



ENT 102399:2015 PG 1 of 3
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2015 Nov 12 1:44 pm FEE 0.00 BY SW
 RECORDED FOR EAGLE MOUNTAIN CITY



FINAL PLAT NOTICE OF DECISION SilverLake 14

The Eagle Mountain City Development Review Committee hereby **conditionally approves** the final plat application for the following project:

Project Name: SilverLake 14

Applicant: Flagship Homes (Nate Hutchinson)

Project Description: (Subdivision plat map attached)

Legal Description:

LAND USE	
TOTAL ACREAGE:	20.92 acres
TOTAL ACREAGE IN LOTS:	4.16 acres
TOTAL OPEN SPACE:	14.11 acres
DEDICATED OPEN SPACE	12.82 acres
TOWNHOME/CLUSTER OPEN SPACE:	1.29 acres
TOWNHOME LOTS:	48 LOTS
CLUSTER LOTS:	12 LOTS
SINGLE FAMILY LOTS:	9 LOTS
TOTAL # OF LOTS:	69 LOTS
AVE. SINGLE FAMILY LOT:	5,039 SF
LARGEST SINGLE FAMILY LOT:	5,795 SF
SMALLEST SINGLE FAMILY LOT:	4,945 SF
SMALLEST CLUSTER LOT:	3,150 SF
OVERALL DENSITY:	3.3 UNITS PER ACRE
UNIT DENSITY:	8.52 UNITS PER ACRE
(EXCLUDING DEDICATED OPEN SPACE)	

BOUNDARY DESCRIPTION

Beginning at East Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°36'03" West 1084.52 feet along the section line; thence West 448.36 feet; thence North 70°43'23" West 99.62 feet; thence North 55°34'17" West 387.76 feet; thence North 37°50'21" West 89.46 feet; thence North 05°03'37" East 377.28 feet; thence Northerly 146.02 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 34°51'32" the cord of which bears North 12°22'09" West 143.77 feet; thence Northerly 17.73 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 40°38'03" the cord of which bears North 09°28'53" West 17.36 feet; thence Northerly 21.08 feet along the arc of a 75.00 foot radius curve to the left, through a central angle of 16°06'08" the cord of which bears North 02°47'04" East 21.01 feet; thence Northerly 19.90 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 45°36'15" the cord of which bears North 17°32'08" East 19.38 feet; thence Northeasterly 147.77 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 35°16'38" the cord of which bears North 22°41'56" East 145.45 feet; thence South 84°57'05" East 88.07 feet; thence North 05°02'55" East 16.65 feet; thence South 85°02'46" East 392.59 feet; thence North 04°49'19" East 15.26 feet; thence South 85°16'06" East 169.75 feet; thence South 05°02'55" West 37.88 feet; thence South 84°57'05" East; thence North 05°03'23" East 100.09' →
 337.85 feet; thence North 00°40'22" East 130.63 feet; thence North 02°43'28" West 156.15 feet; thence North 89°44'32" East 96.06 feet; thence South 00°08'18" 498.48 feet along the section line to the point of beginning. ↓ WEST

Parcel contains: 20.92 acres more or less.

This approval is based on compliance with the following conditions, which are binding on the property owner and any subsequent purchaser of the property:

DEVELOPER CONDITIONS

1. The community park area shall be graded to be appropriate for future park development (to the satisfaction of the City Engineer).
2. A park fee-in-lieu payment of \$249.95 will be collected with each building permit through the end of the year. By January 15, 2016, Developer must pay (to the City Recorder's Office) the difference between the total amount collected for the new SilverLake plats (8 – 14) in 2015 and \$47,500.
3. Community Improvements Escrow Fee of \$16,200 (\$2,000 x 8.1 buildable acres) must be paid to the City Recorder's Office prior to recording the subdivision plat.
4. The clubhouse must be completed prior to issuing any certificates of occupancy for any residential unit.

REQUIRED SUBDIVISION PLAT NOTES

1. The park improvements shown on the approved landscape plan for this subdivision shall be fully improved prior to the issuance of the 30th building permit (40% of the phase).
2. The home exteriors shall contain masonry materials, including stone, brick, and fiber cement siding such as hardy board or similar product. Stucco shall not exceed 25% of any front elevation and elevation facing a public street. These masonry materials shall wrap onto side exteriors a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted.
3. All exterior lighting must comply with EMMC Chapter 17.56 Outdoor Lighting Standards.
4. Privacy fencing facing Woodhaven Boulevard must be consistent in look, materials, color, and construction with the Ranches fencing along SilverLake Parkway.
5. Open space dedicated to Eagle Mountain City and maintained by the HOA (community park area to be maintained by Eagle Mountain City).


This approval will expire on October 26, 2016 if the subdivision plat has not been recorded with the Utah County Recorder's Office. An extension of time must be requested in writing and received by the Planning Department prior to the expiration date. **The City does not send reminder notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.**

The City may require specific performance 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 these conditions of approval.

The City may "call" a guarantee (bond) to complete the required improvements, if necessary. In this case, all vested rights for the project shall be void.

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.

EAGLE MOUNTAIN CITY

By: 
Steve Mumford, AICP
Planning Director

Date: October 26, 2015

