EAGLE MOUNTAIN CITY

City Council Staff Report

AUGUST 20, 2013

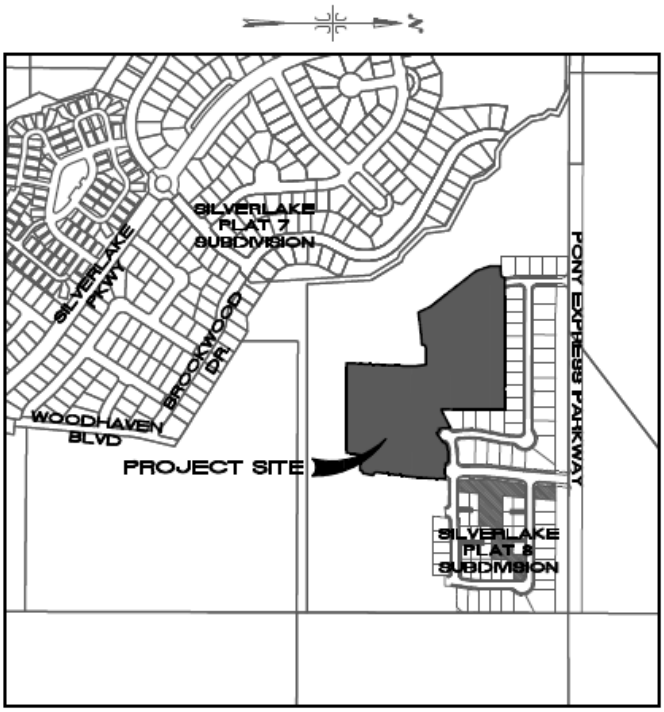
Project:	**SilverLake Plat 9 – Final Plat**
Applicant:	Grant Gifford / Rockcress Development
Request:	Final Plat Approval
Type of Action:	Action Item; Consent Agenda
Planning Commission:	Recommended Approval (4-0)

PREFACE

The SilverLake Master Development Plan was updated recently, and the master development agreement was approved on January 15, 2013. This is the second subdivision plat to be reviewed since those changes. The first subdivision plat with the revised master development agreement was SilverLake 8 which was approved on March 19, 2013 and is located adjacent to the proposed SilverLake 9 plat.

Surrounding properties

North – SilverLake plat 8 single-family lots (currently under construction).
West – Vacant property and existing SilverLake neighborhoods.
East – Vacant property – future phases of SilverLake.
South – Future SilverLake development.



VICINITY MAP

PROPOSAL

Plat 9 is proposed as follows:

AREA TABULATIONS

TOTAL AREA:	11.07 ACRES
AVERAGE LOT SIZE:	6,027 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE:	10,099 SQ. FT. (0.23 ACRES)
SMALLEST LOT SIZE:	4,475 SQ. FT. (0.10 ACRES)
OVERALL DENSITY	4.34 LOTS PER ACRE
TOTAL # OF LOTS:	52
OPEN SPACE:	0.95 ACRES

Residential Lots
This project is within Area 'A' of the SilverLake Master Development Plan. This area only allows single-family lots that have a lot frontage of greater than 55 feet. All of the proposed lots in this area comply with these standards.

The regular Tier-2 setbacks apply to all lots with greater than 55-foot wide frontages:

Front:	15 feet
Driveway:	22 feet
Side:	15 feet combined, minimum 5 feet
Corner Side:	15 feet
Rear:	20 feet

Fencing
6-foot high privacy fencing is required to be installed along the rear lot lines of all homes that back up to a collector or arterial road – Woodhaven Boulevard. This fencing must be installed along with the infrastructure for the subdivision, prior to any building permits being issued on these lots. The fencing will be cedar fencing, to match the fencing to be installed along with Phase 8.

Parks & Open Space

Street Trees
A fee of $475 per lot will be required with each building permit for 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.

Parks
A total of 0.8856 acres of park space are required for this project, and a total of 62 points from Table 16.35.130(c). The applicant has chosen to improve a section of the power line corridor trail. Details of this proposal will be provided at the meeting, as revised plans still need to be submitted. According to the SilverLake master plan, this park/trail area must be improved prior to the issuance of 40% of the building permits in this phase, or in other words, prior to the 21st building permit. The developer has not yet provided a plan to comply with the 62 required amenity points. We recommend that a landscape plan be submitted for review by the Parks Foreman and Planning Director, and that it either include the 62 points or that a cash bond is posted for an equivalent dollar amount for the points. This should be detailed in the development agreement.

Roads
A portion of Woodhaven Boulevard is included in this plat. It is 75 feet wide (matching the existing cross-section) and includes 8-foot park strips and an 8-foot trail on the east side. In the SilverLake 8 approval, a minimum of 24 feet of asphalt was required to be improved for Woodhaven Boulevard from SilverLake 8 to the existing section of Woodhaven at Brookwood Drive, south of this project. This must be installed or improved prior to this plat being recorded.

Building Elevations/Design Standards
The homes must meet the standards required by the master development agreement. Each home will be reviewed at building permit application for compliance with these standards.

Water Rights
The applicant has requested that the water rights for this project be deducted from the water that is already banked with the City.

Utilities
The City is currently improving the electrical circuit for this area by installing new power lines and equipment. This will open up the area for development.

RECOMMENDATION SECTION

The following are the Planning Commission's recommended conditions of approval for the SilverLake Plat 9 Final Plat:

1) Prior to recording this plat, Woodhaven Boulevard (24 feet wide) must be completed from Pony Express Parkway to Brookwood Drive.
2) The park/trail area must be fully improved prior to issuing the 21st building permit. Specific amenity improvements or fees-in-lieu shall be determined by staff and presented to the City Council for approval with the development agreement.
3) Submit a master drainage plan to be reviewed by the Public Works Director and Building Official.
4) The amphitheater expansion area must be deeded to the City prior to recording this plat.
5) Lots with more than a 2 to 1 slope shall be retained by the developer prior to issuing the building permit.
6) A street tree fee of $475 shall be paid with each building permit.
7) 6-foot high cedar privacy fencing shall be installed by the developer along with the subdivision improvements on the lots backing up to Woodhaven Boulevard.
8) Lot frontages are required to be 55 feet. Modify lots to comply.

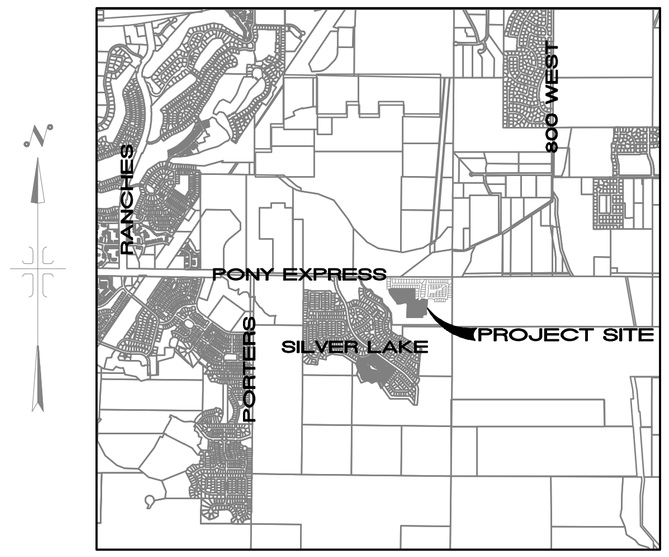
ATTACHMENTS:

- ☐ Proposed Final Plat & plans

SILVER LAKE PLAT "9"

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

Basis of Bearing: the line between the Northeast corner and the North quarter corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian which bears North 89°50'55" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)



VICINITY MAP
NTS

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.97	N 89°11'1" E
L2	35.64	S 82°6'54" W
L3	23.57	S 89°43'16" E
L4	40.96	N 7°22'6" E
L5	55.45	S 89°55'58" E
L6	90.74	N 2°44'48" E
L7	65.07	N 2°44'48" E

