

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, FEBRUARY 25, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
  - A. February 11, 2014
4. Development Items
  - A. Eagle Mountain Jr. Seminary Preliminary Plat & Final Plat; Public Hearing, Action Item  
The proposed plat subdivides the middle school property, creating an additional 0.54-acre lot in the southwest portion of the property.
  - B. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council  
A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. This item was continued specifically to this meeting by the Planning Commission.
5. Work Session
  - A. Eagle Mountain City Cemetery Discussion/Presentation
  - B. Discussion of Potential Changes to the General Plan & the Municipal Code
  - C. Next Scheduled Meeting: March 11
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1  
2 **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**  
3

4 COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, Wendy Komoroski,  
5 Matthew Everett, and John Linton.

6  
7 CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner,  
8 Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

9  
10 ELECTED OFFICIALS PRESENT: Adam Bradley and Donna Burnham

11  
12 Commissioner Linton called the meeting to order at 6:00 p.m.

13  
14 1. Pledge of Allegiance

15  
16 Commissioner Linton led the Pledge of Allegiance.

17  
18 2. Declaration of Conflicts of Interest

19  
20 None

21  
22 3. Approval of Meeting Minutes

23 A. January 14, 2014

24  
25 **MOTION:** *Preston Dean moved to approve the January 14, 2014 meeting minutes.*  
26 *Miriam Allred seconded the motion. Those voting aye: Preston Dean,*  
27 *Miriam Allred, Wendy Komoroski, and Matthew Everett. John Linton*  
28 *abstained. The motion passed with 4 ayes and 1 abstention.*

29  
30 B. January 28, 2014

31  
32 **MOTION:** *Preston Dean moved to approve the January 28, 2014 meeting minutes.*  
33 *John Linton seconded the motion. Those voting aye: Preston Dean,*  
34 *Miriam Allred, and John Linton. Wendy Komoroski and Matthew Everett*  
35 *abstained. The motion passed with 3 ayes and 2 abstention.*

36  
37 4. Development Items

38  
39 A. Evans Ranch Plat B-2 Preliminary & Final Plat – Public Hearing, Recommendation to the  
40 City Council

41  
42 Steve Mumford explained that the developer chose this plat, because it enables the  
43 developer to connect into SilverLake sewer lines. This plat includes 25 single-family lots  
44 that were included on the approved Evans Ranch Master Development Plan. The average  
45 lot size is 9,506 square feet and this plat has a density of 2.75 lots/acre, and 2.07 acres of

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1 open space. The open space includes the trail, detention basin, and native area to the east  
2 of the trail.

3  
4 Items reviewed:

- 5  
6 • Utilities - This development requires that a sewer line be built that extends to the east,  
7 crosses the Tickville Wash, and connects to the SilverLake sewer pipe in Silver Creek  
8 Way. This gravity sewer line will ultimately allow the neighborhoods to the west to  
9 gravity feed into this line, and the sewer lift station can possibly be removed. In order  
10 for this sewer line to be built the developer must obtain an easement for the City from  
11 Silver Lake Land LLC, and must work closely with the City Engineer on the design  
12 and construction drawings.
- 13  
14 • Fencing – The plat indicates a 6-foot vinyl slat fence behind lots 1-4. This fencing  
15 must instead follow the approved master fencing plan, which requires cedar estate  
16 fencing for this area.
- 17  
18 • Water Rights – The developer must submit a letter indicating either the banked water  
19 rights that he plans to use for this plat, or a commitment to purchase water from the  
20 City.
- 21  
22 • Pedestrian Easements – Since these lots are planned with very specific build-to lines  
23 for the homes, as can be seen on the master plan, there are pedestrian easements that  
24 extend onto each lot, allowing for the sidewalk to be located outside of the street  
25 right-of-way.
- 26  
27 • Open Space Dedication - As approved with the master development plan, the open  
28 space including the trail, detention basin, and native area to the east of the trail  
29 (behind lots 12-15) will be dedicated to the City. The remainder will be dedicated to  
30 the Evans Ranch Home Owners Association. A public utility easement will be  
31 provided to the City on the open space along Porter’s Crossing, mostly in order to  
32 locate some electrical boxes/equipment within this area.
- 33  
34 • Open Space Improvement – The open space for the project will be improved along  
35 with each plat, and the developer must place a cash bond with the City for 10.33% of  
36 the total cost of all of the open space improvements for the project prior to recording  
37 this plat (25 lots divided by 242 total lots = 10.33%). A total open space improvement  
38 estimate must be approved by the Parks Foreman and City Engineer, and the bond  
39 posted, prior to recording the plat.
- 40  
41 • Community Improvements – A minimum of \$2,000 per buildable acre must be  
42 provided as a cash bond for the community improvements for this plat, as required by  
43 the City Code and the Evans Ranch Master Development Agreement (total of  
44 \$18,160).
- 45

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- 1           • Porter's Crossing – Prior to completing the infrastructure for this phase, the developer  
2 shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the  
3 entire length of Porter's Crossing (from the southern end of the project to Pony  
4 Express Parkway).  
5
- 6           • Driveways – Rather than requiring that the driveways be shown on the subdivision  
7 plat, the DRC determined that the developer shall submit a site plan with each  
8 building permit application that includes the utility locations, so that driveways can  
9 be appropriately placed to avoid the water meter and other utilities. The water meters  
10 will not be allowed in driveways.  
11

12 *Commissioner Linton opened the public hearing at 6:10 p.m.*

13  
14           None  
15

16 *Commissioner Linton closed the public hearing at 6:10 p.m.*  
17

18 **MOTION:**           *Preston Dean moved that the Planning Commission approve the Evans*  
19 *Ranch Plat B-2 Preliminary Plat and recommend approval of the Final Plat*  
20 *to the City Council with the following conditions:*

- 21           1. *Fencing for the project must comply with the approved master*  
22 *fencing plan.*  
23           2. *Developer must submit a letter indicating either the banked water*  
24 *rights that he plans to use for this plat, or a commitment to purchase*  
25 *water from the City.*  
26           3. *Developer must place a cash bond with the City for 10.33% of the*  
27 *total cost of all of the open space improvements for the project, as*  
28 *well as \$2,000 per buildable acre (\$18,160) for the required*  
29 *community improvements, prior to recording the plat.*  
30           4. *Prior to completing the infrastructure for this phase, the developer*  
31 *shall paint stripe an 11-foot lane on both sides of Porter's Crossing*  
32 *Road along the entire length of Porter's Crossing (from the southern*  
33 *end of the project to Pony Express Parkway).*  
34           5. *Building permit site plans must be submitted with utilities to help*  
35 *with proper driveway placement. No water meters are allowed in*  
36 *driveways.*

37           *Miriam Allred seconded the motion. Those voting aye: Preston Dean,*  
38 *Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The*  
39 *motion passed with a unanimous vote.*  
40

41  
42 B. Porter's Crossing Town Center Retail Pad A Site Plan (Building Elevations) – Public  
43 Hearing, Recommendation to the City Council  
44

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1 Mr. Mumford explained that the site plan for this building, including the parking,  
2 landscaping, etc. has already been approved. This review is for the building elevations, or  
3 the exterior style and look of the building. This building will be located immediately east  
4 of the Ridley's Family Market and Ace Hardware stores. The City Architectural  
5 Standards and Guideline states that a building in the same development or area should be  
6 similar in design and style to the surrounding buildings. Retail pad A is different in  
7 design than Ridley's and Ace Hardware, which are in the same development. The Code  
8 does allow flexibility for the Planning Commission and City Council to accept minor  
9 variations to those standards, with specific justification from the applicant of how the  
10 proposal is more appropriate for the development.

11  
12 *Commissioner Linton opened the public hearing at 6:17 p.m.*

13  
14 Nikki Wickman, 2766 E. Fort Hill Dr, was concerned that if the building was not  
15 approved it could hold up the bids. She was also concerned how customers would get to  
16 the parking area planned for this building (parking is behind the building). She wanted to  
17 know what type of retail the building is designed and planned for.

