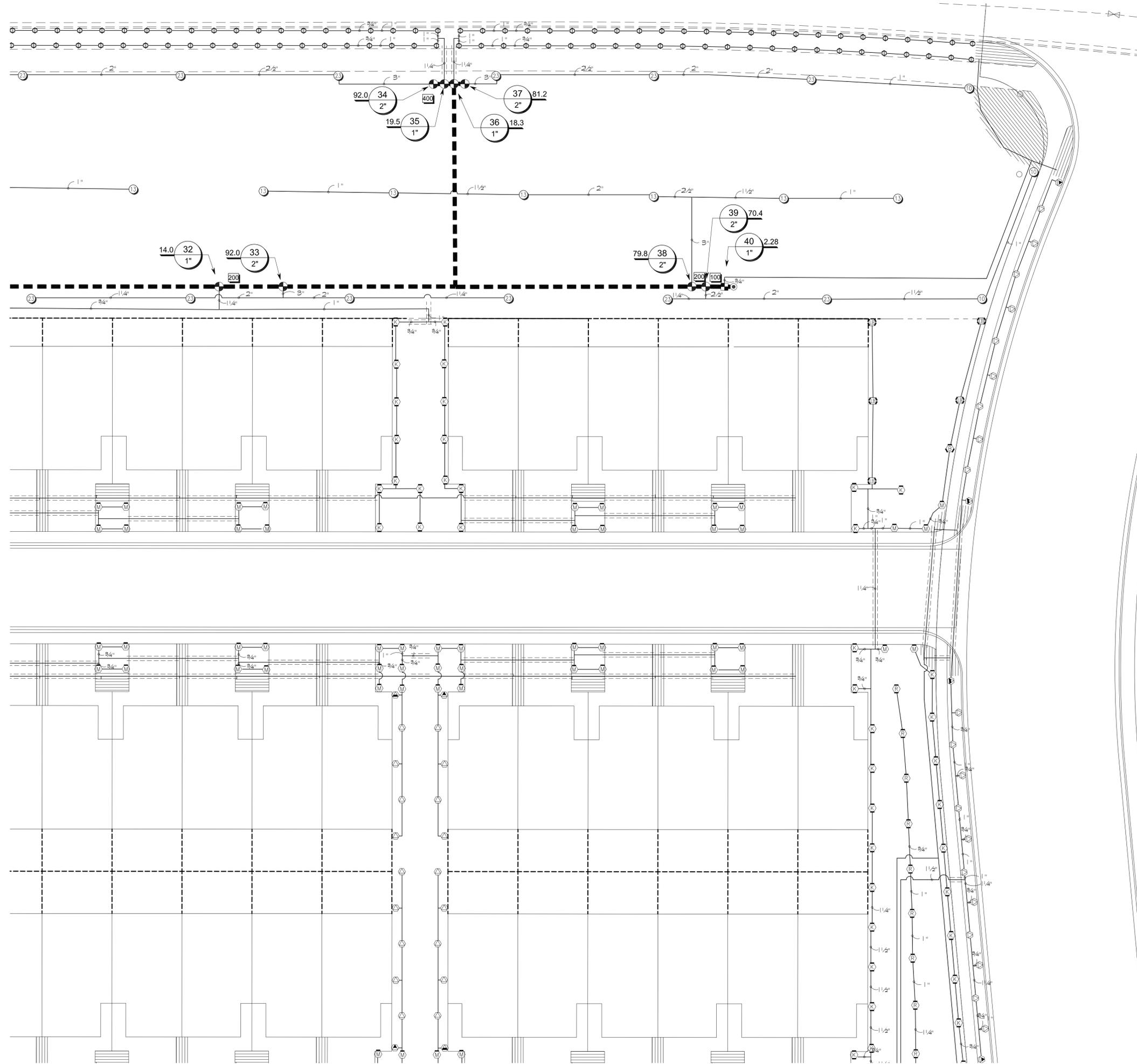
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**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

march 6, 2015  
irrigation  
head layout plan

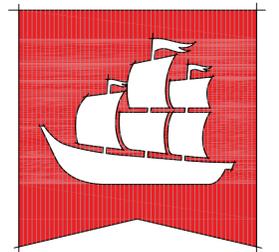
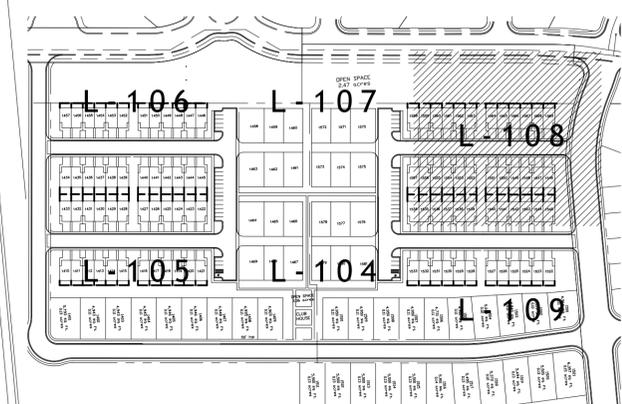


**L-107**



**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 MP3500 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 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 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, 150 mesh stainless steel screen.	17				
▨	Area to Receive Dripline Netolam TLD-4-1(B), Teichne 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 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 HC-44-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 3/4".	4				
⊘	Manual Drain Valve Assembly Apollo Conbraco, mild lap 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-15XL).	2				
⊛	Controller Assembly (2-Wire) Hunter ACG-480-150-25, 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				
⊟	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.				



flagship  
homes

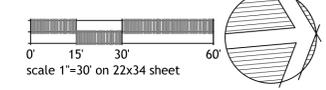
170 South Interstate Plaza, Suite 250  
Lehi | Utah | 84043



call 811 or visit [www.bluestakes.org](http://www.bluestakes.org)  
before you dig to have all utilities  
located and marked

**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

march 6, 2015  
irrigation  
head layout plan

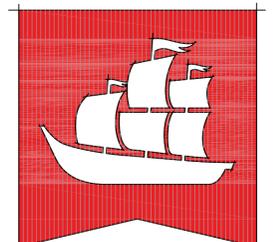
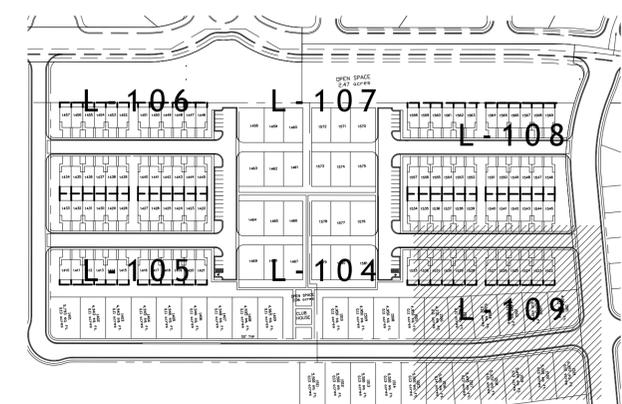


**L-108**



**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	216	45-210	40	11"	
⊖	Hunter MP2000 PROS-04-FRS40-CV	216	45-210	40	16"	
⊖	Hunter MP2000 PROS-04-FRS40-CV	4	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 MP3500 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 ICZ-101-40, Drip Control Zone Kit, 1" CV, Slope Valve with 1" NPT Filter system, Pressure Regulation, 40psi, Flow Range: 2 GPM to 20 GPM, 150 mesh stainless steel screen.	17				
▨	Area to Receive Dripline Dripper Line Nelson TLD-418 (B), Techline 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 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-4-RS, 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 "B" and square operating nuts on valves "S".	4				
⊖	Manual Drain Valve Assembly Apollo Conbraco weld lap 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 (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 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				
PC	Point of Connection 2"	1				
PC	Point of Connection 1"	1				
---	Irrigation Lateral Line, PVC Schedule 40 PVC Schedule 40 irrigation pipe.	27,071 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.				
⊖	Valve Callout Valve Number Valve Flow Valve Size					



**flagship**  
homes

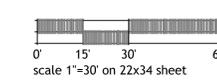
170 South Interstate Plaza, Suite 250  
Lehi | Utah | 84043



