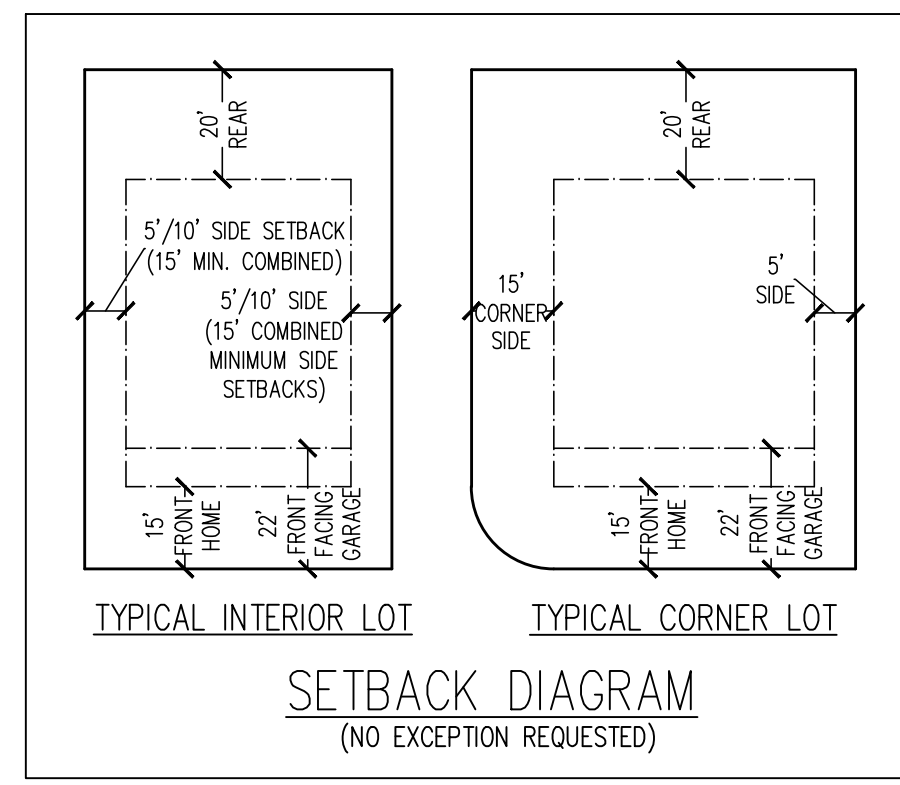
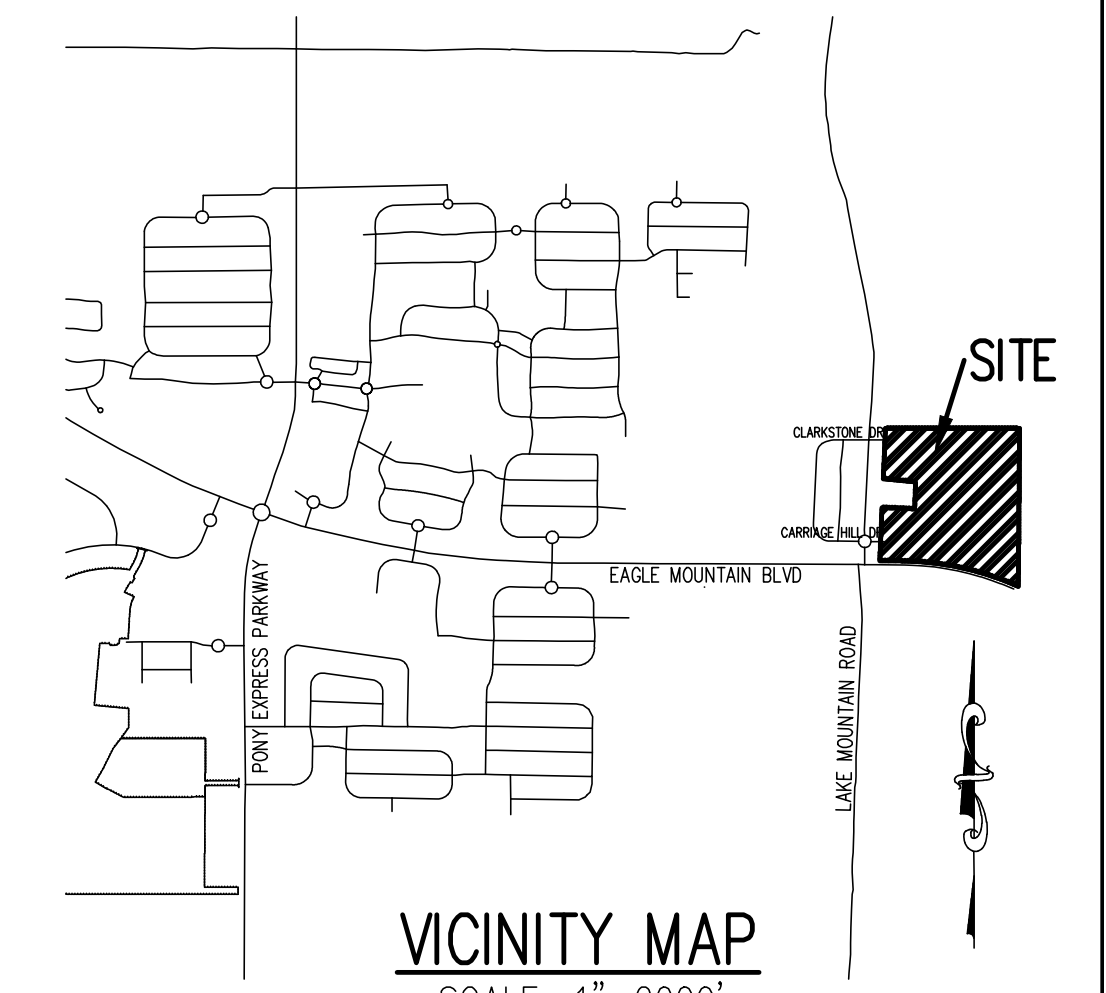




