EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

November 8, 2022, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

1. Discussion Items

1.A Planning Commissioner Training

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A October 25, 2022 Planning Commission Minutes
PC 10.25.22 DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM: PUBLIC HEARING -- Harmony A-14 Site Plan
Site plan approval of 38 single-family lots and open space within the Harmony development on 4.29 acres at Annabell Street and Rachel Way; Parcel 59:045:0143.
Elevation A14 Classic
Elevation A14 Contemporary
Elevation A14 Craftsman
Elevation A14 Scandinavian
Harmony A14 Civil
Landscape Harmony A14
Harmony DA

6.B ACTION ITEM: The Village at Porters Crossing Plat 3 (Plat Amendment)

A proposal to amend Lot 3 of The Village at Porters Crossing Plat 1 (on property addressed 4010 E. Sunbury Lane and further identified as Parcel number 54:343:0003) by

subdividing Lot 3 into four lots to be known as The Village at Porters Crossing Plat 3.

The Village at Porters Crossing Plat Amendment Vicinity Map
The Village at Porters Crossing Plat 1
The Village at Porters Crossing Plat 3 Final Plat

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 8, 2022**

TITLE:	Planning Commissioner Training
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
Planning Staff

RECOMMENDATION:

BACKGROUND:
City Staff will provide training to the Commissioners, counting towards the four hours of annual training required of Planning Commissioners by State Code.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

October 25, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Alternate Commissioner Brent Strong.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

CITY STAFF PRESENT ELECTRONICALLY: Evan Berrett, Economic Development Director.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Everett called the meeting to order at 5:38 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM: EMMC 17.72.030.C – Requirement for a "Man-Door" in Conjunction with Construction of (a) Rear-Loaded Multiple-Family Structure(s) (3+ units)

Planning Manager Robert Hobbs introduced the discussion item regarding, EMMC 17.71.303(C), "Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. Service drives must meet all fire access requirements found in the fire code, or as required by the fire marshal. Units accessed via rear service drive shall have a man door on the garage side of the unit, and be addressed off the 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."

In a letter submitted to the City on December 9, 2020, Fire Marshal Dan DeVoogd with Unified Fire Authority (UFA) clarified that his suggestion for a garage man door was in response to townhomes fronting on green space with emergency response access issues and wrote, "I like the idea of a garage side man door as a possible alternative to the access walkways I now require. The door might actually work better than walkways in some developments with topography issues. Ultimately, whether or not the city chooses to keep and enforce the door requirement – or consider it as an alternative is a Planning and Zoning issue. It is not a UFA issue or a fire code requirement. I would recommend amending EMMC 17.72.030(C) to allow the use of either option to provide the required access into the residence."

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Commissioner Everett summarized the history of the issue that resulted in a man-door requirement being added to Municipal Code with the misunderstanding that man doors had been requested by the Fire Marshal and required by fire code. When the Scenic Mountain development was under review, the Fire Marshal submitted the above-mentioned letter clarifying his stance on man doors.

Commissioner Wells stated that she was in favor of amending Municipal Code in accordance with the Fire Marshal's recommendations and removing standards that fail to serve their intended purpose. Commissioners Pengra and Allen concurred.

Senior Planner David Stroud said that during recent discussions regarding another project, Captain DeVoogd had stated emergency responders need all-weather surface access into the dwelling. Clear standards help developers create a compliant application requiring fewer revisions.

Commissioner Bergener agreed with avoiding arbitrary standards that fail to serve their intended purpose.

Discussion ensued supporting the addition of optional verbiage for standards in accordance with the Fire Marshal's recommendations while being mindful to avoid introducing language contradictory to other sections of Municipal Code.

Assistant City Administrator/Community Development Director Steve Mumford explained the City has a 20-foot alley street standard. However, the alley width becomes problematic for emergency access when the units do not front on another street. A 26-foot-wide travel lane standard, specific to units fronting open space and/or are addressed off an alley, could be added to Municipal Code.

The Commission recommended changes to staff for an amendment to be considered at a future meeting.

1.B. DISCUSSION ITEM – Planning Commissioner Training Requirements and Accomplishments Status

Mr. Hobbs presented annual training requirements and opportunities for Planning Commissioners as required by HB 409 effective May 5, 2021. He requested for the Commissioners to provide him with a list of training they have completed to assist staff with planning additional training and resources.

Commissioner Everett stated his understanding is that it is the responsibility of the Commissioners to track and meet their training and meeting attendance requirements. He suggested resources such as the Land Use Academy of Utah (LUAU) to assist the Commissioners in being proactive in meeting the three-hour annual training requirement.

The Commission discussed various training options and opportunities, applying applicable professional experience towards the training requirements, and the benefits of training.

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Commissioner Everett requested for staff to provide the Commissioners with a list of training resources.

1.C. DISCUSSION ITEM – 2022 Planning Commission Meeting Calendar Amendment

Mr. Hobbs introduced the requested discussion to consider amending the Planning Commission meeting calendar to move the scheduled November 22, 2022 meeting to a different date. He verified that the building will not be used as a polling location on November 8th and is available for use by the Commission. He noted that an applicant has requested to have their item reviewed prior to the November 15th City Council meeting.

Commissioner Everett asked if there were any concerns with meeting on Election Day considering that ballots can be returned by mail or dropped off.

After discussion regarding amending the meeting calendar, Commissioner Everett called for a special meeting to be held on November 8th with the intent to cancel the November 22nd meeting unless a time-sensitive issue arises.

Mr. Mumford confirmed that staff is working with the Mayor to determine a date for a joint meeting with the consultants, City Council, and Planning Commission.

Commissioner Everett adjourned the work session at 6:22 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the policy session to order at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Everett stated he will recuse himself from the discussion and vote for item 6.A. because the applicant is the Eagle Mountain Chamber of Commerce and he is on the board of directors; he requested for Vice Chair Wells to conduct the business for that item. For transparency, he disclosed that he works in the financial service industry; however, he has no conflicts of interest with America First Credit Union and will participate in item 6.B.

4. Approval of Meeting Minutes

4.A. October 11, 2022 Planning Commission Minutes

MOTION: ***Commissioner Pengra moved to approve the October 11, 2022 minutes. Commissioner Wells seconded the motion.***

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Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

5. Status Report

No planning-related items were on the agenda for the October 18, 2022 City Council meeting. Mr. Mumford reviewed other items of interest discussed during that meeting.

6. Action and Advisory Items

6.A. ACTION ITEM: PUBLIC HEARING – Draft Ordinance Amending EMMC 17.80.080, Off-Premise Ladder Signs

Mr. Hobbs presented the item. The Eagle Mountain Chamber of Commerce has requested the following amendments to EMMC 17.80.080:

- C: Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single or double slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All copy shall be approved by the community development director and/or the economic development director or designee.
- E: Eagle Mountain City or designee may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment. ~~Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.~~
- H: The community development director and/or the economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.
- I: Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is ~~40~~ 60.

Commissioner Wells opened the public hearing at 6:40 p.m. As there were no comments, she closed the hearing.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.80.080 Off-Premise Ladder Signs. Commissioner Pengra seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*

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☐ *Matthew Everett*	☐ *Matthew Everett*	☒ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a vote of 5:0, with one abstention.

Due to Commissioner Everett recusing himself from participating in the item because he is an Eagle Mountain Chamber of Commerce Board Member, Alternate Commissioner Strong voted.

6.B. ACTION ITEM: PUBLIC HEARING – America First Credit Union.

Senior Planner David Stroud presented the item. The request is for an America First Credit Union on lot 5 of the Eagle Mountain Town Center subdivision at 4195 North Pony Express Parkway. The parcel is 1.05 acres in size. Financial institutions with a drive-through are a permitted use in the Marketplace at Eagle Mountain Development Agreement.

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the site plan for an America First Credit Union at 4195 North Pony Express subject to the following condition(s):

1. Compliance with Eagle Mountain Municipal Code; and
2. Compliance with the Marketplace at Eagle Mountain Development Agreement.

Commissioner Everett opened the public hearing at 6:45 p.m. As there were no comments, he closed the hearing.

Commissioner Wells said she felt the west elevation should have additional architectural features because it faces the parking lot and suggested the addition of a faux window.

Mr. Stroud said he had suggested the addition of a window at a height preventing visibility into the building. However, the applicant opted not to add a window.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the site plan for an American First Credit Union at 4192 North Pony Express Parkway. Commissioner Bergener seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☐ *Erin Wells*	☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a vote of 4:1.

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Commissioner Wells clarified she is not against approval of the site plan; however, she dissented due to her desire to require additional design features on the west elevation.

6.C. ACTION ITEM: Amended Plat and Related Right-of-Way Vacation petition in Scarlet Ridge Subdivision.

Mr. Hobbs presented the item. The proposed amendment to Scarlet Ridge Plat A1 to create A1-A is intended to accommodate the insertion of a charter school. The lot for the school is derived by removing 16 residential building lots 127 through 138 and 141 through 144 and combining the acreage into a new lot 127. Taylee Lane will also be removed because it is no longer needed and would bisect lot 127. Lot 127 will accommodate the school and conforms to relevant zoning standards.

Applicant representative Sheldon Killpack confirmed the lots not being utilized for the school will remain unchanged.

Staff and the applicant were unsure if lots 128 and 129 have sold yet.

Discussion ensued regarding the location of the plat in relation to the overall development.

MOTION: ***Commissioner Wells moved to recommend approval to the City Council of the amended plat and related right-of-way vacation petition for Scarlet Ridge. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

6.D. ACTION ITEM: PUBLIC HEARING – Site Plan Review and Approval for the John Hancock Academy Charter School (K-8)

Mr. Hobbs presented the item. The applicant requests a site plan approval for an elementary school located in the Scarlet Ridge Subdivision. The charter school was originally contemplated to be developed in Phase 2 of Scarlet Ridge; however, its proposed position was later moved to Phase 1 at the request of the school. A new final plat, Scarlet Ridge Plat 1, Phase A.1, was generated to accommodate the school. A public, private, or charter school within an RD2 Zone may, per EMMC Section 17.25.030, be allowed upon receiving Special Use approval from the City. The City may regulate setbacks, height, bulk and massing, off-site parking, curb cuts, traffic circulation, construction staging, and other standards to reasonably reduce risks to health and safety. The City

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may not regulate landscaping outside of the right-of-way, fencing, aesthetics, construction methods or materials, or the placement of temporary classrooms. The school improvement drawings suggest that the school will comply with pertinent City development standards.

Commissioner Pengra noted a correction on the site plan exhibit on page 1 of the packet material from Plat 2 to Plat 1.

Applicant representative Sheldon Killpack explained the lighter lines on the northwest corner indicate a future expansion for a cafeteria once sufficient funding is secured. The handicapped parking is located at a stopping location for the pickup and drop-off lanes in an area of lower incline than other portions of the parking lot. However, they can relocate the handicapped parking if desired. The layout of the school is patterned after a current, successful location. The configuration for dual striping for stacking lanes and parking for evening events has been effectively utilized at other schools.

Commissioner Everett opened the public hearing at 7:11 p.m. As there were no comments, he closed the hearing.

Commissioner Everett expressed his appreciation for the applicant providing a drop-off and pickup system that reduces vehicle stacking on public roads.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the site plan for John Hancock Academy Charter School. Commissioner Allen seconded the motion.***

AMENDED MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the Phase A Plat 1 site plan for John Hancock Academy Charter School. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

6.E. ACTION ITEM: AGREEMENT – Porter's Crossing Amended and Restated Master Development Agreement (MDA)

Mr. Mumford presented the item. The Planning Commission held public hearings and reviewed an amended master development plan, rezone, and general plan amendment application for the Porter's Crossing Town Center project on September 13th, and ultimately recommended approval to the City Council. The Commission also tabled the master development agreement (MDA)

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amendment at that meeting so that it could be redrafted and coordinated with the City Attorney. Since that time, the City Attorney worked with the applicant to redraft their proposed changes into a format that is more appropriate, specifically an Amended and Restated Master Development Agreement, which used the existing agreement as the base and added the developer's proposed language, modifying it to match the proposed plans, removing language referencing completed/developed property, and adding in some additional edits and changes.

Mr. Mumford explained that the current agreement allows for RV storage in the open space area. They had discussed rezoning the parcel to a commercial storage use; however, that would allow for additional uses not compatible with open space. Nevertheless, staff still has buffering and other concerns with storage in an open space area. The applicant proposed to allow an approval authority "to evaluate minimum improvements shown on Exhibit 5 that may be proposed in Pod 2" to possibly provide some of the required amenities for the residential units in the commercial area. Such items would be approved by the City Council in conjunction with a project application. An "approval authority" rather than the "City Council" was included in Section 7.1.1 so that the agreement would not need to be updated to coincide with possible changes to Municipal Code.

Discussion ensued regarding the exclusion of terms and benchmarks because completion timeframes were not a part of the original agreement and had not been contemplated by the applicant and the reasons the City began requiring benchmarks and completion dates.

Applicant representative Khosrow Semnani said he is amenable to benchmarks due to the interest that has been expressed for both the commercial and residential areas.

Commissioner Everett opened the public hearing at 7:30 p.m. As there were no comments, he closed the hearing.

Commissioner Wells noted that phasing is excluded from the agreement and inquired if anyone had concerns with the omission.

Commissioner Everett recommended adding language to the agreement requiring the project to adhere to Municipal Code benchmarks and time standards.

Discussion ensued regarding whether to include in their recommendation for the project to comply with the time standards in EMMC 16.10.080 and current Municipal Code phasing requirements.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the Porter's Crossing Amended and Restated Master Development Agreement. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

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The motion passed with a unanimous vote.

7. Discussion Items

8. Next scheduled meeting

A special meeting is planned for November 8, 2022, with the intention to cancel the November 22, 2022 meeting due to the Thanksgiving Holiday.

9. Adjournment

MOTION: ***Commissioner Wells moved to adjourn the meeting at 7:45 p.m. Commissioner Pengra seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:45 p.m.

Approved by the Planning Commission on November 8, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 8, 2022**
TITLE:	ACTION ITEM: PUBLIC HEARING -- Harmony A-14 Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	Flagship Homes, Bronson Tatton

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

The Planning Commission first reviewed the Harmony A-14 site plan on August 9, 2022. The applicant has since changed the proposed dwelling architecture and also now proposes detached garages. According to Utah State Code, cities cannot regulate architecture of single-family dwellings unless there are standards contained in a development agreement. This is the case with Harmony A-14 in that there are a few standards which the proposed architecture must meet as outlined in the Harmony Preliminary Plat Development Agreement.

Bronson Tatton with Flagship Homes requests site plan approval of 38 single-family lots and associated open space. The proposed site plan is within the Harmony development. The preliminary plat was approved on March 25, 2014, and a development agreement was approved by the City Council on January 6, 2015. The location of the proposal is identified in the agreement as "Alternative Design Block" which permits flexibility in the type of residential units proposed. Within the Harmony development there are four areas with this designation and a permitted total of 182 units. This proposal will utilize 38 of the units with 144 remaining to be located in the three Alternative Design Block (ADB) areas.

Open space is proposed with amenities consisting of covered and uncovered benches, ornamental garden, lawn area, and a covered picnic area. The agreement requires a minimum of 10,374 square feet of open space (273 square feet per lot) and the applicant proposes 17,291 square feet or 455 square feet per lot. As per the development agreement, "the location and type of improvements/amenities are to be approved as part of the final plat application." Final plat is not applied for at this time so the Planning Commission and City Council

are to approve the site plan, which contains the park improvements, and such approval will then be incorporated into the final plat approved by staff. The development agreements states that approval within the ADB will be approved through the site plan and final plat process. The intent of the ADB is to foster creativity and variation of neighborhood design and limit the typical pattern of development under standard zoning.

Subsection 20 of the development agreement:
Architectural Standards. All homes on lots within the project shall have a 'carriage' style, or decorative garage door. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl siding will not be used on the front of the homes.

ITEMS FOR CONSIDERATION:
Staff review of the site plan is consistent with the Development Agreement provided the applicant corrects any existing redlines of the proposal. Staff feels the existing redlines, if any, are minor in nature and can be finalized, with a condition of the Planning Commission, prior to scheduling the item with the City Council.

ITEMS FOR CONSIDERATION:
The following standards found in 17.100.050 shall be considered when making a motion to the City Council:
A. Use of property: The applicant proposes to develop the property in compliance with this provision and applicable standards of the Harmony Development Agreement.
Other considerations:
1. Picket fencing is proposed around the common area. There is no indication of fencing along the ROW. Ornamental fencing is proposed between the lots.
2. Two private street lights will be installed on the east and west side of the north alley. Potential for a public street light on the southwest corner of the development.
3. Architectural plans are included with this report and are compliant with the agreement. The DA requires two materials/textures on the front façade and wrap around to the at least the first window. Also, garage door are to be carriage-style or decorative. The applicant

proposes garage doors with a row of windows at the top of the door.

B. Screening requirements: Screening requirements are not applicable to this type of development.
C. Access requirements: Two access points are shown from Rachel Way in a u-shaped configuration. Unified Fire has approved the configuration with no alley connection to the west with Browning Street or to the east with Annabell Street.
D. Conveyance of Water Shares: To be completed prior to recording of the final plat.

Compliance with the approved Harmony Development Agreement.

REQUIRED FINDINGS:

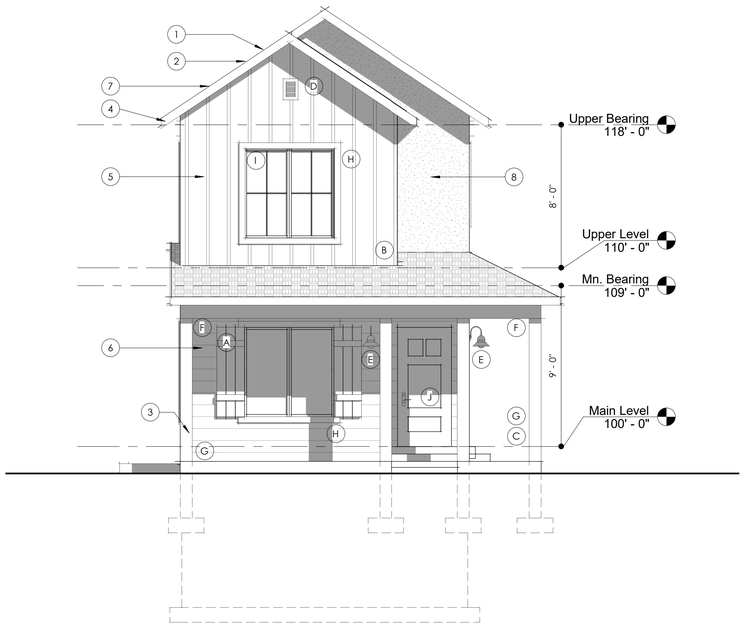
Site plan approvals are based upon compliance with City Code requirements and requirements of applicable development agreements. The approval criteria for site plans can be found in EMMC §17.100, and the Harmony Development Agreement attached to this report.

RECOMMENDATION:

Staff recommends the Planning Commission forward a motion of approval of the Harmony A-14 site plan to the City Council, for the reasons set forth in the staff report and in the meeting and with the following condition:
A. Elevations shall comply with the architectural standards contained in the Harmony Development Agreement.

ATTACHMENTS:

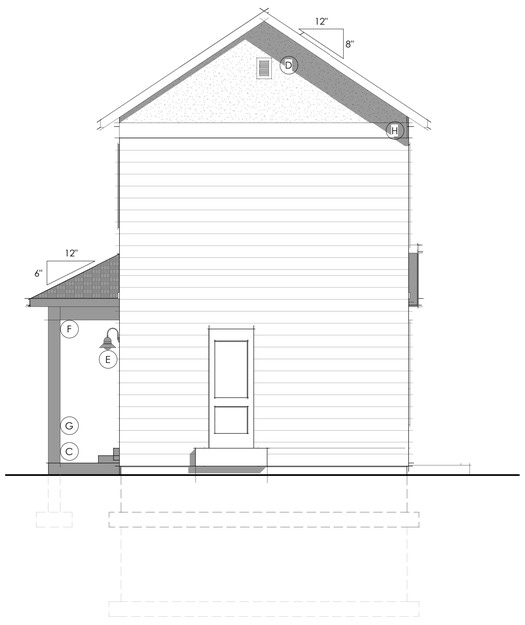
Elevation A14 Classic
Elevation A14 Contemporary
Elevation A14 Craftsman
Elevation A14 Scandinavian
Harmony A14 Civil
Landscape Harmony A14
Harmony DA



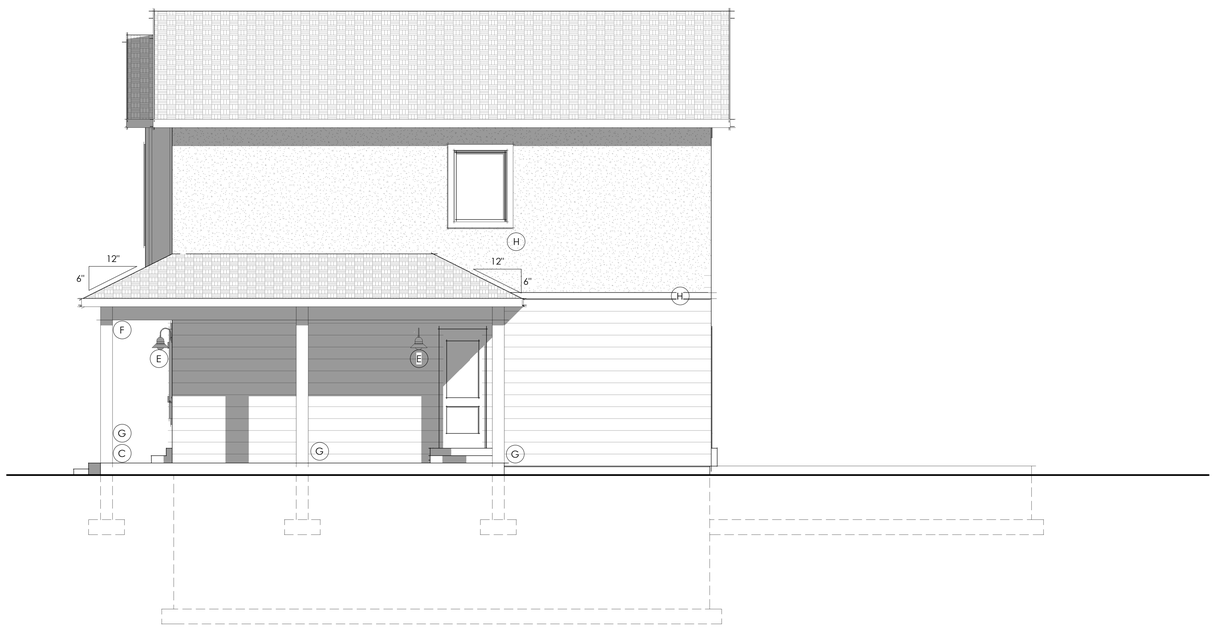
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

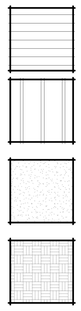
SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	timber columns w/ finish as per owner
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable/Roof
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door

ARCHITECTURAL FINISHES



HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Classic

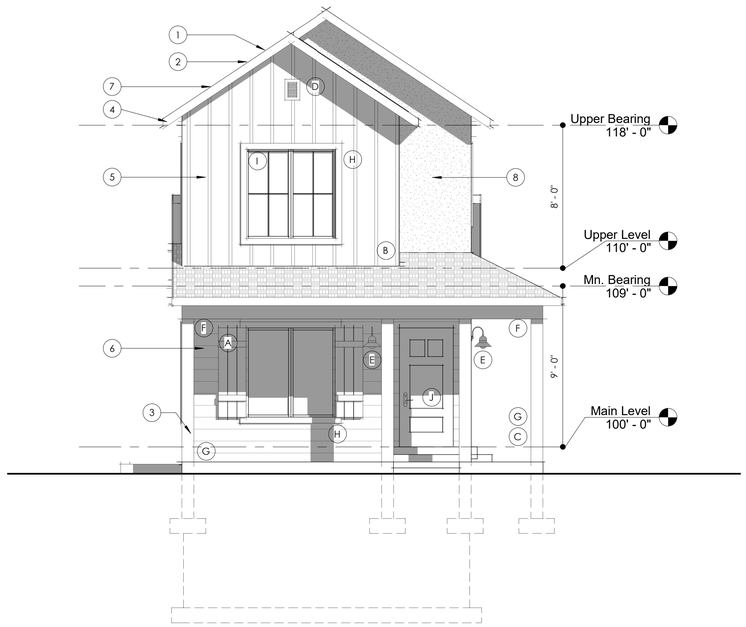
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Project -tbt	TBT
27 October 2022	TBT