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	28.90	21.57	15.00	110°22'21"	24.63	N 61°35'17" W
C2	21.50	13.07	15.00	82°7'7"	19.71	S 31°3'2" W
C3	54.49	27.47	174.50	17°53'25"	54.27	S 81°3'18" W
C4	24.32	15.78	15.00	92°54'40"	21.75	N 43°32'40" W
C5	65.15	32.59	837.50	4°27'26"	65.14	N 5°8'23" E
C6	25.47	17.04	15.00	97°18'4"	22.52	S 41°16'56" E
C7	21.65	13.20	15.00	82°41'56"	19.82	S 48°43'4" W
C8	11.07	5.54	225.50	2°48'48"	11.07	S 77°39'6" E
C9	74.00	37.56	174.50	24°17'47"	73.44	N 88°23'35" W
C10	25.39	16.95	15.00	96°58'12"	22.46	S 30°58'25" W
C11	121.98	61.85	300.00	23°17'50"	121.15	S 29°4'5" E
C12	119.48	60.54	300.00	22°49'7"	118.69	N 29°18'26" W
C13	0.75	0.38	200.00	0°12'56"	0.75	S 50°8'5" W
C14	139.34	72.63	200.00	39°55'6"	136.54	S 70°12'6" W
C15	42.75	21.40	400.00	6°7'26"	42.73	S 2°54'0" E
C16	133.05	69.09	200.00	38°7'2"	130.61	S 84°41'47" W
C17	47.04	23.63	200.00	13°28'34"	46.93	S 82°58'59" E
C18	94.43	48.11	200.00	27°3'11"	93.56	N 76°45'9" E
C19	37.85	18.96	249.00	8°42'31"	37.81	N 1°36'28" W
C20	65.51	42.44	40.50	92°40'46"	58.60	S 43°35'35" E
C21	157.26	79.66	400.00	22°31'32"	156.25	N 2°55'43" E
C22	49.60	24.86	300.00	9°28'21"	49.54	S 9°27'18" W
C23	62.04	31.04	797.50	4°27'26"	62.03	N 5°8'23" E
C24	81.13	40.81	300.00	15°29'41"	80.88	N 32°58'9" W
C25	38.35	19.20	300.00	7°19'26"	38.32	N 21°33'36" W
C26	119.20	60.56	274.50	24°52'51"	118.27	S 28°16'35" E
C27	119.54	61.21	225.50	30°22'21"	118.14	S 74°58'28" W
C28	11.07	5.80	15.00	42°16'20"	10.82	N 69°1'29" E
C29	182.78	1258.78	60.00	174°32'32"	119.86	N 44°50'26" W
C30	27.74	19.89	15.00	105°57'24"	23.95	S 12°15'42" W
C31	23.56	15.00	15.00	90°0'4"	21.21	N 44°50'19" W
C32	124.82	63.19	325.50	21°58'19"	124.06	S 29°43'51" E
C33	23.76	15.20	15.00	90°44'37"	21.35	N 4°39'18" E
C34	23.37	14.81	15.00	89°15'23"	21.08	N 85°20'42" W
C35	107.12	54.25	274.50	22°21'35"	106.45	N 29°32'12" W

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C36	52.67	26.39	325.50	9°16'15"	52.61	N 36°4'53" W
C37	19.33	11.27	15.00	73°50'27"	18.02	S 68°21'59" E
C38	114.30	58.41	225.50	29°2'31"	113.08	S 89°14'3" W
C39	41.04	20.62	174.50	13°28'34"	40.95	S 82°58'59" E
C40	41.97	21.04	225.50	10°39'46"	41.91	S 84°23'23" E
C41	11.07	5.80	15.00	42°16'7"	10.82	S 21°17'46" W
C42	45.48	22.76	425.50	6°7'26"	45.46	S 2°54'0" E
C43	40.03	20.03	374.50	6°7'26"	40.01	S 2°54'0" E
C44	23.12	14.57	15.00	88°19'17"	20.90	S 50°7'22" E
C45	25.20	16.73	15.00	96°14'27"	22.34	N 42°9'30" E
C46	21.93	13.45	15.00	83°45'33"	20.03	N 47°50'30" W
C47	23.85	15.29	15.00	91°6'48"	21.42	S 39°35'41" W
C48	68.50	34.70	174.50	22°29'27"	68.06	N 74°28'17" E
C49	86.29	43.68	225.50	21°55'31"	85.77	N 74°11'19" E
C50	33.97	17.02	223.50	8°42'31"	33.94	N 1°36'28" W
C51	41.72	20.90	274.50	8°42'31"	41.68	N 1°36'28" W
C52	4.02	2.02	15.00	15°21'32"	4.01	N 10°25'34" E
C53	148.60	128.14	69.00	123°23'50"	121.50	S 43°35'35" E
C54	4.02	2.02	15.00	15°21'32"	4.01	S 82°23'16" W
C55	24.26	15.72	15.00	92°40'46"	21.70	S 43°35'35" E
C56	22.34	13.83	15.00	85°20'54"	20.33	N 47°23'35" E
C57	53.81	26.97	325.50	9°28'21"	53.75	S 9°27'18" W
C58	134.60	68.04	374.50	20°35'35"	133.88	N 3°53'41" E
C59	179.72	91.22	425.50	24°12'1"	178.39	N 2°5'29" E
C60	45.38	22.74	274.50	9°28'21"	45.33	S 9°27'18" W
C61	24.78	16.27	15.00	94°39'6"	22.06	S 42°36'25" E
C62	25.47	17.04	15.00	97°18'4"	22.52	N 41°16'56" W
C63	21.65	13.20	15.00	82°41'56"	19.82	N 48°43'4" E
C64	59.32	29.67	762.50	4°27'26"	59.30	N 5°8'23" E
C65	21.52	10.77	325.50	3°47'20"	21.52	S 20°38'21" E
C66	61.55	30.87	325.50	10°50'3"	61.46	S 27°57'3" E
C67	41.75	20.90	325.50	7°20'56"	41.72	S 37°2'32" E
C68	34.62	17.34	225.50	8°47'47"	34.59	S 64°11'11" W
C69	56.26	28.27	225.50	14°17'37"	56.11	S 75°43'53" W
C70	28.66	14.35	225.50	7°16'57"	28.64	S 86°31'10" W

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C71	65.19	36.23	60.00	62°15'7"	62.03	S 79°0'52" W
C72	40.82	21.24	60.00	38°59'0"	40.04	N 50°22'5" W
C73	40.82	21.24	60.00	38°59'0"	40.04	N 11°23'5" W
C74	35.94	18.53	60.00	34°19'25"	35.41	N 25°16'7" E
C75	23.31	11.66	374.50	3°33'56"	23.30	S 1°37'15" E
C76	16.72	8.36	374.50	2°33'30"	16.72	S 4°40'58" E
C77	28.22	14.12	425.50	3°48'2"	28.22	S 1°44'18" E
C78	17.26	8.63	425.50	2°19'25"	17.25	S 4°48'1" E
C79	43.35	21.74	225.50	11°0'51"	43.28	S 80°13'13" W
C80	56.77	28.54	225.50	14°25'27"	56.62	N 87°3'39" W
C81	14.18	7.09	225.50	3°36'13"	14.18	N 78°2'49" W
C82	14.96	7.48	223.50	3°50'9"	14.96	N 4°2'39" W
C83	19.01	9.51	223.50	4°52'22"	19.00	N 0°18'37" E
C84	25.45	12.73	274.50	5°18'44"	25.44	N 3°18'21" W
C85	16.27	8.14	274.50	3°23'47"	16.27	N 1°2'54" E
C86	6.45	3.23	69.00	5°21'17"	6.45	S 15°25'41" W
C87	46.46	24.15	69.00	38°34'36"	45.58	S 6°32'15" E
C88	49.94	26.12	69.00	41°27'57"	48.85	S 46°33'32" E
C89	42.59	22.00	69.00	35°21'57"	41.92	S 84°58'29" E
C90	3.17	1.59	69.00	2°38'2"	3.17	N 76°1'31" E
C91	3.08	1.54	325.50	0°32'30"	3.08	S 4°59'23" W
C92	50.74	25.42	325.50	8°55'52"	50.69	S 9°43'33" W
C93	5.18	2.59	374.50	0°47'33"	5.18	N 13°47'43" E
C94	55.75	27.93	374.50	8°31'44"	55.70	N 9°8'4" E
C95	73.67	36.96	374.50	11°16'18"	73.56	N 0°45'57" W
C96	55.18	27.63	425.50	7°25'48"	55.14	N 6°17'38" W
C97	55.05	27.56	425.50	7°24'45"	55.01	N 1°7'38" E
C98	55.65	27.87	425.50	7°29'38"	55.61	N 8°34'50" E
C99	13.84	6.92	425.50	1°51'51"	13.84	N 13°15'34" E
C100	42.17	21.13	274.50	8°48'7"	42.13	S 9°47'26" W
C101	3.21	1.61	274.50	0°40'15"	3.21	S 5°3'15" W
C102	29.52	14.76	762.50	2°13'6"	29.52	N 6°15'33" E
C103	29.80	14.90	762.50	2°14'20"	29.79	N 4°1'50" E
C104	20.81	12.47	15.00	79°29'42"	19.18	S 80°27'51" E
C105	22.80	14.26	15.00	87°05'20"	20.67	N 46°27'20" E
C106	44.93	22.47	762.50	3°22'34"	44.92	N 5°40'49" E

