

N 1/4 SEC 25
T5S, R2W, SLB&M

LDS CHURCH
58-047-0010

SEE TEMPORARY
TURN-AROUND ON SHEET U1

BELLE STREET INVEST. LLC
58-047-0017

NE COR SEC 25
T5S, R2W, SLB&M
ELEV = 5101.09

N 89°15'07" W 303.58'
BASIS OF BEARING

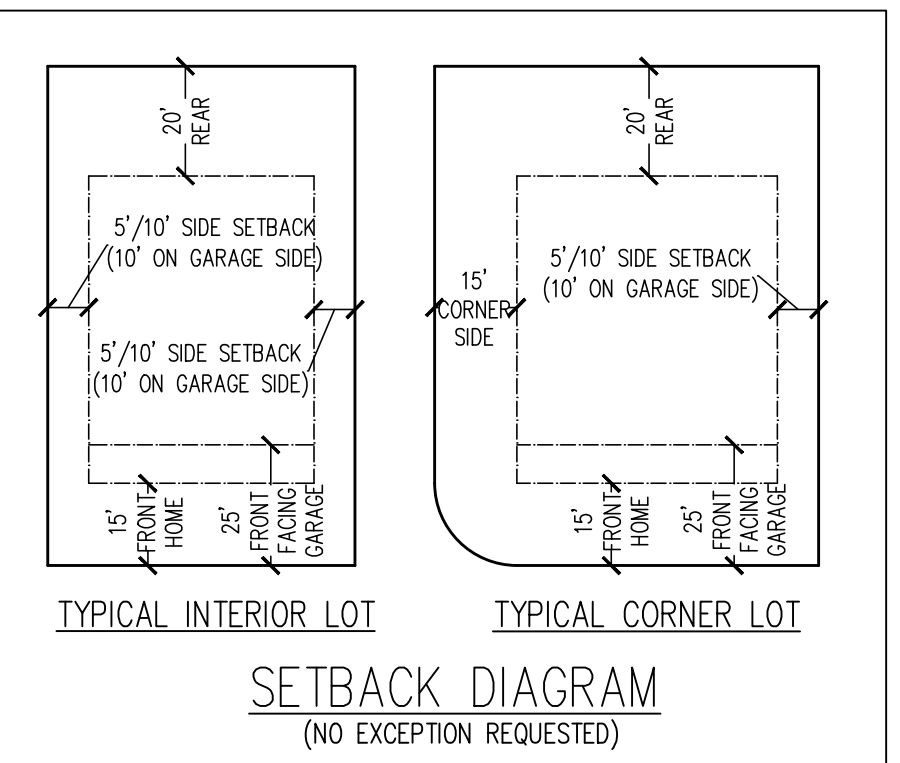
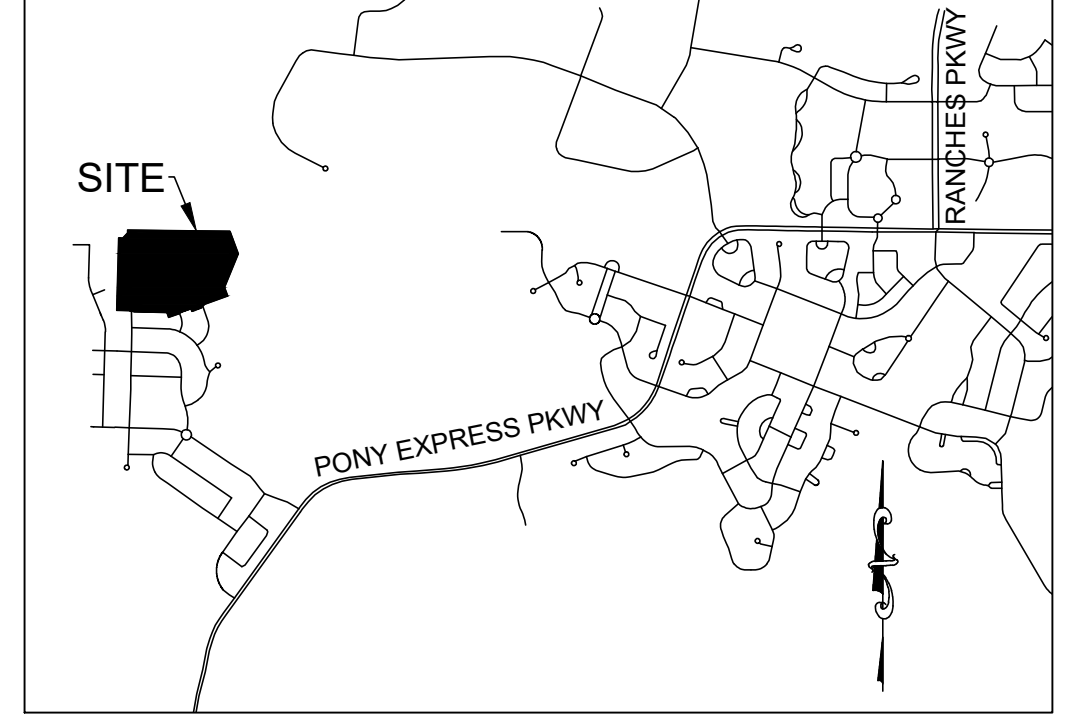
LEGAL DESCRIPTION