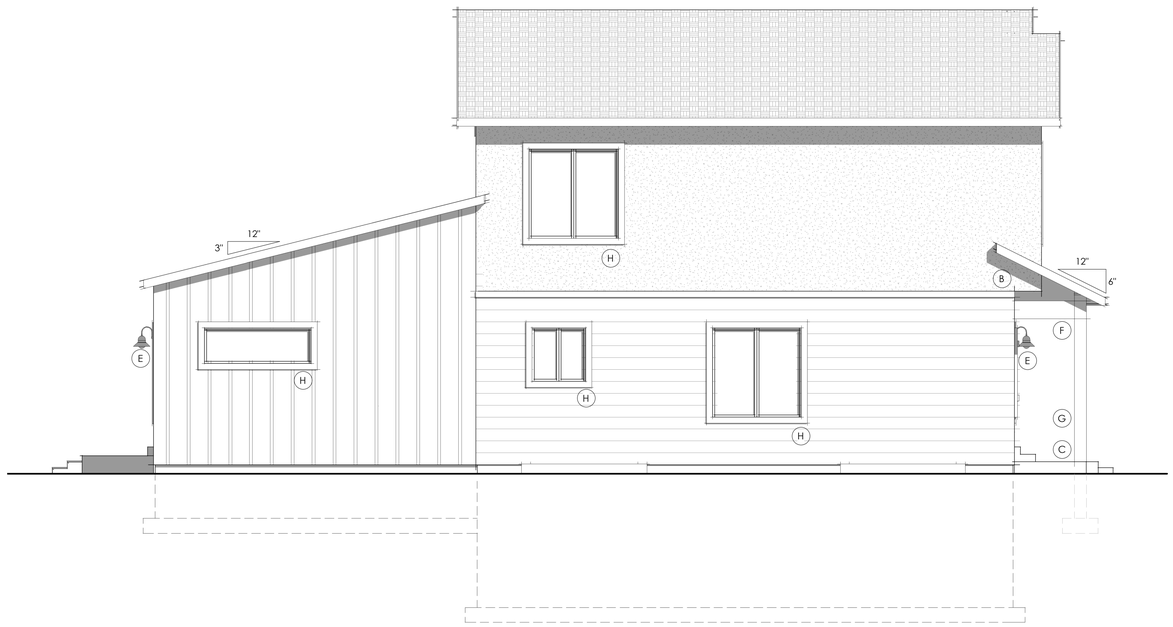
A201

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

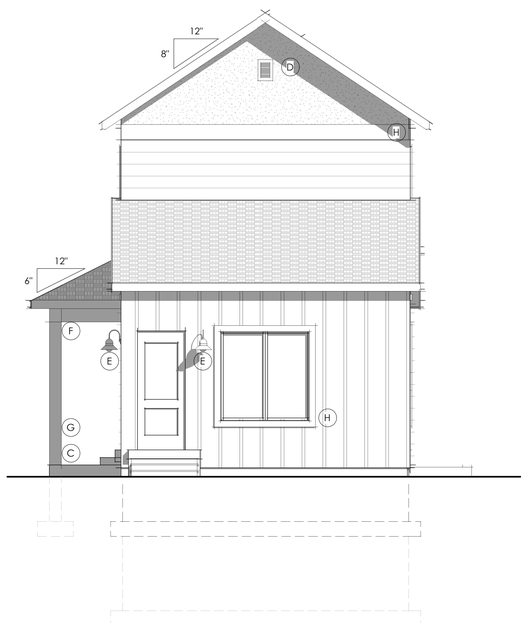
ELEVATIONS - BASE



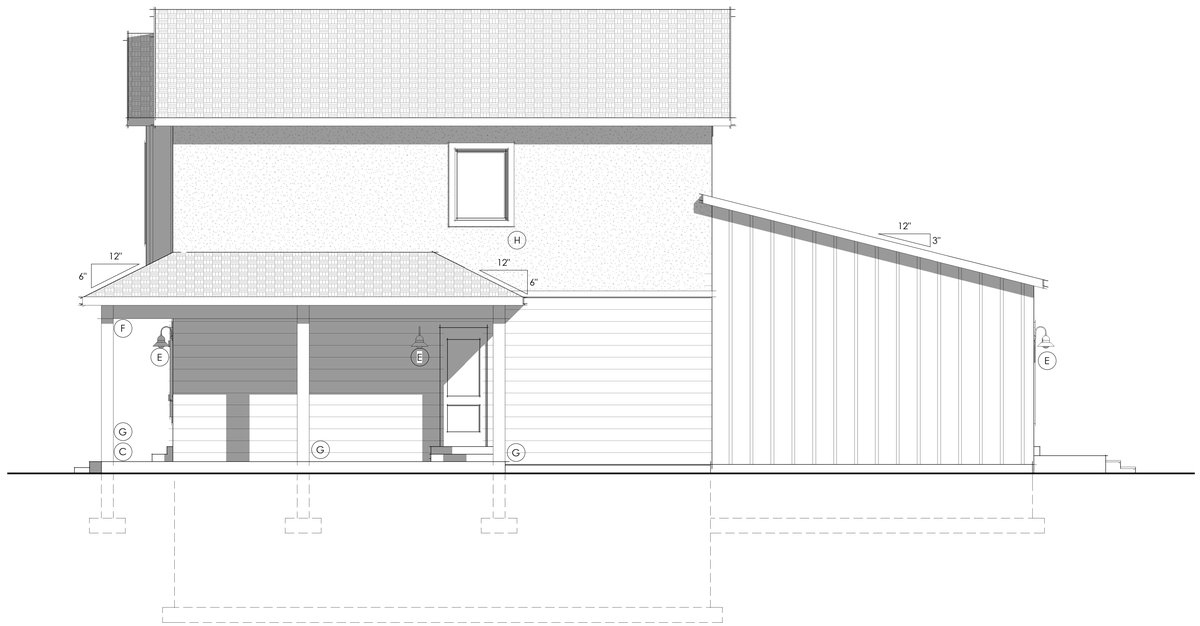
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	timber columns w/ finish as per owner
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable/Roof
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door

ARCHITECTURAL FINISHES

HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Classic

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Project -tbt	TBT
27 October 2022	TBT

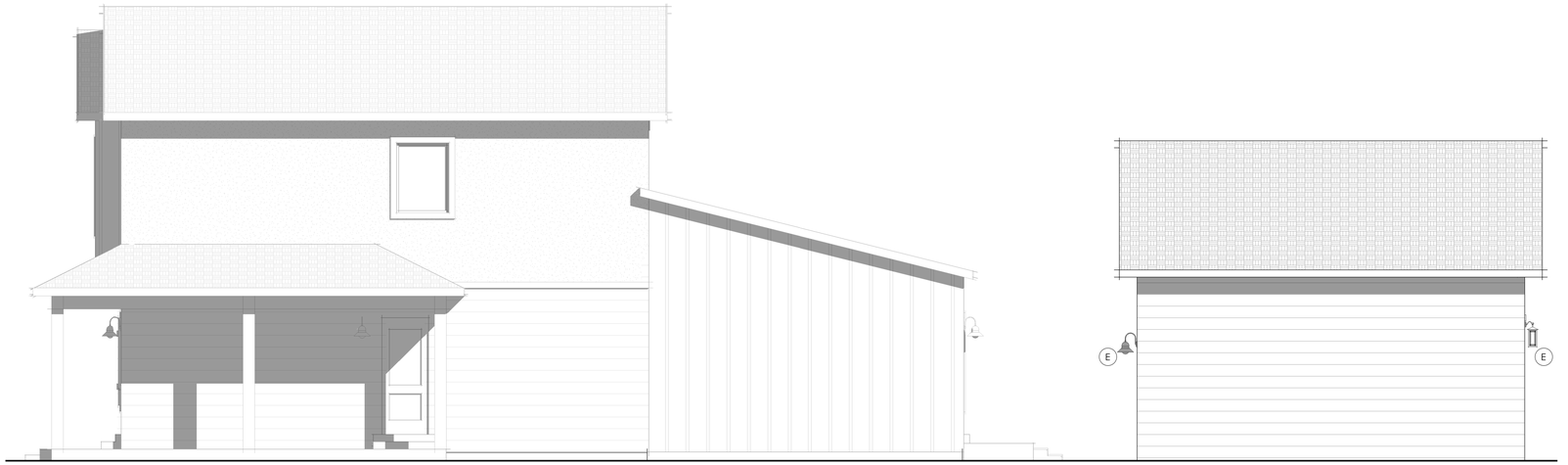
A202

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - COMPLETE



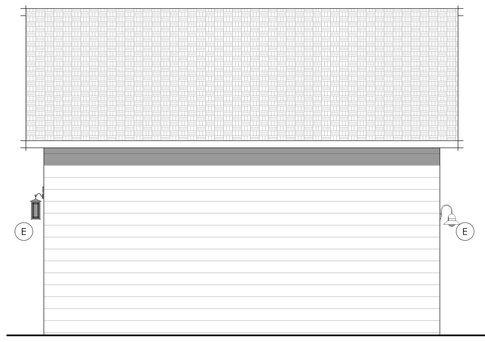
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



SHEET NOTES

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable/Roof
E	Architectural lighting
F	Exposed Timbers
G	Column
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FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Classic

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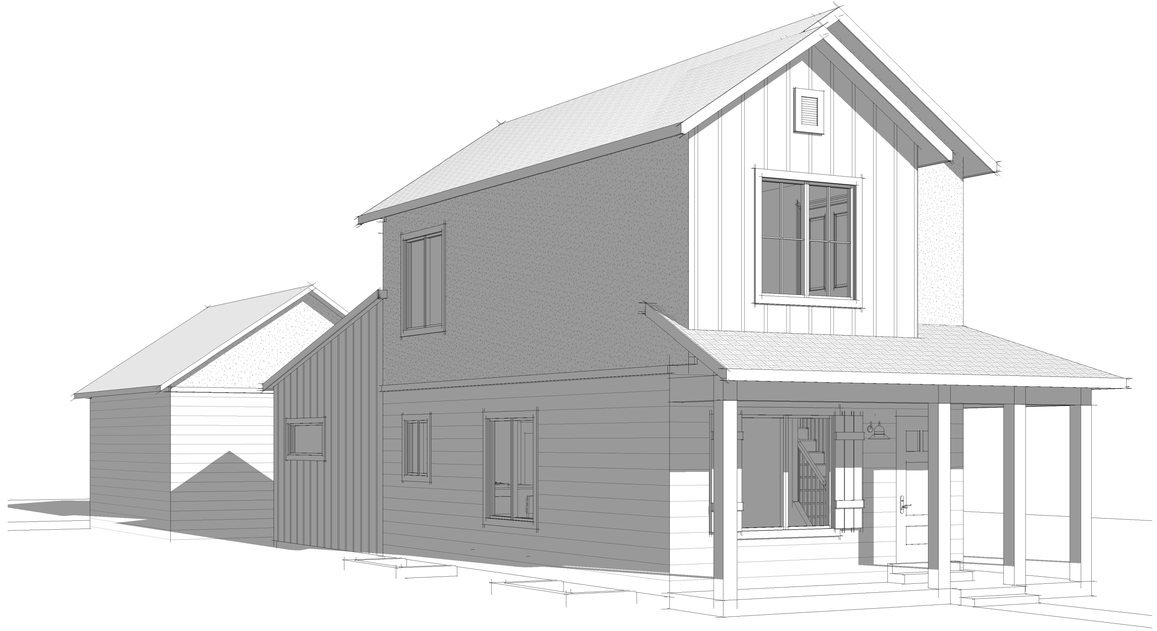
Project -tbt	TBT
27 October 2022	TBT

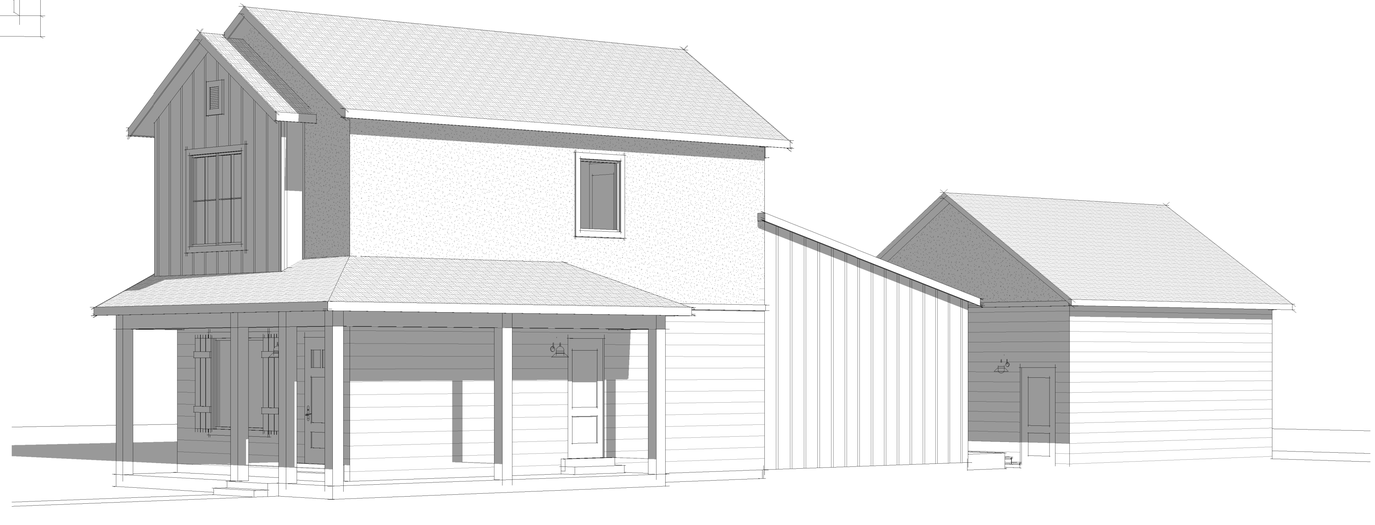
A203

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - GARAGE







SHEET NOTES

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Classic

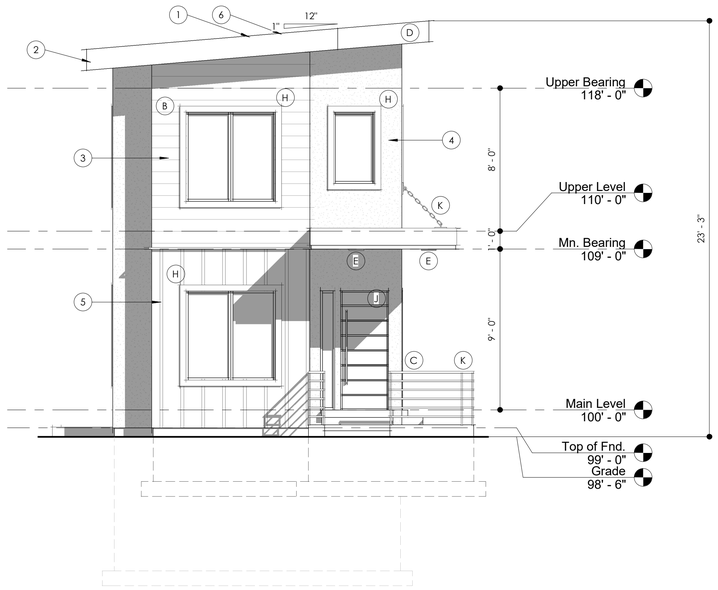
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27 October 2022	TBT

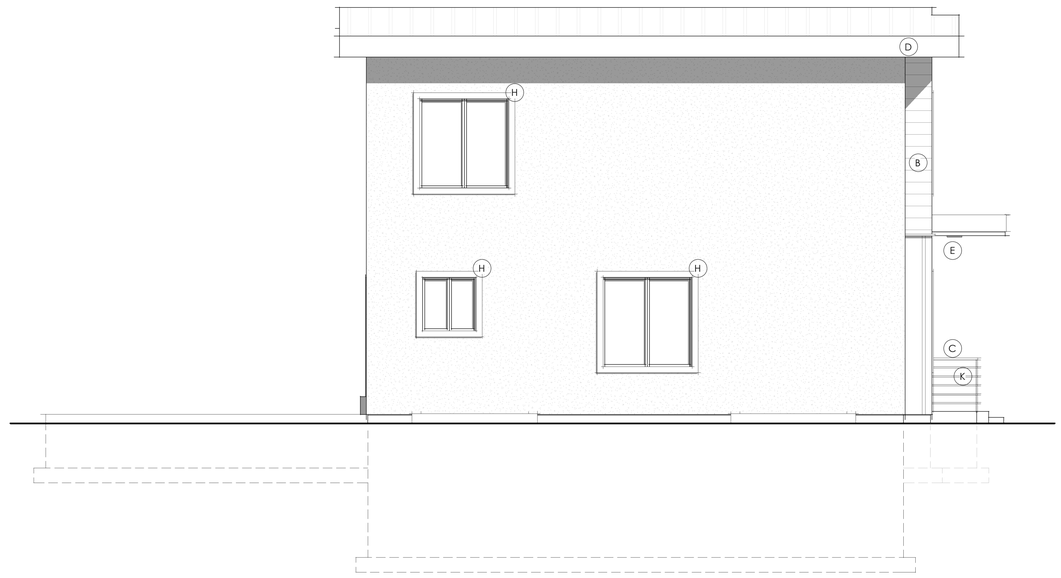
A300

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

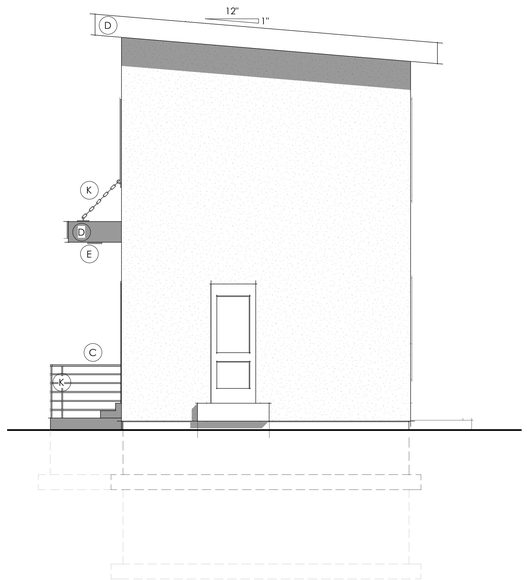
3D VIEWS - COMPLETE



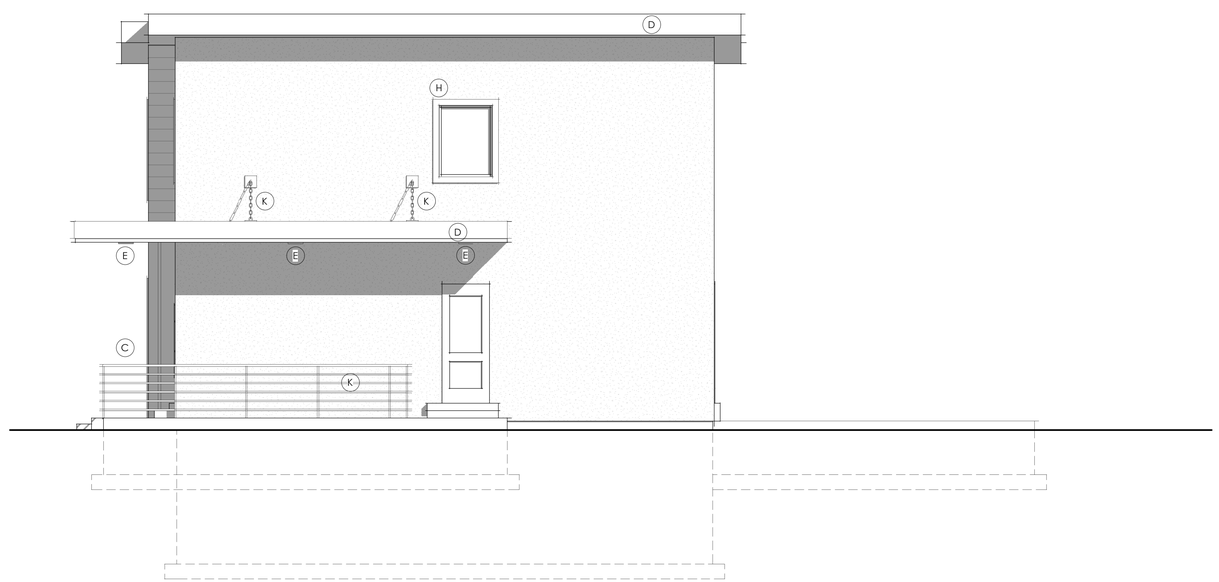
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

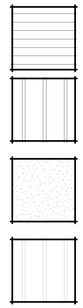
SHEET NOTES

#	Comments
1	Standing seam metal roof w/ color and style as per owner
2	12" Fascia board w/ style & vented soffit as per owner
3	Horizontal siding w/ style, color, and finish as per owner
4	Stucco system w/ hardcoat finish. Style, color, and finish as per owner
5	Stone veneer w/ 22 ga. ties @ 16" o.c. each way. Style, color, and finish as per owner
6	All vents to be 3' from ridge to make room for future solar panels

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters n/a
B	Popouts
C	Porch
D	Decorative Gable / Roof
E	Architectural lighting
F	Exposed Timbers n/a
G	Column n/a
H	Decorative Trim
I	Window grids n/a
J	Decorative Door
K	Detailed railings and accesories
L	Trellis Structure

ARCHITECTURAL FINISHES



HORIZONTAL SIDING / WOOD COMPOSITE

BOARD AND BATTEN

STUCCO

METAL ROOF

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story : Modern

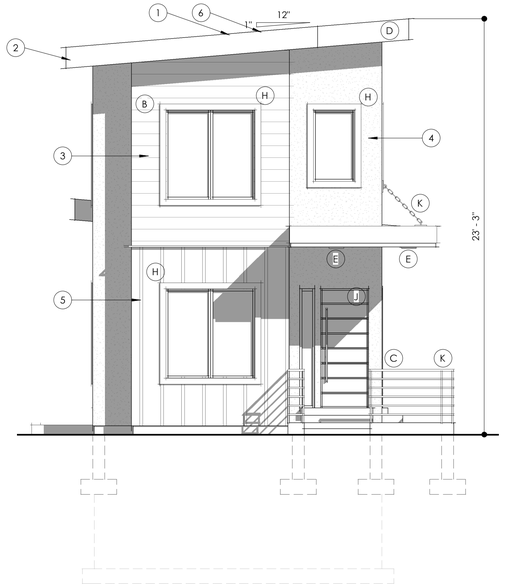
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Project -tbt	TBT
10 October 2022	TBT

A201

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

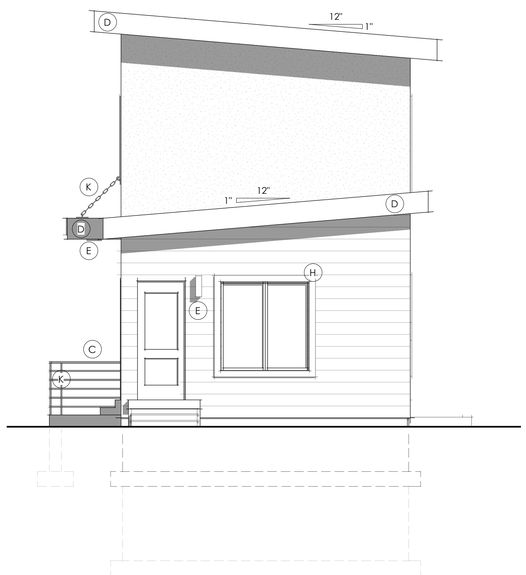
ELEVATIONS - BASE



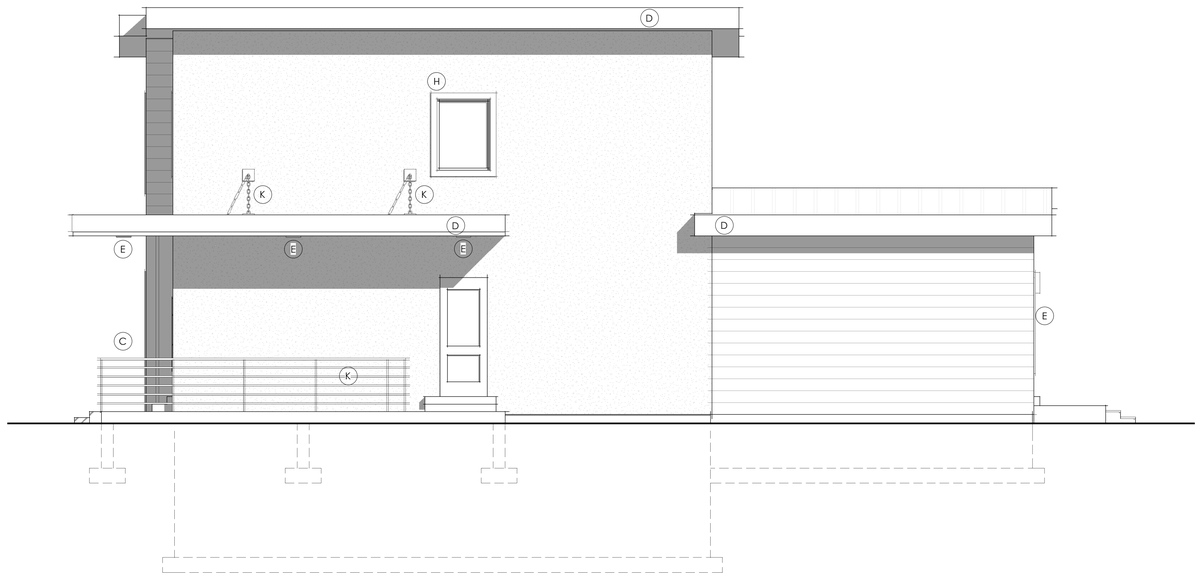
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

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C	Porch
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H	Decorative Trim
I	Window grids n/a
J	Decorative Door
K	Detailed railings and accesories
L	Trellis Structure