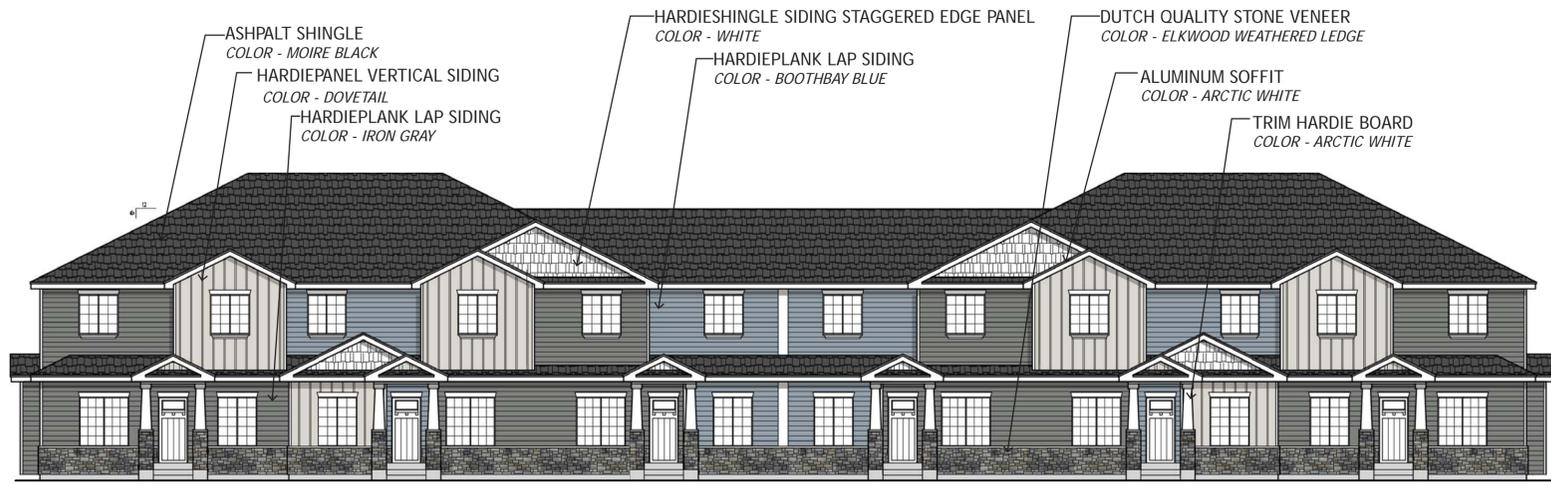
call 811 or visit [www.bluestakes.org](http://www.bluestakes.org)  
before you dig to have all utilities  
located and marked

**SILVER LAKE PLAT 14 & 15**  
Eagle Mountain, Utah

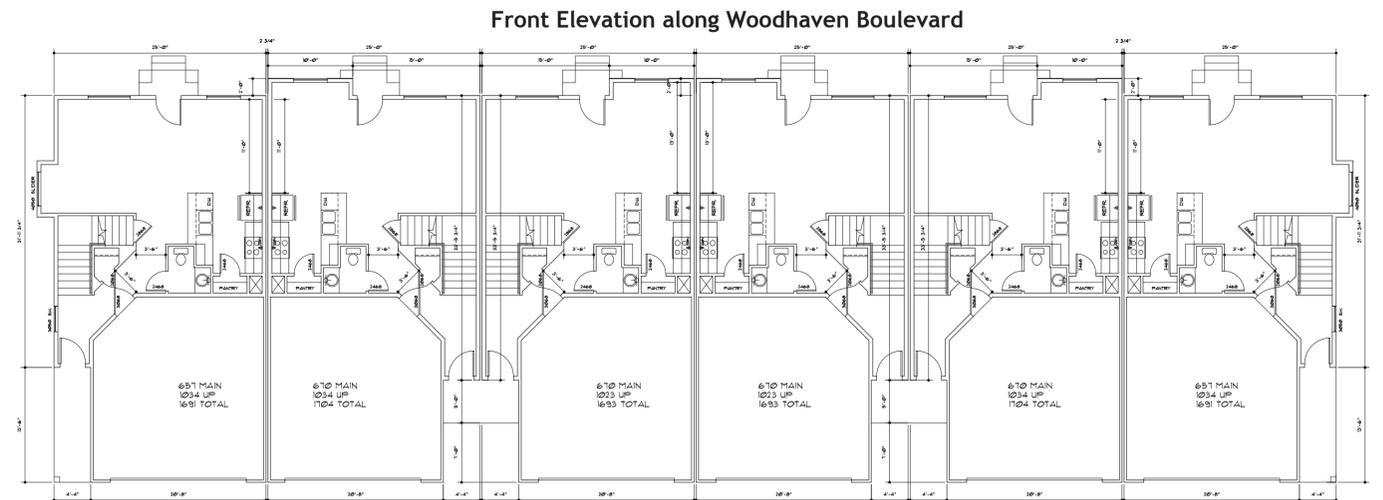
march 6, 2015  
irrigation  
head layout plan



**L-109**

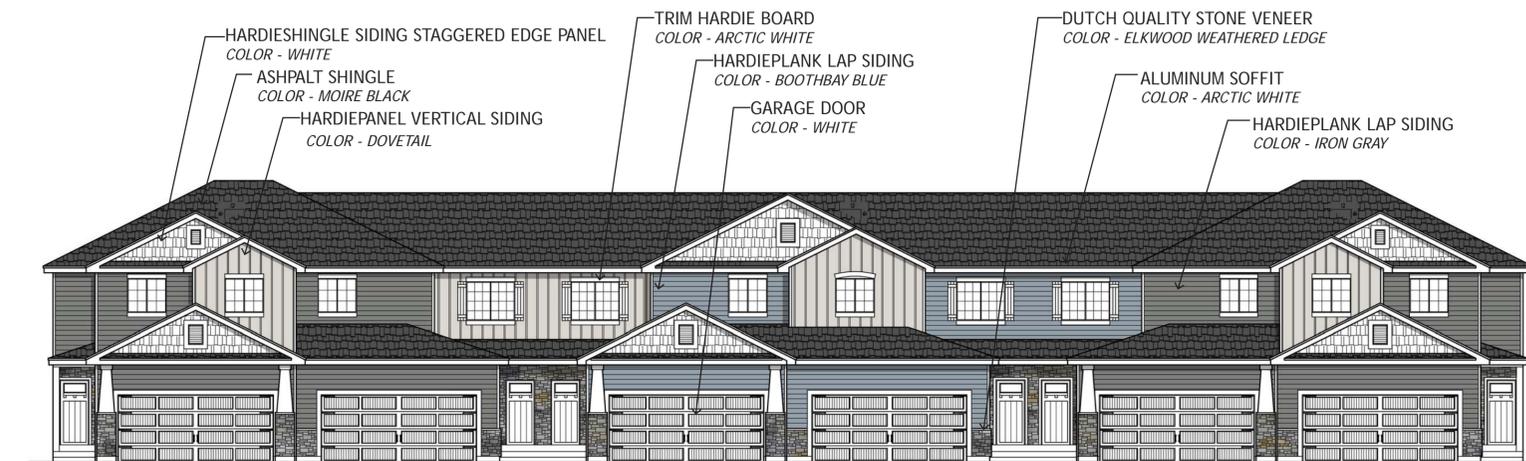


**6-PLEX FRONT ELEVATION** for homes fronting Woodhaven  
*Colors may vary from building to building*

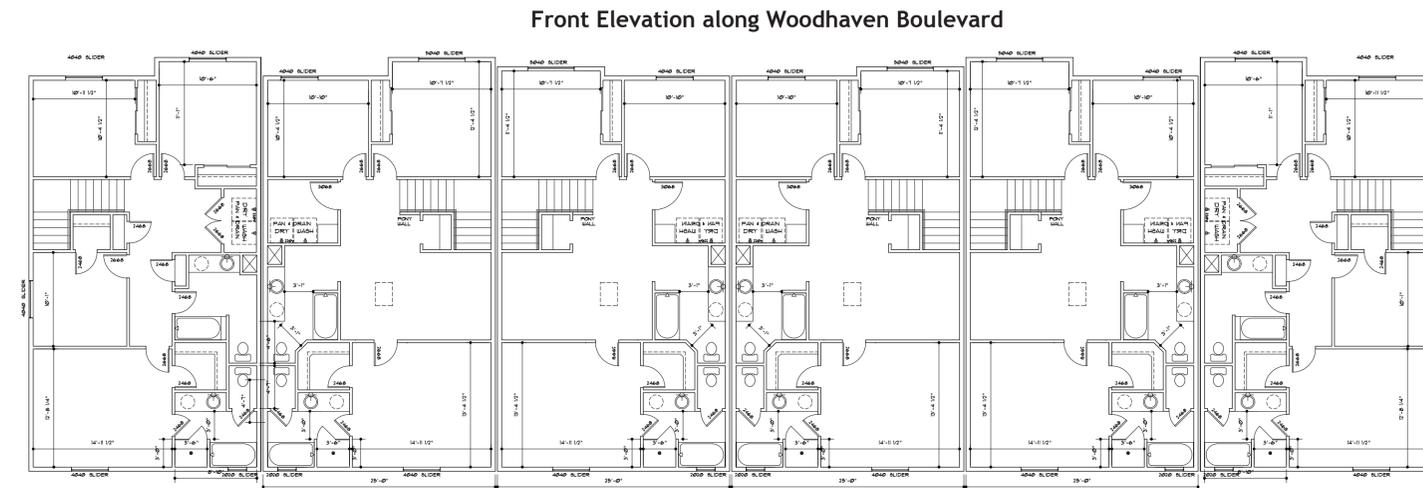


**MAIN FLOOR**

Alley loaded garages from private street.

