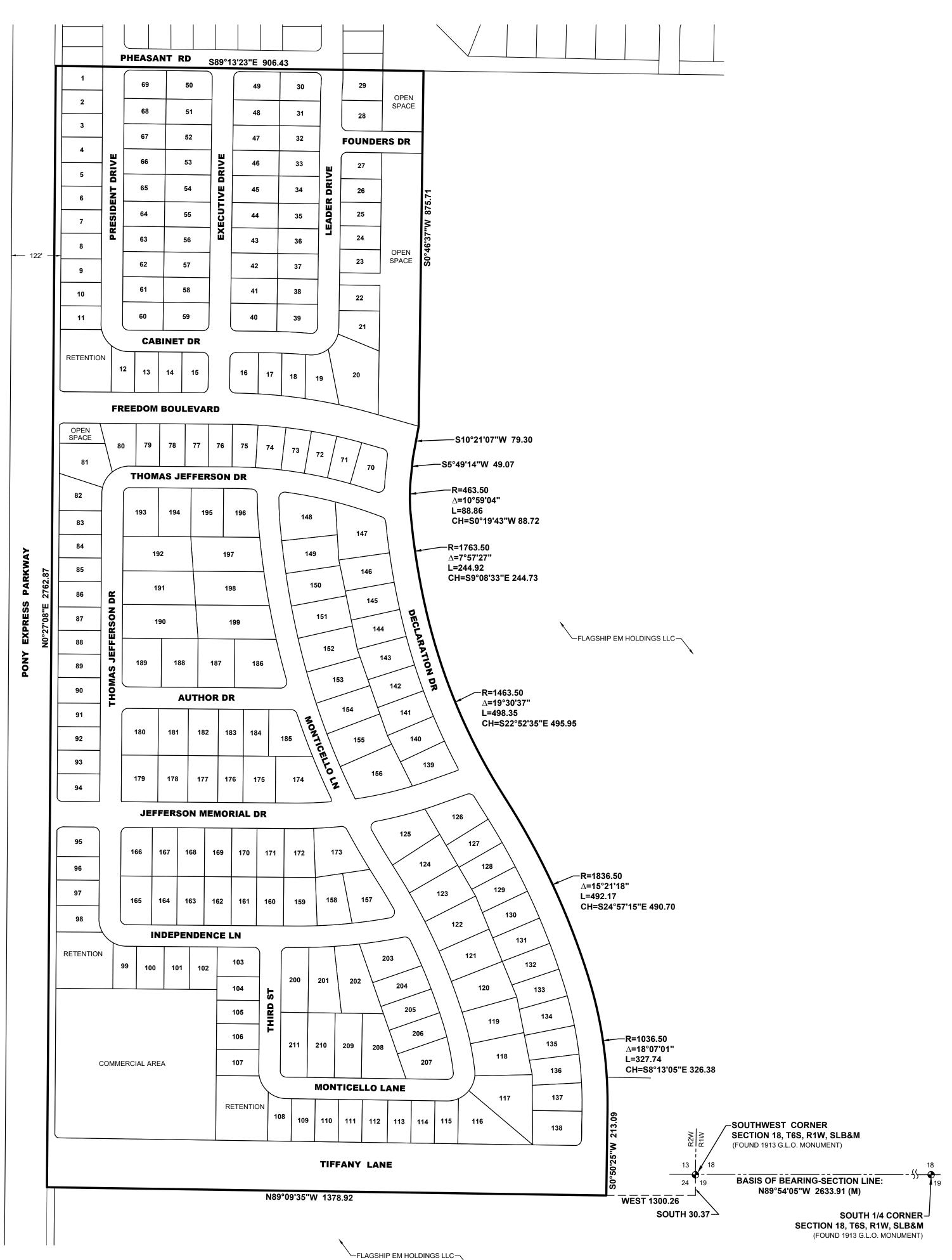
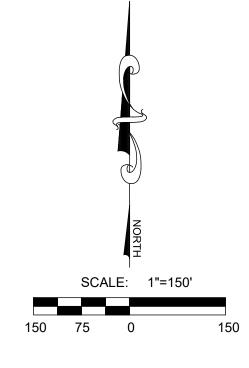
FOUNDERS SQUARE PRELIMINARY PHASE A

