

**MIDVALE CITY, UTAH
RESOLUTION 2015-R-16**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
DEVELOPMENT AGREEMENT BETWEEN MIDVALE CITY CORPORATION
AND RIVERWALK INVESTMENTS II, LLC FOR THE TOPGOLF PROJECT**

WHEREAS, pursuant to Section 10-9a-102 (2) of the Utah State Code, the City is authorized as follows: “To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, and height and location of vegetation, trees, and landscaping, unless expressly prohibited by law”; and

WHEREAS, due to the unique circumstances involved in the development of the Midvale Slag Superfund Site, the City has found it necessary and beneficial to the Property Owner and the City to enter into a Development Agreement detailing improvements to be installed by all parties, time frames in which they must be completed, and limits to the cost of those improvements; and

WHEREAS, the parties have negotiated such agreement, and, as of the date of this Resolution, agree to enter into said agreement; and

WHEREAS, the City Council has thoroughly reviewed said Development Agreement and agrees that entering into such agreement will help further the development of the area and protect the community.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
MIDVALE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. The Midvale City Council has thoroughly reviewed the attached Development Agreement between Midvale City Corporation and Riverwalk Investments II, LLC.

Section 2. The Midvale City Council, through its understanding of the development challenges associated with the development of the Topgolf property believe it is in the best interest of the Property Owner and the City to enter into such Development Agreement.

Section 3. The Midvale City Council on this date does hereby authorize the Mayor to enter into the attached agreement on behalf of the City.

PASSED AND APPROVED this 14th day of April, 2015.

JoAnn B. Seghini
JoAnn B. Seghini, Mayor

ATTEST:
Rori Andreason
Rori Andreason, MMC
City Recorder



Voting by City Council	"Aye"	"Nay"
Stephen Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Glover	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Hunt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wayne Sharp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Quinn Sperry	<input checked="" type="checkbox"/>	<input type="checkbox"/>

When recorded, return to:

Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

12058117
05/27/2015 11:24 AM \$0.00
Book - 10327 Pg - 7963-8033
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MIDVALE CITY
7505 S HOLDEN ST
MIDVALE UT 84047
BY: SMA, DEPUTY - WI 71 P.

**DEVELOPMENT AGREEMENT
(TOPGOLF PROJECT)**

Midvale City, Utah

THIS DEVELOPMENT AGREEMENT (this "Development Agreement") is entered into as of this 15th day of April, 2015 by and between Riverwalk Investments II, LLC, a Utah limited liability company ("Developer"), and Midvale City Corporation, a Utah municipal corporation ("Midvale City" or "City"). Developer and City are sometimes referred to herein, individually, as a "Party," and collectively, as the "Parties."

A. Property. Developer is the owner of certain real property within Midvale City (as more particularly defined below, the "Property").

B. Topgolf Project. Developer has entered into a long-term lease (the "Ground Lease") with TopGolf USA Midvale, LLC (together with permitted successors and assigns, the "Lessee"). The Lessee intends to construct on the Property a family entertainment facility, including a golf driving range (as more particularly defined below, the "Topgolf Project").

C. Master Development Agreement, Riverwalk Sub Area Agreement and Riverwalk West Retail Agreement. The Property is subject to that certain Master Development Agreement for the Bingham Junction Project between Littleton, Inc. and Midvale City, dated April 6, 2005 and recorded on March 10, 2006 in Book 9265 at Page 4838 as Entry No. 9659803 (the "MDA"), and to that certain Development Agreement for the Riverwalk Sub Area of the Bingham Junction Project between Mercer Bingham Junction, LLC and Midvale City dated August 1, 2006 (the "Riverwalk Sub Area Agreement") and to that certain Development Agreement for Riverwalk West at Bingham Junction Retail between Riverwalk Investment Holdings, LLC and Midvale City dated April 15, 2010 and recorded on December 9, 2010 in Book 9887 at Page 4676 as Entry No. 11093332 (the "Riverwalk West Retail Agreement").

D. Large Scale Master Plan. The Midvale City Planning Commission (the "Planning Commission") approved a Large Scale Master Plan for the Riverwalk West at Bingham Junction Retail Project on January 13, 2010 with an amendment to such plan on November 15, 2012 (the "Large Scale Master Plan"). The conditions of approval of the Amended Large Scale Master Plan are set forth in a letter dated November 15, 2012 from the City to Developer, a copy of which is attached as **Exhibit B** (the "Large Scale Master Plan Conditions").

E. Small Scale Master Plan. The Planning Commission approved a Small Scale Master Plan for the Topgolf Project on December 17, 2014 (the "Small Scale Master Plan"). The conditions of approval of the Small Scale Master Plan are set forth in a letter dated December 18, 2014 from the City to Developer, a copy of which is attached as **Exhibit C** (the "Small Scale Master Plan Conditions").

F. Conditional Use Permit. The Planning Commission approved a Conditional Use Permit to allow certain uses in the Topgolf Project on December 18, 2014 (the "Conditional Use Permit"). The conditions of approval of the Conditional Use Permit are set forth in the letter from the City to Developer attached as **Exhibit C**.

G. Final Site Plan. The City approved the Final Site Plan for the Topgolf Project on April 9, 2015, subject to the Developer's execution of this Agreement, and a copy of the Final Site Plan stamped as "approved" by the City is attached as **Exhibit D** (the "Final Site Plan").

H. CC&R's. Developer executed that certain Declaration of Covenants, Conditions and Restrictions which was recorded on March 15, 2013 in Book 10117 at Page 4719-4758 as Entry No. 11597237 (as amended, the "CC&R's") with respect to the Property and certain adjoining property more particularly defined therein (the "Adjoining Property").

I. State Authority. Pursuant to Section 10-9a-102 of the Utah Code, Midvale City is authorized to enter into development agreements as provided therein and, as a legislative act, desires to enter into this Development Agreement in order to obtain the benefits for the City provided herein.

NOW THEREFORE, in consideration of the above recitals, terms of this Development Agreement, and the mutual benefits to be derived herefrom, the Parties agree as follows:

Article 1 **The Topgolf Project**

1.1 Legal Description of Property. The property owned by Developer that is covered by this Agreement consists of approximately 12.75 acres of land located at 920 West Jordan River Boulevard with property frontage on River Gate Drive and Bingham Junction Boulevard, and is more fully described in **Exhibit A** (the "Property").

1.2 Description of Project. The Lessee's proposed project for the Property consists of approximately 65,000 square feet of building space comprised of 102 climate-controlled hitting bays, full-service restaurant, bar, lounges, corporate event meeting space, open air rooftop terrace with stage for live entertainment and family entertainment area (the "Topgolf Project"). The Topgolf Project includes: (a) an approximate 4.7 acre outfield with multiple illuminated round targets and enclosed with a perimeter steel mesh net fence ranging in height from 90 to 170 feet, (b) parking fields with shared drive access and circulation with adjacent development pads/lots, (c) certain interior landscaping and related irrigation equipment and installations as shown and described on the Final Site Plan (the "Landscaping Work"), and (d) certain other improvements as shown and described on the Final Site Plan (the "Other Site Improvements").

1.3 MDA, Riverwalk Sub Area Agreement and Riverwalk West Retail Agreement. Developer acknowledges and agrees that each of the MDA, Riverwalk Sub Area Agreement and the Riverwalk West Retail Agreement is in full force and effect and is binding upon and inures to the benefit of the Parties in the ownership and development of the Property; provided, however, (a) the City agrees that Developer has no further obligations under Section 4 of the MDA, (b) Developer agrees that the City has no further obligations under Section 7 of the MDA and that Developer has no rights under Section 7 of the MDA, and (c) Developer agrees that it has no rights to construct any residential housing on the Property pursuant to Section 9 of the MDA or otherwise.

1.4 Large Scale Master Plan and the Small Scale Master Plan. The Large Scale Master Plan and the Small Scale Master Plan shall be deemed to qualify, as to the Property and the Topgolf Project, as the Developer's submittal of a Large Scale Master Plan and a Small Scale Master Plan under the MDA.

1.5 The Topgolf Project Approval.

1.5.1 Approval. Pursuant to the provisions of the Amended BJ Zone (Chapter 17-7-9 of the Midvale City Municipal Code) (the "Amended BJ Zone Ordinance") and the Riverwalk Overlay (Chapter 17-7-9.12.1 of the Midvale City Municipal Code) (the "Riverwalk Zone Ordinance") in effect as of the date of this Agreement (together, the "Zoning Ordinances"), the Topgolf Project has been approved by the City, subject to the provisions of the Zoning Ordinances in effect on the date hereof, the MDA, the Riverwalk Sub Area Agreement, the Riverwalk West Retail Agreement, the Large Scale Master Plan Conditions, the Small Scale Master Plan Conditions, the Conditional Use Permit, the Final Site Plan, and this Agreement.

1.5.2 Vested Rights. The City acknowledges and agrees that Developer has the vested right to develop and construct the Topgolf Project in accordance with the provisions of the Zoning Ordinances in effect on the date hereof, the MDA, the Riverwalk Sub Area Agreement, the Riverwalk West Retail Agreement, the Large Scale Master Plan Conditions, the Small Scale Master Plan Conditions, the Conditional Use Permit, the Final Site Plan, and this Agreement; provided, however, that Developer acknowledges and agrees that the construction and operation of the Topgolf Project is subject to all Applicable Laws (as defined in Section 3.3).

1.5.3 Reserved Legislative Powers and Zoning Authority of the City. Notwithstanding the provisions of Section 1.5.2, Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot, as a matter of law, be limited by contract. The City agrees, however, that notwithstanding the retained power of the City to enact legislation under its police powers, such legislation (which, as the Parties agree, includes without limitation legislation that amends any Applicable Laws in existence on the date hereof) shall not modify the vested rights of Developer under the terms of this Agreement unless such legislation is based upon policies, facts, and circumstances that are sufficient to satisfy the compelling countervailing public interest exception to the vested rights doctrine of the State of Utah. The City further agrees that any such proposed legislative changes that may affect the vested rights of the Project shall be of general application to all development activity within the City. The City further agrees that unless in good faith the City declares an emergency, Developer and Lessee shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed legislative change that may modify vested rights under this Agreement under the compelling, countervailing public interest exception to the vested rights doctrine.

1.5.4 Amendments to Final Site Plan. In the event that Developer desires in the future to amend the Final Site Plan in any respect, and if the Lessee and the City approve of such amendment in accordance with all Applicable Laws, including without limitation, the zoning ordinances in effect as of the date of such amendment, the Parties (and Lessee) may enter into an agreement that approves the substitution of the new approved Final Site Plan to replace the original Final Site Plan. Notwithstanding anything contained herein, Developer shall have no vested right to such amendment as provided above, but rather the approval by the City of any such amendment to the Final Site Plan shall be subject to Developer's compliance with the then Applicable Laws, including without limitation the then existing zoning ordinances.

Article 2

Conditions of Master Planned Development

2.1 Final Site Plan. Developer agrees that the Topgolf Project will be constructed as shown on the Final Site Plan and in accordance with the Large Scale Master Plan Conditions and the Small Scale Master Plan Conditions.

2.2 Agreement to Comply with Specific Conditions of Approval.

2.2.1 Emergency Access. Developer agrees that the Topgolf Project will be constructed with emergency access to the northeast and northwest corners of the building. Access gates shall be constructed adjacent to stairwells in locations shown on the Final Site Plan to allow emergency personnel access on the north side of the building. These access gates shall be a minimum of six feet wide and eight feet high, with the final design reviewed and approved by the Fire Marshal. These gates shall be constructed and accepted by the Fire Marshal before the Certificate of Occupancy may be issued with respect to the Topgolf Project. This emergency access shall be maintained at all times.

2.2.2 Landscaping Work. Developer agrees that:

2.2.2.1 All of the Landscaping Work must be installed and in working order in accordance with the Final Site Plan prior to the issuance of the Certificate of Occupancy with respect to the Topgolf Project.

2.2.2.2 If seasonal conditions or site construction issues make such installation unfeasible at the time Developer requests such Certificate of Occupancy, Developer shall guarantee the same through an irrevocable commitment of funds in the form of a check to be provided by Developer and deposited by the City in a reserve account established for such purpose.

2.2.2.3 In the event Developer shall so guarantee the same, then the Landscaping Work shall be completed within six months of the Certificate of Occupancy being issued with respect to the Topgolf Project. The irrevocable commitment of funds shall be made available to the City to pay for and complete the Landscaping Work, if Developer fails to complete this requirement within the allotted time frame, which shall be the City's sole remedy in the event of any such failure. The fund balance shall be in the amount that the City estimates it will cost to purchase the materials and to complete the Landscaping Work.

2.2.3 Other Site Improvements. All Other Site Improvements must be completed before the Certificate of Occupancy may be issued with respect to the Topgolf Project.

2.2.4 Parking Field. In connection with the approvals granted pursuant to the Conditional Use Permit, the Final Site Plan and this Agreement as to the development of the Property, including without limitation provisions regarding access and parking, Developer acknowledges that the City has taken into account the rights granted to the owners of the Adjoining Property under the CC&R's. Accordingly, Developer agrees that it will not amend the CC&R's to remove from the coverage thereof any of the Adjoining Property unless the access and parking requirements for such Adjoining Property (either on-site or off-site) have been approved by the City.

2.3 Institutional Controls. Developer agrees that the Property shall be maintained, at a minimum, in accordance with the “Institutional Controls” set forth in Chapter 8.10 of the Midvale City Municipal Code (the “Institutional Controls”).

2.4 Noise and Lighting. The operations of the facilities on the roof of the main building are subject to all Applicable Laws.

The Small Scale Master Plan and the Conditional Use Permit require that Lessee will continually work with the City in addressing and attenuating any noise and lighting impacts on the surrounding area. In the event that the City receives legitimate, verifiable complaints regarding noise and/or lighting, and the City reasonably determines that there are negative, adverse impacts to the surrounding property owners with respect to noise and lighting issues, the City may give written notice to Developer and Lessee, and the City may propose one or more mitigation measures with respect to such issues. The Parties and Lessee agree to negotiate in good faith to reach a mutually acceptable agreement with respect to Lessee’s operations that addresses such issues. If the Parties are not able to reach a mutually acceptable agreement within one hundred eighty (180) days after receipt of the City’s written notice, any one of the Parties and/or Lessee may commence dispute resolution in accordance with Section 3.14 hereof and if applicable, Section 3.15.

2.5 Fencing and Rooftop Lights. The fencing for the driving range and the rooftop lights illuminating the driving range, in each case as shown on the Final Site Plan, were approved in the Conditional Use Permit for the purpose of facilitating the commercial recreation uses specified in the Conditional Use Permit (the “Driving Range Improvements”). In the event that Lessee ceases operations at the Property as a driving range and in such event, if neither Lessee nor Developer is able (or elects not) to replace Lessee with an operator of a golf driving range within two and one-half (2½) years thereafter, then the City may give written notice to Developer that the Driving Range Improvements must be removed from the Property, and that failure to do so entitles the City to exercise its remedies under the Administrative Abatement provisions of the Midvale City ordinances. Developer shall, within one hundred eighty (180) days following receipt of such notice, remove the Driving Range Improvements and reclaim the affected areas to a safe condition. If Developer fails to remove the Driving Range Improvements within such one hundred eighty (180) day period, the City may exercise its remedies under the Administrative Abatement provisions of the Midvale City Ordinances, including without limitation by causing the removal of the Driving Range Improvements and charging Developer for the costs thereof, and recovering the costs thereof by any available legal method.

Article 3 General Terms and Conditions

3.1 Rights of Access. For the purpose of assuring compliance with this Development Agreement, upon reasonable advanced notice to Developer and Lessee, representatives of the City shall have the right of access to the Property and all buildings and structures thereon without charges or fees, during the period of construction for the purposes of this Agreement, including, but not limited to, the inspection of the work being performed in connection with the completion of the Landscape Work and the Other Site Improvements. Such representatives shall comply with all safety rules of Developer and Lessee and its general contractor, including signing a standard construction area release. In addition, upon reasonable advanced notice to Developer and Lessee, the City shall have the right to enter the Property or any buildings or improvements thereon at all reasonable times for the purpose of exercising the City’s remedies, including cure rights contained in this Agreement and for the construction,

reconstruction, maintenance, repair or service of any public improvements or public facilities located on the Property.

3.2 Construction of Agreement. This Development Agreement shall be constructed and interpreted to ensure that the Developer complies with the requirements and conditions of the Large Scale Master Plan, the Small Scale Master Plan, the Conditional Use Permit and the Zoning Ordinances.

3.3 Applicable Laws. As used herein, "Applicable Laws" shall mean all present and future requirements, administrative and judicial orders, laws, statutes, ordinances, and regulations of any federal, state, county and municipal offices having jurisdiction over the Property and/or the Topgolf Project.

3.4 Agreements to Run with the Land. This Development Agreement shall be recorded against the Property. The agreements contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors and assigns of the Developer in the ownership or development of any portion of the Topgolf Project or the Property.

3.5 Release of Developer. In the event of a transfer of the Property, Developer shall obtain an assumption by the transferee of the Developer's obligations under this Development Agreement and, in such an event, the transferee shall be fully substituted as Developer under this Development Agreement and the Developer executing this Development Agreement shall be released from any further obligations with respect to this Development Agreement.

3.6 Duration; Survival of Developer's Obligations and Rights. The term of this Development Agreement shall commence on the date this Development Agreement is executed by both Parties and shall continue until either terminated as provided herein or by agreement by both parties, but in no event shall the term hereof be longer than twenty-five (25) years, except for Section 2.5, which shall continue to be in full force and effect so long as the Conditional Use Permit is in full force and effect. Notwithstanding the foregoing, Developer's rights, remedies, obligations and responsibilities under this Development Agreement shall survive and continue beyond termination of this Development Agreement as to subdivisions and/or site plans that have been given final approval and have been recorded and for all offsite or other improvements that Developer was obligated to construct or make in connection with or as a condition of such final approval.

3.7 Notices. Any notice, confirmation or other communication hereunder shall be given in writing by hand delivery (receipted), nationally-recognized, overnight courier service, United States mail, or facsimile (confirmed) to the following addresses or numbers:

Midvale City:

Midvale City Manager
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047
FAX: (801) 567-0518

Midvale City Community Development Director
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047
FAX: (801) 567-0518

Midvale City Attorney
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047
FAX: (801) 567-0518

Developer:

Riverwalk Investments II, LLC
166 East 14000 South, Suite 210
Draper, UT 84020

with a copy to:

TopGolf USA Midvale, LLC
1717 McKinney Avenue, Suite 800
Dallas, Texas 75202
Attn: Legal Department

Any Party hereto may change its address by notice given to the other Parties in the manner required for other notices above.

3.8 Savings Clause; Severability. If any provision of this Development Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remaining provisions of this Development Agreement, or the application of such provision to the persons or circumstances other than those to which it is held invalid, shall not be affected thereby or considered invalid. If any part or provision of this Development Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Development 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.

3.9 No Third Party Rights. Except for rights accruing for the benefit of Lessee, this Development Agreement does not create any third party beneficiary rights. It is specifically understood by the Parties that: (a) the development of the Property under this Development Agreement is a private development, (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements on the Property except as they may pertain to Developer and Lessee, and (c) Developer shall have full power over and exclusive control of the Property subject to the Ground Lease, the obligations of Developer under this Development Agreement, the other agreements referred to in Article I above and all Applicable Laws.

3.10 Integration. Except as otherwise specified and agreed in writing, this Development Agreement contains the entire agreement between the Parties 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. By this reference, the foregoing recitals and the attached exhibits are incorporated in and made a part of this Development Agreement by this reference.

3.11 Further Assurances. The Parties to this Development Agreement agree to reasonably cooperate with each other in effectuating the terms and conditions of this Development Agreement and,

further, agree to execute such further agreements, conveyances and other instruments as may be required to carry out the intent and purpose of this Development Agreement.

3.12 Waiver: Time of Essence. No failure or delay in exercising any right, power or privilege hereunder on the part of any Party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the Party making the waiver. Time is of the essence of this Development Agreement.

3.13 Obligations and Rights of Mortgage Lenders. Developer or Lessee (as the case may be) may finance the Property and/or Topgolf Project and may execute one or more mortgages, deeds of trust or other security arrangements with respect to the Property and/or Topgolf Project and may assign this Development Agreement to a holder of any such financial instrument without prior written notice to or consent of the City. The holder of any mortgage, deed of trust, or other security arrangement with respect to the Property and/or Topgolf Project, or any portion thereof, shall not be obligated under this Development Agreement by virtue of such assignment to construct or complete improvements or to guarantee such construction or completion, but shall otherwise be bound by all of the terms and conditions of this Development Agreement which pertain to the Property and/or Topgolf Project or such portion thereof in which it holds an interest. Any such holder who comes into possession of the Property and/or Topgolf Project, or any portion thereof, pursuant to a foreclosure of a mortgage or a deed of trust, or deed in lieu of such foreclosure, shall take the Property and/or Topgolf Project, or such portion thereof, subject to all requirements and obligations of this Development Agreement and any pro rata claims for payments or charges against the Property and/or Topgolf Project, or such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Development Agreement shall be deemed or construed to permit or authorize any such holder to devote the Property, or any portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Development Agreement, and, as would be the case in any assignment, the purchaser of the Property and/or Topgolf Project from the holder shall be subject to all of the terms and conditions of this Development Agreement, including the obligation to complete all required amenities and improvements. Additionally, nothing herein shall be so construed as to prohibit a mortgage or deed of trust holder from providing security for the standard installation of development improvements pursuant to the Applicable Laws.

3.14 Disputes. In the event that a dispute arises in the interpretation or administration of this Development Agreement or if the default mechanism contained herein shall not resolve a default under this Development Agreement, then prior to taking any action to terminate this Development Agreement every continuing dispute, difference, and disagreement shall be referred to a single mediator agreed upon by the Parties. If no single mediator can be agreed upon, a mediator or mediators shall be selected from the mediation panel maintained by the United States District Court for the District of Utah in accordance with any designation process maintained by such court. The Parties shall mediate such dispute, difference, or disagreement in a good faith attempt to resolve such dispute, difference or disagreement. The mediation shall be non-binding. Notwithstanding the foregoing, the Parties agree that the City retains the right to exercise enforcement of its police powers in the event Developer is in direct violation of a provision of this Development Agreement or of any Applicable Law.

3.15 Institution of Legal Action; Restriction on Remedies. In the event that the mediation does not resolve a dispute, either Party may institute legal action to cure, correct, or remedy any default or breach, to specifically enforce any covenants or agreements set forth in this Development Agreement or to enjoin any threatened or attempted violation of this Development Agreement, or to terminate this Development Agreement; provided, however, the Parties agree that in no event shall either Party seek or be entitled to money damages for any breach, default or violation of this Development Agreement. Legal

actions shall be instituted in the Third Judicial District Court of the County of Salt Lake, State of Utah. For purposes of Section 3.14 and Section 3.15, the term "Parties" shall also include Lessee.

3.16 Counterparts. This Development Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3.17 Costs and Expenses; Attorneys' Fees. Except as otherwise specifically provided herein, each Party shall bear its own costs and expenses (including legal and consulting fees) in connection with this Development Agreement and the negotiation of all agreements and preparation of documents contemplated by this Development Agreement. In the event of a breach or dispute arising under this Development Agreement, the nonbreaching Party or the Party prevailing in such dispute shall be entitled to recover from the breaching or nonprevailing Party its costs, including, without limitation, court costs, reasonable attorneys' fees, expert witness fees, fax, copy, telephone and other incidental charges.

IN WITNESS WHEREOF, this Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by a duly authorized representative of Riverwalk Investments II, LLC, as of the above stated date.

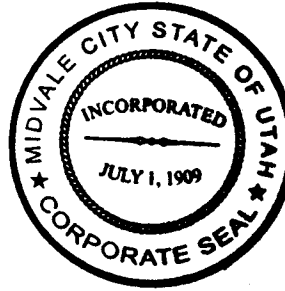
[signature and acknowledgment pages follow]

CITY:

MIDVALE CITY CORPORATION

By: JoAnn Seghini
JoAnn Seghini, Mayor

ATTEST:
Rori L. Andreason
Rori L. Andreason, MMC
City Recorder



APPROVED AS TO FORM:
Chad Woolley
Print Name: CHAD WOOLLEY
City Attorney

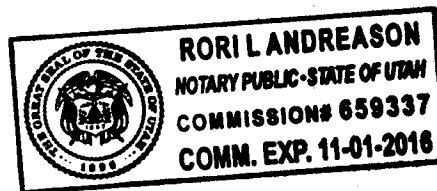
STATE OF UTAH)
COUNTY OF SALT LAKE) : ss

On the 15th day of April, 2015, personally appeared before me JoAnn Seghini, who being by me duly sworn did say she is the Mayor of Midvale City Corporation, and that the within and foregoing instrument was signed on behalf of such Corporation.

Rori L. Andreason
Notary Public
Residing at: Midvale, UT

My Commission Expires:

11-01-2016

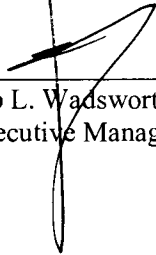


DEVELOPER:

RIVERWALK INVESTMENTS II, LLC,
a Utah limited liability company

By: Wadsworth Riverwalk II, LLC,
a Utah limited liability company
Its: Manager

By: Wadsworth & Sons III, LLC,
a Utah limited liability company
Its: Manager

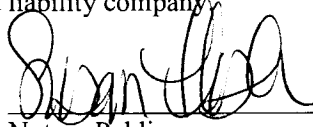
By: 
Kip L. Wadsworth
Its: Executive Manager

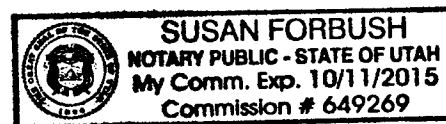
STATE OF Utah)
COUNTY OF Salt Lake)ss

On this 14 day of April, 2015, personally appeared before me Kip L. Wadsworth, Executive Manager of Wadsworth & Sons III, LLC, a Utah limited liability company, the Manager of Wadsworth Riverwalk Investments II, LLC, a Utah limited liability company, the Manager of Riverwalk Investments II, LLC, a Utah limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Lease in the capacity therein stated and as the act and deed of said limited liability company.

My commission expires:

10/11/15 Residing at Draper, Utah


Notary Public



CONSENT:

TopGolf USA Midvale, LLC, as the "Lessee" under the "Ground Lease" referred to in the recitals in the foregoing Development Agreement, hereby consents to the Development Agreement and agrees that its rights as the Lessee under the Ground Lease shall be bound by the terms thereof.

TOPGOLF USA MIDVALE, LLC

By: W. D. [Signature]
Name:
Its:

April 13, 2015

STATE OF Texas)
COUNTY OF Dallas)ss

On this 13th day of April, 2015, personally appeared before me William Davenport, Manager of _____, a _____, the Manager of TopGolf USA Midvale, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Lease in the capacity therein stated and as the act and deed of such limited liability company.

My commission expires:

September 7, 2015 Residing at Dallas County

Sandra L. Riddels
Notary Public

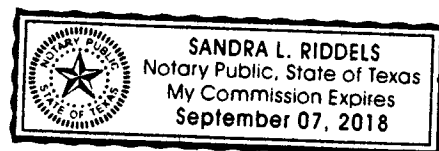


EXHIBIT A

Legal Description

Lot 1 of the River Walk at Bingham Junction, Phase 2 Amended, as recorded with the Official Records of Salt Lake County on February 19, 2015 as Entry No. 11995626.

EXHIBIT B

Large Scale Master Plan Conditions



655 West Center Street
Midvale, UT 84047
Phone (801) 567-7200
Fax (801) 567-0518

November 15, 2012

Mr. Marty Beljanic
Wadsworth Development Group
166 E. 14000 S., #210
Draper, UT 84020

Subject: Large Scale Master Plan Amendment - Riverwalk West at Bingham Junction
Retail Project (Riverwalk II Shopping Center)

Dear Marty,

This letter is to confirm action taken by the Midvale City Planning Commission at its meeting held on November 15, 2012 regarding your request to amend the Large Scale Master Plan for the Riverwalk West project located in the Riverwalk area of Bingham Junction. Based on the proposed amended Large Scale Master Plan complying with the intent and general development standards for the Bingham Junction Zone and Riverwalk Overlay and providing a solid foundation for more detailed development plans to be submitted under the Small Scale Master Plan provision in the future, it was the decision of the Planning Commission to approve the 2nd Proposed Amended Large Scale Master Plan for the Riverwalk West at Bingham Junction Retail Project (attached) with the following conditions:

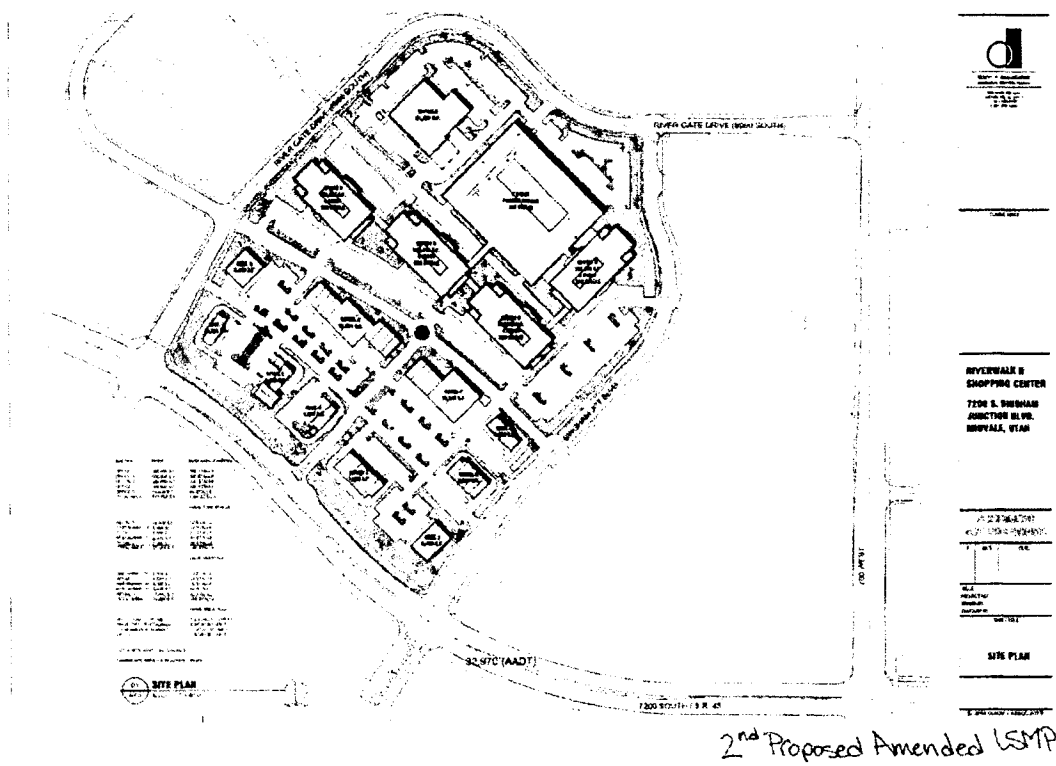
1. The original conditions of approval from January 13, 2010 (Attachment A) shall remain.
2. Circulation and connectivity between all projects within the L SMP area shall be a priority.
3. The open space along 7200 South and the 7200 South access road shall be enhanced to include additional landscaping to ensure the original intent of this area remains visually pleasing and functional for the community.
4. The 7200 South access is contingent upon UDOT's written approval. If this access is not approved by UDOT, the area on the south side of the east-west road through the plan area shall revert to the 2010 original L SMP layout.

If you have any questions, please call me at (801) 567-7229

Sincerely,

Lesley Burns
City Planner

Attachments



ATTACHMENT A

Riverwalk West at Bingham Junction Retail Project
Large Scale Master Plan
Original Conditions of Approval (January 13, 2010)

1. All development within the large scale master plan shall comply with the Development Standards in Section 17-7-9.12.1.6 of the Zoning Ordinance, including but not limited to a maximum building height of 32 feet for a flat roof for portions of the structure within 100 feet of a single family attached or detached residential structure.
2. All development within the large scale master plan shall comply with the Landscaping Standards in Section 17-7-9.12.1.7 of the Zoning Ordinance. Landscaping plans shall incorporate the street trees required as part of the Riverwalk Thematic Design Elements. Landscape screening of maintenance buildings, trash collection and recycling, storage and service areas, mechanical equipment and loading docks, particularly where viewed from residential areas and public vantage points will be required.
3. All development within the large scale master plan shall comply with the Architectural Standards in Section 17-7-9.12.1.8 of the Zoning Ordinance, including but not limited to drive aisles located between the building and the street being minimized as much as possible with berming and landscaping and complying with the specific development standards in the ordinance; and loading docks and service areas where visible from streets and residential buildings being screened with walls and dense landscaping.
4. All development within the large scale master plan shall comply with Sections 17-7-9.5 Common Development Standards and 17-7-9.6 Parking of the Zoning Ordinance.
5. All development within the large scale master plan shall comply with the approved Riverwalk Thematic Design Elements, i.e. lighting, street trees, etc.
6. All drive/road accesses shall comply with the requirements of the City Engineer.

EXHIBIT C

Small Scale Master Plan Conditions



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

December 18, 2014

Mr. Zach Shor
Top Golf
1717 McKinney Ave. #800
Dallas, TX 75202

Subject: Small Scale Master Plan and Conditional Use Permit Approval – Top Golf
Entertainment Center at approx. 920 W. River Gate Dr.

Dear Mr. Shor:

This letter is to confirm action taken by the Midvale City Planning Commission at its meeting held on December 17, 2014 regarding the above project. It was the decision of the Planning Commission to approve the Small Scale Master Plan and Conditional Use Permit with the following conditions:

1. This approval is contingent upon the City Council's adoption of the proposed text amendments regarding fencing and lighting for outdoor athletic facilities.
2. All requirements of the Fire Marshal shall be appropriately addressed.
3. The landscape plan shall address the following items:
 - Additional evergreen trees shall be added to the plan to comply with the minimum 25% evergreen requirement.
 - Trees, shrubs and plants shall be added in the open space at the driveway entrance on 7200 South, including in the landscaped island, to enhance the landscaping in this area.
 - The amount of interior parking lot landscaping shall be verified to ensure the plan complies with the required 10% minimum.
 - An irrigation plan, complying with Section 17-7-9.5 E of the zoning ordinance shall be submitted.
 - The Poplar trees shall be replaced with a longer living tree.
4. The exterior stairs on the west and east building elevations shall be painted to match the adjacent building walls on all sides, including underneath.
5. An exterior lighting plan, to include light locations, fixture details, photometric information, and a summary of this information, as required in Section 17-7-9.6 F of the Zoning Ordinance and the Riverwalk Thematic Elements, shall be prepared and submitted.

6. All signs shall be reviewed under the applicable sign requirements and approved through the sign permit process.
7. All requirements of the Building Official, Fire Marshal and the City Engineer shall be satisfied.
8. The final site plan shall be prepared in accordance with Section 17-3-3 E of the Zoning Ordinance and shall be reviewed and approved by the City Engineer, Fire Marshal and City Planner. The final site plan shall address the conditions of this approval.
9. The applicant shall work with the City in drafting a Development Agreement for this project site. This agreement will need to be executed prior to Building Permit issuance.
10. The applicant will be required to continually work with the City in addressing and attenuating any noise and lighting impacts on the surrounding area. This may include limiting the hours of the rooftop terrace.

If you have any questions regarding this decision, please contact me at (801) 567-7229.

Sincerely,

Lesley Burns
City Planner

/lb

EXHIBIT D

Final Site Plan

TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH



TOPGOLF - APRIL 9, 2015

Final Site Plan
APPROVED

APR 09 2015
MIDVALE CITY
PLANNING & ZONING DEPT

FOR APPROVAL

DATE PREPARED
APRIL 8, 2015

NOTICE TO DEVELOPER/CONTRACTOR

THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH.

UTILITY DISCLOSURE

THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIDVALE AND THE STATE OF UTAH.

INDEX OF DRAWINGS

1 OF 1	ALTA/ACSM LAND TITLE SURVEY	C-500	EROSION CONTROL PLAN
C-001	GENERAL NOTES	C-600	DETAILS SHEET
C-100	OVERALL SITE AND PAVING PLAN	C-601	DETAILS SHEET
C-101	SITE PLAN	C-602	DETAILS SHEET
C-102	SITE PLAN	C-603	DETAILS SHEET
C-103	SITE PLAN	C-604	DETAILS SHEET
C-104	SITE PLAN	C-605	DETAILS SHEET
C-200	OVERALL GRADING AND DRAINAGE PLAN	C-606	DETAILS SHEET
C-201	GRADING PLAN	C-607	DETAILS SHEET
C-202	GRADING PLAN	C-608	DETAILS SHEET
C-203	GRADING PLAN	PP-1	PLAN AND PROFILE
C-204	GRADING PLAN - OUTFIELD	L-100	LANDSCAPE PLAN
C-301	DRAINAGE PLAN	L-101	ENLARGED LANDSCAPE PLAN NORTH
C-302	DRAINAGE PLAN	L-102	ENLARGED LANDSCAPE PLAN SOUTH
C-303	DRAINAGE PLAN	L-200	IRRIGATION PLAN
C-304	DRAINAGE PLAN - OUTFIELD	L-201	ENLARGED IRRIGATION PLAN NORTH
C-400	UTILITY PLAN	L-202	ENLARGED IRRIGATION PLAN SOUTH
		L-300	DETAILS

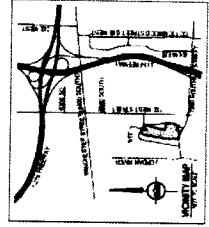
DEVELOPER

ANKO MURRAY CONSTRUCTION
3115 MIDCOURT DRIVE
CORONA, CALIF. 92626

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE SPECIFICATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE SPECIFICATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE SPECIFICATIONS.

VICINITY MAP



ENGINEER



EN SIGN
THE STANDARD IN LANDSCAPE ARCHITECTURE

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- [illegible]

1. The first step in the process of identifying a potential threat to national security is to determine whether the information is classified. If the information is classified, the next step is to determine whether the information is a threat to national security. If the information is a threat to national security, the next step is to determine whether the information is a threat to the national defense. If the information is a threat to the national defense, the next step is to determine whether the information is a threat to the national security.

- TRAFFIC CONTROL AND SAFETY ROUTE**
1. The purpose of this route is to ensure the safe and efficient movement of traffic during the event.
 2. The route is designed to minimize disruption to the surrounding community and to provide a clear path for emergency services.
 3. The route is subject to change based on traffic conditions and the needs of the event.
 4. The route is marked with signs and cones to guide traffic and ensure safety.
 5. The route is monitored by staff and police to ensure compliance and to address any issues that arise.
 6. The route is designed to be as short and direct as possible to reduce travel time and fuel consumption.
 7. The route is designed to be as safe as possible, avoiding high-traffic areas and potential hazards.
 8. The route is designed to be as comfortable as possible, providing a clear and unobstructed path for all vehicles.
 9. The route is designed to be as flexible as possible, allowing for adjustments based on changing circumstances.
 10. The route is designed to be as visible as possible, ensuring that all drivers are aware of the route and can follow it safely.

[illegible]

1. The first group of respondents (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The second group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The third group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The fourth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The fifth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The sixth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The seventh group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The eighth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The ninth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting. The tenth group (n = 10) was composed of students who had completed the course and were currently employed in a health care setting.

- POLYMER LETTERS**, Vol. 8, No. 4, 1970, pp. 649-654.
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Year	Age	Sex	Location	Case No.	Ref.
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1972	10	M	Japan	2	1
1973	10	M	Japan	3	1
1974	10	M	Japan	4	1
1975	10	M	Japan	5	1
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2018	10	M	Japan	48	1
2019	10	M	Japan	49	1
2020	10	M	Japan	50	1

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- Abstract**

GENERAL NOTES

C-001

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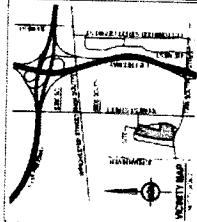
920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

TOPGOLF



OVERALL SITE AND PAVING PLAN

C-100

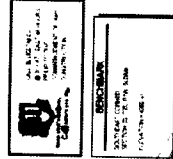
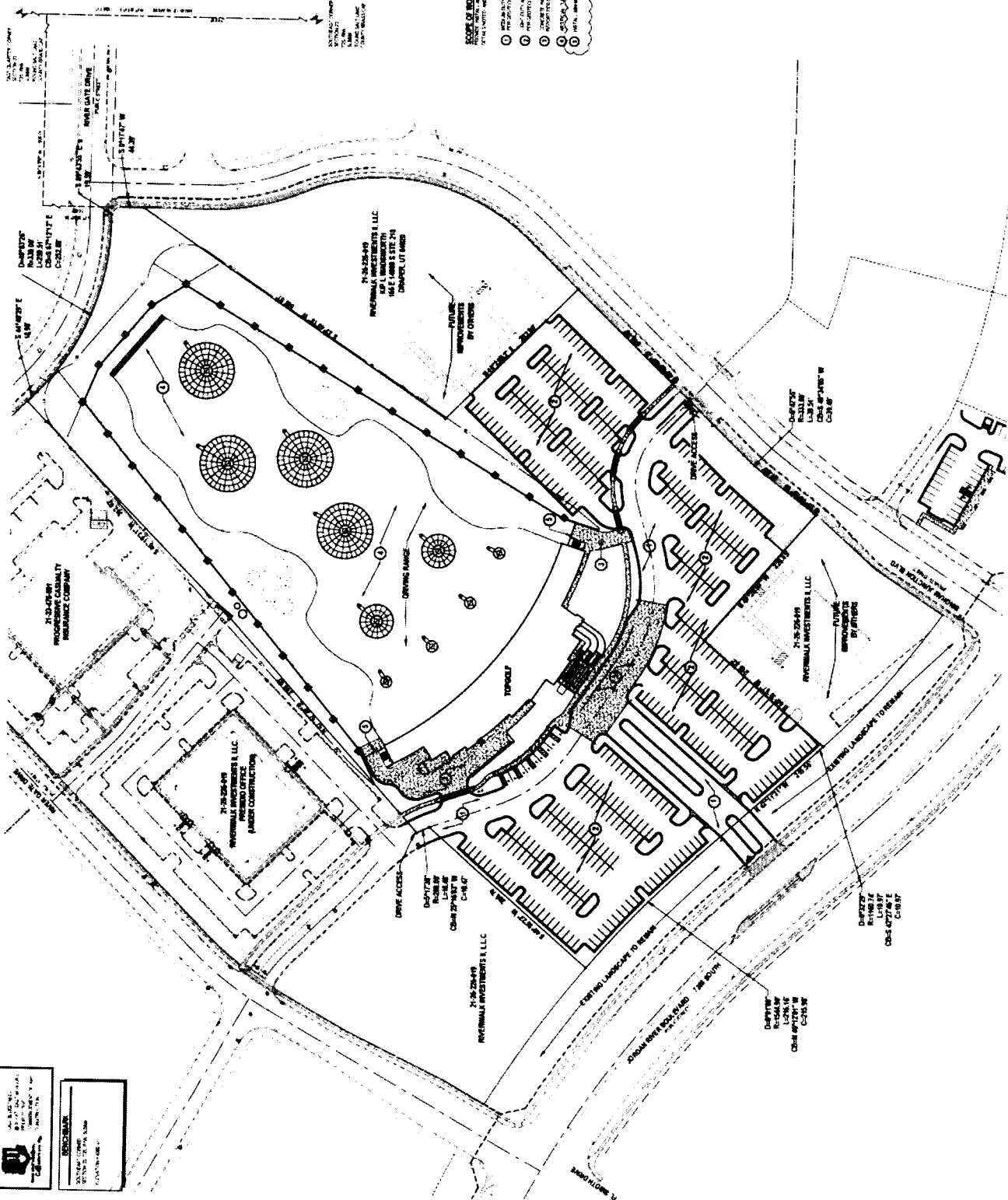


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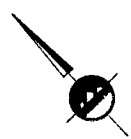
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BAR/LOBBY	27,112
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CLUBHOUSE	27,112
PAVING	300,000
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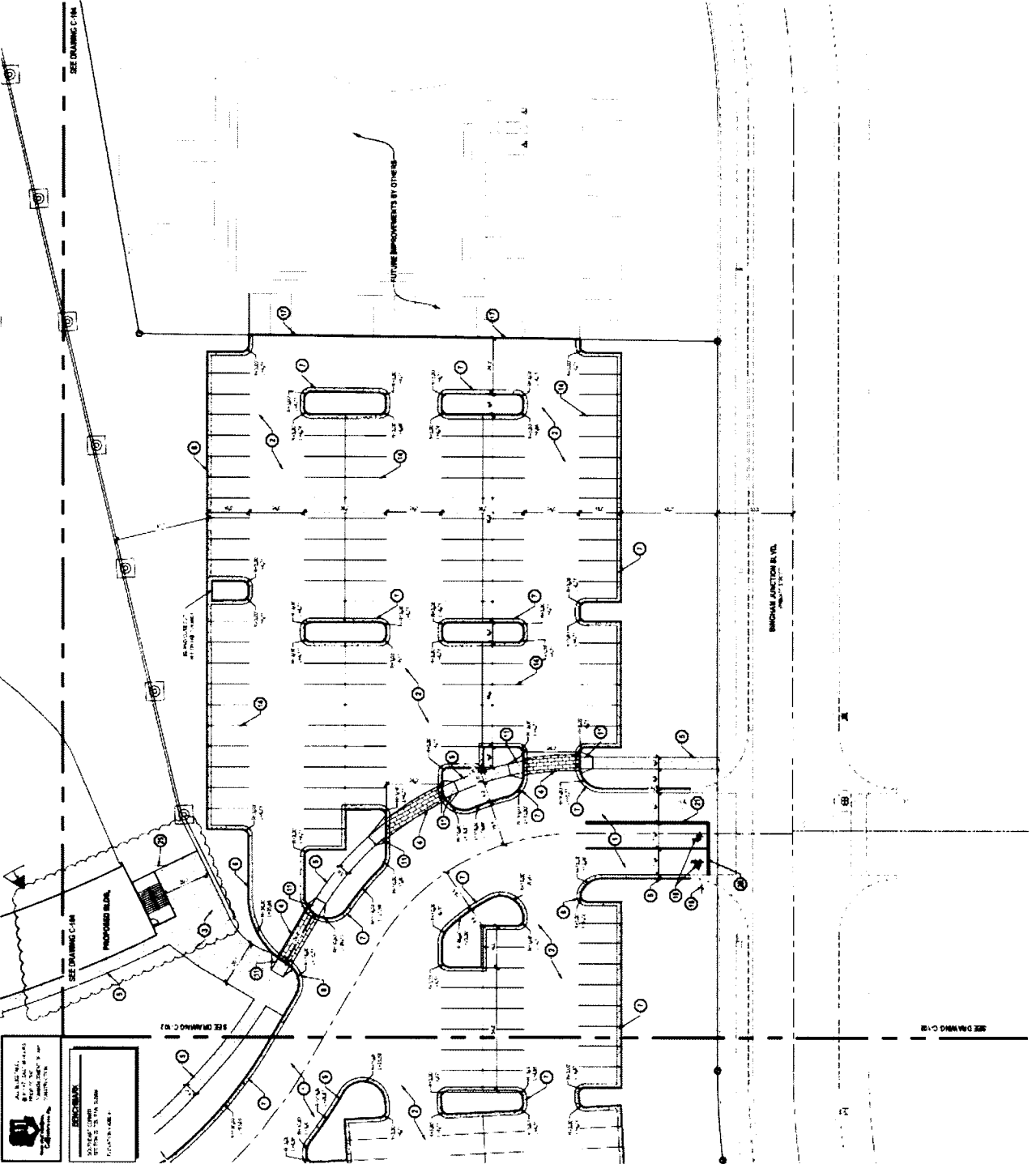
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2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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- SCOPE OF WORK:**
1. PREPARE SITE AND PAVING PLAN FOR THE PROPOSED TOPGOLF COURSE.
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 10. PREPARE SITE AND PAVING PLAN FOR THE PROPOSED TOPGOLF COURSE.