18  
19 Trevor Hull, agent for the developer, explained that possibly the bid packets could be  
20 held up. The parking space behind the building is for employees only, parking for the  
21 building is in front. He explained that they are in negotiations with most of the retail  
22 planned for the building and that he cannot announce them at this time, but they are  
23 planning for a hair cutting place, Subway, and optometrists.

24  
25 *Commissioner Linton closed the public hearing at 6:23 p.m.*

26  
27 Commissioner Dean asked about the roof pitches of the building. Ryan Hammersmith,  
28 Architect, explained that it would be coincident combination throughout the  
29 development.

30  
31 Mr. Hammersmith explained that the design and material for the building are different  
32 than Ridley's, but the materials and design for this phase would compliment Ridley's. He  
33 stated that they are designed to look good together.

34  
35 Commissioner Allred asked if the building would be occupied once the building is  
36 complete. Mr. Hull explained that the building would be occupied going left to right. He  
37 also explained that they are already working with other businesses that would occupy  
38 Phase B and C.

39  
40 Commissioner Dean was concerned that the farther they move away from Ridley's that  
41 things be coincident throughout the project. Mr. Hammersmith showed a side view  
42 elevation, roofs and different buildings to Commissioners and discussed the items. Mr.  
43 Hull explained that the roof would be the same color as Ridley's but a different material.  
44

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1 **MOTION:** *Preston Dean moved that the Planning Commission recommend approval of*  
2 *the Porter's Crossing Town Center Retail Pad A Site Plan (Building*  
3 *Elevations) to the City Council with the following condition:*

4 *1. The thematic elements for pad A: form, material, and color are*  
5 *carried though to retail pads B and C. Also the additional elevation*  
6 *is provided to the City Council.*

7 *Wendy Komoroski seconded the motion. Those voting aye: Preston Dean,*  
8 *Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The*  
9 *motion passed with a unanimous vote.*

10  
11 C. Porter's Crossing Town Center Project Entrance Sign – Public Hearing,  
12 Recommendation to the City Council

13 A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master  
14 development, as well as a combined commercial sign for the retail development.

15  
16 Mr. Mumford explained that there are two concerns for the sign:

- 17 • Electronic message centers (animated/flashing signs) are not permitted by the City
- 18 Code.
- 19 • The sign exceeds the 10-foot height limit for combined monument signs.

20  
21 *Commissioner Linton opened the public hearing at 6:52 p.m.*

22  
23 None

24  
25 *Commissioner Linton closed the public hearing at 6:52 p.m.*

26  
27 Mr. Mumford explained that this sign is what the owner wants. The applicant stated that the  
28 electronic sign would only point east away from the homes. The only subdivision that could be  
29 affected would be SilverLake subdivision.

30  
31 Commissioner Dean asked what purpose the electronic sign would serve. Mr. Hull explained that  
32 the smaller retail pads could use it for advertisement. The slats would be used for the bigger  
33 retailers. He stated that he does not know of any small commercial development signs that are  
34 less than 10 feet.

35  
36 Commissioners felt that the 5.4 feet space around the bottom is not a big deal with all the foliage  
37 around the base. They requested that the applicant look at shortening the 17.6 feet to 10 feet.  
38 They also requested that there be no electronic sign.

39  
40 **MOTION:** *Preston Dean moved that the Planning Commission continue the Porter's*  
41 *Crossing Town Center Project Entrance Sign to the February 25,*  
42 *2014 meeting. Matthew Everett seconded the motion. Those voting aye:*  
43 *Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and*  
44 *John Linton. The motion passed with a unanimous vote.*

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1 5. Work Session

2

3 A. Discussion of Potential Changes to the General Plan & the Municipal Code

4

5 None

6

7 B. Next Scheduled Meeting: February 25

8

9 6. Adjournment

10

11 The meeting was adjourned at 7:15 p.m.

12

13 APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 25, 2014.

14

15

16

17

18

\_\_\_\_\_  
Steve Mumford, Planning Director

19

20



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report

**FEBRUARY 25, 2014**

*Project:* **Midvalley Road Phase 1 Plat (Amended) (aka Eagle Mountain Jr. Seminary Plat)**

*Applicant:* Alpine School District

*Location:* North of Mid-Valley Park

*Request:* Preliminary and Final Plat Approval

*Type of Action:* Action Item, Public Hearing

**Project**

The Midvalley Road Phase 1 (amended) preliminary and final plat is a proposed subdivision of the existing 25-acre Midvalley Road Phase 1 Plat. Currently, Frontier Middle School is located on the property. The applicant proposes subdividing the 25-acre parcel into two lots. The first lot will continue to house Frontier Middle School and will be reduced from 25 to 24.46 acres. The second lot, which will be the site for the proposed Jr. Seminary building, will be 0.54 acres.

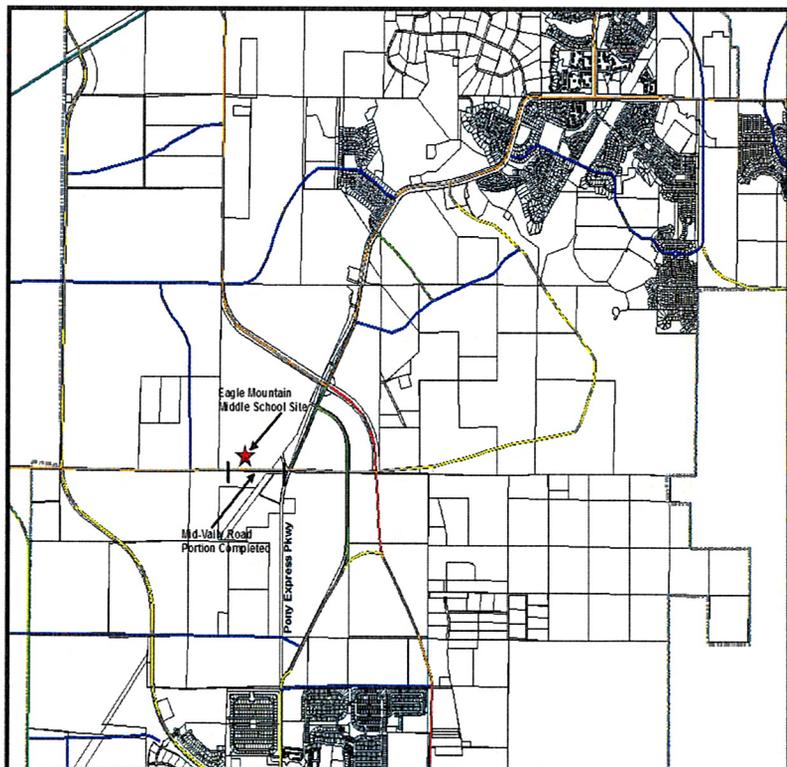
At this time, only the preliminary and final plat that reflects the two-lot subdivision is being considered as an amended version of the Midvalley Road Phase 1 Plat. Meanwhile, staff is reviewing the site plan and conditional use application for the actual seminary building and will be considered at a future meeting.

**Surrounding properties**

North, South & West/SW – SITLA  
East & Southeast – Eagle Mountain City

**Jr. Seminary Building Site**

The Jr. Seminary Site will be located in the southwest corner of the Frontier Middle School site in Lot 2. The site will have access through an ingress/egress easement on Lot 1 that fronts both the Jr. Seminary building site and Mid Valley Road; additionally, the ingress/egress easement will circulate around the existing parking lot on Lot 1.



**Recommended Motion**

If the Planning Commission chooses to approve the proposed plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

*I move that the Planning Commission approve the Midvalley Road Phase 1 Preliminary Plat (Amended) and recommend approval of the Final Plat to the City Council with the following conditions:*

1. Change the name of "Sweetwater North" to "Pony Express Parkway" on the vicinity map.
2. The plat should state "A partial vacation of Midvalley Road Phase 1."
3. Include the utility easements on the plat.
4. Include a legal description for Lot 2, and rewrite Lot 1's description.