Beginning at a point located North 89°15'07" West along section line 303.58 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 20°02'00" East 246.26 feet; thence South 22°05'49" West 377.38 feet; thence South 20°02'20" East 96.44 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following eleven courses and distances: 1) South 69°57'48" West 254.78 feet, 2) South 44°19'12" West 55.46 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 28.16 feet, 5) South 69°57'40" West 100.00 feet, 6) South 63°59'40" West 50.27 feet, 7) South 69°57'40" West 100.00 feet, 8) North 20°02'20" West 52.85 feet, 9) North 88°21'02" West 345.17 feet, 10) North 77°02'27" West 50.99 feet, and 11) North 88°21'02" West 129.94 feet; thence North 1°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2 a distance of 753.61 feet; thence East 42.46 feet; thence North 43°58'06" East 73.94 feet; thence North 29.62 feet; thence South 89°15'07" East along section line 1066.76 feet to the point of beginning. Area = 22.019 Acres

GENERAL NOTES

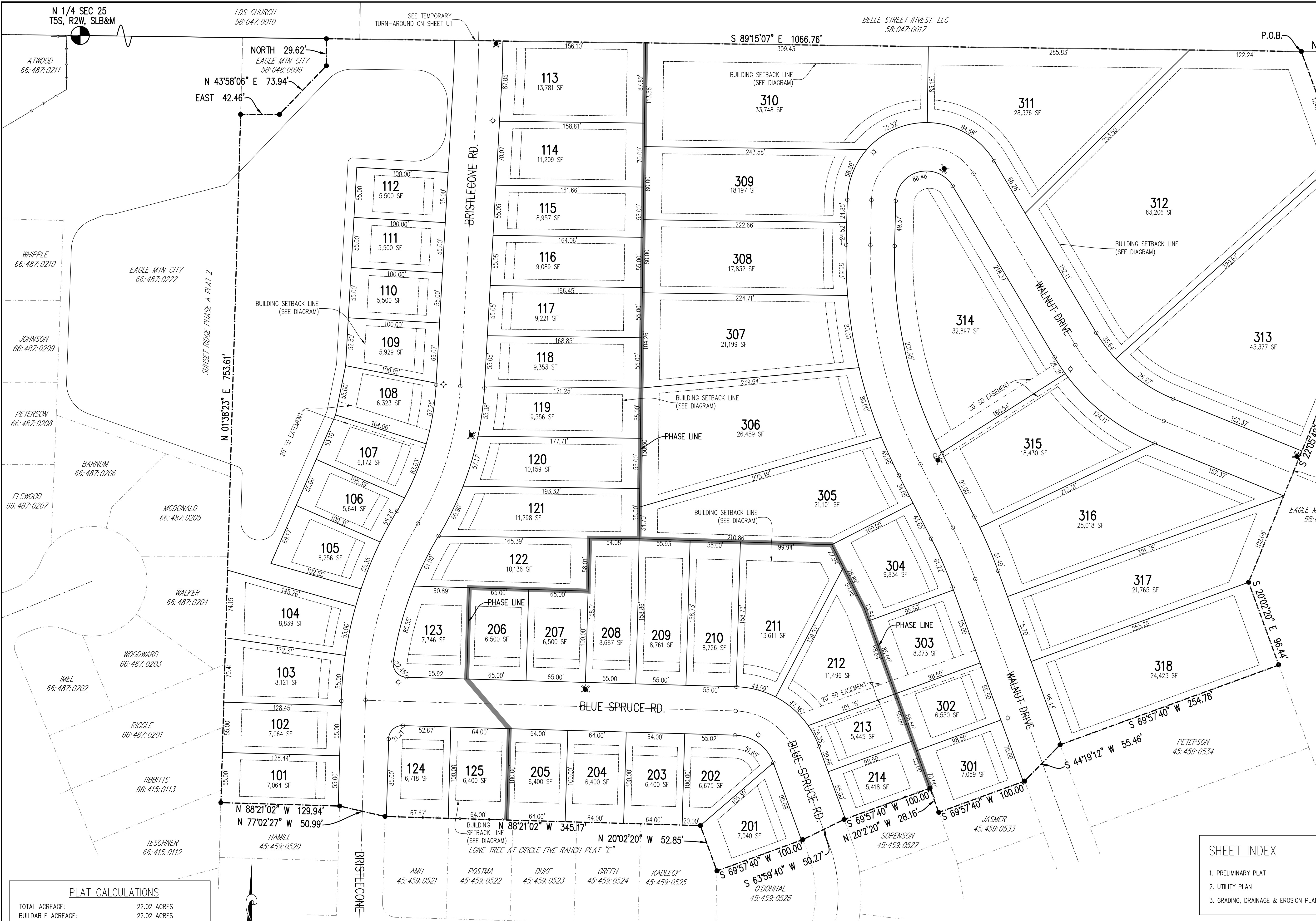
- SEE SHEET 3 FOR EXISTING CONTOURS.
- THERE ARE SOME AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
- BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 25' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 10' WITH 5' MIN. ON ONE SIDE.
- ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
- A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
- HOUSES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
- CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
- NO TURNAROUNDS WILL BE NEEDED WITH THE CURRENT PROPOSED PHASING.
- EXISTING ZONE = TOWN CORE
- THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
- PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.