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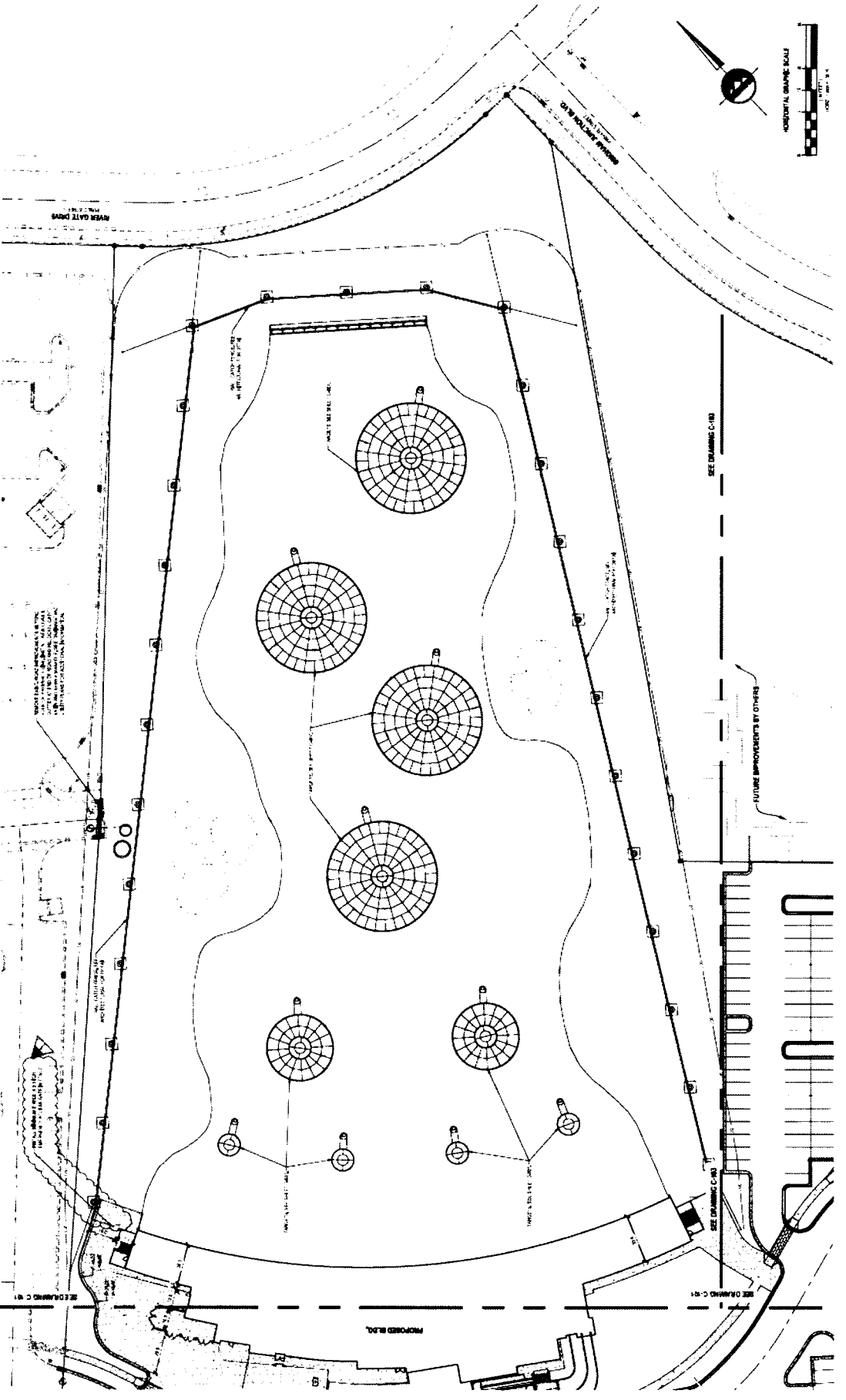
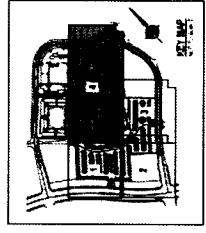
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COLOMBO SPRINGS
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 COLOMBO SPRINGS, UT 84601
 Phone: 801.551.3500

TOPGOLF
 920 WEST JORDAN RIVER BLVD
 MIDVALE, UTAH



SITE PLAN	
Project Name	TOPGOLF
Project Address	920 WEST JORDAN RIVER BLVD, MIDVALE, UT 84040
Project Owner	TOPGOLF
Project Manager	DAVID C. YOUNG
Project Engineer	DAVID C. YOUNG
Project Date	12/15/2014
Project Status	Final

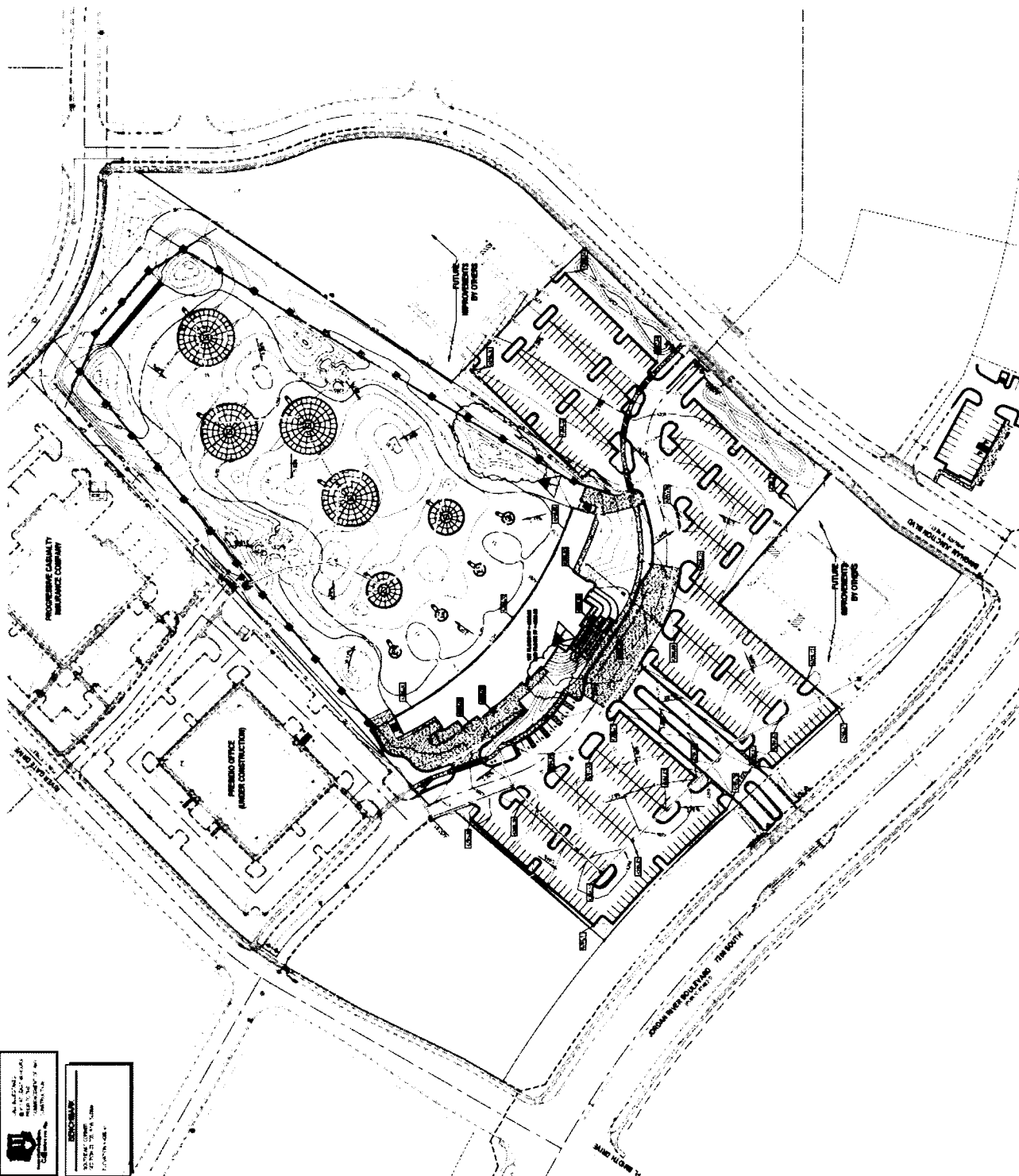
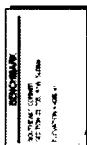




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OVERALL GRADING AND
DRAINAGE PLAN

C-200

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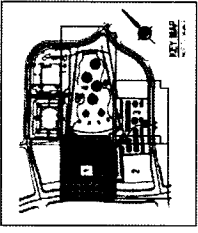
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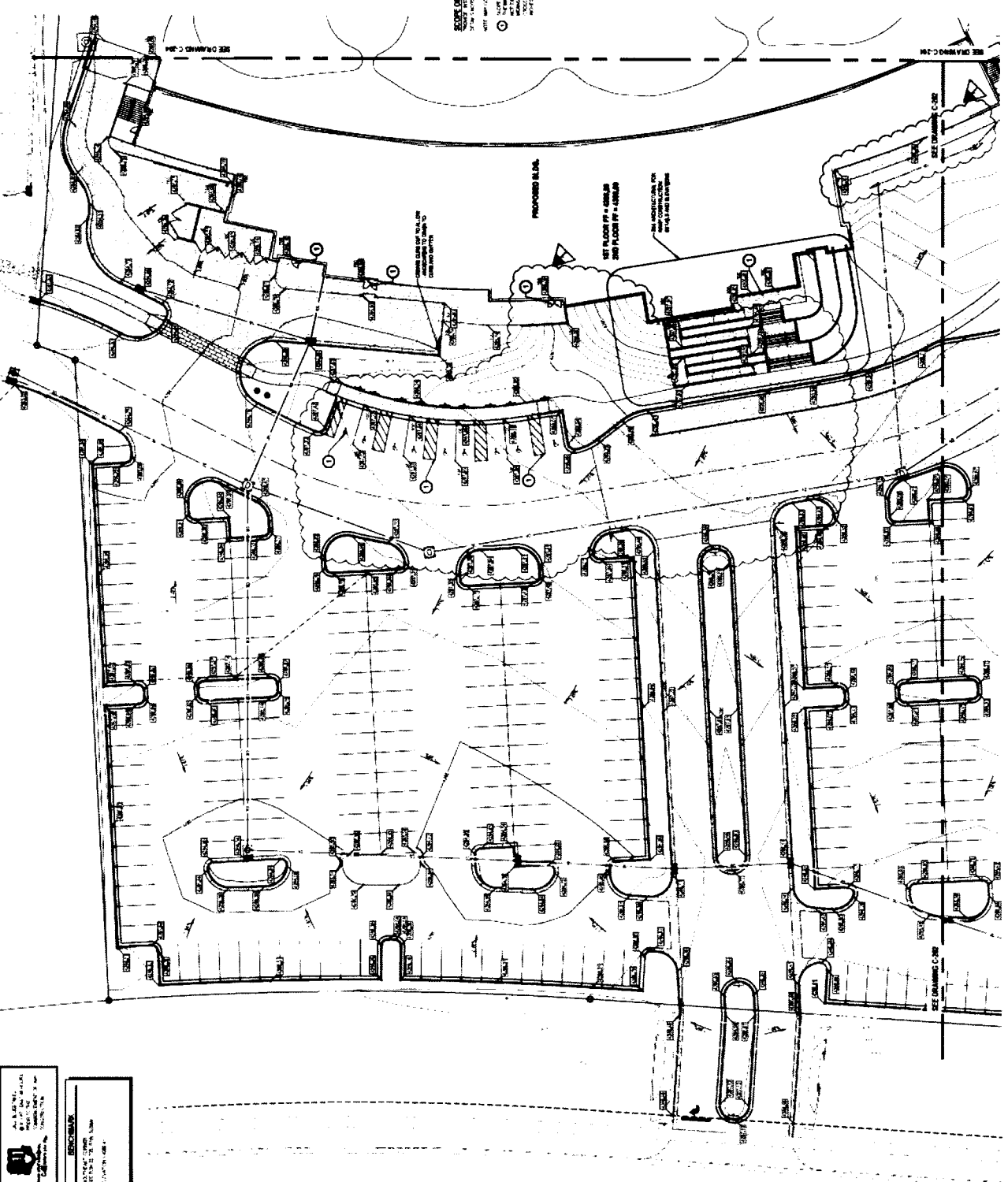
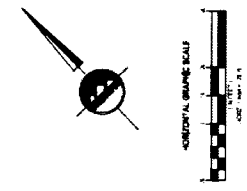
GRADING PLAN

C-201



NOTES:

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE GRADING PLAN IS BASED ON THE ASSUMPTION THAT THE EXISTING GRADE IS AS SHOWN ON THE SURVEY DATA.
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GRADING PLAN

C-201

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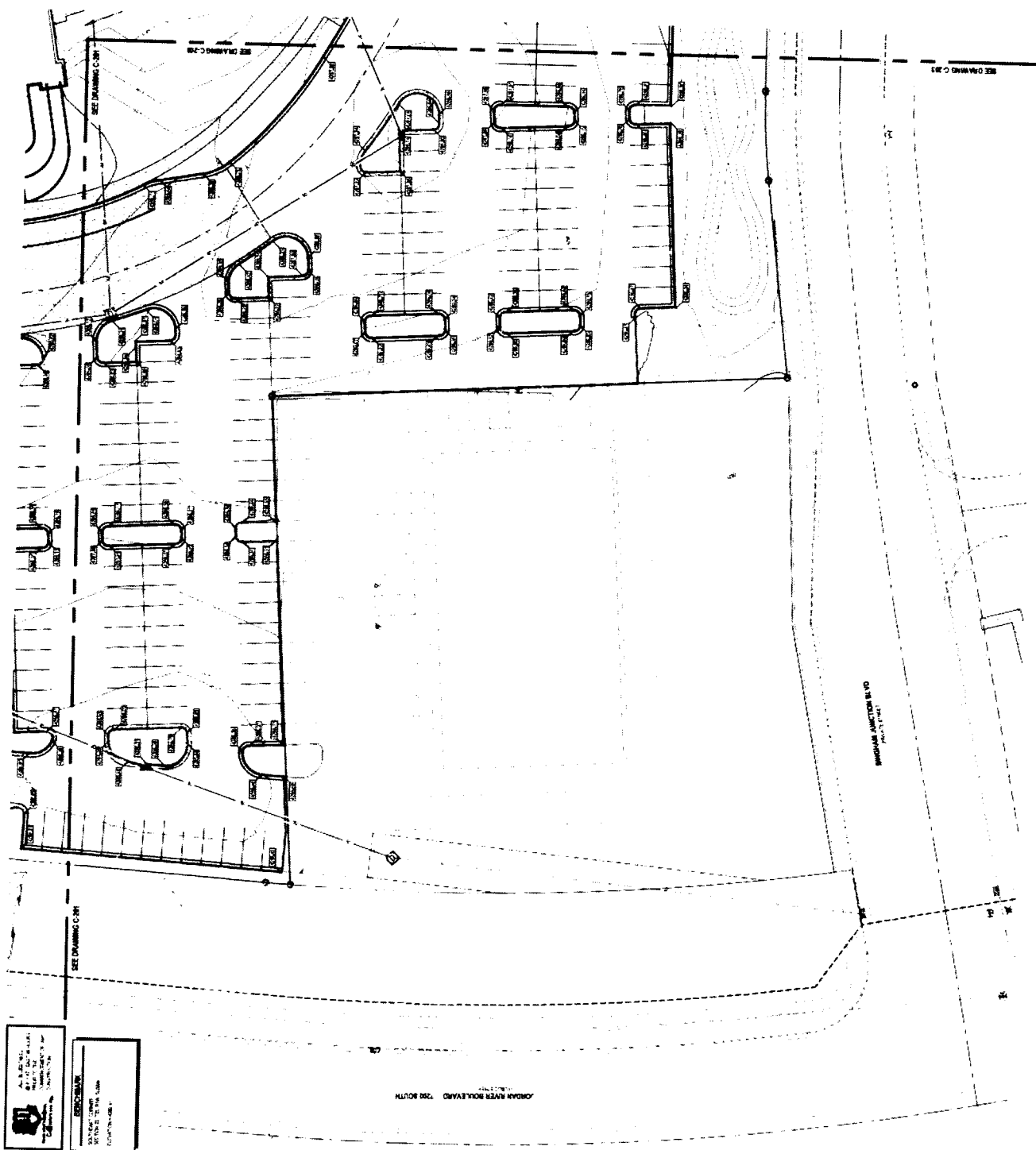
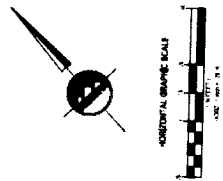
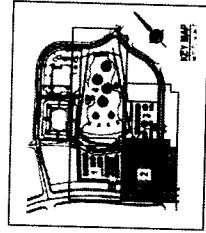
UTAH
Professional Engineer
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TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

GRAING PLAN

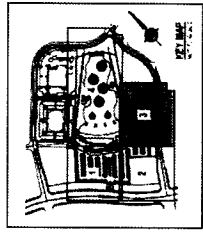
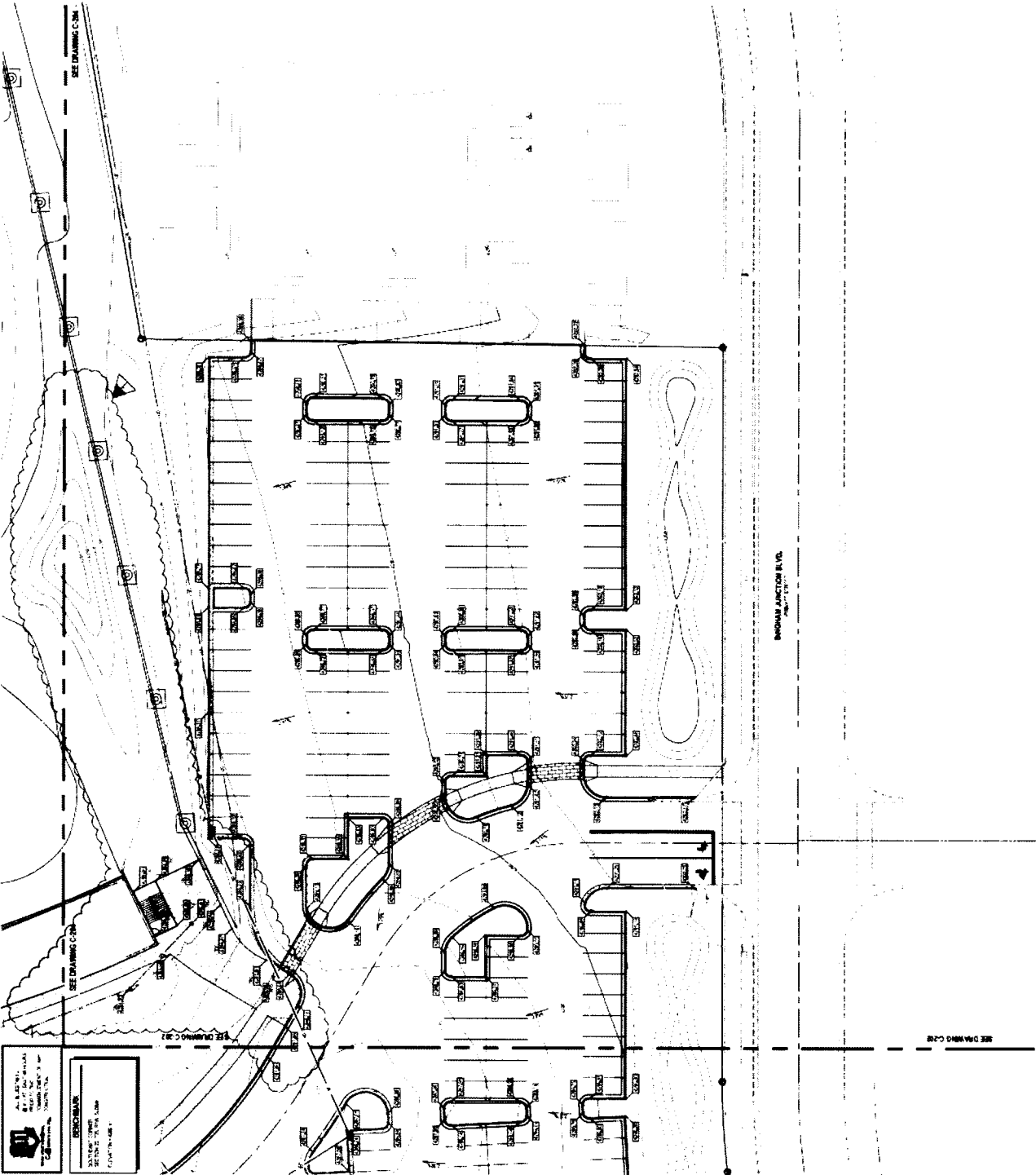
C-202



DAVID L. SMITH
Professional Engineer
No. 43,346,143
State of Utah
Mechanical Engineering

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND RULES.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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TOPGOLF

920 WEST JORDAN RIVER BLVD
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C-203

GRADING PLAN

1" = 10' HORIZONTAL
1" = 4' VERTICAL



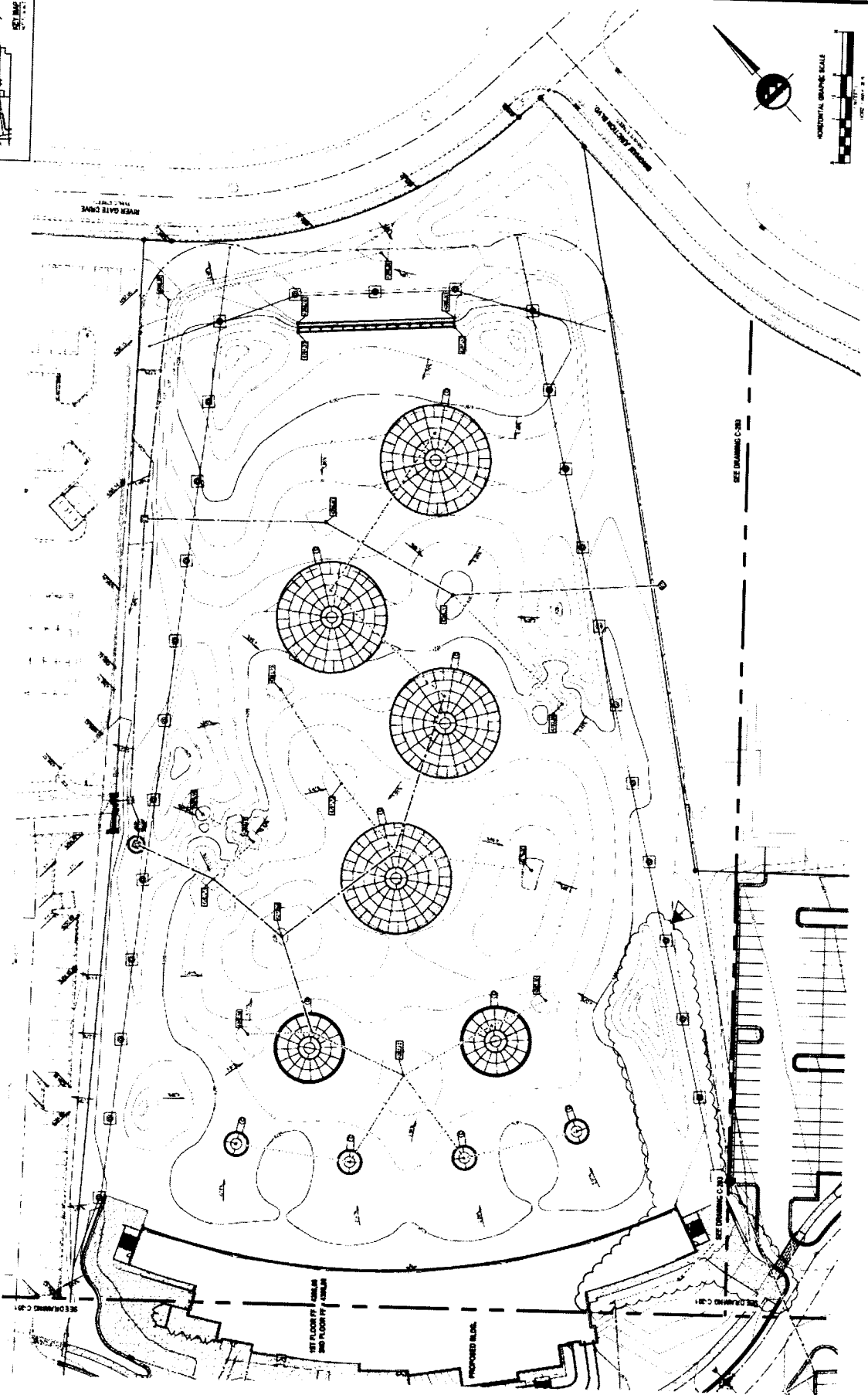
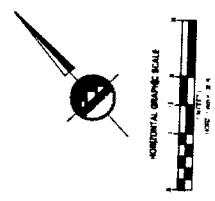
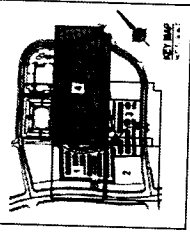
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TOPGOLF
920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH



GRADING PLAN

C-204



NOT TO SCALE
1" = 10' - 0"

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMIT



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CINDY
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Fax: 801.541.3590
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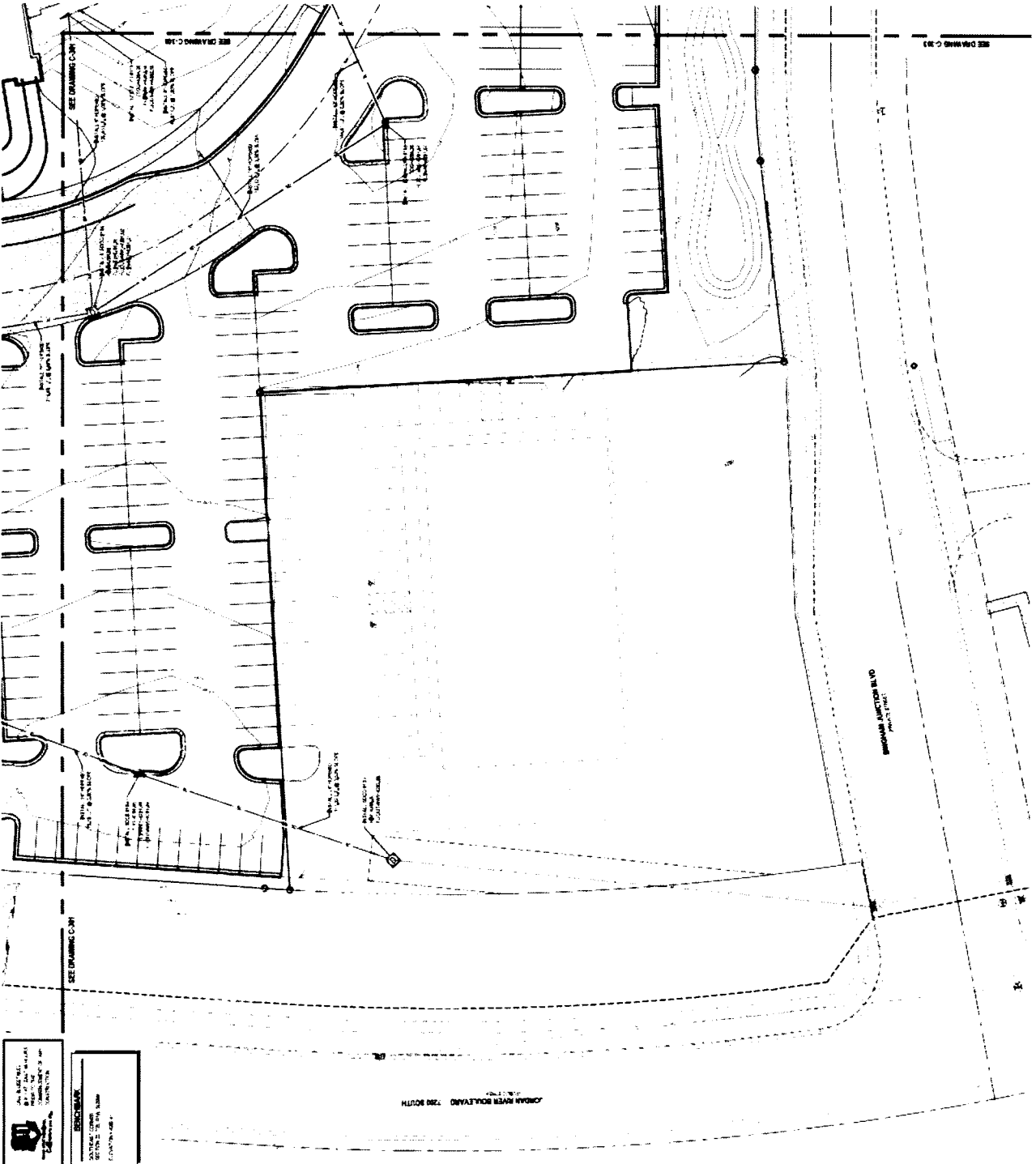
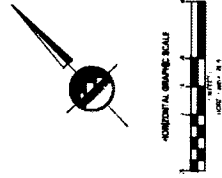
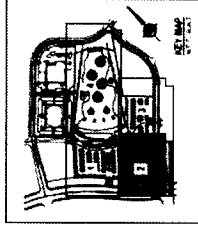
TOPGOLF
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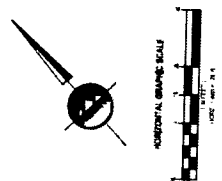



DRAINAGE PLAN

DATE	11/11/11
BY	TODD LAWRENCE
CHECKED BY	CINDY LAWRENCE
SCALE	AS SHOWN

C-302







EN SIGN
THE 5' MATCHED FLIGHTING

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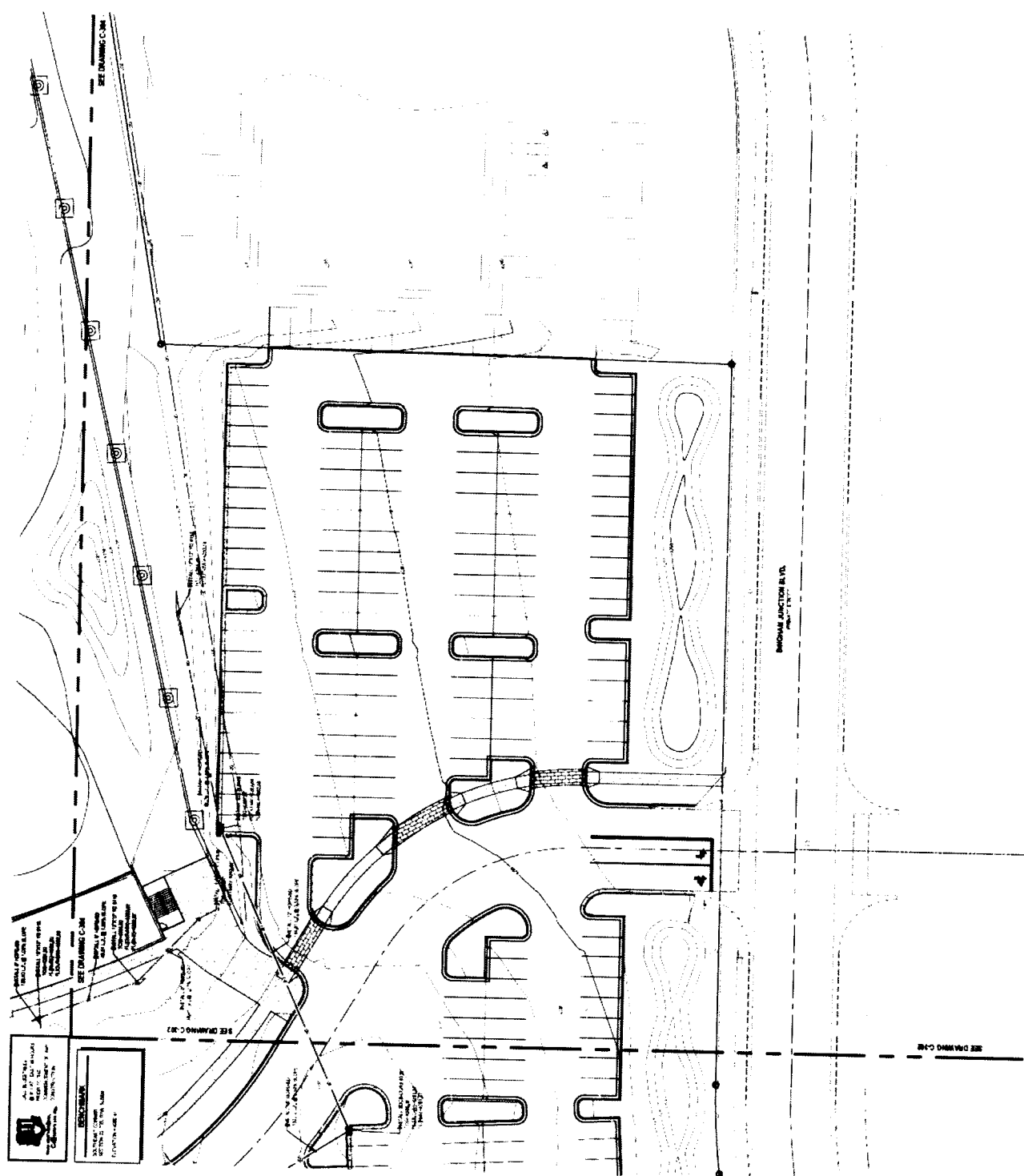
TOPGOLF

920 WEST JORDAN BLVD
MIDVALE, UTAH



DAMAGE PLAN

C-303





LIFT STATION FLOW TABLE

[illegible]

Study summary: Study design: Prospective cohort study
Setting: General practice
Sample size: 6000
Main results: The prevalence of depression was 10% at baseline and increased to 17% after 1 year. The incidence of depression was 8% over the 1-year period. The risk factors for incident depression were female sex, low income, low education, low social support, and history of mental illness.

SCIENCE OF WORK
MONTE W.A. ASKER

OF THE 2 MONTHS, 1992-93

ENTER THE CONTEST NOW!

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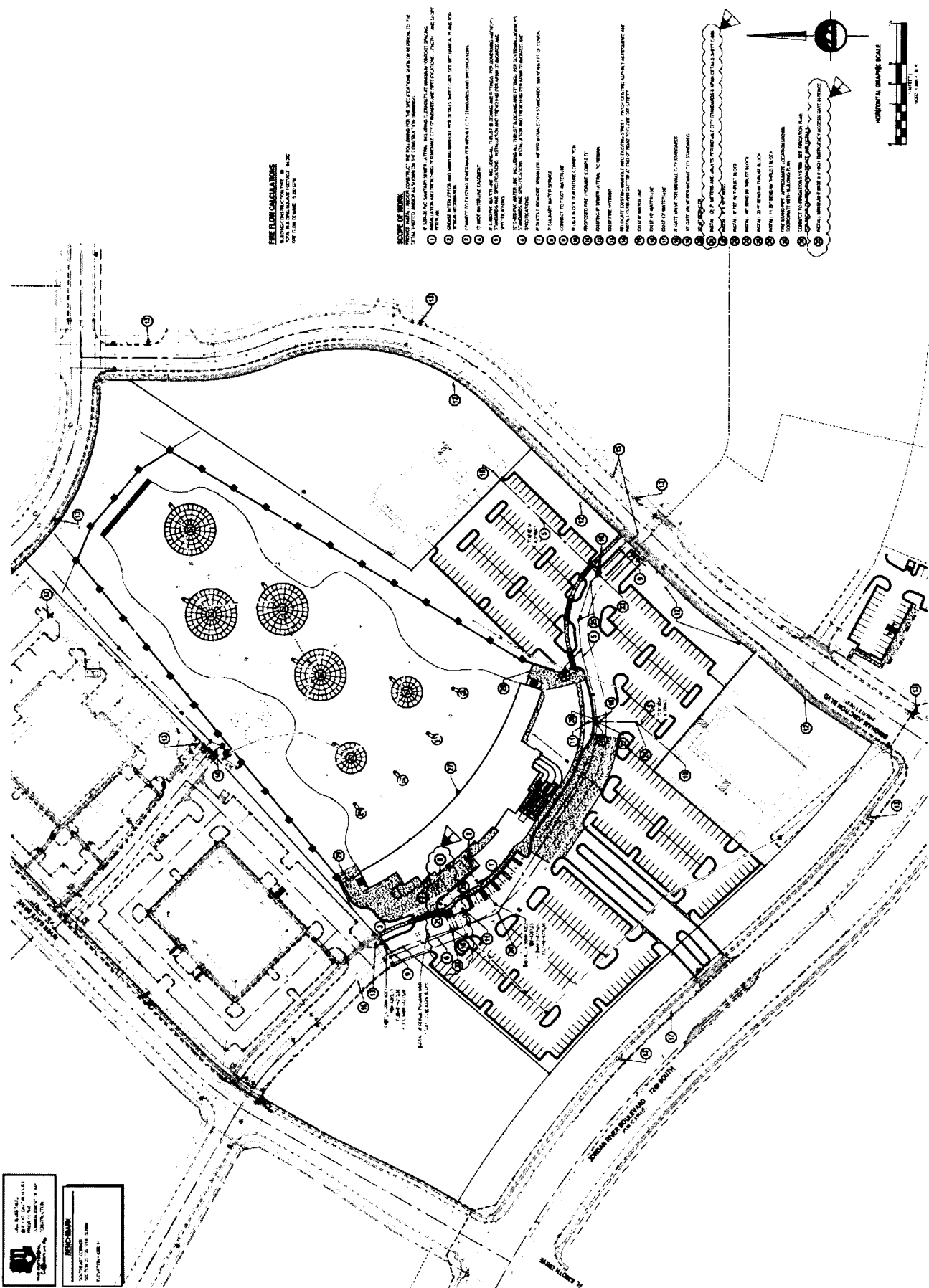
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TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

UTILITY PLAN

C-400



FIRE FLOW CALCULATIONS

WATER SUPPLY: 100 GPM @ 100 PSI

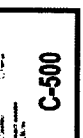
WATER DEMAND: 100 GPM @ 100 PSI

WATER FLOW: 100 GPM @ 100 PSI

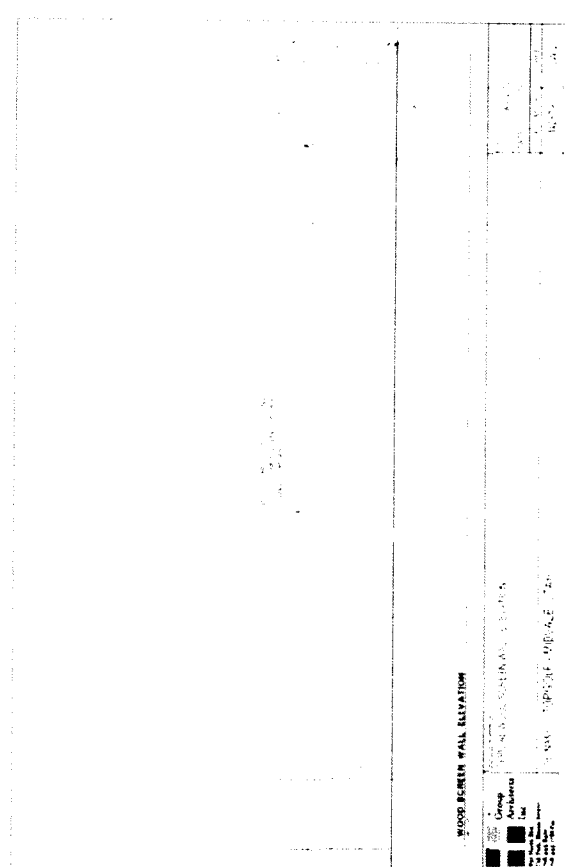
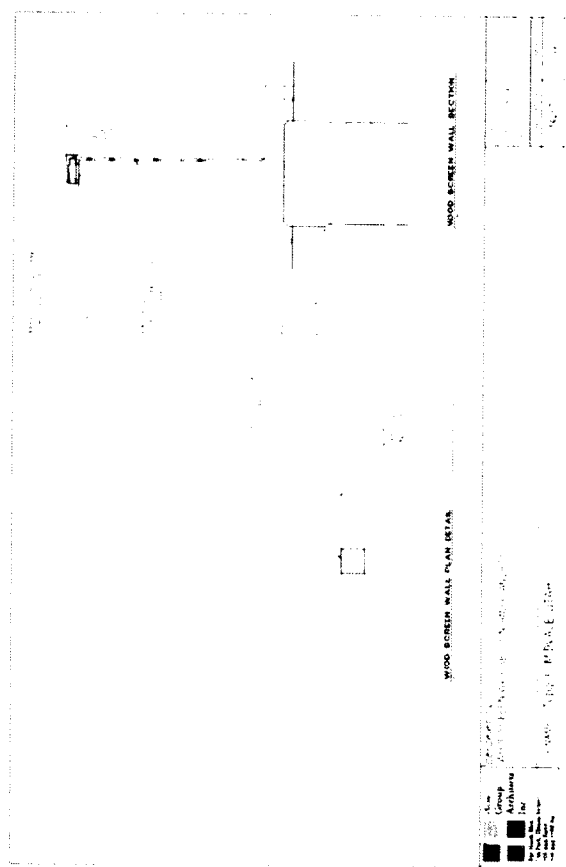
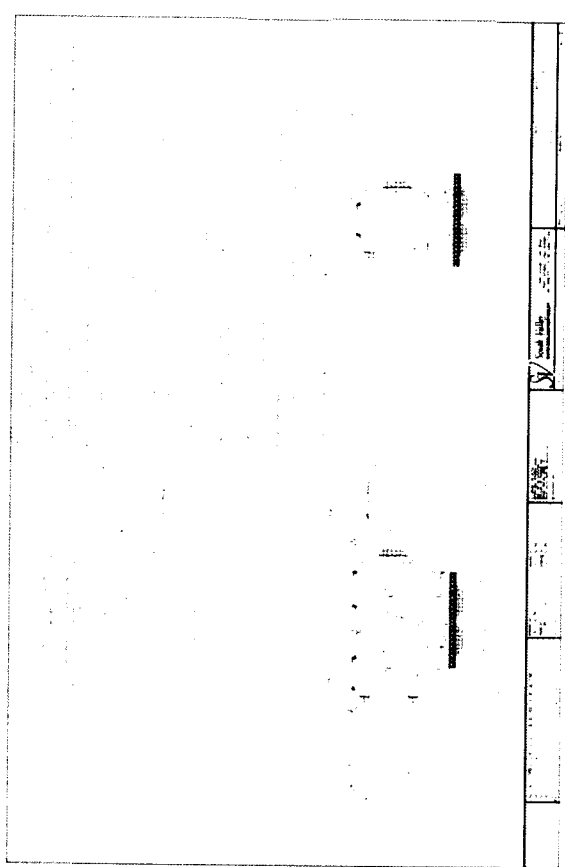
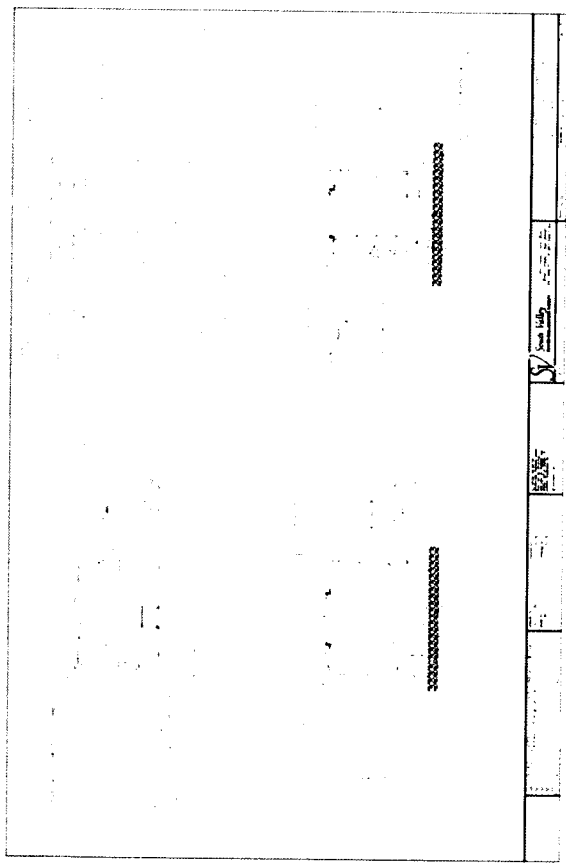
- LEGEND**
1. EXISTING WATER MAIN
 2. EXISTING SEWER MAIN
 3. EXISTING GAS MAIN
 4. EXISTING ELECTRIC MAIN
 5. EXISTING TELEPHONE MAIN
 6. EXISTING CABLE MAIN
 7. EXISTING FIBER OPTIC MAIN
 8. EXISTING RAINWATER MAIN
 9. EXISTING SWAMP MAIN
 10. EXISTING TIE-IN MAIN
 11. EXISTING TIE-IN MAIN
 12. EXISTING TIE-IN MAIN
 13. EXISTING TIE-IN MAIN
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 23. EXISTING TIE-IN MAIN
 24. EXISTING TIE-IN MAIN
 25. EXISTING TIE-IN MAIN

UTILITY PLAN

C-400



22A.1 NAME





211

PLAN

213

[illegible]

SECTION A-A

SECTION 8-B

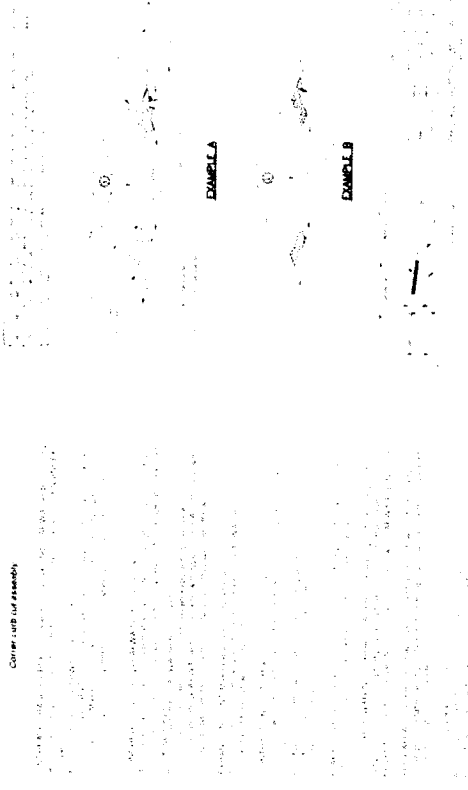
DIVISION OF INVESTIGATION

Concrete Analysis

231

LANDING AT SIDEWALK LEVEL

Corner: used in assembly.