ADDRESS TABLE	
UNIT	ADDRESS
901	NORTH BROKEN ARROW LANE
902	NORTH BROKEN ARROW LANE
903	NORTH BROKEN ARROW LANE
904	NORTH BROKEN ARROW LANE
905	NORTH BROKEN ARROW LANE
906	NORTH BROKEN ARROW LANE
907	NORTH BROKEN ARROW LANE
908	NORTH BROKEN ARROW LANE
909	NORTH BROKEN ARROW LANE
910	NORTH BROKEN ARROW LANE
911	NORTH BROKEN ARROW LANE
912	OAKWOOD DRIVE
913	OAKWOOD DRIVE
914	OAKWOOD DRIVE
915	OAKWOOD DRIVE
916	OAKWOOD DRIVE
917	OAKWOOD DRIVE
918	OAKWOOD DRIVE
919	OAKWOOD DRIVE
920	OAKWOOD DRIVE
921	OAKWOOD DRIVE
922	OAKWOOD DRIVE
923	OAKWOOD DRIVE
924	OAKWOOD DRIVE
925	OAKWOOD DRIVE
926	OAKWOOD DRIVE
927	OAKWOOD DRIVE
928	NORTH COPPERBEND ROAD
929	NORTH COPPERBEND ROAD
930	NORTH COPPERBEND ROAD
931	NORTH COPPERBEND ROAD
932	NORTH COPPERBEND ROAD
933	EAST HIGH NOON AVE.
934	EAST HIGH NOON AVE.
935	OAKWOOD DRIVE
936	OAKWOOD DRIVE
937	OAKWOOD DRIVE
938	OAKWOOD DRIVE
939	OAKWOOD DRIVE
940	OAKWOOD DRIVE
941	OAKWOOD DRIVE
942	OAKWOOD DRIVE
943	OAKWOOD DRIVE
944	OAKWOOD DRIVE
945	OAKWOOD DRIVE
946	OAKWOOD DRIVE
947	OAKWOOD DRIVE
948	OAKWOOD DRIVE
949	OAKWOOD DRIVE
950	OAKWOOD DRIVE
951	OAKWOOD DRIVE
952	OAKWOOD DRIVE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MAKE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°50'55" West 1585.88 feet along the section line and South 311.07 feet from the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary of Silver Lake Plat "8" the following eleven courses South 89°50'19" East 593.51 feet; thence South 00°09'43" West 309.12 feet; thence North 63°13'33" East 100.90 feet; thence South 02°01'35" East 56.16 feet; thence Southeasterly 28.90 feet along the arc of a non-tangent 15.00 foot radius curve to the right, through a central angle of 110°22'21", the chord of which bears South 61°35'17" East 24.63 feet; thence North 55°30'29" East 56.85 feet; thence Northeasterly 21.50 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 82°07'07", the chord of which bears North 31°03'02" East 19.71 feet; thence Easterly 54.49 feet along the arc of a 174.50 foot radius curve to the right, through a central angle of 17°53'25", the chord of which bears North 81°03'18" East 54.27 feet; thence East 24.75 feet; thence Southeasterly 24.32 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 92°54'40", the chord of which bears South 43°32'40" East 21.75 feet; thence North 88°50'20" East 75.19 feet; thence Northeasterly 22.80 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 87°05'20", the chord of which bears North 46°27'20" East 20.67 feet; thence East 42.34 feet; thence South 05°02'55" West 367.78 feet; thence North 89°55'58" West 43.42 feet; thence South 11°34'10" West 52.04 feet; thence South 89°55'58" East 49.44 feet; thence South 05°02'55" West 283.92 feet; thence East 72.90 feet; thence Northeasterly 44.93 feet along the arc of a 762.50 foot radius curve to the right, through a central angle of 03°22'34", the chord of which bears North 05°40'49" East 44.93 feet; thence North 07°22'06" East 226.98 feet; thence South 87°11'57" West 76.20 feet; thence South 07°22'06" West 68.65 feet; thence North 89°55'58" West 382.76 feet; thence North 88°31'13" West 60.22 feet; thence North 02°44'48" East 275.26 feet; thence North 02°09'12" West 119.00 feet; thence westerly 11.07 feet along the arc of a 225.50 foot radius curve to the right, through a central angle of 02°48'48", the chord of which bears North 77°39'06" West 11.07 feet; thence westerly 74.00 feet along the arc of a 174.50 foot radius curve to the left, through a central angle of 24°17'47", the chord of which bears North 88°23'35" West 73.44 feet; thence Southwesterly 25.39 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 96°58'12", the chord of which bears South 30°58'25" West 22.46 feet; thence South 77°01'38" West 51.19 feet; thence South 75°55'48" West 118.44 feet; thence North 14°53'03" West 79.83 feet; thence North 38°31'00" West 135.92 feet; thence North 44°46'39" West 51.18 feet; thence North 37°36'54" West 92.84 feet; thence North 27°28'38" West 107.90 feet; thence North 36°46'11" West 25.31 feet; thence South 88°58'27" East 110.28 feet; thence North 56°04'40" East 53.21 feet; to the point of beginning.
Parcel contains: 11.07 acres

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20 ____

_____ _____

_____ _____

_____ _____

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. 20 ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE_____ OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____ DAY OF _____, A.D. 20 ____

_____ _____

_____ _____

_____ _____

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF _____, A.D. 20_____, BY THE _____ PLANNING COMMISSION

_____ DIRECTOR-SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

PLAT " 9 "
SHEET 1 OF 2

SILVER LAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

FOUND BRASS MONUMENT 1959
NORTH QUARTER CORNER SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND BRASS MONUMENT 1959
NORTHEAST CORNER SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

N 89°50'55" W
1585.88'

SOUTH
311.07'

POB

N 56°4'40" E
53.21'

S 89°50'19" E 593.51'

S 88°58'27" E 110.28'

OPEN SPACE
TRAIL CORRIDOR
2,127 Sq Ft
0.05 Ac.