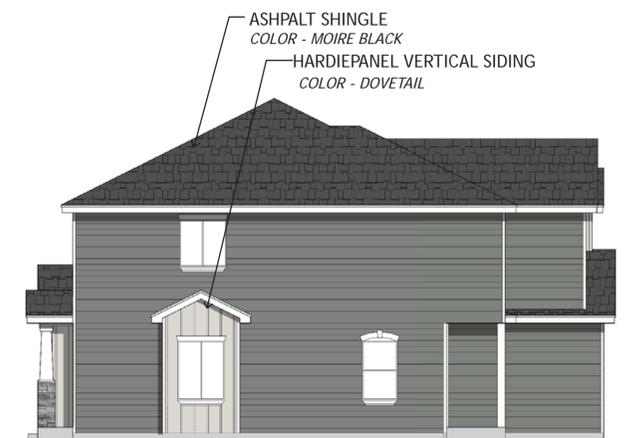


**6-PLEX REAR ELEVATION** for homes fronting Woodhaven  
*Colors may vary from building to building*

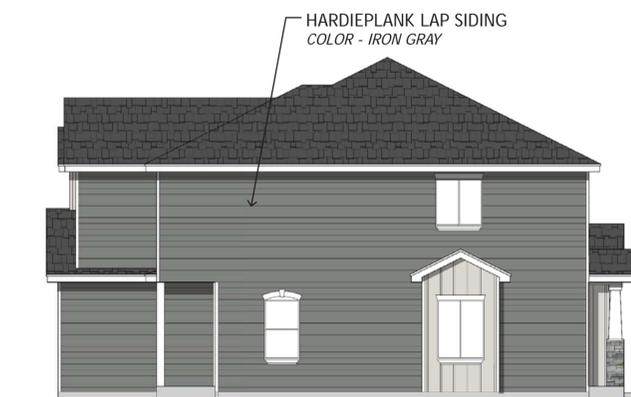


**UPPER FLOOR**

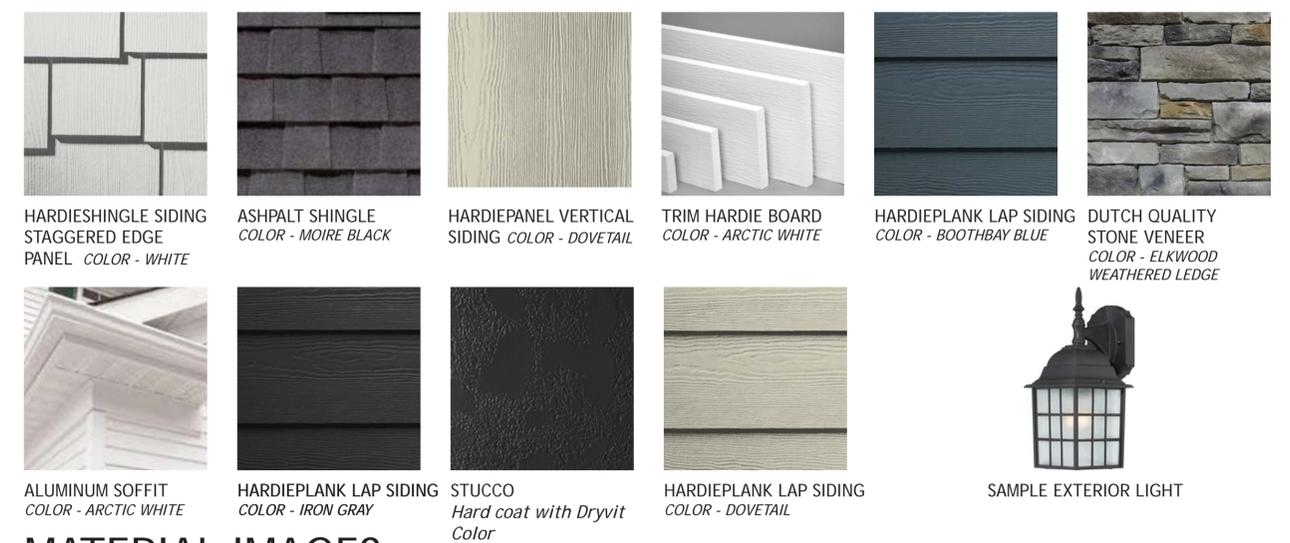
Alley loaded garages from private street.



**6-PLEX RIGHT ELEVATION**  
*For use along public streets. Colors may vary from building to building*



**6-PLEX LEFT ELEVATION**  
*For use along public streets. Colors may vary from building to building*



**MATERIAL IMAGES**

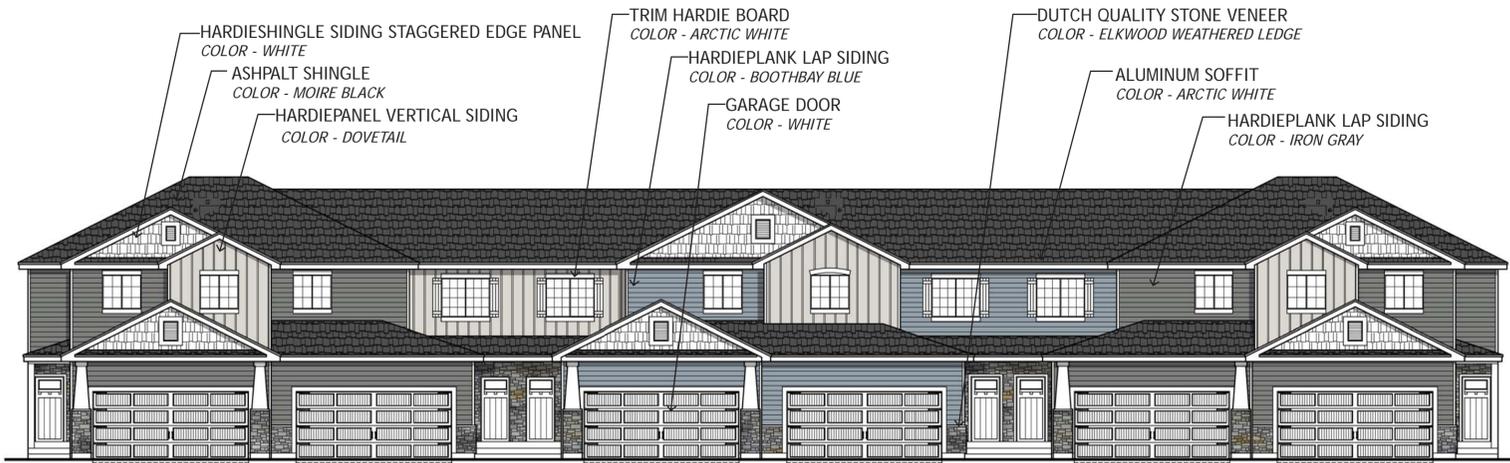
**SILVER LAKE - PLAT 14 & 15**  
 TOWNHOME ARCHITECTURAL RENDERING



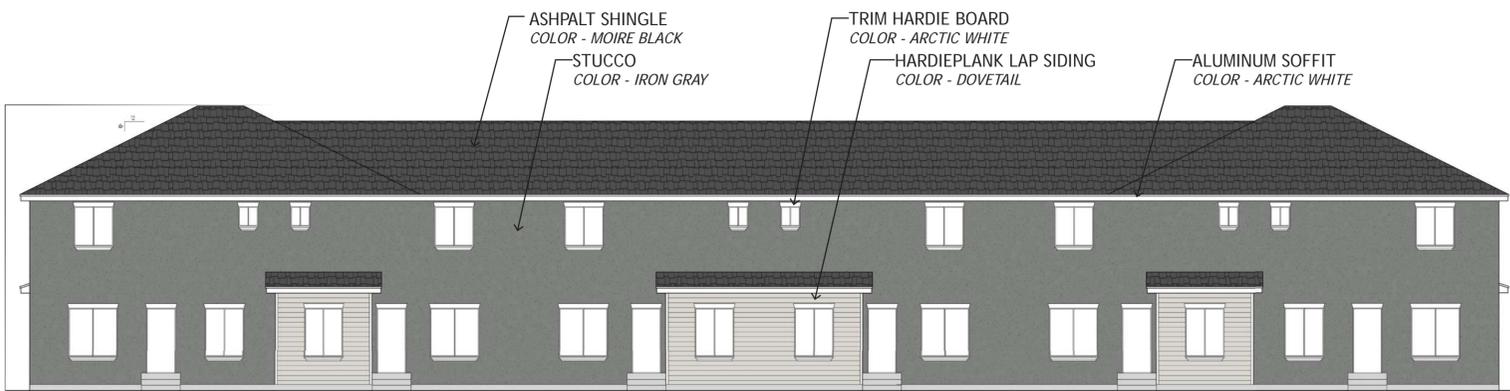


ARTISTIC RENDERING OF TOWNHOMES ALONG PUBLIC STREETS  
*Colors may vary from building to building*