MATERIALS

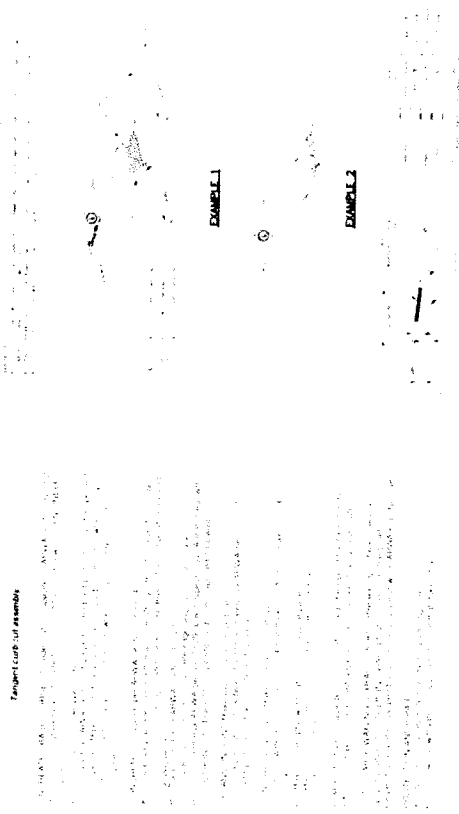
Corner curb cut assembly

SPORTS MINISTRY

235

LANDING AT SIDEWALK LEVEL

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MATERIALS

MAXIMUM SLOPES

Tangent curb cut assembly

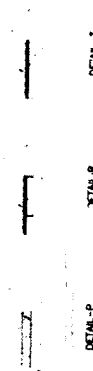
236

TRUNCATED DOME DETAIL



TERMINOLOGICAL ASSEMBLY

NON-CIRCULAR ASSEMBLY



SECRET - P

SECRET - B

INTRODUCTION

Detectable warning surface

238



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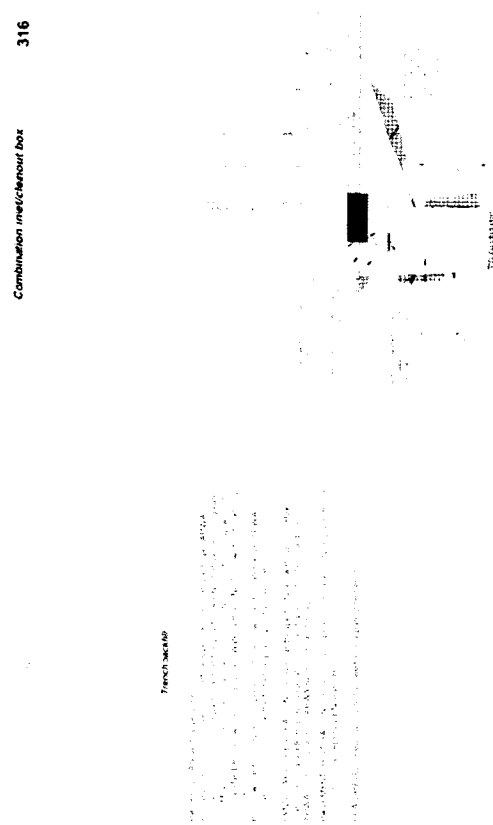
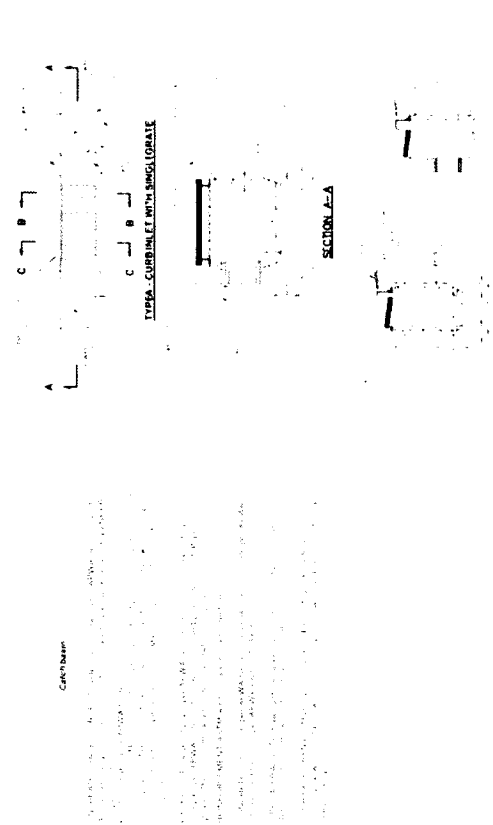
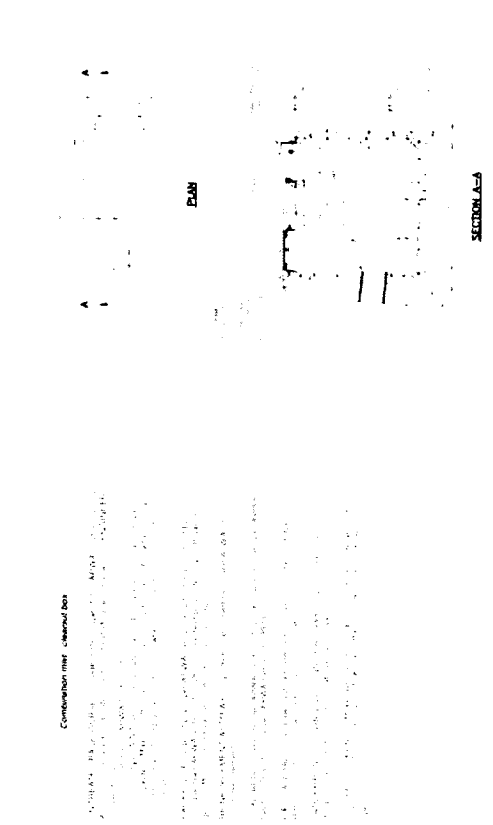
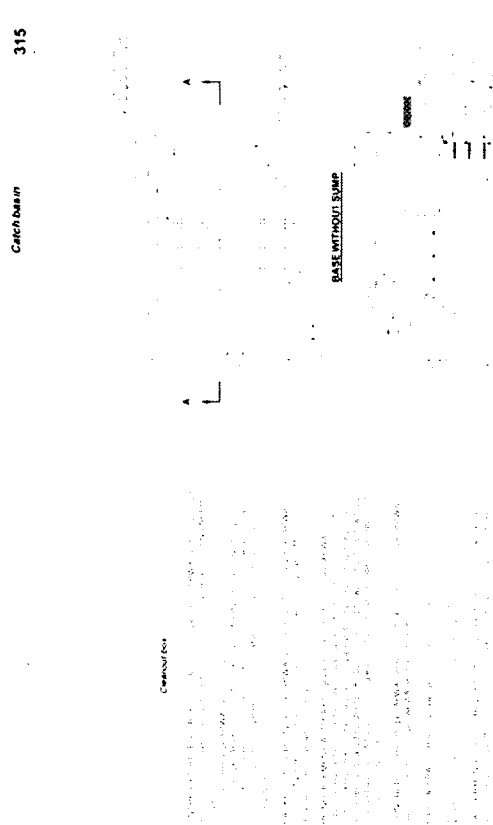
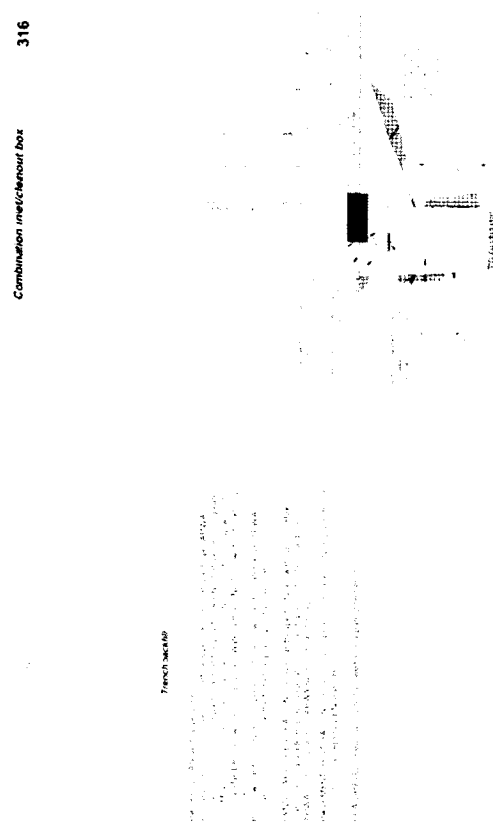
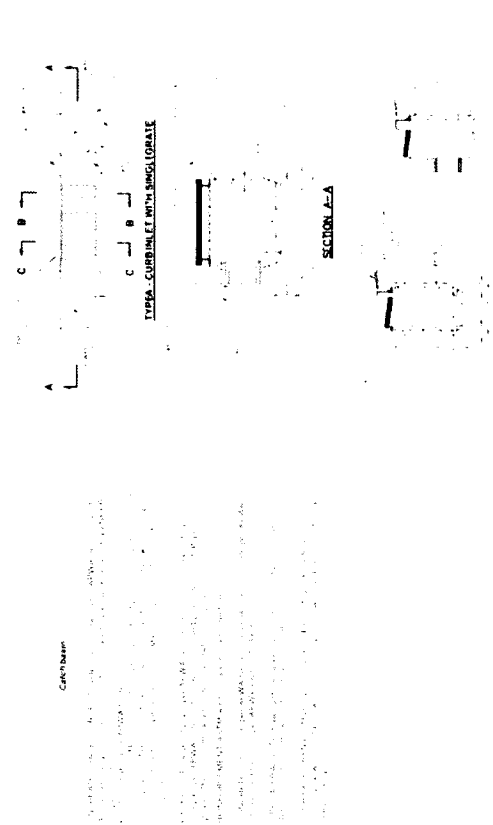
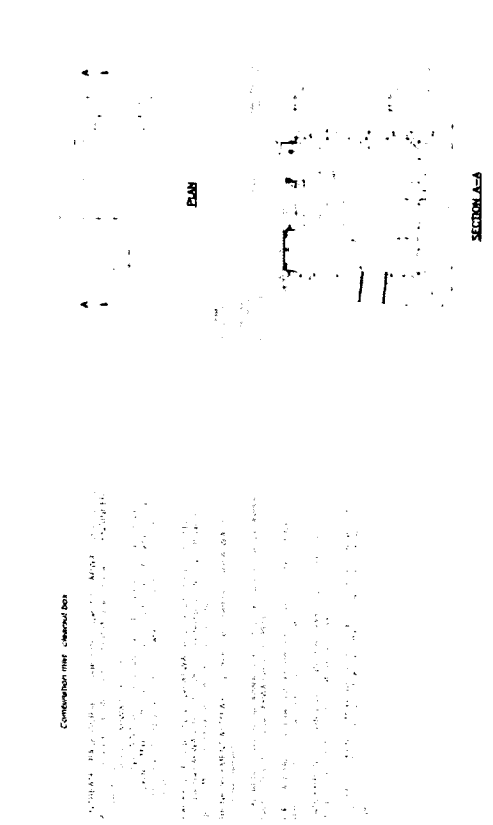
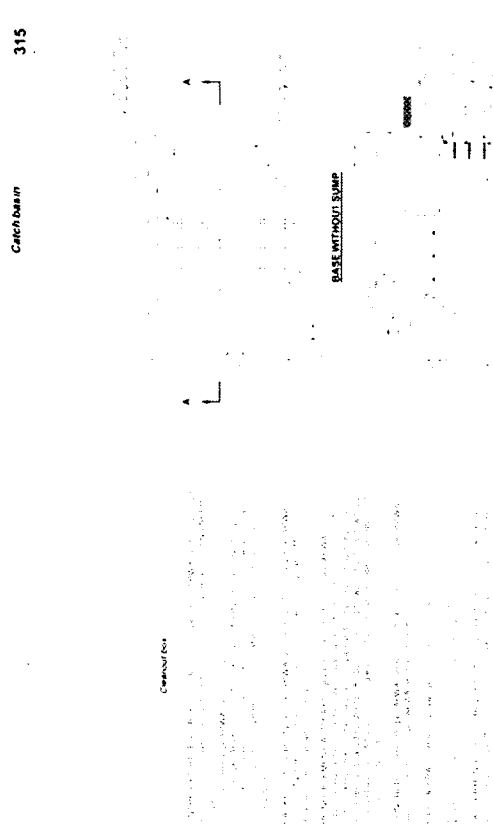
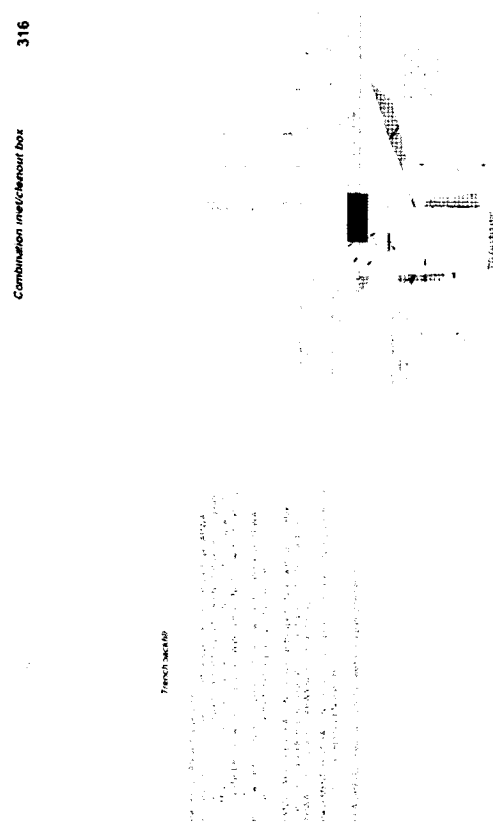
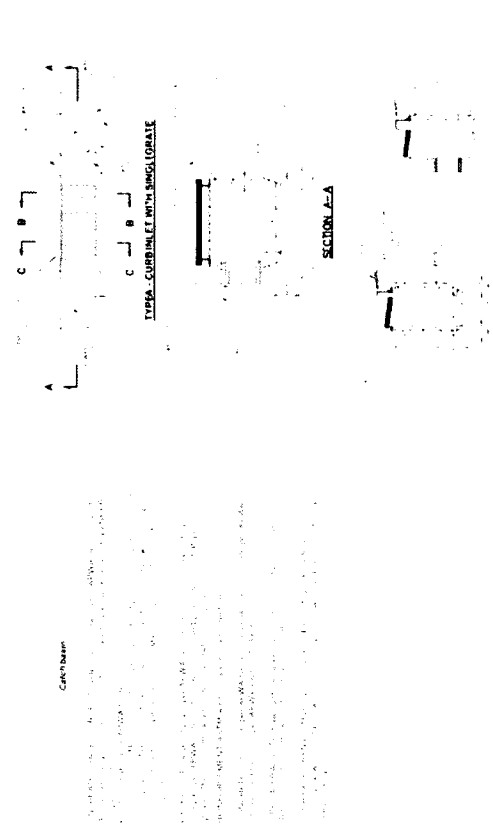
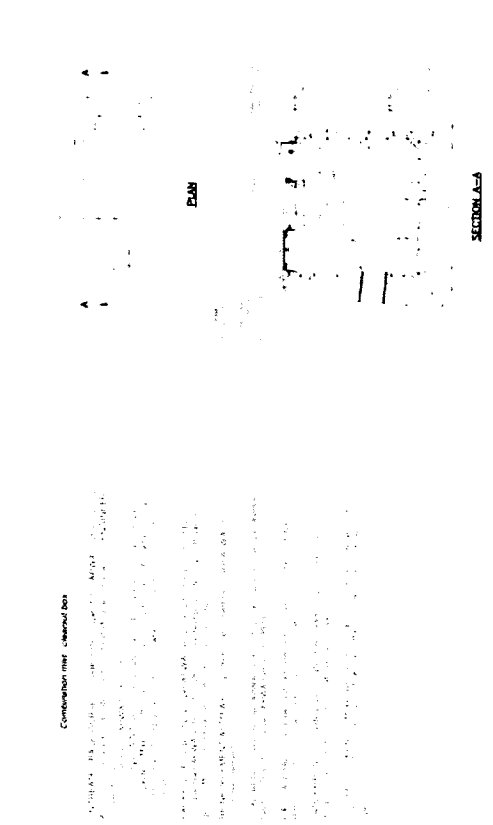
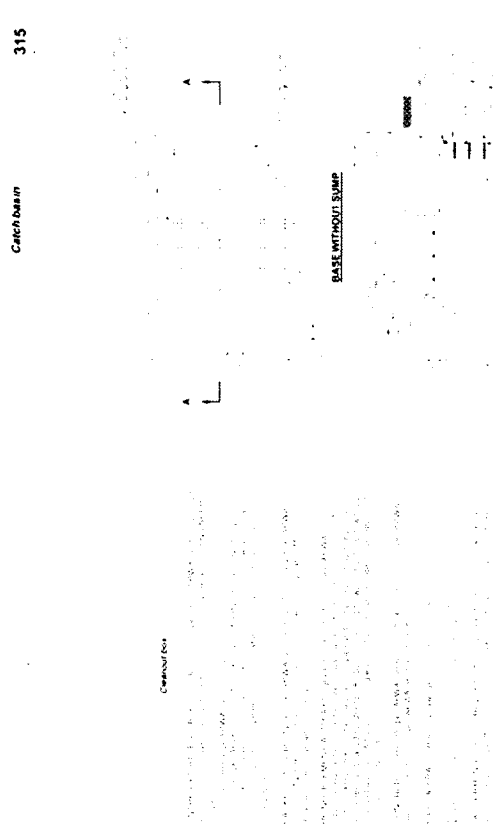
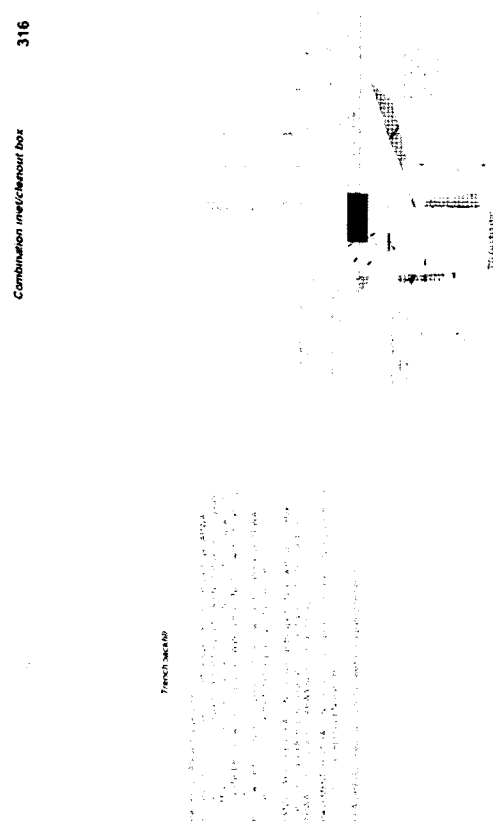
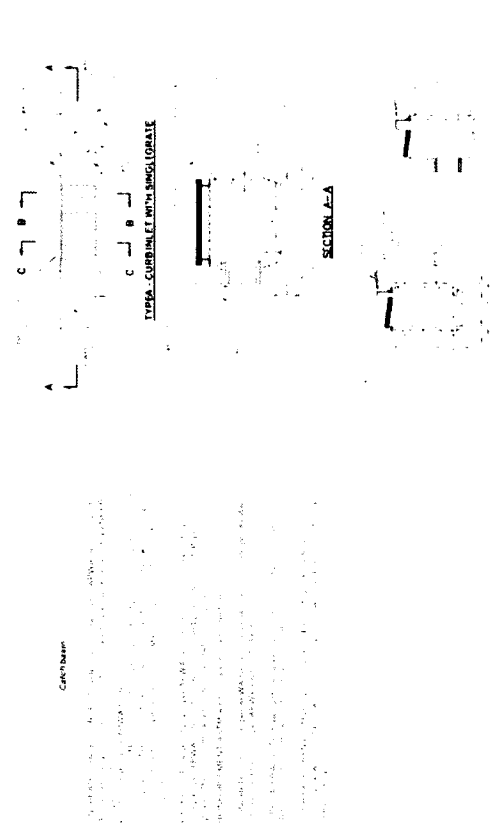
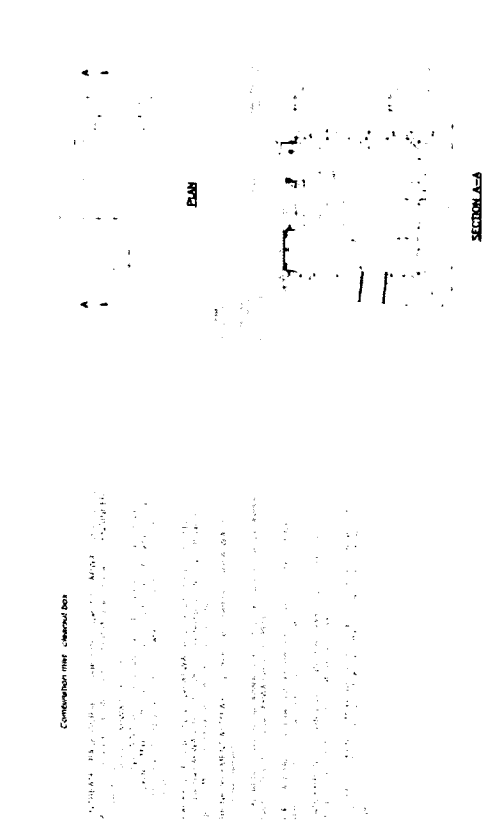
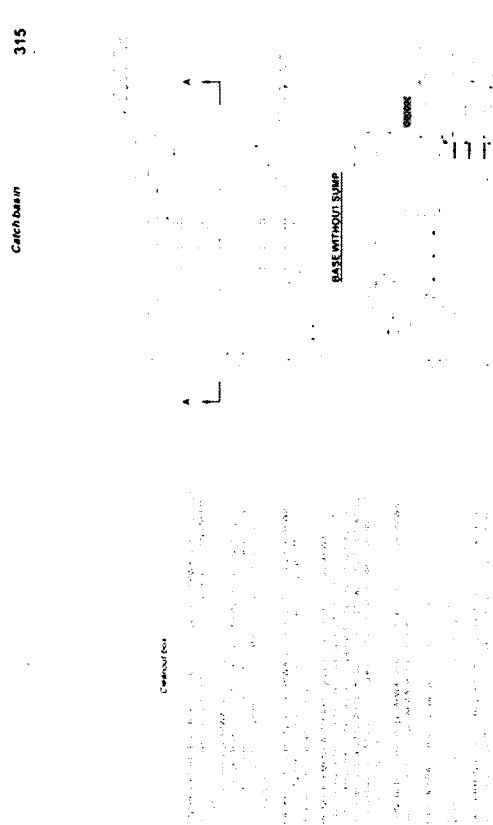
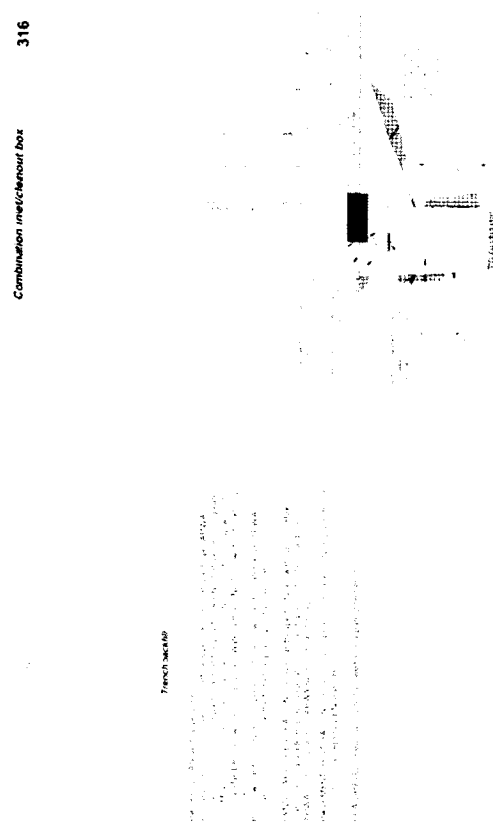
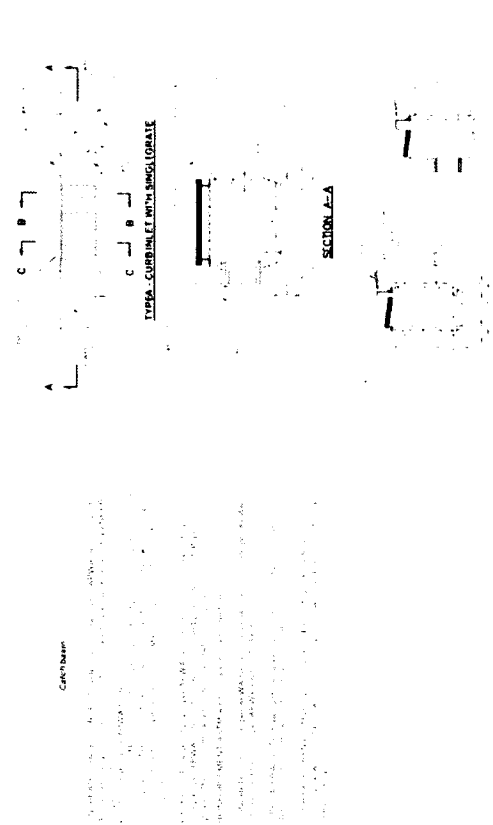
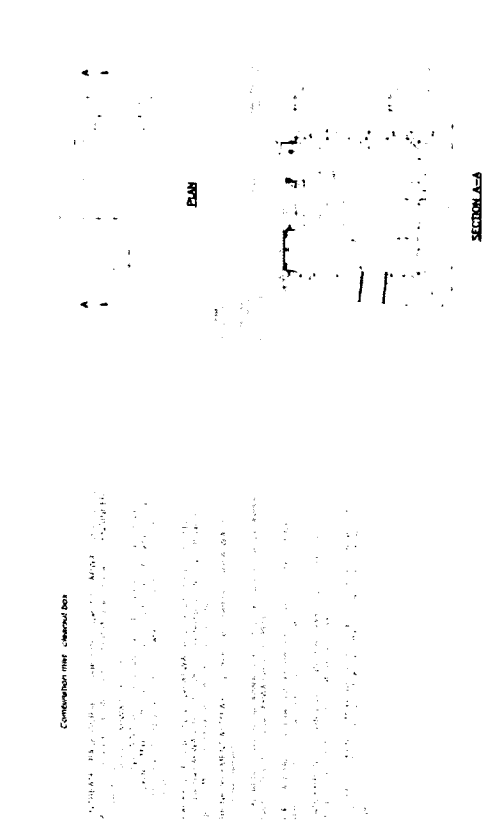
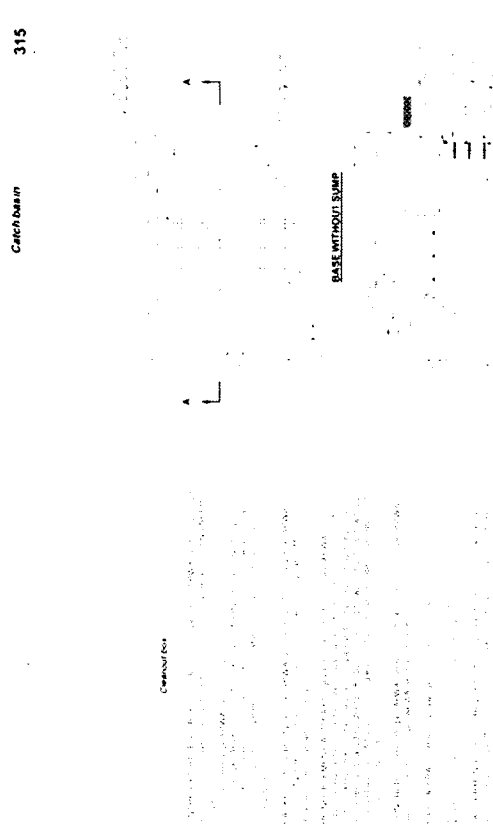
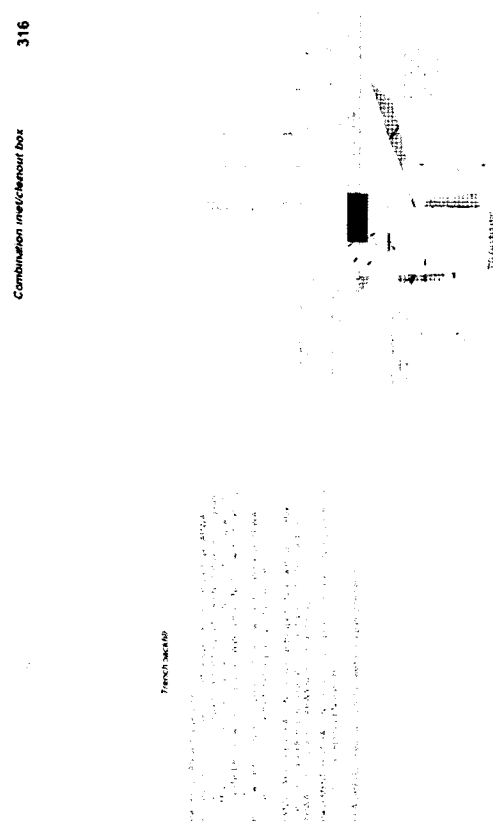
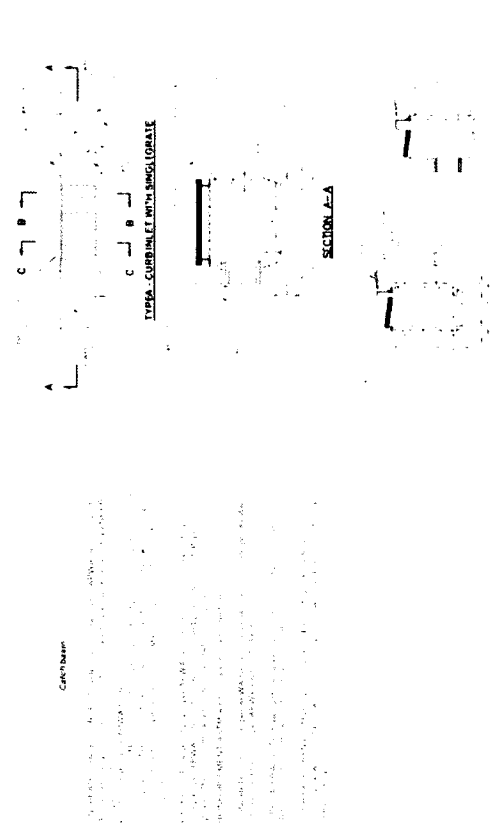
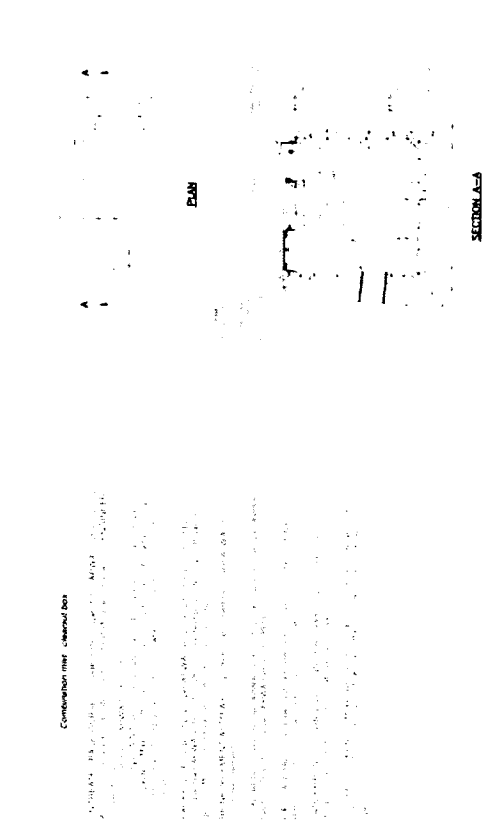
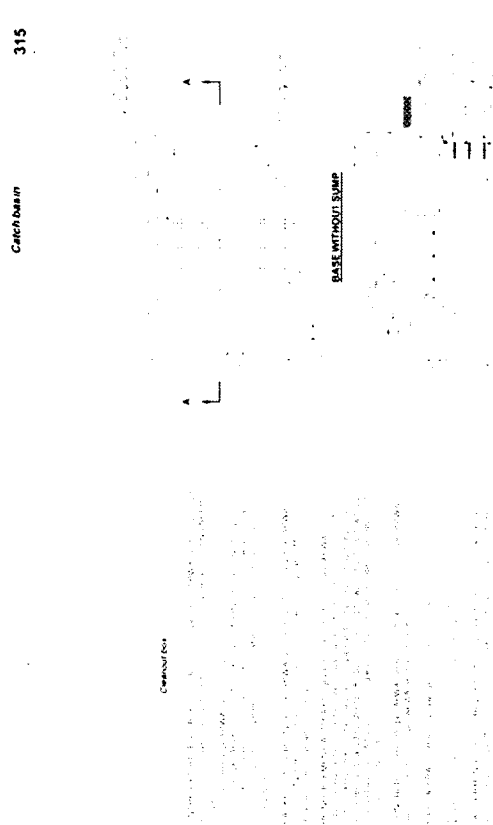
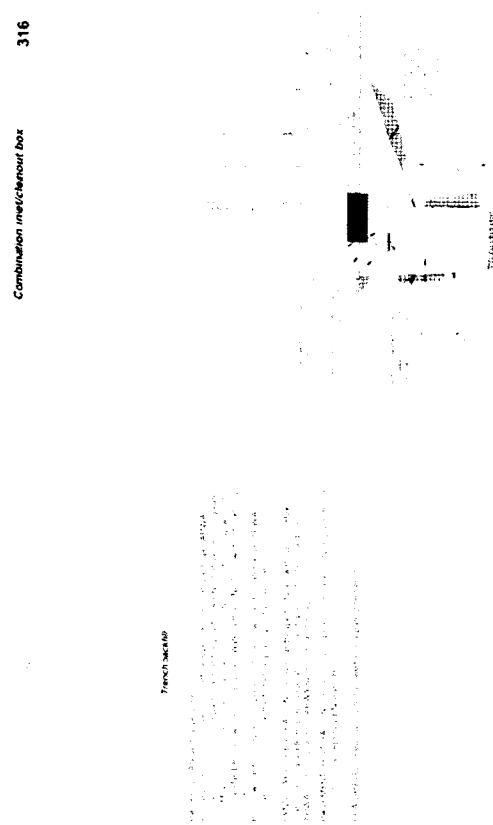
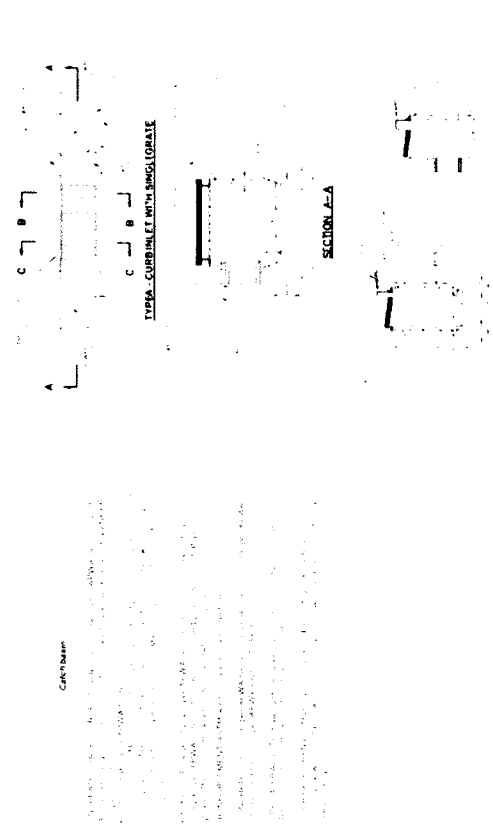
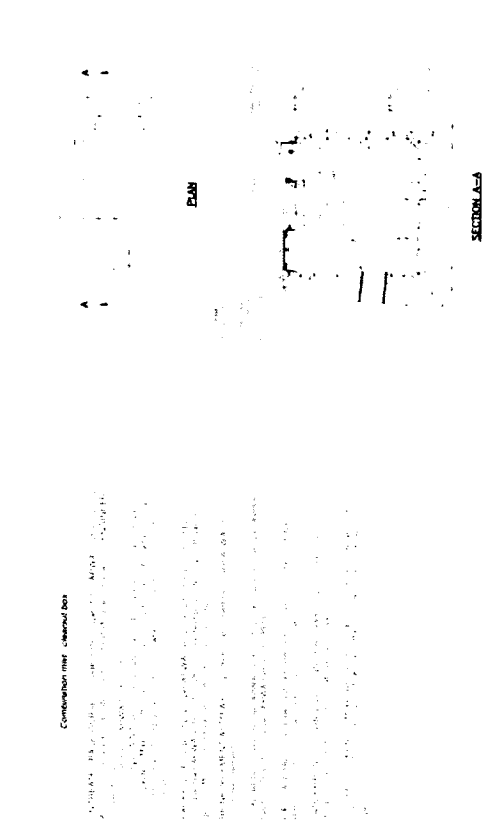
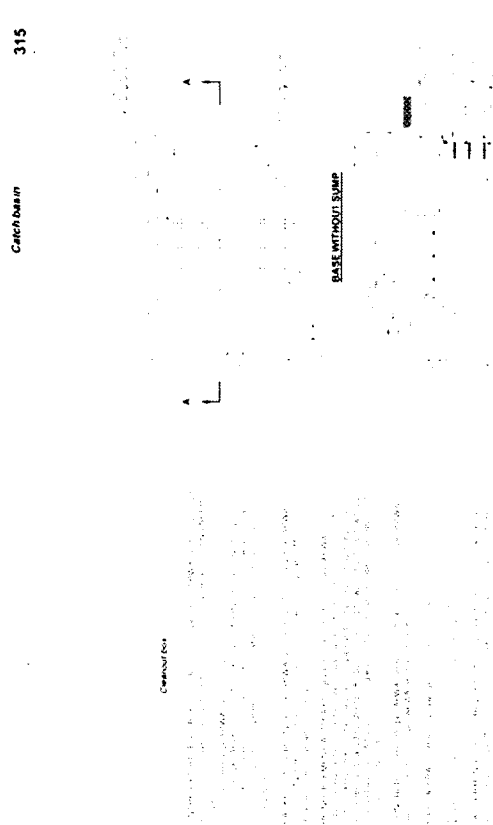