N 88°58'27" W 102.72'

N 36°46'11" W
25.31'

20' SEWER &
ACCESS EASEMENT

N 27°29'35" W
107.60'

S 64°8'39" W
90.81'

S 40°43'30" E
94.78'

S 89°50'21" E
266.77'

S 44°46'39" E
51.18'

N 36°36'54" W
92.64'

S 50°1'37" W
113.07'

S 89°50'21" E 109.60'

N 89°50'17" W
98.42'

S 89°50'17" E
99.28'

N 89°50'17" W
92.38'

S 89°55'35" E
100.01'

N 88°18'19" E
81.12'

S 02°01'35" E
56.16'

N 55°30'29" E
56.85'

N 63°13'33" E 100.90'

N 63°13'33" E
114.27'

N 63°13'33" E
102.51'

EAST
24.75'

N 88°50'20" E
75.19'

EAST
42.34'

N 38°31'13" W
135.92'

N 61°54'42" E
93.99'

N 14°53'13" W
79.87'

N 75°55'48" E
118.44'

S 77°1'38" W
51.19'

S 89°55'58" E
94.17'

S 89°55'58" E
91.88'

S 89°55'58" E
103.15'

S 89°55'58" E
90.58'

S 89°55'58" E
96.94'

S 89°55'58" E
93.64'

S 89°55'58" E
90.10'

S 89°55'58" E
89.78'

S 89°55'58" E
96.87'

S 89°55'58" E
94.31'

S 89°55'58" E
87.87'

N 89°43'16" W
88.98'

N 89°43'16" W
85.08'

N 89°43'16" W
85.08'

N 89°43'16" W
83.13'

S 89°55'58" E 382.76'

S 89°55'58" E 334.24'

183.34'

150.90'

146.00'

N 89°55'58" W
43.42'

S 89°55'58" E
49.44'

S 87°11'57" W
76.20'

N 7°22'6" E
68.65'

N 7°22'6" E
224.52'

N 7°22'6" E
226.98'

S 52°55" W
367.78'

S 52°55" W
283.92'

N 2°54'40" E
92.36'

130' POWER LINE
EASEMENT

OPEN SPACE
TRAIL CORRIDOR
20,099. sq.ft.
0.46 acres

OPEN SPACE
TRAIL CORRIDOR
19,304. sq.ft.
0.44 acres

927
10,326 Sq Ft
0.24 Ac.

928
7,599 Sq Ft
0.17 Ac.

929
7,202 Sq Ft
0.17 Ac.

930
6,365 Sq Ft
0.15 Ac.

931
6,585 Sq Ft
0.15 Ac.

932
10,099 Sq Ft
0.23 Ac.

926
5,597 Sq Ft
0.13 Ac.

925
5,416 Sq Ft
0.12 Ac.

924
5,400 Sq Ft
0.12 Ac.

923
5,400 Sq Ft
0.12 Ac.

922
5,386 Sq Ft
0.12 Ac.

921
4,475 Sq Ft
0.10 Ac.

920
7,352 Sq Ft
0.17 Ac.

919
7,248 Sq Ft
0.17 Ac.

918
6,023 Sq Ft
0.14 Ac.

917
6,061 Sq Ft
0.14 Ac.

916
6,018 Sq Ft
0.14 Ac.

901
7,675 Sq Ft
0.18 Ac.

902
5,094 Sq Ft
0.12 Ac.

903
5,078 Sq Ft
0.12 Ac.

904
5,279 Sq Ft
0.12 Ac.

905
5,258 Sq Ft
0.12 Ac.

906
6,029 Sq Ft
0.14 Ac.

907
6,026 Sq Ft
0.14 Ac.

908
4,885 Sq Ft
0.11 Ac.

909
5,092 Sq Ft
0.12 Ac.

910
5,541 Sq Ft
0.13 Ac.

911
7,131 Sq Ft
0.16 Ac.

912
6,253 Sq Ft
0.14 Ac.

913
4,955 Sq Ft
0.11 Ac.

914
5,859 Sq Ft
0.13 Ac.

915
6,945 Sq Ft
0.16 Ac.

916
6,018 Sq Ft
0.14 Ac.

917
6,061 Sq Ft
0.14 Ac.

918
6,023 Sq Ft
0.14 Ac.

919
7,248 Sq Ft
0.17 Ac.

920
7,352 Sq Ft
0.17 Ac.

921
4,475 Sq Ft
0.10 Ac.

922
5,386 Sq Ft
0.12 Ac.

923
5,400 Sq Ft
0.12 Ac.

924
5,400 Sq Ft
0.12 Ac.

925
5,416 Sq Ft
0.12 Ac.

926
5,597 Sq Ft
0.13 Ac.

927
10,326 Sq Ft
0.24 Ac.

928
7,599 Sq Ft
0.17 Ac.

929
7,202 Sq Ft
0.17 Ac.

930
6,365 Sq Ft
0.15 Ac.

931
6,585 Sq Ft
0.15 Ac.

932
10,099 Sq Ft
0.23 Ac.

933
7,075 Sq Ft
0.16 Ac.

934
4,950 Sq Ft
0.11 Ac.

935
7,640 Sq Ft
0.18 Ac.

936
6,000 Sq Ft
0.14 Ac.

937
6,367 Sq Ft
0.15 Ac.

938
6,254 Sq Ft
0.14 Ac.

939
6,179 Sq Ft
0.14 Ac.

940
6,010 Sq Ft
0.14 Ac.

941
5,262 Sq Ft
0.12 Ac.

942
4,804 Sq Ft
0.11 Ac.

943
4,679 Sq Ft
0.11 Ac.

944
4,671 Sq Ft
0.11 Ac.

945
6,454 Sq Ft
0.15 Ac.

946
9,040 Sq Ft
0.21 Ac.

947
6,596 Sq Ft
0.15 Ac.

948
4,671 Sq Ft
0.11 Ac.

949
4,675 Sq Ft
0.11 Ac.

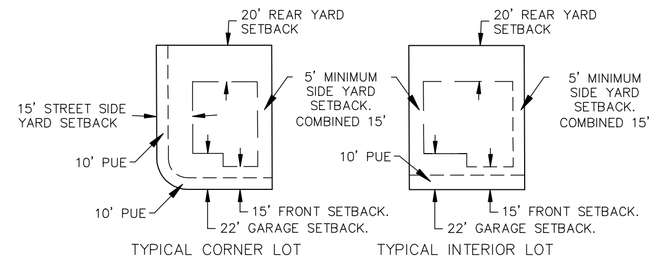
950
4,675 Sq Ft
0.11 Ac.

951
4,675 Sq Ft
0.11 Ac.

952
4,614 Sq Ft
0.11 Ac.

0 60 120 180

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



SETBACK AND EASEMENT DETAIL
(55' MIN. FRONTAGE)
-NTS-

AREA TABULATIONS

TOTAL AREA:	11.97 ACRES
AVERAGE LOT SIZE:	6,027 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE:	10,099 SQ. FT. (0.23 ACRES)
SMALLEST LOT SIZE:	4,475 SQ. FT. (0.10 ACRES)
OVERALL DENSITY	4.34 LOTS PER ACRE
TOTAL # OF LOTS:	52
OPEN SPACE:	0.95 ACRES

PLAT " 9 "
SHEET 2 OF 2

SILVER LAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH
SCALE: 1"= 50 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

SILVERLAKE PLAT 9
PRELIMINARY PLANS

EAGLE MOUNTAIN, UTAH

prepared for:

SILVER LAKE LAND L.L.C.
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

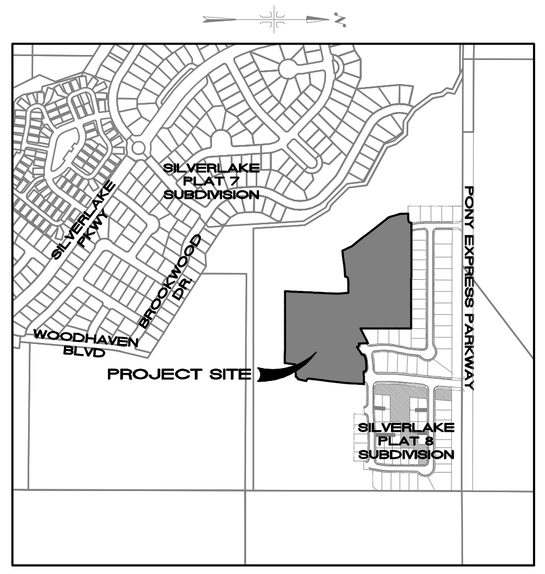
prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1 OF 7	COVER SHEET
2 OF 7	SITE PLAN
3 OF 7	UTILITY PLAN
4 OF 7	GRADING & DRAINAGE PLAN
5 OF 7	COPPERBEND ROAD & HIGH NOON PLAN AND PROFILE
6 OF 7	OAKWOOD DRIVE PLAN AND PROFILE
7 OF 7	BROKEN ARROW LANE PLAN AND PROFILE