- \*REVISION NOTES -**  
 CHANGES FROM PLAN CONSIDERED BY PLANNING COMMISSION 27 FEB 2018
- 18 FEWER LOTS NOW = 166
  - ADDED 5' FOR SETBACKS IN MOST 56' LOTS
  - ADDED 5' FOR SETBACKS ON MOST 68' LOTS
  - ADDED ROADWAY CONNECTION BETWEEN MERCUR AND OPHIR DRIVE
  - MADE ALL LOTS LARGER ON OPHIR DRIVE (>10,000 SF)
  - ALL LOTS NEXT TO USA PROPERTY > 15,000 SF
  - ALL MAIN ROADWAYS AND PARKS REMAIN THE SAME
  - NOT REQUESTING A VARIANCE FOR SIDE SETBACKS
  - CHANGED PHASE LINES BECAUSE OF LOT ADJUSTMENT.
  - NOW HAVE 35 LOTS > 10,000 SF: (2) 1/2 ACRE LOTS, (13) 1/3 ACRE LOTS, (20) 10,000 SF LOTS



- GENERAL NOTES**
1. SEE SHEET 3 FOR EXISTING CONTOURS.
  2. THERE ARE NO AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT (NOT INCLUDING A MOUND OF IMPORTED DIRT IN THE NORTHWEST CORNER THAT WILL BE REMOVED). THEREFORE, A SLOPE ANALYSIS PLAN HAS NOT BEEN PROVIDED FOR THIS SITE.
  3. BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 22' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 15' WITH 5' MIN. ON ONE SIDE.
  4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
  5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
  6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
  7. HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
  8. CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAN.
  9. NO TURNAROUNDS WILL BE NEEDED WITH THE CURRENT PROPOSED PHASING.
  10. EXISTING ZONE = CITY CENTER
  11. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
  12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.

**LOT WIDTHS**  
 SMALLEST LOT = 56' WIDE DOUBLE GARAGE  
 MINIMUM FOR 3-CAR GARAGE = 73'

APPROXIMATELY 1/3 OF LOTS ARE AT LEAST 73' WIDE & CAN ACCOMMODATE A 3-CAR GARAGE & 2/3 OF LOTS ARE AT LEAST 56'-61' WIDE  
 35 LOTS > 10,000 SF: (2) 1/2 ACRE LOTS, (13) 1/3 ACRE LOTS, (20) 10,000 SF LOTS

**TABULATIONS**

# OF LOTS IN OLD APPROVED PLAN:	175
# OF LOTS IN THIS REVISED PRELIMINARY PLAN:	166
DEVELOPED OPEN SPACE	2.27 ACRES
MAIN PARK:	0.28 ACRES
OPEN AREA AROUND SD PONDS*:	1.63 ACRES
LANDSCAPED ON EM BLVD:	0.32 ACRES
20' WIDE TRAIL AREA:	4.49 ACRES
TOTAL DEVELOPED OPEN SPACE:	4.49 ACRES

\*AREA IN SD POND BELOW 100-YR TOP OF WATER WAS NOT INCLUDED IN THE DEVELOPED OPEN SPACE CALC (0.49 ACRES)

**PLAT CALCULATIONS**

TOTAL ACREAGE:	45.29 ACRES
BUILDABLE ACREAGE:	45.29 ACRES
TOTAL ACREAGE IN LOTS:	30.55 ACRES
TOTAL ROADWAY AREA:	9.76 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS):	4.98 ACRES
TOTAL DEVELOPED OPEN SPACE:	4.49 ACRES
AVERAGE LOT SIZE:	8,017 SF/0.18 ACRES
LARGEST LOT SIZE:	24,886 SF/0.57 ACRES
SMALLEST LOT SIZE:	5,322 SF/0.12 ACRES
OVERALL DENSITY:	3.67 LOTS/ACRE
TOTAL # OF LOTS:	166 LOTS

TO BE DEVELOPED IN 4 SMALLER PLATS  
 EAGLE POINT PLATS J1, J2, J3, J4  
 (PARK AND SD PONDS IN PHASE 1)

DEVELOPED OPEN SPACE REQUIRED:  
 166 LOTS X 1,000 SF = 3.81 ACRES

STREET WIDTH = 53' (FLOYD COURT IS 58')

LOT SIZE = 5,322 SF TO 24,886 SF

ADDITIONAL NOTES:  
 1. ACTION REQUIRED = REVISED PRELIMINARY PLAN  
 2. CITY AGREES WITH USE OF CITY PROPERTY IN PLAT "J" FOR STORM DRAIN POND.

**SHEET INDEX**

1. PRELIMINARY PLAT
2. UTILITY PLAN
3. GRADING, DRAINAGE & EROSION PLAN

<b>BENCH MARK</b> SOUTH QUARTER CORNER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4883.88	<b>Developer/Property Owner:</b> Patterson Construction 11009 N. 6400 W., Highland, Utah 84003 Phone: (801) 756-7303						
	 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4594; F: (801) 756-4511						
<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev.	Date	Description			
Rev.	Date	Description					
<b>EAGLE POINT - PHASE J</b> EAGLE MOUNTAIN UTAH							
Drawn by: G.J.Y. Designed by: G.J.Y. Checked by: D.W.P.	<b>PRELIMINARY PLAT</b> LOCATED IN THE IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M						
LAND SURVEYOR: AZTEC ENGINEERING INC. 491 N. 450 W. OREM, UT. 84057 (801) 224-7308	Scale: 1"=80' Date: 04/19/18 1 OF 3						

