

**DEVELOPMENT AGREEMENT FOR ANTELOPE'S EDGE SUBDIVISION  
LOCATED AT APPROXIMATELY 1900 SOUTH 1000 WEST, SYRACUSE, UTAH**

This Development Agreement ("Agreement") is made and entered into as of this 12<sup>TH</sup>  
day of MAY, 2021, by and between Antelope's Edge, LLC (the "Developer"),  
and Syracuse City, a municipality and political subdivision of the State of Utah (the "City").

**RECITALS:**

A. The Developer owns approximately 3.08 acres of property located at approximately 1900 South 1000 West in Syracuse, Davis County, Utah (parcel ID number 12-079-0116), as more particularly described in Exhibit A, which is attached hereto and by this reference made a part hereof (the "Property"), proposed to be located in a Planned Residential Development (PRD) Zone, and for which the Developer, through an application initially submitted on February 5, 2021, and completed on March 11, 2021, has proposed development (the "Project") and presented a Development Plan (the "Development Plan"), which is attached hereto as Exhibit B and incorporated by this reference.

B. City code requires the execution of a Development Agreement between the Developer and the City prior to zone change, in order to facilitate orderly development.

C. The request for development was accompanied by a requested zone change, upon which this agreement and the eligibility for preliminary plat will be wholly contingent.

D. The Parties acknowledge that the level of density accomplished in the Project would not be possible without the zone change and the promised quality of product and theme.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

2. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. Notwithstanding this section, the development application shall be consistent with the themes and plan established by this Agreement, unless the City Council first approves such deviations, which shall serve as an amendment to this Agreement.

✱

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council. The Development Plan includes a site plan, landscape plan and architectural theme/elevations/floor plans, is attached to this Agreement as Exhibit B and is incorporated by this reference. Unless specifically excepted by the Agreement, the Syracuse Municipal Code applies to all aspects of the Project, even if the development plan is inconsistent with those codes.

4. **Development Theme.** The Developer has submitted themes proposed to govern the homes to be constructed within the subdivision in the Development Plan (Exhibit B). The Parties agree that the elevations provided are attached as concepts and illustrative themes only and may not comply with all City zoning and building requirements. The Parties acknowledge and agree that, notwithstanding the elevations' inclusion in this Agreement, before any homes are built in the Project, the home plans, elevations and designs must be approved by the City and must comply with all applicable City ordinances, codes and other requirements.

5. **Architectural Thematic Elements.** Notwithstanding any other provision of this Agreement, Developer shall strictly comply with the following requirements related to architectural thematic elements in the Project:

- a) All units abutting 1000 West shall have front entrances that face 1000 West, with sidewalks between the front door and sidewalk;
- b) The City's brick, rock or stone options identified in Section 10.30.020 of the Syracuse Municipal Code shall be limited in this Project to Option 1 or Option 2. The Developer has chosen to not utilize Option 3 in this subdivision.
- c) Modern exterior lights shall be utilized for 100% of the units
- d) Modern window mullions/muntin shall be utilized for 100% of units as shown in the attached elevations.
- e) Modern front doors shall be utilized for 100% of units
- f) Modern entryway windows adjacent to doors shall be utilized for 100% of units
- g) Front porches with a minimum six feet in width by three and one-half feet deep (6' wide x 3.5' deep) shall be utilized for 100% of units
- h) Floorplans with at least two-thousand square feet (2,000 sq. ft) of living space shall be required in 100% of units
- i) Two stories are required for 100% of units
- j) Metal awning shall be utilized in at least 50% of units
- k) In order to provide variety and aesthetic improvements to the subdivision, specific themes as provided by Developer in the Development Plan shall be utilized, in the following proportions:
  - a. Mountain Modern – 33% of project (8 units) – includes black brick or light stone, hardie panels with easy trim or stucco with large control joints, deep earth tones with wood accents, asymmetrical rooflines, metal awnings, and black metal modern lights
  - b. Prairie – 33% of project (8 units) – includes seamless design and muted tones, no white trim; tumbled or warm brick; and hip roofs

- c. **Cubist** – 33% of project (8 units) – includes square elements, metal awnings, seamless color, gable roofline, muted tones, light stone, and stucco with large expansion joints or hardie panels with easy trim.

6. **Landscaping.** The Developer shall landscape and improve all open spaces around or adjacent to building lots, as well as common spaces. Developer agrees to the installation of street trees along 1000 West, in accordance with municipal standards and ordinances.

7. **Amenities.** The Developer shall install the amenities indicated on the Development Plan, specifically including a minimum of the following:

- 7.1. One (1) pickleball court (with removable net system, per Fire Department);
- 7.2. One (1) half-court basketball court (key and standard only, as per plans);
- 7.3. Two (2) shuffleboard courts;
- 7.4. One (1) picnic arbor with at least one (1) table and one (1) barbeque grill;
- 7.5. One (1) playground area “tot lot;”
- 7.6. Three (3) plazas with overhead string lighting; and
- 7.7. Three (3) shady bench seating areas.

Once installed, the maintenance of the amenities shall be the sole responsibility of the applicable homeowner’s association.

8. **Minimum Lot Standards.** All lots designed for this Project meet or exceed the standards set forth in City Code.

- 8.1. **Density.** The lots in the Project represent a net density of 7.8 units per acre. The maximum number of lots in the Project is 24.
- 8.2. **Common Space.** The project contains at least 20% of common spaces which are generally contiguous and meet all other applicable standards of the City Code and PRD Zone.
- 8.3. **Building Height.** Buildings built within the Project shall be two stories, but no more than 35 feet in height.
- 8.4. **Layout, Circulation and Connectivity.** The layout of the Project as shown in the Preliminary Plat, attached hereto as Exhibit C and incorporated by reference, is approved by the City.

9. **Homeowner Association.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private homeowner’s association. The association shall either be created for this Property, or it shall be absorbed by another Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the homeowner’s association. The City shall have no maintenance responsibility in relation to the property owned by the homeowner association and shall only plow and maintain public roads that are designated as public on the plat.

10. **Onsite Improvements.** At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of requisite water shares for secondary watering, sufficient for the development of the Project in accordance with City Code.

- 10.1. The Developer agrees, and the final plat shall indicate, that no objects or structures shall be placed permanently within or attached to the ground within the turnaround areas designated for fire department access.
- 10.2. The Developer shall be responsible to maintain fire lane signage and markings on the pavement during development, and the HOA shall be required to accept the transfer of maintenance responsibilities once the HOA is established.
- 10.3. All utilities and lines on the Property are private and shall be maintained by either the private property owners or the HOA, as they may agree. All plans and plats shall indicate that the City's maintenance responsibility terminates at the following locations:
  - 10.3.1. Storm Drain: At the connection to the existing catch basin in 1000 West Street.
  - 10.3.2. Sewer: At the manhole connecting to the City's existing main in 1920 South Street.
  - 10.3.3. Culinary Water: At the valve connecting to the City's existing main in 1000 West Street.
  - 10.3.4. Secondary Water: At the meter in the parkstrip.
- 10.4. Basements may only be permitted with the installation of land drains.
- 10.5. It is anticipated that the Developer shall be required to cut into 1000 West in order to connect utilities to the City's system. 1000 West shall be repaired in accordance with City's Standards and Specifications with four inch (4") thick asphalt and the existing chip seal shall be replaced with Type A Utelight chip and fog seal.
- 10.6. The Developer shall replace the existing precast concrete wall and landscaping that is impacted when the Developer ties into the City's sewer line.
- 10.7. Culinary Water:
  - 10.7.1. The Developer shall meet or exceed the minimum culinary water requirements set forth in the Utah Division of Drinking Water R309-105 and Syracuse City Engineering Standards and Specifications.
  - 10.7.2. R309-105-0 (Minimum Water Pressure) governs minimum water pressure and sets the minimum peak day demand requirement for this Project at 40 psi. The City's mainline pressure at ground level during peak day demand is 52 psi. As a result, any construction exceeding two stories will not meet the 40 psi minimum peak day pressure requirements. Any building that does not meet the 40 psi minimum peak day demand will require a means to increase the water pressure, and any higher pressure zone created by this Project shall be accompanied by a backflow preventer to protect the integrity and water quality of the City's culinary system. The backflow preventer shall be installed and maintained as set forth in R309-105-12 (Cross-Connection Control).
  - 10.7.3. Two connections to the City's culinary system are required for this Project. The north connection shall have a tee cut in and three valves installed.

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11. **Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

12. **Vested Rights.** The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement. Notwithstanding this section, the development application shall not be inconsistent with the themes and plan established by this Agreement, without prior City Council approval of that application, which shall serve as an amendment to this Agreement.

13. **Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

14. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

15. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

16. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

**To Developer:**

Antelope's Edge, LLC  
Attn: Josh Hughes  
1789 S. Mills Lane  
Syracuse, UT 84075

**To the City:**

Syracuse City Attorney  
1979 West 1900 South  
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager  
1979 West 1900 South  
Syracuse, UT 84075

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

17. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

18. **General Terms and Conditions.**

18.1. **Termination.** The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing, including a resolution by the Council agreeing to the termination.

18.2. **Default & Limited Remedies.** If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy -

such default or breach within sixty (60) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

18.3. Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

18.4. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes or the approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.

18.5. Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

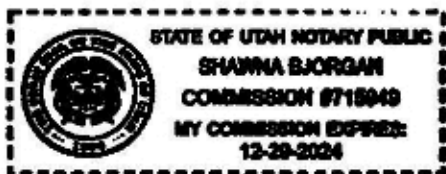
18.6. No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

18.7. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

ANTELOPE'S EDGE, LLC

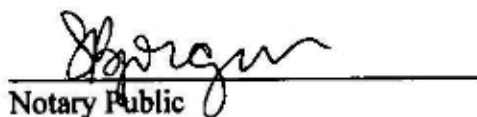
By:



  
Joshua E. Hughes, Managing Member

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

On this 12 day of Wednesday, May, 2021, personally appeared before me Joshua E. Hughes, the authorized signer and trustee of Antelope's Edge, LLC, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

  
Notary Public

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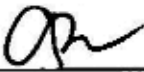


**SYRACUSE CITY**

By   
Mike Gailey, Mayor



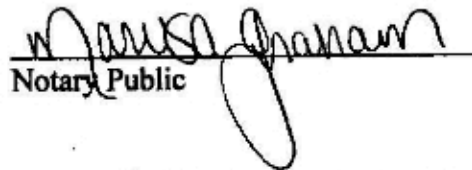
Attest:



Cassie Z. Brown, MMC  
City Recorder

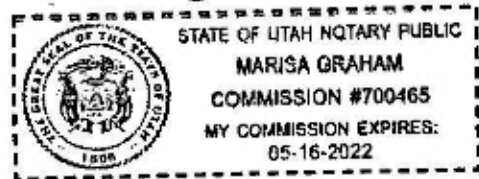
STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

On this 19 day of October, 2020, personally appeared before me Mayor Mike Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

  
Notary Public

Approved as to Form:

  
Paul H. Roberts  
City Attorney



st

**EXHIBIT A**

**BOUNDARY DESCRIPTION**

**BEG AT A PT 33.00 FT E & 654.43 FT S FR THE NW COR SEC 14-T4N-R2W, SLM; &  
RUN TH S 0°09'08" W 621.85 FT ALG THE E LINE OF A STR; TH S 89°59'35" E 217.00  
FT; TH N 00°09'08" E 621.88 FT & W 217.00 FT TO BEG.**