***Attachments:***

- Proposed Preliminary and Final Plat
- Approved Plat

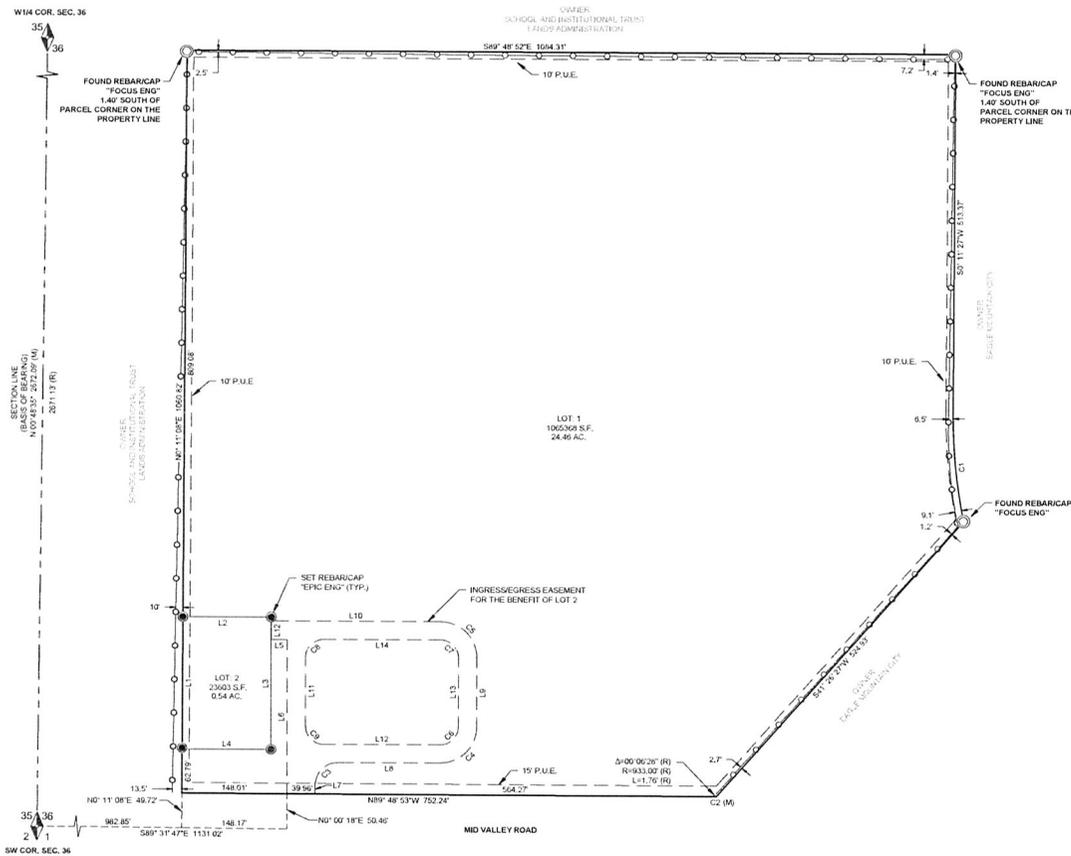
# MIDVALLEY ROAD PHASE 1 (AMENDED)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M. EAGLE MOUNTAIN CITY, UTAH COUNTY, UT



Line #	Length	Direction
L1	186.95	N0°11'09"E
L2	124.66	S89°56'20"E
L3	186.95	S0°01'40"W
L4	125.18	N89°56'20"W
L5	22.51	N89°57'04"E
L6	220.24	S0°00'16"W
L7	12.86	N0°11'07"E
L8	143.66	N60°00'00"E
L9	97.97	N0°00'00"E
L10	238.17	N60°00'00"W
L11	94.12	S0°00'55"E
L12	25.51	N0°00'00"E
L13	153.74	N60°00'00"E
L14	153.78	N60°00'00"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.90	745.00	11.84	S5°44'00"E	153.63
C2	1.72	933.00	0.11	S89°53'19"W	1.72
C3	50.27	32.00	90.00	N45°00'00"E	45.25
C4	81.71	50.00	90.03	N44°59'08"E	73.56
C5	81.69	52.00	90.01	N45°00'16"W	73.55
C6	42.02	26.00	92.61	N43°41'50"E	37.60
C7	39.54	26.00	87.13	N46°25'59"W	35.84
C8	39.54	26.00	87.13	S46°25'59"W	35.84
C9	42.02	26.00	92.61	S43°41'50"E	37.60



### BOUNDARY DESCRIPTION

LOT 1, MIDVALLEY ROAD PHASE 1, RECORDED BY THE EAGLE UTAH COUNTY RECORDER, AS ENTRY NO. 70604 2012, ON AUGUST 22, 2012 LESS THAT PORTION DEDICATED TO EAGLE MOUNTAIN CITY FOR MIDVALLEY ROAD CONTAINS 25.0 ACRES

### OWNERS DEDICATION

WE, THE ALPINE SCHOOL DISTRICT, AS OWNERS OF ALL THE REAL PROPERTY DEPICTED ON AND DESCRIBED BY THE BOUNDARY DESCRIPTION ON THIS PLAT, HAVE CHOSEN THE LAND DESCRIBED ON THIS PLAT TO BE SUBDIVIDED INTO LOTS. PUBLIC UTILITY EASEMENTS AND INGRESS/EGRESS EASEMENTS, ALL LOTS AND EASEMENTS ARE NOTED AS SHOWN.

ROBERT W. SMITH  
ASSISTANT SUPERINTENDENT BUSINESS SERVICES, ALPINE SCHOOL DISTRICT  
ATTEST:

CLERK RECORDER

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, PERSONALLY APPEARED BEFORE ME ROBERT W. SMITH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE ASSISTANT SUPERINTENDENT BUSINESS SERVICES, AND THE OWNER OF THE FOREGOING OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_  
COMMISSION # \_\_\_\_\_

### ACCEPTANCE OF LEGISLATIVE BODY

THE \_\_\_\_\_ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATIONS OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014  
APPROVED: \_\_\_\_\_ ATTEST:

MAYOR \_\_\_\_\_ CLERK RECORDER (SEE SEAL BELOW)

### CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

CITY ENGINEER \_\_\_\_\_

### CITY ATTORNEY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY, \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

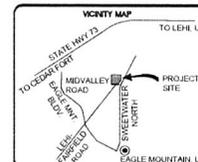
CITY RECORDER SEAL

CITY/COUNTY ENGINEER SEAL

### SURVEYORS CERTIFICATE

I, TRAVIS E. JENSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 376078 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_



LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- CHAIN LINK FENCE
- SET REBAR & CAP
- FOUND REBAR & CAP

MIDVALLEY ROAD PHASE 1 (AMENDED)  
SW 1/4 SEC. 36, T. 6 S., R. 2 W., S.L.B.&M.  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UT