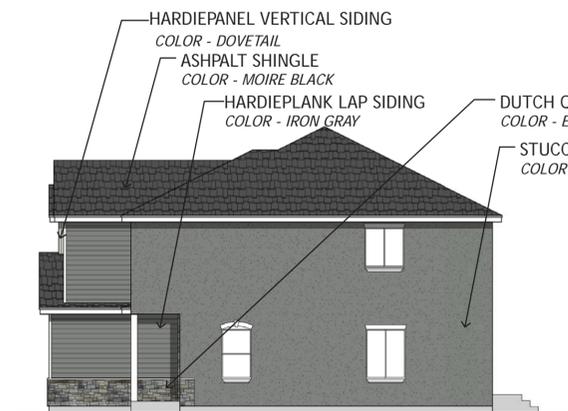
**SILVER LAKE - PLAT 14 & 15**  
T O W N H O M E   A R C H I T E C T U R A L   R E N D E R I N G



**6-PLEX FRONT ELEVATION**  
*Colors may vary from building to building*



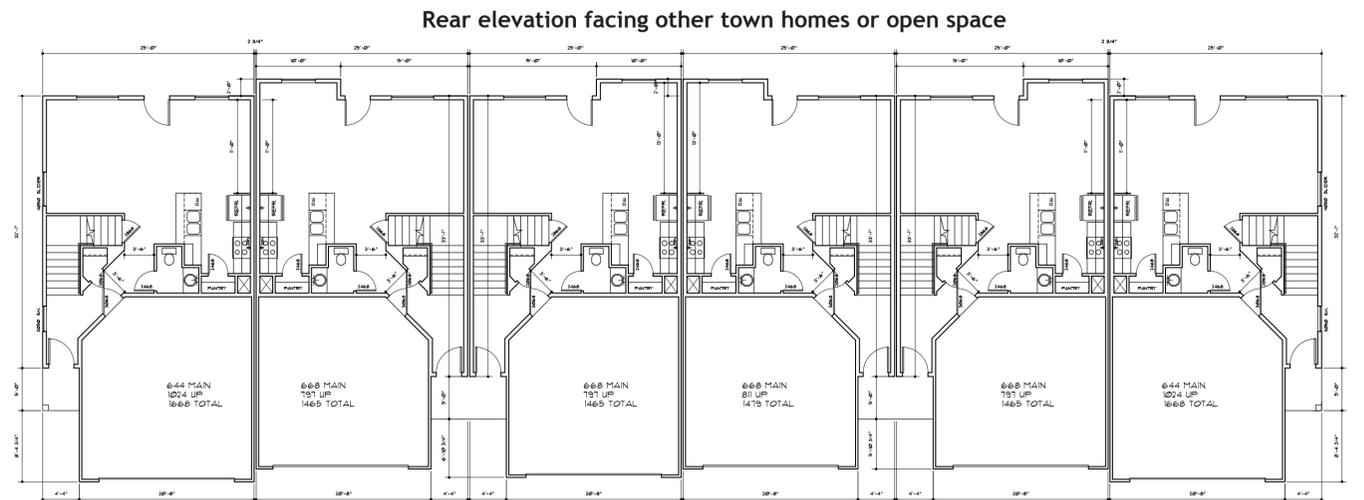
**6-PLEX REAR ELEVATION**  
*Colors may vary from building to building*



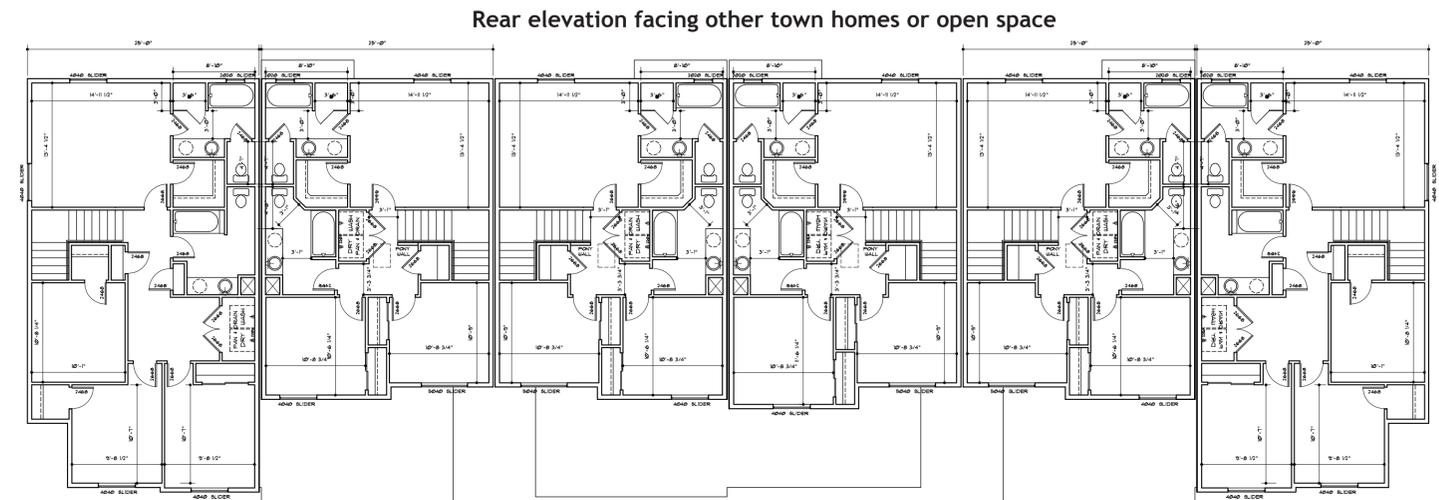
**6-PLEX RIGHT ELEVATION**  
*Colors may vary from building to building*



**6-PLEX LEFT ELEVATION**  
*Colors may vary from building to building*



**MAIN FLOOR**



**UPPER FLOOR**



**MATERIAL IMAGES**

**SILVER LAKE - PLAT 14 & 15**  
 TOWNHOME ARCHITECTURAL RENDERING





ARTISTIC RENDERING OF TOWNHOMES FRONTING PRIVATE STREETS  
*Colors may vary from building to building*

**SILVER LAKE - PLAT 14 & 15**  
T O W N H O M E   A R C H I T E C T U R A L   R E N D E R I N G



### CLUSTER HOME "A" STYLE OPTIONS

Colors may vary from building to building



### CLUSTER HOME "B" STYLE OPTIONS

Colors may vary from building to building



### CLUSTER HOME "C" STYLE OPTIONS

Colors may vary from building to building



### CLUSTER HOME "D" STYLE OPTIONS

Colors may vary from building to building



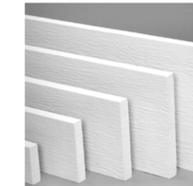
HARDIESHINGLE SIDING  
STAGGERED EDGE  
PANEL COLOR - WHITE



ASHPALT SHINGLE  
COLOR - MOIRE BLACK



HARDIEPANEL VERTICAL  
SIDING COLOR - DOVETAIL



TRIM HARDIE BOARD  
COLOR - ARCTIC WHITE



HARDIEPLANK LAP SIDING  
COLOR - BOOTHBAY BLUE



DUTCH QUALITY  
STONE VENEER  
COLOR - ELKWOOD  
WEATHERED LEDGE



ALUMINUM SOFFIT  
COLOR - ARCTIC WHITE



HARDIEPLANK LAP SIDING  
COLOR - IRON GRAY



STUCCO  
Hard coat with Dryvit  
Color

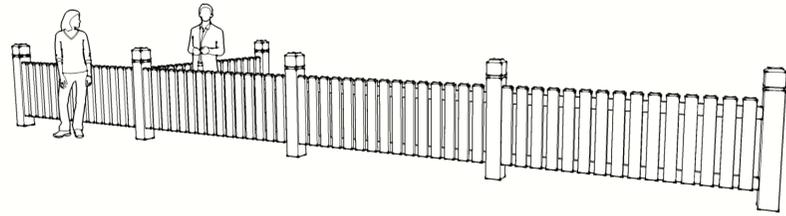


HARDIEPLANK LAP SIDING  
COLOR - DOVETAIL



SAMPLE EXTERIOR LIGHT

### MATERIAL IMAGES



**Cedar wood picket fence with detailing on post to match existing Silver Lake Neighborhood**  
*This style of fence will be located in the front of the townhomes along Woodhaven. Concept sketch shows a 48" tall 6"x6" post and 36" pickets.*