SITE MAP
NTS



VICINITY MAP

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	05/10/13
				CDGD FILE:	

J:\DAI\SILVERLAKE\dwg\Phase9\00_COVER.dwg

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

EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB SL6

SHEET NO. 1 OF 7

KEYED NOTES

(1) CONST. ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS

LEGEND

OPEN SPACE

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) CEDAR FENCING REQ'D AS PER DEVELOPMENT AGREEMENT ALONG WOODHAVEN BLVD. TO MATCH PONY EXPRESS.
4) STREET TREES TO BE A CHANTICLEER FLOWERING PEAR 1-1/2" CALIPER.

AREA TABULATIONS

TOTAL AREA:	11.07 ACRES
AVERAGE LOT SIZE:	6,027 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE:	10,099 SQ. FT. (0.23 ACRES)
SMALLEST LOT SIZE:	4,475 SQ. FT. (0.10 ACRES)
OVERALL DENSITY	4.34 LOTS PER ACRE
TOTAL # OF LOTS:	52
OPEN SPACE:	0.95 ACRES

0 60 120 180

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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
				COGO FILE:	

J:\DAI\SILVERLAKE\dwg\Phase9\01_SITE.dwg

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

EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

SITE PLAN

JOB SL6

SHEET NO. 2 OF 7

0 60 120 180

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

LEGEND

- PROPERTY BOUNDARY LINE
- 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

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
4. CONSTRUCT 8' ASPHALT TRAIL
5. STUB WATER FOR FUTURE CONNECTION
6. 12" x 12" x 12" x 12" CROSS WITH 8" x 12" REDUCERS

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.
6. PROVIDE 12" BUTTERFLY VALVES ON 12" PVC LINE

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
				CDGD FILE:	

J:\DAI\SILVERLAKE\dwg\02_PHI Utility.dwg

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

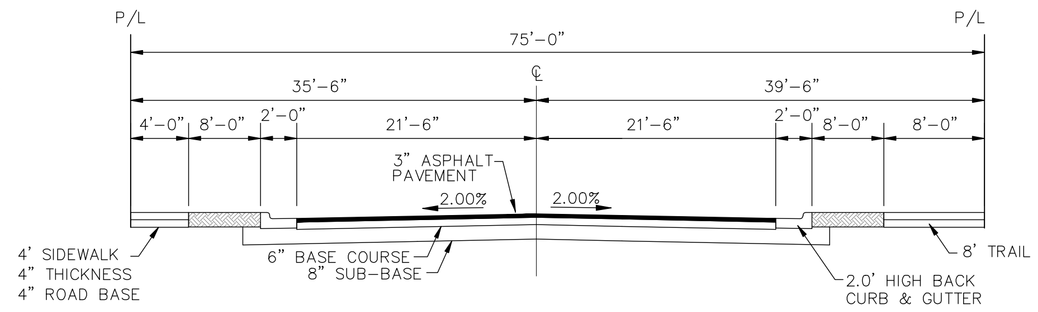
EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

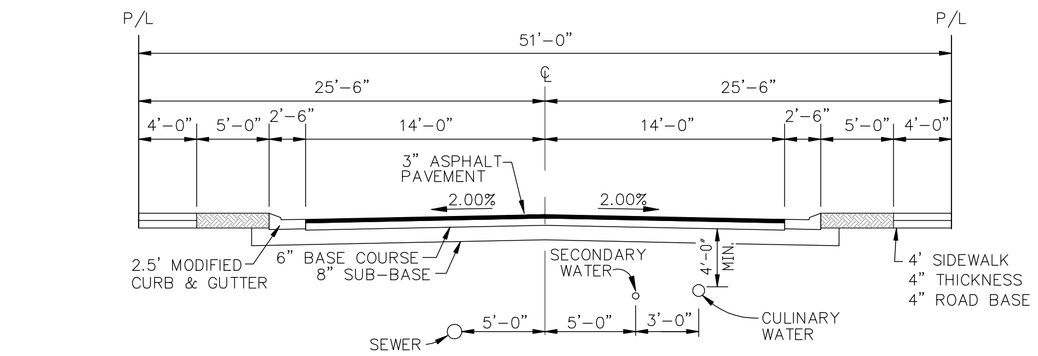
UTILITY PLAN

JOB SL6

SHEET NO. 3 OF 7



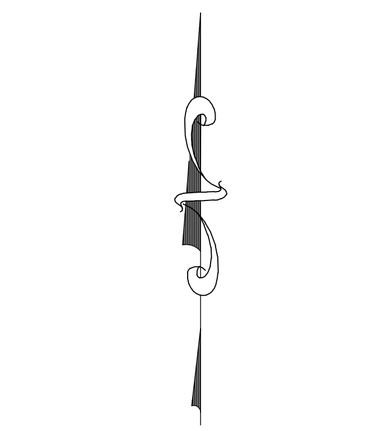
WOODHAVEN BLVD
75' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-

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.



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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
J:\DAI\SILVERLAKE\dwg\Phase9\03_GRADING.dwg				CDGD FILE:	