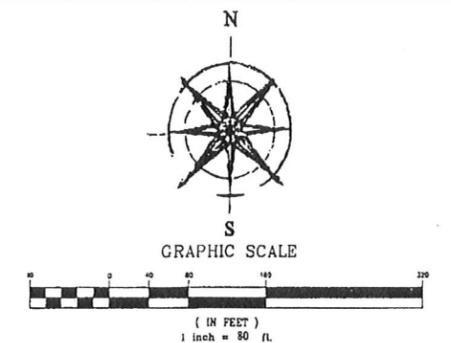
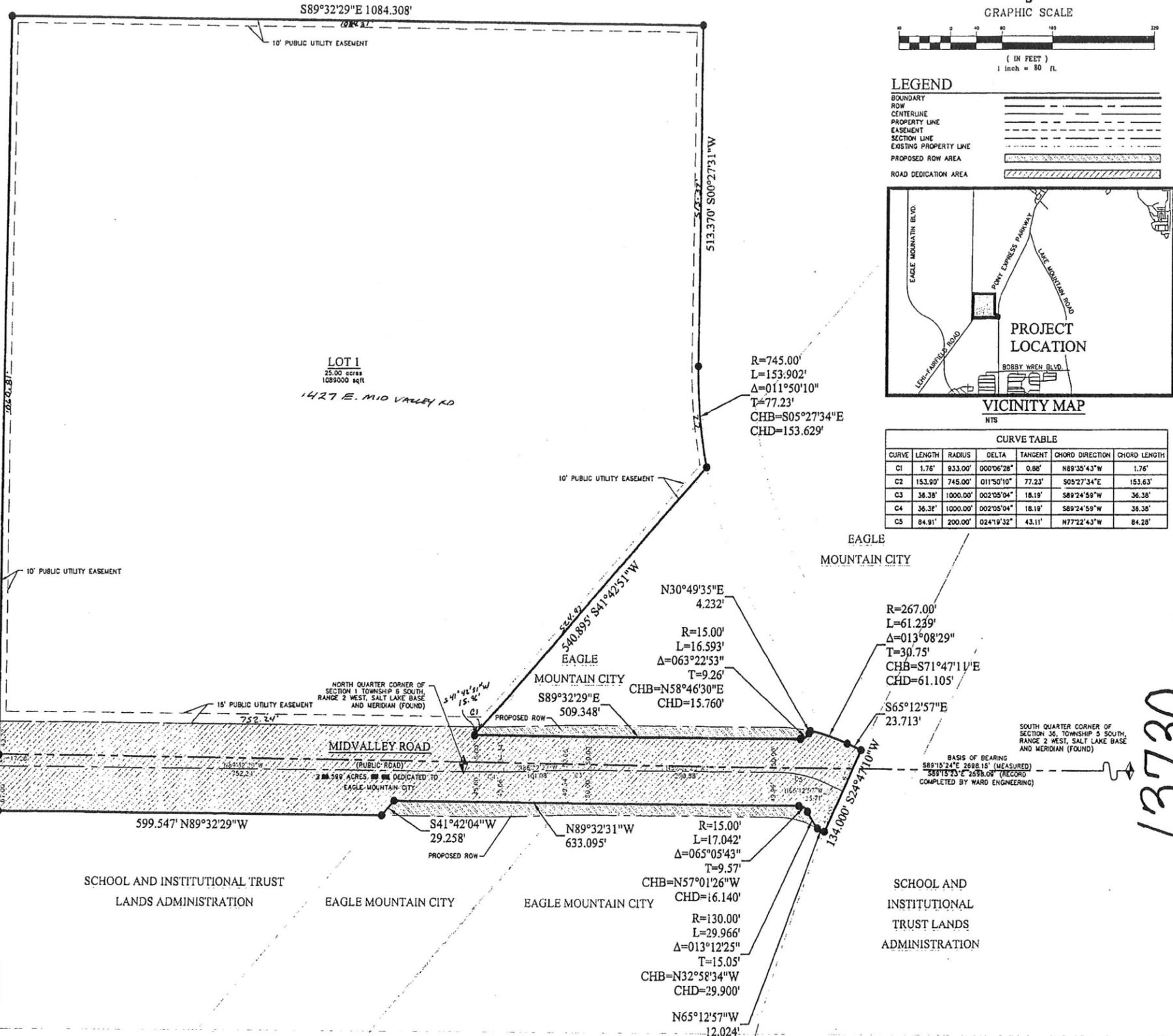
**epic**  
Eagle Mountain City  
1150 W. 1000 N. SUITE 100  
EAGLE MOUNTAIN, UT 84002  
PHONE: (435) 948-0888  
FAX: (435) 948-0810  
WWW: (435) 948-0810

PROJECT # ALPINE  
DATE 01-23-14  
DRAWN JD  
CHECKED \_\_\_\_\_  
SHEET NO. 1 OF 1

# MIDVALLEY ROAD PHASE 1

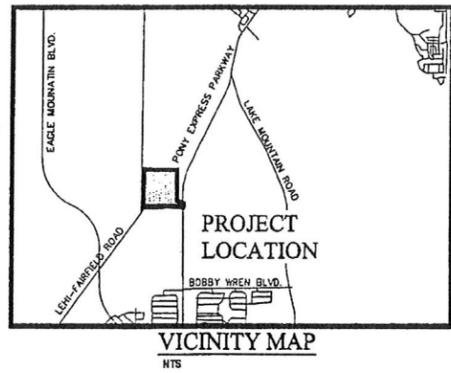
LOCATED IN SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE NORTH QUARTERS OF SECTION 1 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCHOOL AND INSTITUTIONAL TRUST  
LANDS ADMINISTRATION



**LEGEND**

- BOUNDARY: Solid line
- ROW: Dashed line
- CENTERLINE: Dotted line
- PROPERTY LINE: Long-dashed line
- EASEMENT: Short-dashed line
- SECTION LINE: Dash-dot line
- EXISTING PROPERTY LINE: Solid line with dots
- PROPOSED ROW AREA: Hatched area
- ROAD DEDICATION AREA: Stippled area



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1.76'	933.00'	000°06'28"	0.88'	N69°35'43"W	1.76'
C2	153.90'	745.00'	011°50'10"	77.23'	S05°27'34"E	153.63'
C3	36.38'	1000.00'	002°05'04"	18.19'	S89°24'59"W	36.38'
C4	36.38'	1000.00'	002°05'04"	18.19'	S89°24'59"W	36.38'
C5	84.91'	200.00'	024°19'32"	43.11'	N77°22'43"W	84.28'

**SURVEYOR'S CERTIFICATE**

I, BRAD A. LLEVELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND ROADS TO BE HEREAFTER KNOWN AS MIDVALLEY ROAD PHASE 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

A PARCEL OF GROUND COMMENCING AT A POINT WHICH IS SOUTH 89°15'24" EAST, 982.894 FEET ALONG THE SECTION LINE FROM THE FOUND MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THENCE RUNNING NORTH 00°27'31" EAST, 1110.536 FEET; THENCE SOUTH 89°32'29" EAST, 1084.308 FEET; THENCE SOUTH 00°27'31" WEST, 513.370 FEET; THENCE 153.902 FEET ALONG THE ARC OF A 745.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 05°27'34" EAST, 153.628 FEET) TO A POINT ON A PARCEL OF GROUND KNOWN AS PONY EXPRESS TRAIL F (AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER DUT CLAIM CORRECTION DEED ENTRY NUMBER 288672007); THENCE ALONG SAID PARCEL SOUTH 41°42'51" WEST, 540.895 FEET; THENCE SOUTH 89°32'29" EAST, 509.348 FEET; THENCE 16.593 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 58°46'30" EAST, 15.760 FEET); THENCE NORTH 30°49'35" EAST, 4.232 FEET; THENCE 61.239 FEET ALONG THE ARC OF A 267.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 71°47'11" EAST, 61.105 FEET); THENCE SOUTH 65°12'57" EAST, 23.713 FEET TO THE WEST ROW LINE OF PONY EXPRESS PARKWAY; THENCE SOUTH 24°47'10" WEST, 134.000 FEET ALONG THE WEST ROW OF PONY EXPRESS PARKWAY; THENCE NORTH 65°12'57" WEST, 12.024 FEET; THENCE 29.966 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 32°58'34" WEST, 29.900 FEET); THENCE 17.042 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 57°01'25" WEST, 16.140 FEET); THENCE NORTH 89°32'29" WEST, 633.095 FEET; THENCE SOUTH 41°42'04" WEST, 29.258 FEET; THENCE NORTH 89°32'29" WEST, 599.547 FEET; THENCE NORTH 00°27'31" EAST, 84.276 FEET TO THE POINT OF BEGINNING.