**Cedar wood privacy fence with detailing to match existing Silver Lake Neighborhood**  
*Photo from Silver Lake Master Planned Development*

**FENCING MATERIAL**



**Cedar wrapped post with black steel anchor and arm and Phillips Hadco full-cut off fixture** | *Photo taken in Marriott-Slaterville, Utah. (Image used to depict an aesthetic, not a specific model). We have been working with Ted Maestas on the light fixture selection.*

**STREET LIGHTING**

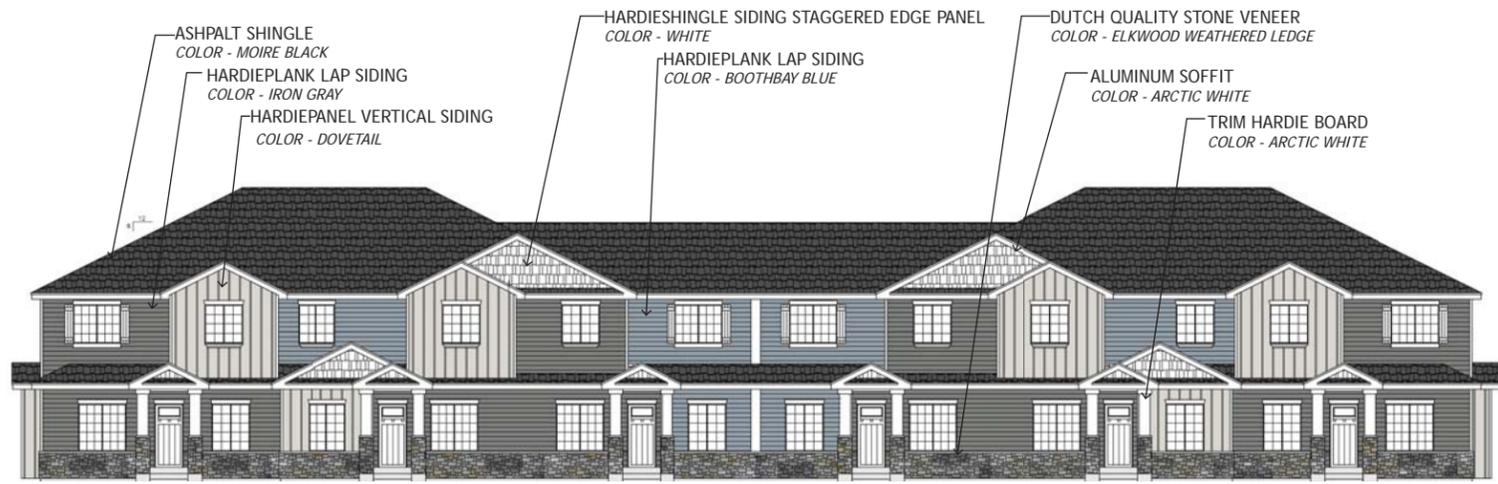


**ALUMINUM SOFFIT**  
**COLOR - ARCTIC WHITE**

**UPGRADED STREET SIGNS**

**SILVER LAKE - PLAT 14 & 15**  
**FENCING, LIGHTING, & SIGNAGE**

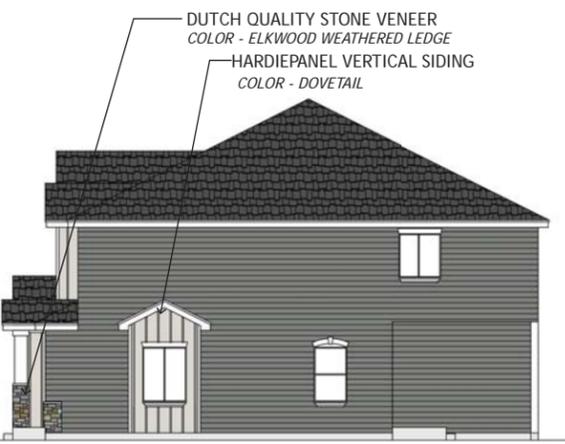




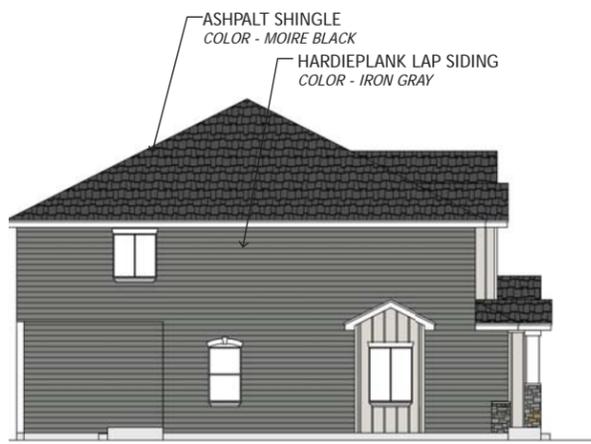
**ALLEY LOADED 6-PLEX FRONT ELEVATION** (for elevations fronting a public street)  
*Colors may vary from building to building*



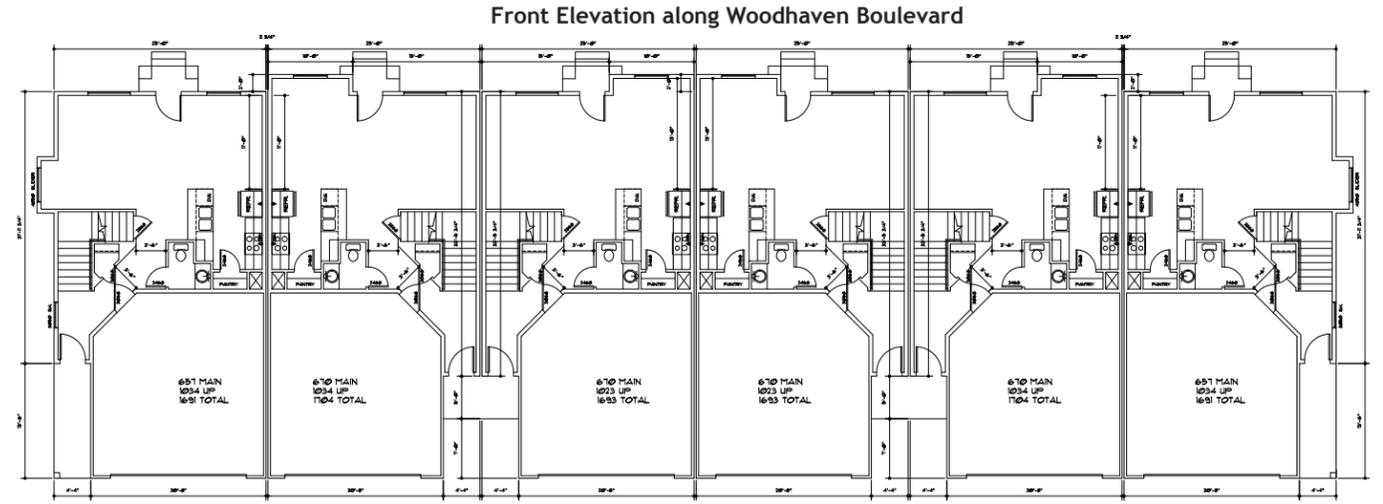
**ALLEY LOADED 6-PLEX REAR ELEVATION** (for elevations fronting a public street)  
*Colors may vary from building to building*