ARCHITECTURAL FINISHES

HORIZONTAL SIDING / WOOD COMPOSITE

BOARD AND BATTEN

STUCCO

METAL ROOF

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story : Modern

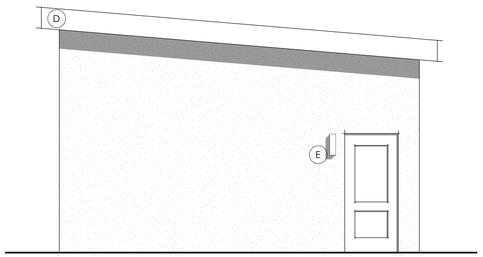
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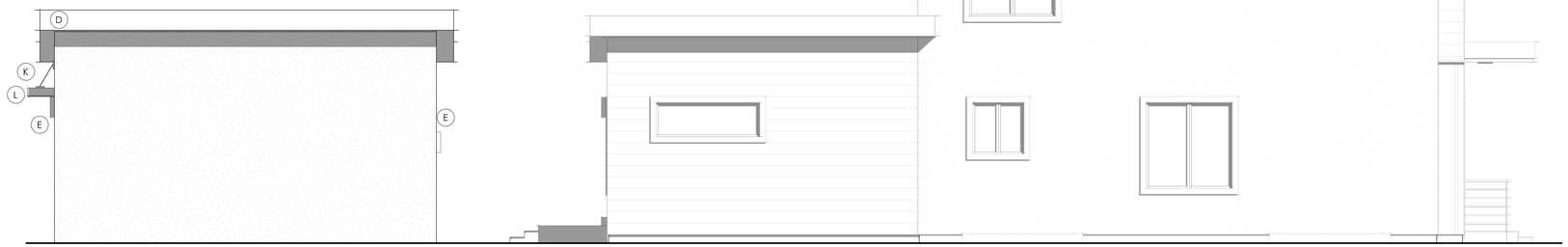
Project -tbt	TBT
10 October 2022	TBT

A202

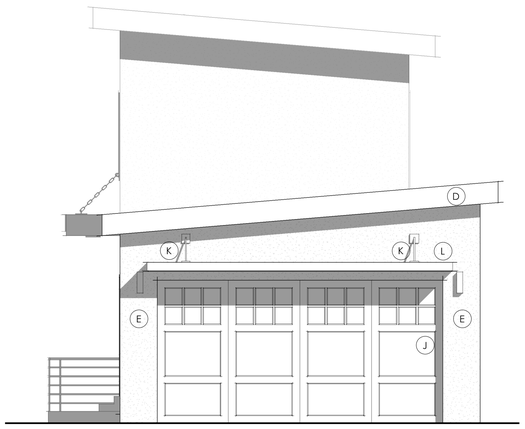
12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - COMPLETE

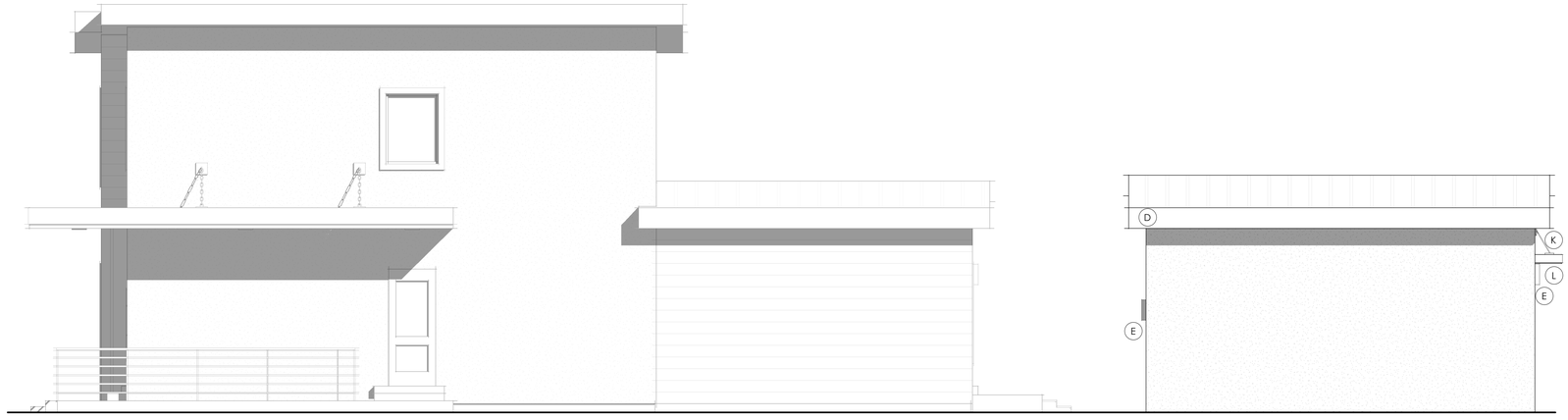




LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SHEET NOTES

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters n/a
B	Popouts
C	Porch
D	Decorative Gable / Roof
E	Architectural lighting
F	Exposed Timbers n/a
G	Column n/a
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L	Trellis Structure

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story : Modern

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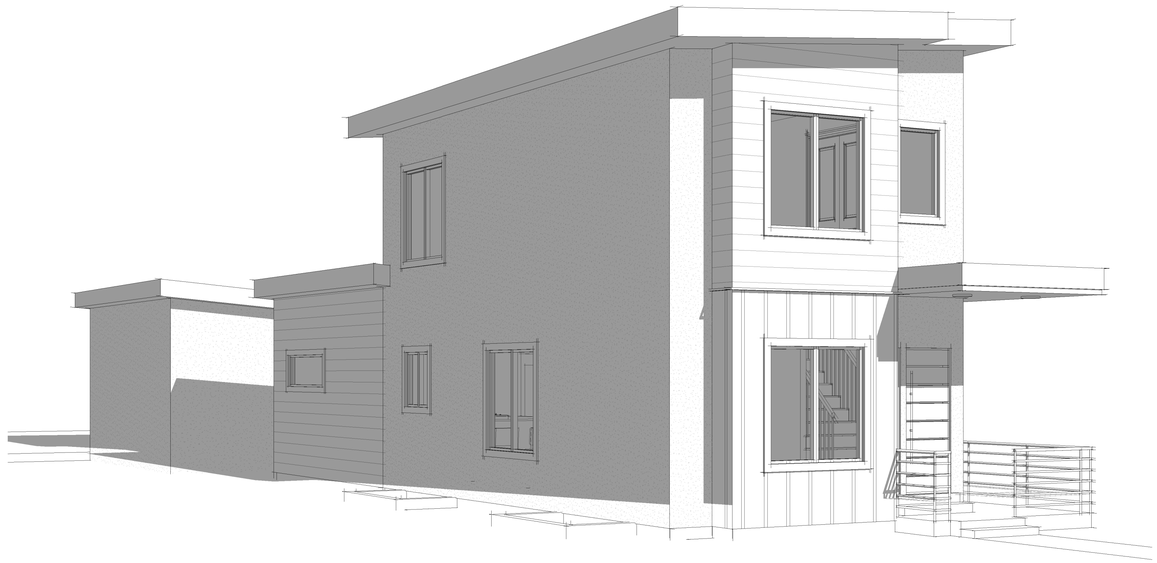
Project -tbt	TBT
10 October 2022	TBT

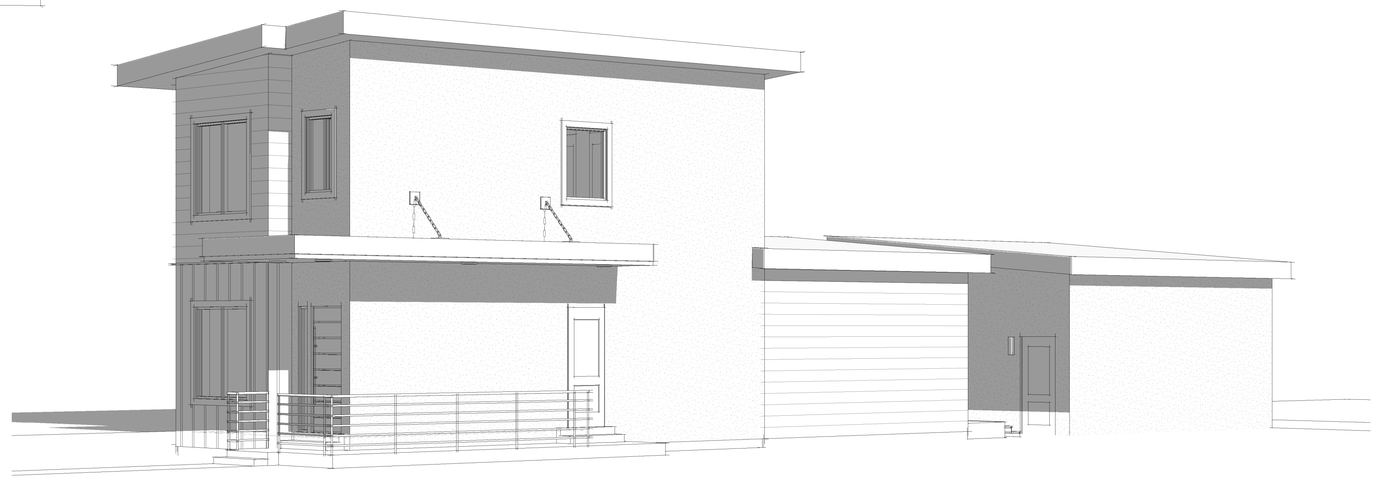
A203

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - GARAGE







SHEET NOTES

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story : Modern

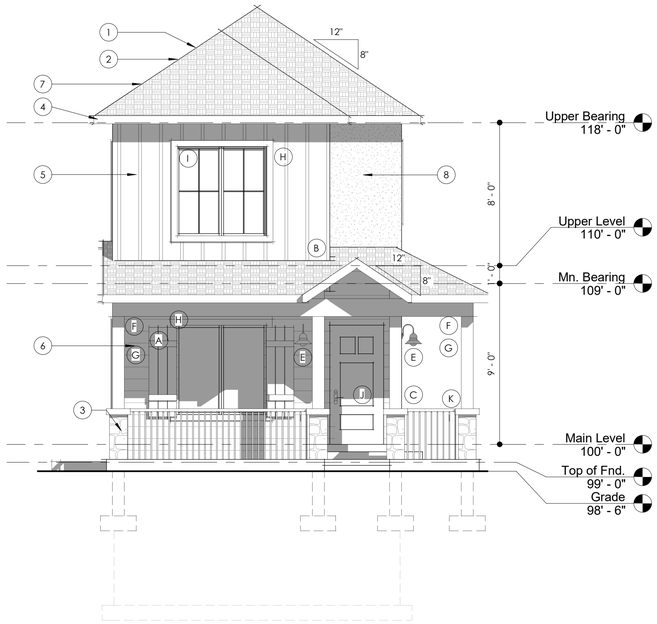
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Project -tbt	TBT
10 October 2022	TBT

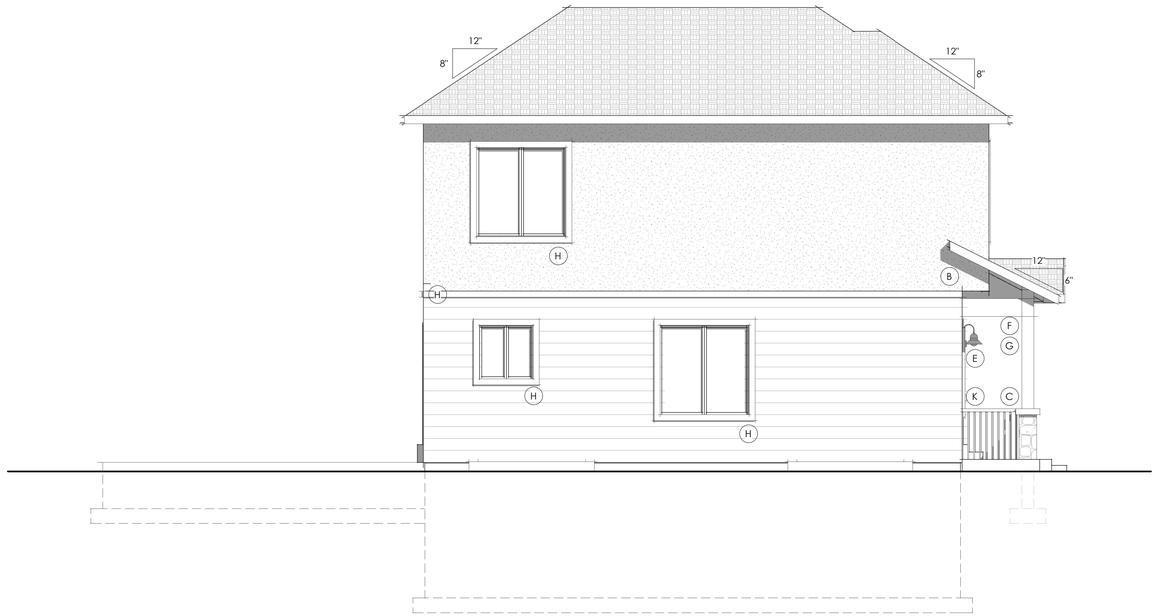
A300

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

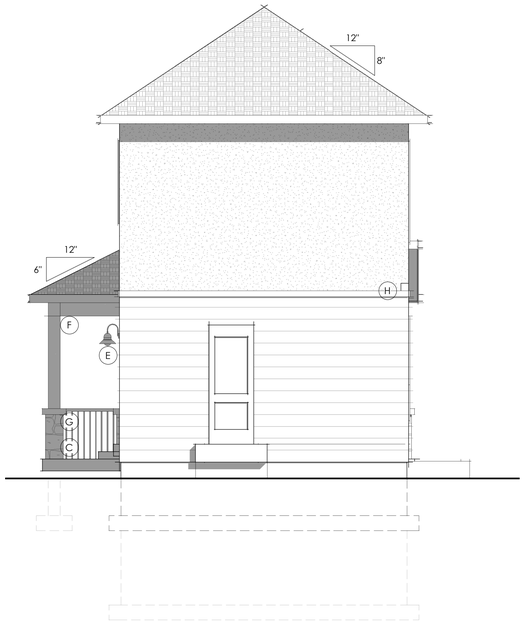
3D VIEWS - COMPLETE



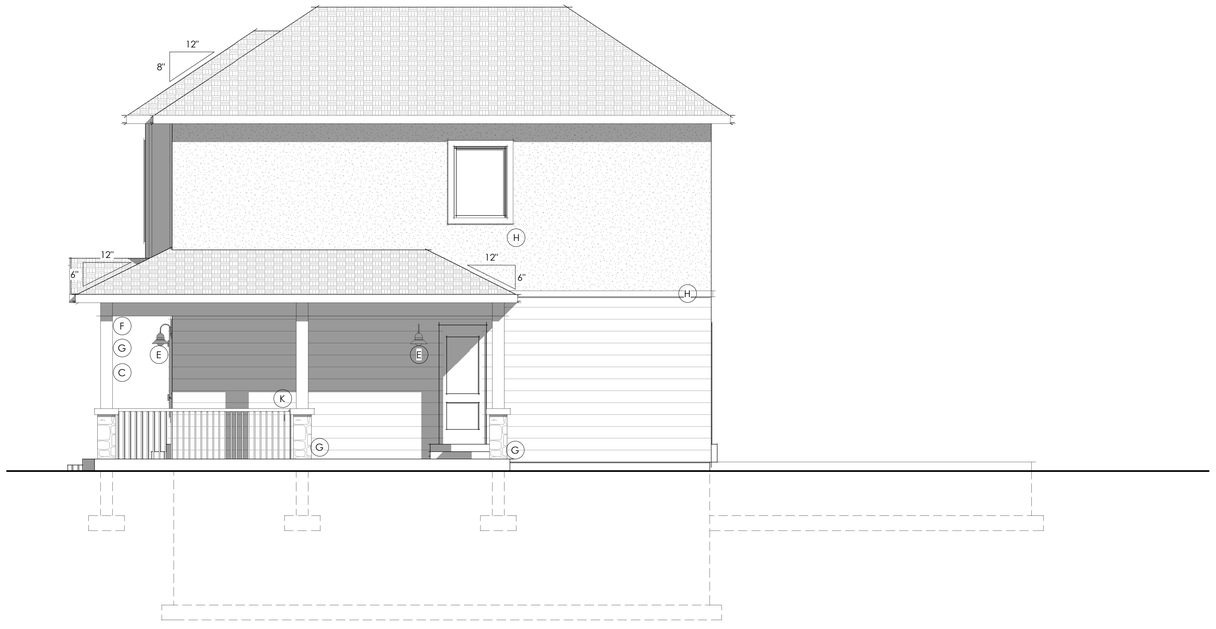
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	8" x 8 timber columns w/ stone base as per owner.
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
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ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable n/a
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door
K	Detailed railings

ARCHITECTURAL FINISHES

HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Craftsman

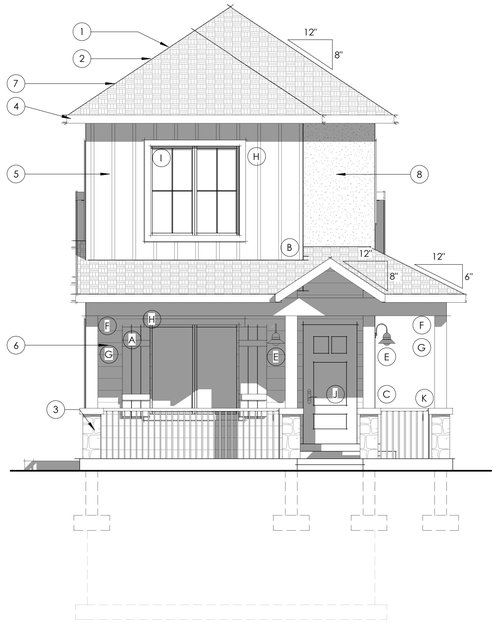
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Project -tbt	TBT
10 October 2022	TBT

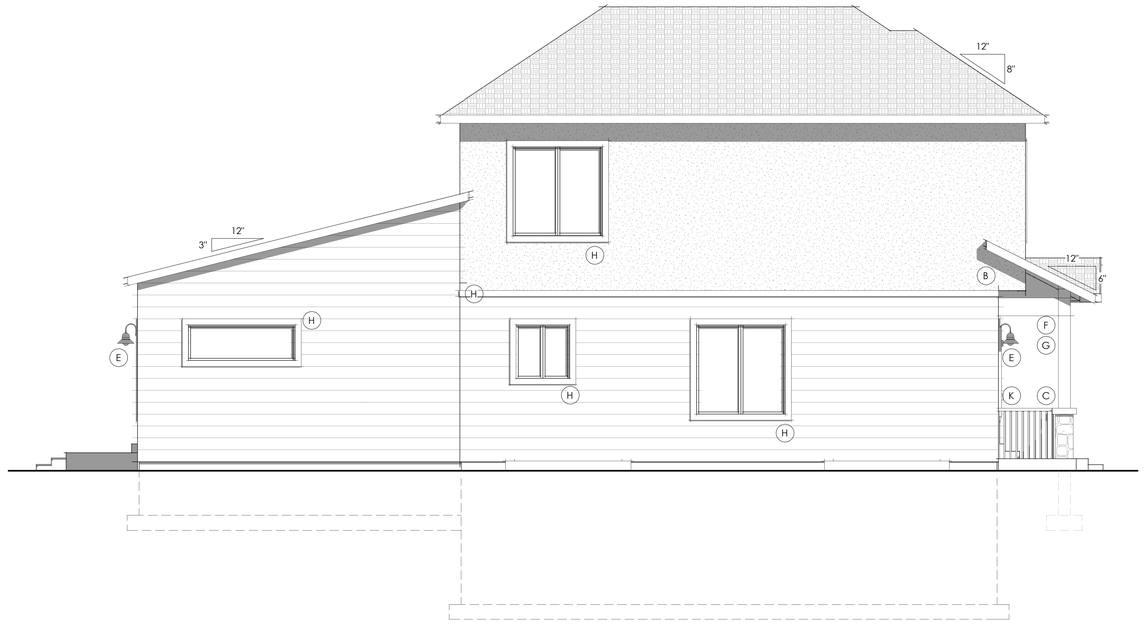
A201

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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

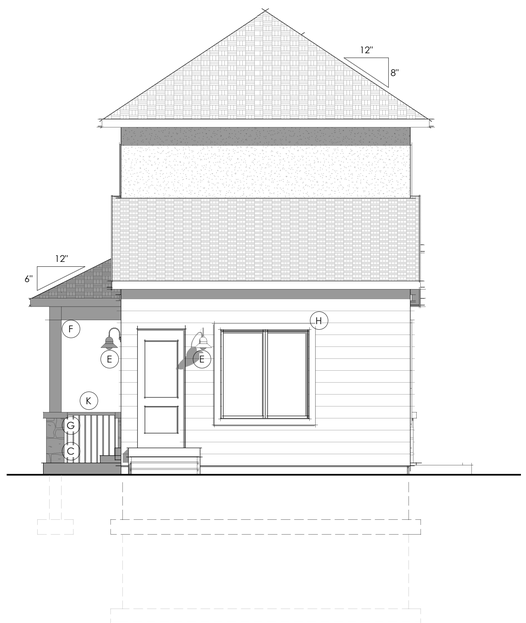
ELEVATIONS - BASE



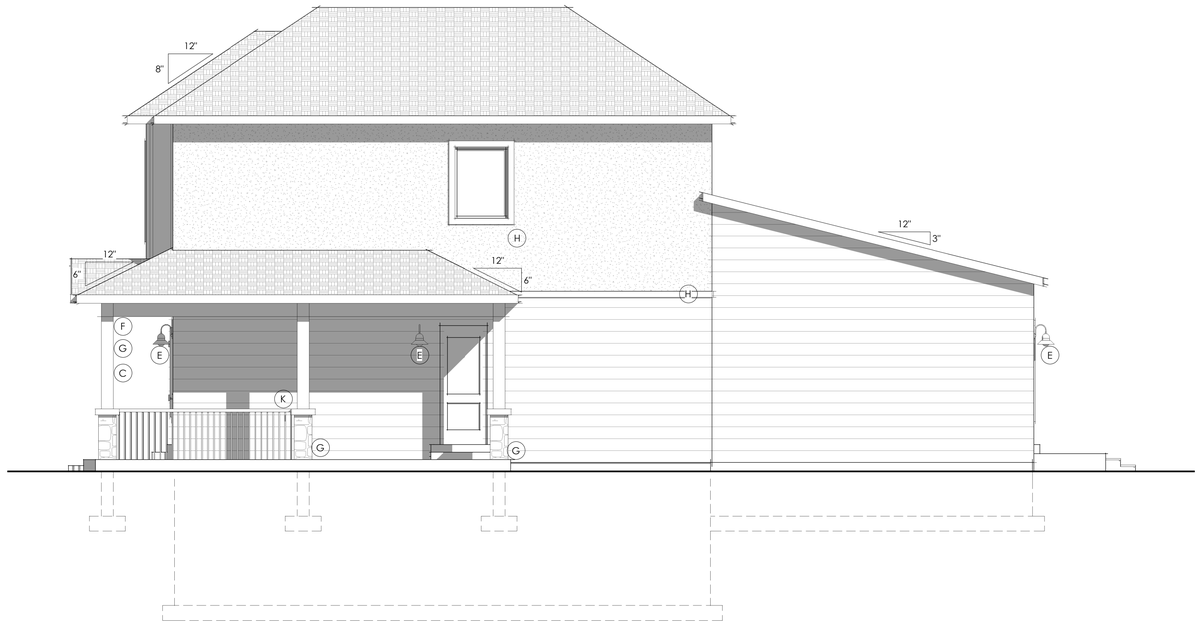
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	8" x 8 timber columns w/ stone base as per owner.
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

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G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door
K	Detailed railings

ARCHITECTURAL FINISHES

HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Craftsman

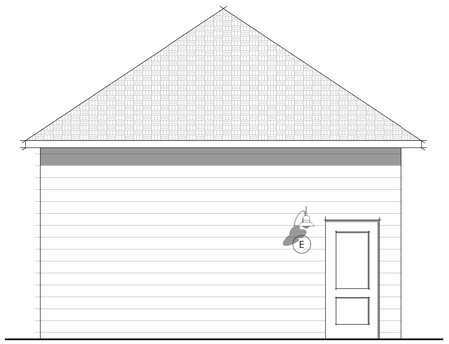
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Project -tbt	TBT
10 October 2022	TBT

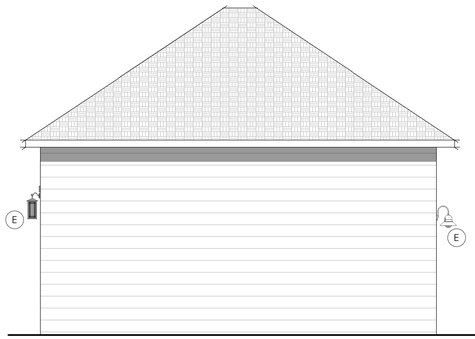
A202

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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

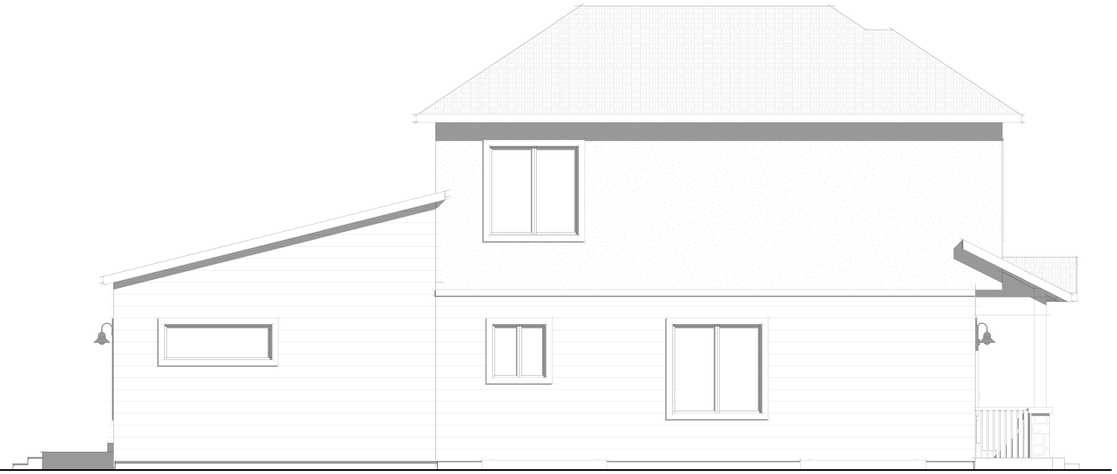
ELEVATIONS - COMPLETE



FRONT ELEVATION



LEFT ELEVATION





REAR ELEVATION



RIGHT ELEVATION

SHEET NOTES

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
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E	Architectural lighting
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G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door
K	Detailed railings