**CONTAINING 3.081 ACRES MORE OR LESS**

**EXHIBIT B**

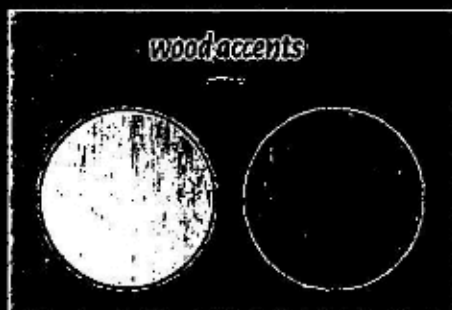
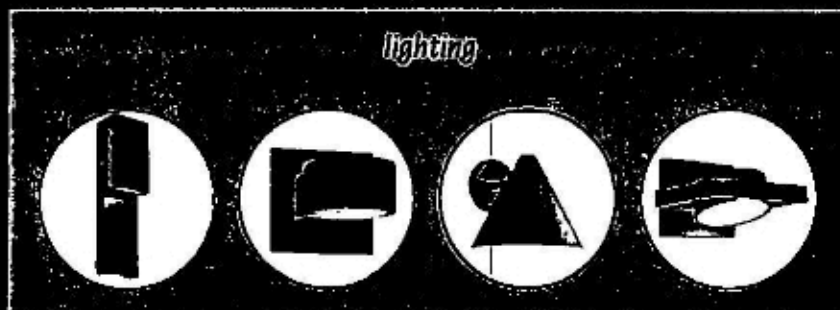
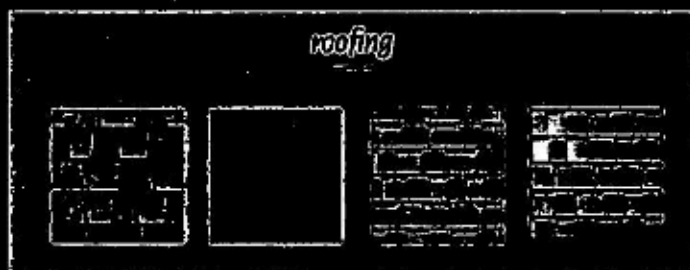
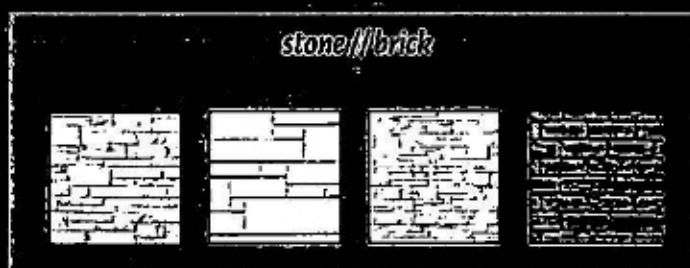
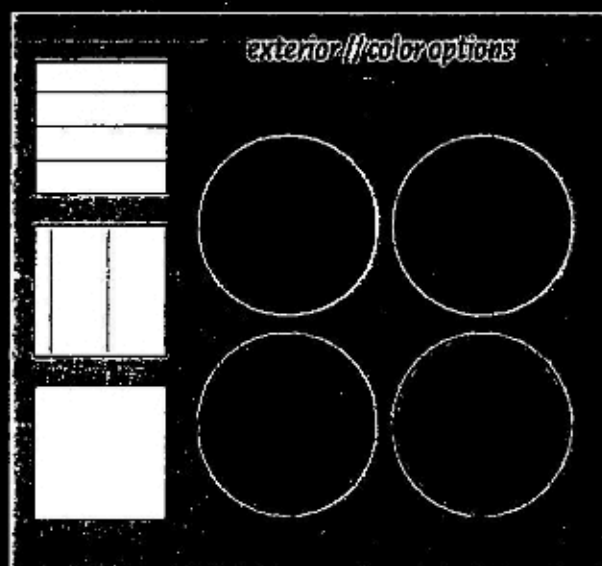
**Development Plan**

**Including: Site Plan, Landscaping Plan, and Architectural Theme/Elevations/Floor Plans**

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# MOUNTAIN MODERN

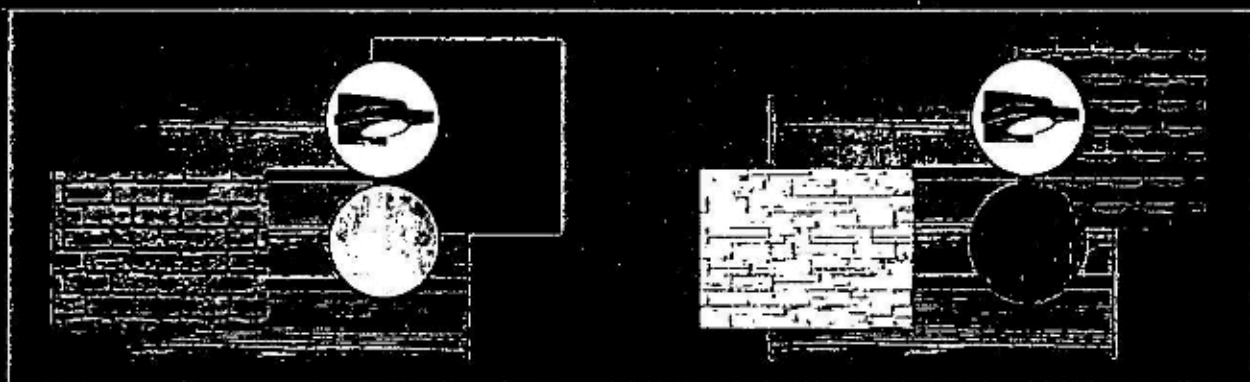
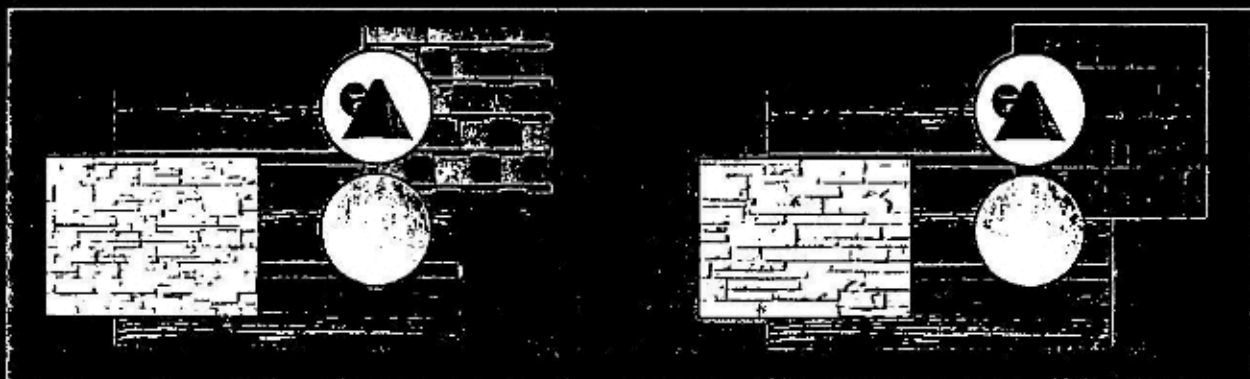
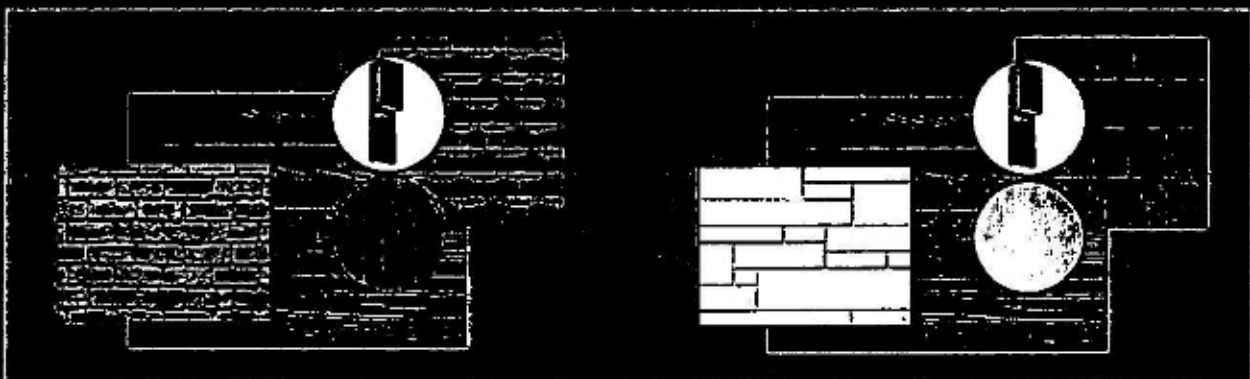
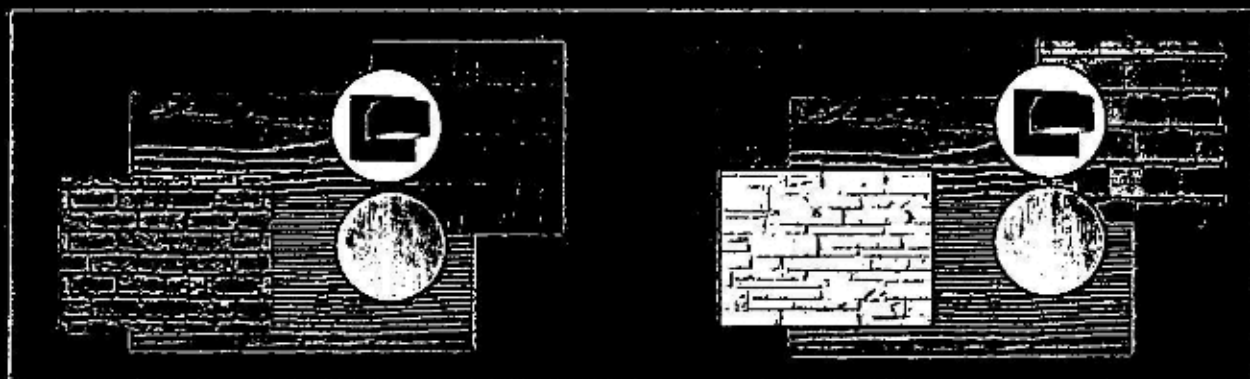
development theme // exterior elements



!!! The elevations, images, materials, fixtures, etc. are representative of the final product, but are not necessarily exact or final and may be subject to design modifications. Some items and materials may represent optional customer upgrades.

# MOUNTAIN MODERN

*sample blends*



The elevations, scopes, materials, fixtures, etc. are representative of the final product, but are not necessarily exact or final and may be subject to design modifications. Some items and materials may represent optional customer upgrades.

# MOUNTAIN MODERN

inspiration

*black  
brick*



*door style*



*deep earth  
tones with  
wood accents*



*hardie panels  
with eave trim*

*staves of large  
corner joints*



*metal eavings  
& light  
bars*

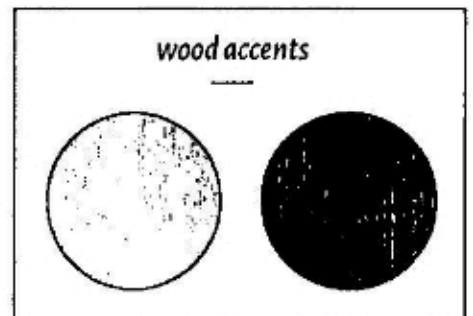
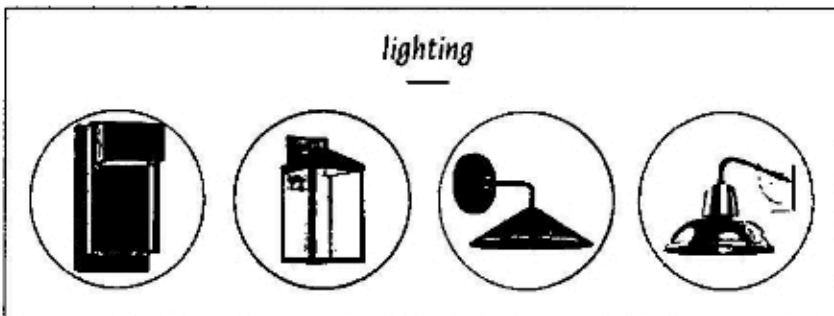
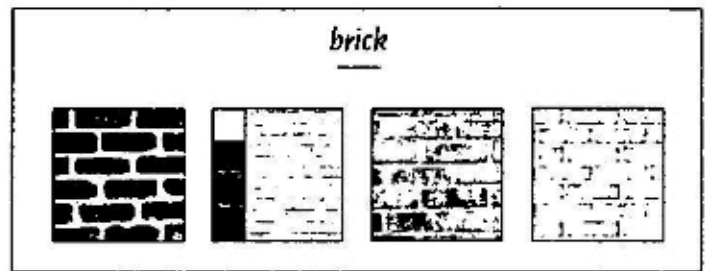
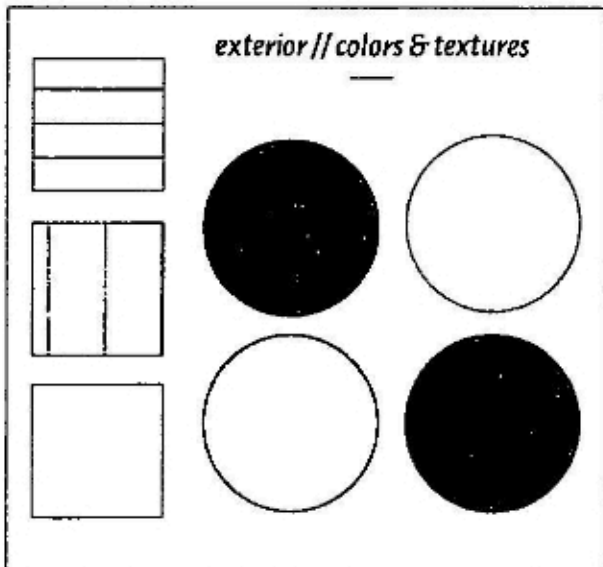
*asymmetrical  
roofline*



The elevations, finishes, materials, fixtures, etc. are representative of the final product, but are not necessarily exact or final and may be subject to design modifications. Some items and materials may represent optional customer upgrades.