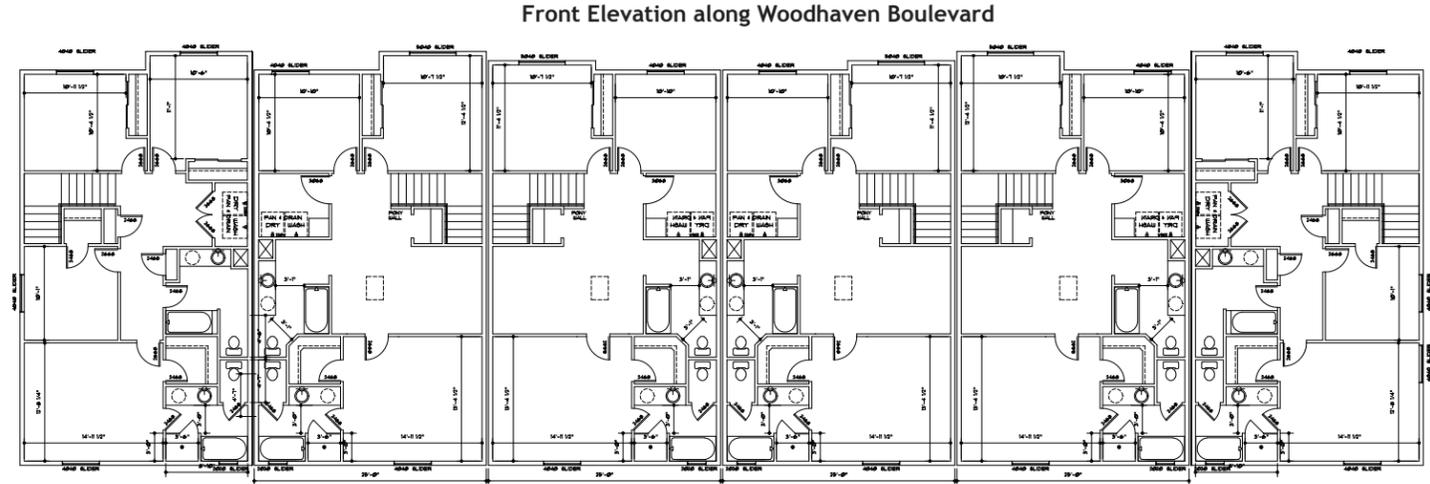
**ALLEY LOADED RIGHT ELEVATION**  
 (for elevations not fronting a public street)  
*Colors may vary from building to building*



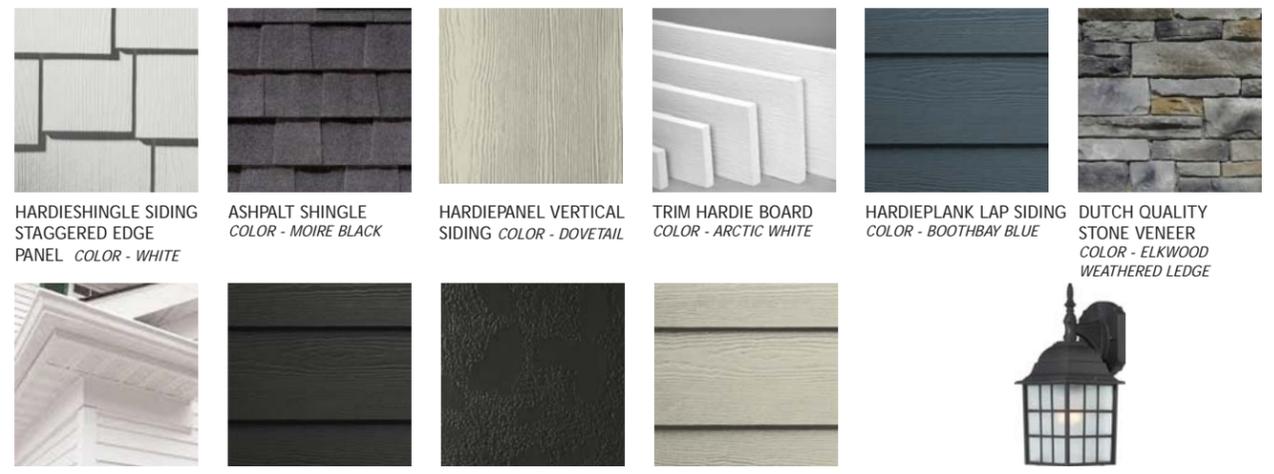
**ALLEY LOADED LEFT ELEVATION**  
 (for elevations not fronting a public street)  
*Colors may vary from building to building*



**MAIN FLOOR** Alley loaded garages from private street.



**UPPER FLOOR** Alley loaded garages from private street.



**MATERIAL IMAGES**

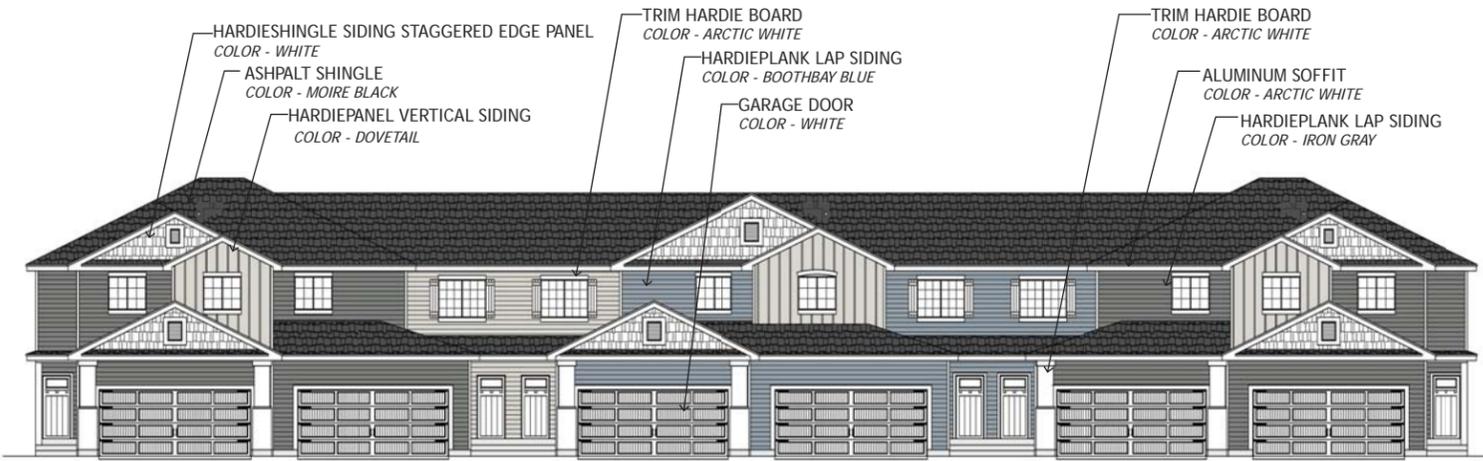
**SILVER LAKE - PLAT 14 & 15**  
 TOWNHOME ARCHITECTURAL RENDERING



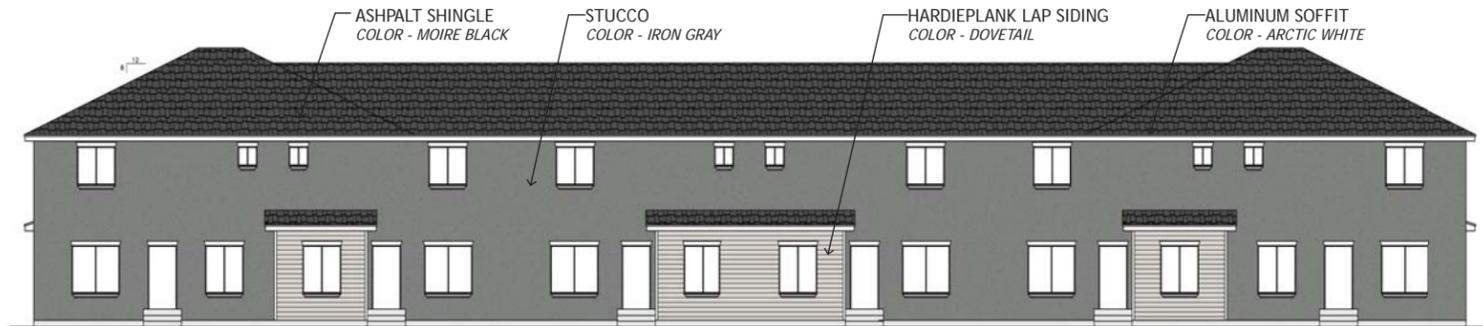


ARTISTIC RENDERING OF TOWNHOMES ALONG PUBLIC STREETS  
*Colors may vary from building to building*