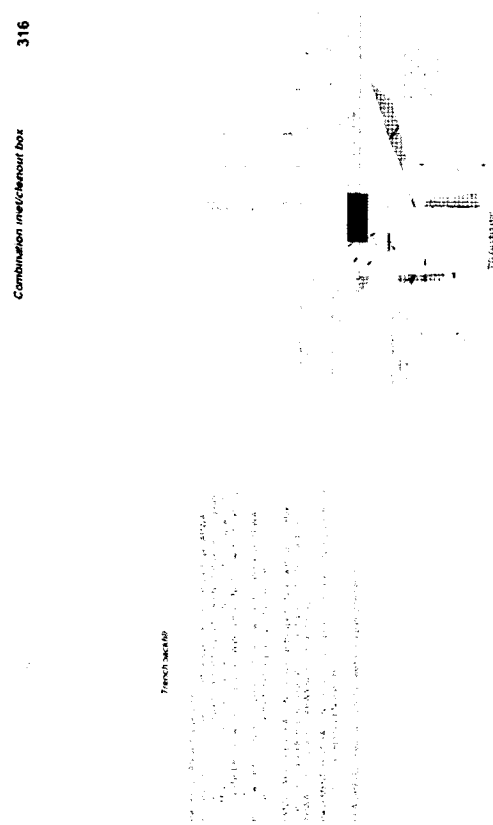
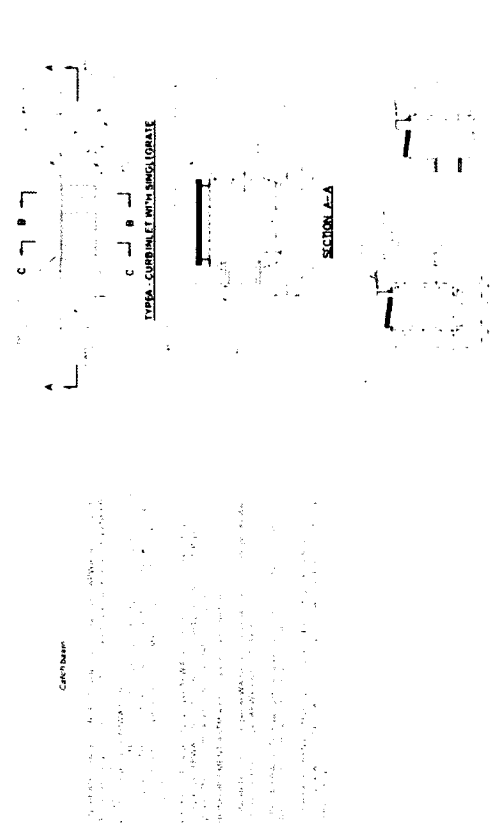
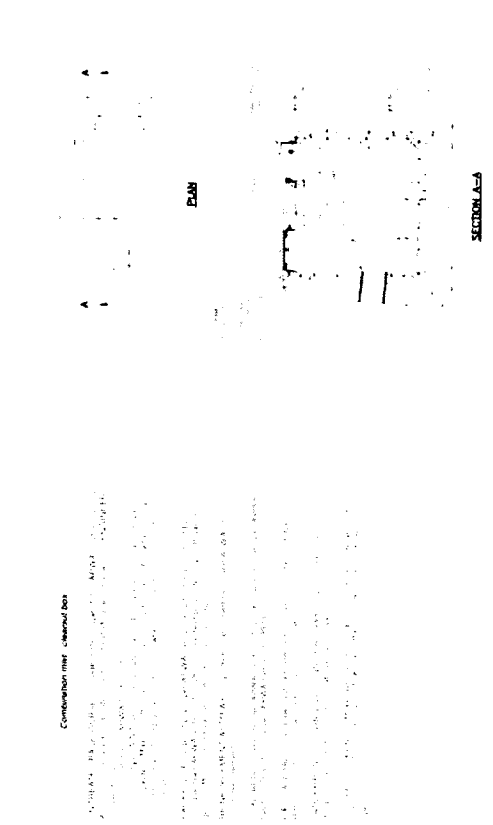
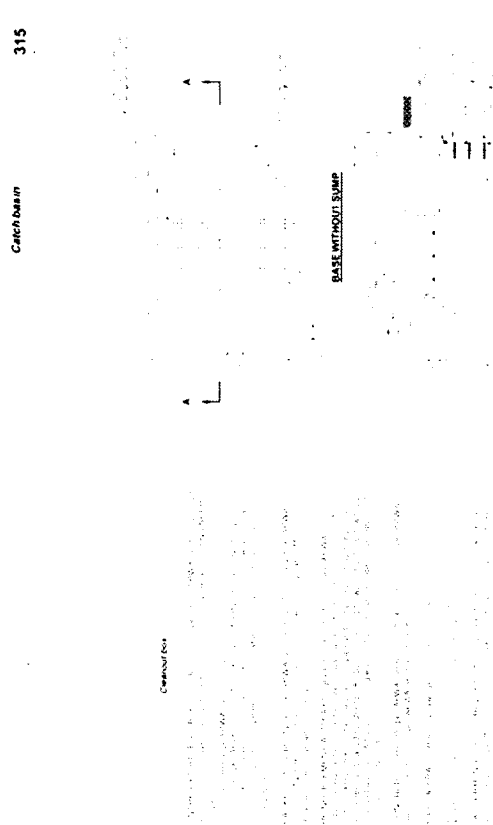
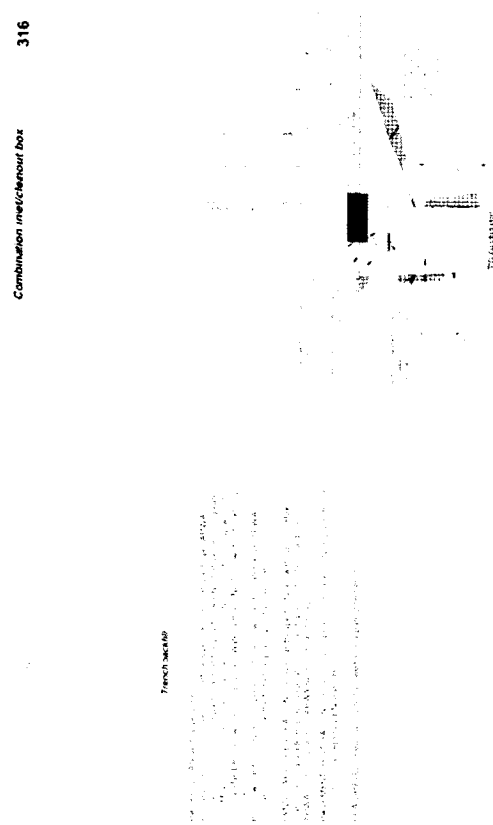
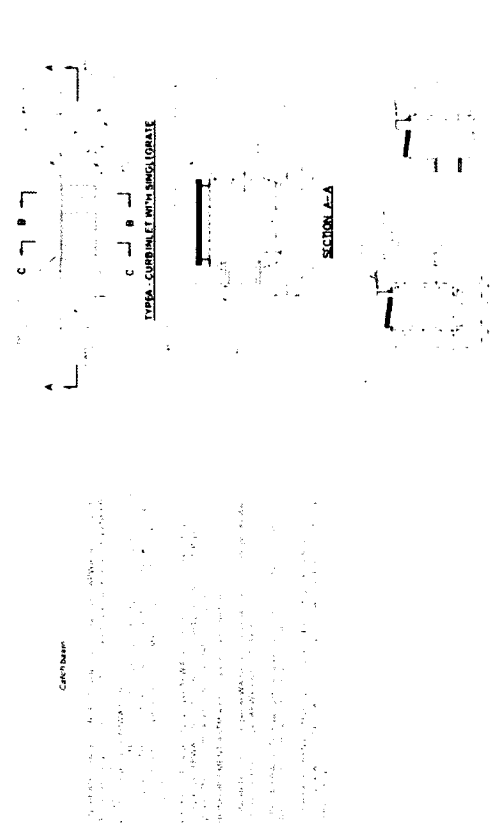
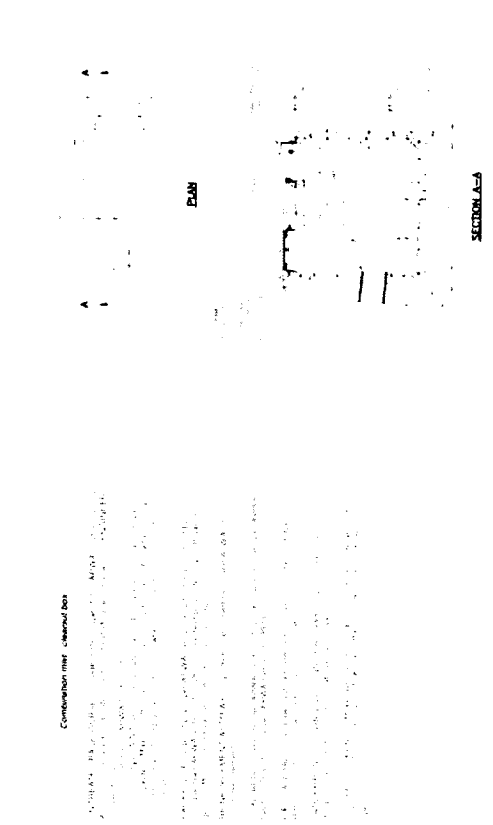
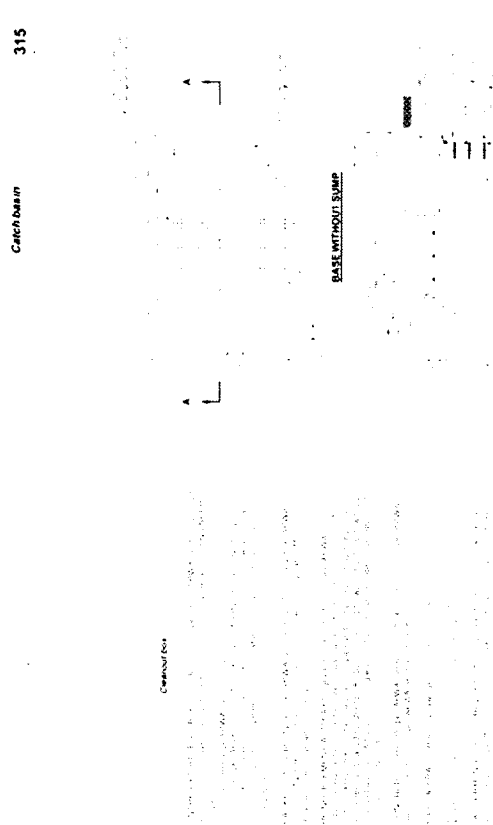
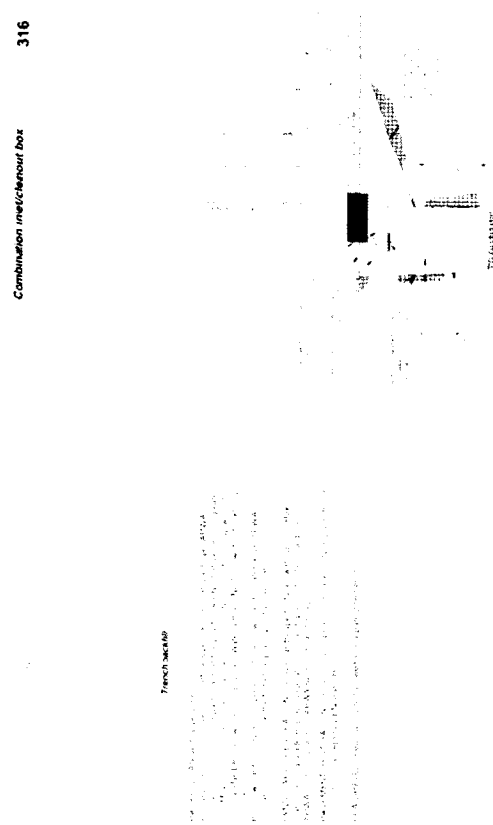
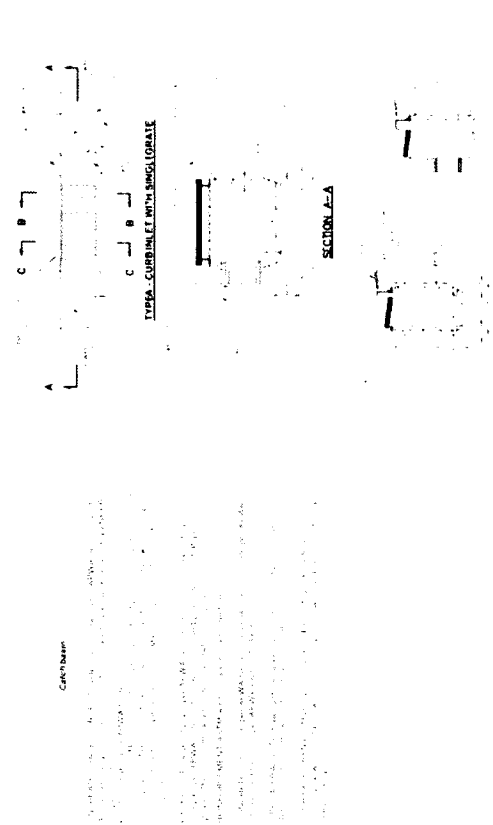
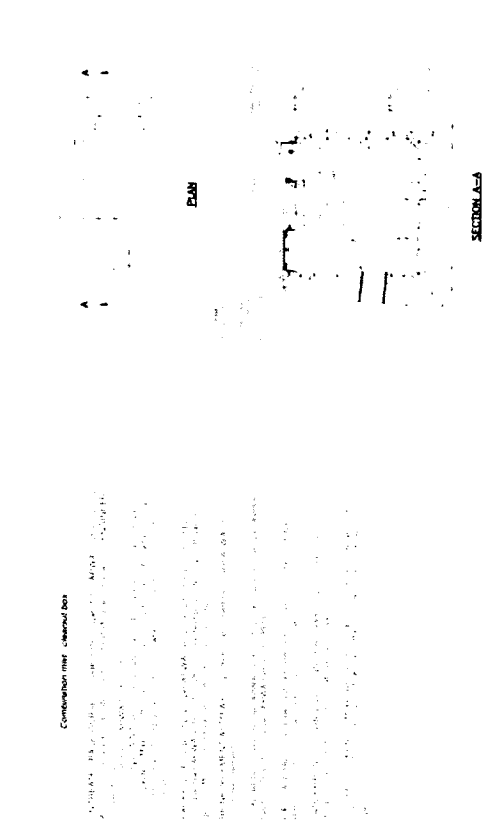
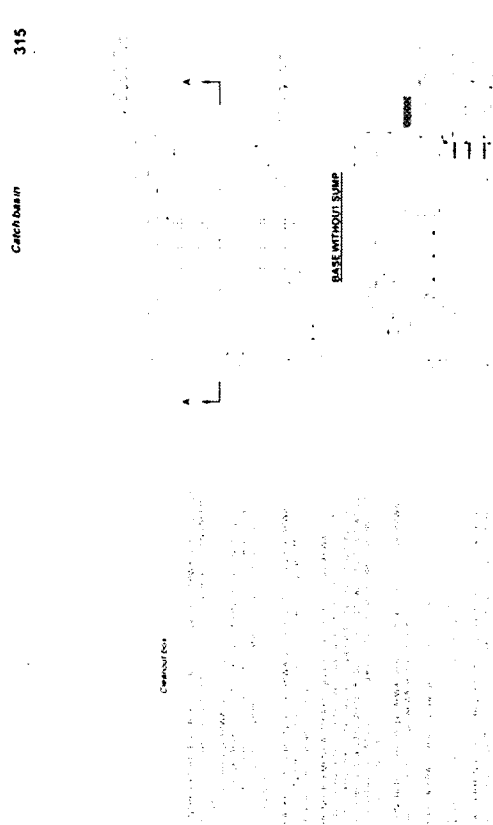
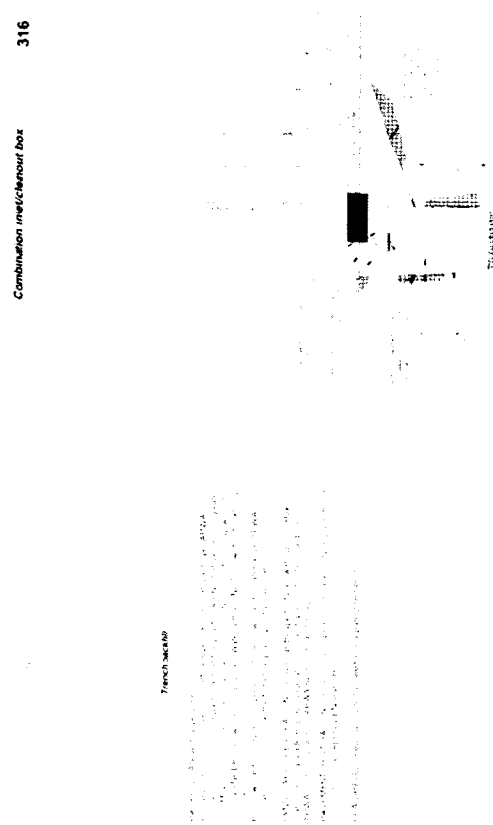
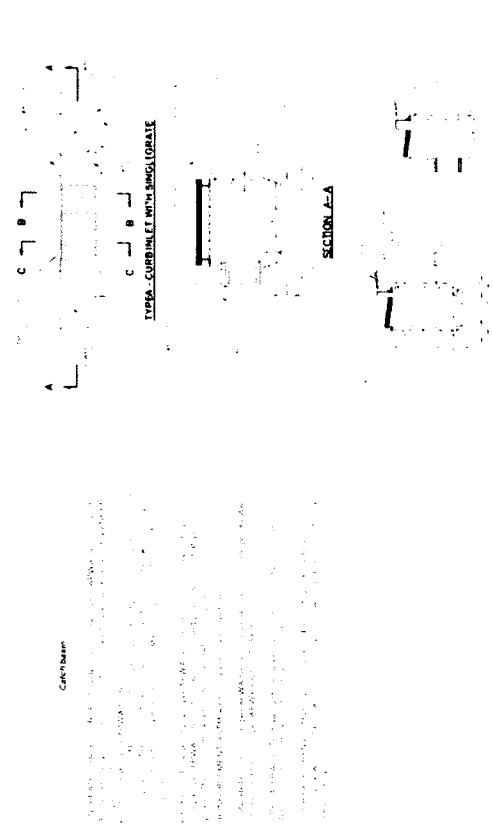
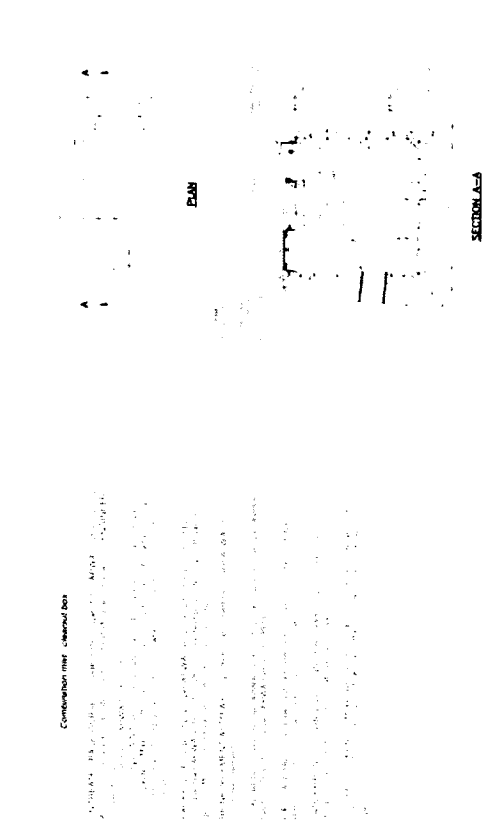
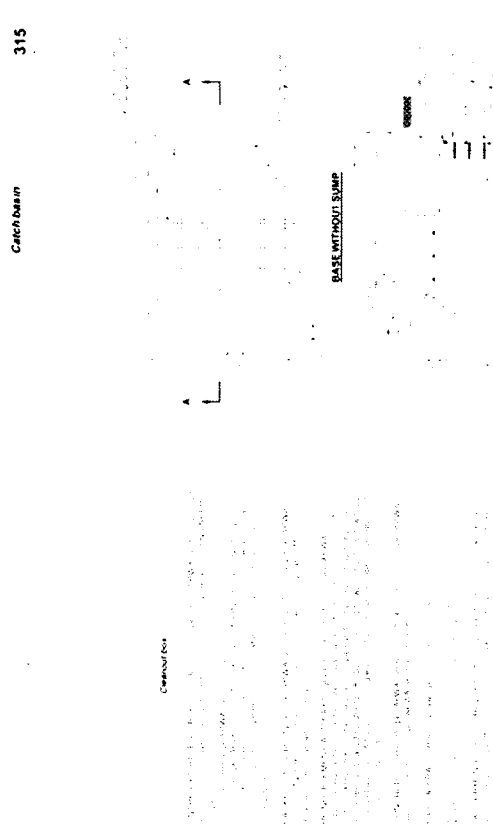
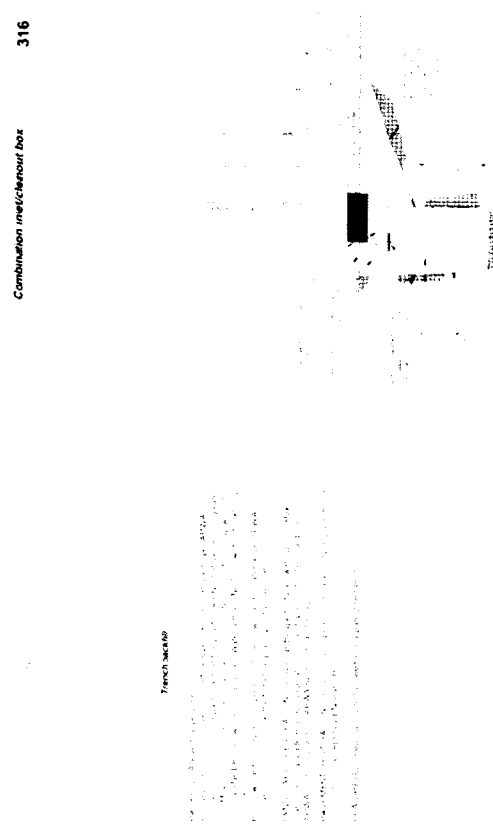
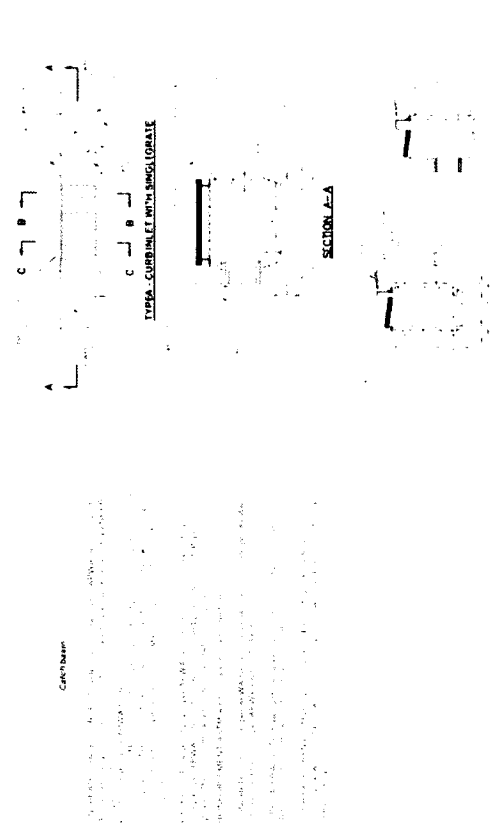
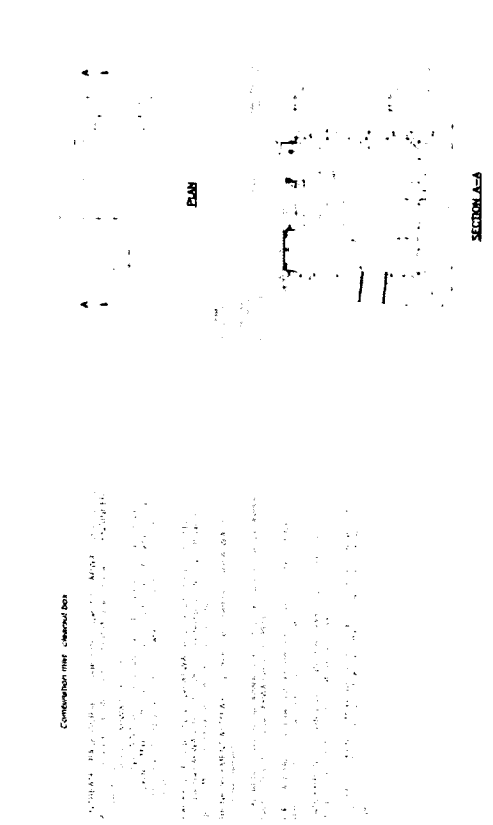
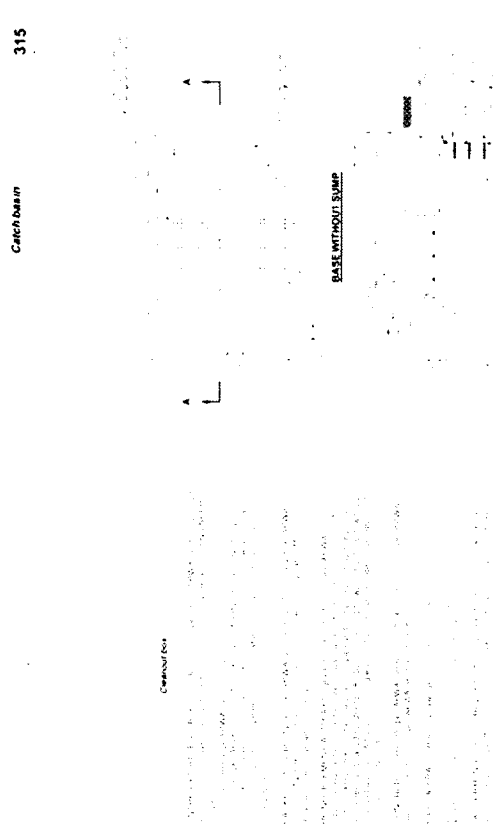
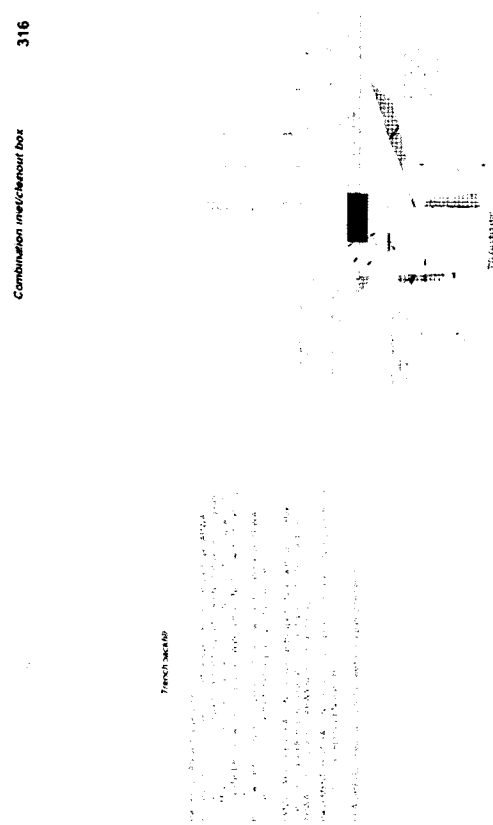
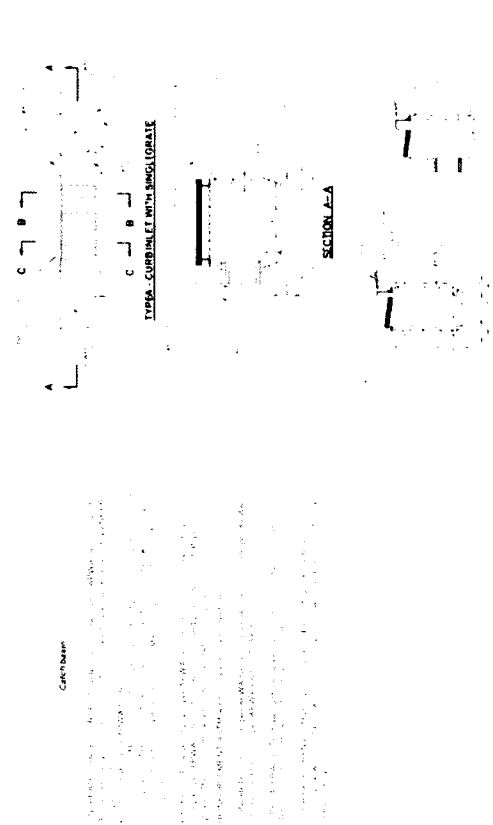
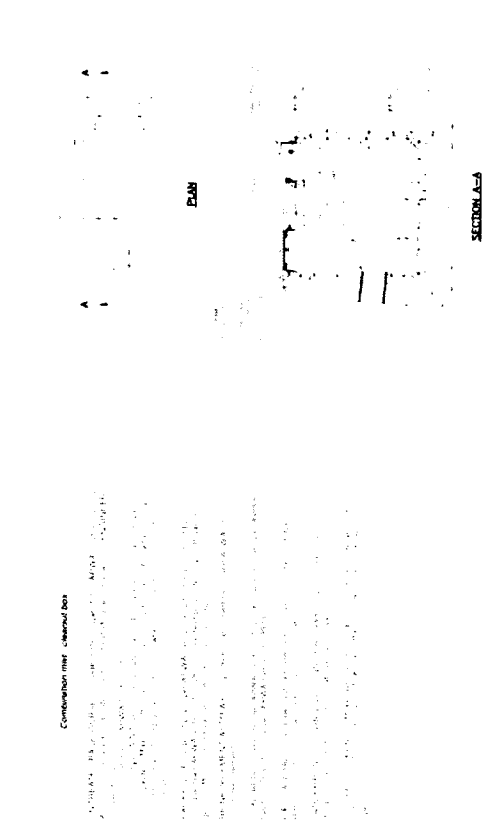
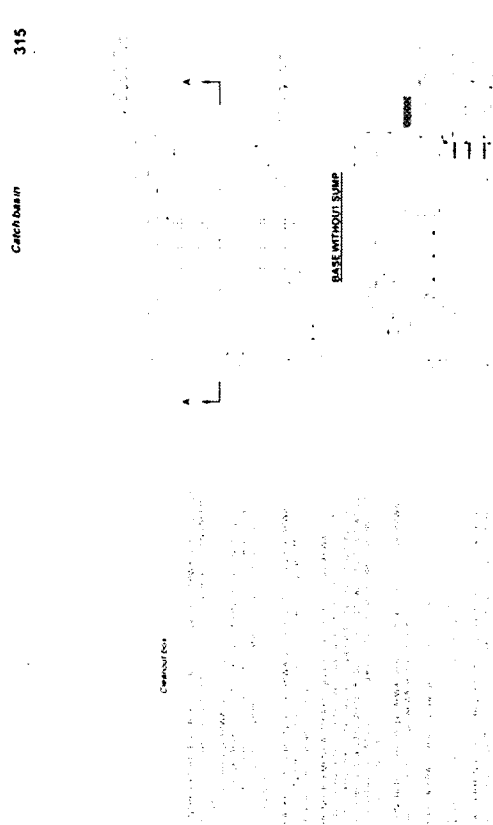
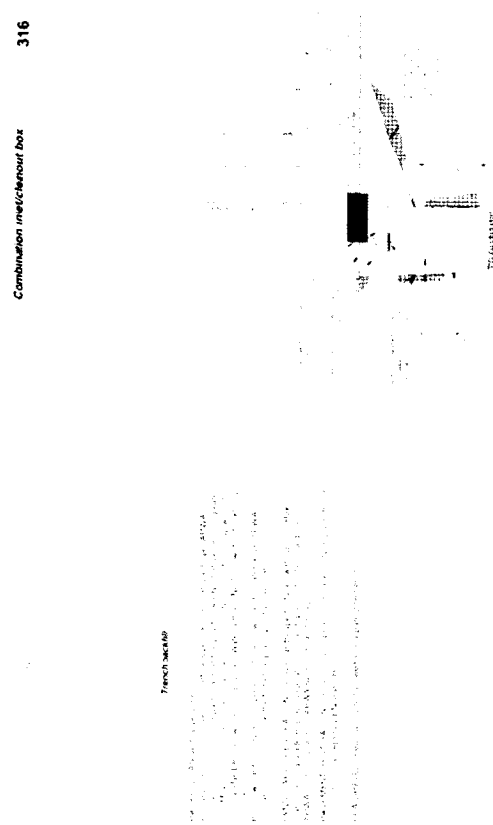
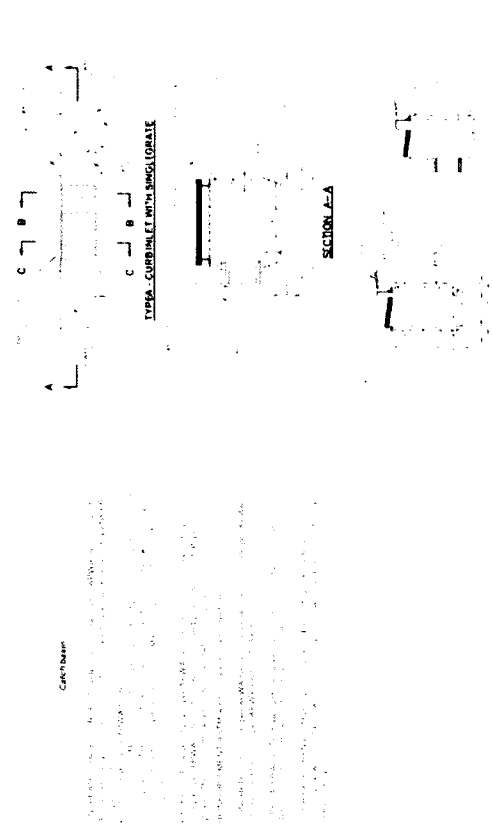
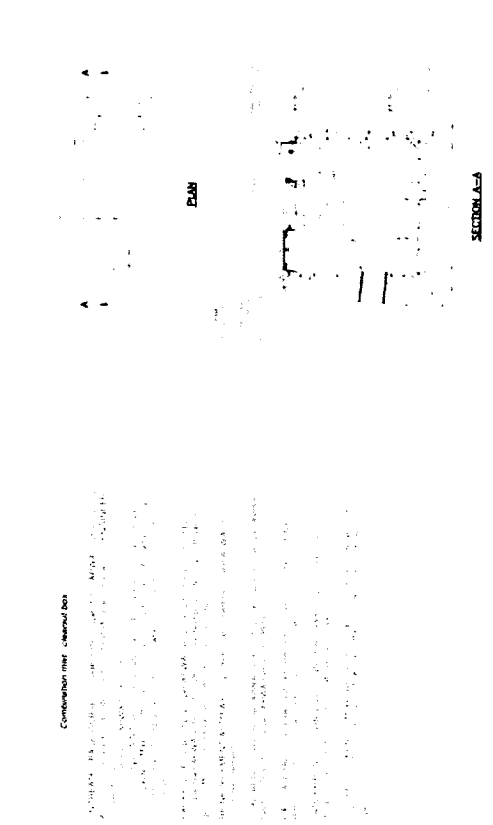
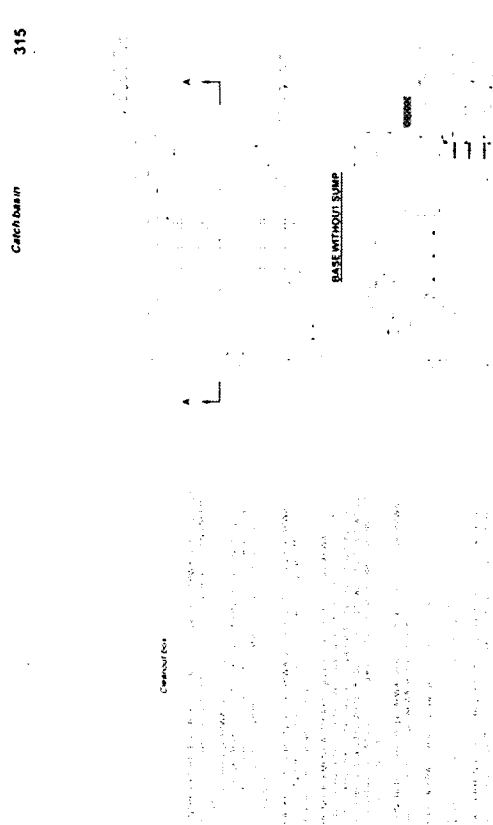
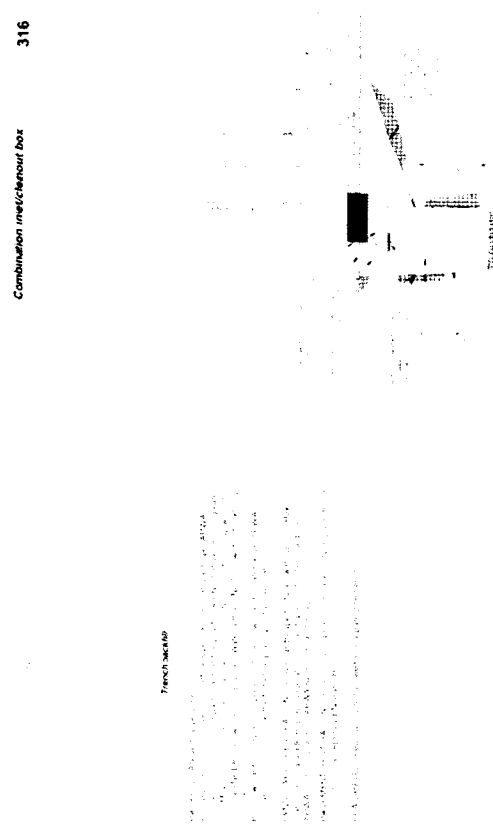
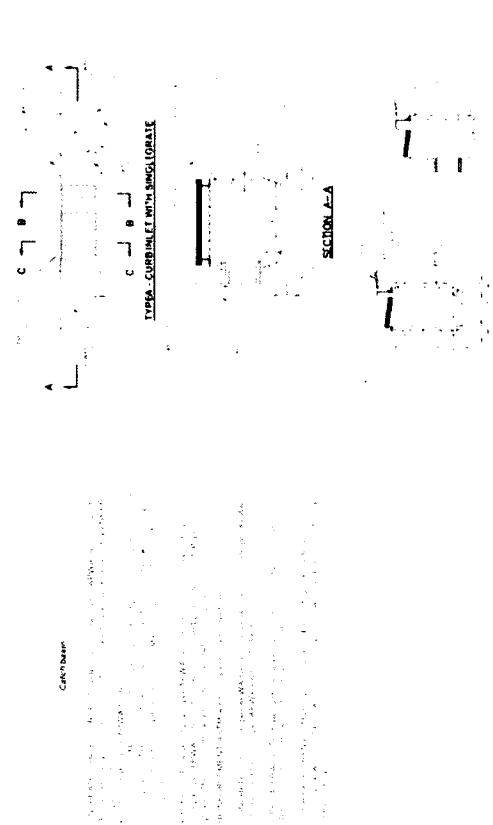
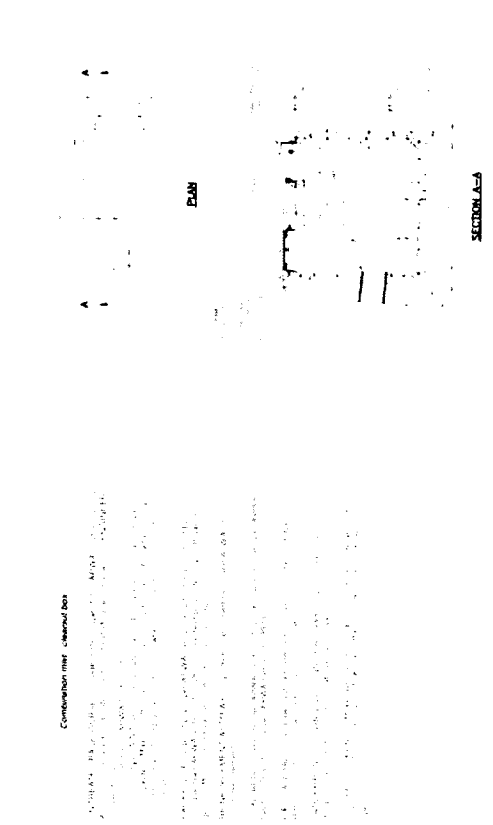
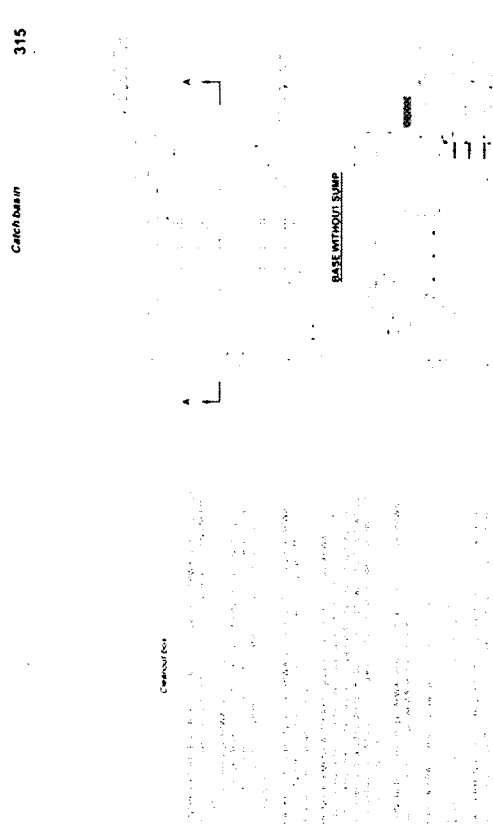
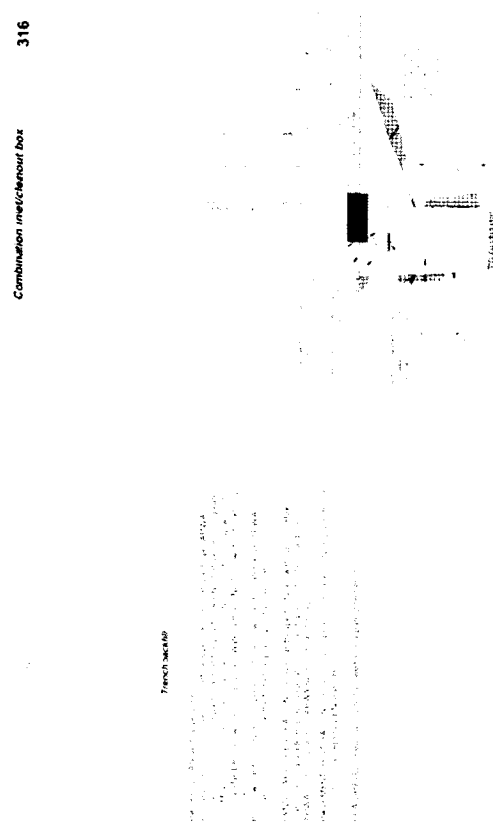
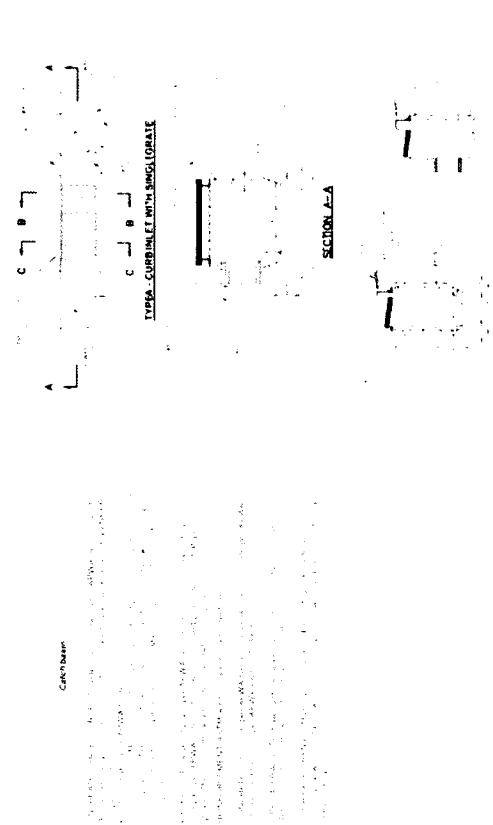
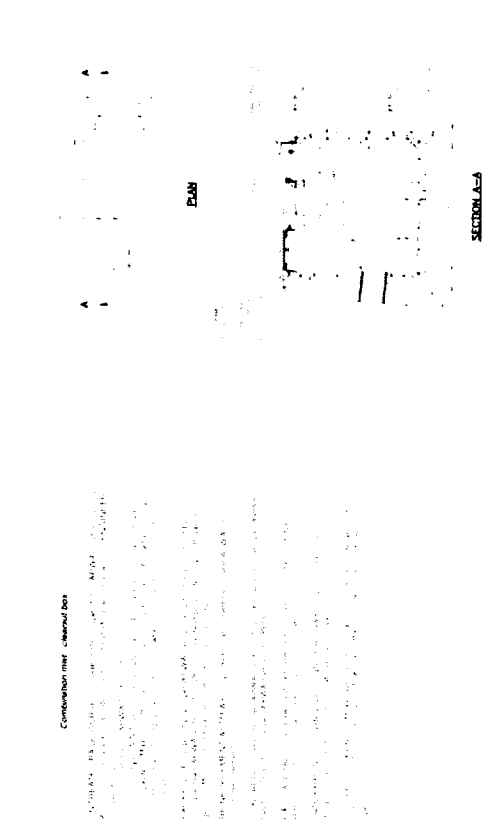
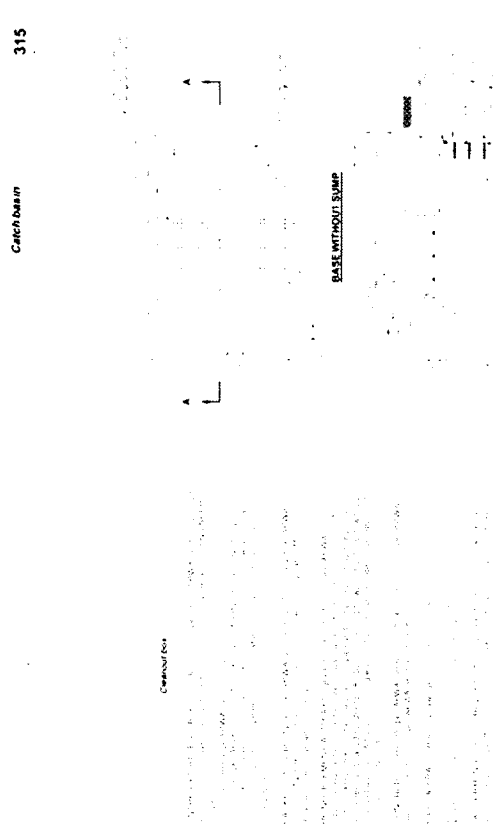
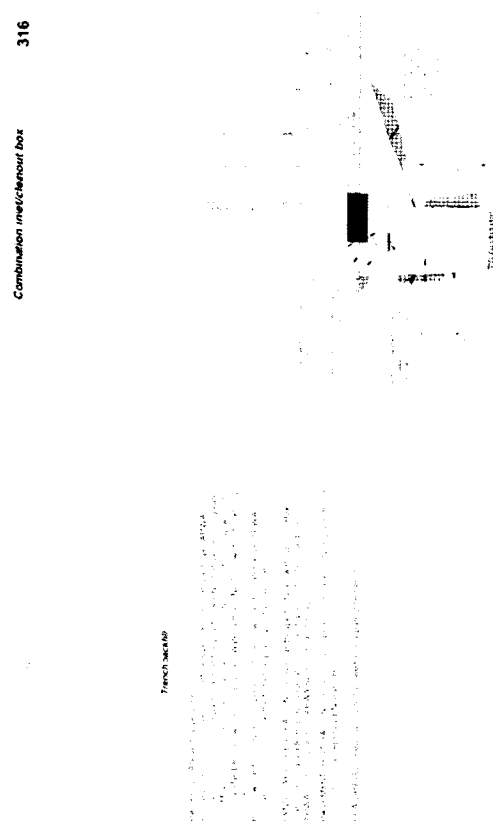
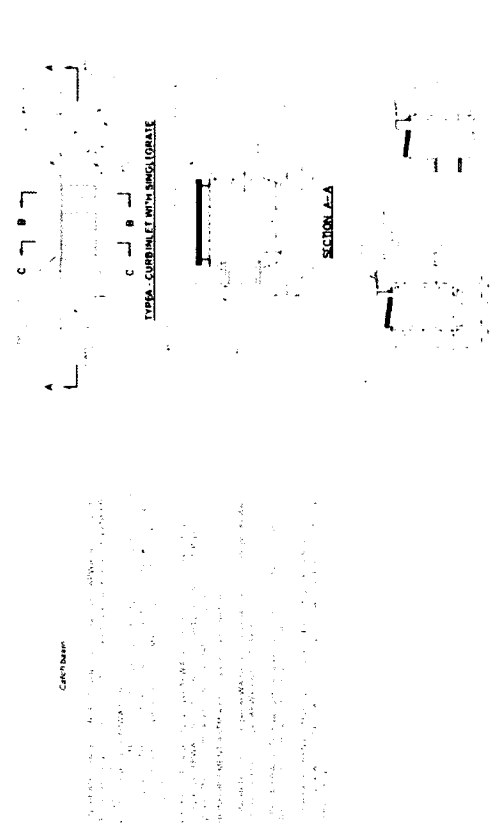
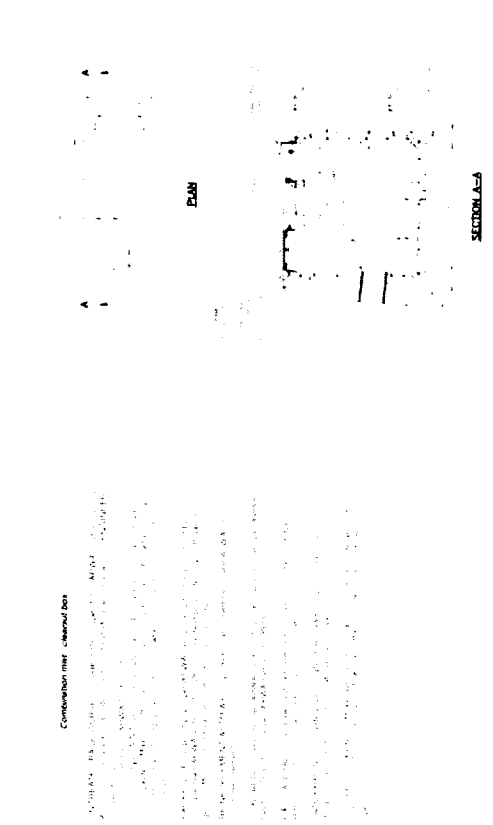
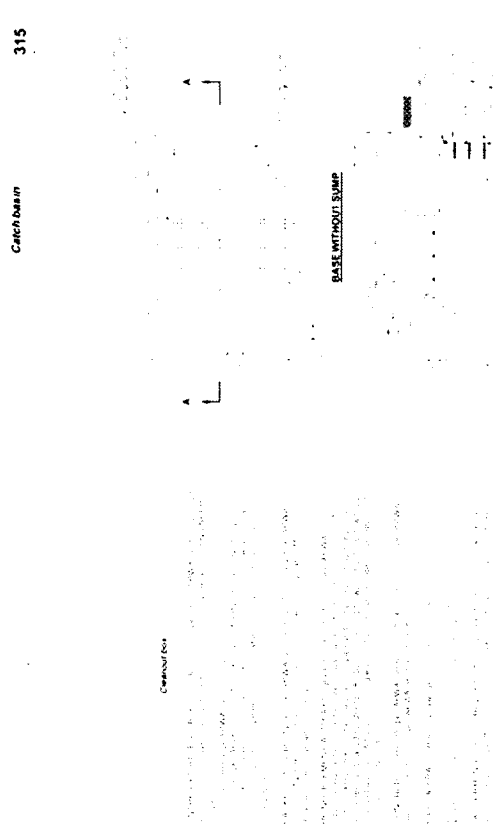