# PRAIRIE

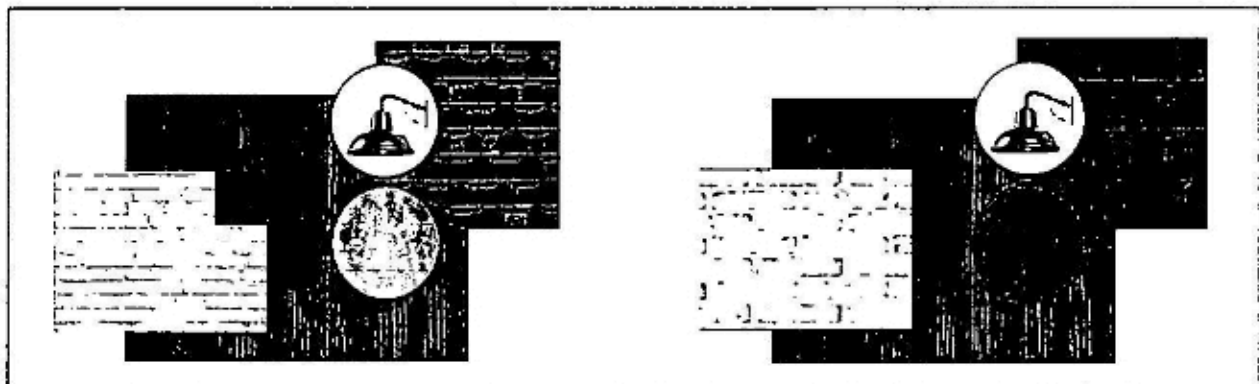
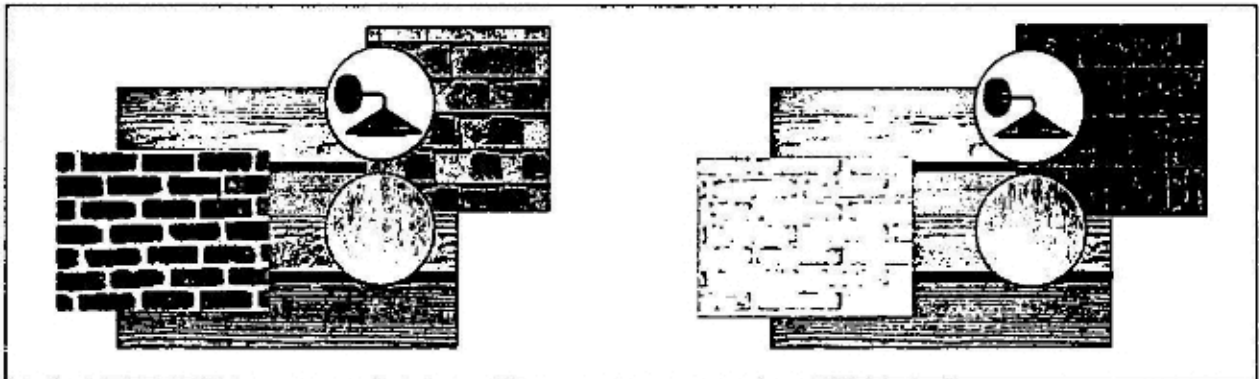
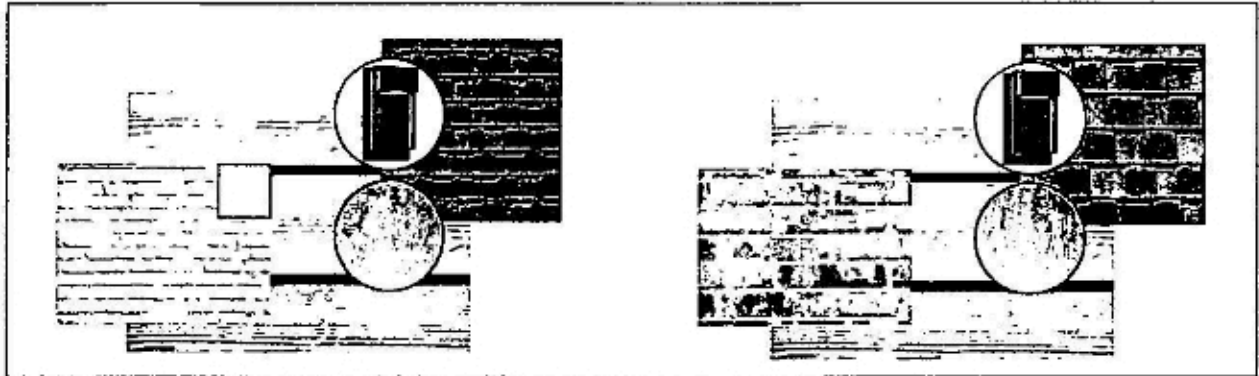
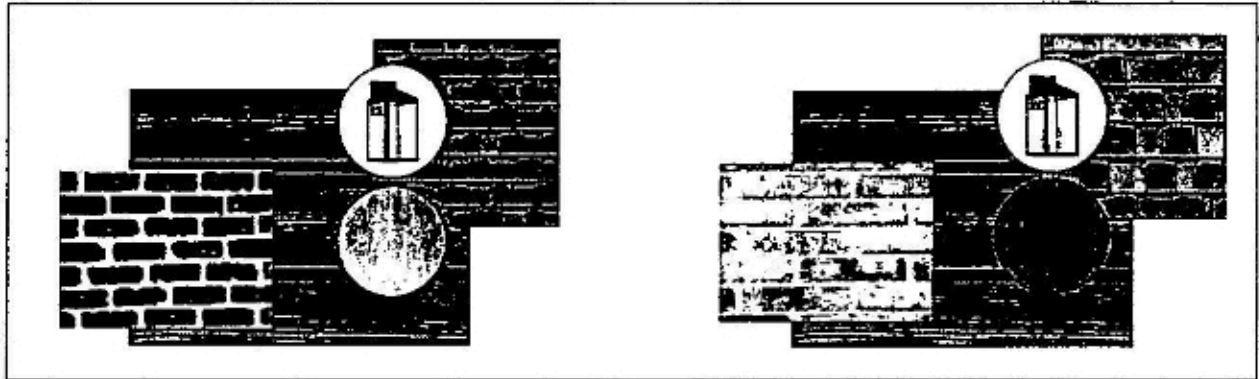
development theme // exterior elements



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# PRAIRIE

*sample blends*

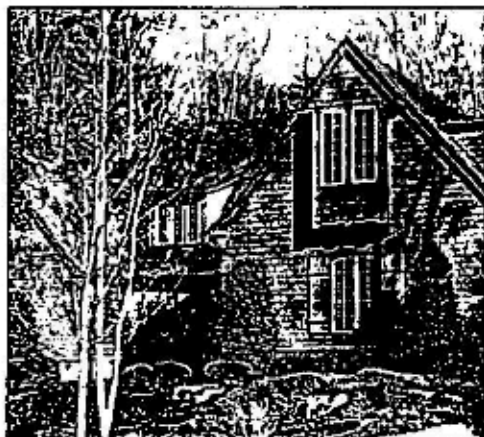


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# PRAIRIE

*inspiration*

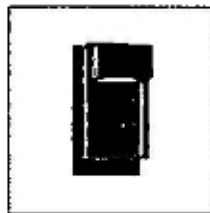
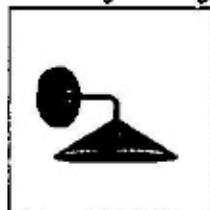


*no white trim*



*seamless design  
& muted tones*

*lighting*



*painted brick*



*tumbled  
brick*

*hip roof line*

*warm  
brick*



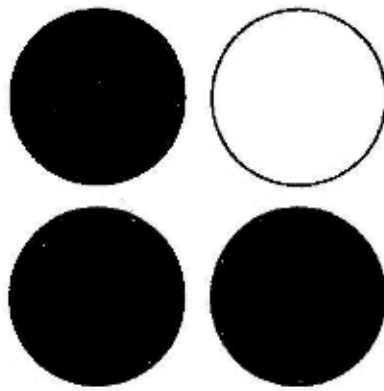
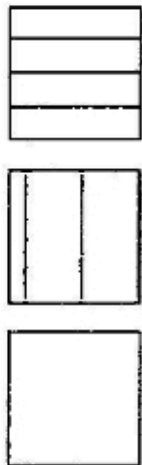
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# CUBIST