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Craftsman

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Project -tbt	TBT
10 October 2022	TBT

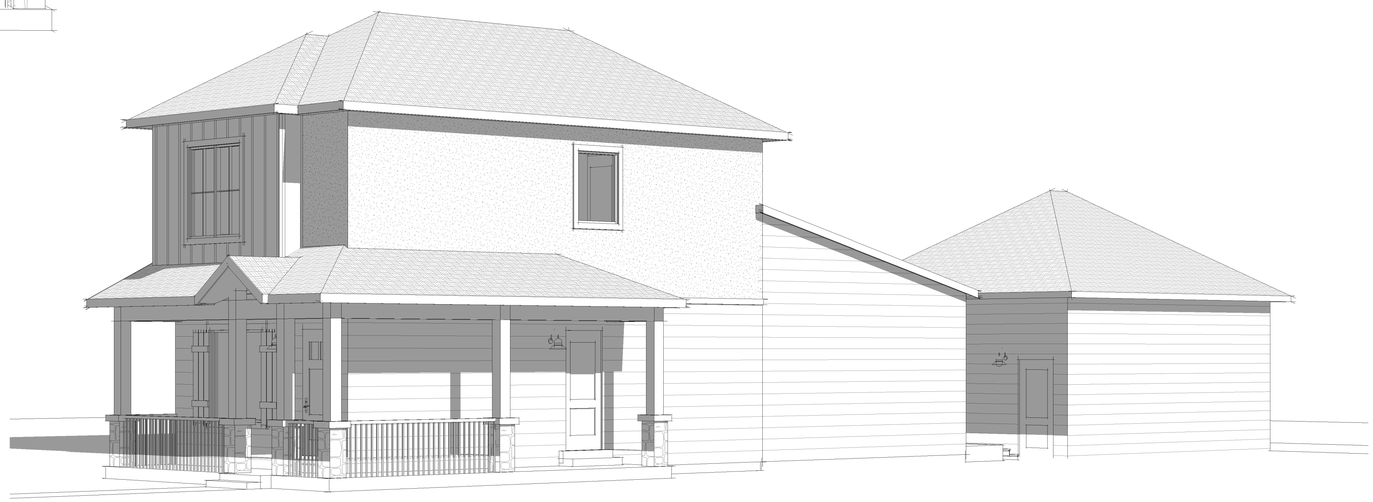
A203

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - GARAGE







SHEET NOTES

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Craftsman

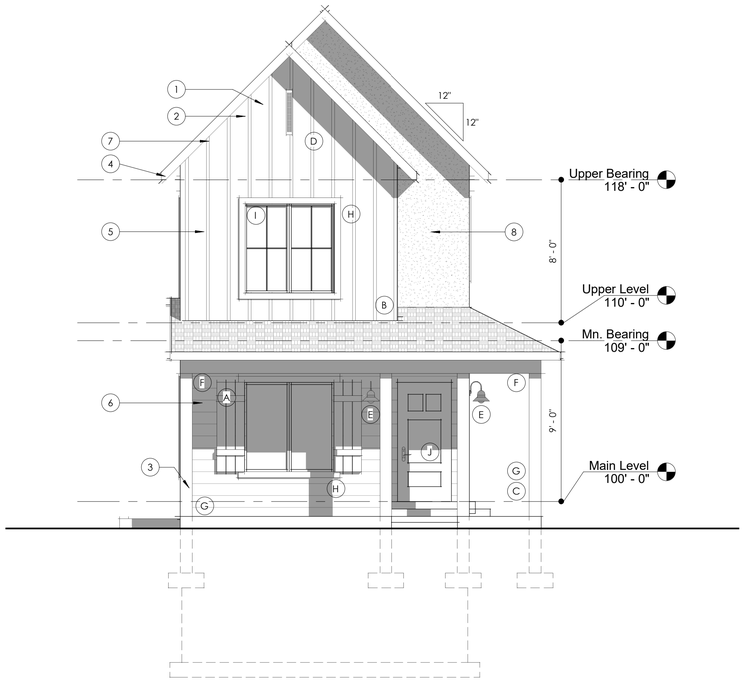
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Project -tbt	TBT
10 October 2022	TBT

A300

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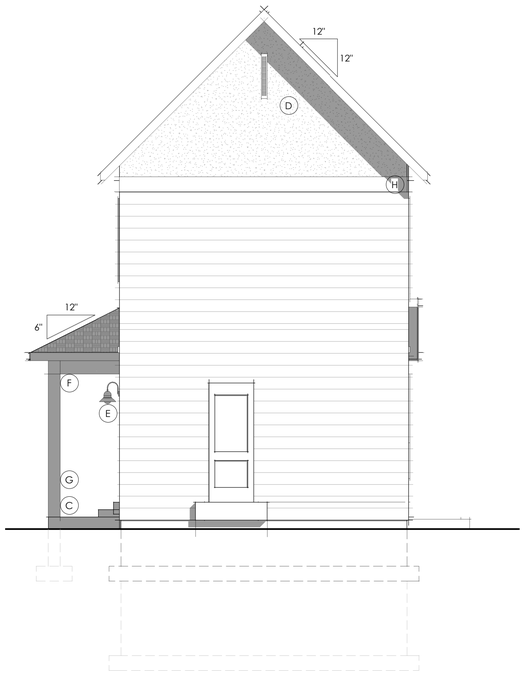
3D VIEWS - COMPLETE



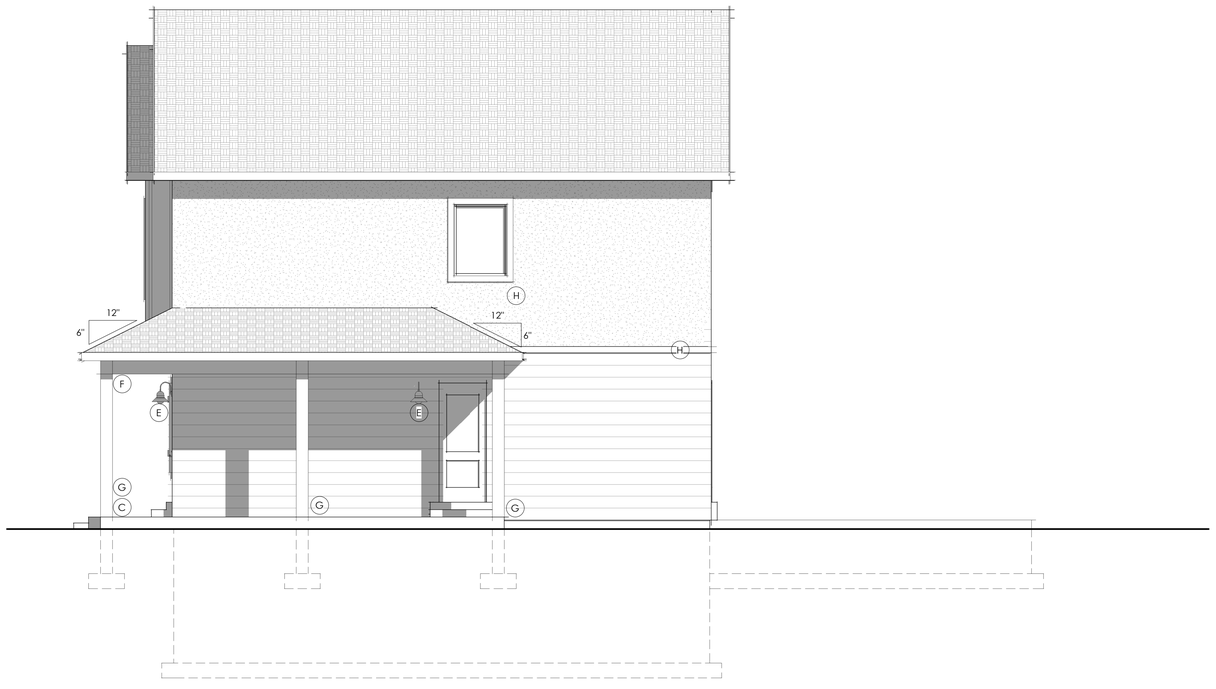
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

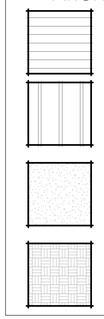
SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	timber columns w/ finish as per owner
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable / Roof
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door

ARCHITECTURAL FINISHES



HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Scandinavian

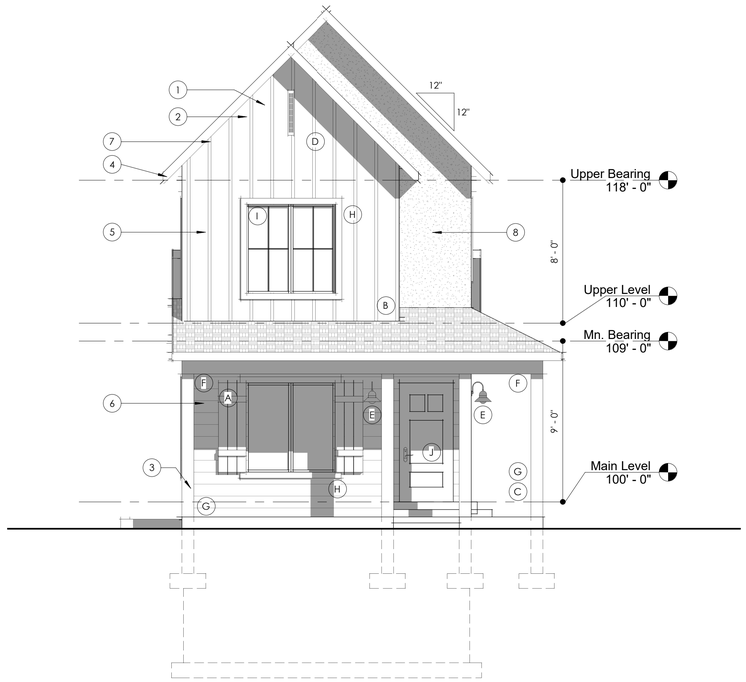
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27 October 2022	TBT

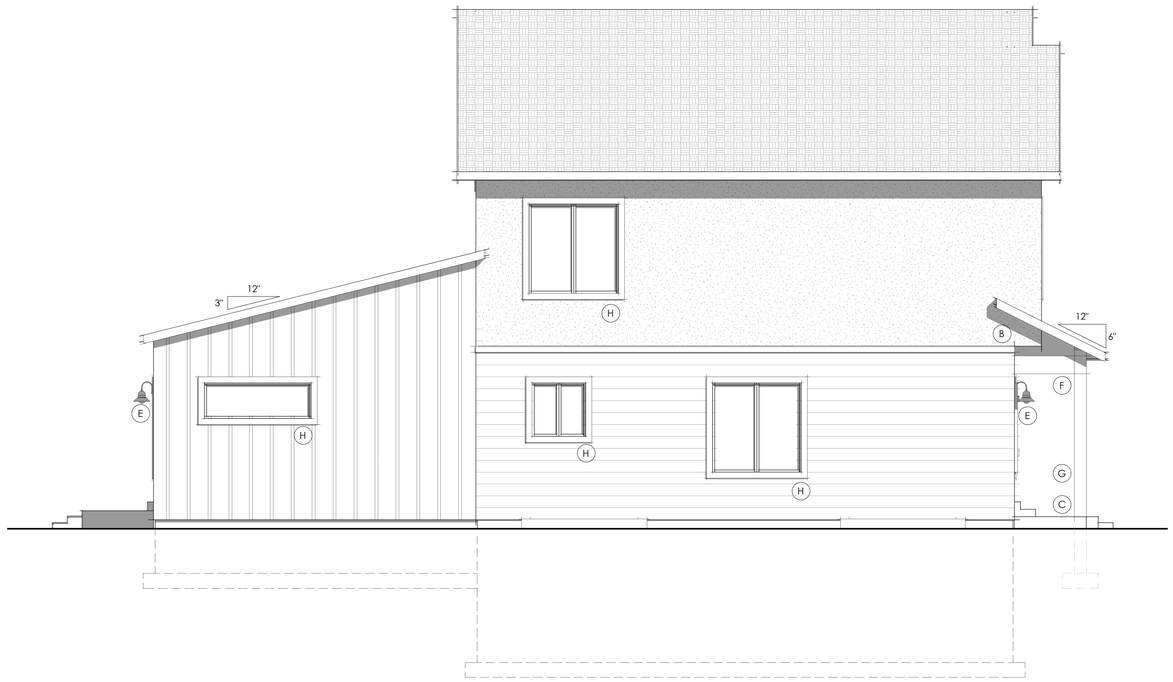
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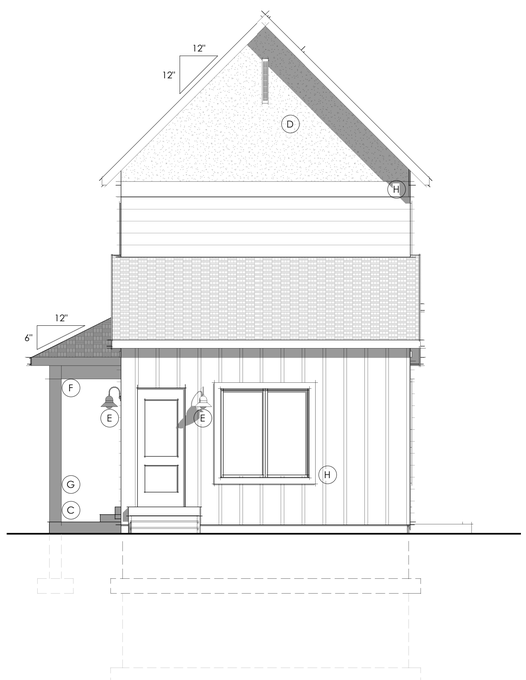
ELEVATIONS - BASE



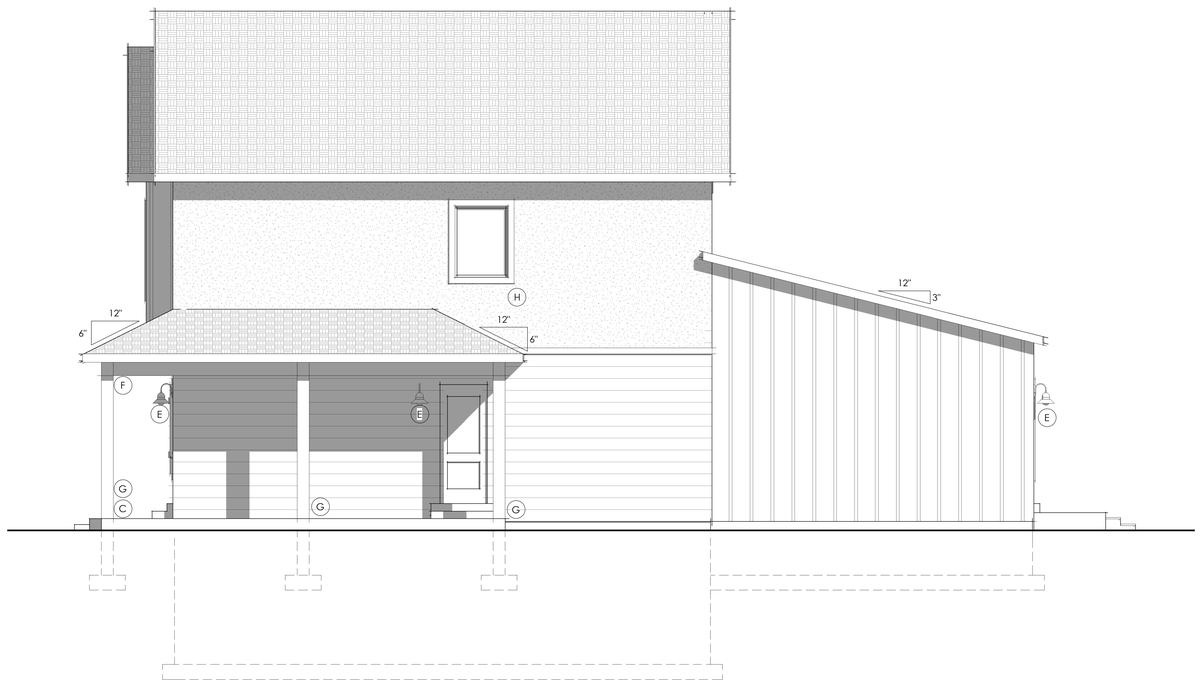
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

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1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
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6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
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G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door

ARCHITECTURAL FINISHES

HORIZONTAL SIDING

BOARD AND BATTEN

STUCCO

BLACK ASPHALT SHINGLE

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Scandinavian

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27 October 2022	TBT

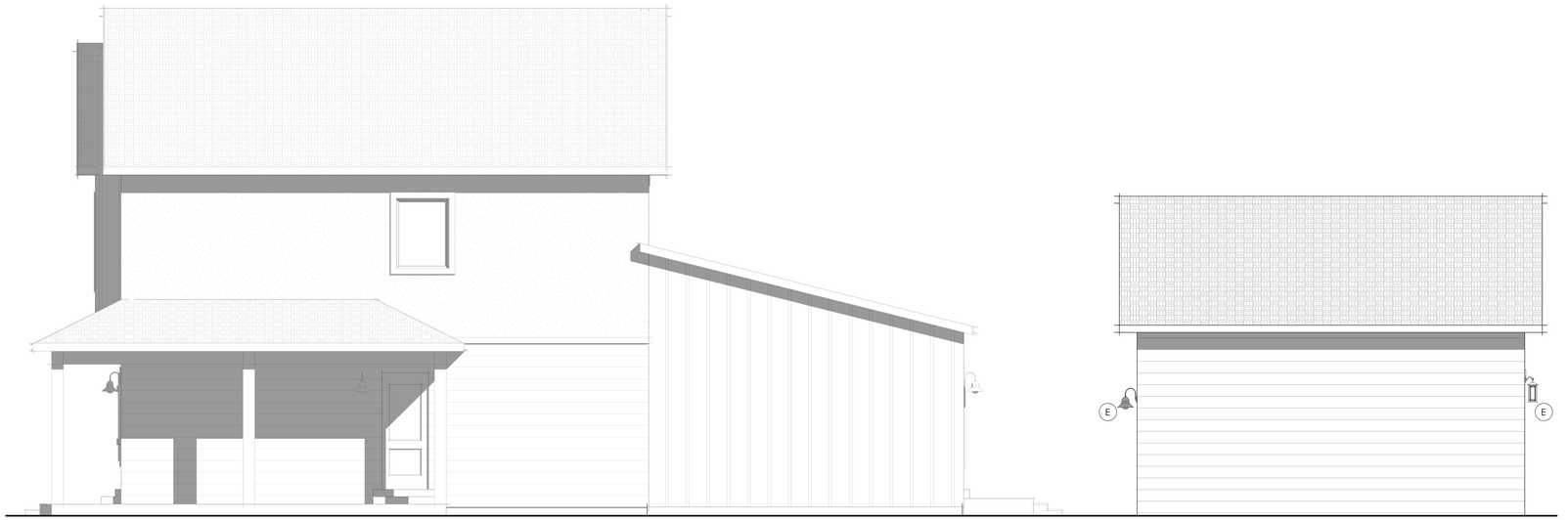
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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

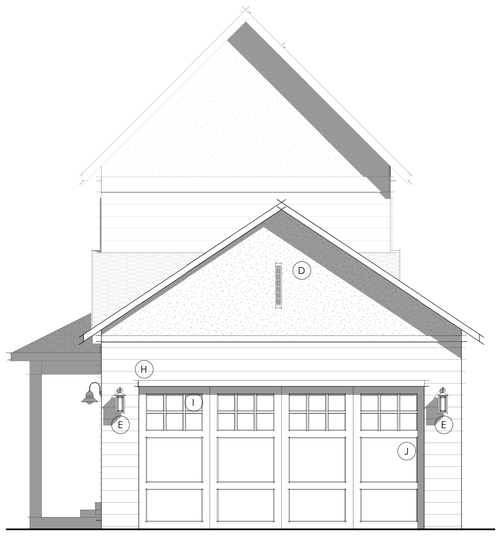
ELEVATIONS - COMPLETE



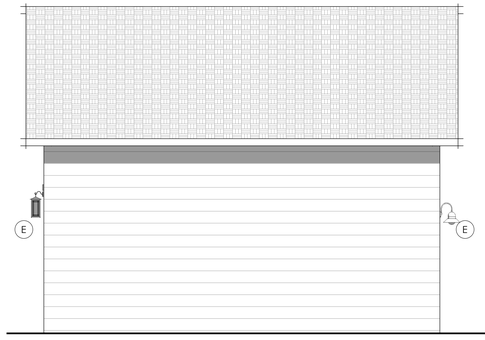
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION





LEFT ELEVATION

SHEET NOTES

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
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FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Scandinavian

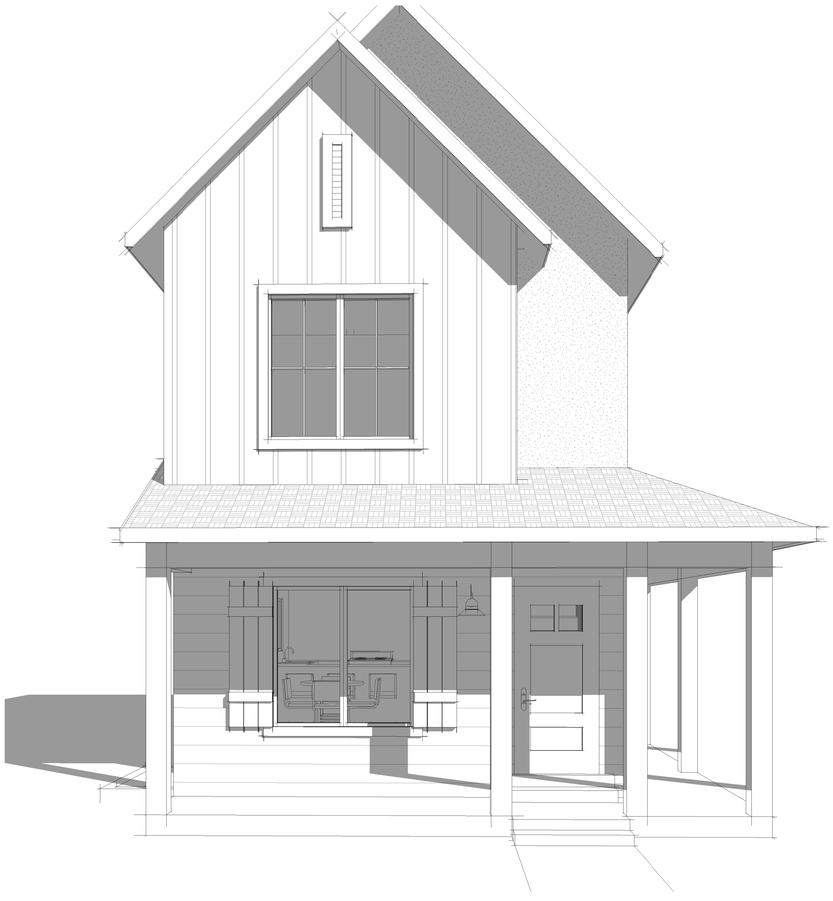
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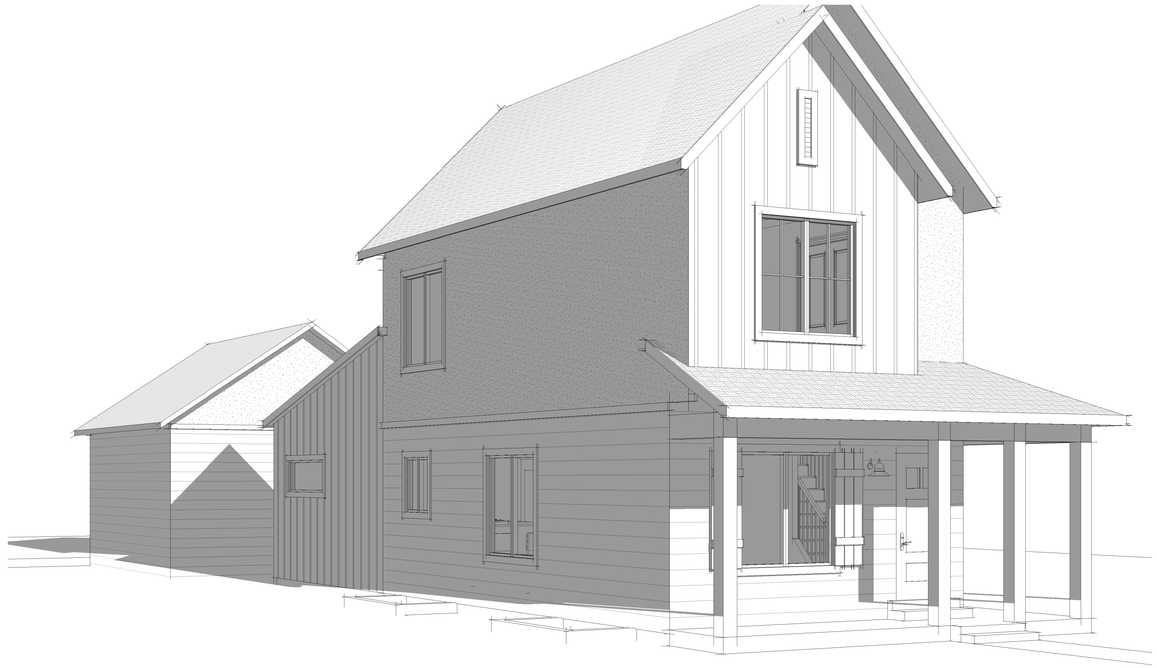
Project -tbt	TBT
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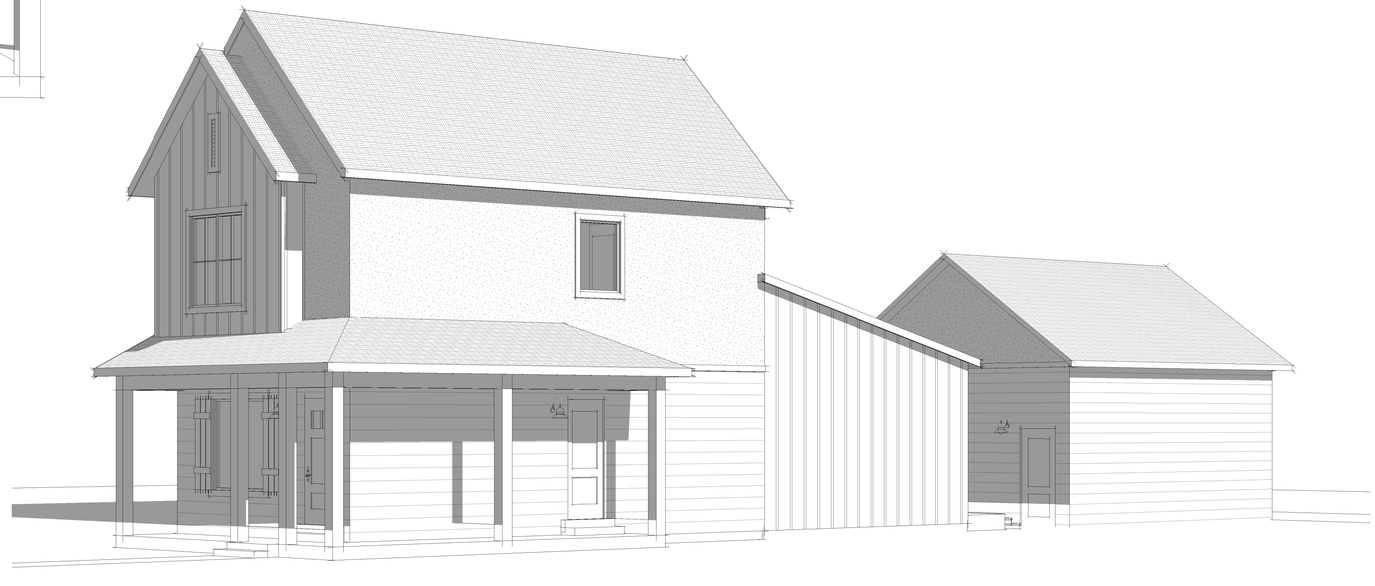
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ELEVATIONS - GARAGE