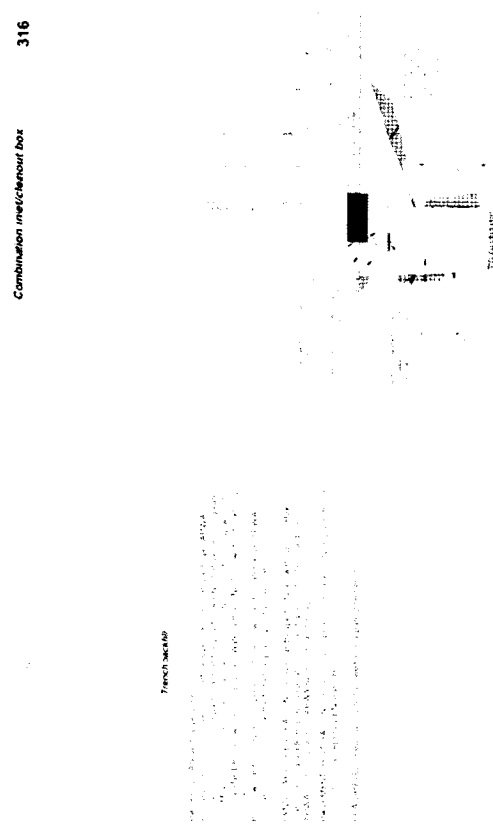
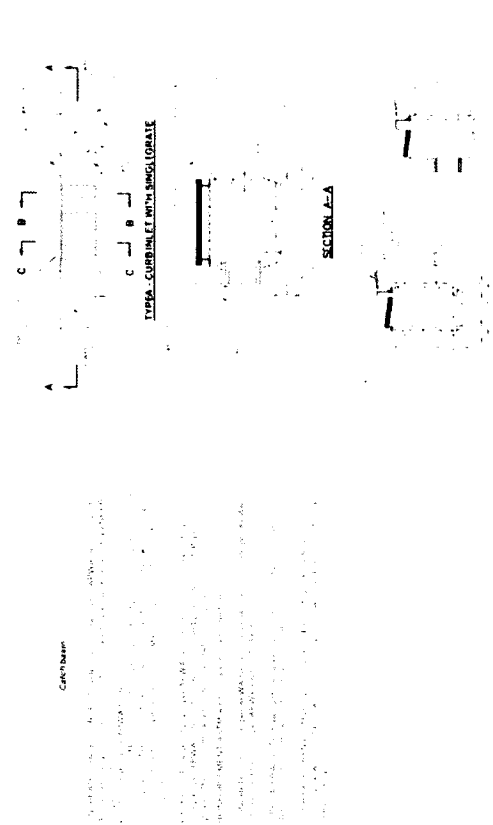
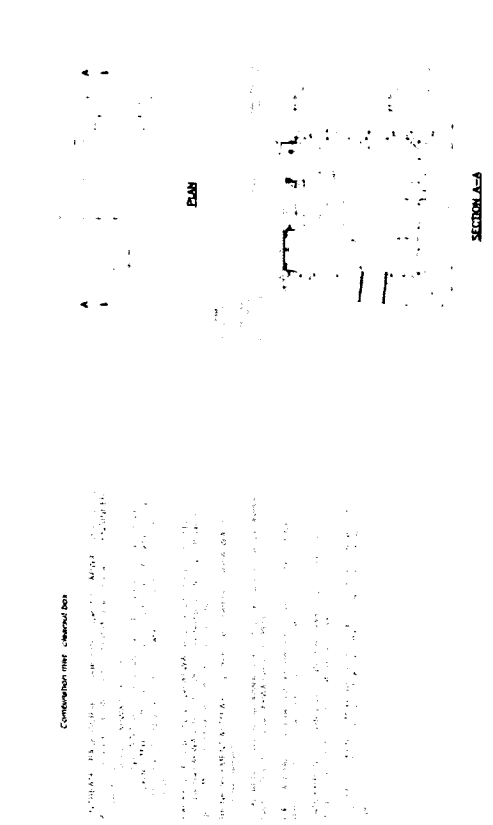
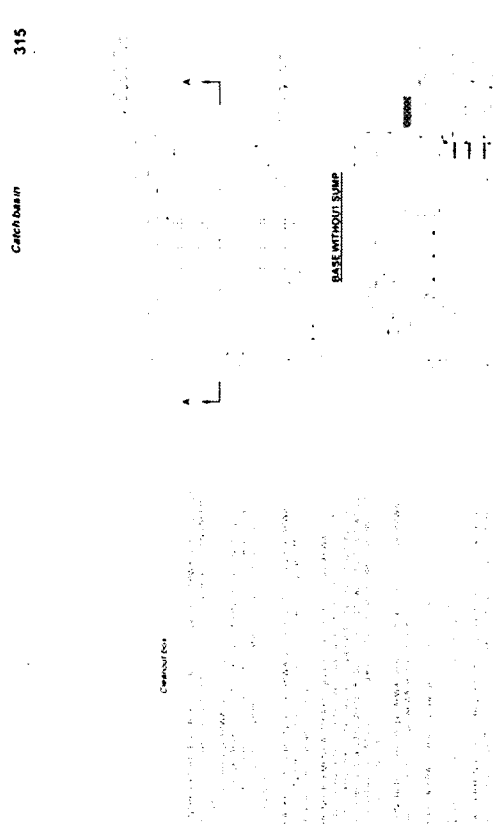
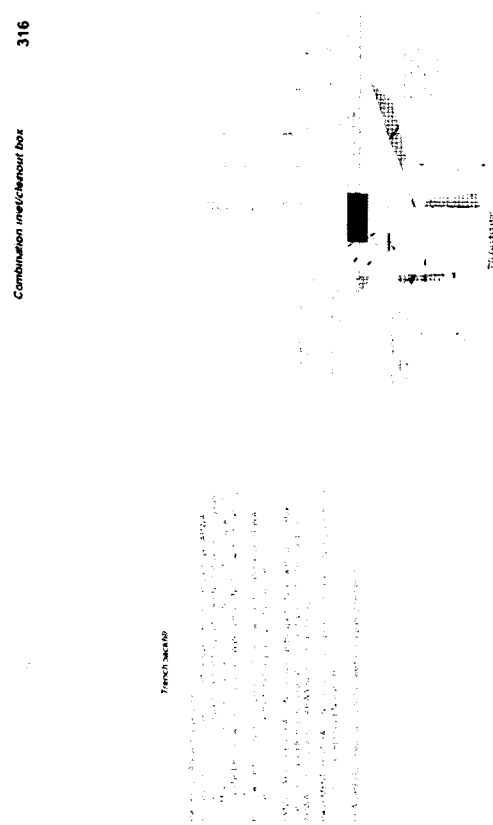
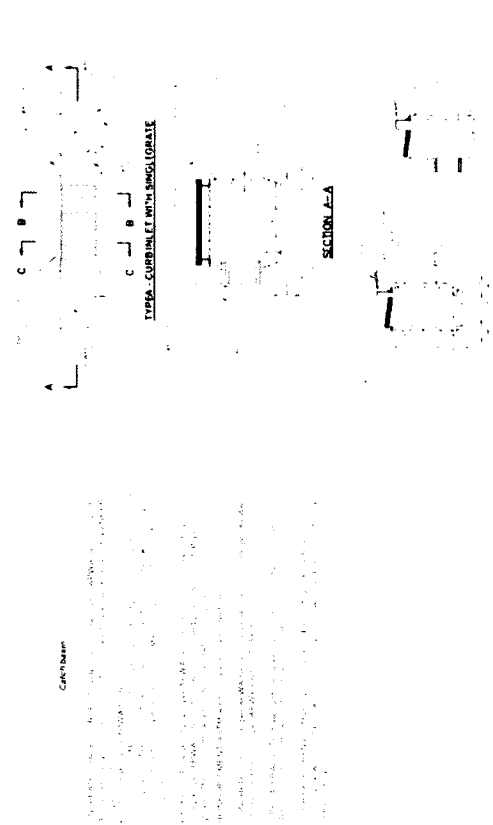
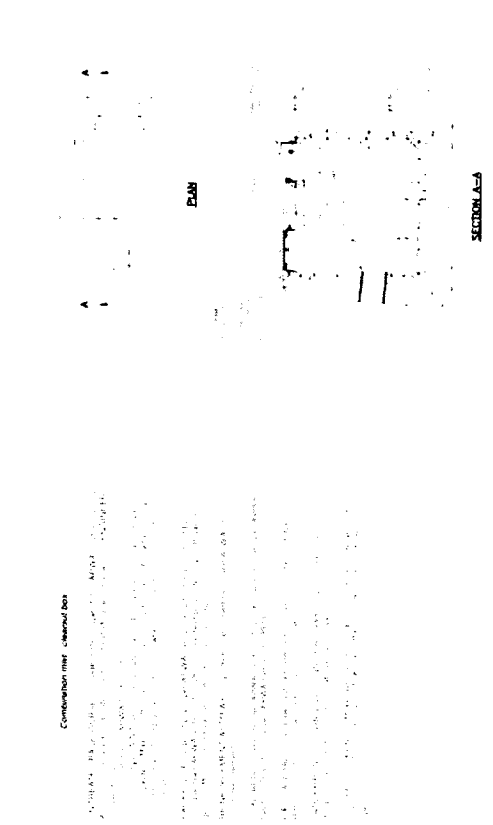
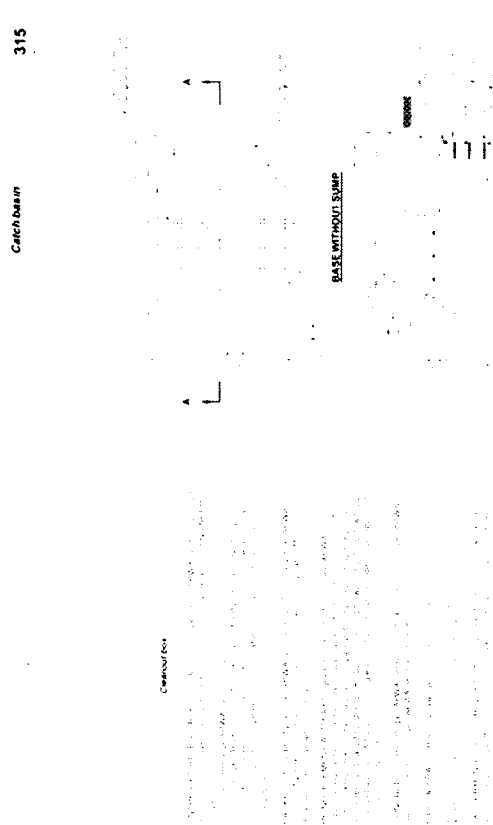
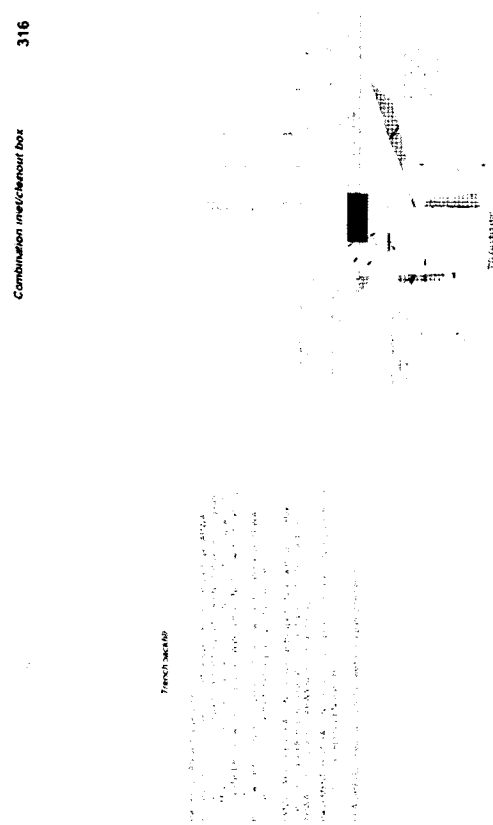
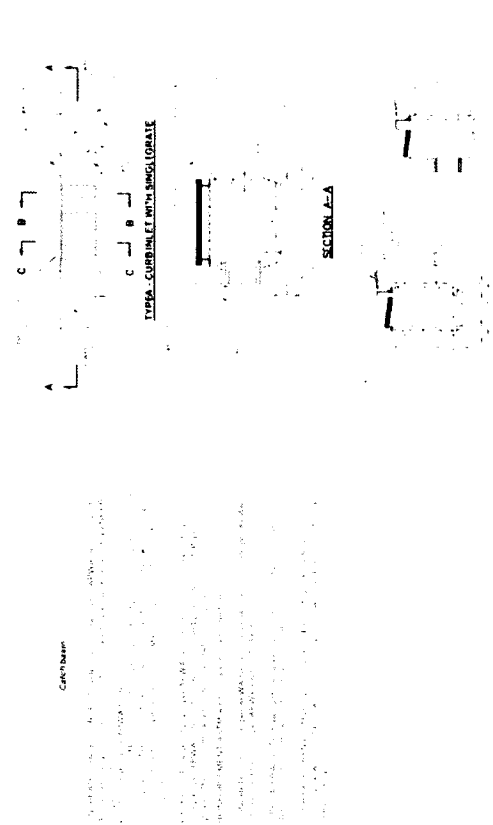
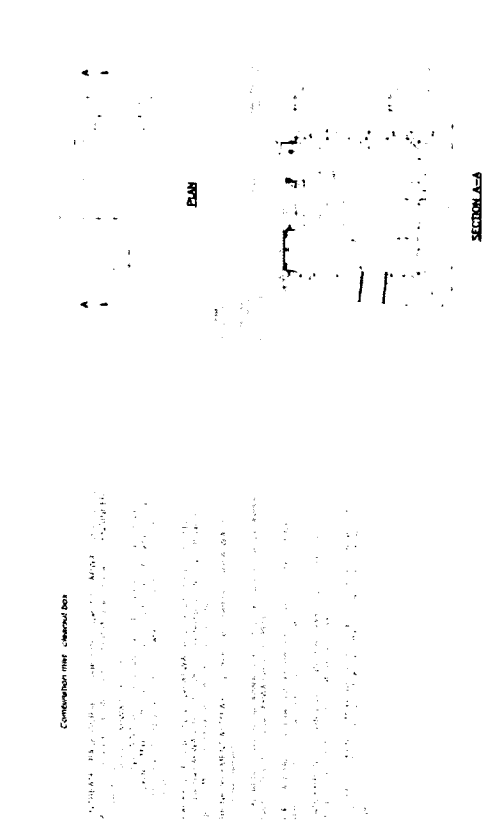
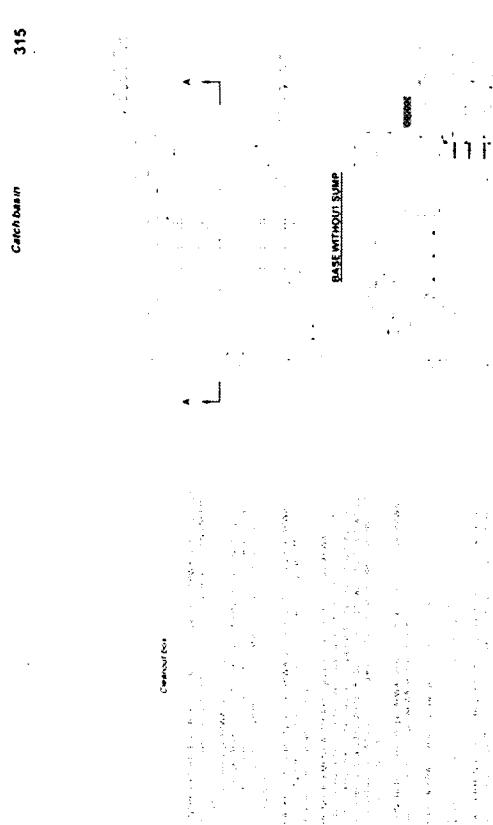
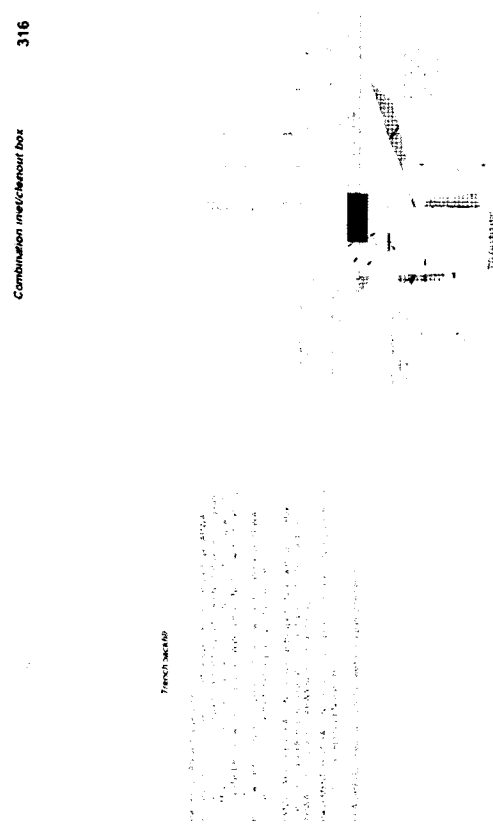
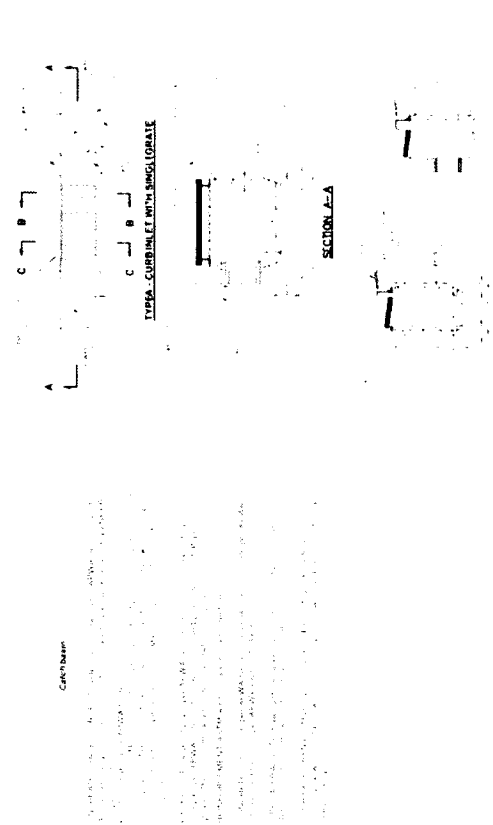
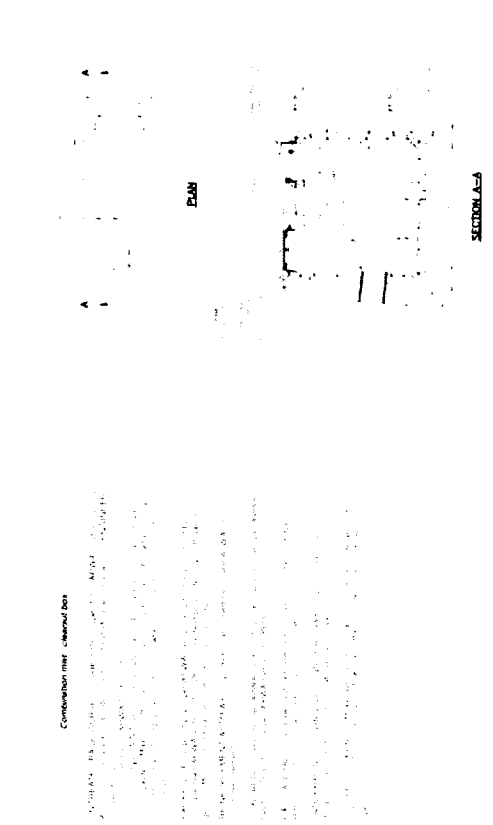
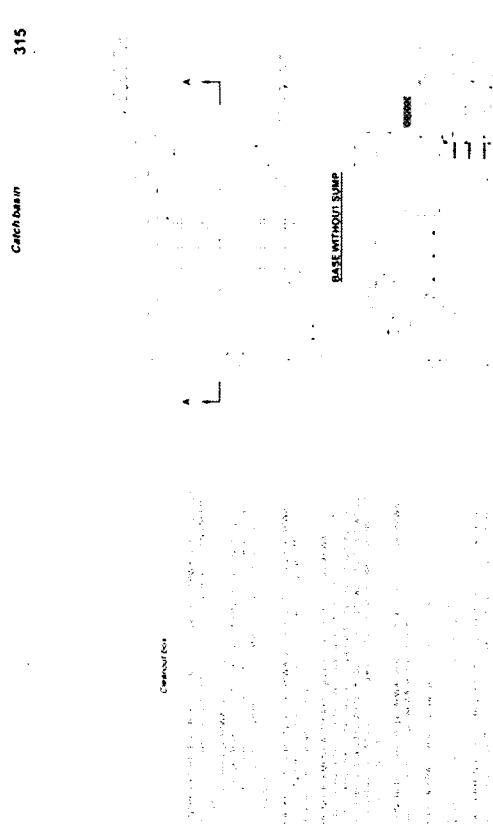
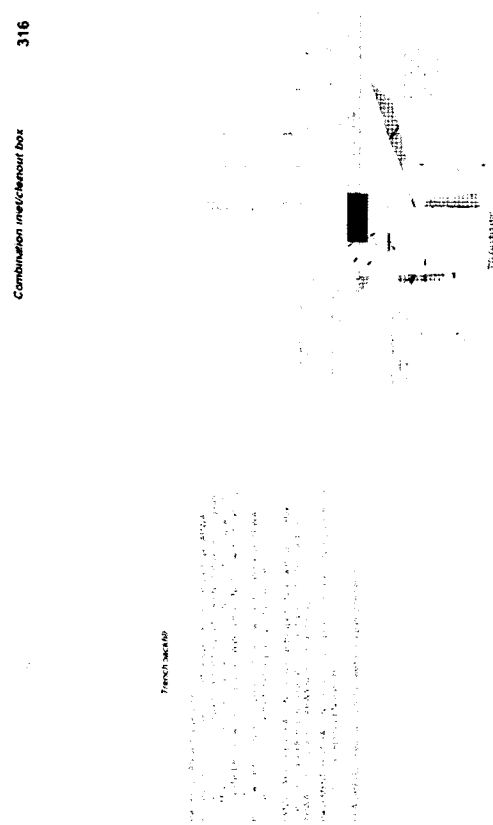
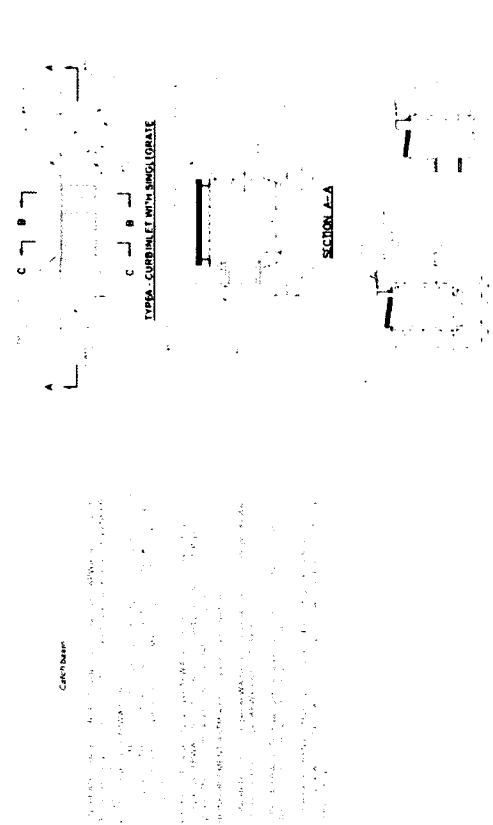
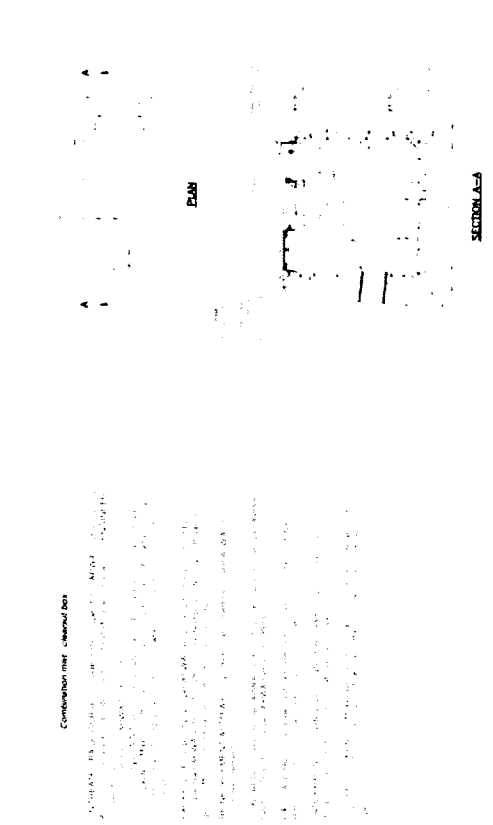
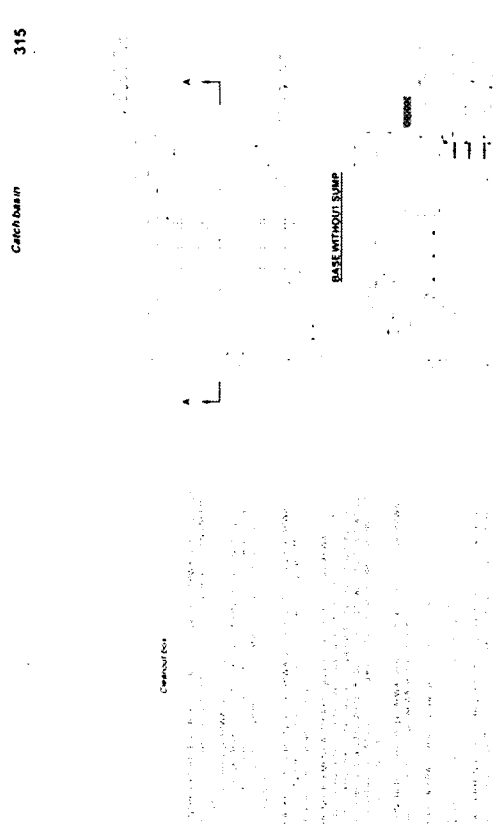
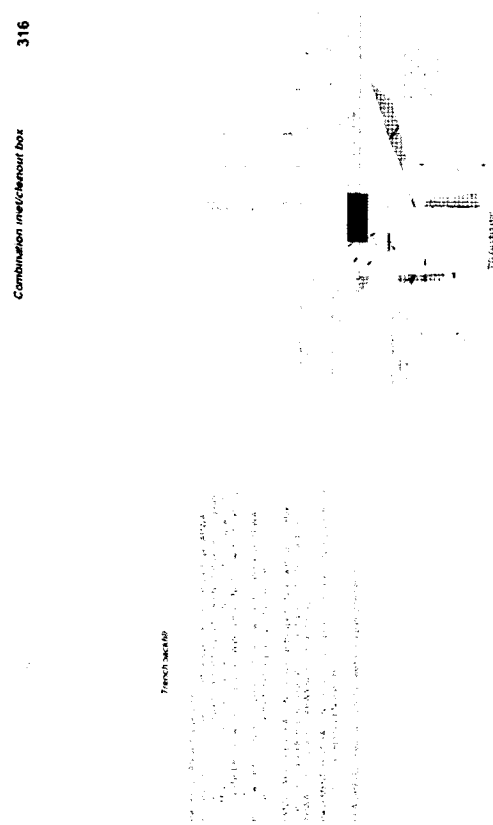
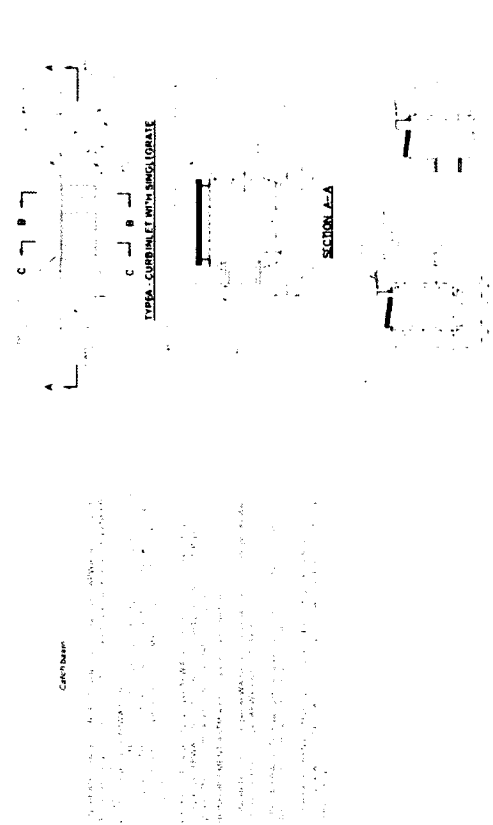
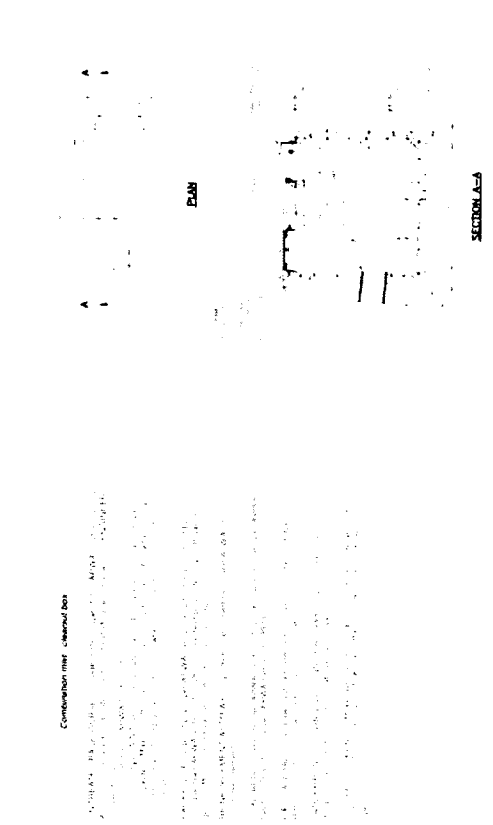
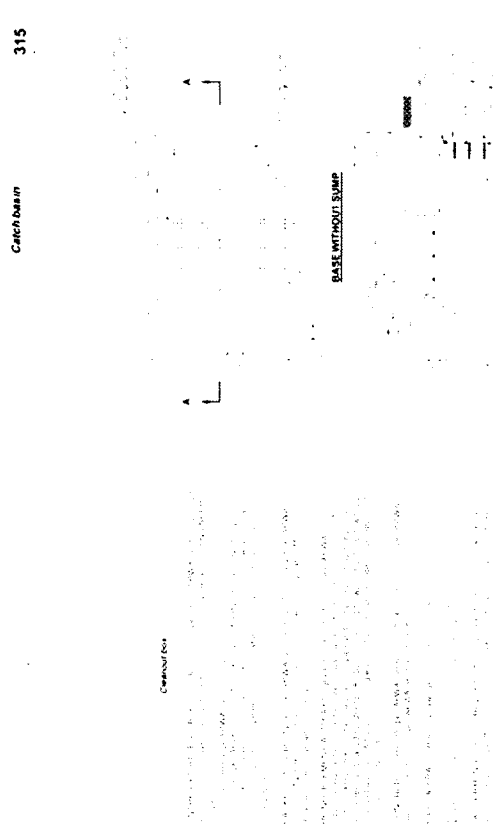
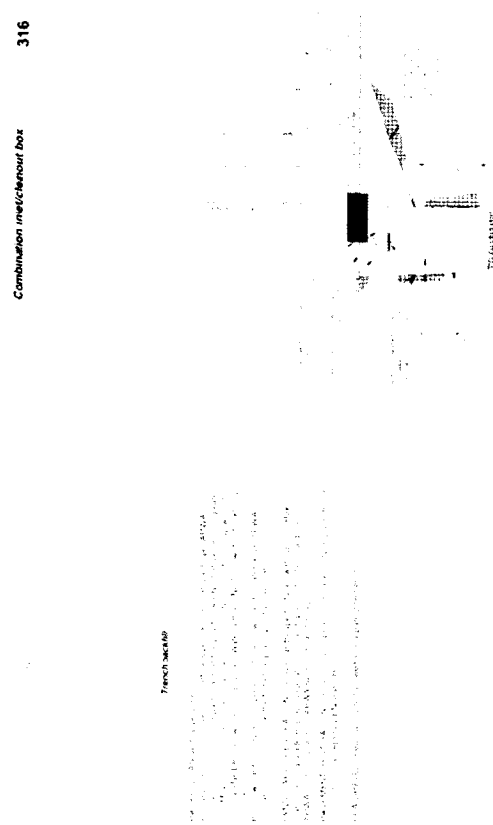
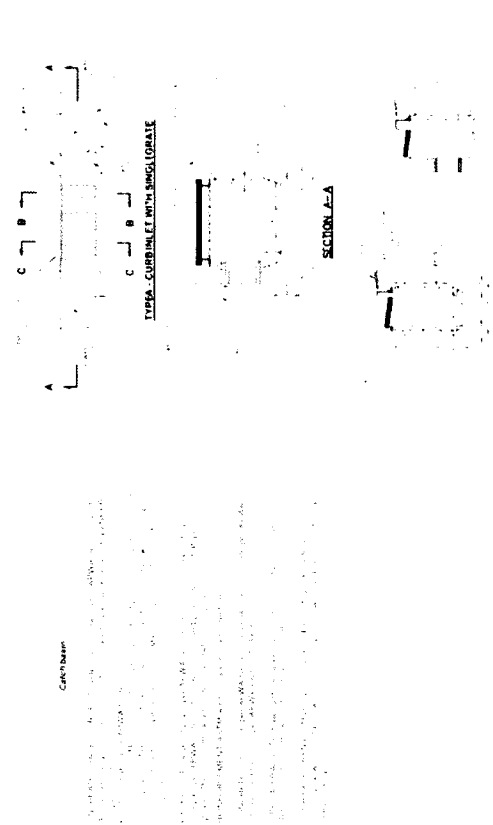
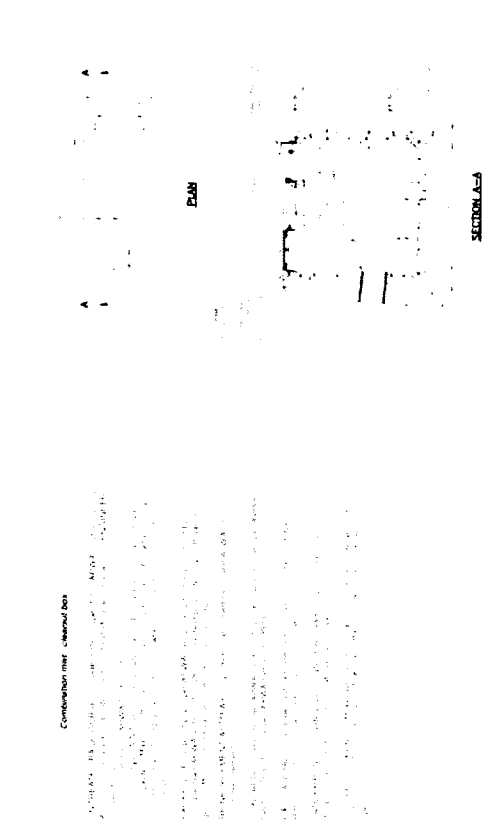
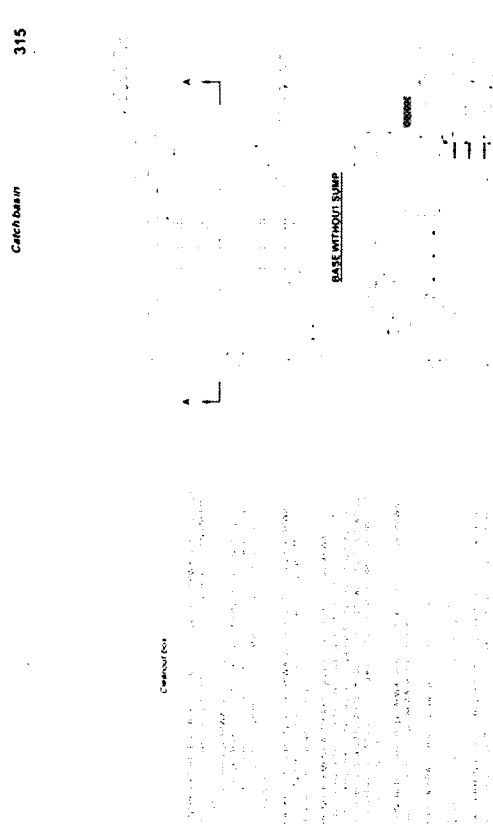
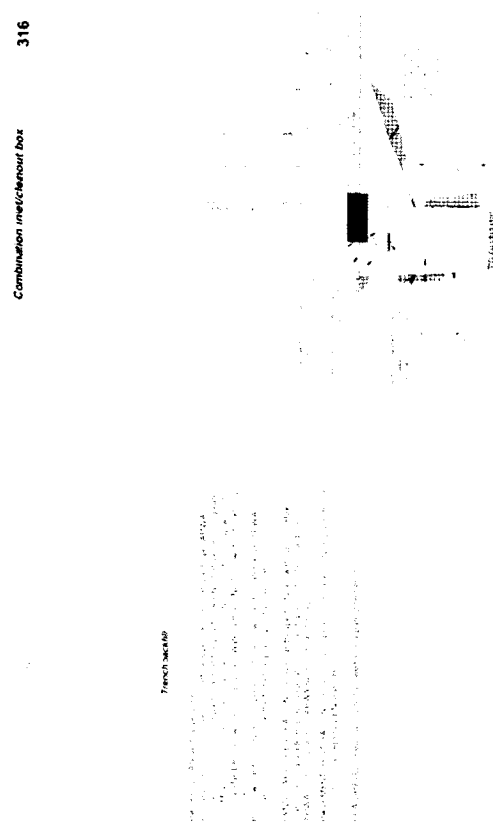
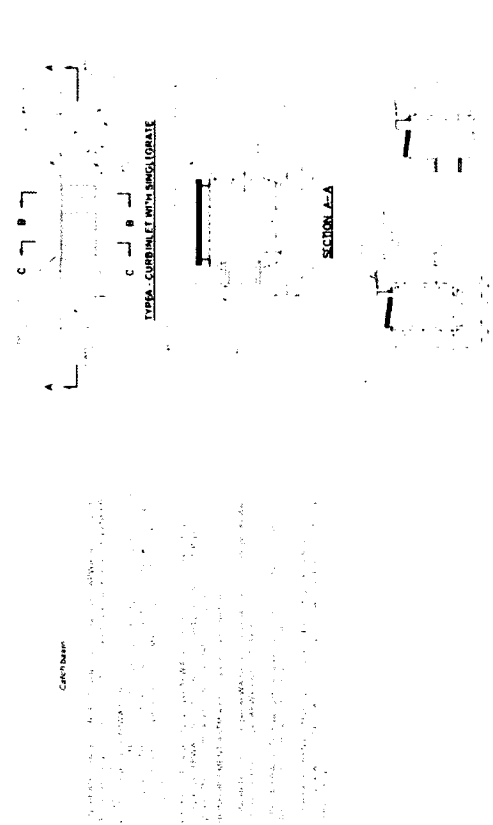
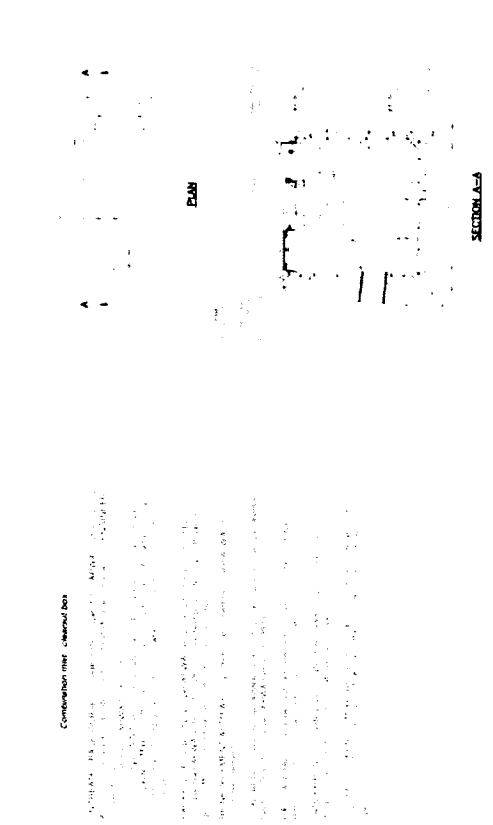
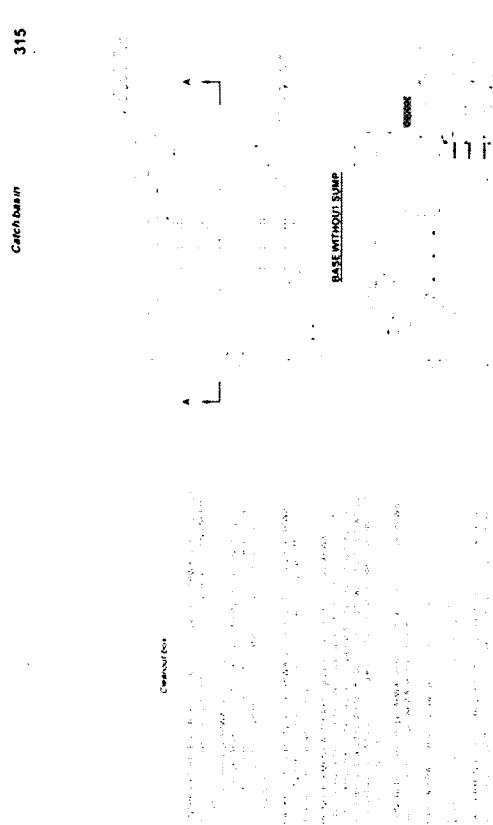
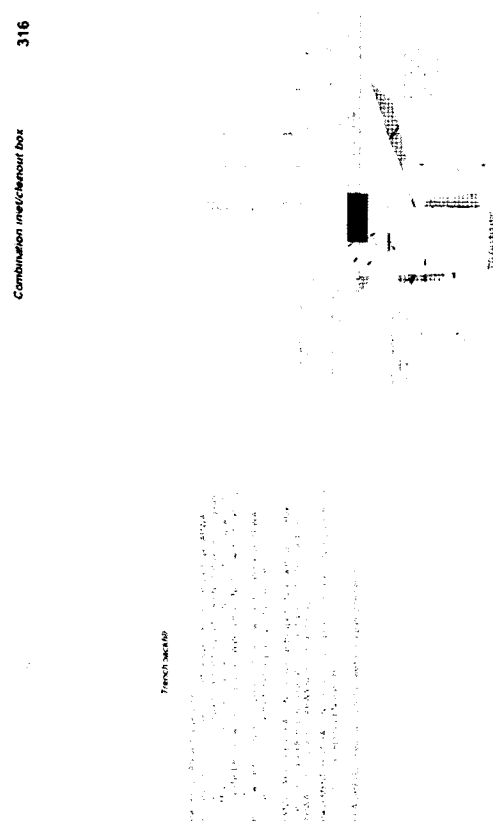
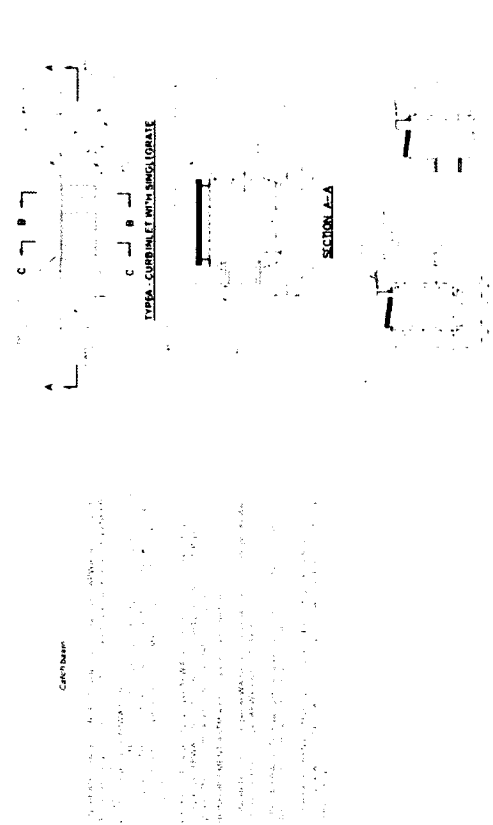
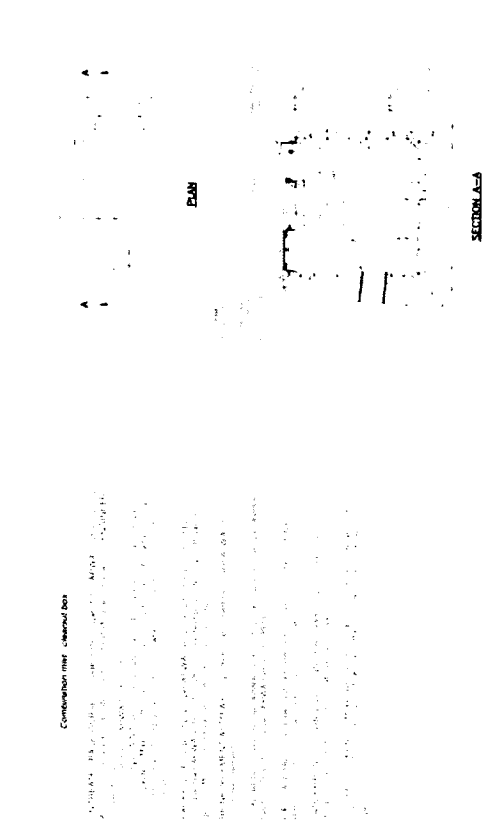
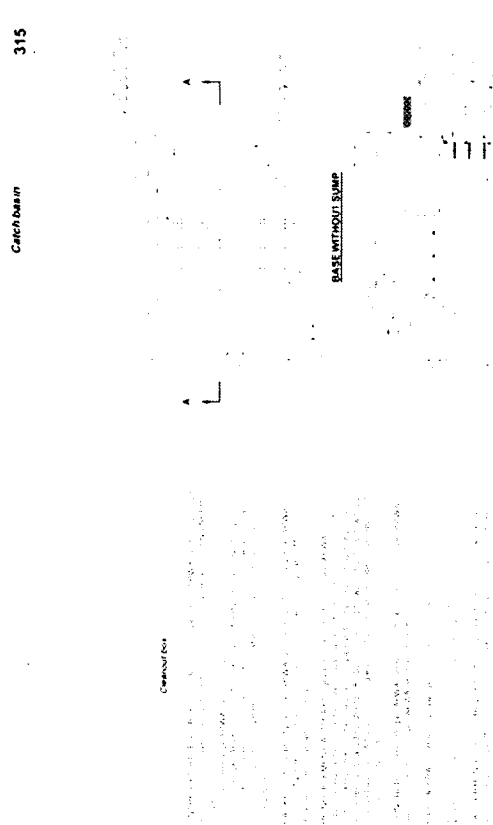
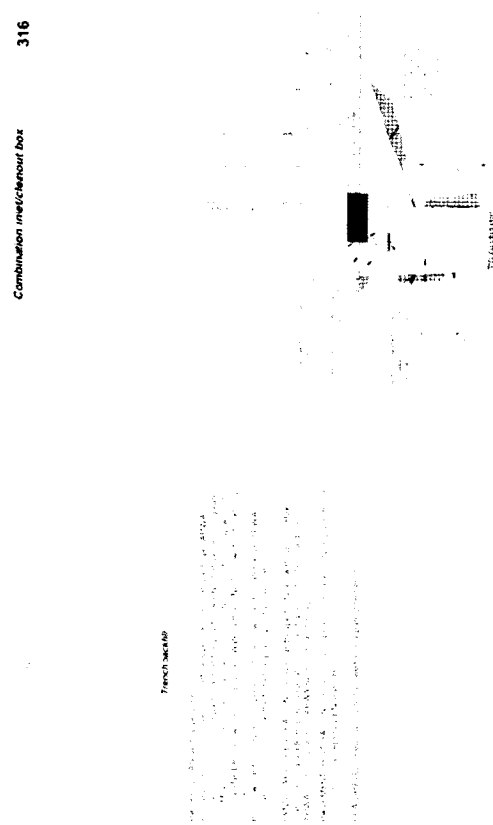
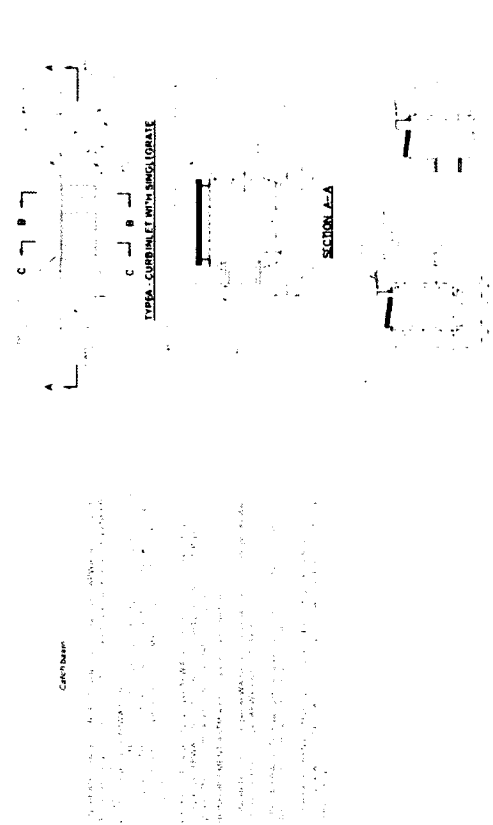
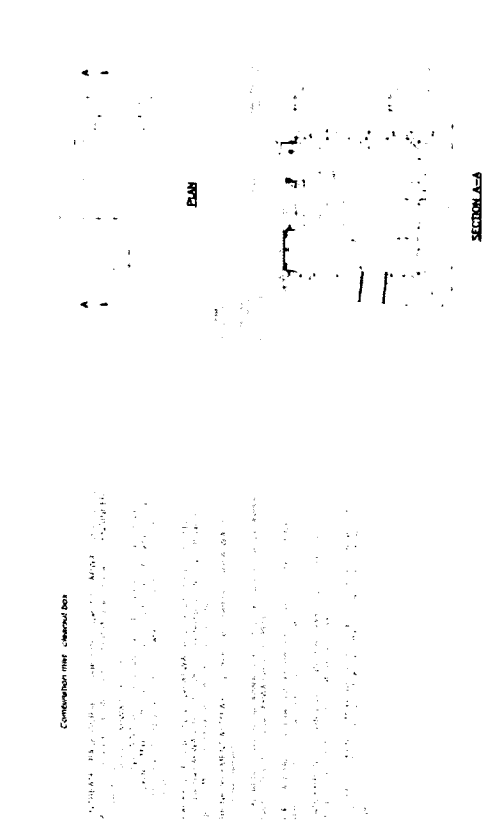
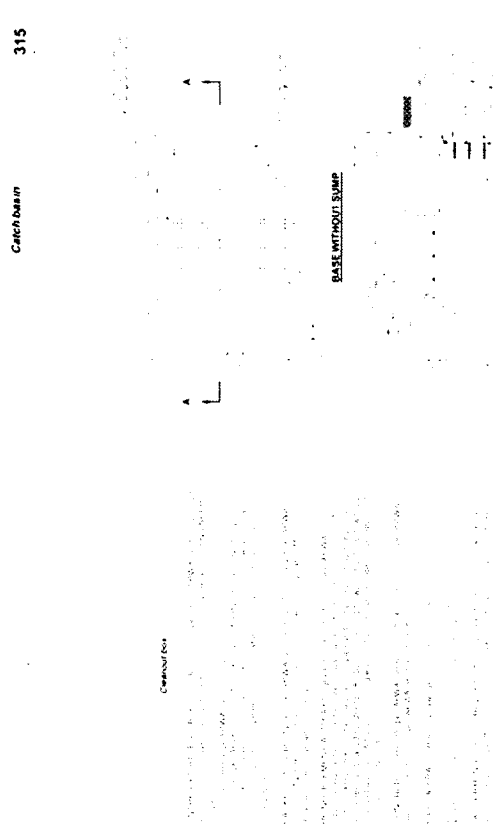