development theme // exterior elements



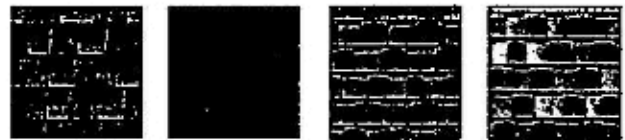
## exterior // colors & textures



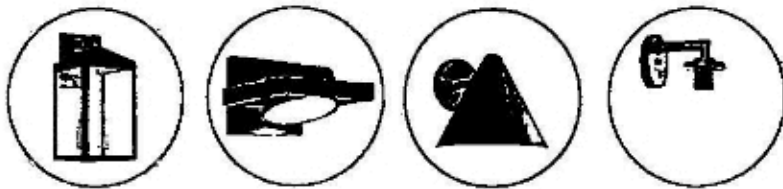
## brick // stone



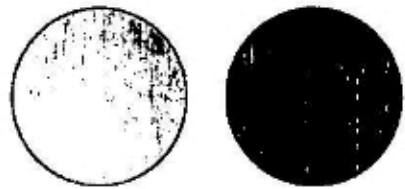
## roofing



## lighting



## wood accents

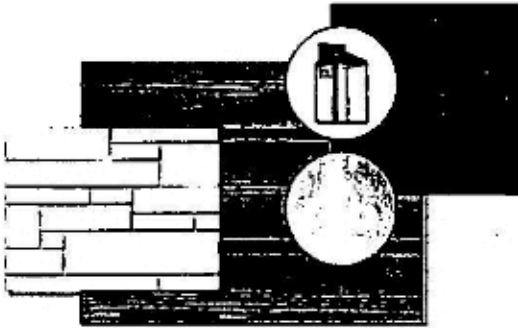
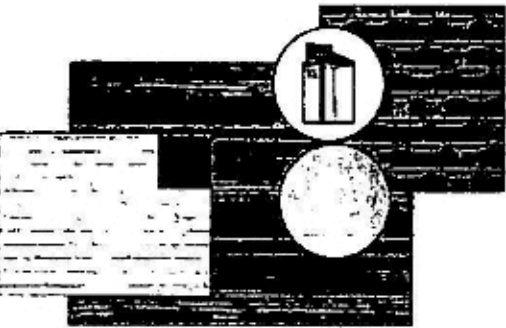
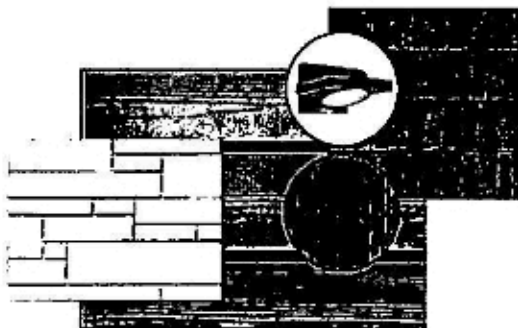
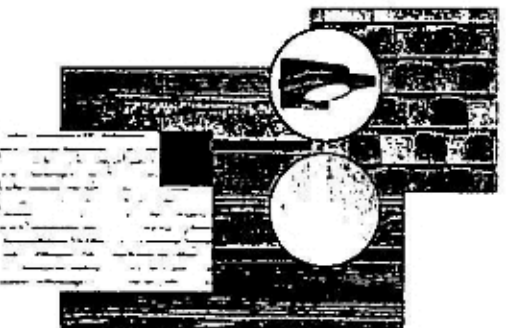
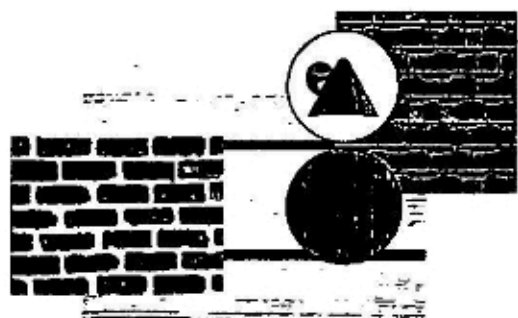
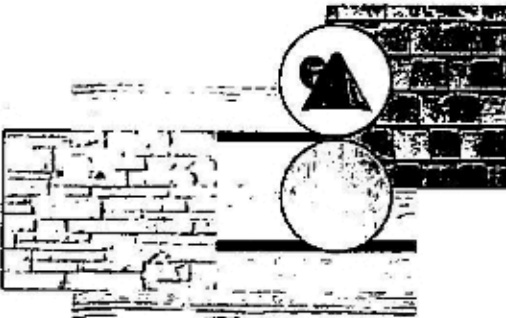
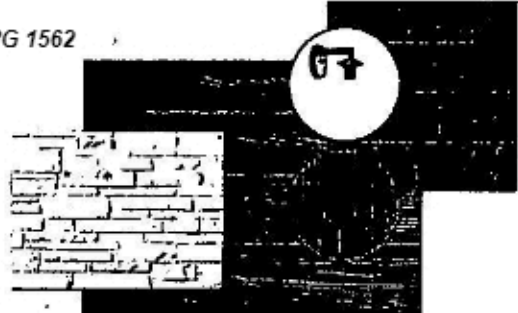
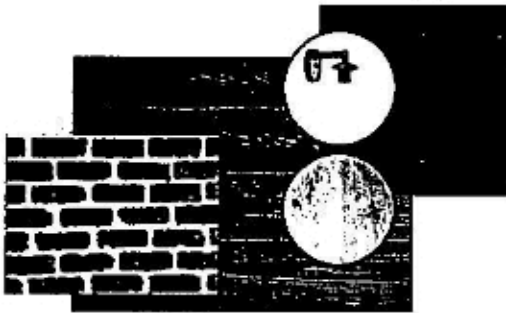


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# CUBIST

sample blends

3432526  
BK 7878 PG 1562



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# CUBIST

*Inspiration*



*square elements*

3432526  
BK 7878 PG 1563

*metal awnings*



*seamless color*

*gable roofline*



*muted tones*



*light stone*

*stucco with  
large expansion  
joints*





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M DESIGN, INC.  
1400 S. LINDSAY AVENUE, SUITE 200  
SLOANVILLE, UTAH 84058  
PH: 435.733.1100

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PROJECT NAME:  
HUGHES UNIT 2

LOCATION INFO:  
CITY:  
STATE:  
SUBNAME:  
SUBNAME:  
CITY:  
CITYNAME:  
STATE:  
UTAH

CLIENT NAME:  
MR. AND MRS.  
CLIENT

PLAN NAME:  
PLANNAME

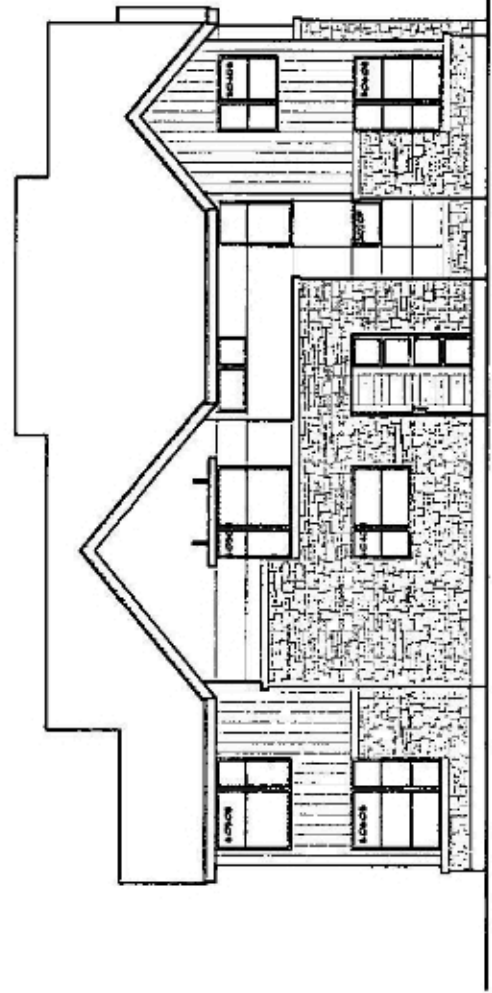
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XXXXXXXXXX  
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XXXXXXXXXX

FRONT  
REAR  
ELEVATIONS

A2|1

PAGE 4 OF 23



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



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PH: 435.739.1111

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SUBDIVISION  
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UTAH

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CLIENT

**PLAN NAME:**  
PLAN/NAME

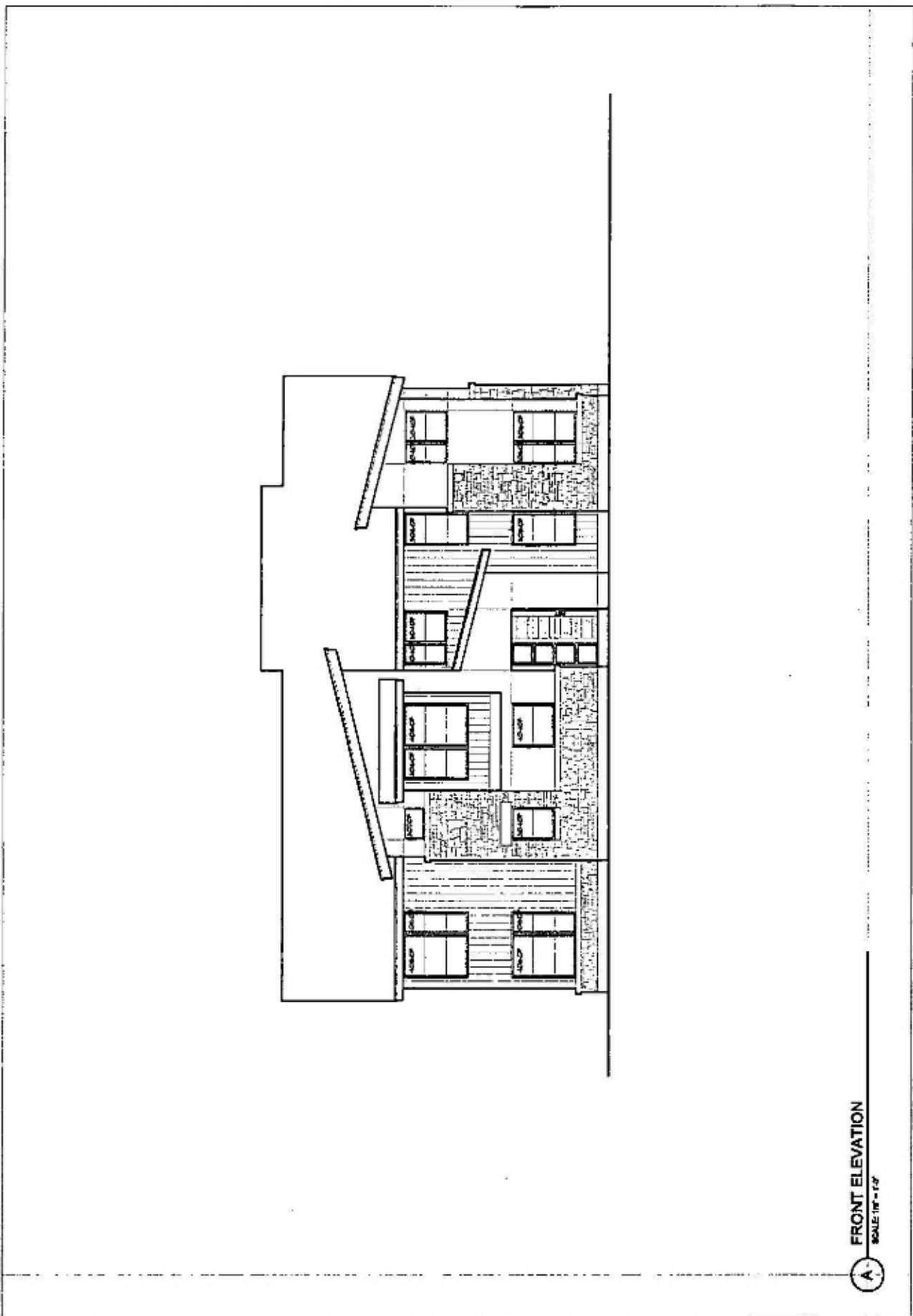
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**FRONT  
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**A2 | 1**

**PAGE 4 OF 23**



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



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CANTON, UTAH 84010  
409.833.8000

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SUBNAME  
CITY  
CITYNAME  
STATE  
UTAH

CLIENT NAME:  
MR. AND MRS.  
CLIENT

PLAN NAME:  
PLANNAME

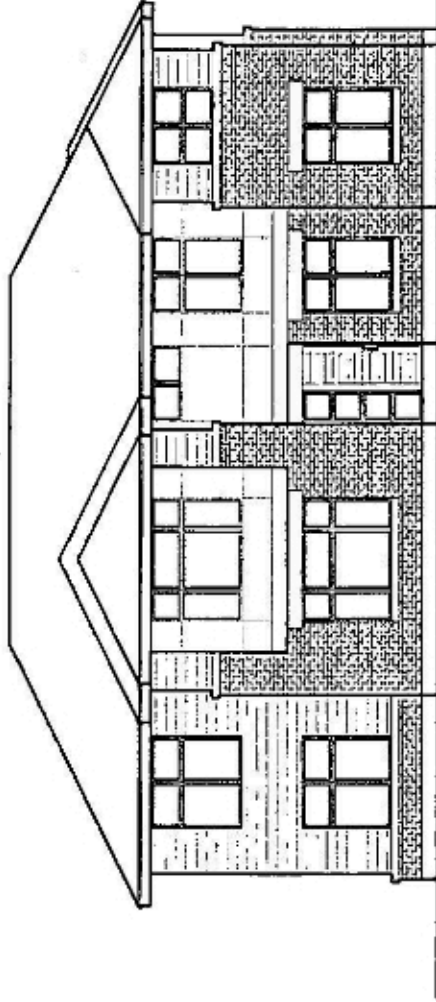
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XXXXXXXXXX  
XXXXXXXXXX

FRONT  
REAR  
ELEVATIONS

A2|1

PAGE 4 OF 23



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"





1528 S LINDEN HILLS DR. #208  
SALT LAKE CITY, UT 84119

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CITY  
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UTAH

CLIENT NAME:  
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CLIENT

PLAN NAME:  
PLANNING

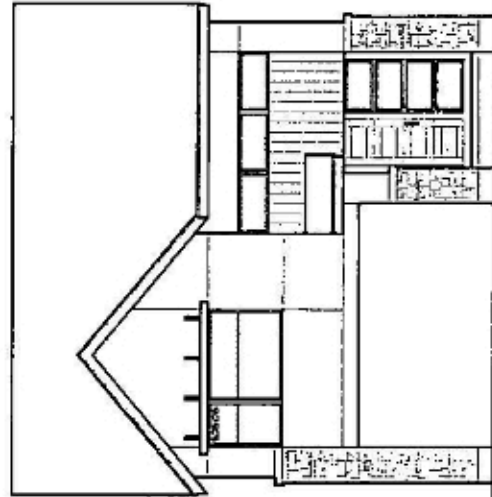
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REAR  
ELEVATIONS