CONTAINS 1245782.134 SQUARE FEET OR 28.599 ACRES

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO A LOT, PUBLIC ROAD, AND EASEMENTS THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA") DOES NOW HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND OWNED BY SITLA AND DEPICTED ON THIS PLAT AS PUBLIC ROADS, WATER SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. ALPINE SCHOOL DISTRICT (THE "DISTRICT") DOES NOW HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH, THOSE PUBLIC UTILITY EASEMENTS ON THE PROPERTY OWNED BY THE DISTRICT AND DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS AND EASEMENTS ARE AS NOTED OR SHOWN.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 23<sup>rd</sup> DAY OF April, 2012

STATE OF UTAH  
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

KEVIN S. CARTER, DIRECTOR  
APPROVED AS TO FORM:  
SPECIAL ASSISTANT ATTORNEY GENERAL

MARK L. SHURTLEFF, UTAH ATTORNEY GENERAL  
ALPINE SCHOOL DISTRICT

ROBERT W. SMITH, ASSISTANT SUPERINTENDENT BUSINESS SERVICES

**STATE OF UTAH ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 23<sup>rd</sup> DAY OF April, 2012, PERSONALLY APPEARED BEFORE ME KEVIN S. CARTER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC  
RESIDING IN: Utah

**ALPINE SCHOOL DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 1<sup>st</sup> DAY OF May, 2012, PERSONALLY APPEARED BEFORE ME ROBERT W. SMITH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE ASSISTANT SUPERINTENDENT BUSINESS SERVICES, AND THE SIGNER OF THE FORGOING OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC  
RESIDING IN: Utah

**ACCEPTANCE BY LEGISLATIVE BODY**

THE City Council OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22<sup>nd</sup> DAY OF April, A.D. 2012.

APPROVED: [Signature]  
MAYOR (SEE SEAL BELOW)

ATTEST: [Signature]  
CLERK/RECORDER (SEE SEAL BELOW)

**CITY ENGINEER APPROVAL**

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS 16<sup>th</sup> DAY OF June, A.D. 2012.

[Signature]  
CITY ENGINEER

**CITY ATTORNEY APPROVAL**

APPROVED THIS 16<sup>th</sup> DAY OF June, A.D. 2012, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

[Signature]  
CITY ATTORNEY

**MIDVALLEY ROAD PHASE 1**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN PLEASANT GROVE, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: BRAD A. LLEVELYN, No. 4938735, STATE OF UTAH

NOTARY PUBLIC SEAL: [Signature]

CITY-COUNTY ENGINEER SEAL: [Signature]

COUNTY RECORDER SEAL: [Signature]

NORTH CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND)

SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
201 WEST COTTAGE AVENUE  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

13730

Sec. 36-5-2W Tu-038



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report

**FEBRUARY 25, 2014**

**Project:** Porter's Crossing Town Center Project Entrance Sign & Commercial Monument Sign  
**Applicant:** Pony Express Land Development (Agent – Trevor Hull)  
**Type of Action:** Action Item; Public Hearing; Recommendation to the City Council

---

**Note:** This item was continued from the last meeting and the applicant was unable to submit the revised exhibits prior to the packet submittal deadline. The applicant stated that the revised exhibits will be available by the meeting date.

**PROPOSAL**

Neighborhoods throughout the Ranches have “community entrance signs” along Pony Express Parkway, Ranches Parkway, and SR73 (The Ranches, SilverLake, Red Hawk Ranch, Ruby Valley, etc.). These Signs are approved under the following guidelines and according to the following process found in the City Code:

**17.80.110 Community entrance signs.**

*Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning commission and city council.*

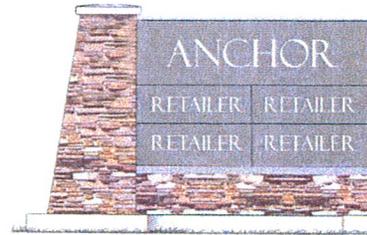
*A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.9); Ord. O-18-2008 § 2 (Exh. A § 16.9); Ord. O-17-2006 § 2 (Exh. 1 § 16.9). Formerly 17.80.100].*

Not all community entrance signs have to be located with the right-of-way. The Planning Commission and City Council have discretion to review the sign dimensions and design for these signs, with no specific restrictions in the code except for safety. A portion of this sign can be considered the “community entrance sign” – the sloping stone wall and the individual aluminum “Porter's Crossing” letters. As you can see in the attached exhibits, each individual letter is approximately 5 feet tall.

The rest of the sign should be considered a combined monument sign for the commercial retail project (Ridley's, Ace, etc.). This sign should comply with the following City standards for combined commercial monument signs:

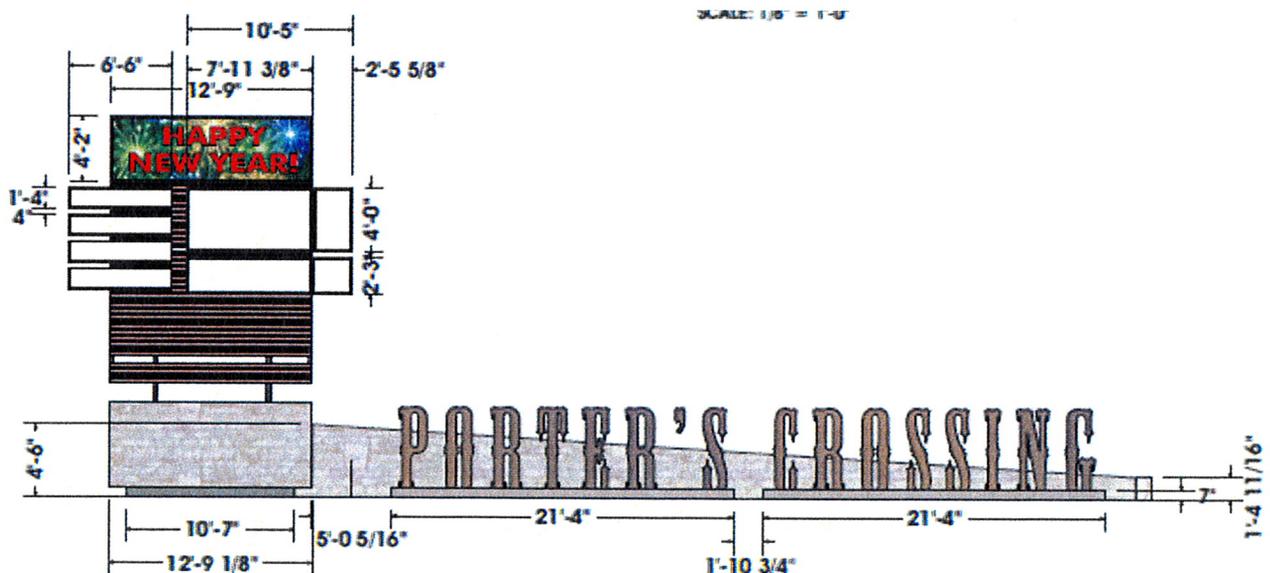
**17.80.070 Permitted signs.**

B. Combined Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone may be required to construct one combined monument sign structure per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.



**Figure 17.80.070(A)**

1. Height. The maximum height of a combined monument sign shall be 10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.



**Electronic Message Centers**

D. Sign Illumination. Permitted signs may have a constant, indirect source of illumination focused on the sign's copy or be internally lit. No animated, flashing, blinking, or moving signs shall be permitted.

*except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code and International Building Code.*

According to this section of Code, the animated electronic message center on the top of the sign is not permitted. You will notice that the School District has electronic message center signs on their buildings, but they are exempt from the City's codes by State Code.

The sign in total is about 23 feet high. This is obviously much higher than the 10-foot maximum height that is in the Code for these types of signs. The Code says that height and size requirements may not be exceeded.