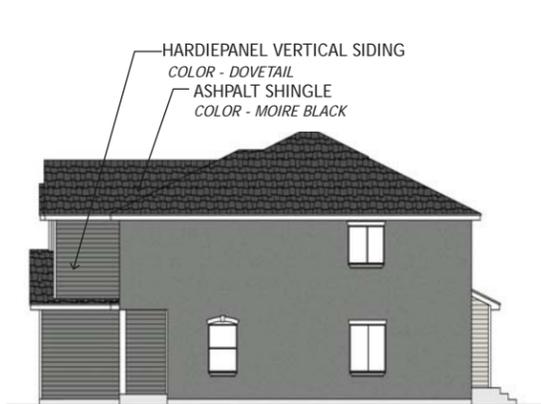
**SILVER LAKE - PLAT 14 & 15**  
TOWNHOME ARCHITECTURAL RENDERING



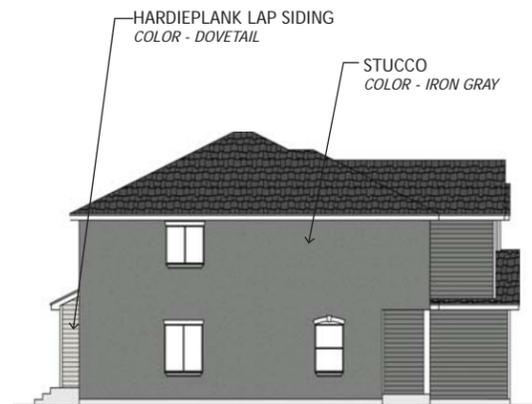
**STANDARD 6-PLEX FRONT ELEVATION** (for elevations not fronting a public street)  
*Colors may vary from building to building*



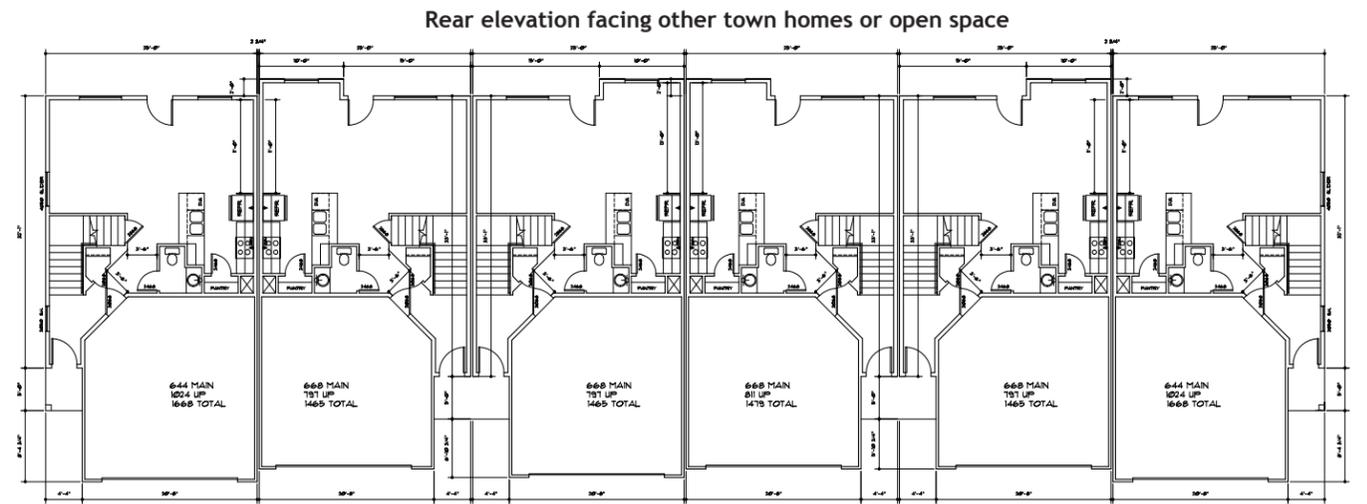
**STANDARD 6-PLEX REAR ELEVATION** (for elevations not fronting a public street)  
*Colors may vary from building to building*



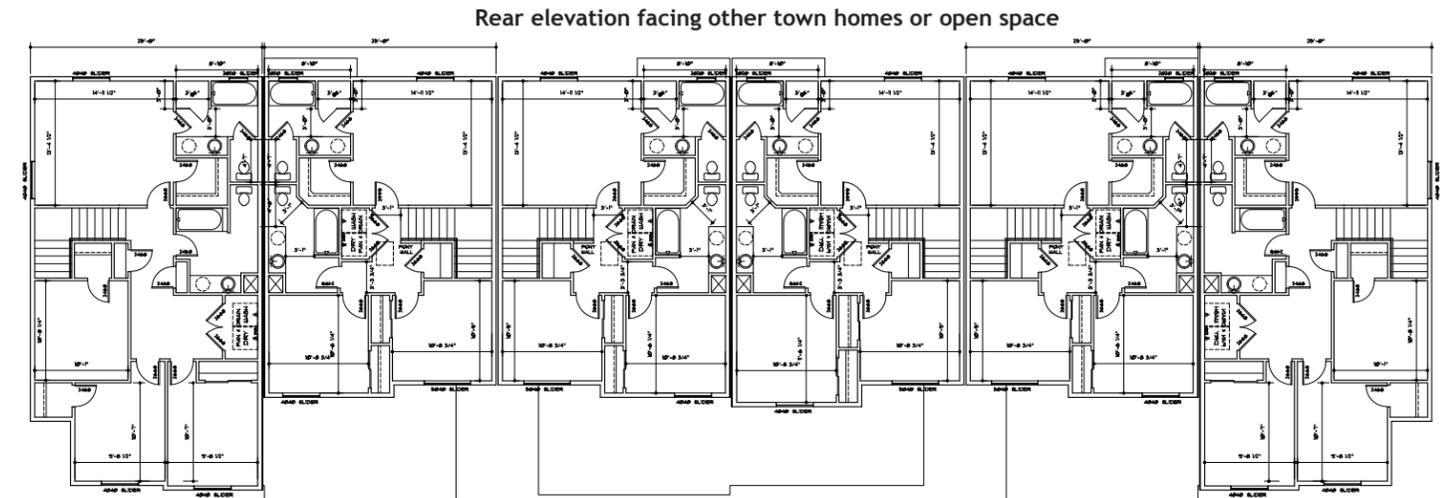
**STANDARD RIGHT ELEVATION**  
 (for elevations not fronting a public street)  
*Colors may vary from building to building*



**STANDARD LEFT ELEVATION**  
 (for elevations not fronting a public street)  
*Colors may vary from building to building*



**MAIN FLOOR**



**UPPER FLOOR**



**MATERIAL IMAGES**

**SILVER LAKE - PLAT 14 & 15**  
 TOWNHOME ARCHITECTURAL RENDERING





ARTISTIC RENDERING OF TOWNHOMES FRONTING PRIVATE STREETS  
*Colors may vary from building to building*

**SILVER LAKE - PLAT 14 & 15**  
TOWNHOME ARCHITECTURAL RENDERING

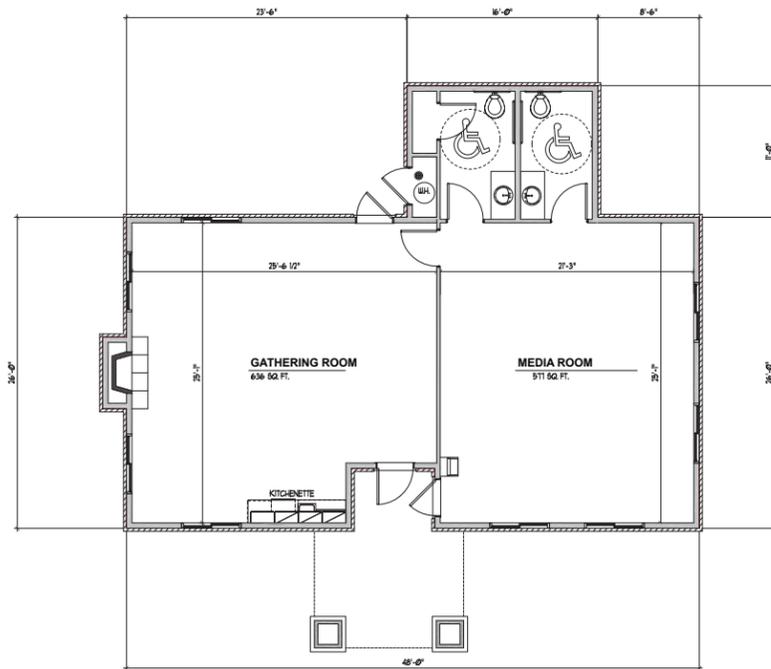


FRONT ELEVATION

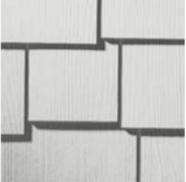
RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