A2 | 1

PAGE 4 OF 23



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

A





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M & L DESIGN BLDG OR 430  
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101  
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SUBURBAN  
CITY  
CITYNAME  
STATE  
UTAH

**CLIENT NAME:**  
MR. AND MRS.  
CLIENT

**PLAN NAME:**  
PLANNAME

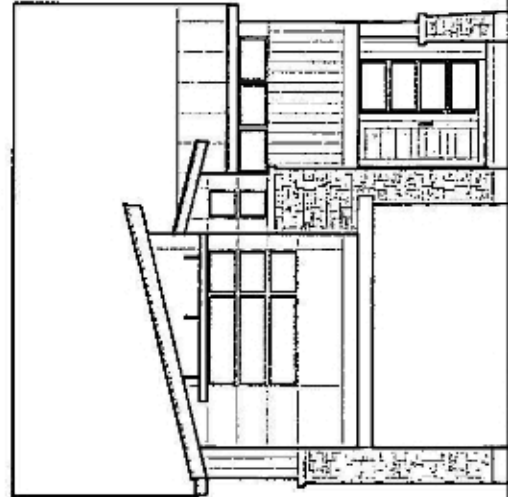
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REVISION

**FRONT  
REAR  
ELEVATIONS**

**A2 | 1**

**PAGE 4 OF 23**



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"





DESIGN  
100 S. LARKSPRING HILLS DR. SUITE 100  
SALT LAKE CITY, UT 84119  
801.242.2272

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SALT LAKE CITY, UT 84119  
801.242.2272

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SUBNAME  
CITY  
CITYNAME  
STATE  
UTAH

CLIENT NAME:  
MR. AND MRS.  
CLIENT

PLAN NAME:  
PLANNING

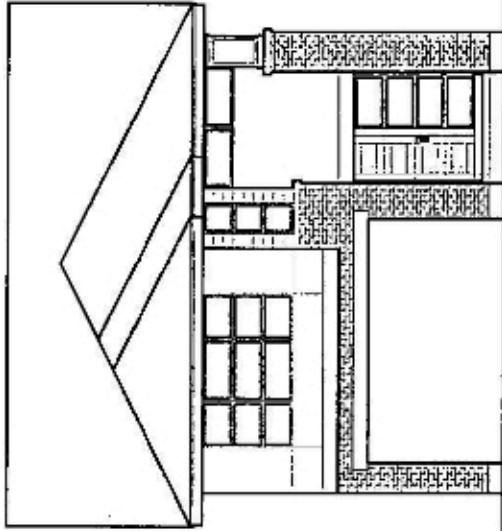
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FRONT  
REAR  
ELEVATIONS

A2 | 1

PAGE 4 OF 23



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

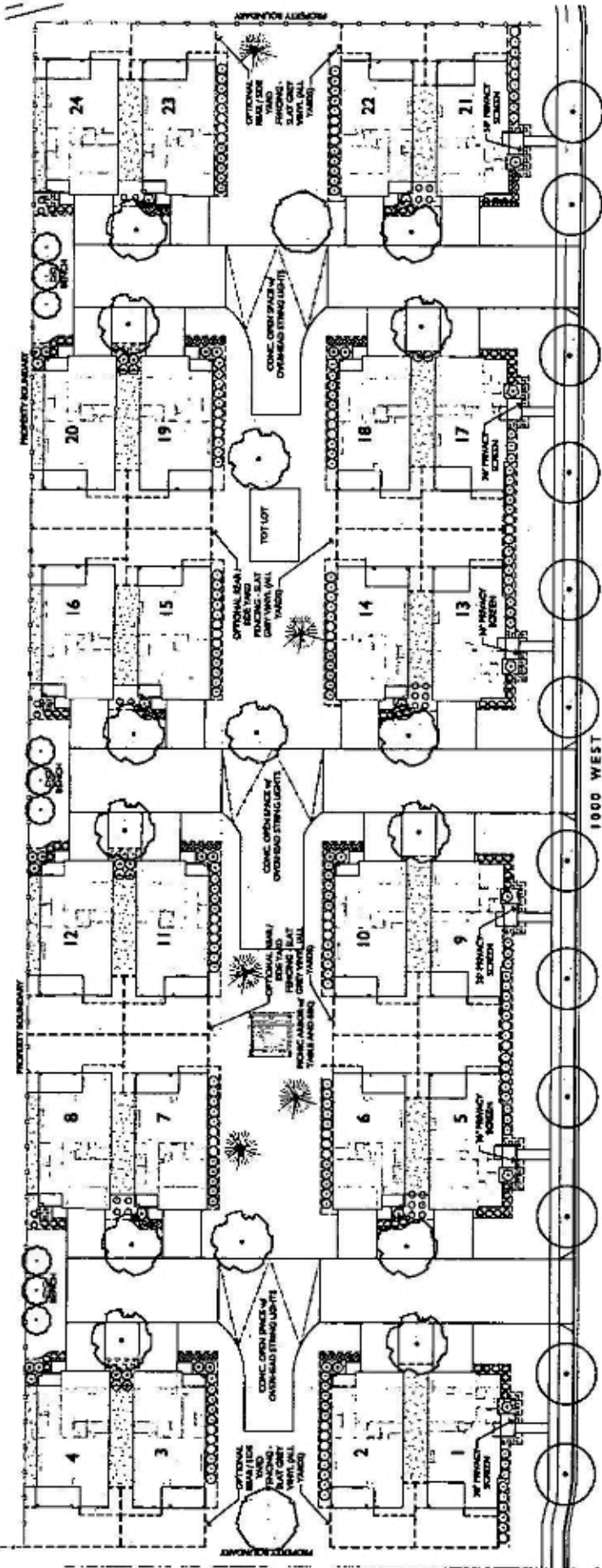




STP DESIGN  
LANDSCAPE ARCHITECTURE  
& PLANNING



STATE OF UTAH  
LANDSCAPE ARCHITECTURE BOARD  
No. 1000 WEST 1900 SOUTH  
SALT LAKE CITY, UTAH 84119  
TEL: 325-2222  
WWW.STPDESIGN.COM



ANTELOPES EDGE  
1000 WEST 1900 SOUTH  
SALT LAKE CITY, UTAH

LANDSCAPE PLAN  
L101

**LANDSCAPE SCHEDULE**

Qty	Symbol	Notes	Common Name
1	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
2	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
3	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
4	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
5	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
6	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
7	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
8	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
9	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
10	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
11	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
12	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
13	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
14	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
15	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
16	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
17	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
18	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
19	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
20	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
21	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
22	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
23	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen
24	(Symbol)	10' SP. PINEAPPLE SCREEN	10' Sp. Pineapple Screen

**LANDSCAPE GENERAL NOTES**

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operations until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before dig.
- Plant spacing variable shall be used prior to final placement.
- All plants, complete and without, to be prepared and installed by the contractor. Source: The American Nursery Association, Inc.
- All plants to be labeled and tagged with container number, unless otherwise noted on the plan.
- The contractor shall verify all plants installed to specifications to complete the planting and installation of all plants to be installed.
- Any plant materials of poor quality and to match with photos of specimens used for reference. All plants, trees, and shrubs, but not stakes, to be approved by the Project Representative.
- All plant materials to be installed within 7 days of approval for planting. All plants, shrubs, and trees to be installed within 14 days of approval for planting.
- Stakes to be installed by a qualified and trained installer prior to all plantings. All stakes to be installed within 7 days of approval for planting. All stakes to be installed within 7 days of approval for planting.

**LANDSCAPE PLAN**  
L101

DATE: 11/15/2011  
SCALE: AS SHOWN



PLANNING

1000 WEST 1900 SOUTH  
SUNDALE, UTAH 84093  
PHONE: 407-888-8888  
FAX: 407-888-8889



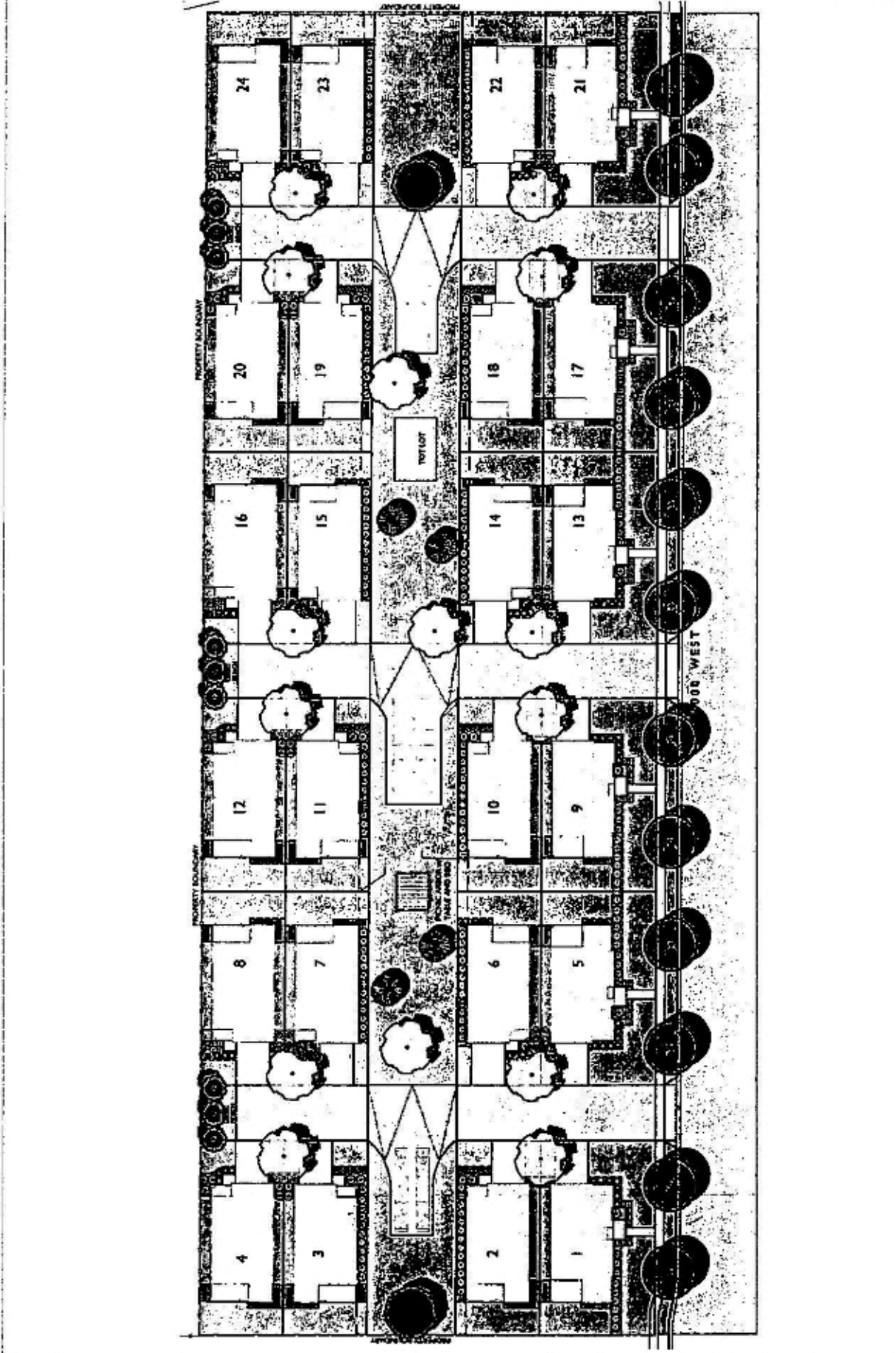
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BY:	STB	
PROJECT:	1000 WEST 1900 SOUTH	
SCALE:	AS SHOWN	
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NO.	DESCRIPTION	DATE
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2	REVISED PER COMMENTS	10/10/08
3	REVISED PER COMMENTS	10/10/08
4	REVISED PER COMMENTS	10/10/08
5	REVISED PER COMMENTS	10/10/08
6	REVISED PER COMMENTS	10/10/08
7	REVISED PER COMMENTS	10/10/08
8	REVISED PER COMMENTS	10/10/08
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21	REVISED PER COMMENTS	10/10/08
22	REVISED PER COMMENTS	10/10/08
23	REVISED PER COMMENTS	10/10/08
24	REVISED PER COMMENTS	10/10/08