The only other concern is for the "Porter's Crossing" letters. There is a subdivision to the south of this area that is the Porter's Crossing subdivision. This project was clearly approved as the Porter's Crossing Town Center, and should probably be reflected as such so as to not cause any confusion.

### **Motion**

This proposed sign should really be considered two separate signs – one community entrance sign and the other a combined commercial monument sign. While the City Code contains some standards for these signs, it also gives some flexibility to the Planning Commission and City Council. Community entrance signs require Planning Commission and City Council approval, and major variations to the commercial monument sign also require review and approval by these groups.

City Staff recommends that the sign be either tabled or given a recommendation of denial with the following findings:

- Electronic message centers (animated/flashing signs) are not permitted by the City Code.
- The sign exceeds the 10-foot height limit for combined monument signs.

The Planning Commission may choose to recommend approval of the proposed sign with conditions of approval, table the item with specific instructions for necessary changes, or recommend denial of the application with specific reasons for the denial.

### **ATTACHMENTS:**

- Proposed Porter's Crossing project entrance sign and commercial monument sign

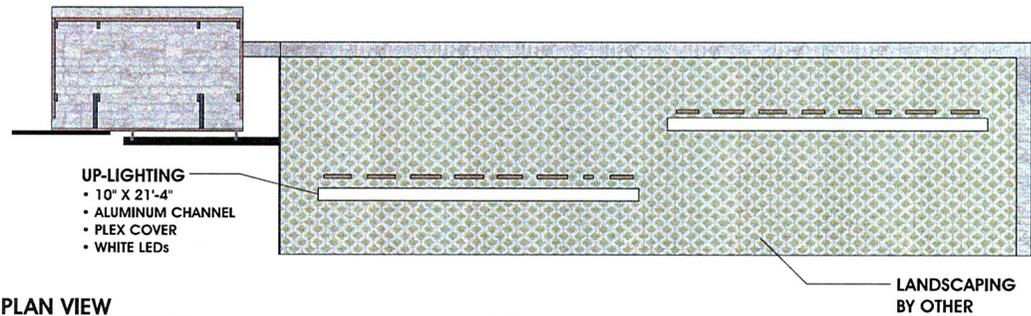
# ILLUMINATED CUSTOM MONUMENT SIGN

MANUFACTURE AND INSTALL  
(1) ILLUMINATED CUSTOM MONUMENT SIGN

(4) FOOTINGS - 2'-6" X 9'-0"

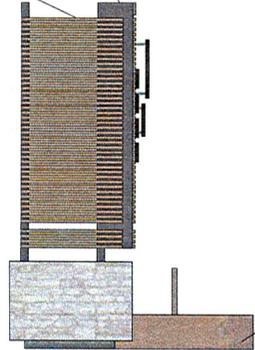
\* ELECTRICAL TO BE AT SIGN LOCATION BY OTHERS

MESSAGE UNIT ELECTRICAL: (1) 30 AMP 120V CIRCUIT  
SIGN ELECTRICAL: (2) 20 AMP 120V CIRCUITS



**VERTICAL SUPPORTS:**  
• 3" X 28" ALUMINUM REC TUBE (TBD)  
• FAUX PAINTED

**SLATS:**  
• 3" X 1/4" STOCK BAR  
• FAUX PAINTED



**ELECTRONIC MESSAGE UNIT:**  
• DAKTRONICS GALAXY 3550  
• 16mm RGB  
• 4'-2" X 12'-8" (64 X 224 PIXEL MATRIX)

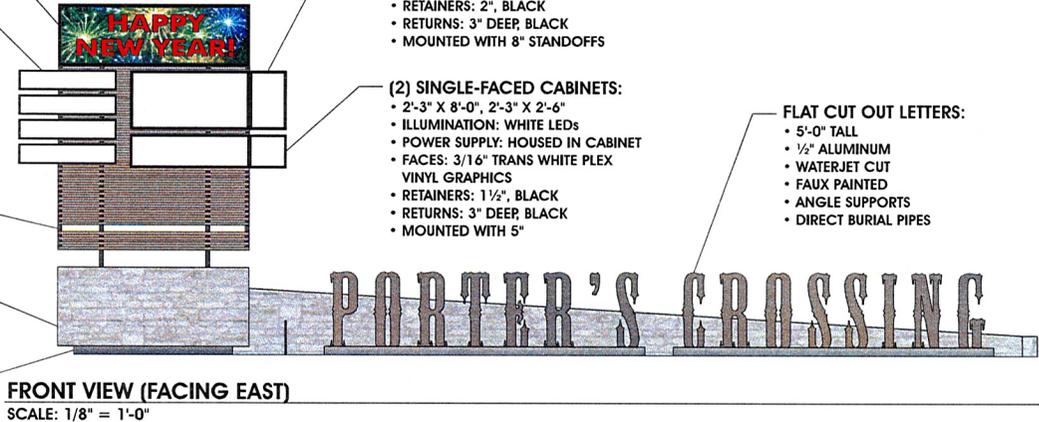
**(4) SINGLE-FACED CABINETS:**  
• 1'-4" X 6'-6"  
• ILLUMINATION: WHITE LEDS  
• POWER SUPPLY: HOUSED IN CABINET  
• FACE: 3/16" TRANS WHITE PLEX VINYL GRAPHICS  
• RETAINER: 1", BLACK  
• RETURNS: 3" DEEP, BLACK  
• FLUSH MOUNTED

**VERTICAL SUPPORTS:**  
• 3" X 6" ALUMINUM REC TUBE (TBD)  
• FAUX PAINTED

**MASONRY**  
• CULTURED STONE VANEER

**EDGE PLATE**  
• 13'-4" X 2'-4" X 1/2" ALUMINUM  
• FAUX PAINTED

**PAD**  
• CONCRETE



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<input type="checkbox"/> CONCEPT	<input type="checkbox"/> DRAWING REVIEW
<input type="checkbox"/> ESTIMATING	<input type="checkbox"/> SURVEY
<input type="checkbox"/> PERMIT/LANDLORD	<input type="checkbox"/> PRODUCTION REVIEW
<input type="checkbox"/> PRODUCTION	

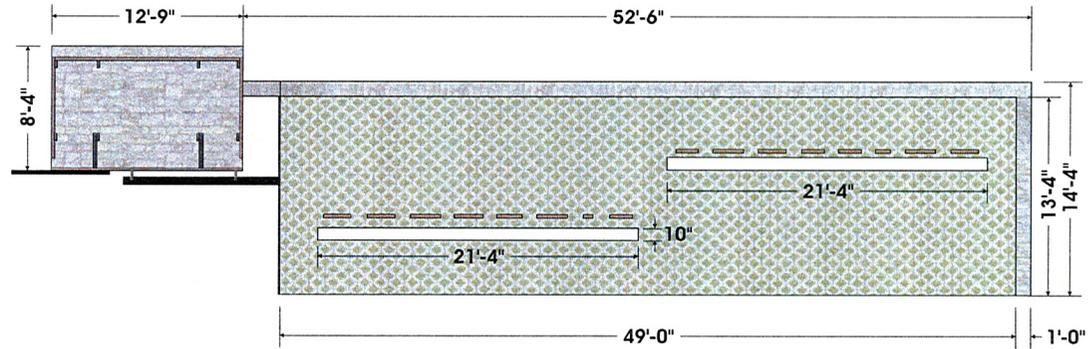
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<input type="checkbox"/> ESTIMATING	<input type="checkbox"/> SURVEY
<input type="checkbox"/> PERMIT/LANDLORD	<input type="checkbox"/> PRODUCTION REVIEW
<input type="checkbox"/> PRODUCTION	

Client: Porter's Crossing  
Address: 3900 East Pony Express Pkwy.  
Eagle Mountain, UT  
File Name: Porter's Crossing - Custom Monument - 1-30-13