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

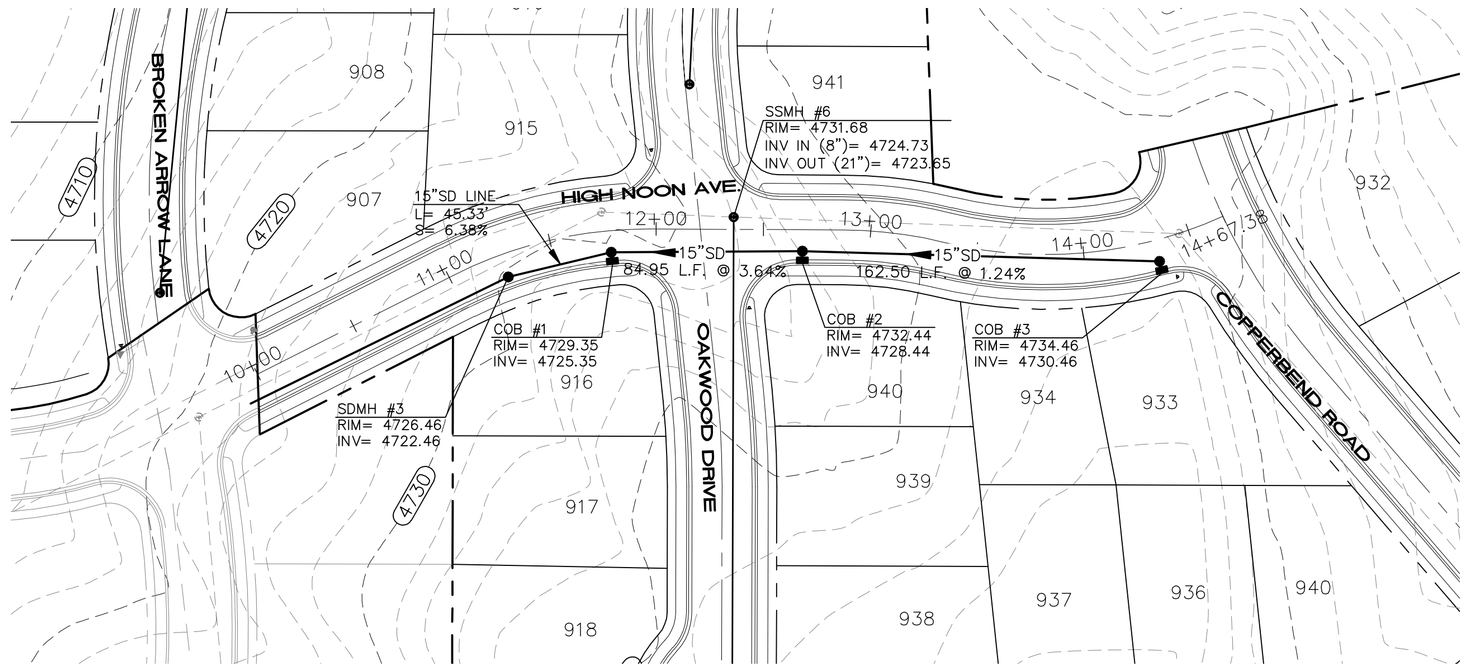
EAGLE MOUNTAIN, UTAH

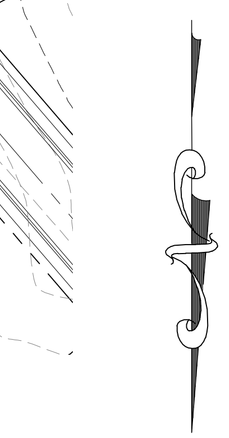
SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

GRADING AND DRAINAGE

JOB SL6

SHEET NO. 4 OF 7

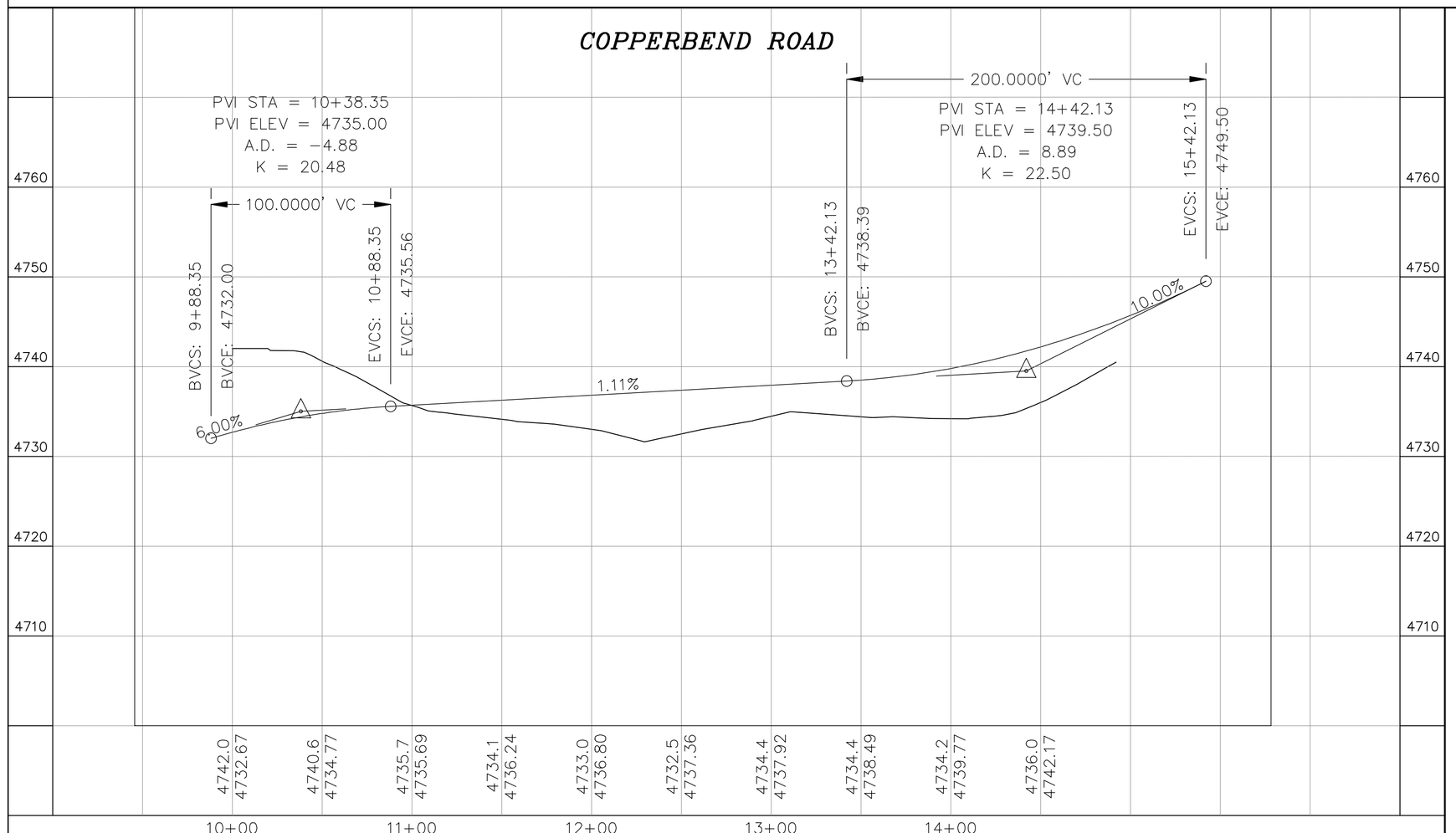




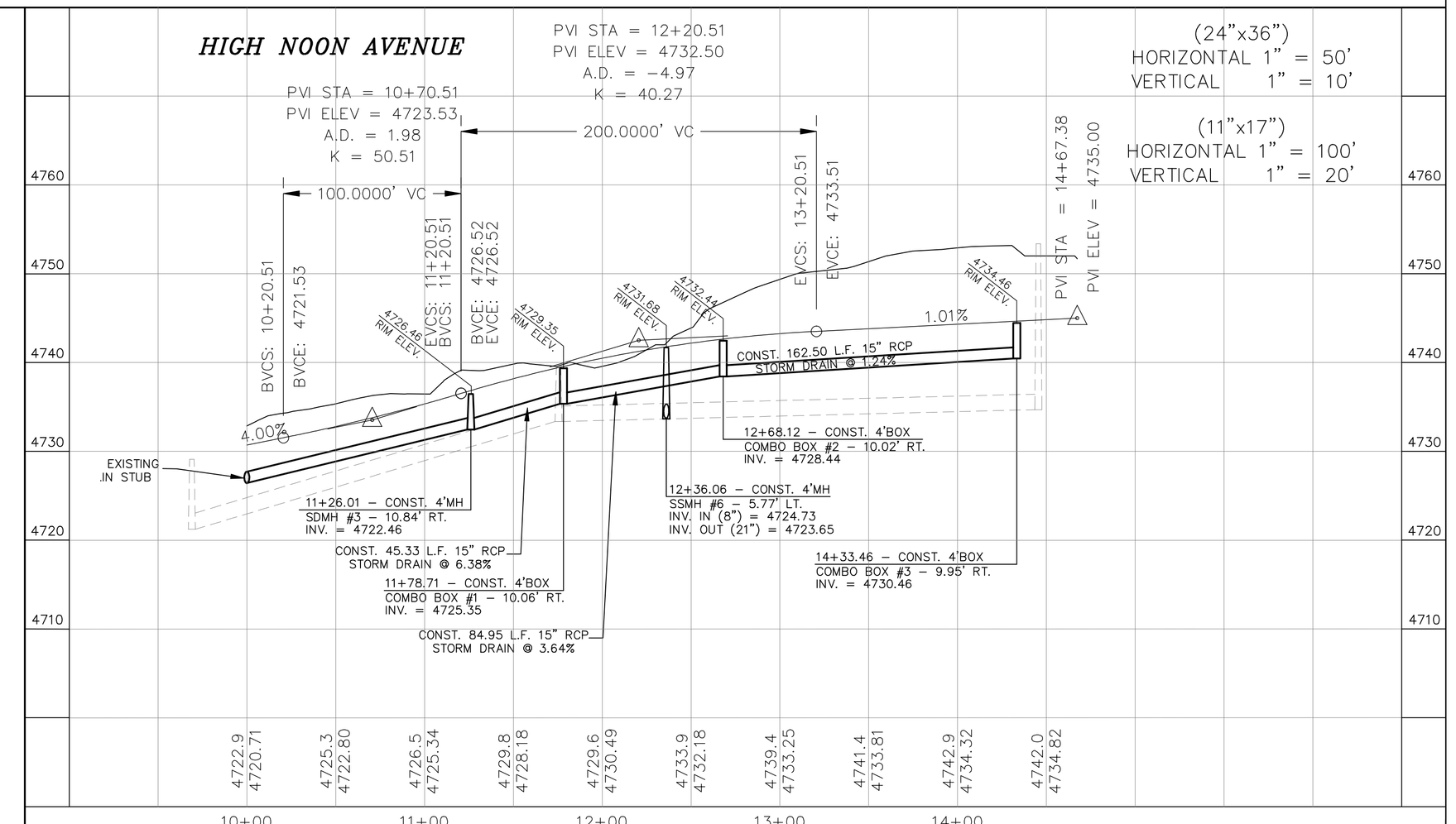
0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