SHEET NOTES

FLEX HOMES By Flagship Homes

JEWKES DESIGN

FlexHomes 2-Story: Scandinavian

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27 October 2022	TBT

A300

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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

3D VIEWS - COMPLETE

HARMONY PHASE 'A' PLAT '14'
CONSTRUCTION PLANS
EAGLE MOUNTAIN, UTAH

prepared for:

FLAGSHIP HOMES
300 SOUTH 1350 EAST, ST 2ND FLOOR
LEHI, UT 84043
PHONE: (801)766-4442

prepared by:

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

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.

EAGLE MOUNTAIN CITY GENERAL NOTES:

SEWER-
Pipe bedding: ¾"gravel required 6"below, on the sides & 12"above the pipe (minimum).
Depth : Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
Sewer Y's: 3' minimum separation between sewer Y's.
Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4"pipe) to be checked before backfill.
Manholes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes.

WATER-
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
Setters: all setters to be 21"tall (minimum), have unions at the base and be dual check model, also ¾"setters to have double braces. Setters to be set at: 18"to 22"from the top of setter to top of lid.
Water can lid: all lids to say "Eagle Mountain"on them recessed with a hole for the ERT and to be set at level to 1"above the plane of the curb & sidewalk.
Water Can: the water can for 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
Hydrants: hydrants to be 5' bury (minimum).
Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual Inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
Vertical separation: water main to maintain 18"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.
Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN-
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
ADS: all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes

ROAD SECTION-
Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.

ALTERNATIVE BLOCK DESIGN NOTE:

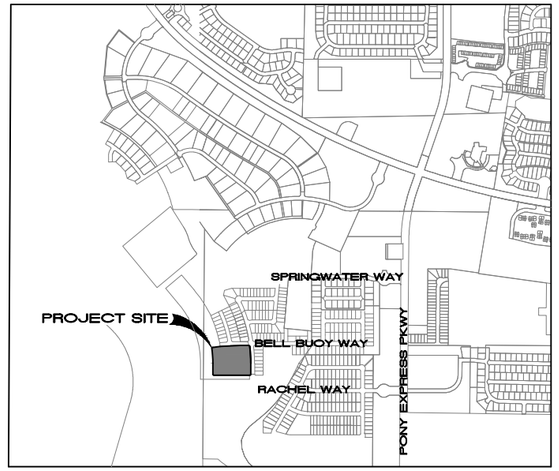
THIS AREA IS DESIGNATED AS AN ALTERNATIVE BLOCK DESIGN IN THE HARMONY MASTER DEVELOPMENT AGREEMENT WHICH REQUIRES THE HOMES FRONT ONTO THE PUBLIC STREETS OR INTO THE OPEN SPACE AREA AND THAT THE DRIVEWAYS/GARAGES ARE ACCESSED BY THE PRIVATE ALLEYS.



SITE MAP
NTS

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	UTILITY PLAN
3	GRADING & DRAINAGE PLAN
4	PRIVATE ALLEY (NORTH) PLAN AND PROFILE
5	PRIVATE ALLEY (EAST AND WEST) PLAN AND PROFILE
PLAT	FINAL PLAT



VICINITY MAP

LAND USE	
ACREAGE:	4.286 acres
ACREAGE IN LOTS:	3.086 acres
ACREAGE IN PRIVATE ALLEY:	0.571 acres
LARGEST LOT:	4,274 sq.ft.
SMALLEST LOT:	3,137 sq.ft.
AVERAGE LOT SIZE:	3,540 acres
LOTS:	38 LOTS
UNIT DENSITY:	8.87 LOTS PER ACRE

REGISTERED PROFESSIONAL ENGINEER
362348
TONY G. TRANE
STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	9/14/22
				CDGD FILE:	

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

EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB
FS HARMONY

SHEET NO.
1



LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL — PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN 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 5' CONCRETE SIDEWALK
4. CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
5. ASPHALT PARKING AREA WITH 6" CONCRETE CURB WALL
6. CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
7. PRIVATE STREET LIGHT, COORDINATE WITH DEVELOPER FOR SPECIFICATIONS
8. INSTALL STREET/STOP SIGN PER EAGLE MOUNTAIN CITY STANDARDS
9. INSTALL FLUSH HYDRANTS PER EAGLE MOUNTAIN CITY STANDARDS
10. INSTALL NO PARKING SIGNS PER EAGLE MOUNTAIN CITY STANDARDS
11. REPLACE EXIST. SW WITH 6" THICK MIN. PER EAGLE MOUNTAIN CITY STANDARDS
12. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS

UTILITY NOTES

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



0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	9/14/22
				COGO FILE:	

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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

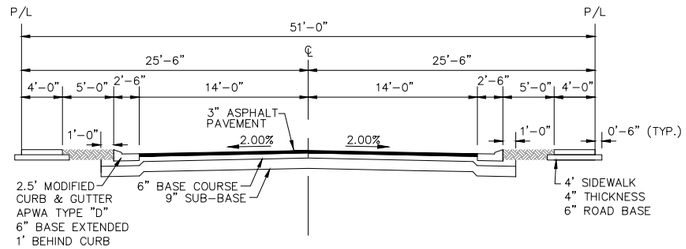
JOB FS H6

SHEET NO. 2

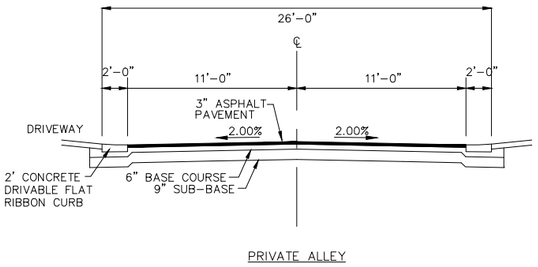


GENERAL NOTES

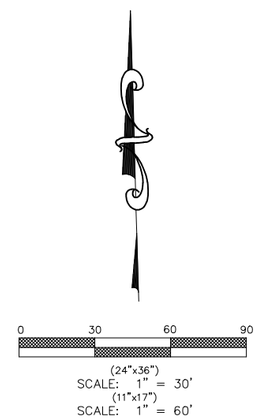
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET, THE ALLEY WAY OR THE OPEN SPACE, THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.



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



PRIVATE ALLEY
-NTS-



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2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	9/14/22
				COGO FILE:	

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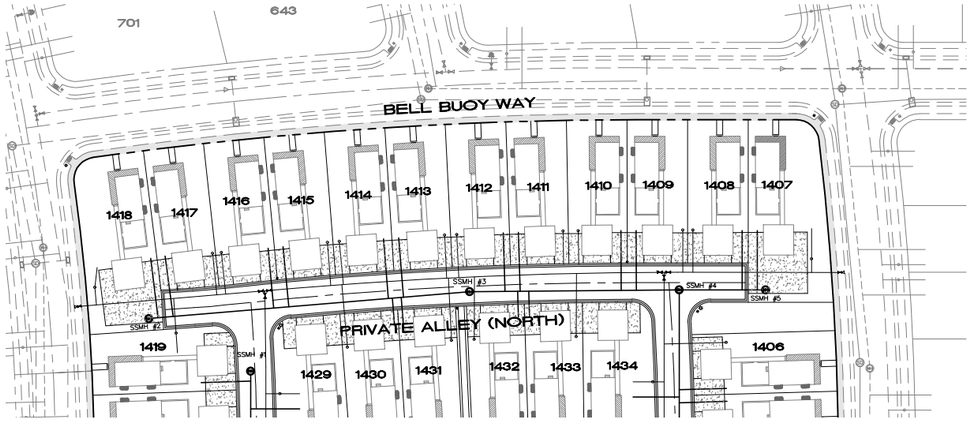
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

GRADING PLAN

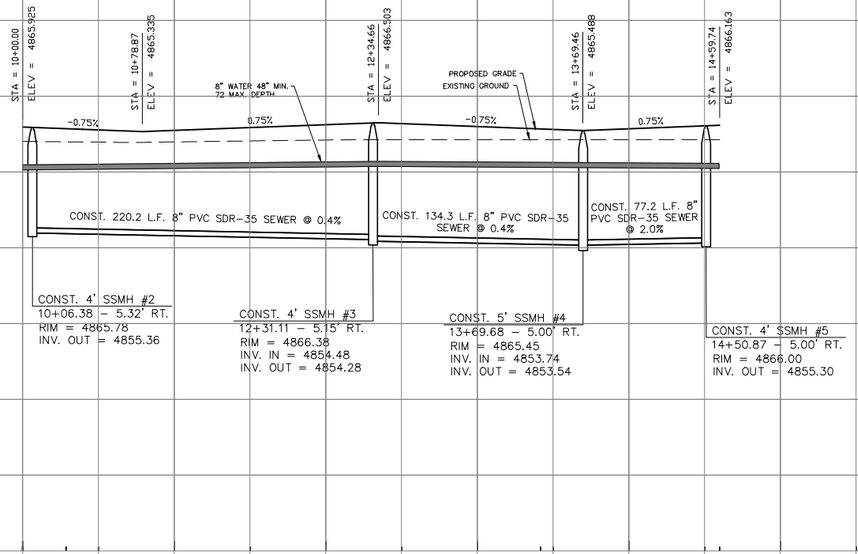
JOB
FS HARMONY

SHEET NO.
3



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			
2			
3			
4			

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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	9/14/22
COGO FILE:	

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

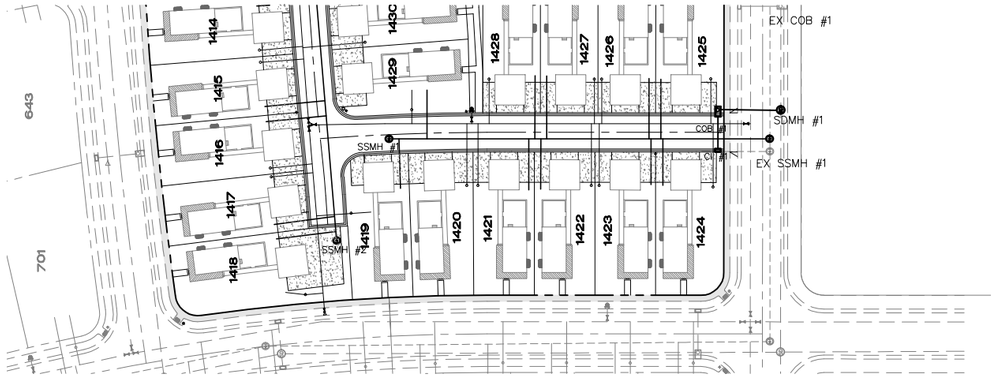
EAGLE MOUNTAIN, UTAH

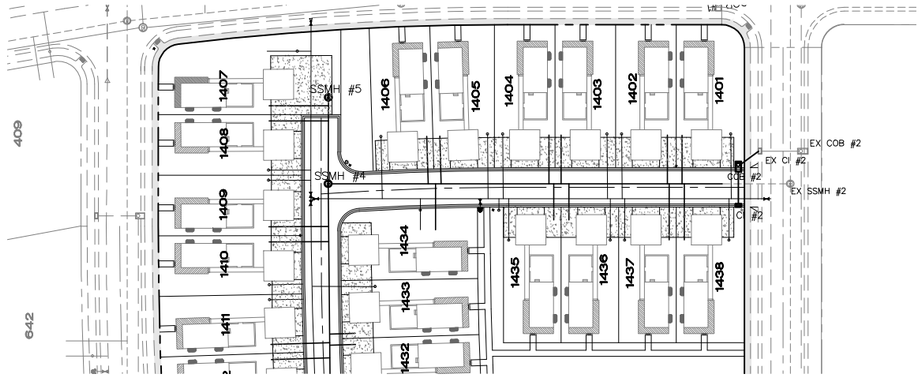
HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

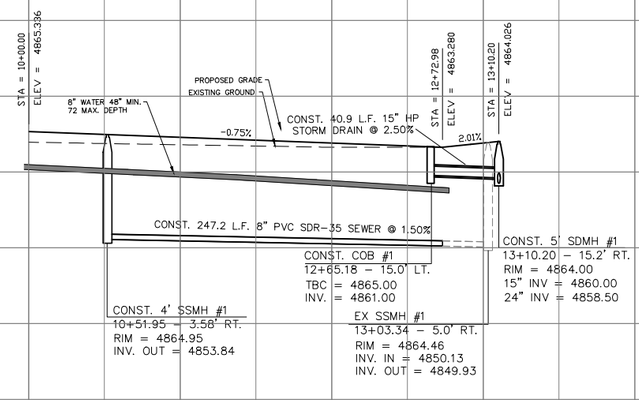
PLAN AND PROFILE
PRIVATE ALLEY (NORTH)

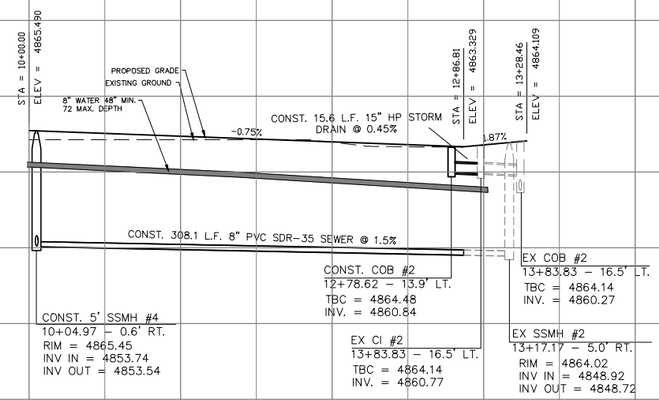
JOB 0T3B

SHEET NO. 4









4890 4880 4870 4860 4850 4840 4830 4820 4810

10+00 11+00 12+00 13+00 14+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:	TT
3				CHECK BY:	TGT
4				DATE:	9/14/22
				COGO FILE:	

J:\FLAGSHIP\HARMONY\dwg\04 PP.dwg

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

EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
EAST & WEST PRIVATE ALLEYS

JOB 0T3B

SHEET NO. 5

HARMONY PHASE A PLAT 14

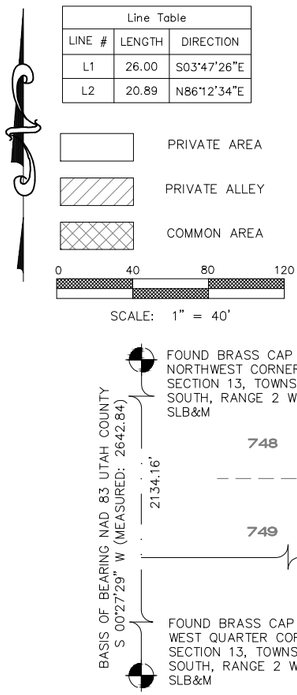
SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

NOTES:
1– ALLEYS AND COMMON AREA ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION.
2– ALL GARAGES ACCESSED FROM ALLEYS. FRONT OF HOMES FACE PUBLIC ROW OR COMMON AREA.
3– 11 CORNER LOTS SHALL CONTAIN A "CORNER CUTOFF" SETBACK TO ALLOW FOR PROPER DISTANCE FOR GAS AND ELECTRIC UTILITIES TO ROUND THE CORNERS OF A LOT WHILE STILL KEEPING THE REQUIRED DISTANCE FROM A BUILDING FOUNDATION. THIS INCLUDES TAKING A TRIANGLE OUT OF THE POTENTIAL BUILDING PAD MEASURING FIVE FEET EACH DIRECTION AT THE CORNER OF THE SETBACKS.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	189.28	1338.50	8°06'09"	189.12	N4°02'27"W
C2	23.61	15.00	90°10'31"	21.25	N36°59'44"E
C3	359.64	2599.50	7°55'37"	359.35	N86°02'48"E
C4	21.78	15.00	83°11'05"	19.91	S48°23'52"E
C5	217.63	1829.50	6°48'56"	217.50	S3°23'51"E
C6	23.56	15.00	90°00'00"	21.21	S45°00'37"W
C7	23.56	15.00	90°00'00"	21.21	N44°59'23"W
C8	8.79	1338.50	0°22'35"	8.79	N0°10'40"W
C9	40.00	1338.50	1°42'44"	40.00	N1°13'20"W
C10	40.00	1338.50	1°42'44"	40.00	N2°56'04"W
C11	100.49	1338.50	4°18'06"	100.47	N5°56'29"W
C12	33.19	2599.50	0°43'54"	33.19	S82°26'57"W
C13	40.00	2599.50	0°52'54"	40.00	S83°15'20"W
C14	40.00	2599.50	0°52'54"	40.00	S84°08'14"W
C15	40.00	2599.50	0°52'54"	40.00	S85°01'08"W
C16	40.00	2599.50	0°52'54"	40.00	S85°54'02"W
C17	40.00	2599.50	0°52'54"	40.00	S86°46'56"W
C18	40.00	2599.50	0°52'54"	40.00	S87°39'50"W
C19	40.00	2599.50	0°52'54"	40.00	S88°32'44"W
C20	40.00	2599.50	0°52'54"	40.00	S89°25'38"W
C21	6.45	2599.50	0°08'32"	6.45	S89°56'21"W
C22	107.73	1829.50	3°22'26"	107.71	N5°07'06"W
C23	21.20	1829.50	0°39'50"	21.20	N3°05'58"W
C24	40.03	1829.50	1°15'13"	40.03	N2°08'26"W
C25	40.01	1829.50	1°15'10"	40.00	N0°53'15"W
C26	8.66	1829.50	0°16'16"	8.66	N0°07'31"W
C27	82.08	1433.00	3°16'54"	82.06	N1°37'50"W
C28	20.83	13.00	91°48'27"	18.67	N49°10'30"W
C29	11.53	513.00	1°17'18"	11.53	N85°33'55"E
C30	85.78	1459.00	3°22'07"	85.77	N1°40'27"W
C31	19.99	13.00	88°05'16"	18.08	S40°41'08"W
C32	225.27	2479.00	5°12'23"	225.19	S87°19'58"W
C33	19.69	13.00	86°47'49"	17.86	N46°39'56"W
C34	97.63	1709.00	3°16'24"	97.62	N1°37'50"W
C35	96.17	1735.00	3°10'33"	96.15	N1°34'54"W
C36	21.14	13.00	93°10'46"	18.89	S43°25'13"W
C37	272.97	2505.00	6°14'37"	272.83	S86°53'18"W
C38	20.76	487.00	2°26'35"	20.76	N84°59'17"E
C39	9.41	1433.00	0°22'35"	9.41	N0°10'40"W
C40	42.82	1433.00	1°42'44"	42.82	N1°13'20"W
C41	29.84	1433.00	1°11'35"	29.84	N2°40'29"W
C42	2.79	1459.00	0°06'35"	2.79	N0°02'40"W
C43	8.50	1459.00	0°20'02"	8.50	N0°15'59"W
C44	74.49	1459.00	2°55'31"	74.48	N1°53'45"W
C45	32.37	2479.00	0°44'53"	32.37	S85°06'13"W
C46	38.28	2479.00	0°53'05"	38.28	S85°55'12"W
C47	38.28	2479.00	0°53'05"	38.28	S86°48'17"W
C48	7.04	2479.00	0°09'46"	7.04	S87°19'42"W
C49	38.28	2479.00	0°53'05"	38.28	S87°51'07"W
C50	38.28	2479.00	0°53'05"	38.28	S88°44'12"W
C51	32.75	2479.00	0°45'25"	32.75	S89°33'27"W
C52	77.83	1709.00	2°36'33"	77.82	N1°57'45"W
C53	17.14	1709.00	0°34'28"	17.14	N0°22'14"W
C54	2.67	1709.00	0°05'22"	2.67	N0°02'19"W
C55	8.67	1735.00	0°17'11"	8.67	N0°08'13"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C56	40.01	1735.00	1°19'16"	40.01	N0°56'26"W
C57	40.03	1735.00	1°19'19"	40.03	N2°15'44"W
C58	7.46	1735.00	0°14'47"	7.46	N3°02'47"W
C59	17.70	487.00	2°04'57"	17.70	N85°10'06"E
C60	3.06	487.00	0°21'38"	3.06	N83°56'48"E
C61	35.48	2505.00	0°48'42"	35.48	S84°10'20"W
C62	38.55	2505.00	0°52'54"	38.55	S85°01'08"W
C63	38.55	2505.00	0°52'54"	38.55	S85°54'02"W
C64	38.55	2505.00	0°52'54"	38.55	S86°46'56"W
C65	38.55	2505.00	0°52'54"	38.55	S87°39'50"W
C66	38.55	2505.00	0°52'54"	38.55	S88°32'44"W
C67	38.55	2505.00	0°52'54"	38.55	S89°25'38"W
C68	6.21	2505.00	0°08'32"	6.21	S89°56'20"W

Line Table		
LINE #	LENGTH	DIRECTION
L1	26.00	S03°47'26"E
L2	20.89	N86°12'34"E



LOTS 1425–1438 THE FACE THE COMMON AREA. THE COMMON AREA ADDRESSING IS FROM RACHEL WAY WITH EACH LOT HAVING A UNIT NUMBER AS SHOWN ON THE PLAT.