VICINITY MAP



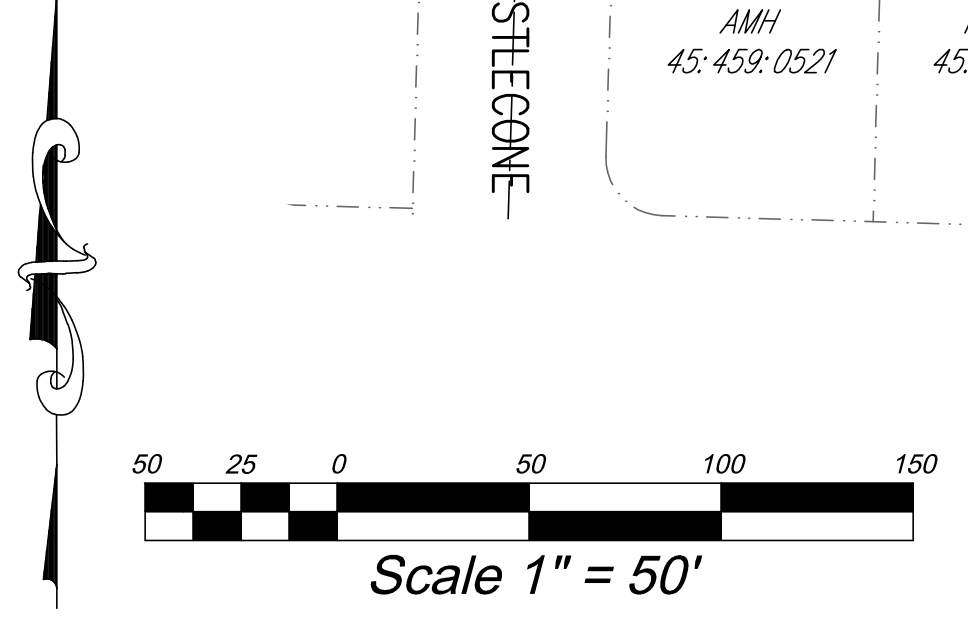
SHEET INDEX

- PRELIMINARY PLAT
- UTILITY PLAN
- GRADING, DRAINAGE & EROSION PLAN



PLAT CALCULATIONS

TOTAL ACREAGE:	22.02 ACRES
BUILDABLE ACREAGE:	22.02 ACRES
TOTAL ACREAGE IN LOTS:	18.70 ACRES
TOTAL ROADWAY AREA:	3.31 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS):	1.74 ACRES
TOTAL DEVELOPED OPEN SPACE:	1.41 ACRES
AVERAGE LOT SIZE:	14,294 SF/0.33 ACRES
LARGEST LOT SIZE:	63,206 SF/1.45 ACRES
SMALLEST LOT SIZE:	5,418 SF/0.13 ACRES
OVERALL DENSITY:	2.59 LOTS/ACRE
TOTAL # OF LOTS:	57 LOTS
*INCLUDES 75% OF POND	



LAND SURVEYOR: **AZTEC ENGINEERING INC.**
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

Rev.	Date	Description	App'd
1	03/21/19	REVISED AS PER CITY COMMENTS	
2	04/10/19	REVISED AS PER CITY COMMENTS	

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

EXCHG ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LONE TREE - PLAT F

EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M

Scale: 1"=50'
Date: 01/18/19
C1

BENCH MARK

NORTHEAST CORNER, SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5101.09