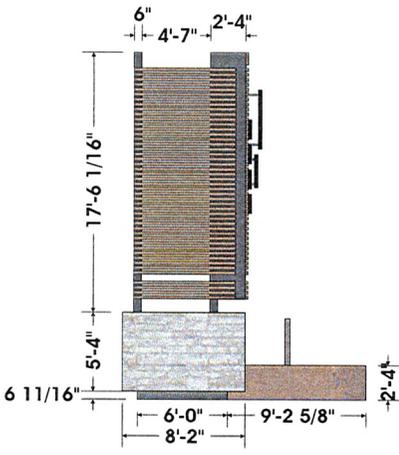
SALES APPROVAL:  
Designer: Jason  
Sales: Cindy

CUSTOMER APPROVAL:

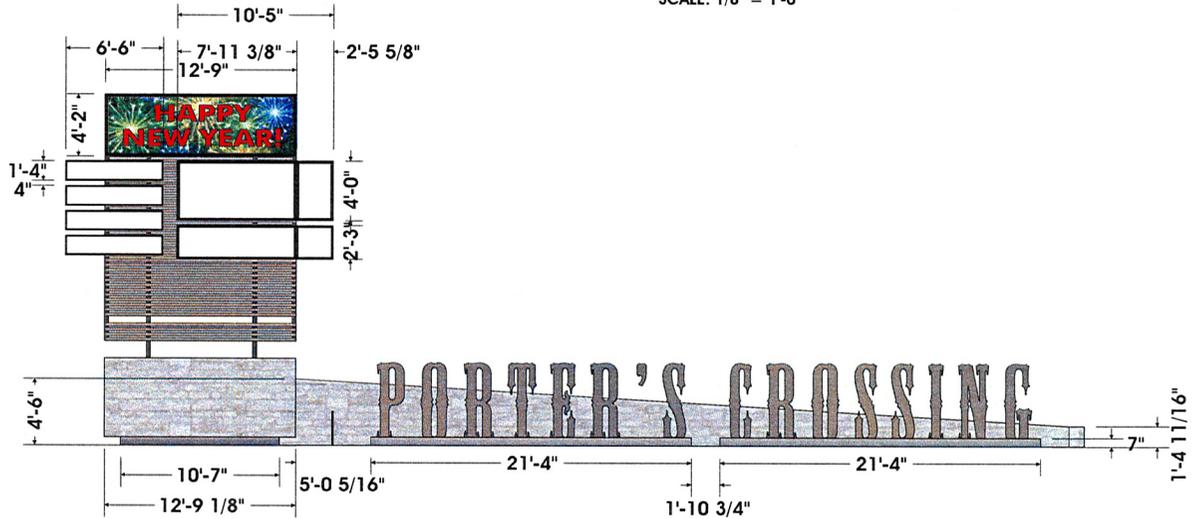




**TOP VIEW**  
SCALE: 1/8" = 1'-0"



**LEFT VIEW**  
SCALE: 1/8" = 1'-0"



**FRONT VIEW (FACING EAST)**  
SCALE: 1/8" = 1'-0"

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<input type="checkbox"/> CONCEPT	<input type="checkbox"/> SURVEY	Client: Porter's Crossing	SALES APPROVAL:	CUSTOMER APPROVAL:
<input type="checkbox"/> ESTIMATING	<input type="checkbox"/> PRODUCTION REVIEW	Address: 3900 East Pony Express Pkwy. Eagle Mountain, UT	Designer: Jason	
<input type="checkbox"/> PERMIT/LANDLORD		File Name: Porter's Crossing - Custom Monument - 1-30-13	Sales: Cindy	
<input type="checkbox"/> PRODUCTION				

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645

OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



# ILLUMINATED CUSTOM MONUMENT SIGN

MANUFACTURE AND INSTALL  
(1) ILLUMINATED CUSTOM MONUMENT SIGN

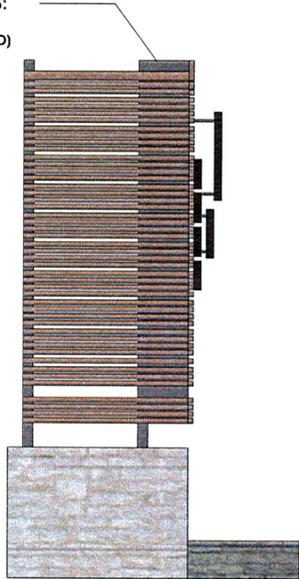
(4) FOOTINGS - 2'-6" X 7'-0"

\* ELECTRICAL TO BE AT SIGN LOCATION BY OTHERS

SIGN ELECTRICAL: (2) 20 AMP 120V CIRCUITS

**VERTICAL SUPPORTS:**

- 3" X 28" ALUMINUM REC TUBE (TBD)
- FAUX PAINTED



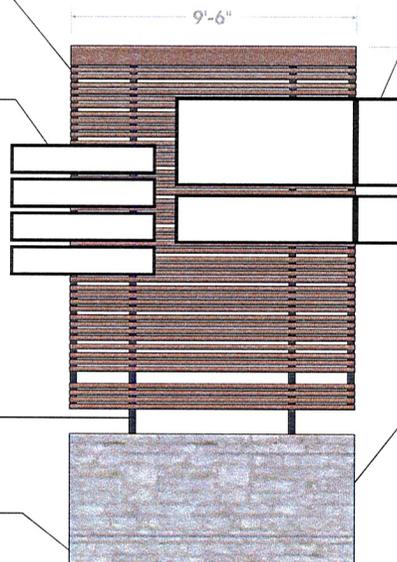
**LEFT VIEW**  
SCALE: 1/4" = 1'-0"

**HORIZONTAL SUPPORTS:**

- 3" X 1/4" ALUMINUM REC TUBE (TBD)
- FAUX PAINTED

**(4) SINGLE-FACED CABINETS:**

- 1'-0" X 4'-10"
- ILLUMINATION: WHITE LEDS
- POWER SUPPLY: HOUSED IN CABINET
- FACE: 3/16" TRANS WHITE PLEX VINYL GRAPHICS
- RETAINER: 1", BLACK
- RETURNS: 3" DEEP, BLACK
- FLUSH MOUNTED



**FRONT VIEW**  
SCALE: 1/4" = 1'-0"

**(2) SINGLE-FACED CABINETS:**

- 3'-0" X 6'-0", 4'-0" X 1'-8"
- ILLUMINATION: WHITE LEDS
- POWER SUPPLY: HOUSED IN CABINET
- FACES: 3/16" TRANS WHITE PLEX VINYL GRAPHICS
- RETAINERS: 1", BLACK
- RETURNS: 3" DEEP, BLACK
- MOUNTED WITH 8" STANDOFFS

**(2) SINGLE-FACED CABINETS:**

- 2'-3" X 6'-0", 2'-3" X 1'-8"
- ILLUMINATION: WHITE LEDS
- POWER SUPPLY: HOUSED IN CABINET
- FACES: 3/16" TRANS WHITE PLEX VINYL GRAPHICS
- RETAINERS: 1", BLACK
- RETURNS: 3" DEEP, BLACK
- MOUNTED WITH 5"

**VERTICAL SUPPORTS:**

- 3" X 6" ALUMINUM REC TUBE (TBD)
- FAUX PAINTED

**MASONRY**

- CULTURED STONE VANEER

**MASONRY**

- CULTURED STONE VANEER



**RIGHT VIEW**  
SCALE: 1/4" = 1'-0"



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- CONCEPT
- ESTIMATING
- PERMIT/LANDLORD
- PRODUCTION

**DRAWING REVIEW**

- SURVEY
- PRODUCTION REVIEW

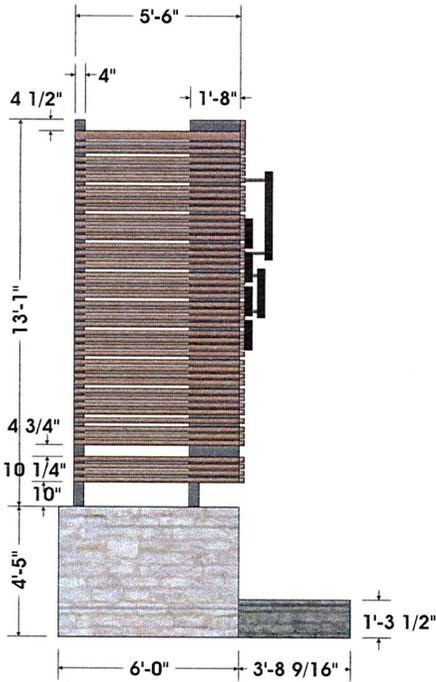
**Client:** Porter's Crossing  
**Address:** 3900 East Pony Express Pkwy.  
Eagle Mountain, UT  
**File Name:** Porter's Crossing - Custom Monument - 1-30-13