COPPERBEND ROAD



HIGH NOON AVENUE



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
				COGO FILE:	

J:\DAI\SILVERLAKE\dwg\Phase9\04_PP1.dwg

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

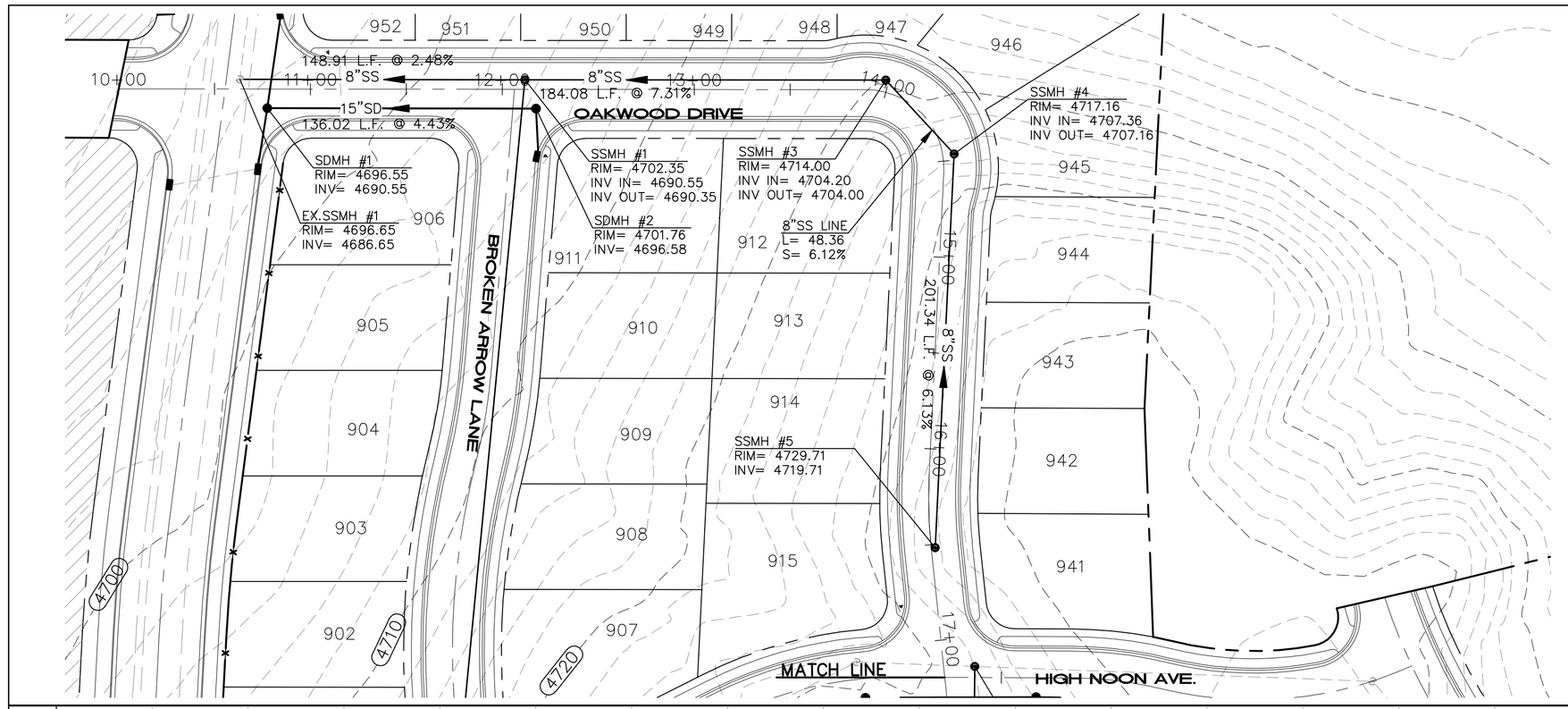
EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

COPPERBEND ROAD PLAN & PROFILE
HIGH NOON AVE. PLAN & PROFILE

JOB SL6

SHEET NO. 5 OF 7



HIGH POINT ELEV = 4745.72
HIGH POINT STA = 21+00.18
PVI STA = 21+00
PVI ELEV = 4747.72
A.D. = -7.99
K = 25.04

200.0000' VC

BVCS: 20+00
BVCE: 4743.72

EVCS: 22+00
EVCE: 4743.74

PVI STA = 16+19.47
PVI ELEV = 4728.50
A.D. = -2.51
K = 39.88

100.0000' VC

BVCS: 15+69.47
BVCE: 4725.25

EVCS: 16+69.47
EVCE: 4730.50

PVI STA = 13+06.35
PVI ELEV = 4708.12
A.D. = 0.51
K = 197.08

100.0000' VC

BVCS: 12+56.35
BVCE: 4705.12

EVCS: 13+56.35
EVCE: 4711.38

PVI STA = 10+00.00
PVI ELEV = 4695.96

PVI STA = 10+55.45
PVI ELEV = 4697.07

PVI STA = 11+05.45
PVI ELEV = 4696.07

PVI STA = 23+54.17
PVI ELEV = 4737.59

PVI STA = 23+70.17
PVI ELEV = 4737.91

PVI STA = 24+83.99
PVI ELEV = 4731.08

4731.68 RIM ELEV.
4729.71 RIM ELEV.
4717.16 RIM ELEV.
4714.00 RIM ELEV.
4702.35 RIM ELEV.
4701.76 RIM ELEV.
4696.55 RIM ELEV.
4696.65 RIM ELEV.
4741.98 RIM ELEV.
4740.67 RIM ELEV.