FLOOR PLAN

					
HARDIESHINGLE SIDING STAGGERED EDGE PANEL COLOR - WHITE	ASHPALT SHINGLE COLOR - MOIRE BLACK	HARDIEPANEL VERTICAL SIDING COLOR - DOVETAIL	TRIM HARDIE BOARD COLOR - ARCTIC WHITE	HARDIEPLANK LAP SIDING COLOR - BOOTHBAY BLUE	DUTCH QUALITY STONE VENEER COLOR - ELKWOOD WEATHERED LEDGE
					
ALUMINUM SOFFIT COLOR - ARCTIC WHITE	HARDIEPLANK LAP SIDING COLOR - IRON GRAY	STUCCO Hard coat with Dryvit Color	HARDIEPLANK LAP SIDING COLOR - DOVETAIL	SAMPLE EXTERIOR LIGHT	

MATERIAL IMAGES

# SILVER LAKE - PLAT 14 & 15

CLUBHOUSE ARCHITECTURAL RENDERINGS





### CLUSTER HOME "A" STYLE OPTIONS

Colors may vary from building to building



### CLUSTER HOME "B" STYLE OPTIONS

Colors may vary from building to building



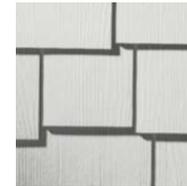
### CLUSTER HOME "C" STYLE OPTIONS

Colors may vary from building to building

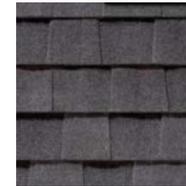


### CLUSTER HOME "D" STYLE OPTIONS

Colors may vary from building to building



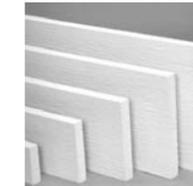
HARDIESHINGLE SIDING  
STAGGERED EDGE  
PANEL COLOR - WHITE



ASHPALT SHINGLE  
COLOR - MOIRE BLACK



HARDIEPANEL VERTICAL  
SIDING COLOR - DOVETAIL



TRIM HARDIE BOARD  
COLOR - ARCTIC WHITE



HARDIEPLANK LAP SIDING  
COLOR - BOOTHBAY BLUE



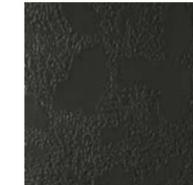
DUTCH QUALITY  
STONE VENEER  
COLOR - ELKWOOD  
WEATHERED LEDGE



ALUMINUM SOFFIT  
COLOR - ARCTIC WHITE



HARDIEPLANK LAP SIDING  
COLOR - IRON GRAY



STUCCO  
Hard coat with Dryvit  
Color

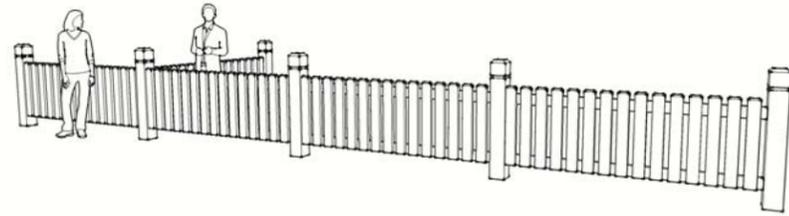


HARDIEPLANK LAP SIDING  
COLOR - DOVETAIL



SAMPLE EXTERIOR LIGHT

### MATERIAL IMAGES



Cedar wood picket fence with detailing on post to match existing Silver Lake Neighborhood  
 This style of fence will be located in the front of the townhomes along Woodhaven. Concept sketch shows a 48" tall 6"x6" post and 36" pickets.



Cedar wood privacy fence with detailing to match existing Silver Lake Neighborhood  
 Photo from Silver Lake Master Planned Development

## FENCING MATERIAL



Cedar wrapped post with black steel anchor and arm and Phillips Hadco full-cut off fixture | Photo taken in Marriott-Slaterville, Utah. (Image used to depict an aesthetic, not a specific model). We have been working with Ted Maestas on the light fixture selection.

## STREET LIGHTING

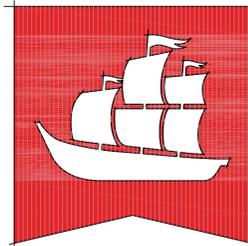


ALUMINUM SOFFIT  
 COLOR - ARCTIC WHITE

## UPGRADED STREET SIGNS

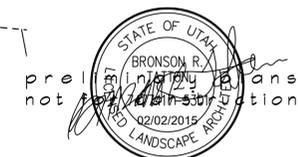
# SILVER LAKE - PLAT 14 & 15

## FENCING, LIGHTING, & SIGNAGE

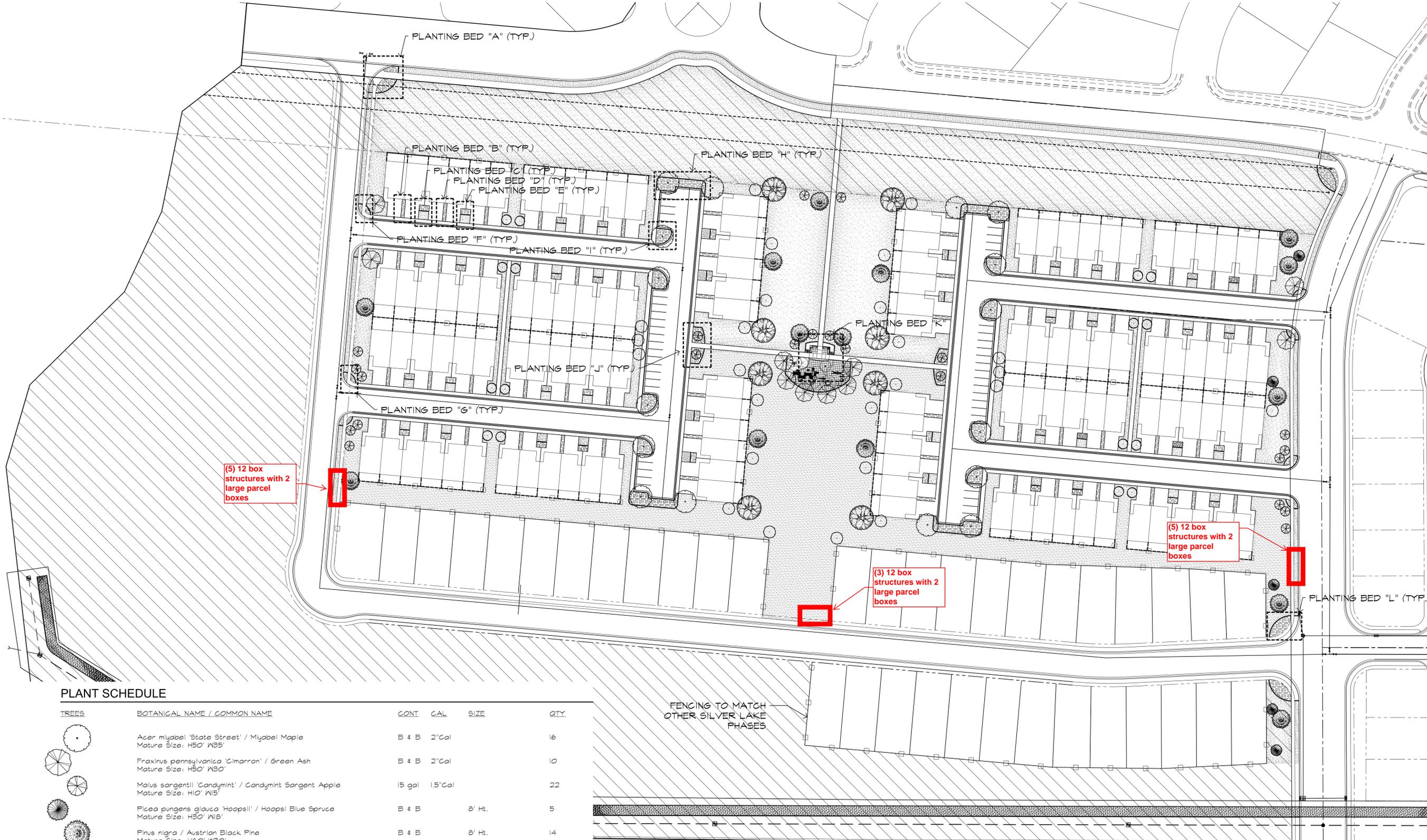


flagship  
homes

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Lehi | Utah | 84043



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before you dig to have all utilities  
located and marked



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

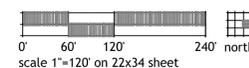
FENCING TO MATCH  
OTHER SILVER LAKE  
PHASES

SILVER LAKE PLAT 14

Eagle Mountain, Utah

february 2, 2015

landscape  
planting plan



L-101