ANTELOPES EDGE  
1000 WEST 1900 SOUTH  
SUNDALE, UTAH

OVERALL  
PLAN

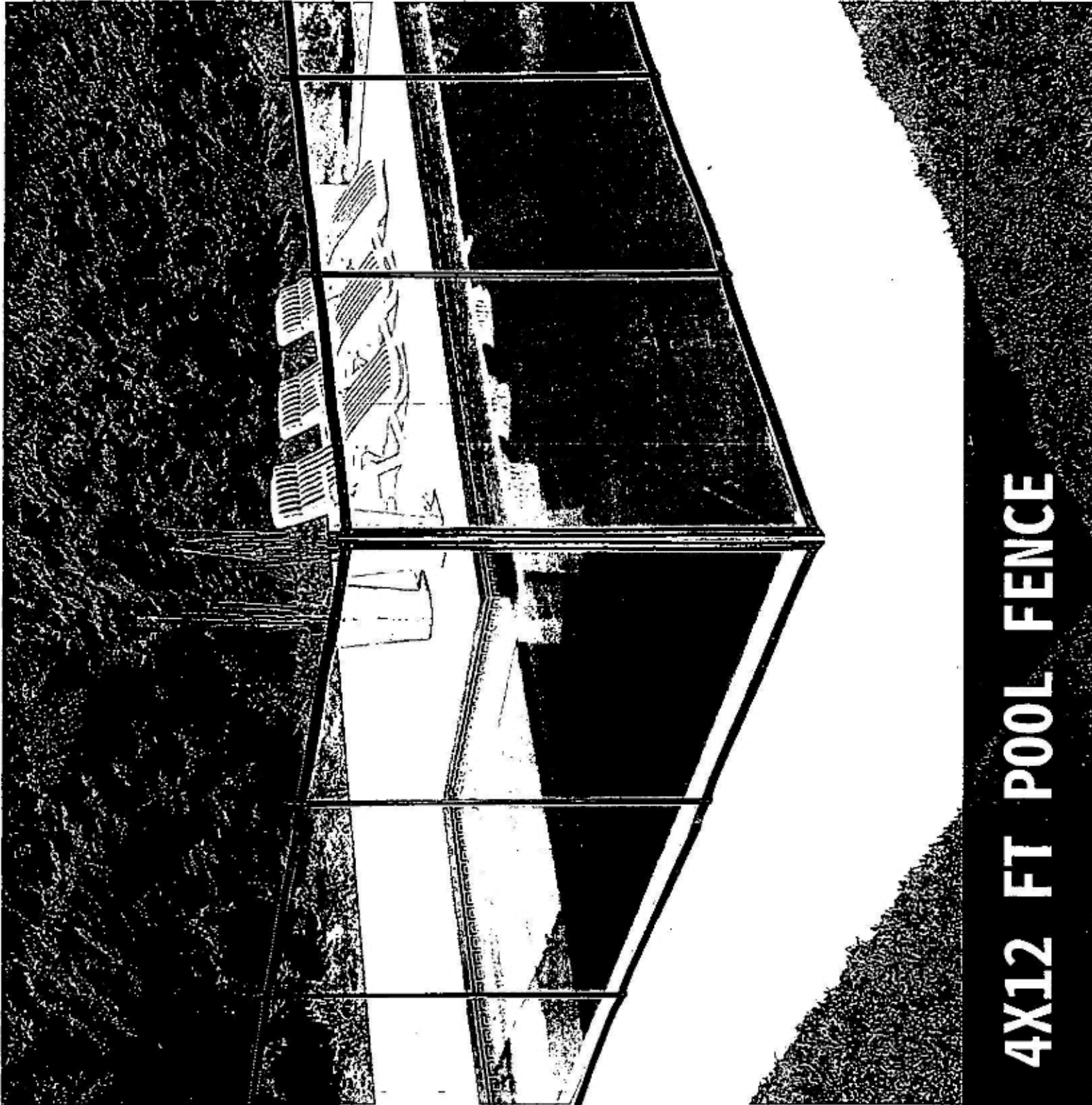
L100

OVERALL PLAN  
FOR PERMITS

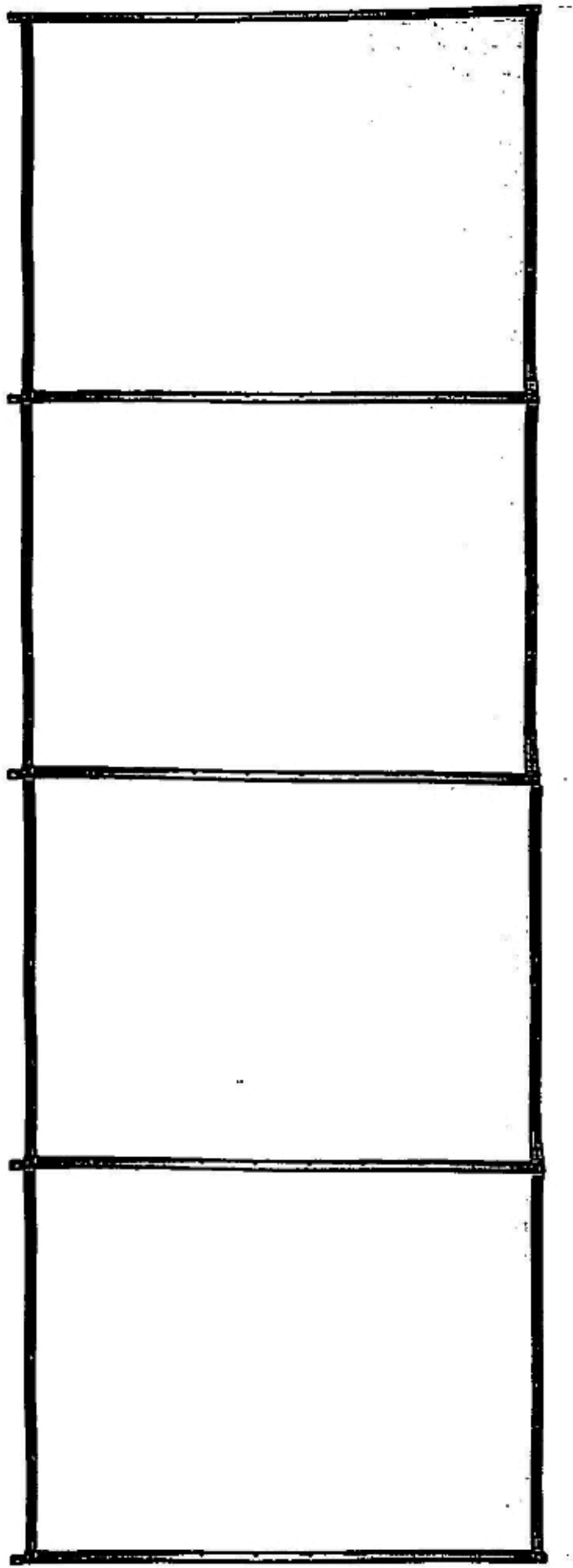


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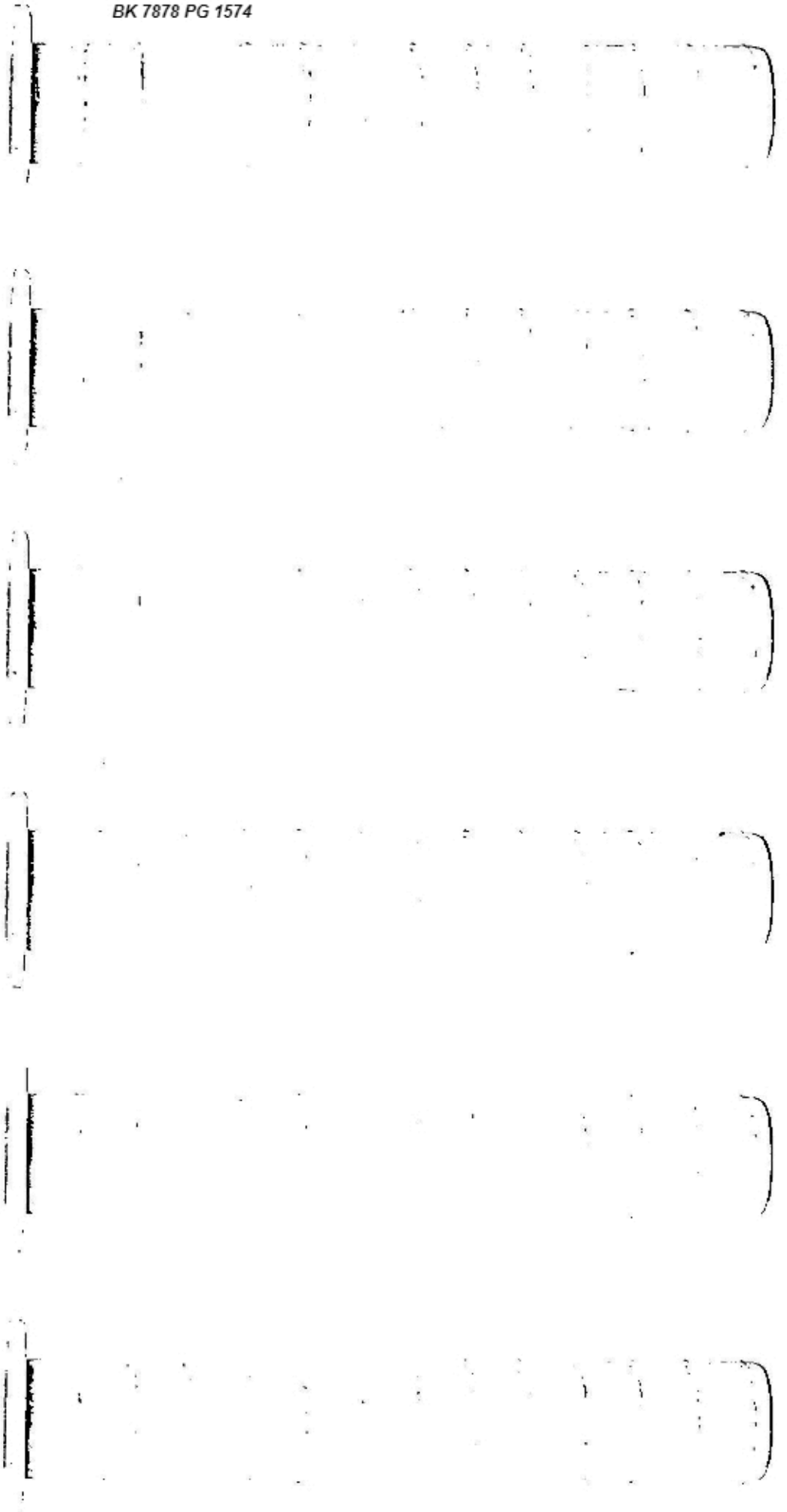
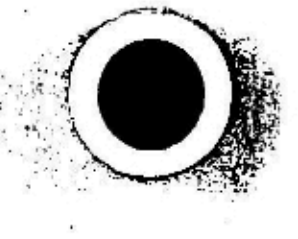
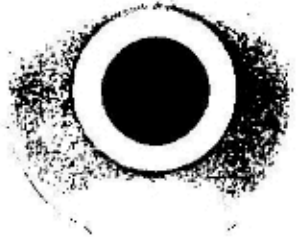
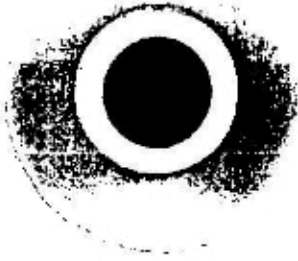
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BK 7878 PG 1572