**SALES APPROVAL:**

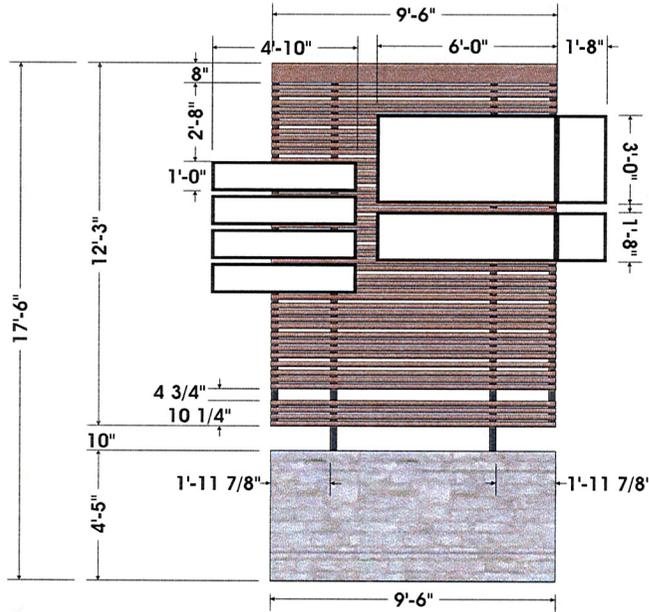
Designer: Jason  
Sales: Cindy

CUSTOMER APPROVAL:

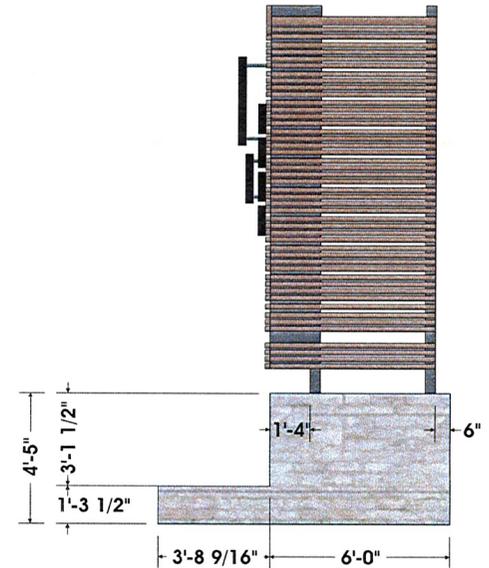




**LEFT VIEW**  
SCALE: 1/4" = 1'-0"



**FRONT VIEW**  
SCALE: 1/4" = 1'-0"



**RIGHT VIEW**  
SCALE: 1/4" = 1'-0"



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 CONCEPT  
 ESTIMATING  
 PERMIT/LANDLORD  
 PRODUCTION

DRAWING REVIEW  
SURVEY  
PRODUCTION REVIEW

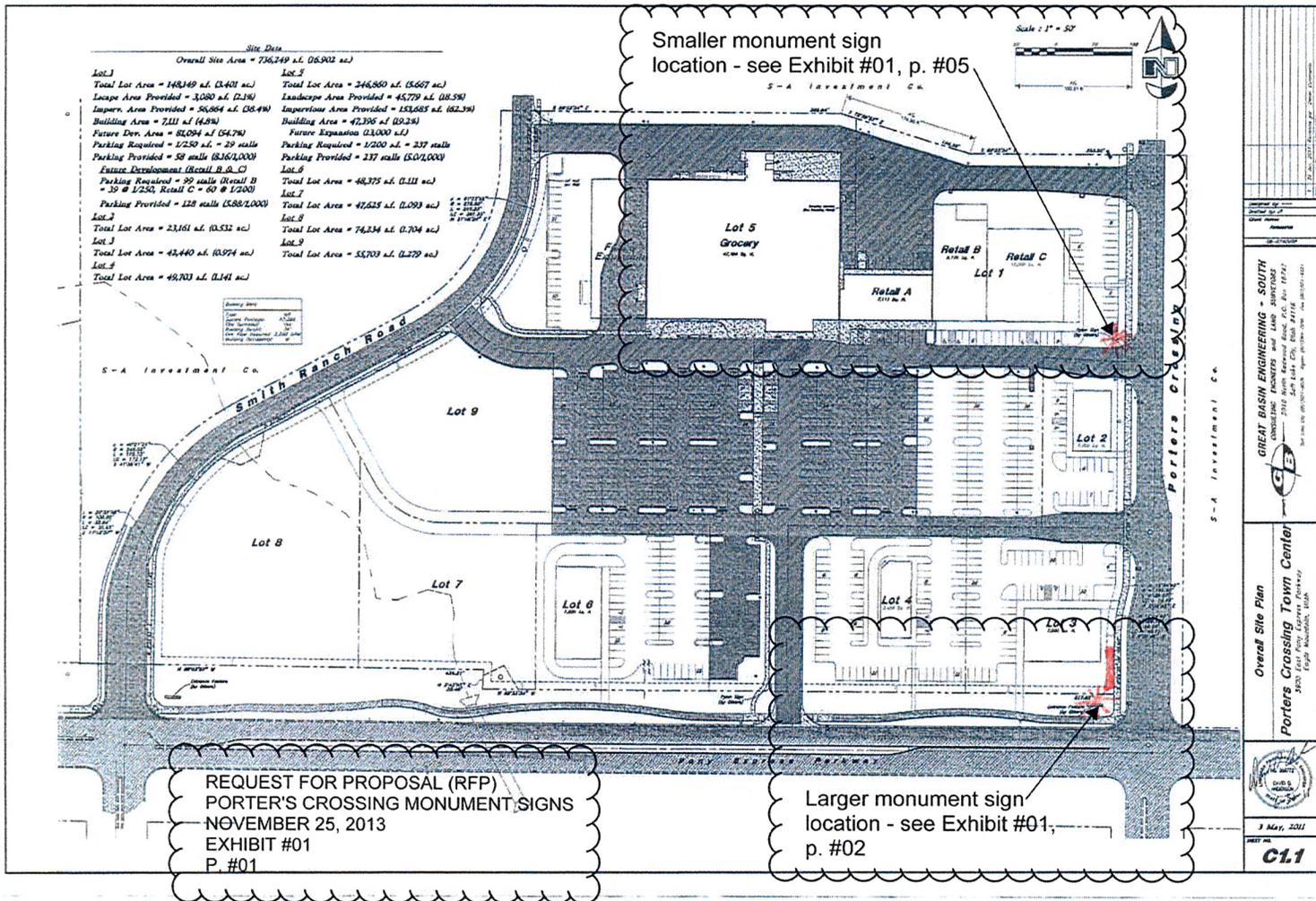
Client: Porter's Crossing  
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Eagle Mountain, UT

SALES APPROVAL:  
Designer: Jason  
Sales: Cindy

File Name: Porter's Crossing - Custom Monument - 1-30-13

CUSTOMER APPROVAL:





Scale: 1" = 50'

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**Overall Site Plan  
Porter's Crossing Town Center**  
3 May, 2013

**C1.1**

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