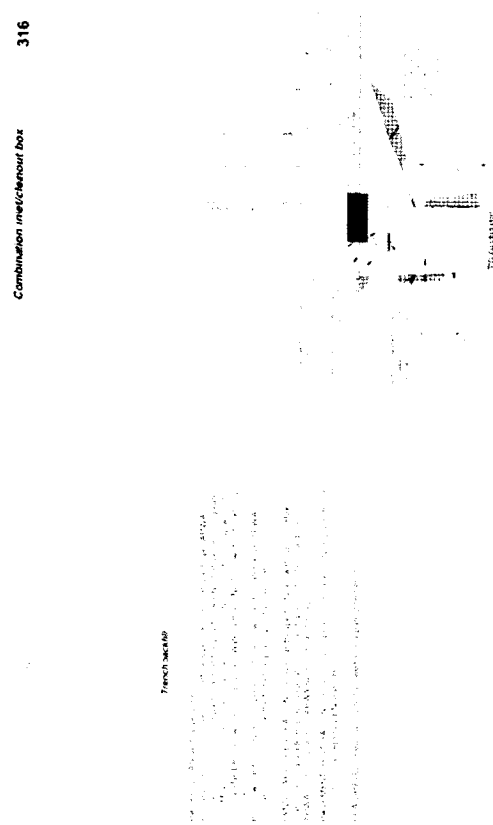
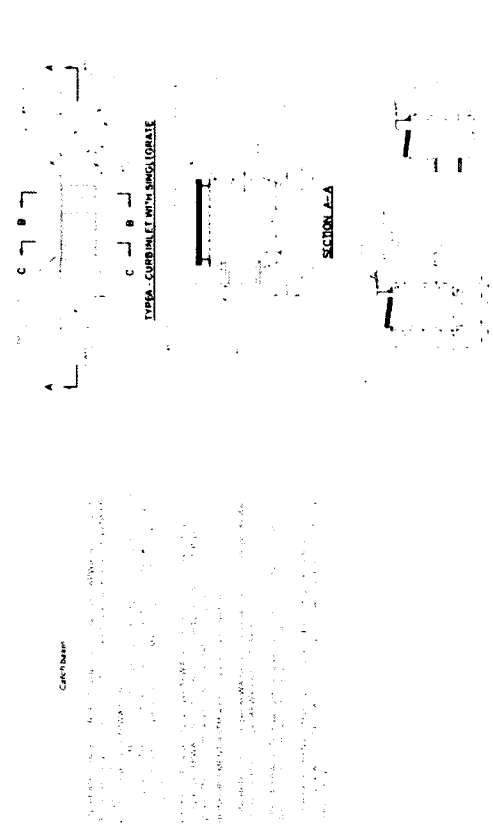
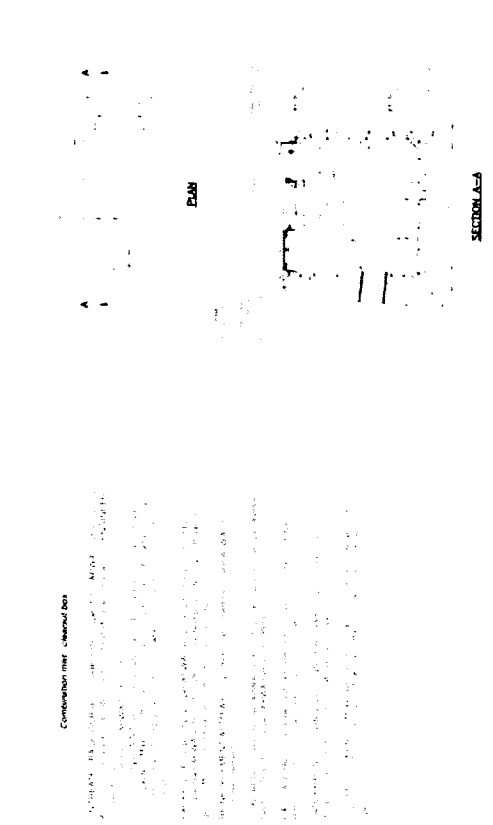
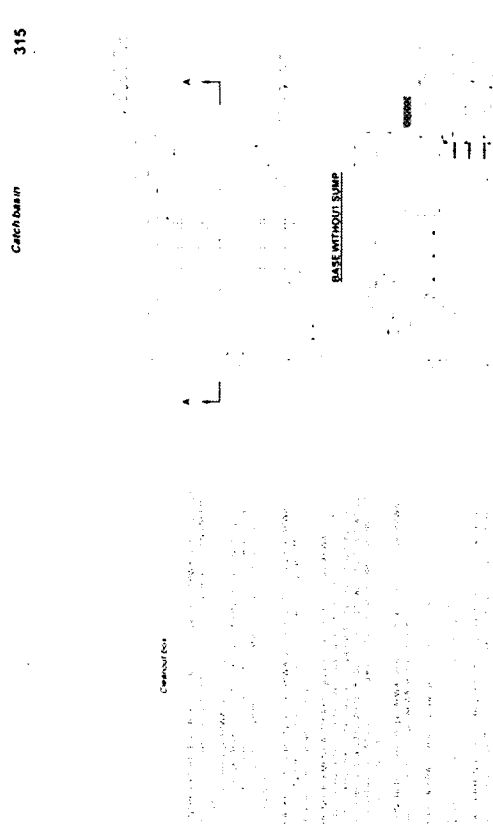
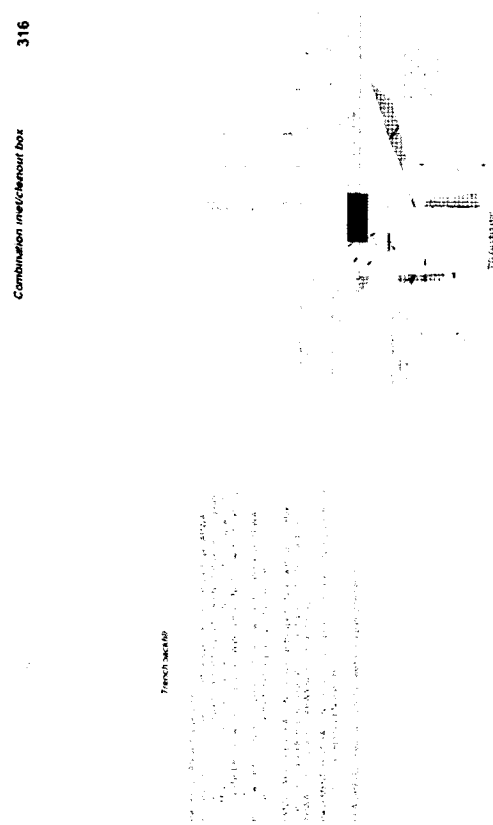
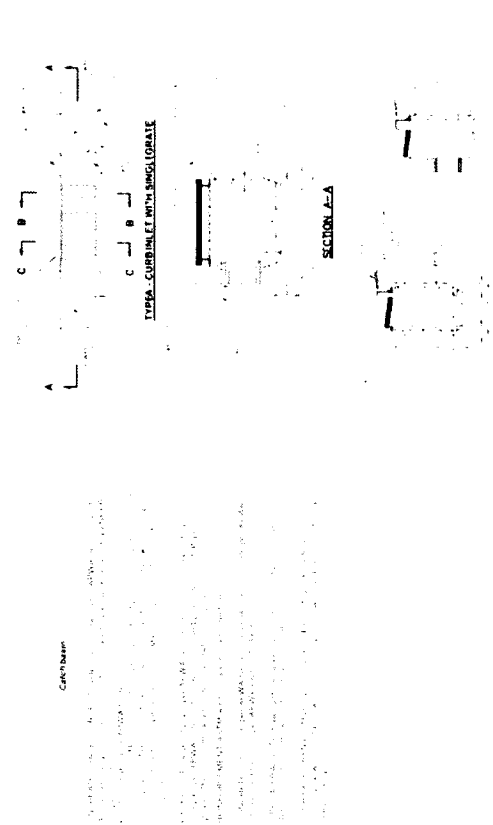
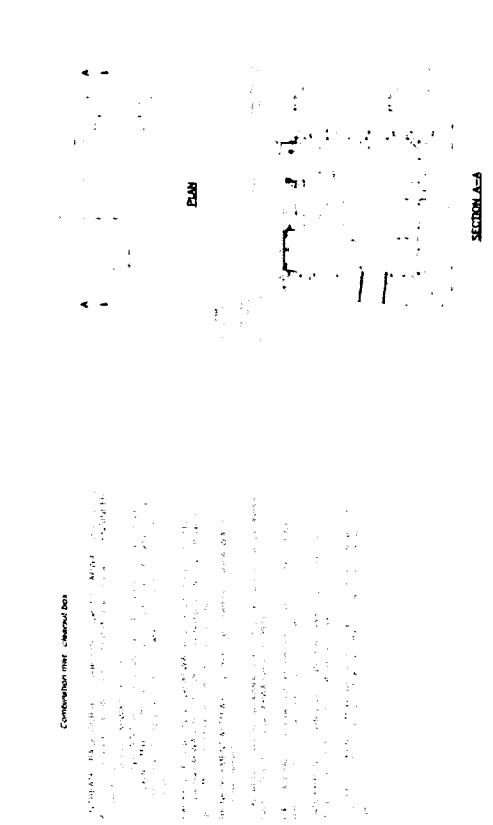
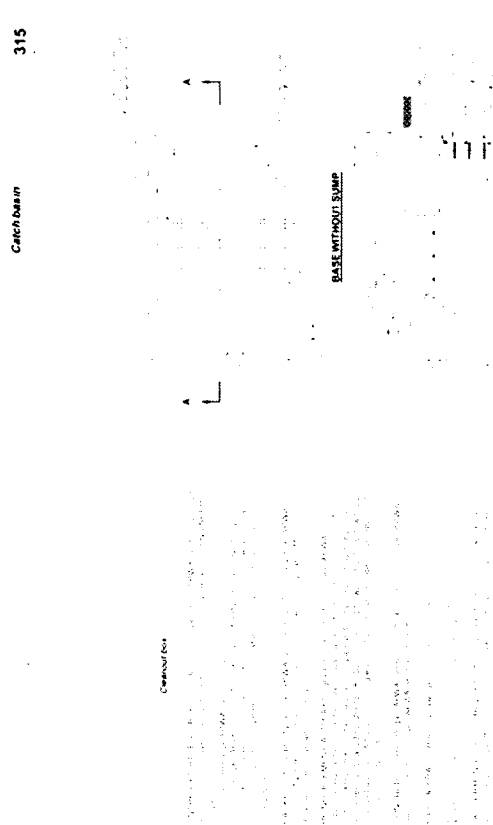
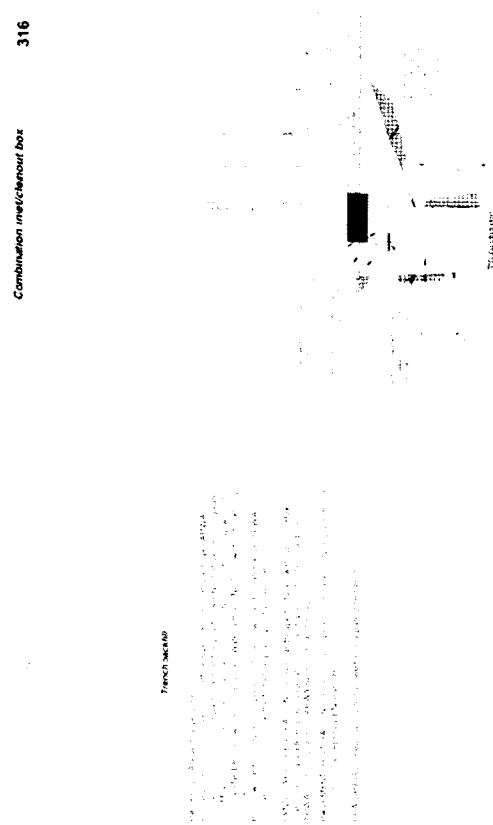
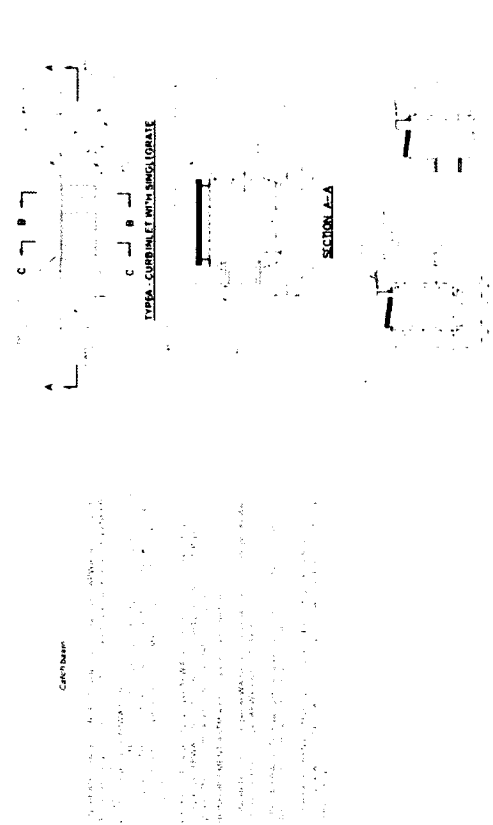
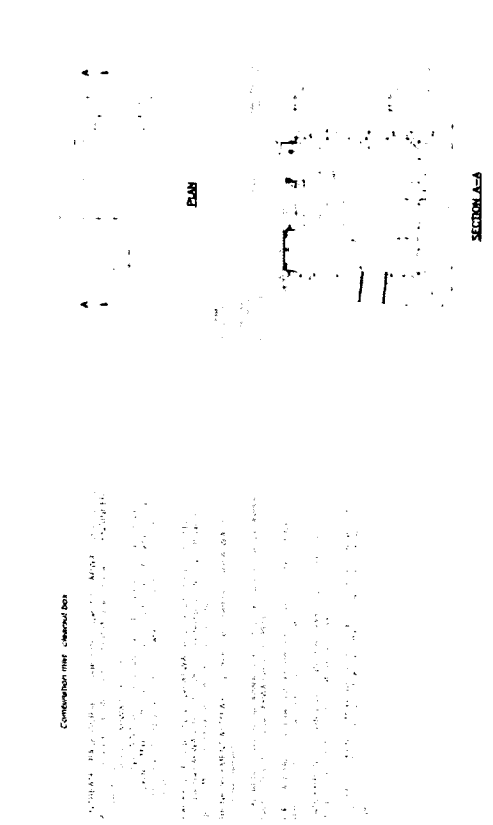
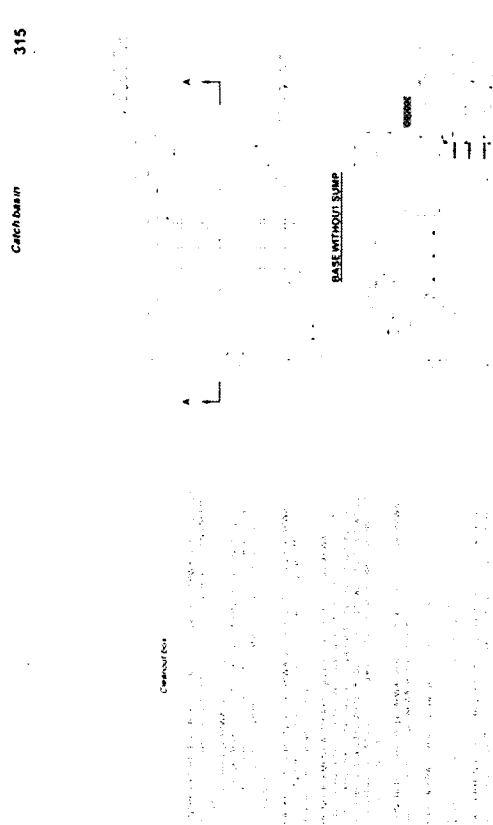
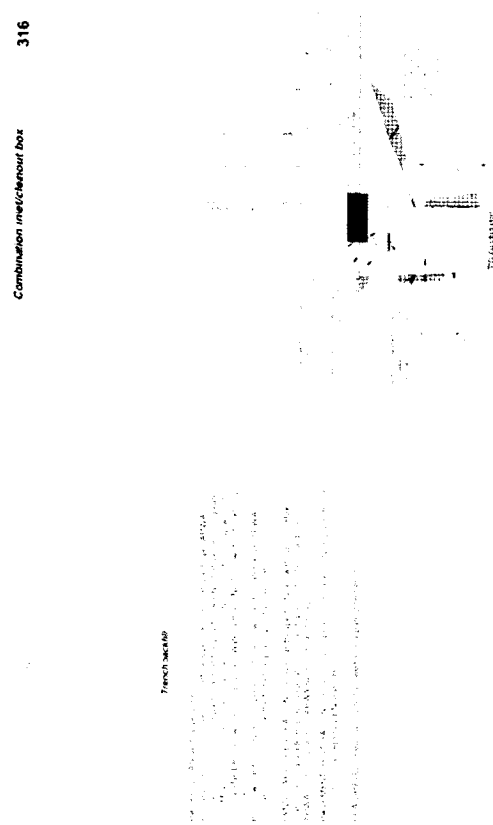
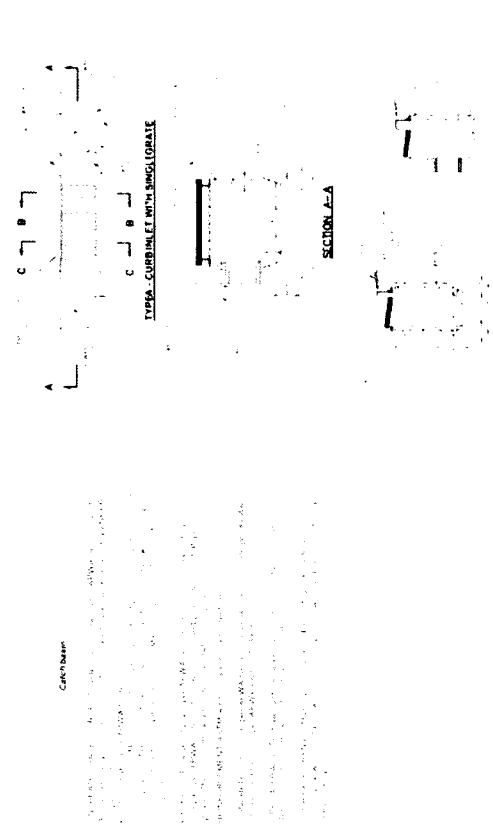
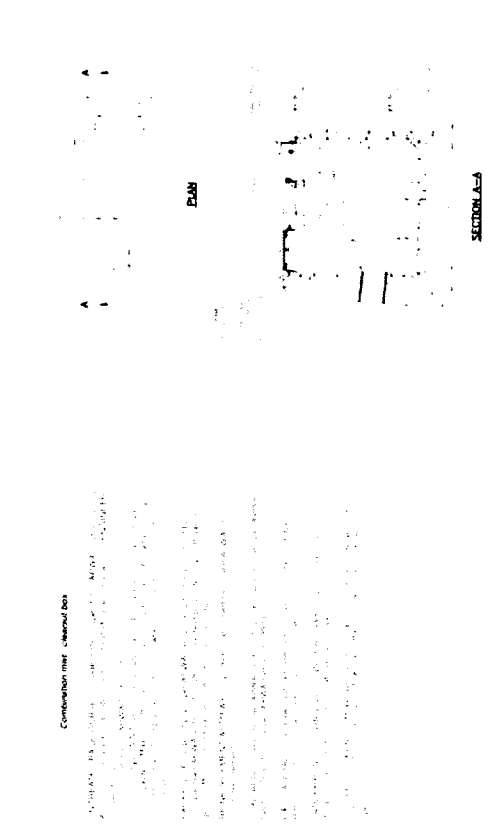
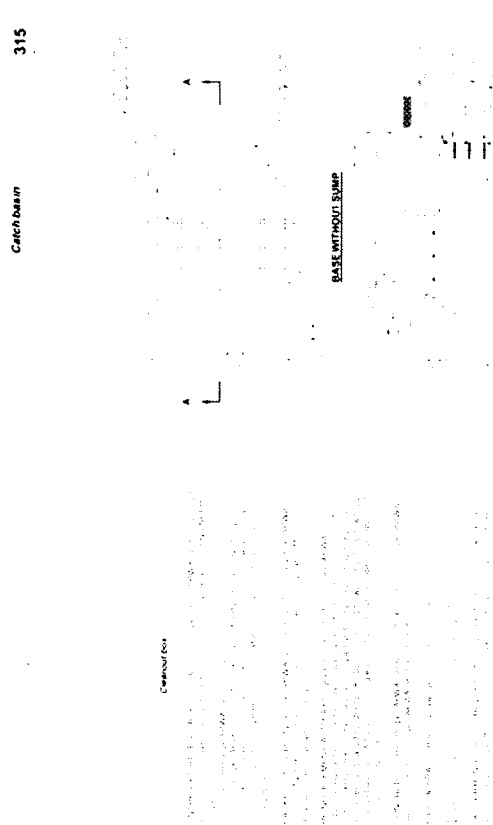
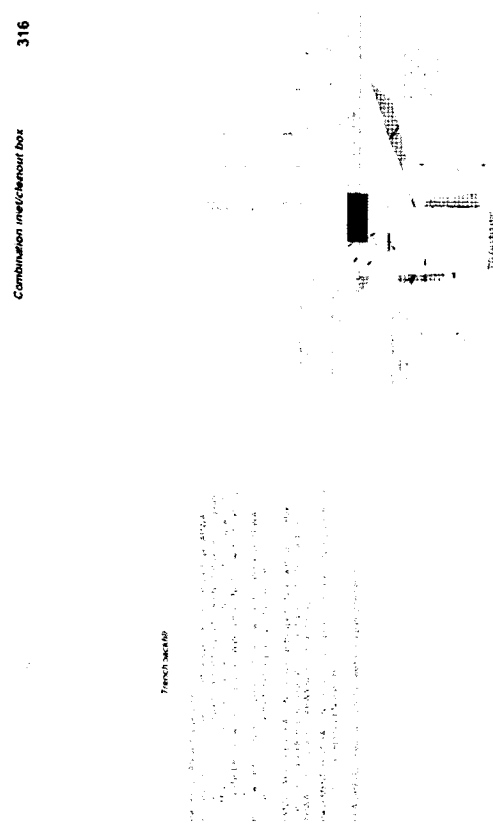
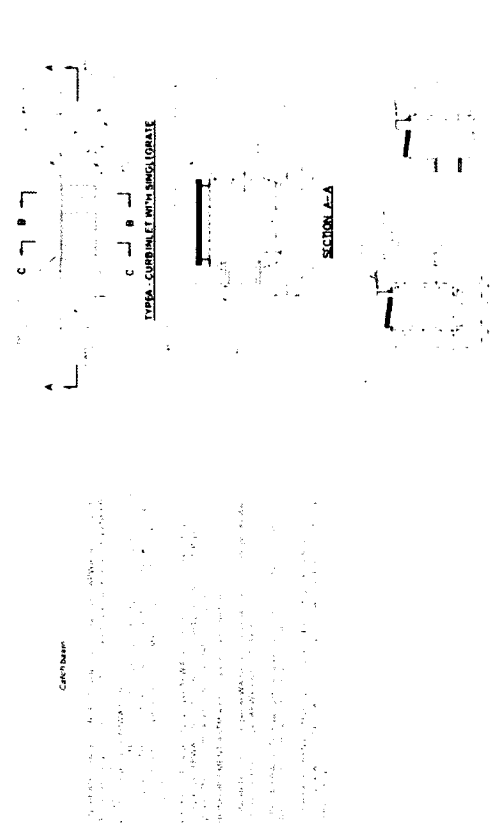
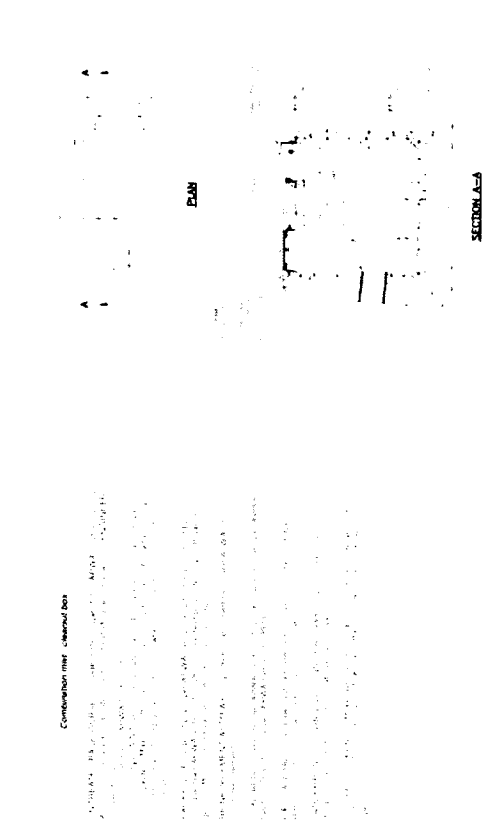
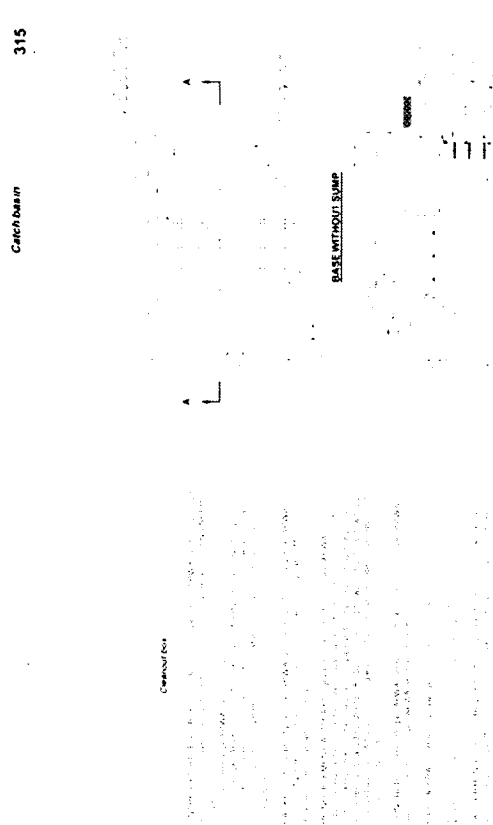
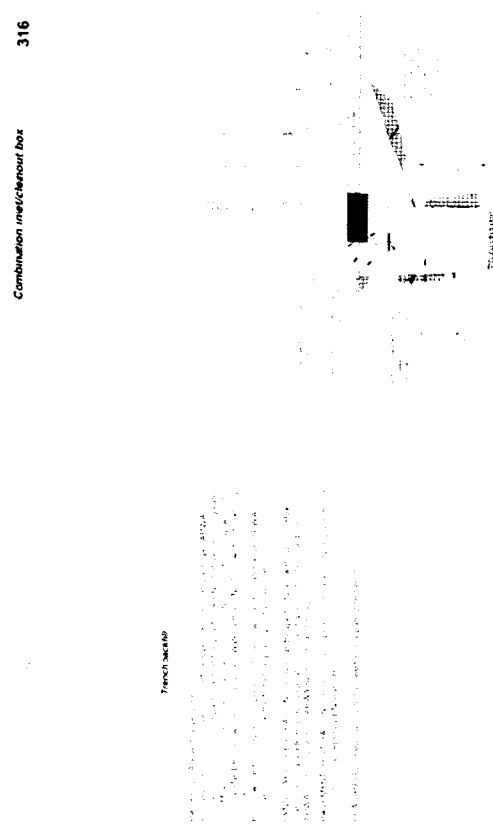
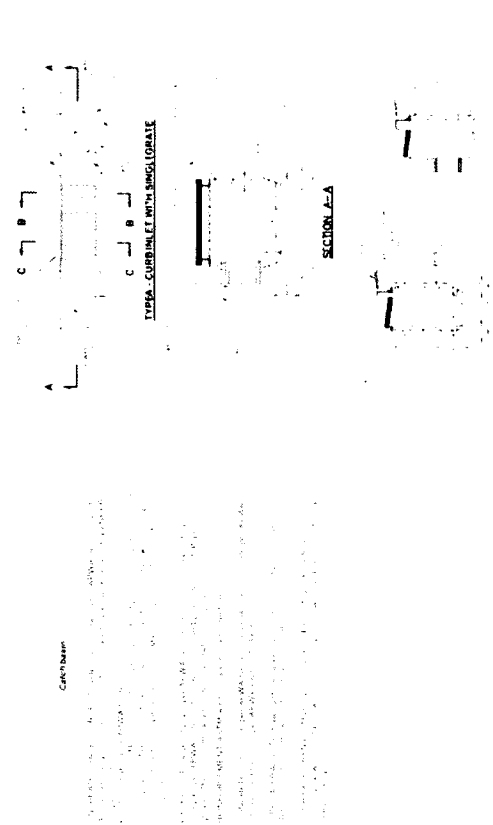
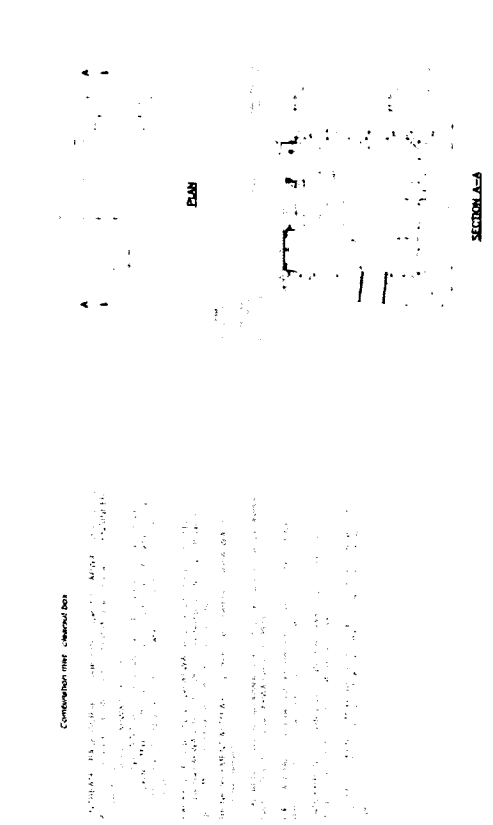
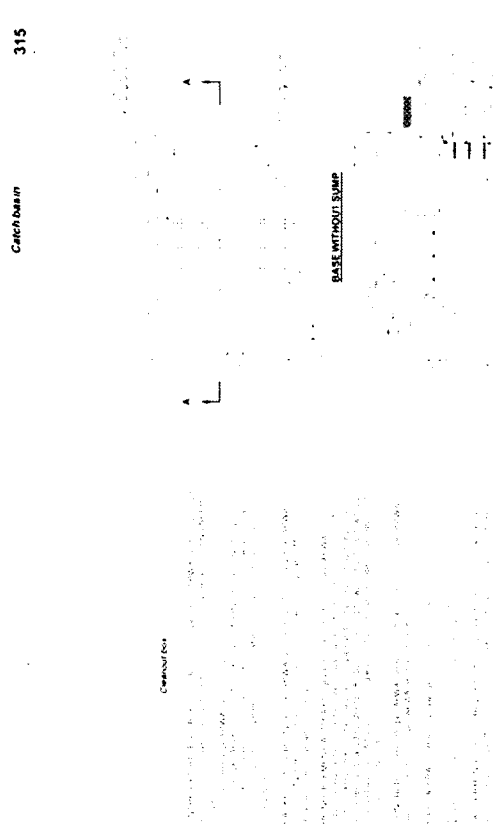
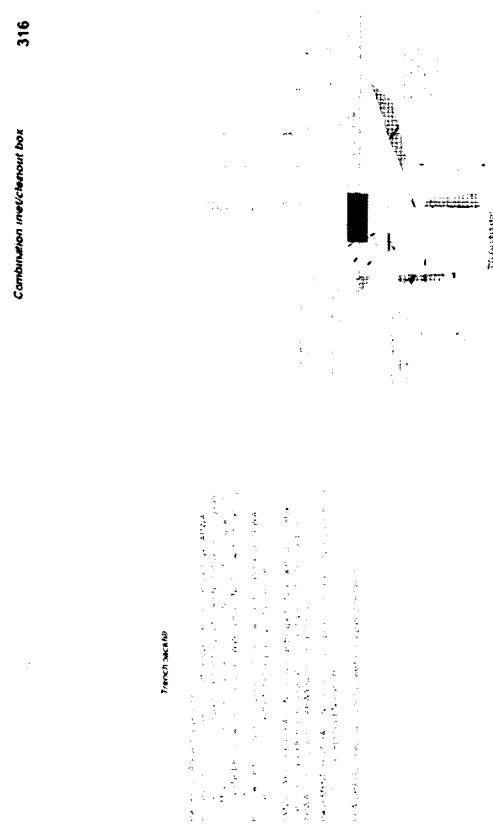
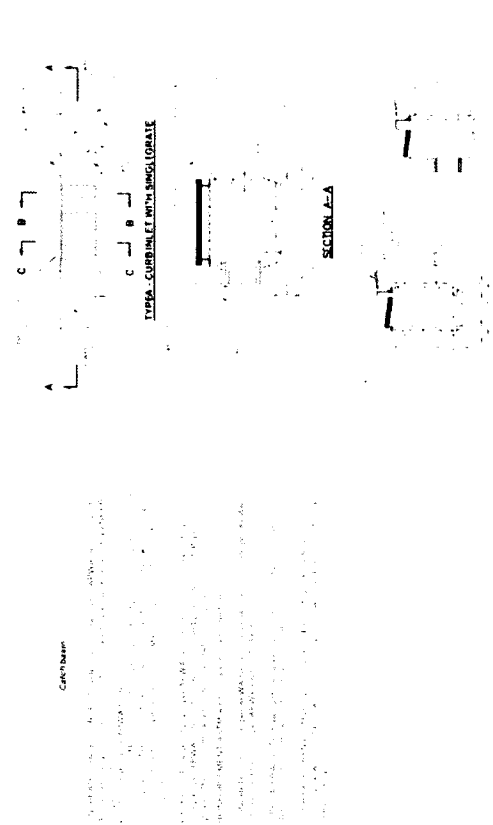
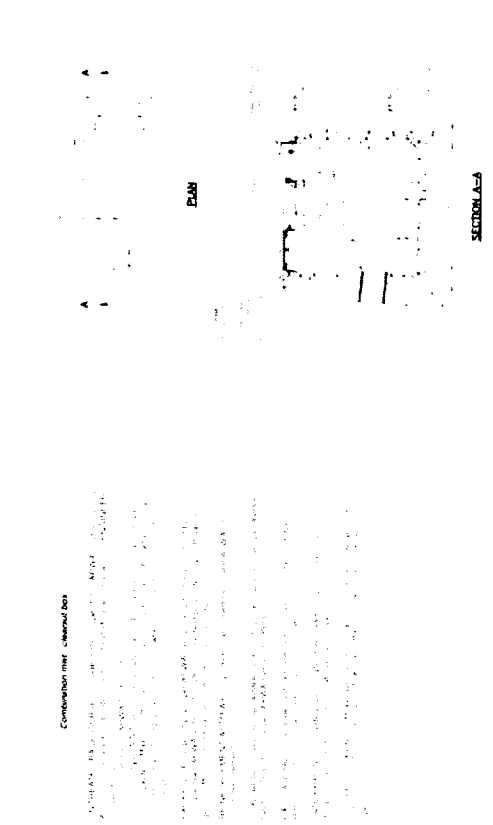
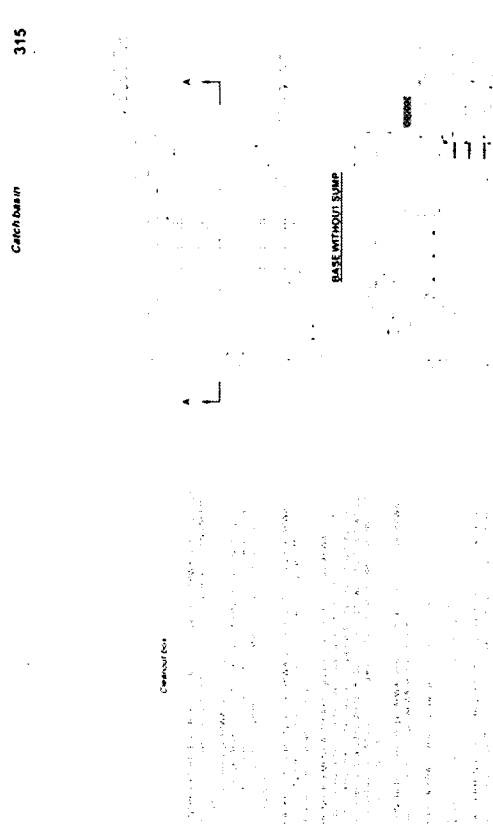
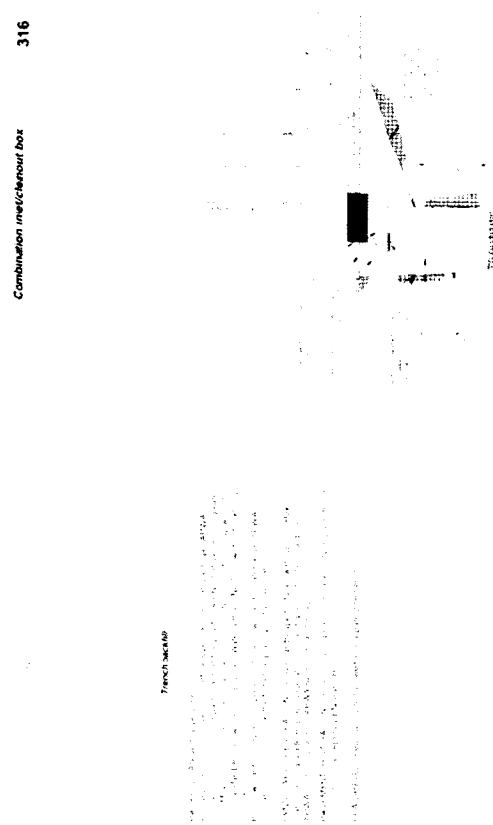
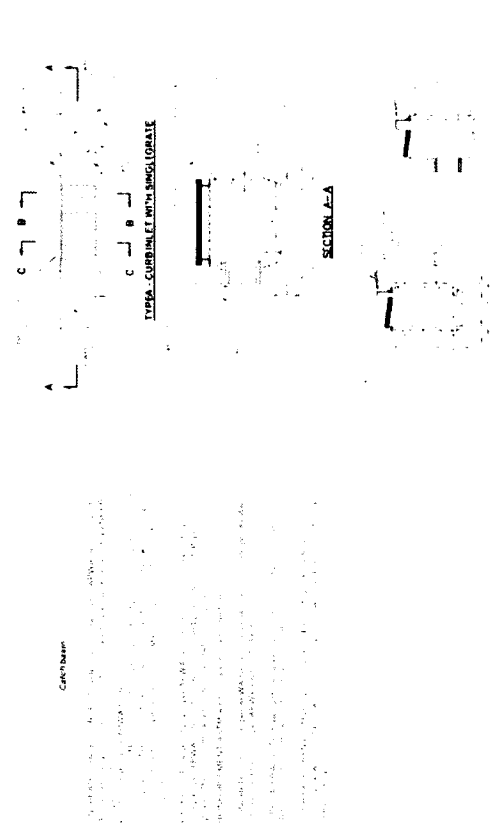
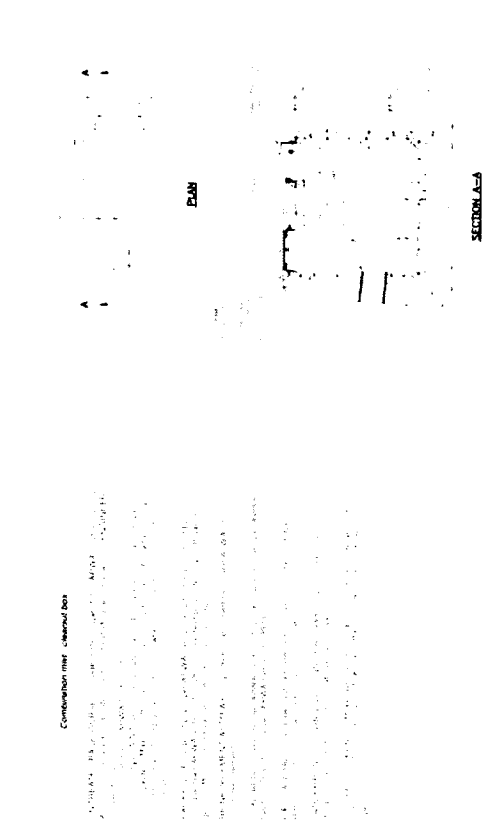
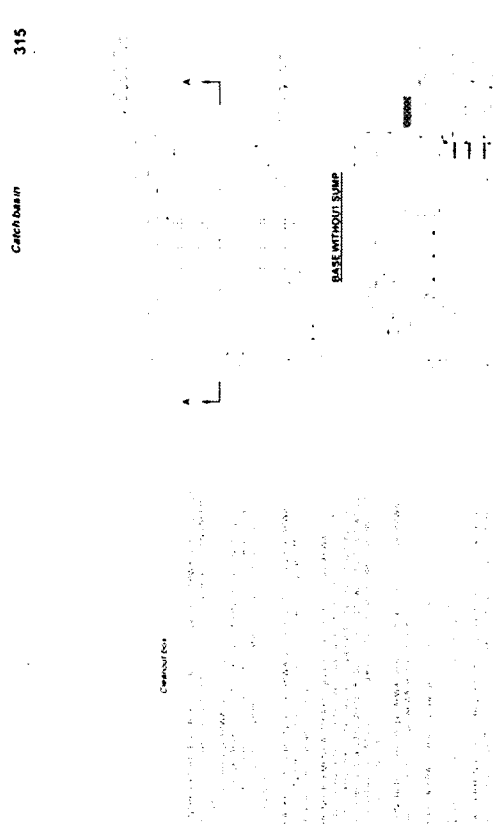
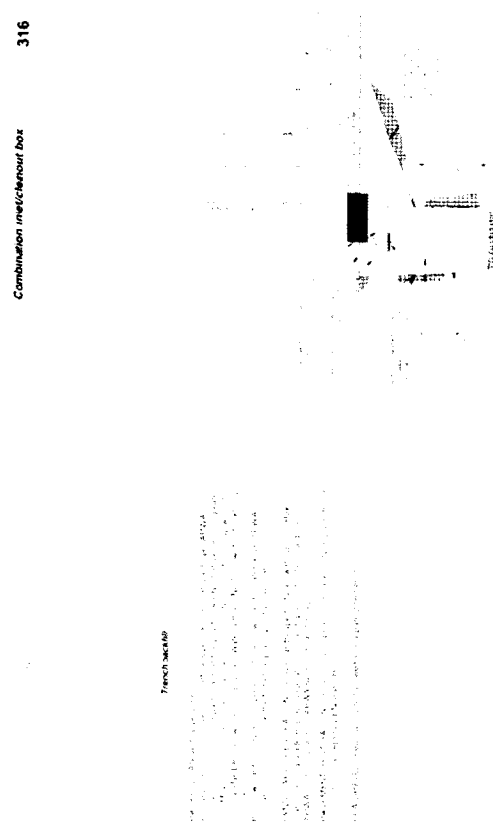
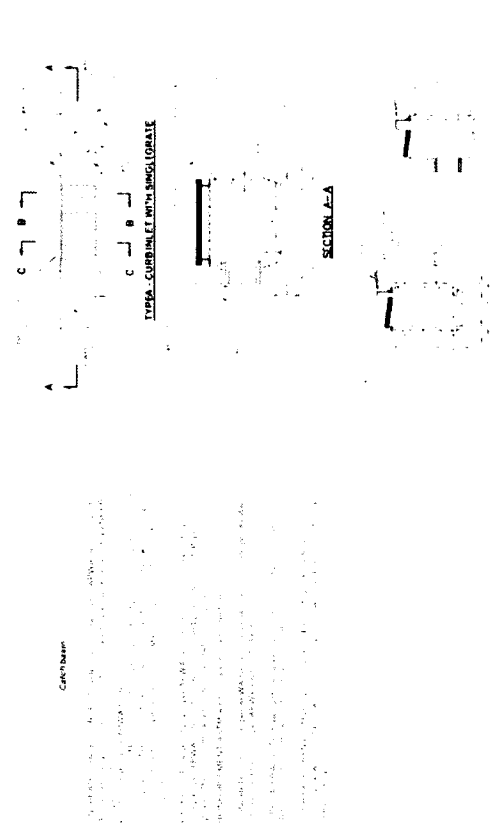
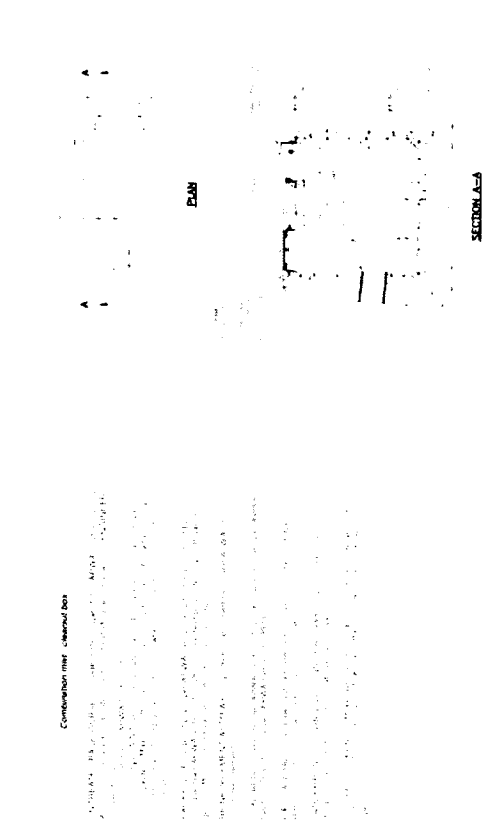
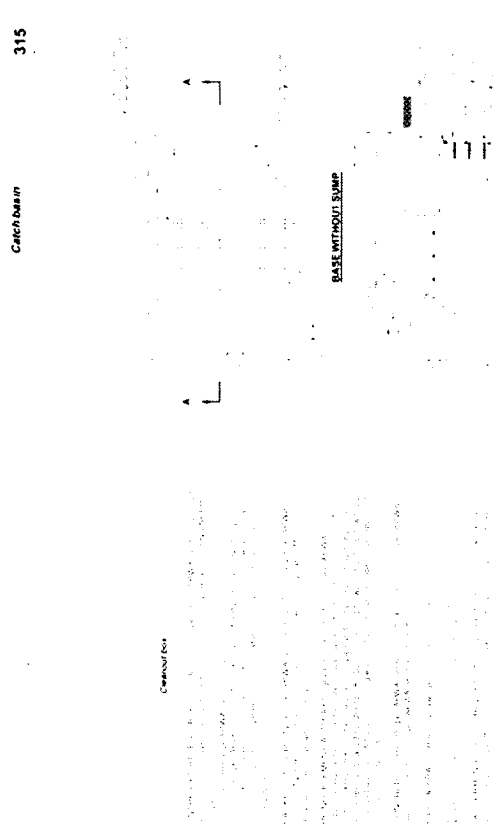
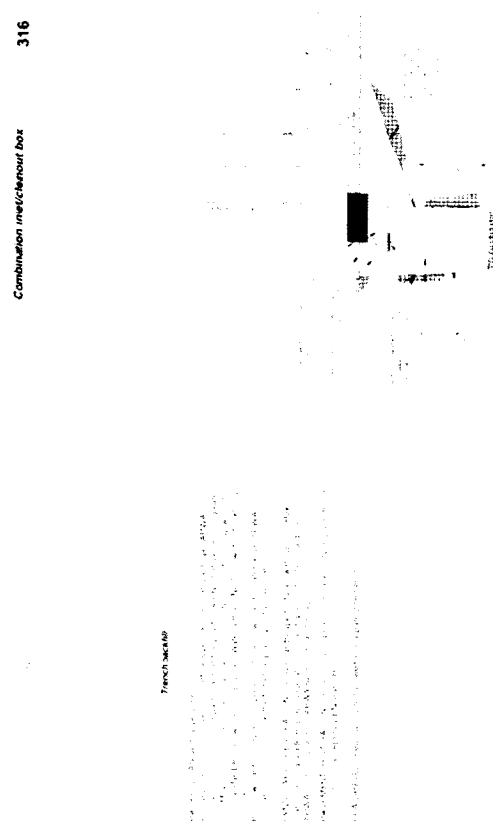
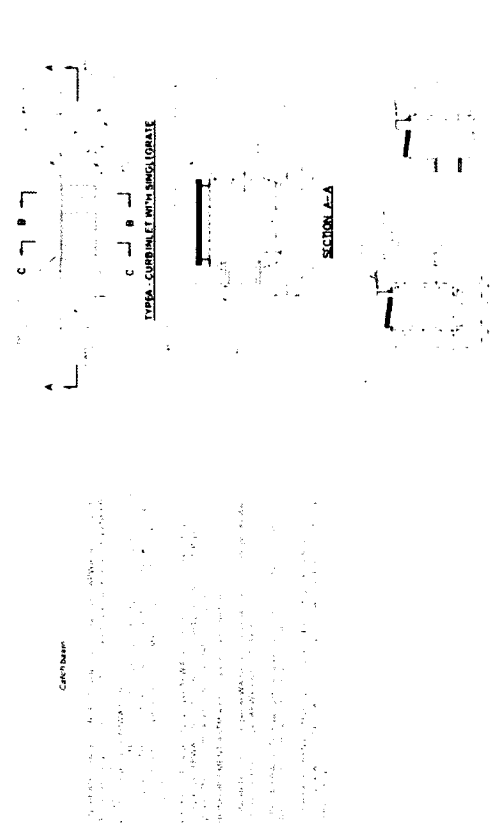
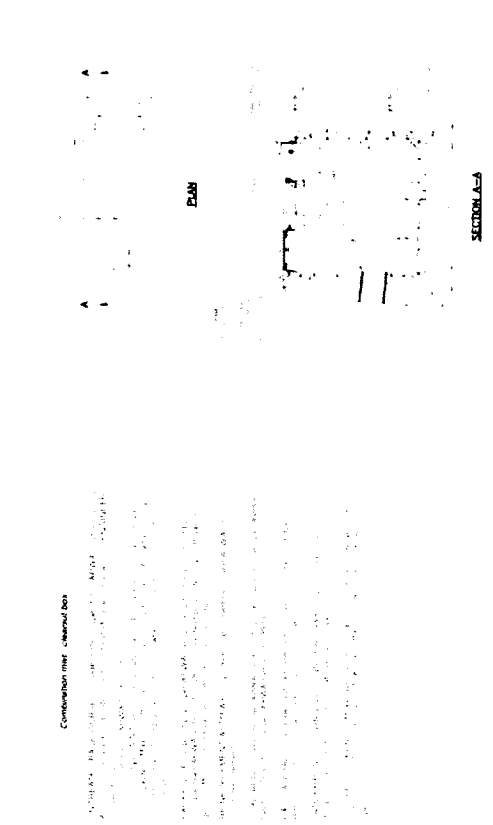
TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH



DETAILS

C-604



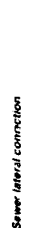
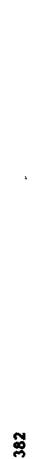


4-9-15
153016 2760
BRACEN D
[Signature]

C-605

DETAILS

Model	C-605
Year	1965
Make	Cummins
Engine	6-cyl. 240 cu. in.
Trans.	4-speed manual
Driveline	4-wheel drive
Weight	4,500 lbs.
Capacity	100 gal.
Options	None





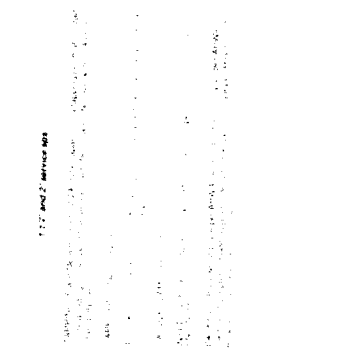
DETAILS

C-606

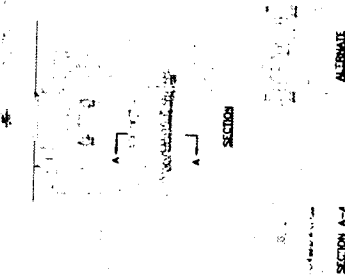


1 1/2" and 2" service taps

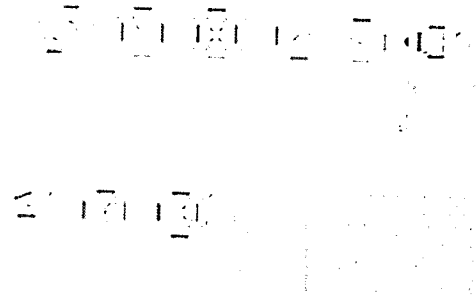
552



522

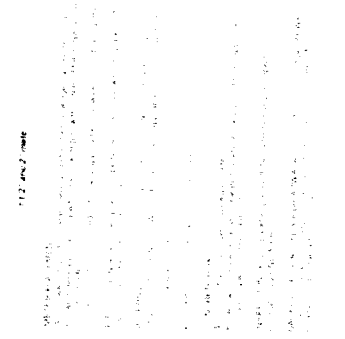


1 1/2" and 2" meter



Direct bearing thrust block

561



Direct bearing thrust block





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Salt Lake City, UT 84119
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Phone: 801.296.3029

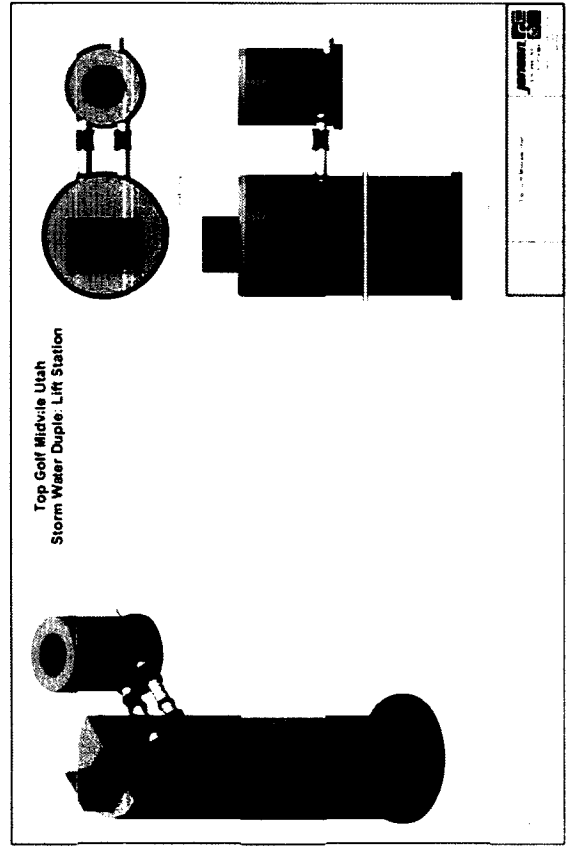
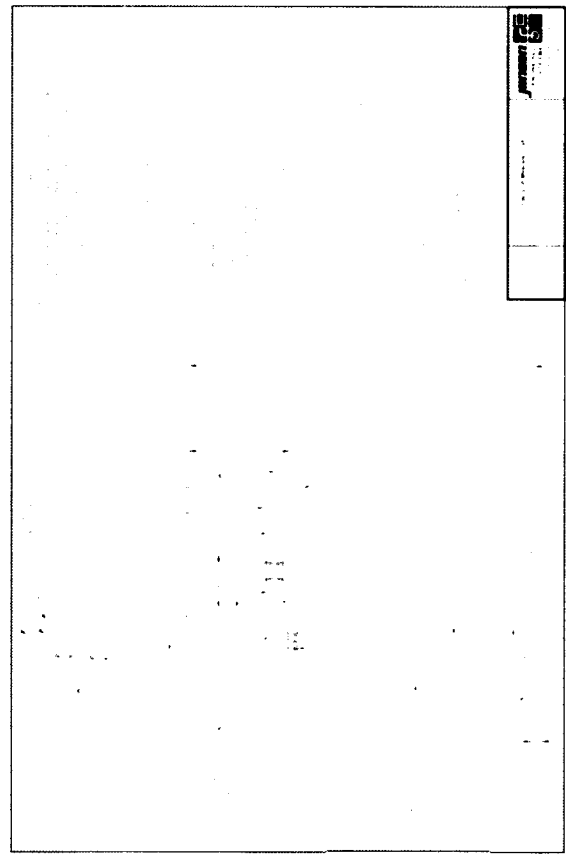
920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

TOPGOLF



DETAILS

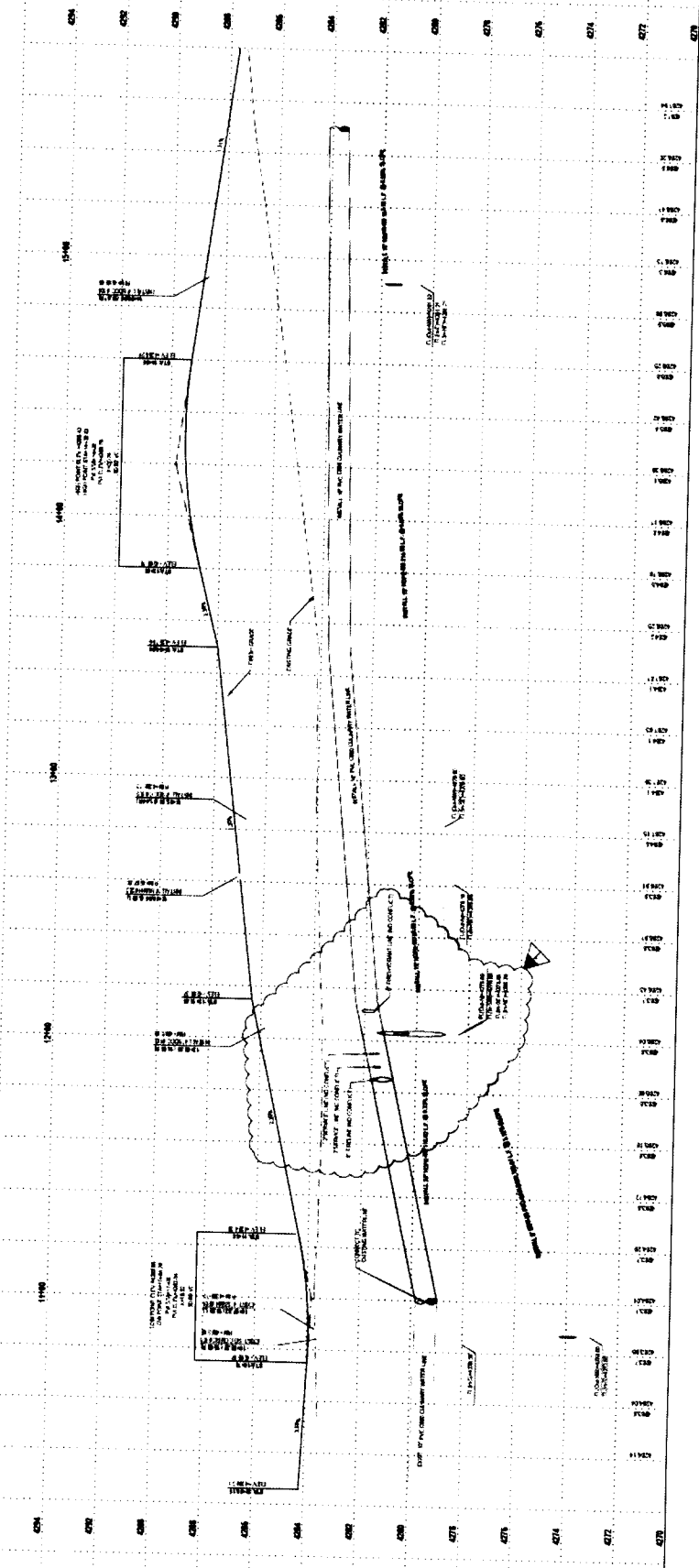
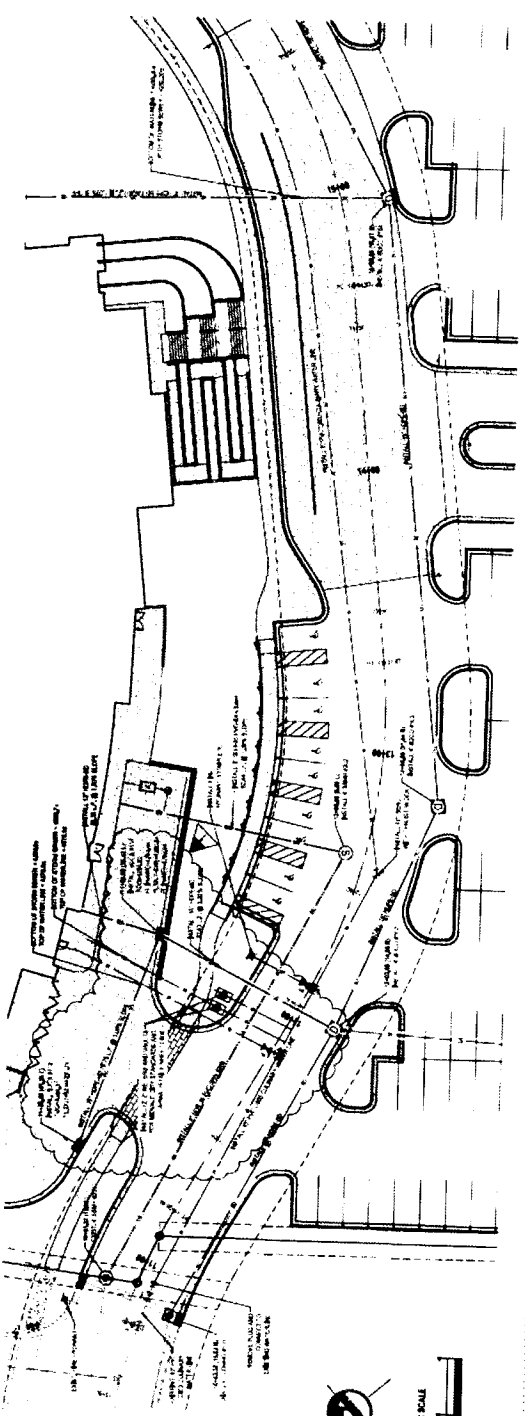
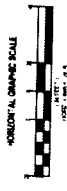
C-608



Top Golf Midvale Utah
Storm Water Duplex Lift Station



PROJECT:
RIVER RESERVE DRIVE
MIDVALE, UTAH
DESIGNED BY:
DATE: 10/15/10



TOPGOLF
920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH



**RIVER RESERVE DRIVE
PLAN & PROFILE**

PP-1

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COLORADO SPRINGS
Phone: 719.275.3115

TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

LANDSCAPE PLAN

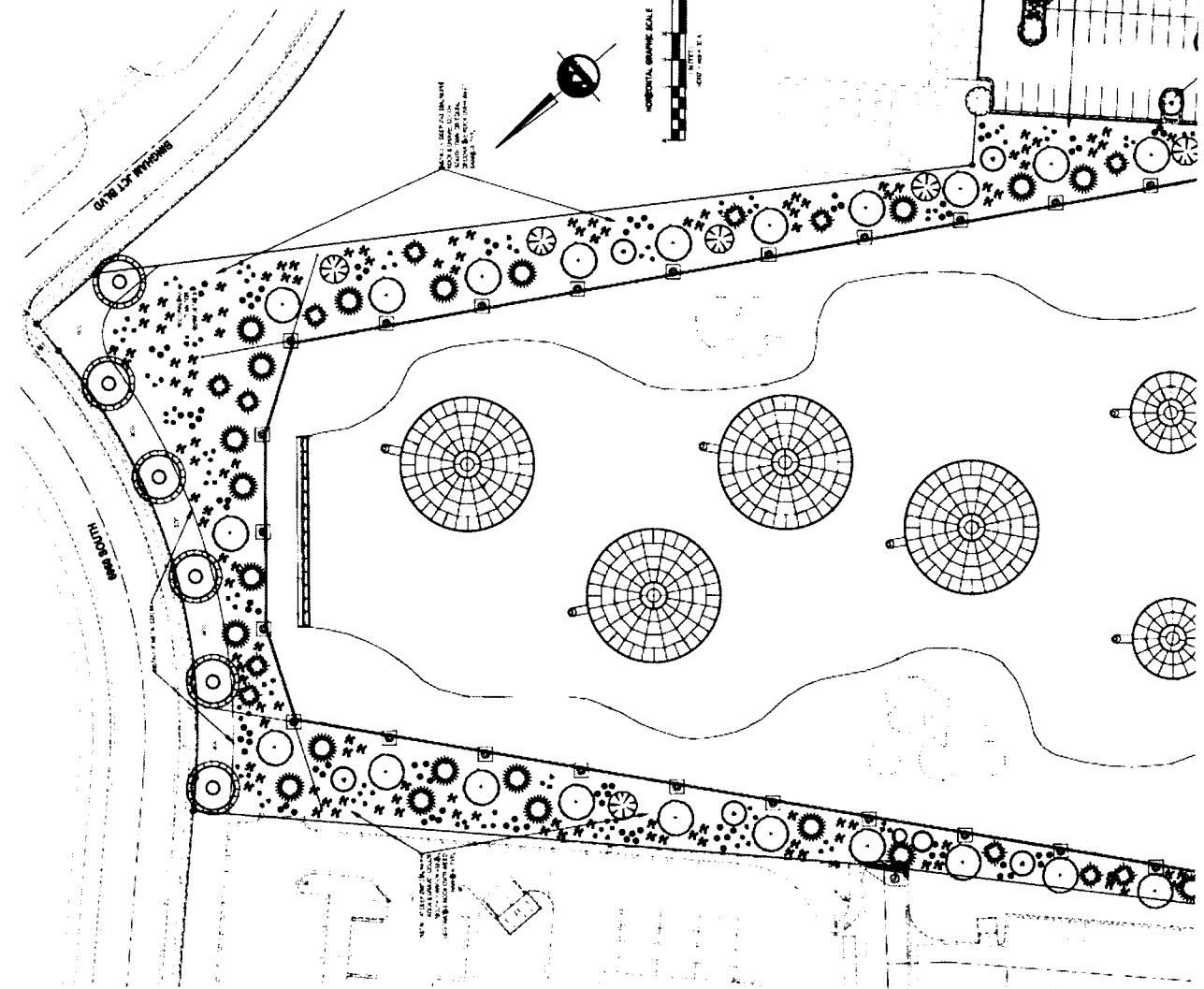
Scale: 1" = 10'-0"

North Arrow

L-100

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	NOTES
1		12" x 12" TILE	100	SQ. YD.	FOR WALKWAY
2		18" x 18" TILE	50	SQ. YD.	FOR WALKWAY
3		24" x 24" TILE	25	SQ. YD.	FOR WALKWAY
4		36" x 36" TILE	10	SQ. YD.	FOR WALKWAY
5		48" x 48" TILE	5	SQ. YD.	FOR WALKWAY
6		60" x 60" TILE	2	SQ. YD.	FOR WALKWAY
7		72" x 72" TILE	1	SQ. YD.	FOR WALKWAY
8		84" x 84" TILE	1	SQ. YD.	FOR WALKWAY
9		96" x 96" TILE	1	SQ. YD.	FOR WALKWAY
10		108" x 108" TILE	1	SQ. YD.	FOR WALKWAY
11		120" x 120" TILE	1	SQ. YD.	FOR WALKWAY
12		132" x 132" TILE	1	SQ. YD.	FOR WALKWAY
13		144" x 144" TILE	1	SQ. YD.	FOR WALKWAY
14		156" x 156" TILE	1	SQ. YD.	FOR WALKWAY
15		168" x 168" TILE	1	SQ. YD.	FOR WALKWAY
16		180" x 180" TILE	1	SQ. YD.	FOR WALKWAY
17		192" x 192" TILE	1	SQ. YD.	FOR WALKWAY
18		204" x 204" TILE	1	SQ. YD.	FOR WALKWAY
19		216" x 216" TILE	1	SQ. YD.	FOR WALKWAY
20		228" x 228" TILE	1	SQ. YD.	FOR WALKWAY
21		240" x 240" TILE	1	SQ. YD.	FOR WALKWAY
22		252" x 252" TILE	1	SQ. YD.	FOR WALKWAY
23		264" x 264" TILE	1	SQ. YD.	FOR WALKWAY
24		276" x 276" TILE	1	SQ. YD.	FOR WALKWAY
25		288" x 288" TILE	1	SQ. YD.	FOR WALKWAY
26		300" x 300" TILE	1	SQ. YD.	FOR WALKWAY
27		312" x 312" TILE	1	SQ. YD.	FOR WALKWAY
28		324" x 324" TILE	1	SQ. YD.	FOR WALKWAY
29		336" x 336" TILE	1	SQ. YD.	FOR WALKWAY
30		348" x 348" TILE	1	SQ. YD.	FOR WALKWAY
31		360" x 360" TILE	1	SQ. YD.	FOR WALKWAY
32		372" x 372" TILE	1	SQ. YD.	FOR WALKWAY
33		384" x 384" TILE	1	SQ. YD.	FOR WALKWAY
34		396" x 396" TILE	1	SQ. YD.	FOR WALKWAY
35		408" x 408" TILE	1	SQ. YD.	FOR WALKWAY
36		420" x 420" TILE	1	SQ. YD.	FOR WALKWAY
37		432" x 432" TILE	1	SQ. YD.	FOR WALKWAY
38		444" x 444" TILE	1	SQ. YD.	FOR WALKWAY
39		456" x 456" TILE	1	SQ. YD.	FOR WALKWAY
40		468" x 468" TILE	1	SQ. YD.	FOR WALKWAY
41		480" x 480" TILE	1	SQ. YD.	FOR WALKWAY
42		492" x 492" TILE	1	SQ. YD.	FOR WALKWAY
43		504" x 504" TILE	1	SQ. YD.	FOR WALKWAY
44		516" x 516" TILE	1	SQ. YD.	FOR WALKWAY
45		528" x 528" TILE	1	SQ. YD.	FOR WALKWAY
46		540" x 540" TILE	1	SQ. YD.	FOR WALKWAY
47		552" x 552" TILE	1	SQ. YD.	FOR WALKWAY
48		564" x 564" TILE	1	SQ. YD.	FOR WALKWAY
49		576" x 576" TILE	1	SQ. YD.	FOR WALKWAY
50		588" x 588" TILE	1	SQ. YD.	FOR WALKWAY
51		600" x 600" TILE	1	SQ. YD.	FOR WALKWAY
52		612" x 612" TILE	1	SQ. YD.	FOR WALKWAY
53		624" x 624" TILE	1	SQ. YD.	FOR WALKWAY
54		636" x 636" TILE	1	SQ. YD.	FOR WALKWAY
55		648" x 648" TILE	1	SQ. YD.	FOR WALKWAY
56		660" x 660" TILE	1	SQ. YD.	FOR WALKWAY
57		672" x 672" TILE	1	SQ. YD.	FOR WALKWAY
58		684" x 684" TILE	1	SQ. YD.	FOR WALKWAY
59		696" x 696" TILE	1	SQ. YD.	FOR WALKWAY
60		708" x 708" TILE	1	SQ. YD.	FOR WALKWAY
61		720" x 720" TILE	1	SQ. YD.	FOR WALKWAY
62		732" x 732" TILE	1	SQ. YD.	FOR WALKWAY
63		744" x 744" TILE	1	SQ. YD.	FOR WALKWAY
64		756" x 756" TILE	1	SQ. YD.	FOR WALKWAY
65		768" x 768" TILE	1	SQ. YD.	FOR WALKWAY
66		780" x 780" TILE	1	SQ. YD.	FOR WALKWAY
67		792" x 792" TILE	1	SQ. YD.	FOR WALKWAY
68		804" x 804" TILE	1	SQ. YD.	FOR WALKWAY
69		816" x 816" TILE	1	SQ. YD.	FOR WALKWAY
70		828" x 828" TILE	1	SQ. YD.	FOR WALKWAY
71		840" x 840" TILE	1	SQ. YD.	FOR WALKWAY
72		852" x 852" TILE	1	SQ. YD.	FOR WALKWAY
73		864" x 864" TILE	1	SQ. YD.	FOR WALKWAY
74		876" x 876" TILE	1	SQ. YD.	FOR WALKWAY
75		888" x 888" TILE	1	SQ. YD.	FOR WALKWAY
76		900" x 900" TILE	1	SQ. YD.	FOR WALKWAY
77		912" x 912" TILE	1	SQ. YD.	FOR WALKWAY
78		924" x 924" TILE	1	SQ. YD.	FOR WALKWAY
79		936" x 936" TILE	1	SQ. YD.	FOR WALKWAY
80		948" x 948" TILE	1	SQ. YD.	FOR WALKWAY
81		960" x 960" TILE	1	SQ. YD.	FOR WALKWAY
82		972" x 972" TILE	1	SQ. YD.	FOR WALKWAY
83		984" x 984" TILE	1	SQ. YD.	FOR WALKWAY
84		996" x 996" TILE	1	SQ. YD.	FOR WALKWAY
85		1008" x 1008" TILE	1	SQ. YD.	FOR WALKWAY
86		1020" x 1020" TILE	1	SQ. YD.	FOR WALKWAY
87		1032" x 1032" TILE	1	SQ. YD.	FOR WALKWAY
88		1044" x 1044" TILE	1	SQ. YD.	FOR WALKWAY
89		1056" x 1056" TILE	1	SQ. YD.	FOR WALKWAY
90		1068" x 1068" TILE	1	SQ. YD.	FOR WALKWAY
91		1080" x 1080" TILE	1	SQ. YD.	FOR WALKWAY
92		1092" x 1092" TILE	1	SQ. YD.	FOR WALKWAY
93		1104" x 1104" TILE	1	SQ. YD.	FOR WALKWAY
94		1116" x 1116" TILE	1	SQ. YD.	FOR WALKWAY
95		1128" x 1128" TILE	1	SQ. YD.	FOR WALKWAY
96		1140" x 1140" TILE	1	SQ. YD.	FOR WALKWAY
97		1152" x 1152" TILE	1	SQ. YD.	FOR WALKWAY
98		1164" x 1164" TILE	1	SQ. YD.	FOR WALKWAY
99		1176" x 1176" TILE	1	SQ. YD.	FOR WALKWAY
100		1188" x 1188" TILE	1	SQ. YD.	FOR WALKWAY
101		1200" x 1200" TILE	1	SQ. YD.	FOR WALKWAY
102		1212" x 1212" TILE	1	SQ. YD.	FOR WALKWAY
103		1224" x 1224" TILE	1	SQ. YD.	FOR WALKWAY
104		1236" x 1236" TILE	1	SQ. YD.	FOR WALKWAY
105		1248" x 1248" TILE	1	SQ. YD.	FOR WALKWAY
106		1260" x 1260" TILE	1	SQ. YD.	FOR WALKWAY
107		1272" x 1272" TILE	1	SQ. YD.	FOR WALKWAY
108		1284" x 1284" TILE	1	SQ. YD.	FOR WALKWAY
109		1296" x 1296" TILE	1	SQ. YD.	FOR WALKWAY
110		1308" x 1308" TILE	1	SQ. YD.	FOR WALKWAY
111		1320" x 1320" TILE	1	SQ. YD.	FOR WALKWAY
112		1332" x 1332" TILE	1	SQ. YD.	FOR WALKWAY
113		1344" x 1344" TILE	1	SQ. YD.	FOR WALKWAY
114		1356" x 1356" TILE	1	SQ. YD.	FOR WALKWAY
115		1368" x 1368" TILE	1	SQ. YD.	FOR WALKWAY
116		1380" x 1380" TILE	1	SQ. YD.	FOR WALKWAY
117		1392" x 1392" TILE	1	SQ. YD.	FOR WALKWAY
118		1404" x 1404" TILE	1	SQ. YD.	FOR WALKWAY
119		1416" x 1416" TILE	1	SQ. YD.	FOR WALKWAY
120		1428" x 1428" TILE	1	SQ. YD.	FOR WALKWAY
121		1440" x 1440" TILE	1	SQ. YD.	FOR WALKWAY
122		1452" x 1452" TILE	1	SQ. YD.	FOR WALKWAY
123		1464" x 1464" TILE	1	SQ. YD.	FOR WALKWAY
124		1476" x 1476" TILE	1	SQ. YD.	FOR WALKWAY
125		1488" x 1488" TILE	1	SQ. YD.	FOR WALKWAY
126		1500" x 1500" TILE	1	SQ. YD.	FOR WALKWAY
127		1512" x 1512" TILE	1	SQ. YD.	FOR WALKWAY
128		1524" x 1524" TILE	1	SQ. YD.	FOR WALKWAY
129		1536" x 1536" TILE	1	SQ. YD.	FOR WALKWAY
130		1548" x 1548" TILE	1	SQ. YD.	FOR WALKWAY
131		1560" x 1560" TILE	1	SQ. YD.	FOR WALKWAY
132		1572" x 1572" TILE	1	SQ. YD.	FOR WALKWAY
133		1584" x 1584" TILE	1	SQ. YD.	FOR WALKWAY
134		1596" x 1596" TILE	1	SQ. YD.	FOR WALKWAY
135		1608" x 1608" TILE	1	SQ. YD.	FOR WALKWAY
136		1620" x 1620" TILE	1	SQ. YD.	FOR WALKWAY
137		1632" x 1632" TILE	1	SQ. YD.	FOR WALKWAY
138		1644" x 1644" TILE	1	SQ. YD.	FOR WALKWAY
139		1656" x 1656" TILE	1	SQ. YD.	FOR WALKWAY
140		1668" x 1668" TILE	1	SQ. YD.	FOR WALKWAY
141		1680" x 1680" TILE	1	SQ. YD.	FOR WALKWAY
142		1692" x 1692" TILE	1	SQ. YD.	FOR WALKWAY
143		1704" x 1704" TILE	1	SQ. YD.	FOR WALKWAY
144		1716" x 1716" TILE	1	SQ. YD.	FOR WALKWAY
145		1728" x 1728" TILE	1	SQ. YD.	FOR WALKWAY
146		1740" x 1740" TILE	1	SQ. YD.	FOR WALKWAY
147		1752" x 1752" TILE	1	SQ. YD.	FOR WALKWAY
148		1764" x 1764" TILE	1	SQ. YD.	FOR WALKWAY
149		1776" x 1776" TILE	1	SQ. YD.	FOR WALKWAY
150		1788" x 1788" TILE	1	SQ. YD.	FOR WALKWAY
151		1800" x 1800" TILE	1	SQ. YD.	FOR WALKWAY
152		1812" x 1812" TILE	1	SQ. YD.	FOR WALKWAY
153		1824" x 1824" TILE	1	SQ. YD.	FOR WALKWAY
154		1836" x 1836" TILE	1	SQ. YD.	FOR WALKWAY

RECOMMENDATION:
 20% MORE PLANTING
 20% MORE PLANTING
 20% MORE PLANTING



NO.	SYMBOL	PLANTING	QUANTITY	NOTES
1		Large Tree	1	Plant in center of lot.
2		Medium Tree	2	Plant along driveway.
3		Small Tree	4	Plant along sidewalk.
4		Shrub	8	Plant along driveway.
5		Flower Bed	2	Plant in center of lot.
6		Lawn	1	Plant in center of lot.
7		Path	1	Plant in center of lot.
8		Building Footprint	1	Plant in center of lot.
9		Parking Lot	1	Plant in center of lot.
10		Fence	1	Plant in center of lot.
11		Water Feature	1	Plant in center of lot.
12		Light Fixture	1	Plant in center of lot.
13		Bench	1	Plant in center of lot.
14		Trash Can	1	Plant in center of lot.
15		Fire Hydrant	1	Plant in center of lot.
16		Street Light	1	Plant in center of lot.
17		Mailbox	1	Plant in center of lot.
18		Utility Pole	1	Plant in center of lot.
19		Power Line	1	Plant in center of lot.
20		Water Line	1	Plant in center of lot.
21		Sewer Line	1	Plant in center of lot.
22		Gas Line	1	Plant in center of lot.
23		Telephone Line	1	Plant in center of lot.
24		Cable Line	1	Plant in center of lot.
25		Fire Alarm Bell	1	Plant in center of lot.
26		Fire Alarm Control Panel	1	Plant in center of lot.
27		Fire Alarm Pull Station	1	Plant in center of lot.
28		Fire Alarm Notification Appliance	1	Plant in center of lot.
29		Fire Alarm Control Unit	1	Plant in center of lot.
30		Fire Alarm Control Panel	1	Plant in center of lot.
31		Fire Alarm Pull Station	1	Plant in center of lot.
32		Fire Alarm Notification Appliance	1	Plant in center of lot.
33		Fire Alarm Control Unit	1	Plant in center of lot.
34		Fire Alarm Control Panel	1	Plant in center of lot.
35		Fire Alarm Pull Station	1	Plant in center of lot.
36		Fire Alarm Notification Appliance	1	Plant in center of lot.
37		Fire Alarm Control Unit	1	Plant in center of lot.
38		Fire Alarm Control Panel	1	Plant in center of lot.
39		Fire Alarm Pull Station	1	Plant in center of lot.
40		Fire Alarm Notification Appliance	1	Plant in center of lot.
41		Fire Alarm Control Unit	1	Plant in center of lot.
42		Fire Alarm Control Panel	1	Plant in center of lot.
43		Fire Alarm Pull Station	1	Plant in center of lot.
44		Fire Alarm Notification Appliance	1	Plant in center of lot.
45		Fire Alarm Control Unit	1	Plant in center of lot.
46		Fire Alarm Control Panel	1	Plant in center of lot.
47		Fire Alarm Pull Station	1	Plant in center of lot.
48		Fire Alarm Notification Appliance	1	Plant in center of lot.
49		Fire Alarm Control Unit	1	Plant in center of lot.
50		Fire Alarm Control Panel	1	Plant in center of lot.

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920 WEST JORDAN RIVER BLVD
 MIDVALE, UTAH
 TOPGOLF

ENLARGED LANDSCAPE PLAN NORTH
 920 WEST JORDAN RIVER BLVD
 MIDVALE, UTAH
 TOPGOLF

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Midvale, UT 84002
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CERRAS CITY
Phone: 435.851.1651

PROVO
Phone: 435.851.3851

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Phone: 719.573.1115

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920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

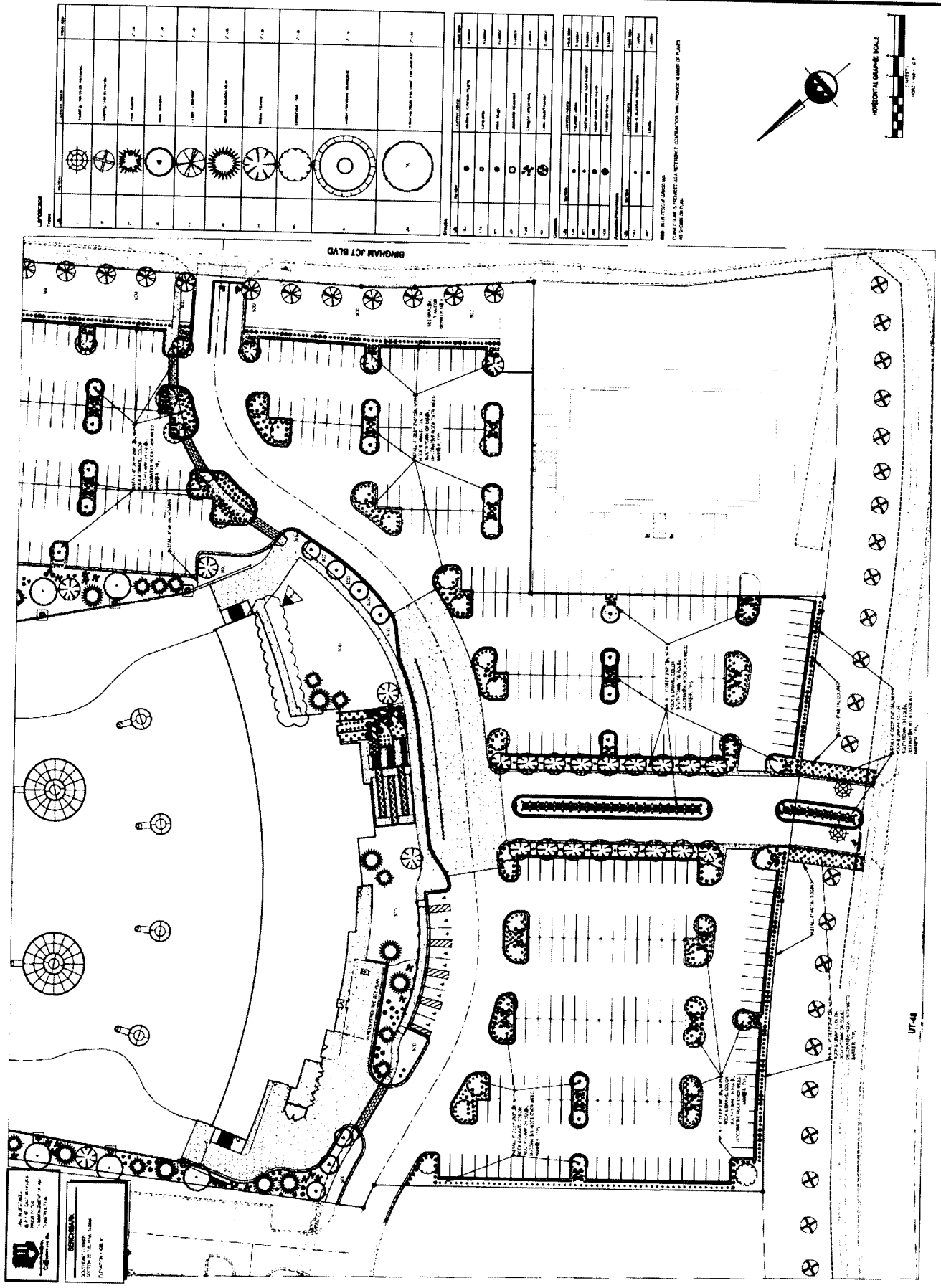
TOPGOLF

ENLARGED LANDSCAPE PLAN SOUTH

Scale: 1" = 10' (Horizontal) / 1" = 20' (Vertical)

North Arrow

L-102



Plant Code	Plant Name	Quantity	Notes
1	1" - 10' (Horizontal) / 1" - 20' (Vertical)		
2	2" - 10' (Horizontal) / 2" - 20' (Vertical)		
3	3" - 10' (Horizontal) / 3" - 20' (Vertical)		
4	4" - 10' (Horizontal) / 4" - 20' (Vertical)		
5	5" - 10' (Horizontal) / 5" - 20' (Vertical)		
6	6" - 10' (Horizontal) / 6" - 20' (Vertical)		
7	7" - 10' (Horizontal) / 7" - 20' (Vertical)		
8	8" - 10' (Horizontal) / 8" - 20' (Vertical)		
9	9" - 10' (Horizontal) / 9" - 20' (Vertical)		
10	10" - 10' (Horizontal) / 10" - 20' (Vertical)		
11	11" - 10' (Horizontal) / 11" - 20' (Vertical)		
12	12" - 10' (Horizontal) / 12" - 20' (Vertical)		
13	13" - 10' (Horizontal) / 13" - 20' (Vertical)		
14	14" - 10' (Horizontal) / 14" - 20' (Vertical)		
15	15" - 10' (Horizontal) / 15" - 20' (Vertical)		
16	16" - 10' (Horizontal) / 16" - 20' (Vertical)		
17	17" - 10' (Horizontal) / 17" - 20' (Vertical)		
18	18" - 10' (Horizontal) / 18" - 20' (Vertical)		
19	19" - 10' (Horizontal) / 19" - 20' (Vertical)		
20	20" - 10' (Horizontal) / 20" - 20' (Vertical)		

NOTE: ALL PLANT MATERIAL TO BE INSTALLED WITHIN 7 DAYS OF DATE OF PLANTING. PLANT CODES 1-10 ARE TO BE INSTALLED WITHIN 7 DAYS OF DATE OF PLANTING. PLANT CODES 11-20 ARE TO BE INSTALLED WITHIN 14 DAYS OF DATE OF PLANTING.