LAND USE	
ACREAGE:	4.286 acres
ACREAGE IN LOTS:	3.344 acres
ACREAGE IN PRIVATE ALLEY:	0.545 acres
ACREAGE IN PRIVATE OPEN SPACE:	0.397 acres
LARGEST LOT:	6,143 sq.ft.
SMALLEST LOT:	3,384 sq.ft.
AVERAGE LOT SIZE:	3,833 acres
LOTS:	38 LOTS
UNIT DENSITY:	8.87 LOTS PER ACRE

DOMINION ENERGY

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

Approved this _____ day of _____ 20 ___

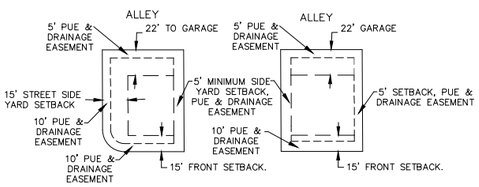
Dominion Energy

By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54–3–27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 10–9a–603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

ROCKY MOUNTAIN POWER DATE

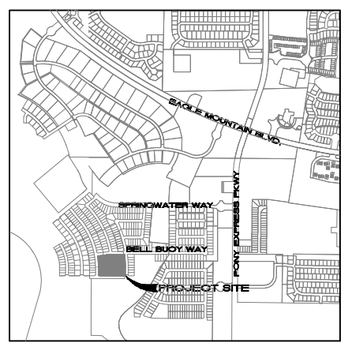


SETBACK AND EASEMENT DETAIL
–NTS–

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS DATE



VICINITY MAP

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17–23–17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 2134.16 feet along the section line and East 125.93 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'37" East 141.21 feet; thence Northerly 189.28 feet along the arc of a 1338.50 foot radius curve to the left, the chord of which bears North 04°02'27" West 189.12 feet; thence Northeasterly 23.61 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears North 36°59'44" East 21.25 feet; thence Easterly 359.64 feet along the arc of a 2599.50 foot radius curve to the right, the chord of which bears North 86°02'48" East 359.35 feet; thence South 89°59'24" East 105.27 feet; thence Southeasterly 21.78 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears South 48°23'52" East 19.91 feet; thence Southerly 217.63 feet along the arc of a 1829.50 foot radius curve to the right, the chord of which bears South 03°23'51" East 217.50 feet; thence South 00°00'37" West 141.34 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears South 45°00'37" West 21.21 feet; thence North 89°59'23" West 461.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears North 44°59'23" West 21.21 feet; to the point of beginning.

Parcel contains: 4.286 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83 UTAH COUNTY).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10–9a–607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.
Pursuant to Utah code 10–9a–604(1d) the owner hereby conveys the common area, as indicated heron, to the Harmony home owners association, PO Box 827, Lehi, UT, 84043

OWNER(S): PRINTED

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

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

My Commission Expires _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this ____day of_____, 20

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

PHASE 'A' PLAT '14'

HARMONY

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

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



OPEN SPACE LEGEND

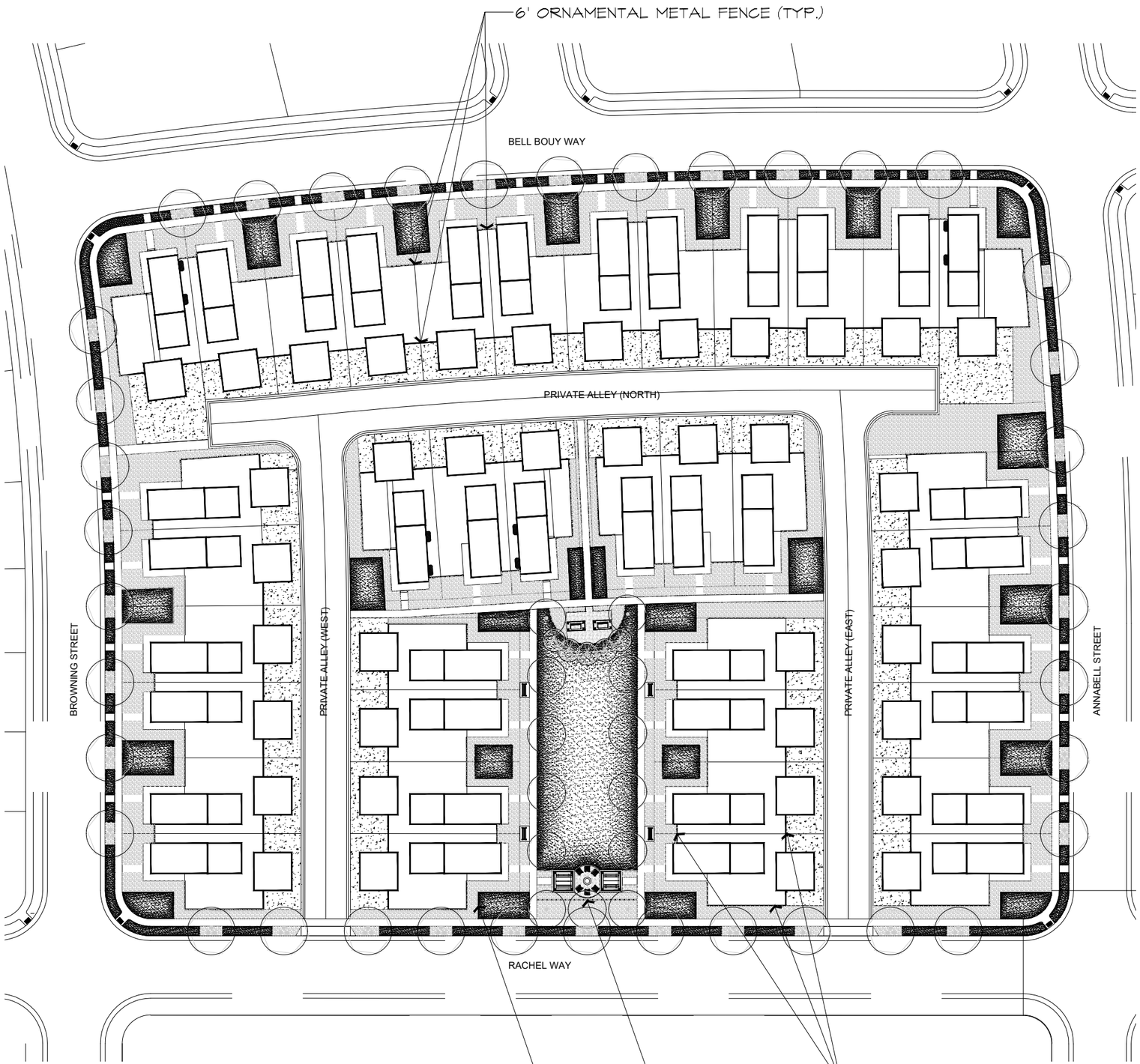
1. Custom Covered Bench Swings (2)
2. Ornamental Garden
3. Decorative Picket Fence (775 LF)
4. Benches (4)
5. Open Lawn Area
6. Rose Garden
7. Covered Picnic Tables (2)
8. Fire Pit

HOA Maintained Landscape

Privately Maintained Landscape

*Waterwise landscaping principles implemented throughout

HARMONY PHASE A PLAT 14 | Open Space Illustration
Eagle Mountain . Utah



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple Mature Size: H20' W24'	B & B	1.5\"-2.0\"
	Acer truncatum x platanoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2\"Cal
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2-3\" Cal.

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'	5 gal
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W8'	5 gal
	Rosa shrub 'Knock Out' / Knock Out Rose Mature Size: H3' W3'	5 gal

ORNAMENTAL GRASS	BOTANICAL / COMMON NAME	SIZE
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36\" W30-36\"	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal
	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass Mature Size: H48\" W24-36\"	1 gal
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop	1 gal
	Centranthus ruber / Red Valerian Mature Size: H24-30\" W36\"	1 gal
	Echinacea purpurea 'Magnus' / Magnus Purple Conetlower Mature Size: H3-4' W2-3'	1 gal
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H18\" W18\"	1 gal
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30\" W36\"	1 gal
	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose Mature Size: H12\" W24\"	1 gal
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30\" W24\"	1 gal
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	1 gal
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14\" W12-14\"	1 gal
	Rudbeckia fulgida 'Goldsturm' / Goldstrum Black-eyed Susan Mature Size: H24-30\" W24\"	1 gal
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H18-24\" W18\"	1 gal
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24\" W18-24\"	1 gal

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Gray/Brown Crusher Fines	mulch
	Planting Bed Area Mulch (3" depth) Mulch at a minimum of 3" depth with weed barrier fabric (Dewitt Pro-5)	mulch
	Turf Sod Bluegrass / Kentucky Bluegrass	sod

1 INCH
0' 15' 30' 60'
scale 1"=30' on 22x34 sheet
scale 1"=60' on 11x17 sheet

4' maximum height from front of dwelling to ROW.

flagship homes
300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

STATE OF UTAH · BRONSON · FELT · 09/20/2022 · LICENSED LANDSCAPE ARCHITECT

preliminary plans not for construction

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

HARMONY PHASE A PLAT 14

LANDSCAPE PLANS

Rachel Way . Eagle Mountain . Utah

SEPTEMBER 2022

LANDSCAPE planting plan

L1.1



ADIRONDACK CHAIR



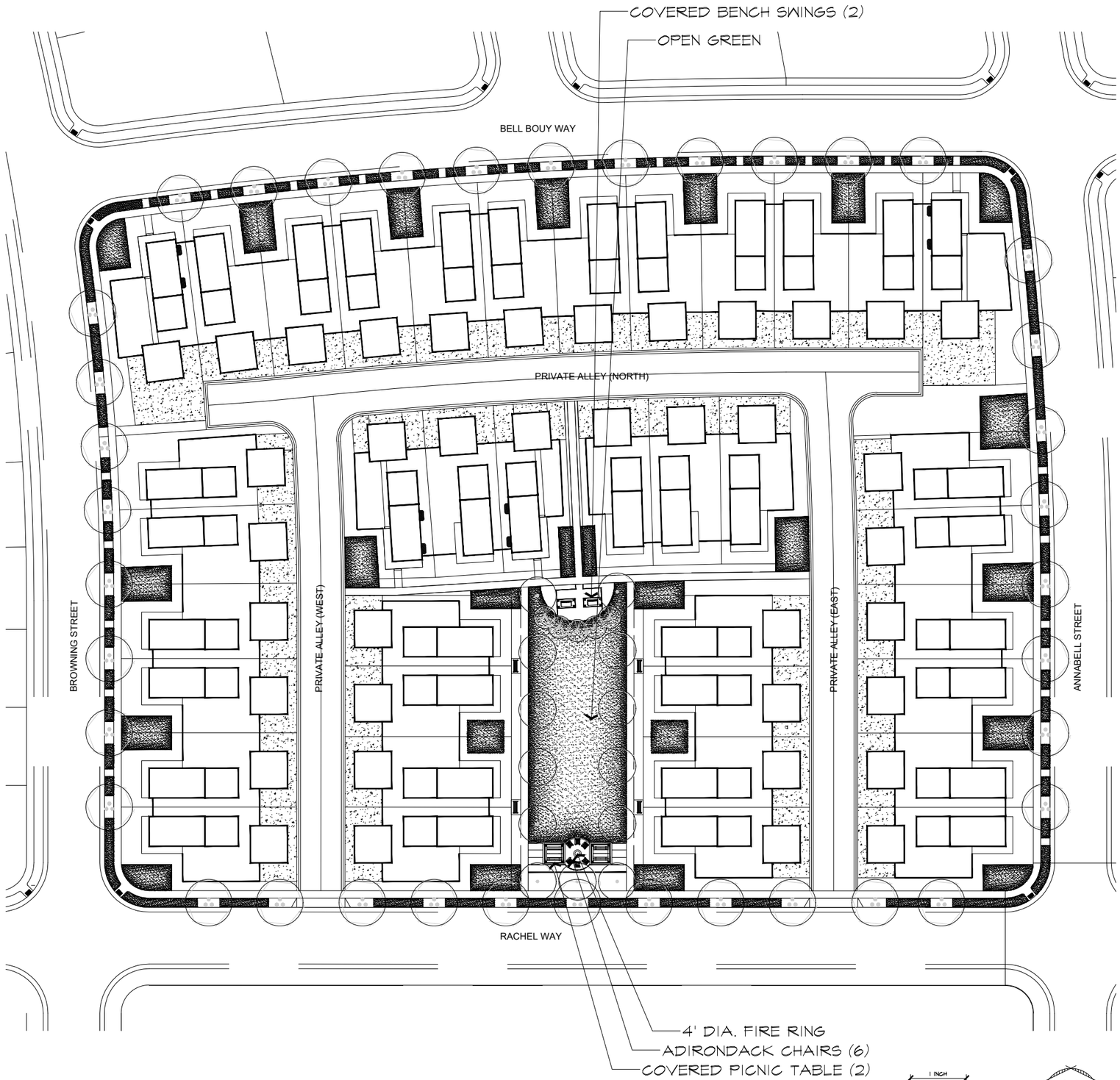
PICNIC TABLE



BENCH SWING



STONE FIRE PIT



flagship homes
300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

STATE OF UTAH
BRONSON J. LEE
LICENSED LANDSCAPE ARCHITECT
09/20/2022

preliminary plans
not for construction

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

HARMONY PHASE A PLAT 14

LANDSCAPE PLANS

Rachel Way . Eagle Mountain . Utah

SEPTEMBER 2022

LANDSCAPE
amenity plan

L1.2

ENT 93083:2018 PG 1 of 16
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 27 4:30 pm FEE 40.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

DEVELOPMENT AGREEMENT

EAGLE MOUNTAIN CITY
And
EAGLE MOUNTAIN PROPERTIES, LLC
For
HARMONY PRELIMINARY PLAT

This Development Agreement for the Harmony Preliminary Plat (this "Agreement") is entered into as of the 6th day of January, 2015, by and between Eagle Mountain City, Utah, a Utah Municipal Corporation (the "City") and Eagle Mountain Properties, LLC, a Utah limited liability company ("Developer").

This Agreement is made with reference to the following facts:

A. Developer has received conditional approval from the City Planning Commission for a new preliminary plat known as Harmony (the "Project"), which is attached as Exhibit "**B**."

B. The Project consists of approximately 772 acres of land (the "Property") located west of Pony Express Parkway, south and southwest of the existing Overland Trails Subdivision. A legal description of the Property is attached as Exhibit "**A**."

C. The Project is zoned as residential and commercial in accordance with the Eagle Mountain Properties Master Development Plan, and will be improved in compliance with procedures and standards in the Eagle Mountain 1997 Interim Development Code, as well as the Public Works Standards and Specifications, Building Codes, Fire Codes, etc. that are in effect at the time an application for final plat approval is submitted to the City, and the terms of this Development Agreement.

D. The parties wish to define the rights and responsibilities of the parties with respect to the development of the land and funding of improvements in the Harmony Preliminary Plat.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1 Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Eagle Mountain City 1997 Interim Development Code and the Public Works Standards and Specifications, Building Codes, Fire Codes, this Agreement, and the preliminary plat, etc. that are in effect at the time a substantially complete application for final plat approval is submitted to the City. All plats and site plan applications submitted after December 22, 2017 shall be governed by the preliminary plat and this Agreement, and the City

Code and standards and specifications at the time of submittal.

2 Zoning, Density and Land Use Standards. The Project is zoned as residential and commercial in accordance with the Eagle Mountain Properties Master Development Plan, and the uses for the Project are regulated by the Eagle Mountain Properties Master Development Agreement.

2.1 Project Areas and Densities. The total Project calculations are as follows:

Total Land Area:	772.49 acres
Total Acreage in Single-Family Lots:	344.30 acres
Total Acres Alternative Design Blocks:	17.690 acres
Total Multi-Family Acreage:	92.186 acres
Total Acreage Commercial	26.806 acres
Total Acreage Church Sites (6 sites)	23.845 acres
Total Acreage Schools	28.88 acres
Total Open Space	40.64 acres
Total Improved Open Space	35.98 acres
Single-Family Lots	2,360 lots
Alternative Design Block Units (maximums)	182 units
Multi-Family Units (conceptual, not vested)	1,935 units
Total # of Units (conceptual, not vested)	4,477 units
Single-Family Density	4.23 lots/acre
Multi-Family Density (conceptual, not vested)	21 units/acre
Overall Density	5.8 units/acre

The Developer acknowledges that the Eagle Mountain Properties Master Development Agreement expires December 22, 2017. Despite that expiration, the Harmony project is vested with the Single-Family density, the street configuration, and the lot layouts. Any multi-family or commercial site plan or final plat application for this project submitted after that date shall comply with the current City Code at the time of submittal. The City makes no guarantee or warranty that the maximum multi-family densities can be achieved and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities. Future City Codes shall not apply to the single-family areas unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property.

3 Church Sites. The Project includes six church sites located throughout the development. In the event the church sites are not purchased, and remain undeveloped, the owner may elect to re-plat these blocks to a density of up to 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in any

re-platted church block shall have a width of less than fifty feet, and no multi-family product may be platted on the church blocks. No lot or street configurations are vested for these parcels.

4 Junior High School Site. The Junior High School block has been reserved for a future school. In the event the School District does not choose this block for another school, the school block may be platted to a maximum density of 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in this re-platted block shall have a width of less than fifty feet, and no multi-family product may be platted on the school blocks. No lot or street configurations are vested for these parcels.

5 Improved Open Spaces and Trails. The Project contains 40.64 acres of total open space, including parks, decorative open space areas, and 4.66 acres of land to be preserved for the historic Pony Express Trail corridor. The open space breakdown is as follows:

Improved Park	Area (Acres)
A	1.49
B	0.31
C	1.90
D	0.27
E	3.13
F	0.86
G	1.06
H	1.62
I	1.79
J	4.23
K	3.70
L	13.84

Unimproved Open Space	Area (Acres)
M	4.66

Improved Open Space	Area (Acres)
N	0.23
O	0.20
P	0.20
Q	0.17
R	0.07
S	0.06
T	0.21
U	0.40
V	0.15

W	0.09

5.1 Improved Open Space. The Project currently contains the following open space areas: twelve (12) areas to be improved by Developer as parks for a total of 34.2 acres; and ten (10) open space areas to be improved by Developer with decorative landscaping, park benches, etc. for a total of 1.78 acres; and a 4.66-acre area to remain as unimproved open space, reserved for the future improvement of the historic Pony Express Trail corridor. These open space areas are to be designed in detail (including type and quality of amenities and improvements) according to the City Code in effect at the time a substantially complete application for final plat or site plan approval is submitted to the City. All parks which are used as open space should have drainage piped through the park so that the park becomes usable and nuisance water is allowed to flow through, and spill over when flows begin to exceed historical runoff. Also, a pad for pavilions, tot lots, and other amenities should be provided above the pond water mark to allow full use of these facilities without increasing the required maintenance. These will be designed with each phase of development.

5.2 Trails. An inter-connective trail system has been included between all of the parks and the schools in the Project. Trails are included along the major roadways, as required, and widened sidewalks are included along some neighborhood streets. There are a total of 10.30 miles of widened sidewalk and trails within this development. The "development" trails shall be built along with the infrastructure for each associated subdivision, according to the Harmony "typical road cross sections" approved with this preliminary plat, or the City's current standards in effect at the time a substantially complete application for final plat or site plan approval is submitted to the City.

5.3 Linear Park. The linear park in the center of the project shall continue until it intersects with Many Bears Street on the north and Pole Canyon Boulevard on the south, to provide a linear park and trail connection through the project.

6 Park Completion / Timing. A park must be designated with each final plat for partial improvement along with required infrastructure for that plat at time of submittal. Parks must be improved at a rate of at least 2.5 acres/400 lots, or approximately 273 square feet per lot. For example, Plat A-1 includes 34 lots, so 9,282 square feet of park space plus amenities must be improved in a park within 1,320 feet of the plat as part of the infrastructure improvements for that plat. The location and type of improvements/amenities are to be approved as part of the final plat application. A fee-in-lieu of improved open space may be approved at the discretion of the approval authority along with each final plat application.

7 Alternative Block Designs. Blocks A through D (to be added to the Preliminary

Plat) are to be platted and designed as either single-family detached cluster home, patio home, or garden court developments, as defined in the Eagle Mountain Municipal Code Section 17.10.030, or other similar product as approved by the Planning Commission and City Council. The homes/lots fronting onto a green court may have a minimum frontage of 35 feet, and the homes/lots fronting a public street may have a minimum frontage of 40 feet, with no garages facing the public street. The fronts of homes shall face the public street or the green court. The final design will be approved at the Final Plat and Site Plan stage. The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved.

8 Lot Layout / Lot Size Variation. There shall be a variety of lot sizes throughout the Harmony plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row, that are less than 52 feet, the next lot shall be at least 52 feet wide. No more than three homes of the same elevation or color shall be located along a single row of homes.

9 Driveways. Residential driveways shall be a minimum of 22 feet in length from the property line.

10 Multi-Family Review. All multi-family or commercial site plans or plat applications for this project shall comply with the Eagle Mountain City 1997 Interim Development Code if submitted before the expiration of the Eagle Mountain Properties Master Development Agreement (October 7, 2017). All multi-family and commercial applications submitted after the expiration date shall comply with the then current City Code at the time of submittal to the City of a complete application including all require application fees. The multi-family areas are not vested with density, and any reference to the number of units on the Preliminary Plat is conceptual and informational only. The multi-family areas must be designed with density and product transitions between the single family lots and the high density or commercial areas. Appropriate density and product transitioning will be determined at the time of site plan applications.

11 Corner Lots. All corner lots shall contain a "corner cutoff" setback to allow for proper distance for gas and electric utilities to round the corners of a lot while still keeping the required distance from a building foundation. This includes taking a triangle out of the potential building pad measuring five feet each direction at the corner of the setbacks.

12 Phasing of Construction. Phasing shall generally follow the phasing included in the Harmony Project Overall Phase Index, but the City understands that variations to this phasing for various reasons will occur. Every phase shall include approved emergency vehicle access and turnaround, and no more than fifteen (15) lots may be built on a dead-end street or cul-de-sac.

13 Traffic Studies / Road Failures. All roads within the development that are not

included in the City's Master Transportation Plan or Future Land Use and Transportation Corridors Plan must be paid for by the Developer. The City Engineer shall have the discretion to require traffic studies with each final plat application. If, according to developer's traffic study, the next plat would likely reduce the level of service to level of service D or worse as defined in the North American highway LOS standards Highway Capacity Manual (HCM) and AASHTO Geometric Design of Highways and Streets ("Green Book"), on Eagle Mountain Boulevard, Pony Express Parkway, or SR73, the developer would be required to fund the difference between the project cost and any impact fees previously collected by the City toward the required road project, under the terms of the Eagle Mountain Properties Master Development Agreement (2.6.7). In that event, an impact fee credit, if requested, will then be applied to the future development of the Project to effectively reimburse the owner/developer for this additional cost over time.

14 Utility Services and Infrastructure Improvements. Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the Developer agrees to dedicate to the City all required easements, property, and rights of way necessary for the construction and location of City owned utilities, utility facilities, roads, and other public ways within the boundaries of Harmony at the time of final plat recordation. Any easements, property, and rights of way shall be conveyed to the City free and clear of any encumbrances.

15 Off-Site Utilities. Necessary off-site utility improvements must be completed to the satisfaction of the City Engineer and City Energy Director (or gas and electric companies) prior to issuance of any building permits in a phase that requires such off-site improvements.

16 Storm Drainage. Storm drain detention basins designed and built to the City's adopted specifications must be installed prior to issuance of any building permits for lots that would drain into such basin. Easements are required for all offsite storm drain infrastructure. Detention ponds that are designed to allow for a discharge may be designed as temporary retention ponds until the phasing allows for the completion of the offsite outfall storm drain, provided that an overflow storm drain can be provided. Drainage plans are required to be submitted along with each final plat for approval. Developer agrees to comply with drainage standards in the City Code at the time of final plat and/or building permit submittal.

17 Street Names. The street names provided with this Preliminary Plat are considered reserved, following any changes required by City Staff. The names shown on the preliminary plat for several streets will require name changes for addressing and safety purposes, as well as to avoid duplication or confusion. These include: Doris Parkway (changed to Pole Canyon Boulevard), Brittany Street, Oquirrh View, Gracie Way, and Natahki Street (to be changed to Shumate Street), and others. Street names will require review and approval by the City Staff prior to any final plat approvals.

18 Not-A-Part. The areas labeled "Not a Part" on the preliminary plat are not a part of the Project, and are not vested with any density, road configuration, or lot layout (this includes the future multi-family areas, the Kent & Deborah Sievers property, and the Mountain Trails Elementary School site.

19 Fencing. Six-foot high privacy fencing or a decorative wall is required to be installed by the developer for all rear lots along a collector or arterial road. This fencing shall be included in any improvement completion assurance (bond) with the City and shall be installed along with the infrastructure for the subdivision.

20 Architectural Standards. All homes on lots within the project shall have 'carriage' style, or decorative, garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl siding will not be used on the front of the homes.

21 Home Owner's Association. The Harmony Development, including the commercial and multi-family areas, will be part of the Harmony Home Owner's Association (HOA). All of the parks and public spaces, identified as parcels 'A' through 'W' on the Harmony Preliminary Plat, will be dedicated to Eagle Mountain City with their respective final plats. All trail corridors and certain other spaces, 'M' through 'W', will be maintained by the HOA, which will have rights of access for that maintenance. All other parks and open space areas are to be maintained by Eagle Mountain City.

22 Expirations. Due to the magnitude of the Harmony Development, this Preliminary Plat Approval shall continue in full force and effect for 10 years after the date of the Harmony Development Agreement, which is the 6th day of January, 2015, and shall be automatically renewed for continuing periods of five (5) additional years on every five (5) year anniversary of the effective date of the Harmony Development Agreement. This automatic renewal and extension shall occur unless the City Council finds that a compelling, countervailing and substantial public harm will result from an automatic five year renewal prior to the date that the renewal would have otherwise occurred.

23 Developer's Remedies Upon Default. Developer acknowledges and agrees that Developer's sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. In no event shall city be liable to developer, its successors or assigns, for any indirect, special, punitive, incidental, or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties for any breach or default under the terms of this Agreement and related to its duties under this Agreement This provision shall not affect the respective rights and responsibilities of City or Developer under any other agreement or contract between them, or for any causes of action arising beyond the terms and provisions of this Agreement.

24 City's Remedies Upon Default. Upon default of any terms or conditions of this Agreement, City may require specific performances of Developer's obligations and City may withhold issuance of any building permits or further approvals with the Project until Developer has fully complied with the terms and conditions of this Agreement.