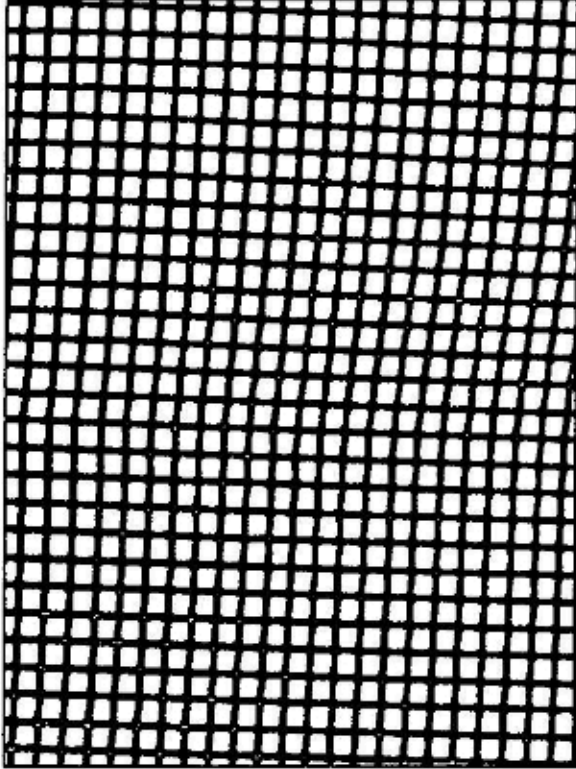


**4X12 FT POOL FENCE**

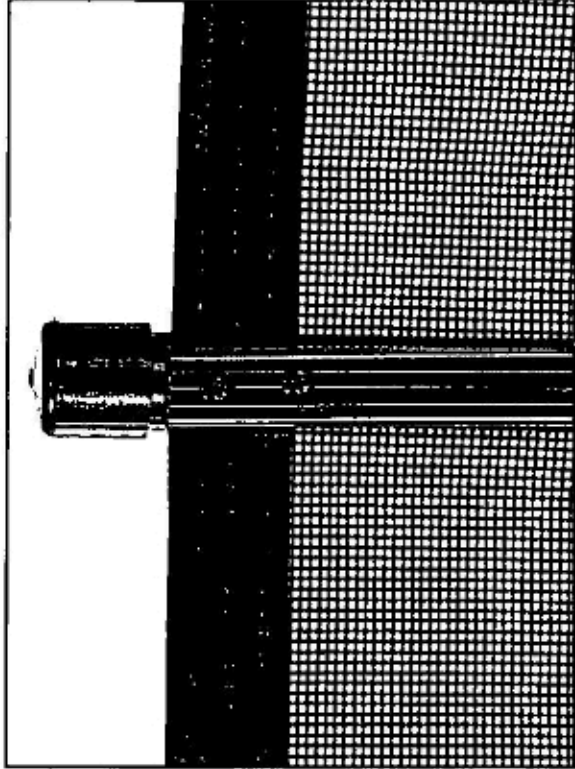


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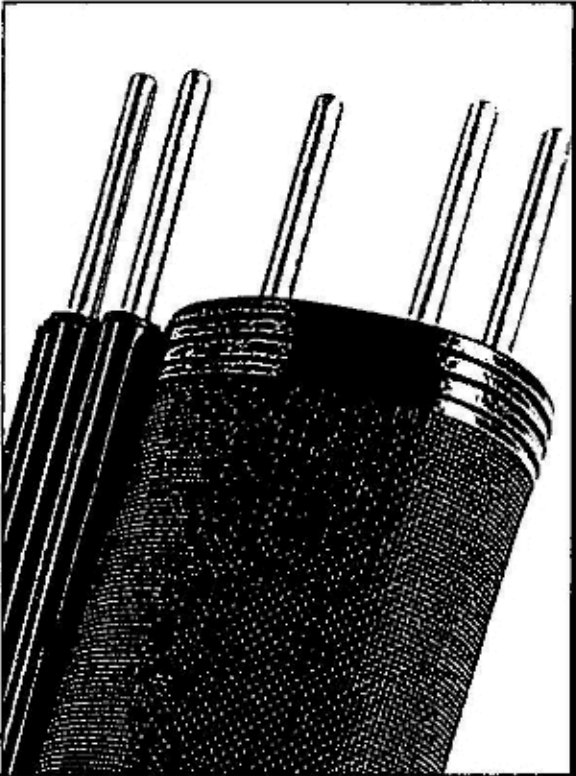




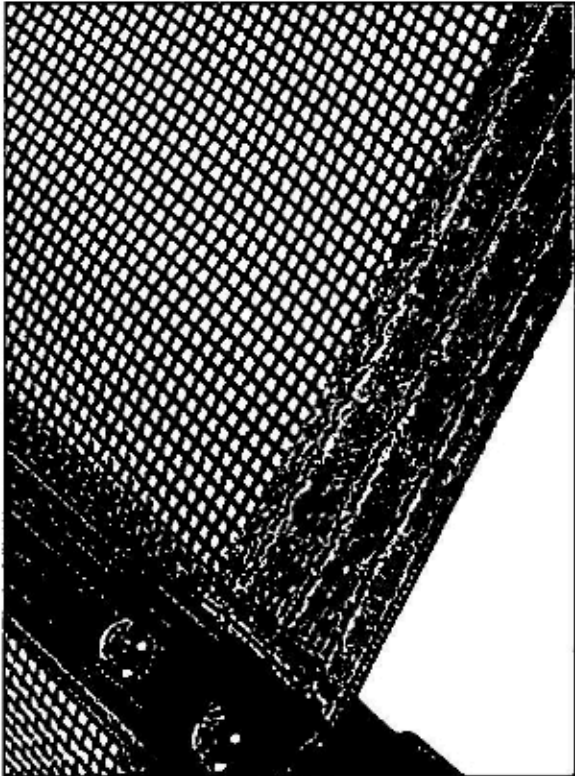
**Breathable premium fabric**



**Close connection**



**Stainless steel feet**



**Three-stitch sewing**

# **HIGH QUALITY FABRIC**



**HUNT ENGINEERING, LLC**  
 6818 River Oaks Rd  
 Syracuse, UT 84450  
 C: 201.894.4724  
 www.huntengr.com

**Antelopes Edge**  
 1000 West 1900 South  
 Syracuse, UT

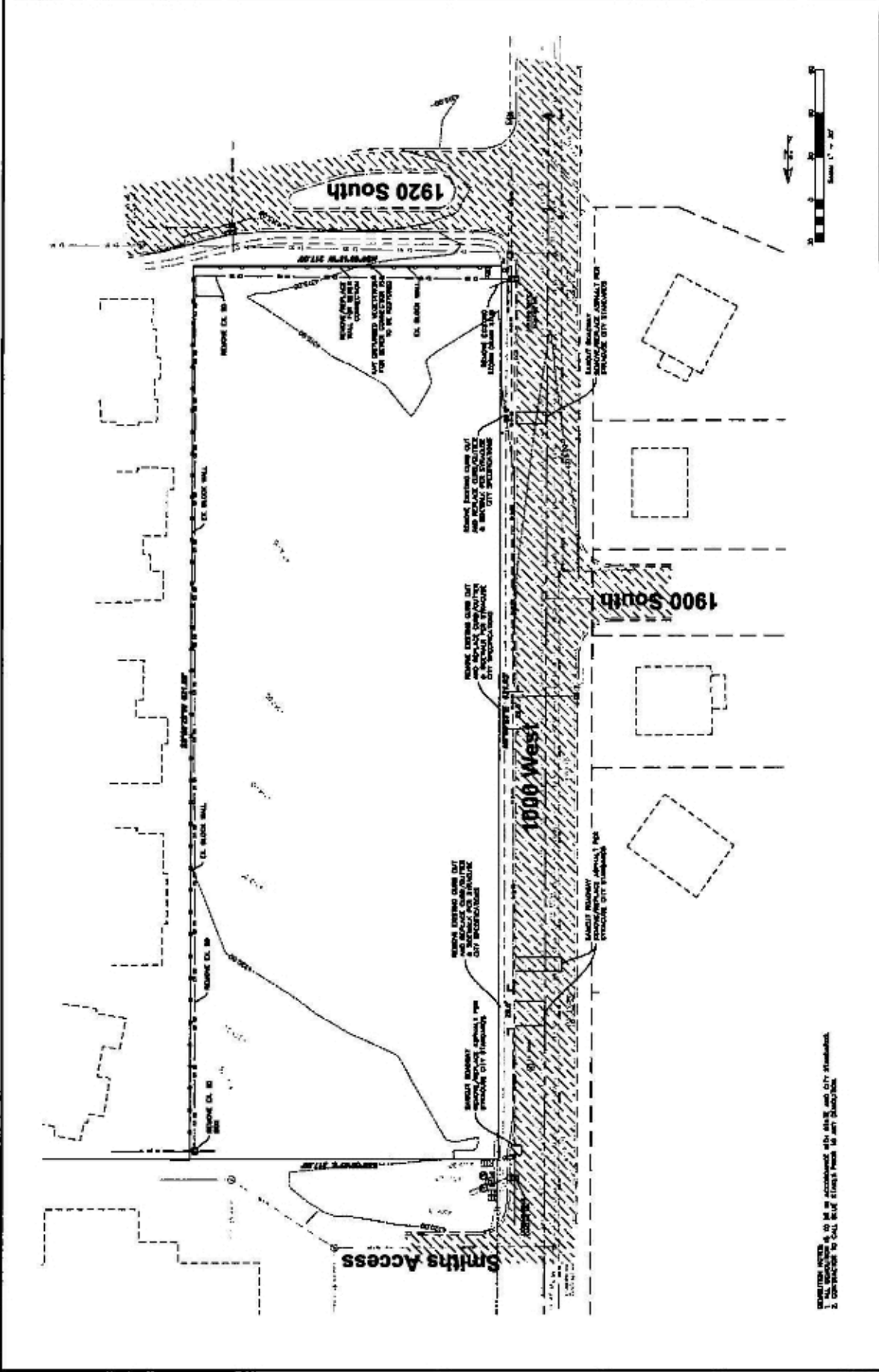
**Demolition Plan**

No.	Revision	Date



PROJECT NO. \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SHEET NO. 3

SHEET 3 OF 8 SHEETS



**NOTICE TO CONTRACTORS:**  
 THE EXISTENCE AND LOCATION OF ANY UNRECORDED UTILITIES OR STRUCTURES SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND APPROXIMATE SIZE OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION OR DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND STRUCTURES TO REMAIN AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND STRUCTURES TO REMAIN.

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**HUNT ENGINEERING, LLC**  
 4410 Willow Creek Rd  
 Syracuse, UT 84503  
 C: 801.524.4734  
 h@hunteng.com