ENSIGN
145 S. MAIN ST. SUITE 100
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145 S. MAIN ST. SUITE 100
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LAYTON
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TOOELE
Phone: 435.861.1200

CORONA CITY
Phone: 435.861.1200

MICHAEL
Phone: 435.861.1200

COLORADO SPRINGS
Phone: 719.473.2119

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TOPGOLF

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MIDVALE, UTAH

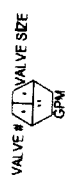
IRRIGATION PLAN

L-200

Irriation

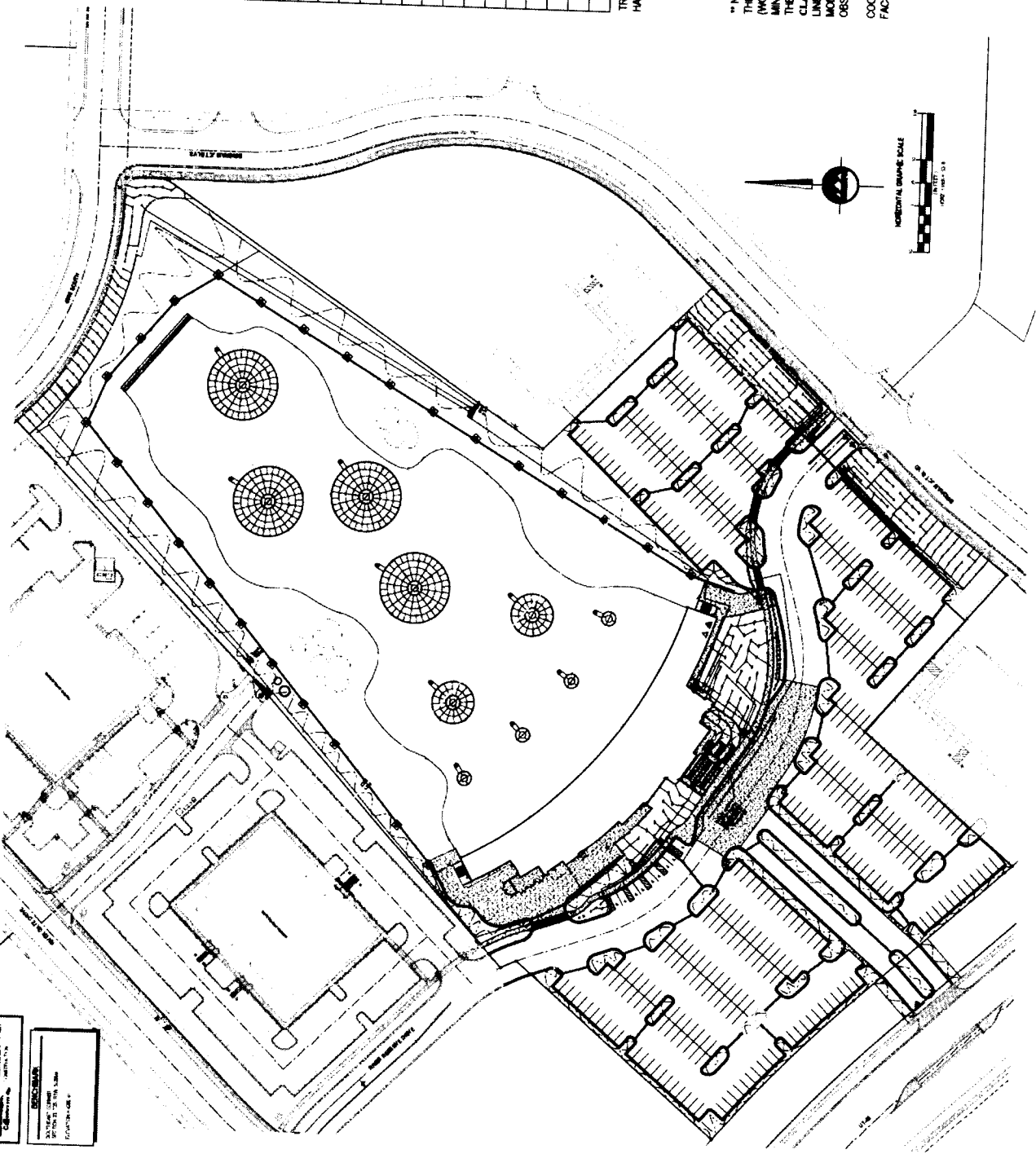
Qty	Symbol	Description
53	●	Rain Bird SH - 1804
34	●	Rain Bird SF - 1804
2	●	Rain Bird SQ - 1804
4	●	Rain Bird SF - 1804
31	●	Rain Bird SH - 1804
6	●	Rain Bird SQ - 1804
3	●	Rain Bird SF - 1804
146	●	Rain Bird 10F - 1804
163	●	Rain Bird 10H - 1804
11	●	Rain Bird 10Q - 1804
48	●	Rain Bird 10T - 1804
41	●	Rain Bird 12F - 1804
10	●	Rain Bird 12Q - 1804
2	●	Rain Bird 12T - 1804
2	●	Rain Bird 12Q - 1804
1	●	Wilans 900XL - 2"
29	●	Rain Bird 150-PGA Globe
18	●	Rain Bird XCZ-100 COM
1	●	2 inch meter
1	●	Rain Bird ESP-18LY Plus
1	●	Rain Bird RGD-8Ex
1	●	LD-06 1/2 Drop
	—	Pipe Sleeve 2x Diameter
	---	Lateral - Schedule 40 3/4"
	---	Mainline - Schedule 40 2"

TREE NOTES: ALL TREES NOT LOCATED IN SOD AREAS WILL HAVE A RUBBER INSTALL PER DETAIL EA-300



NOTES: THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT



ENSIGN
145 S. MAIN ST. SUITE 100
SALT LAKE CITY, UT 84101
Phone: 801.355.5555

SALT LAKE CITY
145 S. MAIN ST. SUITE 100
SALT LAKE CITY, UT 84101
Phone: 801.355.5555

LAYTON
Phone: 801.341.1100

TOOELE
Phone: 435.861.1200

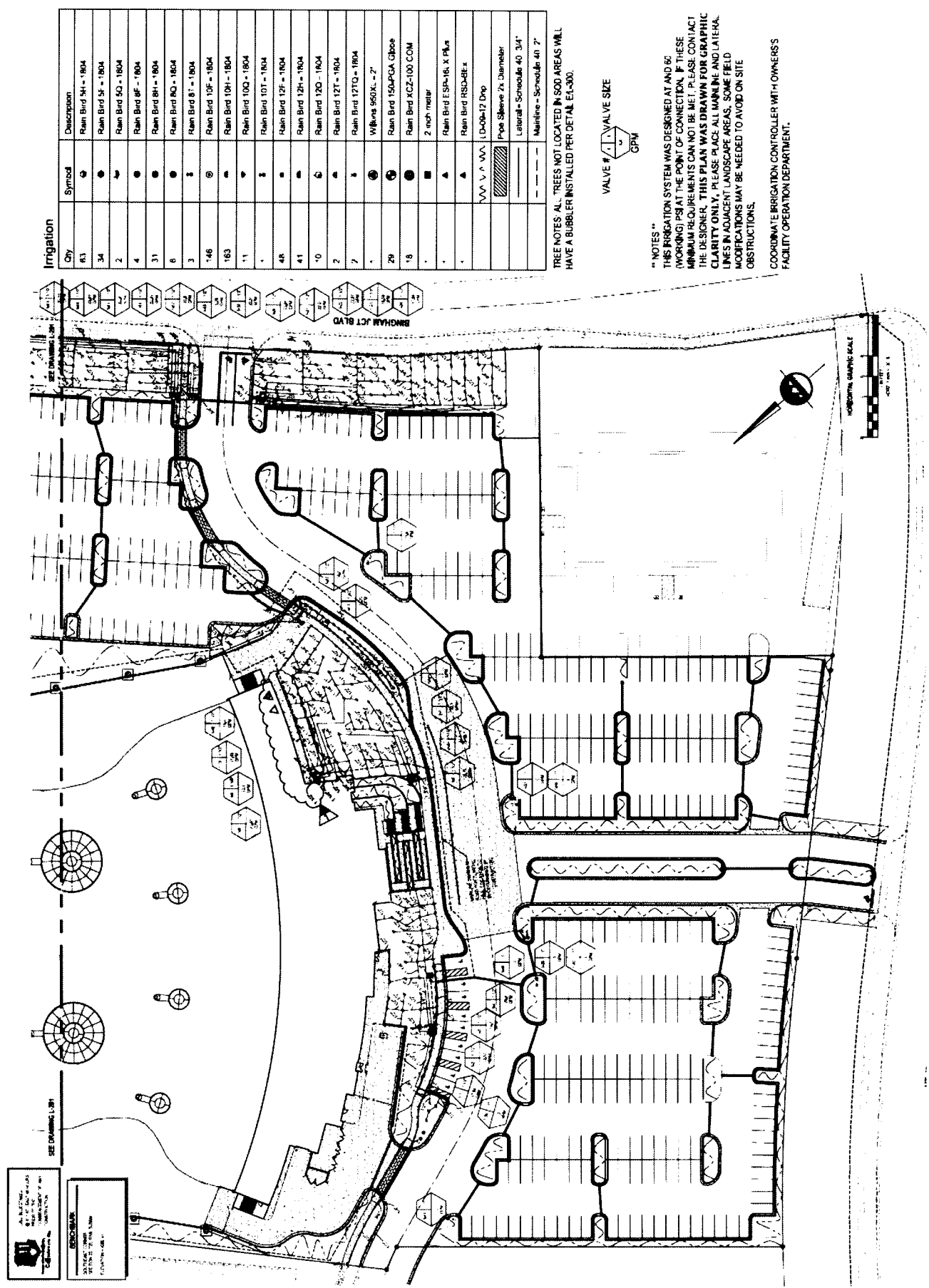
CORONA CITY
Phone: 435.861.1200

MICHAEL
Phone: 435.861.1200

COLORADO SPRINGS
Phone: 719.473.2119

www.ensignirrigation.com

[illegible]



Qty	Symbol	Description
63	☉	Rain Bird 54" - 1804
34	●	Rain Bird 58" - 1804
2	☉	Rain Bird 50" - 1804
4	●	Rain Bird 66" - 1804
31	●	Rain Bird 80" - 1804
6	●	Rain Bird 80" - 1804
3	●	Rain Bird 8" - 1804
146	☉	Rain Bird 10F - 1804
163	☉	Rain Bird 10H - 1804
11	☉	Rain Bird 10Q - 1804
1	☉	Rain Bird 10T - 1804
48	☉	Rain Bird 12F - 1804
41	☉	Rain Bird 12H - 1804
10	☉	Rain Bird 12Q - 1804
2	☉	Rain Bird 12T - 1804
7	☉	Rain Bird 12TQ - 1804
1	☉	Williams 950XL - 2"
29	☉	Rain Bird 150uPGA Above
18	☉	Rain Bird XG2-100 COM
1	☉	2 inch meter
1	☉	Rain Bird ESP-16, X Pipe
1	☉	Rain Bird RSC48x
1	☉	1/2" Duct12 Drop
1	☉	Pipe Sleeve 24 Diameter
1	☉	Latent - Schedule 40 3/4"
1	☉	Mainline - Schedule 40 2"

TREE NOTES: ALL TREES NOT LOCATED IN SOD AREAS WILL HAVE A BUBBLER INSTALLED PER DETAIL EA-300.



**** NOTES ****
 THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.



ESD-MARK
 2014 E. 1000 S. SUITE 100
 MIDVALE, UT 84047
 PHONE: (801) 255-1000
 FAX: (801) 255-1001
 WWW.ESDMARK.COM

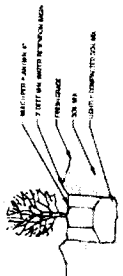
SEE DRAWING L-201

GENERAL LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.

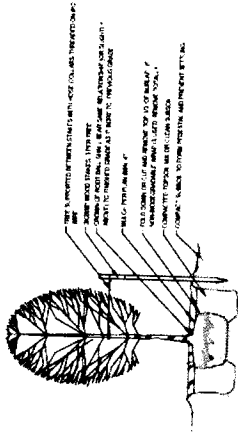
INSTALLATION NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
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9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIDVALE, UTAH, LANDSCAPE MAINTENANCE MANUAL, LATEST EDITION.



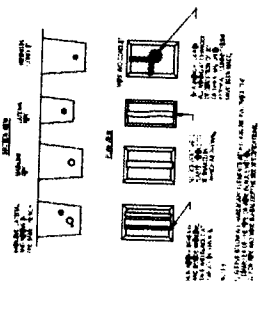
SHRUB PLANTING DETAIL

SHRUB PLANTING DETAIL

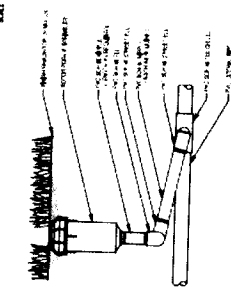


TREE PLANTING DETAIL

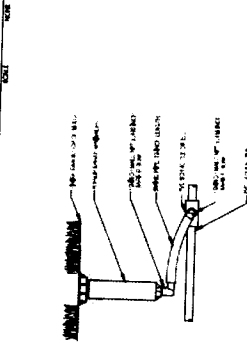
1. TREE PLANTING DETAIL



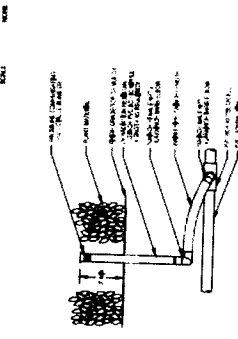
PIPE & WIRE TRENCHING



ROTOR POP-UP HEAD

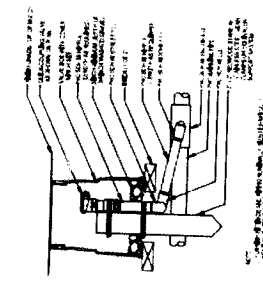


POP-UP SPRAY SPOILER

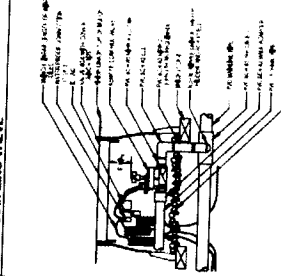


BUBBLER DETAIL

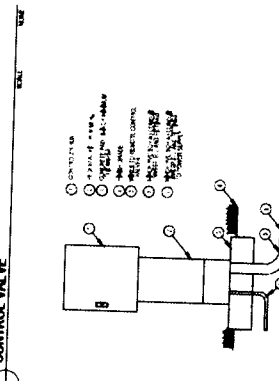
1. BUBBLER DETAIL



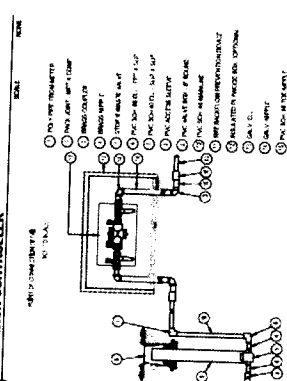
QUICK-COUPLING VALVE



CONTROL VALVE



IRRIGATION CONTROLLER



BACKFLOW PREVENTER

1. BACKFLOW PREVENTER

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
400 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119
Phone: 801.255.3528

LAYTON
1000 WEST 1000 SOUTH
LAYTON, UT 84040
Phone: 801.541.1120

POOLS
1000 WEST 1000 SOUTH
POOLS, UT 84040
Phone: 801.541.1120

RICHFIELD
1000 WEST 1000 SOUTH
RICHFIELD, UT 84601
Phone: 801.541.1120

COLORADO SPRINGS
1000 WEST 1000 SOUTH
COLORADO SPRINGS, CO 80901
Phone: 719.271.7179

www.ensigninc.com

TOPGOLF

920 WEST JORDAN RIVER BLVD
MIDVALE, UTAH

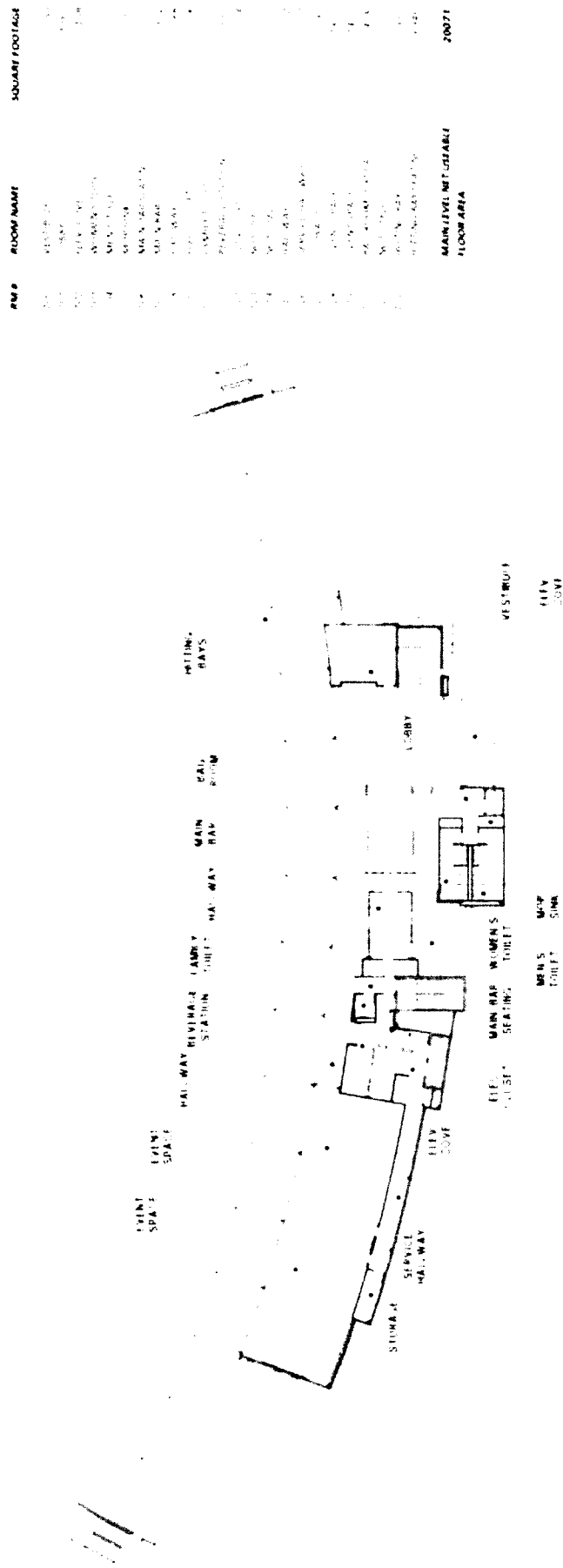
L-300

RM #	ROOM NAME	SQUARE FOOTAGE
1	RECEPTION	100
2	OFFICE	150
3	OFFICE	150
4	OFFICE	150
5	OFFICE	150
6	OFFICE	150
7	OFFICE	150
8	OFFICE	150
9	OFFICE	150
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LOWER LEVEL NET USABLE
FLOOR AREA

21000

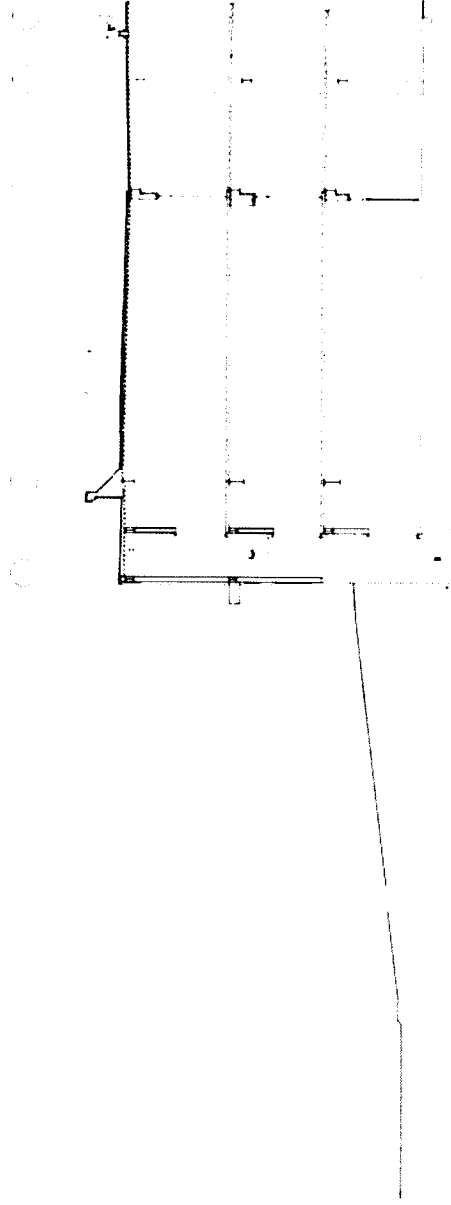
2



RM #	ROOM NAME	SQUARE FOOTAGE
101	LOBBY	1,200
102	RECEPTION	200
103	ADMIN. OFFICE	1,000
104	CONFERENCE	1,500
105	TRAINING	1,000
106	RESTROOM	100
107	STORAGE	500
108	OFFICE	1,000
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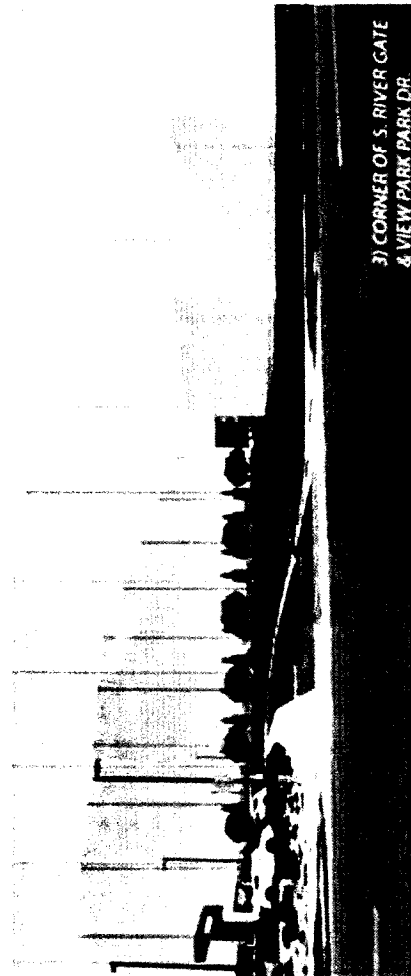
UPPER LEVEL NET USABLE FLOOR AREA 28018

2



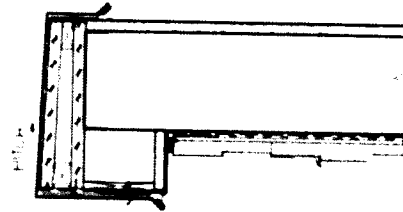
SCHEMATIC SECTION SHOWING RTU SCREENING BY PARAPET





EXTERIOR LIGHTING PLAN

SEE FINISHED ALPHABET
TABLE FOR LIGHT FIXTURE
TYPE

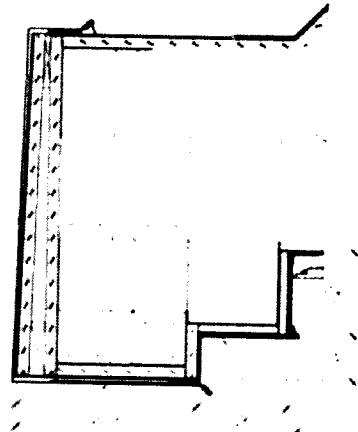


SEE FINISHED ALPHABET
TABLE FOR LIGHT FIXTURE
TYPE

EXTERIOR LIGHT
FIXTURE X3

NOTE: SEE FINISHED ALPHABET
TABLE FOR LIGHT FIXTURE
TYPE

EXTERIOR LIGHT
FIXTURE X4



SEE FINISHED ALPHABET
TABLE FOR LIGHT FIXTURE
TYPE

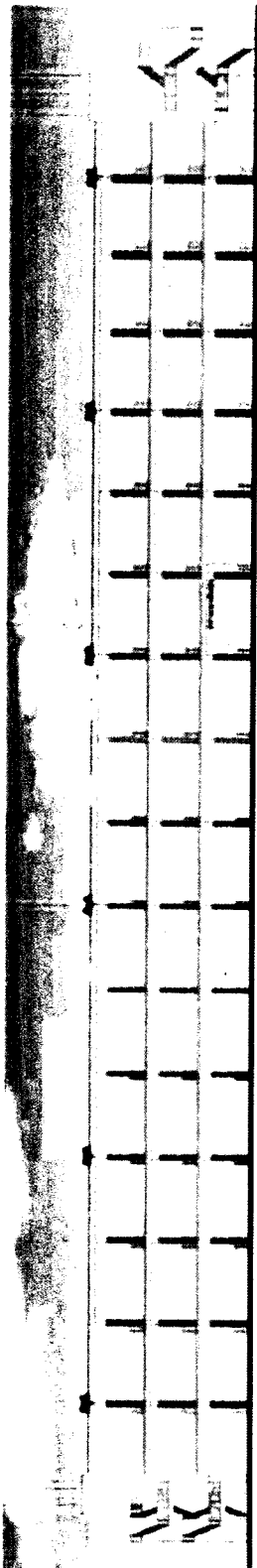
**NOTE: REFERENCE
EXTERIOR ELEVATIONS
FOR LOCATIONS OF LIGHT
FIXTURES**

X3 LIGHT FIXTURE
SCALE 1/16" = 1'-0"

X4 LIGHT FIXTURE
SCALE 1/16" = 1'-0"

* Fixture is used as part of the architect's design illuminating the wall facade only.
* Fixture is not to be used to illuminate adjacent wall finish.

SOUTH ELEVATION 18' 11" SQ FT
 105' 4" X 8' 50" FT 260' 61' 55" 4' 40' 52" FT 240' 70' 6' 89' 50" FT 160' 50' 1' 54' 50" FT 140'



NORTH ELEVATION

Signage not part of final site plan approval.
all signage requires separate Sign Permit

EXTERIOR FINISHES



FILE !
STONE FILE



FILE 2
3711
PORCELAIN TILE



TILE 3
PORCELAIN TILE

FILE 4
FORCE IN FILE

1741



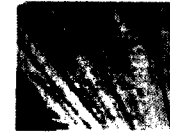
2000



23



SQ-1
QUARTZ EPOX

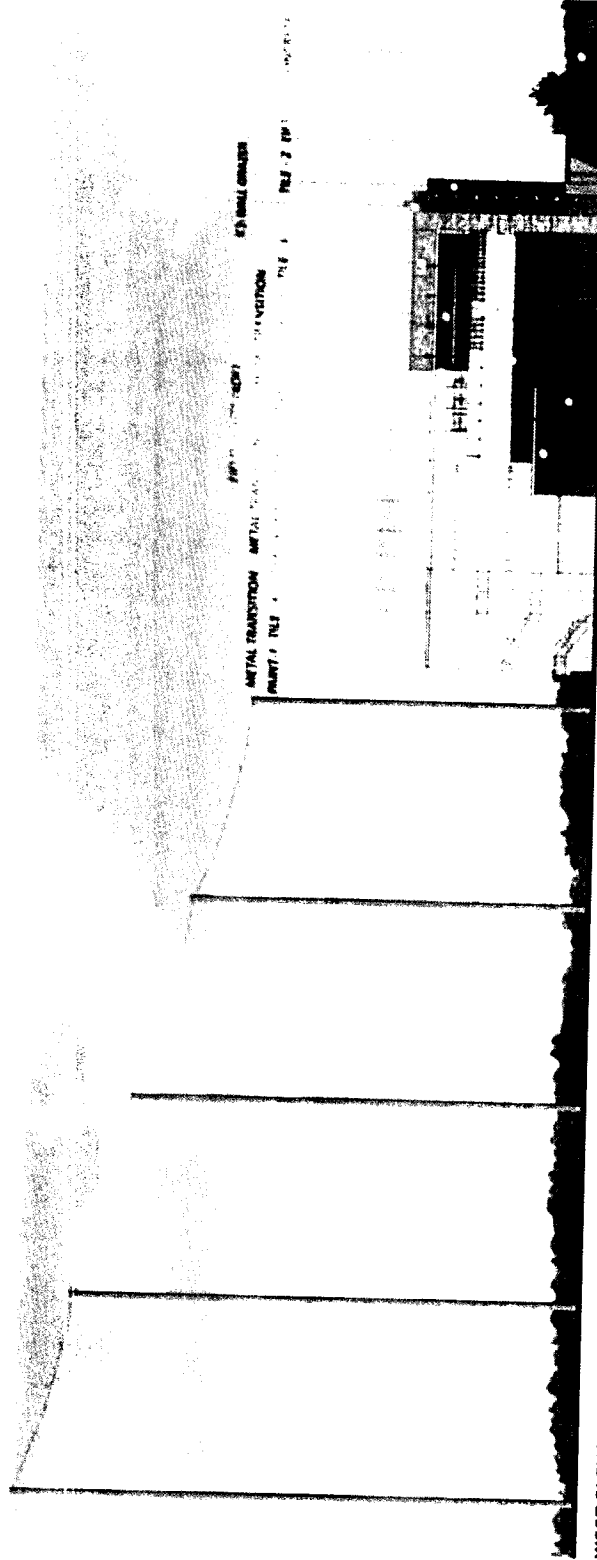


BOARD FORMED
CONCRETE



CHANGING LED
ING METAL MESH





WEST ELEVATION 4,127 SQ. FT.

EPS 1 60' x 10' x 4' 4" x 1/2"
GLASS 10'
EPS 2 60' x 10' x 4' 4" x 1/2"
MINI 60' x 10' x 4' 4" x 1/2"

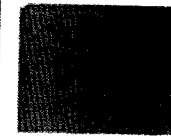
EXTERIOR FINISHES



TILE 1
STONE TILE



TILE 2
PORCELAIN TILE



TILE 3
PORCELAIN TILE



TILE 4
PORCELAIN TILE



PAINT



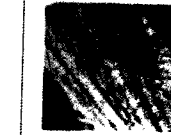
EPS 1



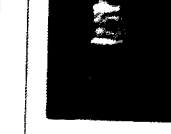
EPS 2



EPS 3



BOARD FORMED CONCRETE



COLOR CHANGING LED WASHING METAL MESH



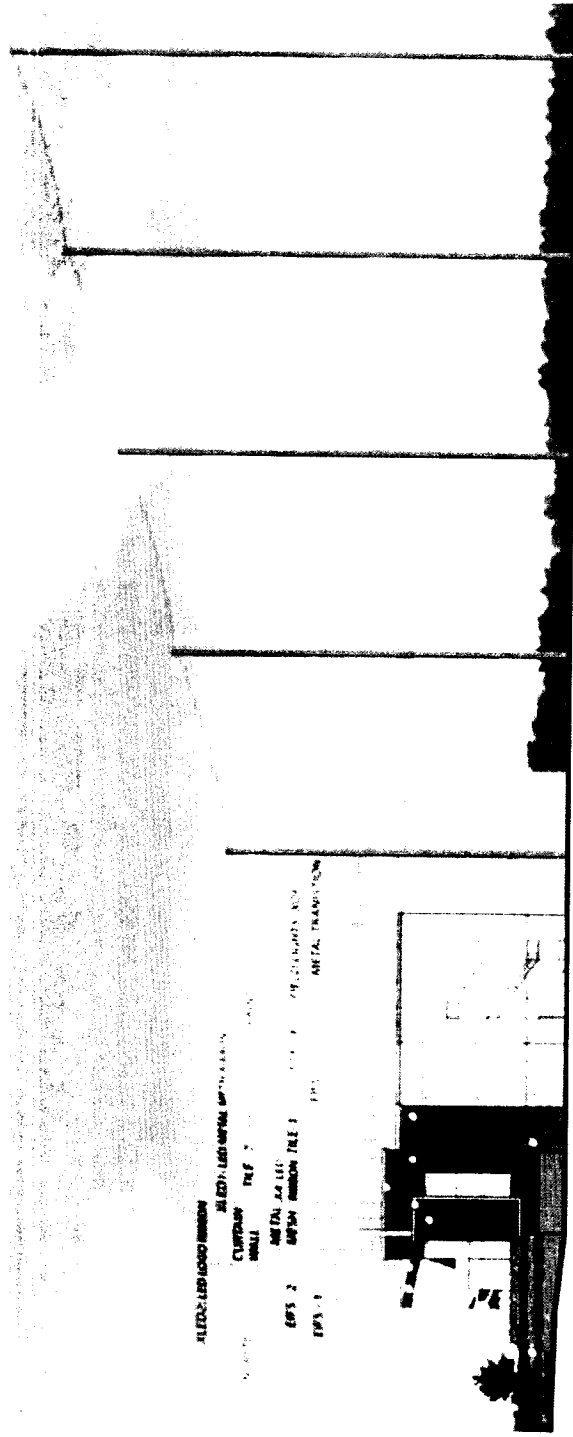
CURTAIN WALL

Arja Group Architects, Inc.

BUILDING ELEVATIONS

04/09/15

13



EAST ELEVATION - 1423 SQ. FT.

EPS 1927 SQ. FT. (58%)
GLASS 500 SQ. FT. (34%)
TILE 897 SQ. FT. (24%)
METAL 445 SQ. FT. (12%)

ALUMINUM LED LIGHTING

ALUMINUM LED LIGHTING

CURTAIN WALL

EPS 2

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

EPS 1

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EPS 1

EPS 1

EPS 1

EXTERIOR FINISHES



TILE 2
PORCELAIN TILE



TILE 3
PORCELAIN TILE



TILE 4
PORCELAIN TILE



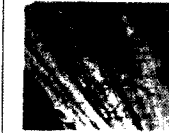
PAINT



EPS 1



EPS 2



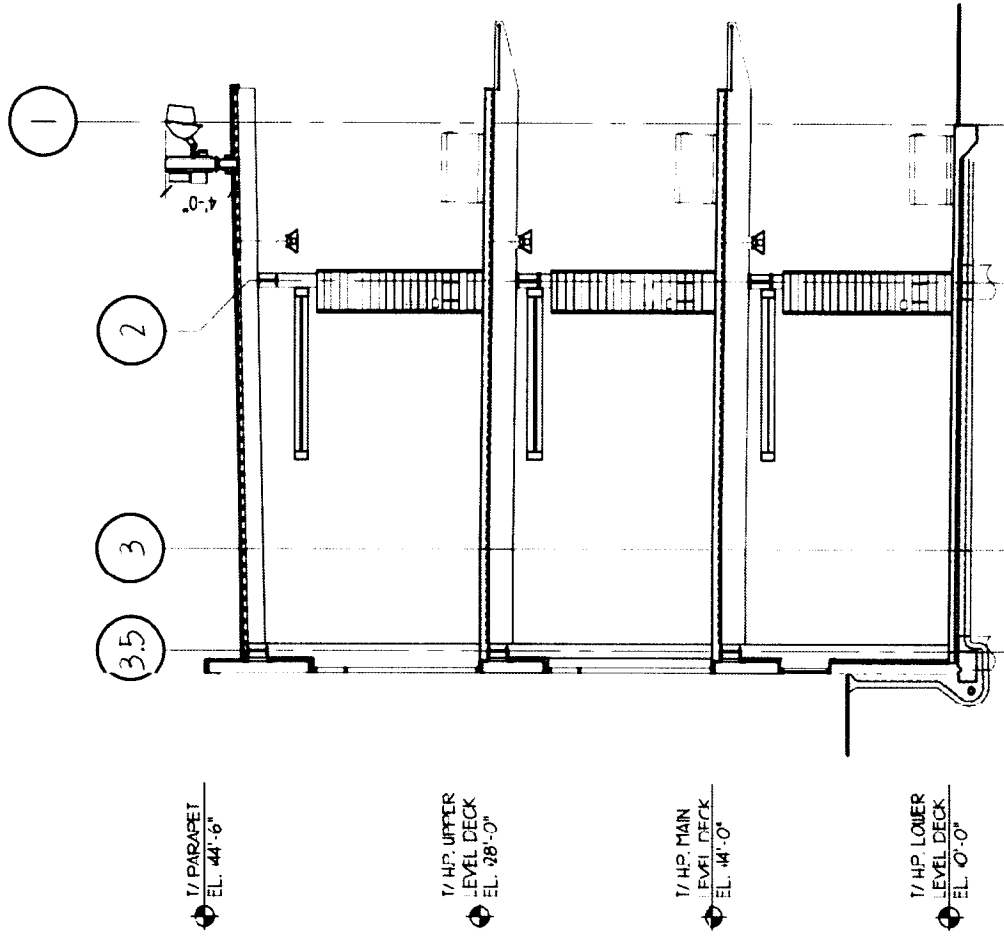
BOARD FORMED
CONCRETE



COLOR CHANGING LED
WASHING METAL MESH



CURTAIN WALL

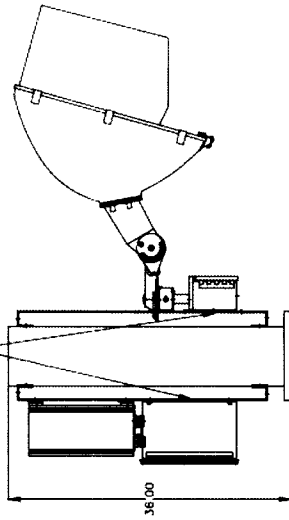


XOF LIGHT FIXTURE

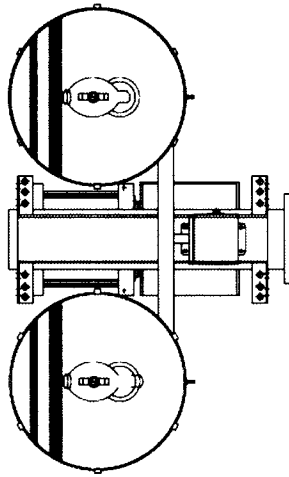
SCALE: 1/8" = 1'-0"

• Fixture color: Dove Gray

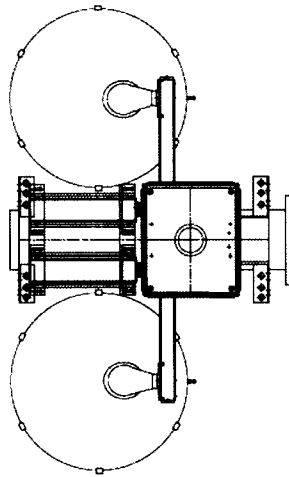
2" NIPPLE POLE ENTRANCE



SIDE VIEW



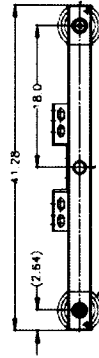
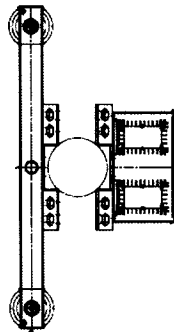
FRONT VIEW



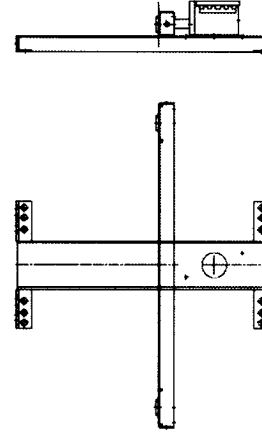
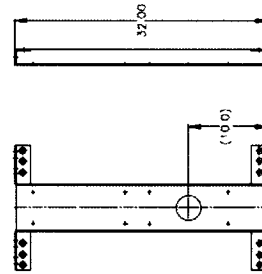
REAR VIEW

ALL WELDS E7018
ELEC MODES

REVISIONS



6 CENTERED ON HOLE IN CROSS ARM TUBE



FINISH: HOT DIP GALVANIZE
PER ASTM A123

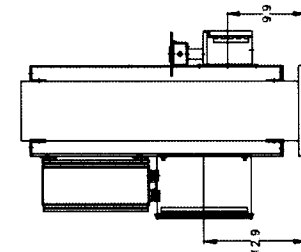
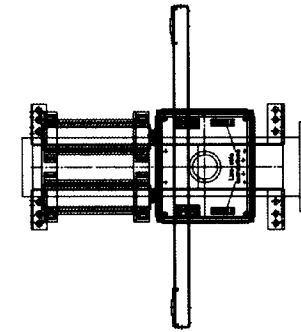
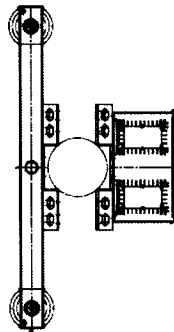
QUALITE SPORTS LIGHTING, INC.	QUALITE SPORTS LIGHTING, INC.
10000 N. 100th Ave.	10000 N. 100th Ave.
Eden Prairie, MN 55424	Eden Prairie, MN 55424
TEL: (763) 254-1234	TEL: (763) 254-1234
FAX: (763) 254-1235	FAX: (763) 254-1235
WWW.QUALITESPORTS.COM	WWW.QUALITESPORTS.COM

CONTROLLED DOCUMENT:
VALID THROUGH
SIGNATURE _____

13-2-2013

13-2-2013

REVISIONS



QUALITE SPORTS LIGHTING, INC.	QUALITE SPORTS LIGHTING, INC.
10000 N. 100th Ave.	10000 N. 100th Ave.
Eden Prairie, MN 55424	Eden Prairie, MN 55424
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CONTROLLED DOCUMENT:
VALID THROUGH
SIGNATURE _____

13-2-2013

13-2-2013

1 SITE LIGHTING - PARKING LOT LAYOUT
SCALE 1"=40'-0"



DESCRIPTION

The GLEON® LED luminaire features a high quality, durable, and energy-efficient design. It is available in a variety of sizes and finishes, and is designed to provide long-lasting, reliable lighting for a wide range of applications. The GLEON LED luminaire is a perfect choice for those looking for a high-quality, energy-efficient lighting solution.

SPECIFICATION FEATURES

Construction

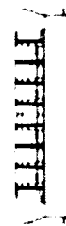
Constructed from high-quality, durable materials, the GLEON LED luminaire is designed to provide long-lasting, reliable lighting. The luminaire is constructed from a combination of aluminum and polycarbonate, which provides excellent durability and resistance to weathering. The luminaire is also designed to be easy to install and maintain.

Optics

The GLEON LED luminaire features a high-quality, adjustable optic system that allows you to direct the light exactly where you need it. The optic system is made of high-quality, durable materials and is designed to provide excellent beam control. The luminaire is also designed to be easy to adjust and maintain.

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Mounting	Height	Width	Weight
Pole Mount	10'-0"	10'-0"	10'-0"
Wall Mount	10'-0"	10'-0"	10'-0"

Cooper Lighting

Cooper Lighting
P.O. Box 1000
Farmingdale, NY 11735

Category	Type
Project	S
Comments	
Prepared by	



GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA SITE LUMINAIRE

The GLEON LED luminaire is a high-quality, durable, and energy-efficient lighting solution. It is designed to provide long-lasting, reliable lighting for a wide range of applications. The luminaire is constructed from a combination of aluminum and polycarbonate, which provides excellent durability and resistance to weathering. The luminaire is also designed to be easy to install and maintain.

Finish

The GLEON LED luminaire is available in a variety of finishes, including white, black, and silver. The luminaire is designed to be easy to clean and maintain. The luminaire is also designed to be easy to install and maintain.

Warranty

The GLEON LED luminaire is covered by a 5-year warranty.



CERTIFICATION DATA

The GLEON LED luminaire is certified by the DLC (Design Light Council) and is listed on the DLC Qualified Products List. The luminaire is also listed on the ENEC (European Normative Evaluation Center) and is listed on the ENEC Qualified Products List.

ENERGY DATA

The GLEON LED luminaire is a high-quality, durable, and energy-efficient lighting solution. It is designed to provide long-lasting, reliable lighting for a wide range of applications. The luminaire is constructed from a combination of aluminum and polycarbonate, which provides excellent durability and resistance to weathering. The luminaire is also designed to be easy to install and maintain.



Cooper Lighting

NO 219

3223 N



444

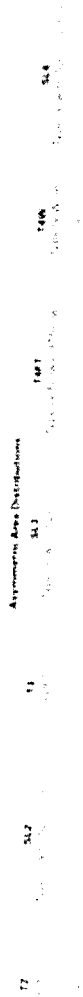
1

LINEAR

Optical Absorption - 607

1
2
3

OPTICAL DISTRIBUTIONS



Aggravated Murder by Distribution

1. AM

500

Symptomatic Distribution

Q444

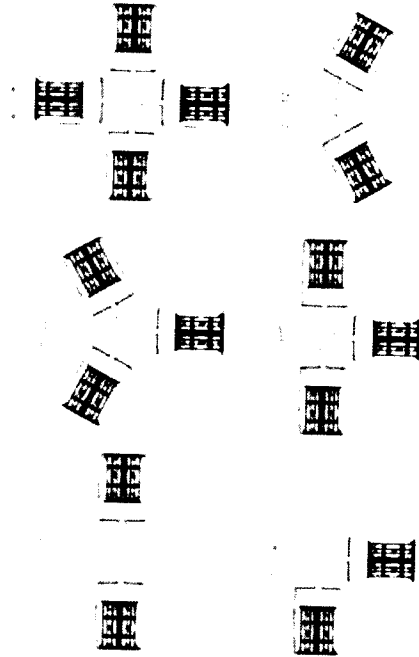
151

$\mathcal{H}^1(\mathbb{R}^n) \cap \mathcal{H}^1(\mathbb{R}^n) = \mathcal{H}^1(\mathbb{R}^n)$

875

ARM MOUNTING REQUIREMENTS

Case	Age	Sex	Site	Pathologic	Survival
1	65	M	Rectum	Adenocarcinoma	10 years
2	68	F	Rectum	Adenocarcinoma	12 years
3	70	M	Rectum	Adenocarcinoma	15 years
4	72	F	Rectum	Adenocarcinoma	18 years
5	75	M	Rectum	Adenocarcinoma	20 years
6	78	F	Rectum	Adenocarcinoma	22 years
7	80	M	Rectum	Adenocarcinoma	25 years
8	82	F	Rectum	Adenocarcinoma	28 years
9	85	M	Rectum	Adenocarcinoma	30 years
10	88	F	Rectum	Adenocarcinoma	32 years
11	90	M	Rectum	Adenocarcinoma	35 years
12	92	F	Rectum	Adenocarcinoma	38 years
13	95	M	Rectum	Adenocarcinoma	40 years
14	98	F	Rectum	Adenocarcinoma	42 years
15	100	M	Rectum	Adenocarcinoma	45 years



1 of 2

Mathematics: Counting by Ones

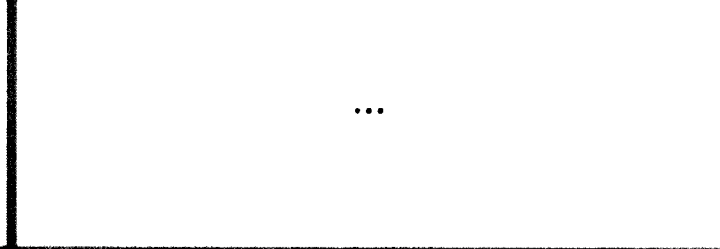
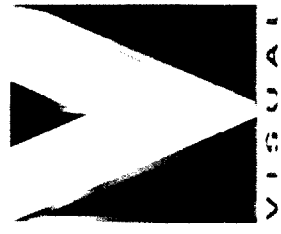
Cooper Lighting
W.T.W.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier	TM J1 Lumen Maintenance 40,000 Hours	Thousands of 170 Hours
25	1.0	1.0	1.0
30	0.9	0.9	0.9
35	0.8	0.8	0.8
40	0.7	0.7	0.7
45	0.6	0.6	0.6
50	0.5	0.5	0.5
55	0.4	0.4	0.4
60	0.3	0.3	0.3
65	0.2	0.2	0.2
70	0.1	0.1	0.1

ORDERING INFORMATION

Sample Number	Product Family	Lumen Engine	Percentage of Light Source	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON	AL	LED	0.1	LED	120	120	AP	Blank
			0.2		247	120	BZ	Blank
			0.4		480	120	BB	Blank
			0.6			120	DP	Blank
			0.7			120	GM	Blank
			0.8			120	WH	Blank
			0.9			120		Blank
			1.0			120		Blank
			1.1			120		Blank
			1.2			120		Blank
			1.3			120		Blank
			1.4			120		Blank
			1.5			120		Blank
			1.6			120		Blank
			1.7			120		Blank
			1.8			120		Blank
			1.9			120		Blank
			2.0			120		Blank
			2.1			120		Blank
			2.2			120		Blank
			2.3			120		Blank
			2.4			120		Blank
			2.5			120		Blank
			2.6			120		Blank
			2.7			120		Blank
			2.8			120		Blank
			2.9			120		Blank
			3.0			120		Blank
			3.1			120		Blank
			3.2			120		Blank
			3.3			120		Blank
			3.4			120		Blank
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			3.6			120		Blank
			3.7			120		Blank
			3.8			120		Blank
			3.9			120		Blank
			4.0			120		Blank
			4.1			120		Blank
			4.2			120		Blank
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			4.4			120		Blank
			4.5			120		Blank
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			4.7			120		Blank
			4.8			120		Blank
			4.9			120		Blank
			5.0			120		Blank
			5.1			120		Blank
			5.2			120		Blank
			5.3			120		Blank
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			5.5			120		Blank
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			6.4			120		Blank
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			6.7			120		Blank
			6.8			120		Blank
			6.9			120		Blank
			7.0			120		Blank
			7.1			120		Blank
			7.2			120		Blank
			7.3			120		Blank
			7.4			120		Blank
			7.5			120		Blank
			7.6			120		Blank
			7.7			120		Blank
			7.8			120		Blank
			7.9			120		Blank
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			23.4					



Designer

Date

3/5/2015

Scale

Not to Scale

Drawing No.

Summary

1 of 1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside	+	0.2 fc	4.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.9 fc	7.2 fc	0.5 fc	14.4:1	3.8:1
Property Boundary	+	0.5 fc	6.5 fc	0.0 fc	N/A	N/A

SITE LUMINAIRE SCHEDULE

TYPE	MANUFACTURER, MODEL & OUTLAGE NUMBER	DESCRIPTION	VOLTS	LUMENS		REMARKS
				NO.	TYPE COLOR/CR	
S13	MCGRAW EDISON PELLON-AL03-LED-480-5L3-HSS	TYPE 3 LED POLE LIGHT W/ INTERNAL HOUSE SHIELD	480	1	LED, 4000K	MOUNT ON 17' SQUARE STEEL POLE W/ 3' BASE
S14	MCGRAW EDISON PELLON-AL04-LED-480-14W-HSS	TYPE 4 LED POLE LIGHT	480	1	LED, 4000K	MOUNT ON 17' SQUARE STEEL POLE W/ 3' BASE
S15	MCGRAW EDISON PELLON-AL02-LED-480-5WQ-HSS	1 - TYPE 5 LED POLE LIGHT	480	1	LED, 4000K	MOUNT ON 17' SQUARE STEEL POLE W/ 3' BASE
S20	MCGRAW EDISON PELLON-AL02-LED-480-52Q-HSS	2 - TYPE 5 LED POLE LIGHT	480	1	LED, 4000K	MOUNT ON 17' SQUARE STEEL POLE W/ 3' BASE

- ALL FIXTURE AND POLE FINISHES MUST BE BLACK. POLE BASE FINISHES MUST BE PLOCS BEUL CC550/3 - COLOR-CRIL OR LOUVALLNT
- PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION WITH OPTIONS AS INDICATED IN LUMINAIRE SCHEDULE