25 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

26 Integration. This Agreement supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

27 Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed by a court of competent jurisdiction to be void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution or amendment of the Agreement at the option of the parties in the exclusive discretion of each of them.

28 Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

29 No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

30 Governing Law. This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.

Dated this 6 day of January, 2015.

EAGLE MOUNTAIN PROPERTIES, LLC

John Walker, Managing Member

Dated this 7 day of January, 2015.

ATTEST:

EAGLE MOUNTAIN CITY

Fionnuala Kofoed, City Recorder

Christopher Pengra, Mayor

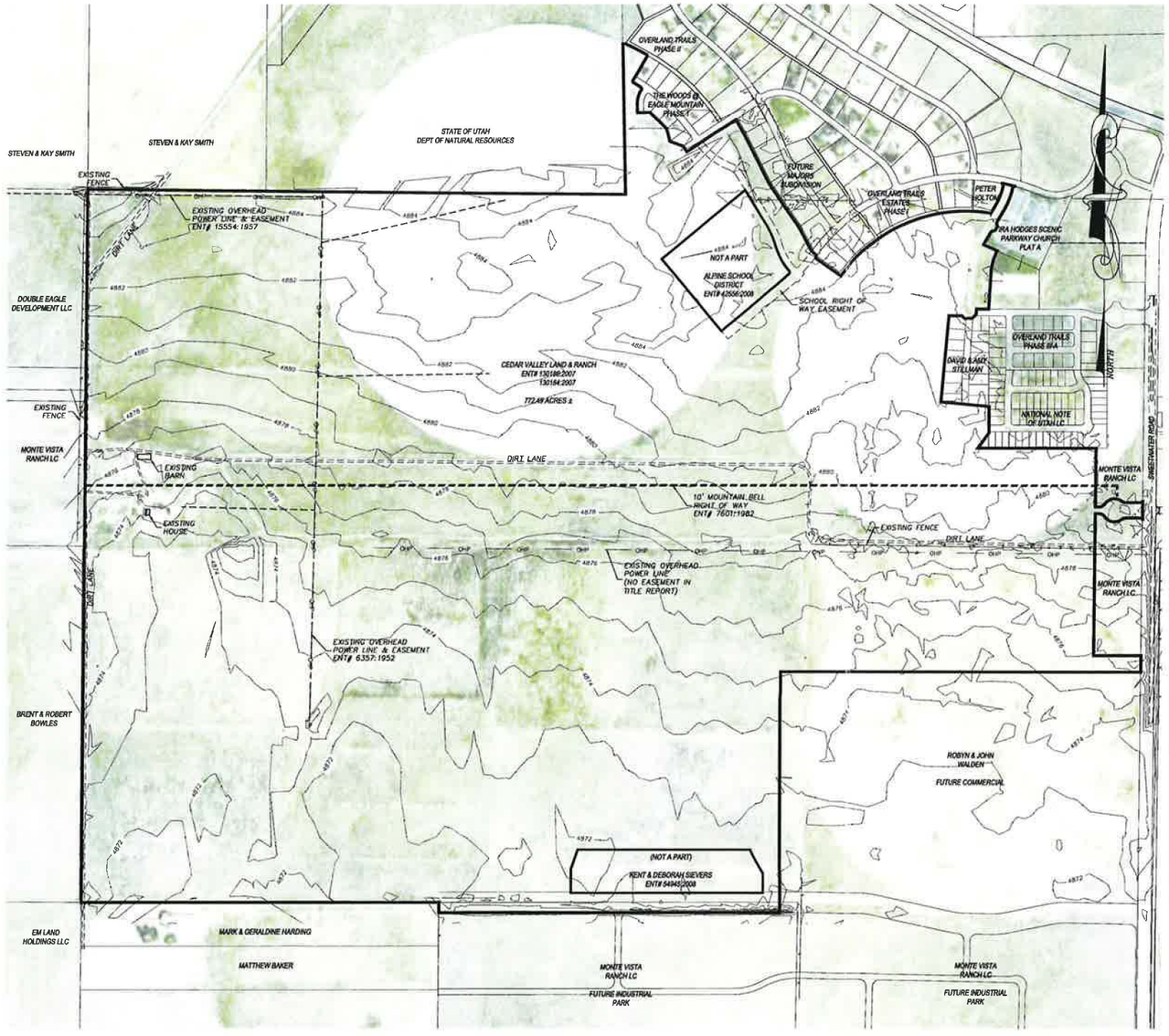
CORPORATE SEAL EAGLE MOUNTAIN ESST. 1996 STATE OF UTAH

APPROVED AS TO FORM

BY: _____
CITY ATTORNEY

Exhibit A

[Legal Description & Existing Site Plan]



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, THE WEST 1/2 OF SECTION 13, SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°24'28"E 2669.83 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S89°32'46"E 1334.31 FEET TO THE 1/16 CORNER; THENCE N01°09'18"W 1126.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF OVERLAND TRAILS SUBDIVISION PHASE 2; THENCE N88°50'42"E 16.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1825.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 191.26 FEET, THROUGH A CENTRAL ANGLE OF 6°44'37", CHORD OF SAID CURVE BEARS S83°02'40"E 191.15 FEET TO THE WESTERLY BOUNDARY OF THE WOODS @ EAGLE MOUNTAIN PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY S30°19'41"W 230.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1393.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 75.18 FEET, THROUGH A CENTRAL ANGLE OF 3°07'43", CHORD OF SAID CURVE BEARS S58°06'28"E 76.17 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 23.75 FEET, THROUGH A CENTRAL ANGLE OF 90°42'44", CHORD OF SAID CURVE BEARS S11°11'38"E 21.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 107.83 FEET, THROUGH A CENTRAL ANGLE OF 35°18'35", CHORD OF SAID CURVE BEARS S16°30'02"W 106.15 FEET; THENCE S01°09'21"E 68.59 FEET; THENCE N88°50'39"E 93.23 FEET; THENCE S47°21'33"E 87.54 FEET; THENCE S43°27'39"E 87.54 FEET; THENCE S14°09'26"E 95.38 FEET; THENCE S89°55'04"E 104.89 FEET; THENCE S33°42'04"E 50.00 FEET; THENCE N56°17'56"E 274.40 FEET; THENCE N59°21'39"E 71.02 FEET; THENCE N56°17'56"E 82.26 FEET TO THE WESTERLY BOUNDARY OF THE PROPOSED MAJORS SUBDIVISION; THENCE ALONG SAID BOUNDARY S29°41'24"E 120.15 FEET; THENCE S27°37'08"E 419.76 FEET; THENCE S34°17'54"E 392.18 FEET; THENCE S27°39'41"E 203.84 FEET; THENCE S48°31'22"E 50.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,385.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 20.00 FEET, THROUGH A CENTRAL ANGLE OF 00°49'39", CHORD OF SAID CURVE BEARS S35°43'06"W 20.00 FEET; THENCE S34°41'43"E 235.00 FEET; THENCE N35°43'35"E 18.87 FEET; THENCE N38°33'02"E 91.74 FEET; THENCE N43°34'39"E 90.93 FEET; THENCE N47°38'57"E 90.93 FEET; THENCE N52°56'55"E 91.74 FEET; THENCE N54°59'51"E 19.01 FEET TO THE SOUTHERLY LINE OF OVERLAND TRAILS ESTATES PHASE I AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 880.47 FEET, THROUGH A CENTRAL ANGLE OF 43°52'01", CHORD OF SAID CURVE BEARS N77°30'16"E 859.12 FEET; THENCE N30°07'27"E 71.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 145.08 FEET, THROUGH A CENTRAL ANGLE OF 17°30'01", CHORD OF SAID CURVE BEARS N21°52'25"E 144.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 37.34 FEET, THROUGH A CENTRAL ANGLE OF 101°52'00", CHORD OF SAID CURVE BEARS N24°26'08"W 32.61 FEET; THENCE N75°52'01"W 3.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 1,385.00 FEET RADIUS CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 113.80 FEET, THROUGH A CENTRAL ANGLE OF 4°42'28", CHORD OF SAID CURVE BEARS S76°52'00"E 113.76 FEET TO THE WESTERLY BOUNDARY OF THE IRA HODGES SCENIC PARKWAY CHURCH PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N75°32'01"W 1.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 30.75 FEET THROUGH A CENTRAL ANGLE OF 88°07'01", CHORD OF SAID CURVE BEARS S58°43'28"W 27.80 FEET; THENCE S12°39'58"W 5.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 547.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 167.08 FEET, THROUGH A CENTRAL ANGLE OF 17°30'04", CHORD OF SAID CURVE BEARS S21°25'01"W 166.43 FEET; THENCE S30°10'03"W 104.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89°58'58", CHORD OF SAID CURVE BEARS S14°49'57"E 28.28 FEET; THENCE S29°04'10"W 18.07 FEET; THENCE S65°52'10"E 110.32 FEET; THENCE S23°57'29"W 84.28 FEET; THENCE S12°40'05"W 75.00 FEET; THENCE S03°52'09"E 230.02 FEET TO THE NORTHERLY BOUNDARY OF OVERLAND TRAILS PHASE III-A; THENCE ALONG SAID SUBDIVISION BOUNDARY N89°59'25"W 89.12 FEET; THENCE S06°09'41"W 56.29 FEET TO THE NORTHERLY BOUNDARY OF THE DAVID & AMY SILLIMAN PROPERTY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 30.21 FEET, THROUGH A CENTRAL ANGLE OF 86°33'00", CHORD OF SAID CURVE BEARS S48°41'17"W 27.42 FEET; THENCE S89°56'52"W 73.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 32.61 FEET, THROUGH A CENTRAL ANGLE OF 93°25'35", CHORD OF SAID CURVE BEARS N43°16'36"W 29.12 FEET; THENCE N89°59'15"W 88.97 FEET; THENCE S05°06'41"W 648.10 FEET; THENCE S84°53'20"E 361.10 FEET TO THE NATIONAL NOTE OF UTAH LC PROPERTY; THENCE ALONG SAID BOUNDARY S00°00'35"W 197.24 FEET; THENCE S35°49'20"W 139.59 FEET; THENCE S89°59'24"E 881.16 FEET; THENCE S00°27'44"W 439.51 FEET; THENCE S89°59'24"E 28.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 48.72 FEET, THROUGH A CENTRAL ANGLE OF 56°23'24", CHORD OF SAID CURVE BEARS N61°48'54"E 46.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 86.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 141.44 FEET, THROUGH A CENTRAL ANGLE 94°14'04", CHORD OF SAID CURVE BEARS N80°43'05"E 126.03 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.69 FEET, THROUGH A CENTRAL ANGLE OF 37°50'38", CHORD OF SAID CURVE BEARS S71°04'33"E 32.10 FEET; THENCE S89°59'24"E 105.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.28 FEET, THROUGH A CENTRAL ANGLE OF 89°32'52", CHORD OF SAID CURVE BEARS N45°14'10"E 28.17 FEET TO THE WESTERLY LINE OF SHEETWATER ROAD; THENCE ALONG SAID RIGHT OF WAY S00°27'44"W 155.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 31.58 FEET, THROUGH A CENTRAL ANGLE OF 90°28'11", CHORD OF SAID CURVE BEARS N44°45'50"W 28.40 FEET; THENCE N89°59'24"W 104.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.70 FEET, THROUGH A CENTRAL ANGLE OF 37°51'02", CHORD OF SAID CURVE BEARS S71°05'05"W 32.11 TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 86.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 141.48 FEET, THROUGH A CENTRAL ANGLE OF 94°14'42", CHORD OF SAID CURVE BEARS N80°43'05"W 126.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 48.72 FEET, THROUGH A CENTRAL ANGLE OF 56°23'40", CHORD OF SAID CURVE BEARS N61°48'54"W 46.78 FEET; THENCE N89°59'24"W 28.32 FEET; THENCE S00°27'43"W 1081.48 FEET; THENCE S89°59'25"E 350.01 FEET TO THE WESTERLY LINE OF SHEETWATER ROAD; THENCE ALONG SAID RIGHT OF WAY S00°27'43"W 123.97 FEET; THENCE N89°56'23"W 2685.74 FEET; THENCE S00°01'14"W 147.65 FEET; THENCE S04°05'32"W 50.12 FEET; THENCE S00°00'33"W 1277.67 FEET; THENCE S03°59'38"E 50.12 FEET; THENCE S00°00'37"W 274.38 FEET TO A POINT 77.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE SOUTHERLY LINE OF SECTION 14,TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'34"W 2549.25 FEET PARALLEL TO SAID SECTION LINE, THENCE N00°22'01"E 77.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 14, THENCE N89°58'34"W 2685.96 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N00°23'14"E 2651.94 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE N00°23'10"E 2668.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14 AND POINT OF BEGINNING. CONTAINING 794.837 ACRES, MORE OR LESS.

LESS AND EXCEPTING THAT PORTION GRANTED TO AL KENT & DEBRA C. SIEVERS IN SPECIAL WARRANTY DEED, ENTRY #112745, RECORDED OCTOBER 1, 2004, THEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N00°05'47"E 70.00 FEET (ALONG THE SECTION LINE)AND S89°59'09"W 262.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'09"W 1435.46 FEET; THENCE NORTH 178.31 FEET; THENCE N19°03'47"E 152.08 FEET; THENCE EAST 1285.03 FEET; THENCE 203.55 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1837.50 FEET THROUGH AN ANGLE OF 06°33'01" (CENTER OF CURVE BEARS N63°19'44"E 1837.50 FEET,) CHORD BEARS S29°41'43"E 203.45 FEET; THENCE SOUTH 145.94 FEET TO THE POINT OF BEGINNING. CONTAINING 10.344 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPTING THAT PORTION GRANTED TO ALPINE SCHOOL DISTRICT IN WARRANTY DEED, ENTRY #42556: 2008, RECORDED APRIL 10, 2008, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'44"W ALONG THE SECTION LINE 442.40 FEET AND NORTH 39.97 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S32°16'15"E 313.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 574.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 161.57 FEET THROUGH A CENTRAL ANGLE OF 16°06'49", CHORD OF SAID CURVE BEARS S24°12'51"E 161.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 525.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 221.56 FEET THROUGH A CENTRAL ANGLE OF 24°09'23", CHORD OF SAID CURVE BEARS S28°14'08"E 219.92 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 22.58 FEET THROUGH A CENTRAL ANGLE OF 86°14'10", CHORD OF SAID CURVE BEARS S02°48'15"W 20.51 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,363.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 103.02 FEET THROUGH A CENTRAL ANGLE OF 04°19'45", CHORD OF SAID CURVE BEARS S48°05'13"W 103.00 FEET; THENCE S50°15'05"W 562.97 FEET; THENCE N39°44'55"W 700.00 FEET; THENCE N50°15'05"E 807.52 FEET TO THE POINT OF BEGINNING. CONTAINING 12.000 ACRES, MORE OR LESS.

NET ACREAGE = 772.493 ACRES, MORE OR LESS.

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

NO.	DATE	DESCRIPTION	BY

H&H
ENGINEERING AND SURVEYING, INC.
233 E MAIN ST, STE 2, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

HARMONY

EXISTING SITE PLAN

PROJECT NO.	8-308-02
DATE	3/22/10
HOR SCALE	1"=400'
VER SCALE	NA
ENGINEER	VEH
DRAFTED	THK
CHECKED	VEH

SHEET
3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, THE WEST 1/2 OF SECTION 13, SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°24'28"E 2669.83 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S89°32'46"E 1334.31 FEET TO THE 1/16 CORNER; THENCE N01°09'18"W 1126.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF OVERLAND TRAILS SUBDIVISION PHASE 2; THENCE N88°50'42"E 16.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1625.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 191.26 FEET, THROUGH A CENTRAL ANGLE OF 6°44'37", CHORD OF SAID CURVE BEARS S63°02'40"E 191.15 FEET TO THE WESTERLY BOUNDARY OF THE WOODS @ EAGLE MOUNTAIN PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY S30°19'41"W 230.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1395.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 76.18 FEET, THROUGH A CENTRAL ANGLE OF 3°07'43", CHORD OF SAID CURVE BEARS S58°06'28"E 76.17 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 23.75 FEET, THROUGH A CENTRAL ANGLE OF 90°42'44", CHORD OF SAID CURVE BEARS S11°11'36"E 21.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 107.85 FEET, THROUGH A CENTRAL ANGLE OF 35°18'38", CHORD OF SAID CURVE BEARS S16°30'02"W 106.15 FEET; THENCE S01°09'21E 68.59 FEET; THENCE N88°50'39"E 93.23 FEET; THENCE S47°21'53"E 87.54 FEET; THENCE S43°27'39"E 87.54 FEET; THENCE S14°09'26"E 95.36 FEET; THENCE S69°55'04"E 104.99 FEET; THENCE S33°42'04"E 50.00 FEET; THENCE N56°17'56"E 274.40 FEET; THENCE N59°31'39"E 71.02 FEET; THENCE N56°17'56"E 92.26 FEET TO THE WESTERLY BOUNDARY OF THE PROPOSED MAJORS SUBDIVISION; THENCE ALONG SAID BOUNDARY S29°41'24"E 120.15 FEET; THENCE S27°37'08"E 419.76 FEET; THENCE S34°17'54"E 392.18 FEET; THENCE S27°39'41"E 203.94 FEET; THENCE S48°31'22"E 50.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1385.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 20.00 FEET, THROUGH A CENTRAL ANGLE OF 00°49'39", CHORD OF SAID CURVE BEARS S35°43'06"W 20.00 FEET; THENCE S54°41'43"E 235.00 FEET; THENCE N35°43'35"E 18.87 FEET; THENCE N38°33'02"E 91.74 FEET; THENCE N43°04'59"E 90.95 FEET; THENCE N47°36'57"E 90.95 FEET; THENCE N52°08'55"E 91.74 FEET; THENCE N54°59'51"E 19.01 FEET TO THE SOUTHERLY LINE OF OVERLAND TRAILS ESTATES PHASE 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 880.47 FEET, THROUGH A CENTRAL ANGLE OF 43°52'01", CHORD OF SAID CURVE BEARS N77°20'16"E 859.12 FEET; THENCE N30°10'27"E 70.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 145.08 FEET, THROUGH A CENTRAL ANGLE OF 17°30'01", CHORD OF SAID CURVE BEARS N21°25'25"E 144.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 37.34 FEET, THROUGH A CENTRAL ANGLE OF 101°52'00", CHORD OF SAID CURVE BEARS N24°26'09"W 32.61 FEET; THENCE N76°52'01"W 1.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 1385.00 FEET RADIUS CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 113.80 FEET, THROUGH A CENTRAL ANGLE OF 4°42'28", CHORD OF SAID CURVE BEARS S76°52'00"E 113.76 FEET TO THE WESTERLY BOUNDARY OF THE IRA HODGES SCENIC PARKWAY CHURCH PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N76°52'01"W 1.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 30.76 FEET THROUGH A CENTRAL ANGLE OF 88°07'10", CHORD OF SAID CURVE BEARS S56°43'36"W 27.82 FEET; THENCE S12°39'59"W 5.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 547.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 167.08 FEET, THROUGH A CENTRAL ANGLE OF 17°30'04", CHORD OF SAID CURVE BEARS S21°25'01"W 166.43 FEET; THENCE S30°10'03"W 104.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89°58'58", CHORD OF SAID CURVE BEARS S14°49'57"E 28.28 FEET; THENCE S30°10'03"W 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89°58'58", CHORD OF SAID CURVE BEARS S75°10'03"W 28.28 FEET; THENCE S30°10'03"W 88.77 FEET; THENCE S29°04'10"W 18.07 FEET; THENCE S65°52'10"E 110.32 FEET; THENCE S23°57'29"W 64.28 FEET; THENCE S12°40'05"W 75.00 FEET; THENCE S03°50'20"W 75.00 FEET; THENCE S03°25'40"W 230.02 FEET TO THE NORTHERLY BOUNDARY OF OVERLAND TRAILS PHASE III-A; THENCE ALONG SAID SUBDIVISION BOUNDARY N89°59'25"W 89.12 FEET; THENCE S06°09'41"W 50.29 FEET TO THE NORTHERLY BOUNDARY OF THE DAVID & AMY STILLMAN PROPERTY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 30.21 FEET, THROUGH A CENTRAL ANGLE OF 86°33'00", CHORD OF SAID CURVE BEARS S46°44'17"W 27.42 FEET; THENCE S88°06'52"W 72.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 32.61 FEET, THROUGH A CENTRAL ANGLE OF 93°25'35", CHORD OF SAID CURVE BEARS N43°16'36"W 29.12 FEET; THENCE N89°59'15"W 88.97 FEET; THENCE S05°06'41"W 648.10 FEET; THENCE S84°35'20"E 361.10 FEET TO THE NATIONAL NOTE OF UTAH LC PROPERTY; THENCE ALONG SAID BOUNDARY S00°00'35"W 197.24 FEET; THENCE S35°49'20"W 139.59 FEET; THENCE S89°59'24"E 881.16 FEET; THENCE S00°27'44"W 439.51 FEET; THENCE S89°59'24"E 28.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 48.72 FEET, THROUGH A CENTRAL ANGLE OF 56°23'24", CHORD OF SAID CURVE BEARS N61°48'54"E 46.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 86.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 141.44 FEET, THROUGH A CENTRAL ANGLE 94°14'04", CHORD OF SAID CURVE BEARS N80°44'14"E 126.03 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.69 FEET, THROUGH A CENTRAL ANGLE OF 37°50'38", CHORD OF SAID CURVE BEARS S71°04'03"E 32.10 FEET; THENCE S89°59'24"E 105.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.26 FEET, THROUGH A CENTRAL ANGLE OF 89°32'52", CHORD OF SAID CURVE BEARS N45°14'10"E 28.17 FEET TO THE WESTERLY LINE OF SWEETWATER ROAD; THENCE ALONG SAID RIGHT OF WAY S00°27'44"W 155.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 31.58 FEET, THROUGH A CENTRAL ANGLE OF 90°28'11", CHORD OF SAID CURVE BEARS N44°45'50"W 28.40 FEET; THENCE N89°59'24"W 104.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.70 FEET, THROUGH A CENTRAL ANGLE OF 37°51'02", CHORD OF SAID CURVE BEARS S71°05'05"W 32.11 TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 86.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 141.46 FEET, THROUGH A CENTRAL ANGLE OF 94°14'42", CHORD OF SAID CURVE BEARS N80°43'05"W 126.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 48.72 FEET, THROUGH A CENTRAL ANGLE OF 56°23'40", CHORD OF SAID CURVE BEARS N61°47'34"W 46.78 FEET; THENCE N89°59'24"W 29.32 FEET; THENCE S00°27'43"W 1061.48 FEET; THENCE S89°59'25"E 350.01 FEET TO THE WESTERLY LINE OF SWEETWATER ROAD; THENCE ALONG SAID RIGHT OF WAY S00°27'43"W 123.97 FEET; THENCE N89°59'23"W 2685.74 FEET; THENCE S00°01'14"W 147.66 FEET; THENCE S04°00'52"W 50.12 FEET; THENCE S00°00'33"W 1277.67 FEET; THENCE S03°59'38"E 50.12 FEET; THENCE S00°00'37"W 274.38 FEET TO A POINT 77.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE SOUTHERLY LINE OF SECTION 14,TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'34"W 2549.25 FEET PARALLEL TO SAID SECTION LINE, THENCE N00°22'01"E 77.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 14, THENCE N89°58'34"W 2665.96 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N00°23'14"E 2661.94 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE N00°23'10"E 2668.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14 AND POINT OF BEGINNING. CONTAINING 794.837 ACRES, MORE OR LESS.

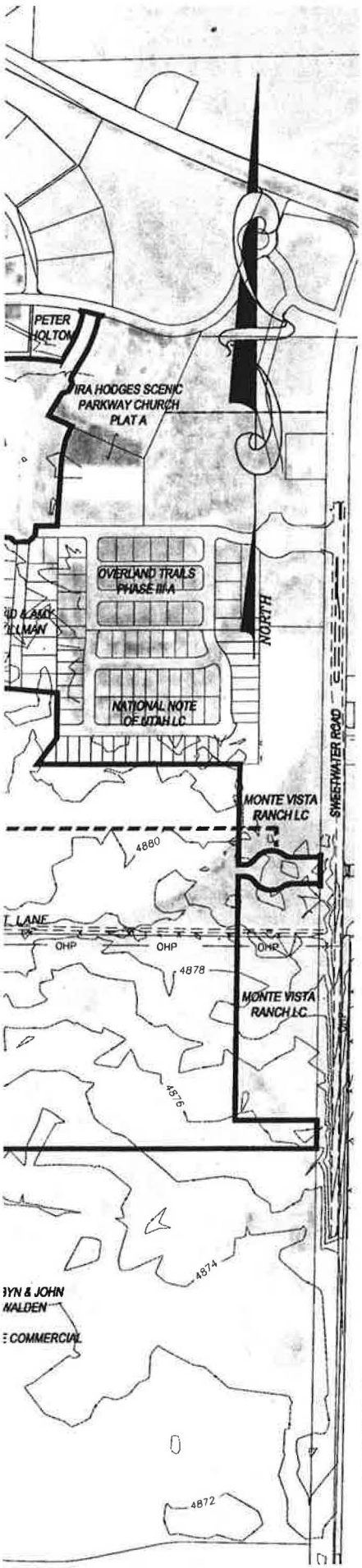
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NET ACREAGE = 772.493 ACRES, MORE OR LESS.