2.00%
6.00%
2.00%
6.51%
4.00%
-3.99%
2.00%
-6.00%

CONST. 136.02 L.F. 15" RCP STORM DRAIN @ 4.43%
CONST. 144.58 L.F. 8" PVC SDR-35 SEWER @ 2.56%
CONST. 184.08 L.F. 8" PVC SDR-35 SEWER @ 7.31%
CONST. 201.34 L.F. 8" PVC SDR-35 SEWER @ 6.13%
CONST. 48.36 L.F. 8" PVC SDR-35 SEWER @ 6.12%
CONST. 240.76 L.F. 8" PVC SDR-35 SEWER @ 0.93%
CONST. 303.30 L.F. 8" PVC SDR-35 SEWER @ 1.15%

10+63.15 – EXIST. 5'MH
EX.SSMH #1 – 5.00' LT.
INV. = 4686.65

10+77.52 – CONST. 4'MH
SDMH #1 – 10.00' RT.
INV. = 4690.55

12+11.78 – CONST. 5'MH
SSMH #1 – 5.00' LT.
INV. IN = 4690.55
INV. OUT = 4690.35

12+17.54 – CONST. 4'MH
SDMH #2 – 10.04' RT.
INV. = 4696.58

13+98.63 – CONST. 4'MH
SSMH #3 – 6.13' LT.
INV. IN = 4704.20
INV. OUT = 4704.00

14+47.08 – CONST. 4'MH
SSMH #4 – 5.93' LT.
INV. IN = 4707.36
INV. OUT = 4707.16

16+51.79 – CONST. 4'MH
SSMH #5 – 2.07' LT.
INV. = 4719.71

17+15.43 – CONST. 5'MH
SSMH #6 – 16.08' LT.
INV. IN (8") = 4724.73
INV. OUT (21") = 4723.65

19+59.05 – CONST. 5'MH
SSMH #7 – 5.00' LT.
INV. IN = 4727.18
INV. OUT = 4726.98

22+76.74 – CONST. 4'MH
SSMH #8 – 0.26' RT.
INV. = 4730.67

4760
4750
4740
4730
4720
4710
4700
4690

4692.0 4695.96
4695.0 4696.96
4697.1 4696.18
4699.9 4698.74
4702.8 4701.74
4706.8 4704.74
4711.1 4707.79
4716.5 4710.97
4720.3 4714.22
4725.7 4717.47
4730.7 4720.73
4732.0 4723.98
4733.7 4727.12
4735.3 4729.67
4731.2 4731.72
4732.4 4733.72
4738.7 4735.72
4741.9 4737.72
4742.5 4739.72
4742.6 4741.72
4745.1 4743.72
4747.3 4745.22
4749.7 4745.72
4749.2 4745.23
4743.7 4743.74
4740.4 4741.74
4738.1 4739.75
4735.5 4737.76
4732.4 4736.12
4728.7 4733.12

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00

(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
				CDGD FILE:	

J:\DAI\SILVERLAKE\dwg\Phase9\05_PP2.dwg

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

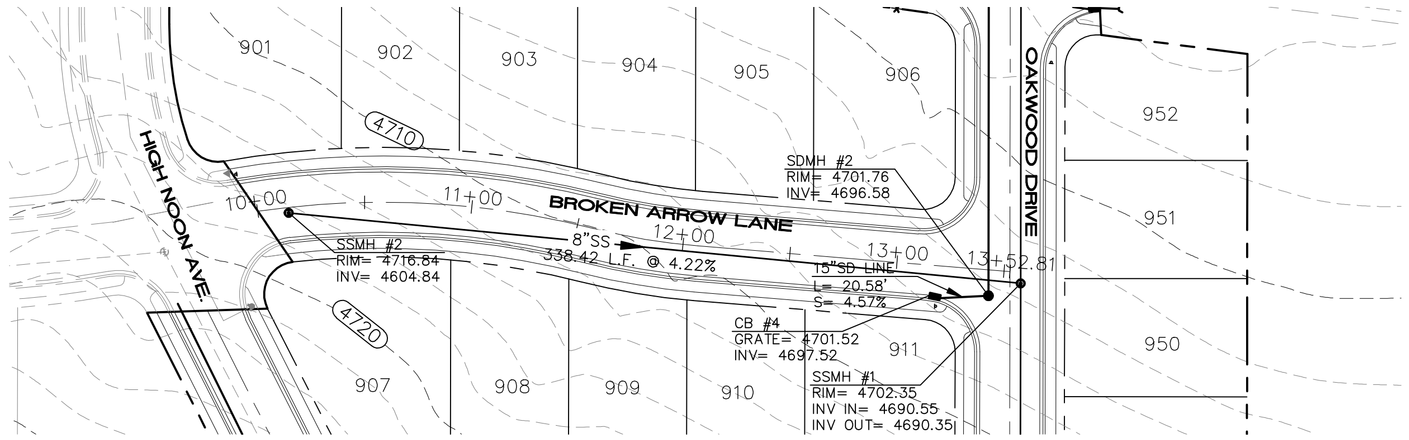
EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

OAKWOOD DRIVE
PLAN & PROFILE

JOB SL6

SHEET NO. 6 OF 7

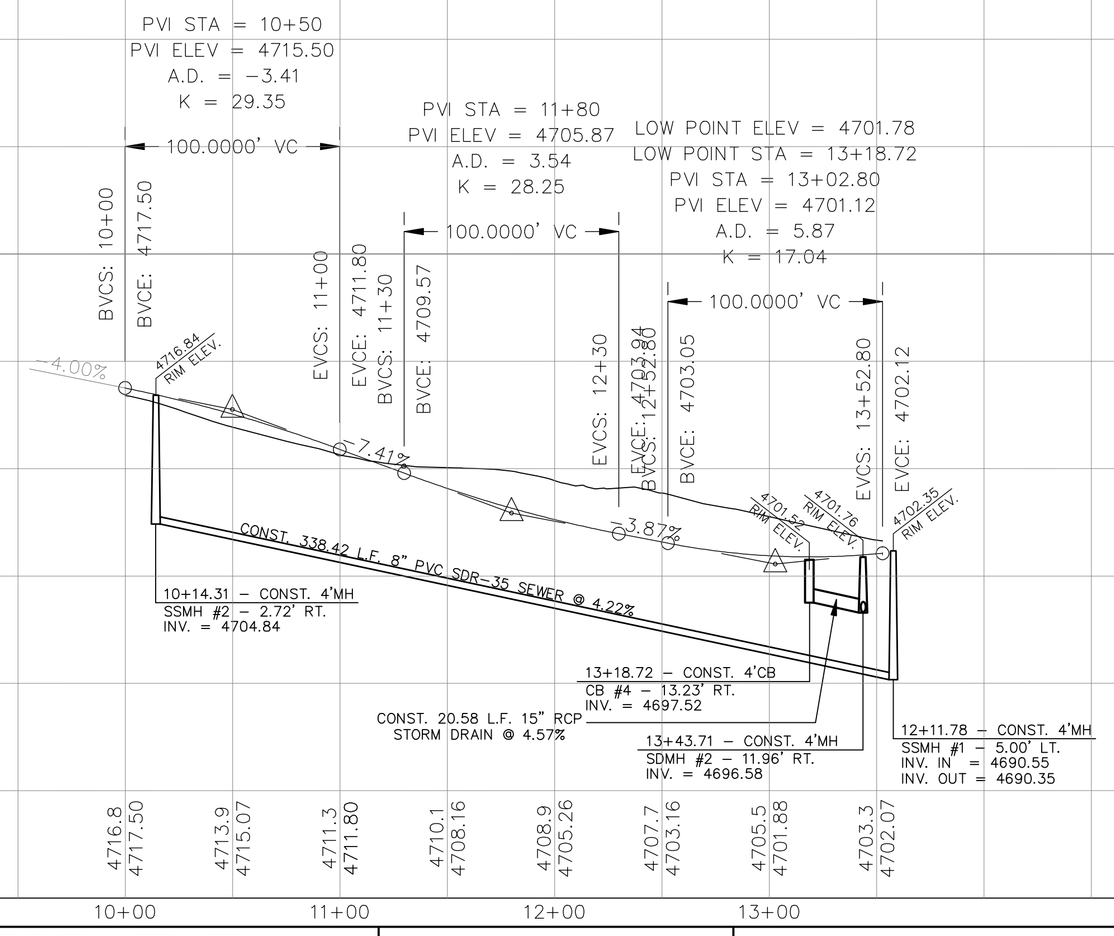


0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'



REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	JGW
3				CHECK BY:	TGT
4				DATE:	01/10/13
				CDGD FILE:	

J:\DAI\SILVERLAKE\dwg\02_PHI Utility.dwg

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

EAGLE MOUNTAIN, UTAH

SILVERLAKE PHASE 9
A RESIDENTIAL SUBDIVISION

BROKEN ARROW LANE
PLAN & PROFILE

JOB SL6

SHEET NO. 7 OF 7