EAGLE MOUNTAIN CITY, UTAH





PRELIMINARY DESCRIPTION

A portion of Section 13, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located South 30.37 feet and West 1300.26 feet from the Southwest Corner of Section 18, T6S, R2W, S.L.B.& M. (Basis of Bearing: S89°54'05"E along the section line between the Southwest Corner and the South Quarter of Section 18); thence N89°09'35"W 1378.92 feet; thence N00°27'08"E 2762.87 feet; thence S89°13'23"E 906.43 feet; thence S00°46'37"W 875.71 feet; thence S10°21'07"W 79.30 feet; thence S05°49'14"W 49.07 feet; thence along the arc of a curve to the left 88.86 feet with a radius of 463.50 feet through a central angle of 10°59'04", chord: S00°19'43"W 88.72 feet; thence along the arc of a curve to the left 244.92 feet with a radius of 1763.50 feet through a central angle of 07°57'27", chord: S09°08'33"E 244.73 feet; thence along the arc of a curve to the left 498.35 feet with a radius of 1463.50 feet through a central angle of 19°30'37", chord: S22°52'35"E 495.95 feet; thence along the arc of a curve to the right 492.17 feet with a radius of 1836.50 feet through a central angle of 15°21'18", chord: S24°57'15"E 490.70 feet; thence along the arc of a curve to the right 327.74 feet with a radius of 1036.50 feet through a central angle of 18°07'01", chord: S08°13'05"E 326.38 feet; thence S00°50'25"W 213.09 feet to the point of beginning.

Contains: ±67.44 acres.

EAGLE MOUNTAIN CITY GENERAL NOTES

- PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM). DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS &
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLE/BOXES..
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12"
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF
- PIPE AT TIME OF INSTALLATION. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾"
- SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT
- LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR THE $rac{3}{4}$ " &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 $\frac{1}{2}$ " TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- 10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES. 11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE
- 2. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER
- 13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
- 14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

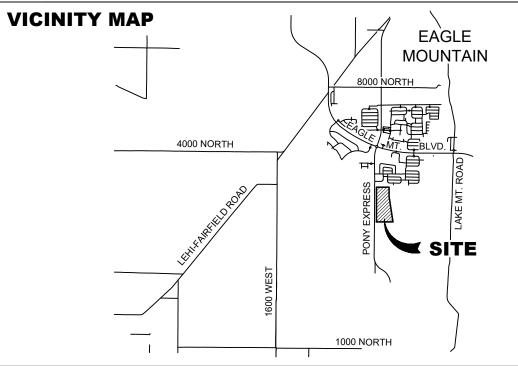


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TABULATIONS

TOTAL ACREAGE:	67.44 ACRES
TOTAL ACREAGE IN LOTS:	40.36 ACRES
TOTAL OPEN SPACE:	3.38 ACRES
TOTAL IMPROVED OPEN SPACE:	3.38 ACRES
OPEN SPACE IN RETENTION PONDS:	1.32 ACRES
NET OPEN SPACE w/ RETENTION REDUCTION:	2.06 ACRES
OVERALL DENSITY:	3.1 LOTS/ACRE
TOTAL # OF LOTS:	211 LOTS

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- 9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING PROPOSED

LAIGTING	I NOI COLD	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	ss	SEWER PIPE
S	S	SEWER MANHOLE
	— o	SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
©	0	STORM DRAIN MANHOLE
		CURB INLET
	₩ ■	COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W		CULINARY WATER PIPE
	₩,	45° PIPE ELBOW (W)
	₩ ∡ ₩	22.5° PIPE ELBOW (W)
	\≠'	11.25° PIPE ELBOW (W)
@	Q	FIRE HYDRANT
\blacksquare	•	SERVICE & METER (W)
		PRV(W)
	•	AIR-VAC VALVE (W)
	፟	BLOW-OFF (W)
	$\overline{\Diamond}$	TEMP. BLOW-OFF (W)
\bowtie		VALVE (W & SW)
	다 보	TEE
	<u>+</u>	CROSS
EX-PI	—— PI ———	PRESSURIZED IRRIGATION
EX-F1	₩,	45° PIPE ELBOW (PI)
		, ,
	₩**	22.5° PIPE ELBOW (PI)
	\\$\	11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
	•	AIR-VAC VALVE (PI)
	ቒ	BLOW-OFF (SW)
	፟	TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
_	_	STREET SIGN
(4)	•	MONUMENT
x	x	FENCE
-	I - ∳ -	STREET LIGHT
T Ø	Ø	POWER POLE
		DITCH
— — EX-FO — —		FIBER OPTIC
—EX GAS—		GAS
	——ОНР	OVERHEAD POWER
	OHF	
\longrightarrow		FLOW ARROW

DEVELOPER / OWNER

FLAGSHIP HOMES PETE EVANS (801) 766-4442

ENGINEER

CONTOURS

LEI CONSULTING ENGINEERS 3302 NORTH MAIN SPANISH FORK, UTAH 84660 (801)798-0555

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REVISIONS 2019-0046 DRAWN BY:

DESIGNED BY: SCALE: 1"=150'

DATE: 01/13/2022