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
233 E MAIN ST., STE 2, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

HARMONY

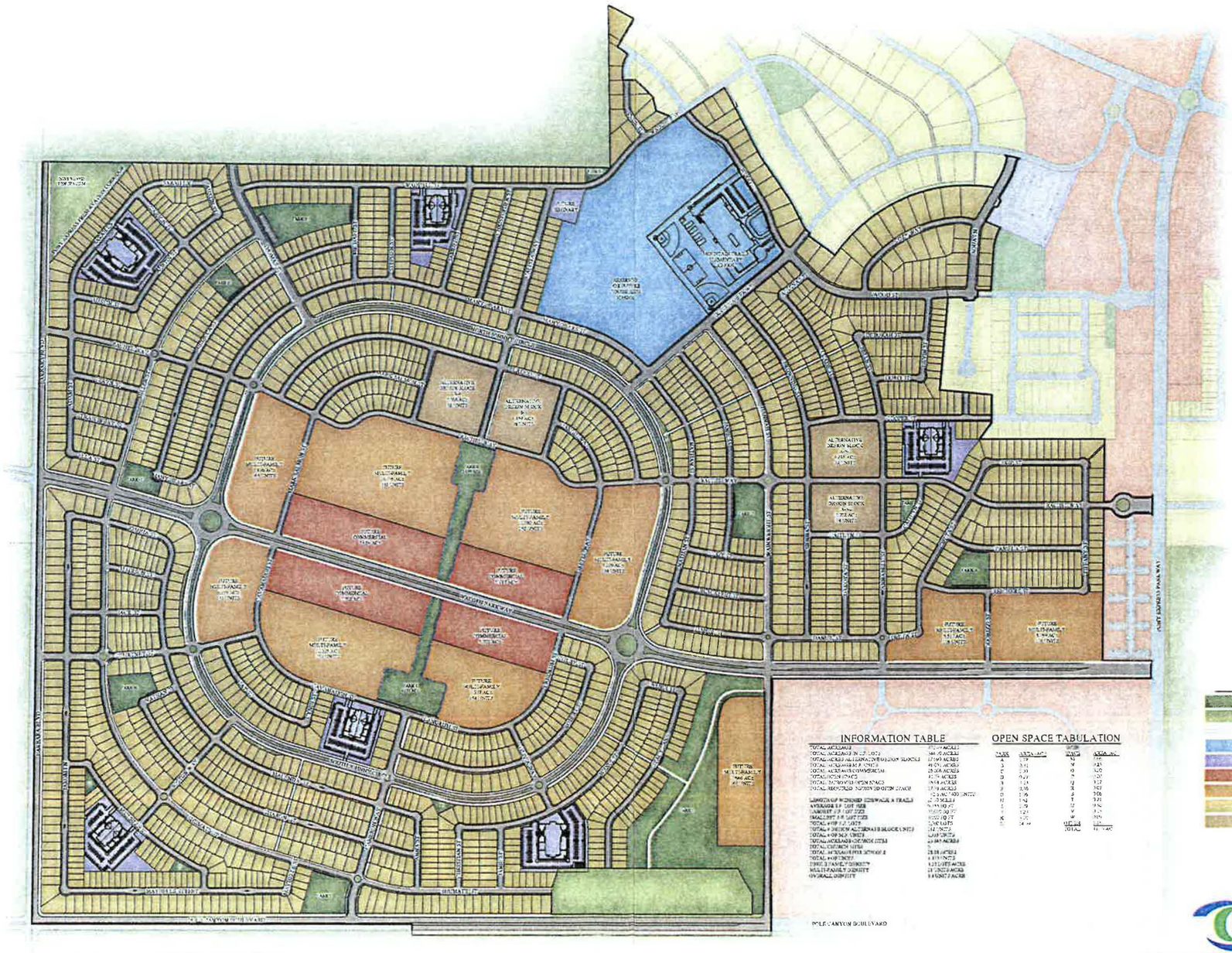
EXISTING SITE PLAN

Exhibit B

[Harmony Preliminary Plan and Plat]

HARMONY AT CITY CENTER

EAGLE MOUNTAIN COMMUNITIES



EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 8, 2022**
TITLE:	ACTION ITEM: The Village at Porters Crossing Plat 3 (Plat Amendment)
ITEM TYPE:	Recorded Plat Amendment
APPLICANT:	Bryan and Tracy Biddulph

ACTION ITEM:
Yes

PUBLIC HEARING:
No

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:

Applicant is petitioning to subdivide Lot 3 of The Village at Porters Crossing Plat 1 into four individual lots. Lot 3 currently contains four townhome units, and the newly proposed lots will contain one townhome each. There will be no additional units created and no increase in density.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Recorded Plat Amendment approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a Plat Amendment can be found in EMMC 16.55.040. This project is located within the Porter's Crossing Town Center master development area.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting.

ATTACHMENTS:

The Village at Porters Crossing Plat Amendment Vicinity Map
The Village at Porters Crossing Plat 1
The Village at Porters Crossing Plat 3 Final Plat

The Village at Porters Crossing Plat Amendment

Vicinity Map



THE VILLAGE AT PORTERS CROSSING PLAT 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	8.19'	S89°32'51"E
L2	18.00'	N0°27'09"E
L3	11.81'	N0°17'40"E
L4	10.75'	N0°17'40"E
L5	9.23'	S0°27'09"W
L6	22.52'	S89°37'41"E
L7	5.54'	S0°00'00"E
L8	15.12'	S0°00'00"E
L9	17.50'	N0°00'00"E
L10	15.50'	N0°00'00"E
L11	12.50'	N0°00'00"E
L12	9.00'	N0°00'00"E
L16	17.50'	S0°00'00"E
L18	17.50'	N0°00'00"E
L19	17.50'	S0°00'00"E
L20	1.25'	N90°00'00"W
L21	1.33'	N90°00'00"W
L22	13.58'	N90°00'00"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	13.45'	N90°00'00"W
L24	12.50'	N90°00'00"E
L25	12.00'	N90°00'00"E
L26	20.61'	S0°00'00"E
L27	30.00'	N89°34'11"W
L28	20.50'	N0°00'00"E
L29	0.87'	N90°00'00"E
L30	17.00'	S90°00'00"W
L31	10.00'	N89°34'11"W
L32	0.94'	N0°00'00"E
L33	14.16'	N90°00'00"W
L34	12.37'	S89°46'07"W
L35	13.50'	N90°00'00"E
L36	13.50'	N90°00'00"E
L37	13.00'	S0°00'00"E
L38	13.00'	N0°00'00"E
L39	50.43'	N74°42'22"E
L40	28.58'	S48°54'03"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	21.40'	N57°13'21"W
L42	42.73'	N64°17'33"E
L43	116.09'	S87°47'47"E

PLAT CALCULATIONS	
TOWNHOUSE AREA	
TOTAL ACREAGE:	6.13 ACRES
BUILDABLE ACREAGE:	1.67 ACRES
TOTAL UNITS:	94
TOTAL IMPROVED OPEN SPACE:	2.71 ACRES
TOTAL IMPERVIOUS AREA:	1.61 ACRES
P.C. OVERALL DENSITY:	15.33

CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LDS
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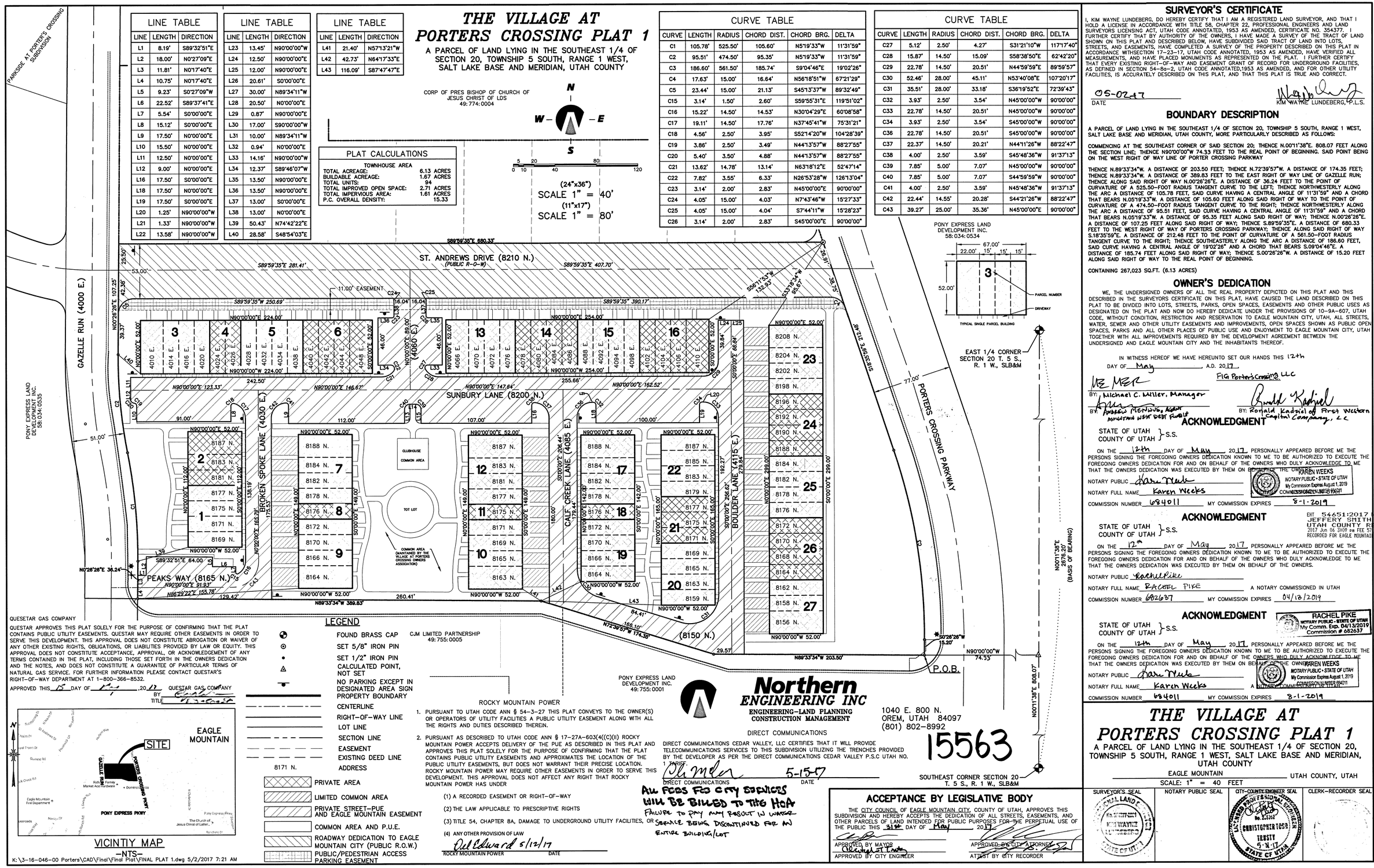
N
W – E
S

0 10 5 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	105.78'	525.50'	105.60'	N5°19'33"W	11°31'59"
C2	95.51'	474.50'	95.35'	N5°19'33"W	11°31'59"
C3	186.60'	561.50'	185.74'	S9°04'46"E	19°02'26"
C4	17.63'	15.00'	16.64'	N56°18'51"W	67°21'29"
C5	23.44'	15.00'	21.13'	S45°13'37"W	89°32'49"
C15	3.14'	1.50'	2.60'	S59°55'31"E	119°51'02"
C16	15.22'	14.50'	14.53'	N30°04'29"E	60°08'58"
C17	19.11'	14.50'	17.76'	N37°45'41"W	75°31'21"
C18	4.56'	2.50'	3.95'	S52°14'20"W	104°28'39"
C19	3.86'	2.50'	3.49'	N44°13'57"W	88°27'55"
C20	5.40'	3.50'	4.88'	N44°13'57"W	88°27'55"
C21	13.62'	14.78'	13.14'	N63°18'12"E	52°47'14"
C22	7.82'	3.55'	6.33'	N26°53'28"W	126°13'04"
C23	3.14'	2.00'	2.83'	N45°00'00"E	90°00'00"
C24	4.05'	15.00'	4.03'	N7°43'46"W	15°27'33"
C25	4.05'	15.00'	4.04'	S7°44'11"W	15°28'23"
C26	3.14'	2.00'	2.83'	S45°00'00"E	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C27	5.12'	2.50'	4.27'	S31°21'10"W	117°17'40"
C28	15.87'	14.50'	15.09'	S58°38'50"E	62°42'20"
C29	22.78'	14.50'	20.51'	N44°59'59"E	89°59'57"
C30	52.46'	28.00'	45.11'	N53°40'08"E	107°20'17"
C31	35.51'	28.00'	33.18'	S36°19'52"E	72°39'43"
C32	3.93'	2.50'	3.54'	N45°00'00"W	90°00'00"
C33	22.78'	14.50'	20.51'	N45°00'00"W	90°00'00"
C34	3.93'	2.50'	3.54'	S45°00'00"W	90°00'00"
C36	22.78'	14.50'	20.51'	S45°00'00"W	90°00'00"
C37	22.37'	14.50'	20.21'	N44°11'26"W	88°22'47"
C38	4.00'	2.50'	3.59'	S45°48'36"W	91°37'13"
C39	7.85'	5.00'	7.07'	N45°00'00"W	90°00'00"
C40	7.85'	5.00'	7.07'	S44°59'59"W	90°00'00"
C41	4.00'	2.50'	3.59'	N45°48'36"W	91°37'13"
C42	22.44'	14.55'	20.28'	S44°21'26"W	88°22'47"
C43	39.27'	25.00'	35.36'	N45°00'00"E	90°00'00"



SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITHSECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

05-02-17
DATE

KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N.00°11'38"E. 808.07 FEET ALONG THE SECTION LINE; THENCE N90°00'00"W 74.33 FEET TO THE REAL POINT OF BEGINNING. SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PORTER CROSSING PARKWAY

THENCE N.89°33'34"W. A DISTANCE OF 203.50 FEET; THENCE N.72°39'57"W. A DISTANCE OF 174.35 FEET; THENCE N.89°33'34"W. A DISTANCE OF 389.83 FEET TO THE EAST RIGHT OF WAY LINE OF GAZELLE RUN; THENCE ALONG SAID RIGHT OF WAY N.00°26'28"E. A DISTANCE OF 36.24 FEET TO THE POINT OF CURVATURE OF A 525.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 105.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°31'59" AND A CHORD THAT BEARS N.05°19'33"W. A DISTANCE OF 105.60 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A 474.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 95.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°31'59" AND A CHORD THAT BEARS N.05°19'33"W. A DISTANCE OF 95.35 FEET ALONG SAID RIGHT OF WAY; THENCE N.00°26'26"E. A DISTANCE OF 107.25 FEET ALONG SAID RIGHT OF WAY; THENCE S.89°59'35"E. A DISTANCE OF 680.33 FEET TO THE WEST RIGHT OF WAY OF PORTERS CROSSING PARKWAY; THENCE ALONG SAID RIGHT OF WAY S.18°35'59"E. A DISTANCE OF 212.48 FEET TO THE POINT OF CURVATURE OF A 561.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 186.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°02'26" AND A CHORD THAT BEARS S.09°04'46"E. A DISTANCE OF 185.74 FEET ALONG SAID RIGHT OF WAY; THENCE S.00°26'26"W. A DISTANCE OF 15.20 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 267,023 SQ.FT. (6.13 ACRES)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF May, A.D. 2017

FIG Porters Crossing LLC

BY: Michael C. Miller, Manager

BY: Andrew Mendenhall, Agent (Mountain West Debt Fund) — Ronald Kadrich of First Western Capital Company, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 12th DAY OF May 2017 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC Karen Weeks
NOTARY FULL NAME Karen Weeks
COMMISSION NUMBER 684011 MY COMMISSION EXPIRES 8-1-2019

KAREN WEEKS NOTARY PUBLIC • STATE OF UTAH My Commission Expires August 1, 2019 COMMISSION NUMBER 684011

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 12th DAY OF May 2017 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC Rachel Pike
NOTARY FULL NAME RACHEL PIKE A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 682637 MY COMMISSION EXPIRES 04/13/2019

ENT 54651:2017 Bsp # 15563
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jun 06 3:09 pm FEE 57.00 BY VP
RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

RACHEL PIKE NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 04/13/2019 Commission # 682637

ON THE 12th DAY OF May 2017 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC Karen Weeks
NOTARY FULL NAME Karen Weeks A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 684011 MY COMMISSION EXPIRES 8-1-2019

KAREN WEEKS NOTARY PUBLIC • STATE OF UTAH My Commission Expires August 1, 2019 COMMISSION NUMBER 684011

THE VILLAGE AT PORTERS CROSSING PLAT 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY

EAGLE MOUNTAIN — UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 15 DAY OF May, 2017 QUESTAR GAS COMPANY
BY
TITLE

VICINTIY MAP
—NTS—

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- NO PARKING EXCEPT IN DESIGNATED AREA SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- 8171 N. ADDRESS
- PRIVATE AREA
- LIMITED COMMON AREA
- PRIVATE STREET-PUE AND EAGLE MOUNTAIN EASEMENT
- COMMON AREA and P.U.E.
- ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY (PUBLIC R.O.W.)
- PUBLIC/PEDESTRIAN ACCESS PARKING EASEMENT

ROCKY MOUNTAIN POWER

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

Del Edward 5/12/17
ROCKY MOUNTAIN POWER DATE

PONY EXPRESS LAND DEVELOPMENT INC. 49:755:0001

Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS 5-15-17 DATE

All fees for city services will be billed to the HOA
Failure to pay may result in water service being discontinued for an entire building/lot

15563

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 31st DAY OF May 2017

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER — ATTEST BY CITY RECORDER

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
KIM WAYNE LUNDEBERG		CHRISTOPHER TOSO IRBSTY 5-4-17	

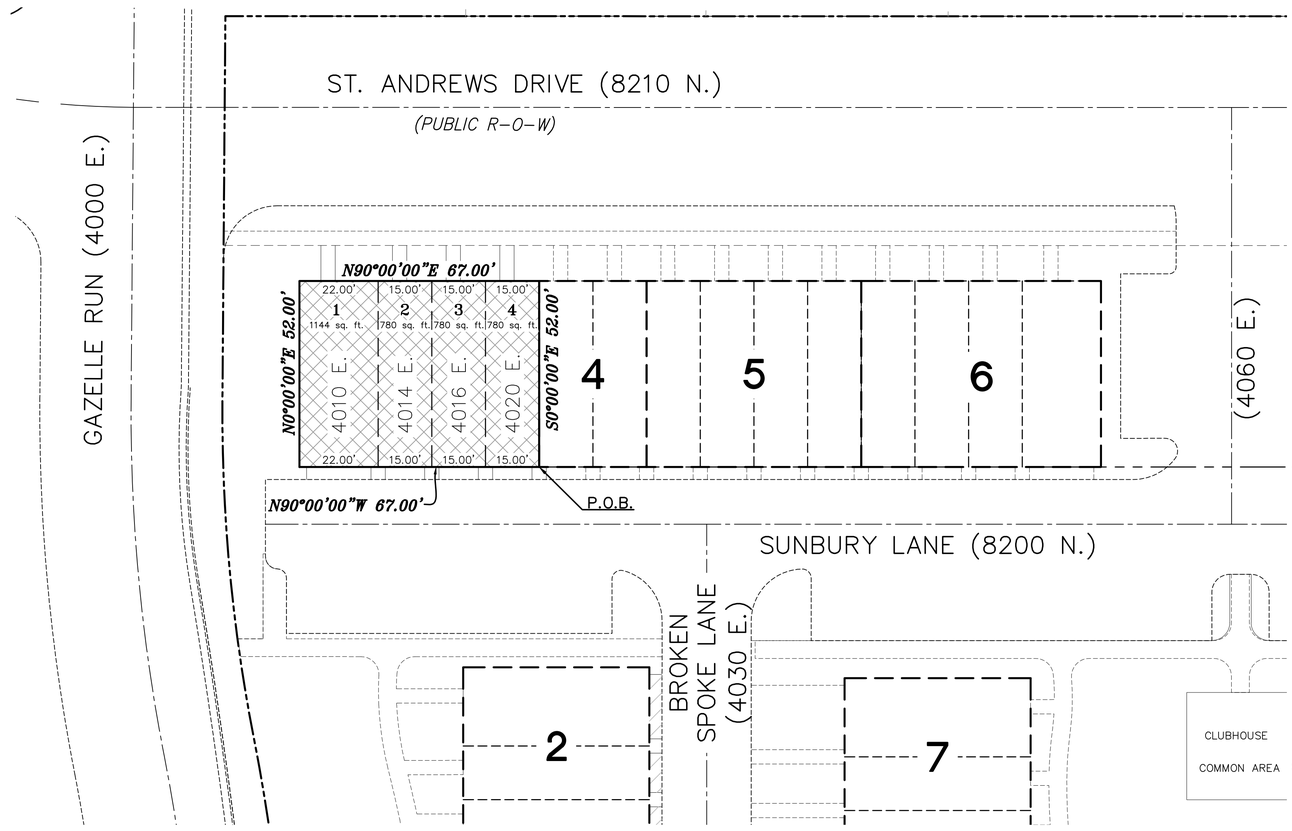
K:\3-16-046-00 Porters\CAD\Final\Final Plat\FINAL PLAT 1.dwg 5/2/2017 7:21 AM

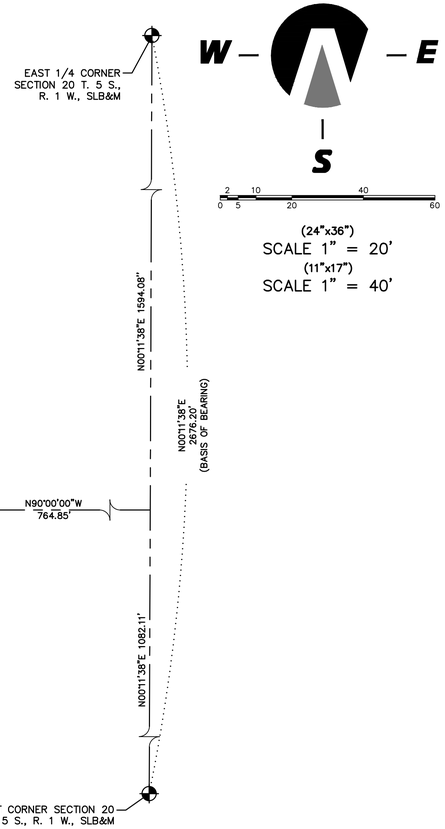
JCR 20-5-17 TC-038

THE VILLAGE AT PORTERS CROSSING PLAT 3

AMENDING LOT 3 OF THE VILLAGE AT PORTERS CROSSING PLAT 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N.00°11'38"E. 1082.11 FEET ALONG THE SECTION LINE; THENCE N90°00'00"W 764.85 FEET TO THE POINT OF BEGINNING.

THENCE N.90°00'00"W. A DISTANCE OF 67.00 FEET; THENCE N.0°00'00"W. A DISTANCE OF 52.00 FEET; THENCE N.90°00'00"E. A DISTANCE OF 67.00 FEET; THENCE S.0°00'00"E. A DISTANCE OF 52.00' FEET TO THE POINT OF BEGINNING.

CONTAINING 3,484 SQ.FT. (0.08 ACRES)

OWNER'S DEDICATION

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

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

L.C.

BY: BRYAN BIDDOLPH

BY: TRACY BIDDOLPH

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC _____

NOTARY FULL NAME_____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC _____

NOTARY FULL NAME_____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ 20____

APPROVED BY MAYOR

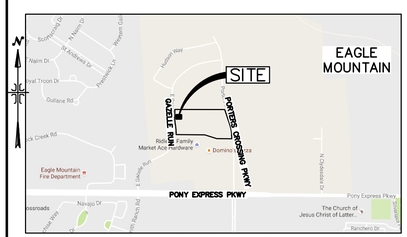
APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER

ATTEST BY CITY RECORDER

NOTES:

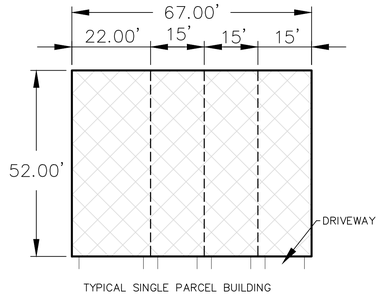
1. AMENDING LOT 3 OF THE VILLAGE AT PORTERS CROSSING PLAT 1 IS SUBJECT TO ALL ORIGINAL CONDITIONS AND STANDARDS OF EAGLE MOUNTAIN CITY APPROVED AND HOA/CCR'S APPLICABLE TO VILLAGE AT PORTERS CROSSING PLAT 1.
2. COMMON SPACE TO BE OWNED BY THE PLATTED OWNERS AND MAINTAINED BY THE HOA.
3. ALL FEES FOR CITY SERVICES WILL BE BILLED TO THE HOA. FAILURE TO PAY MAY RESULT IN WATER OR SERVICED BEING DISCONTINUED FROM AN ENTIRE BUILDING LIST.



VICINTIY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- NO PARKING EXCEPT IN DESIGNATED AREA SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- 8171 N. ADDRESS
- PRIVATE AREA



TYPICAL SINGLE PARCEL BUILDING

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

QUESETAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS_____DAY OF_____,20____. QUESTAR GAS COMPANY

BY_____

TITLE_____

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

THE VILLAGE AT PORTERS CROSSING PLAT 3

AMENDING LOT 3 OF THE VILLAGE AT PORTERS CROSSING PLAT 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

K:\3-22-021 Porter Crossing Amended Plat\CAD\Design\PLAT LOTS.dwg 8/24/2022 4:16 PM