**Antelopes Edge**  
 1000 West 1900 South  
 Syracuse, UT

**Site Plan**

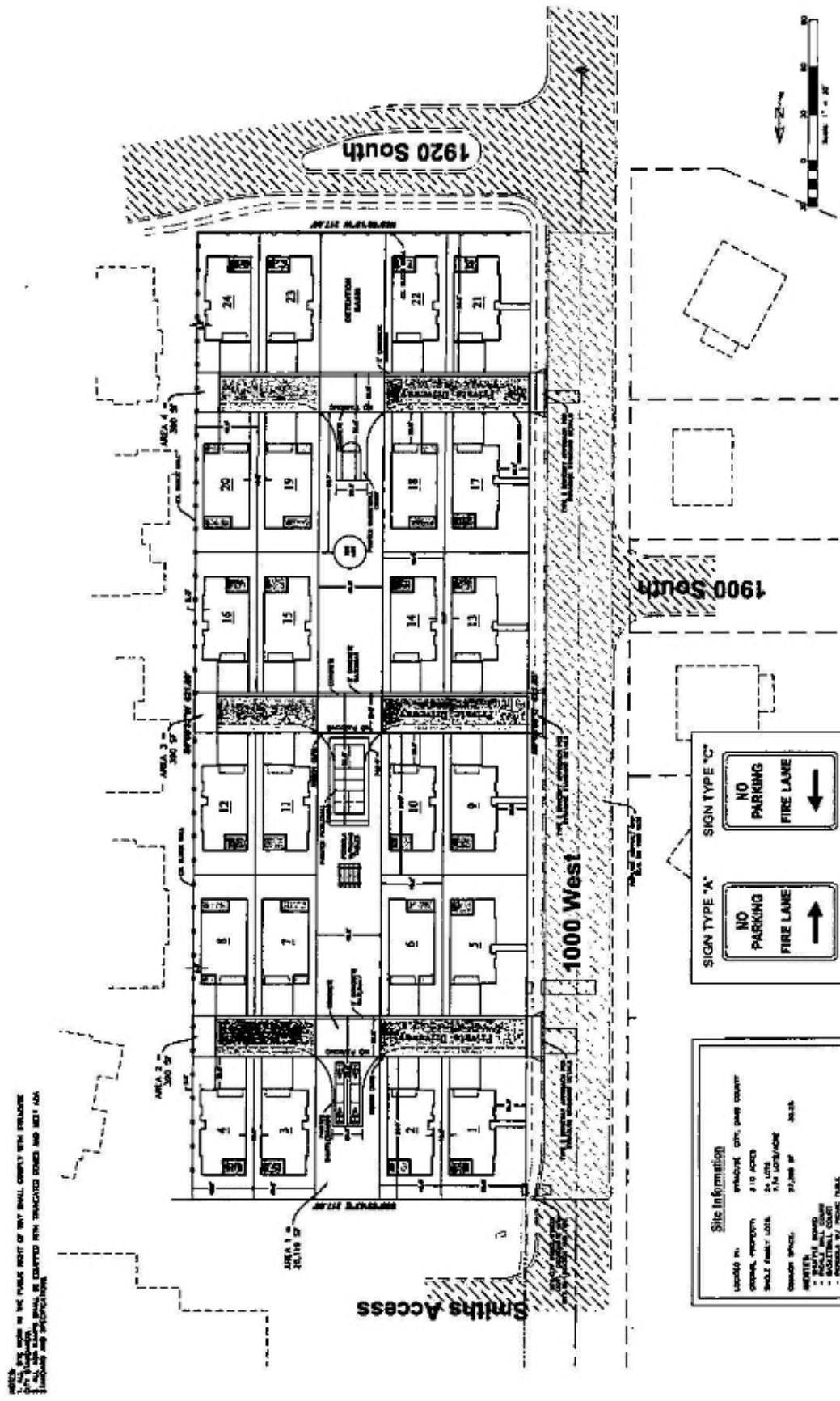
Project No.	
Revision	
Date	



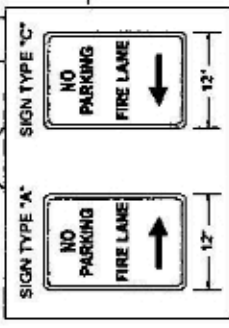
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Project Name	
Client	
Site No.	
Scale	
Sheet No.	
Sheet Total	

SHEET	4	8	SHEETS
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NOTES:  
 1. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH UTAH STATE CODES AND ORDINANCES.  
 2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

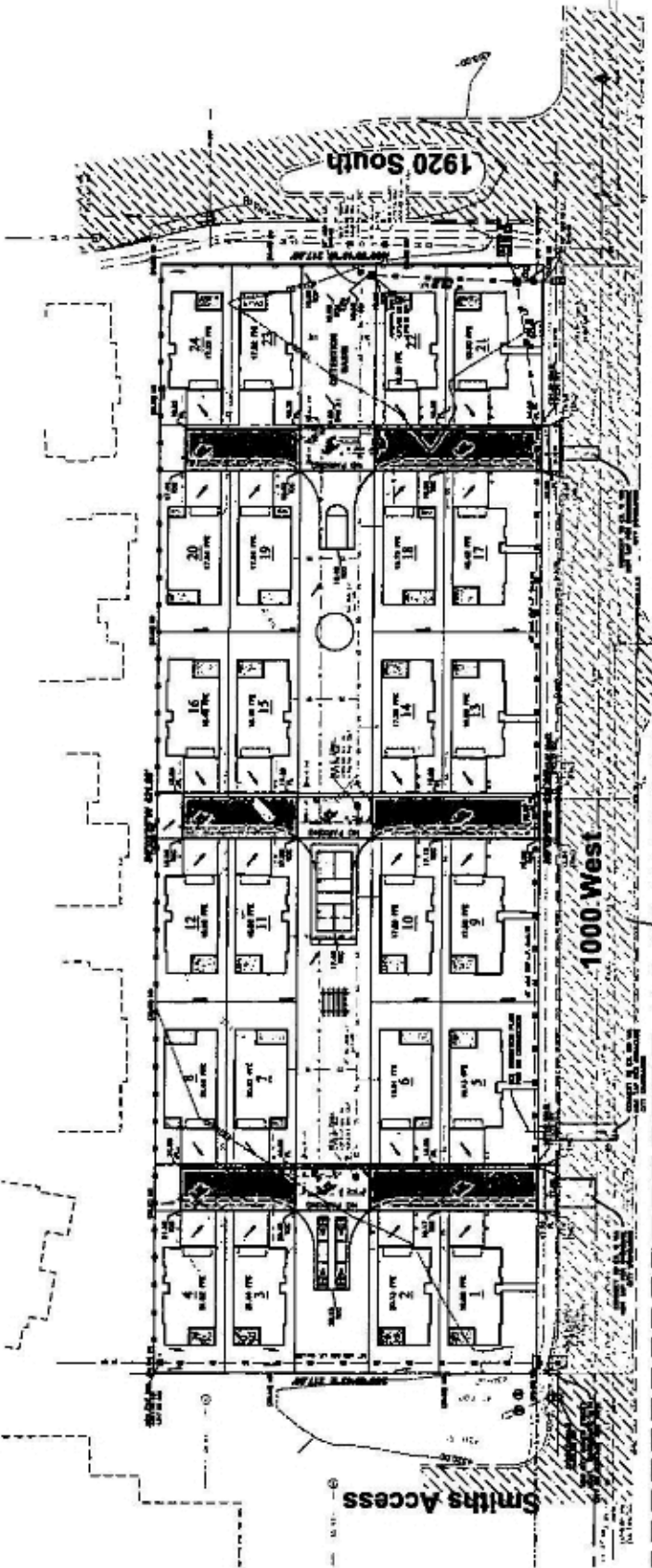


1. ALL SIGNS SHALL BE MANUFACTURED AND DELIVERED TO THE PROJECT WITHIN THE SPECIFIED TIME FRAME.  
 2. ALL SIGNS SHALL BE MANUFACTURED AND DELIVERED TO THE PROJECT WITHIN THE SPECIFIED TIME FRAME.  
 3. ALL SIGNS SHALL BE MANUFACTURED AND DELIVERED TO THE PROJECT WITHIN THE SPECIFIED TIME FRAME.

**Site Information**

Location	SYRACUSE, UT, PEARL COUNTY
Overall Dimensions	410' x 200'
Block Front Lot	24' x 200'
Corner Space	21' x 200'
Notes	<ul style="list-style-type: none"> <li>- 20' x 20' SIGN</li> <li>- 12' x 20' SIGN</li> </ul>

ALL SET POINTS IN THE FIELD MUST BE SET TO THE CORRECT VALUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SETTING OF ALL SET POINTS.



**MECHANICAL SCHEDULE**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
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17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
<b>TOTAL</b>					

**DRAINAGE NOTES:**  
 1. DRAINAGE SHALL BE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.  
 2. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.  
 3. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.

**MECHANICAL SCHEDULE**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
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<b>TOTAL</b>					

**UTILITY NOTES:**  
 1. ALL UTILITY CONNECTIONS ARE TO BE MADE FOR BRUNSWICK CITY.  
 2. ALL UTILITY CONNECTIONS ARE TO BE MADE FOR BRUNSWICK CITY.  
 3. ALL UTILITY CONNECTIONS ARE TO BE MADE FOR BRUNSWICK CITY.  
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 23. ALL UTILITY CONNECTIONS ARE TO BE MADE FOR BRUNSWICK CITY.  
 24. ALL UTILITY CONNECTIONS ARE TO BE MADE FOR BRUNSWICK CITY.



**H HUNT ENGINEERING, LLC**  
 6810 Howe Creek Rd  
 Morrisville, NC 27560  
 C: 919.436.4778  
 www.hunt-engineering.com

Antelopes Edge  
 1000 West 1900 South  
 Syracuse, UT

Grading/Utility  
 Plan

NO.	DESCRIPTION	DATE



PROJECT INFO

PROJECT NO.	
DATE	
BY	
CHECKED BY	
SCALE	

SHEET	5
SHEETS	8

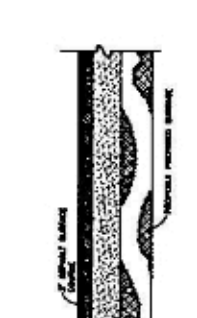
**HUNT ENGINEERING, LLC**  
1000 West 1900 South  
Syracuse, UT  
801.224.4724  
hunting@hunt-engineering.com

**Civil Details**

PROJECT NO.	
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
DATE	



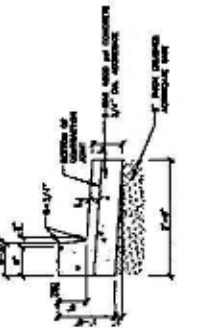
SHEET	6
SHEETS	8



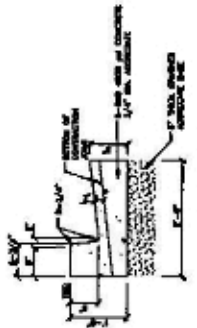
Typical On-Site Asphalt Paving  
Scale: 1/4" = 1'-0"



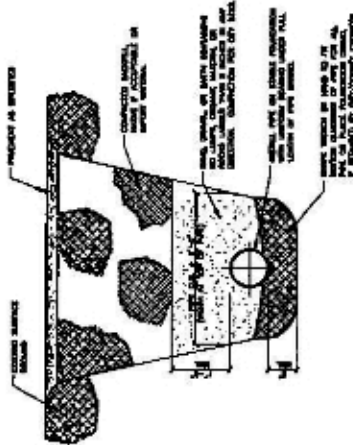
Ribbon Curb Detail  
Scale: 1/4" = 1'-0"



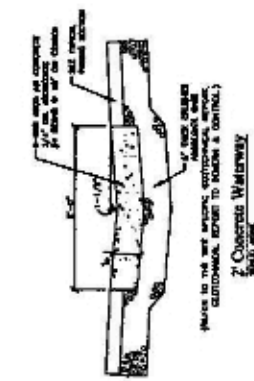
On-Site Overflow Curb & Gutter  
Scale: 1/4" = 1'-0"



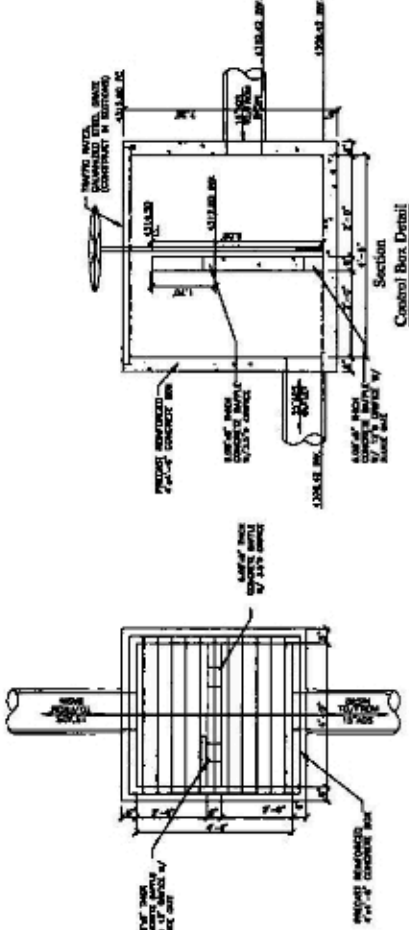
On-Site Curb & Gutter  
Scale: 1/4" = 1'-0"



Typical On-Site Pipe Bed Structure  
Scale: 1/4" = 1'-0"



Concrete Walkway  
Scale: 1/4" = 1'-0"



Control Box Detail  
Scale: 1/4" = 1'-0"



**NOTES**

- 1) THESE SIGNAGE SYMBOLS ARE PROVIDED TO ACCOMMODATE WALKING WHEELCHAIR AND VAN ACCESSIBLE PARKING. THESE SYMBOLS SHALL BE CONSIDERED TO BE A MINIMUM OF 8' BY 8' IN SIZE AND SHALL BE PLACED AT THE TOP OF SIGNAGE.
- 2) SIGNAGE SHALL BE PLACED 4' FROM THE CURB.

**ADA Parking Signage**

**NOTICE TO CONTRACTORS:**  
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT PREPARED BY AGEIC DATED OCTOBER 6, 2020. THIS REPORT IS TO GOVERN & CONTROL.

**EXHIBIT C**

Preliminary Plat

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