

MONTE VISTA RANCH LC
59-020-0008

USA
59-020-0003

MONTE VISTA RANCH LC
59-020-0001

NE COR SEC 19
T6S, R1W, SLB&M

N 0°10'12" E 2666.62' (SECTION LINE) BASIS OF BEARING (NAD83)

E 1/4 SEC 19
T6S, R1W, SLB&M
ELEV = 4999.66

SE COR SEC 19
T6S, R1W, SLB&M



CONNECTIVITY NOTES

- 1. THERE ARE 42 LINKS AND 23 NODES WITHIN THIS SUBDIVISION. THIS PROVIDED A RATION OF 1.8 WHICH IS GREATER THAN THE TIER 1 REQUIRED RATION OF 1.5
2. MAXIMUM BLOCK LENGTH ALLOWED IS 1000 FEET OR 1200 FEET WITH A MIDBLOCK PEDESTRIAN PATH. TWO BLOCKS HAVE A LENGTH OF GREATER THAN 1000' (BUT LESS THAN 1200'). MIDBLOCK PEDESTRIAN PATHS HAVE BEEN PROVIDED ALONG THOSE BLOCKS.

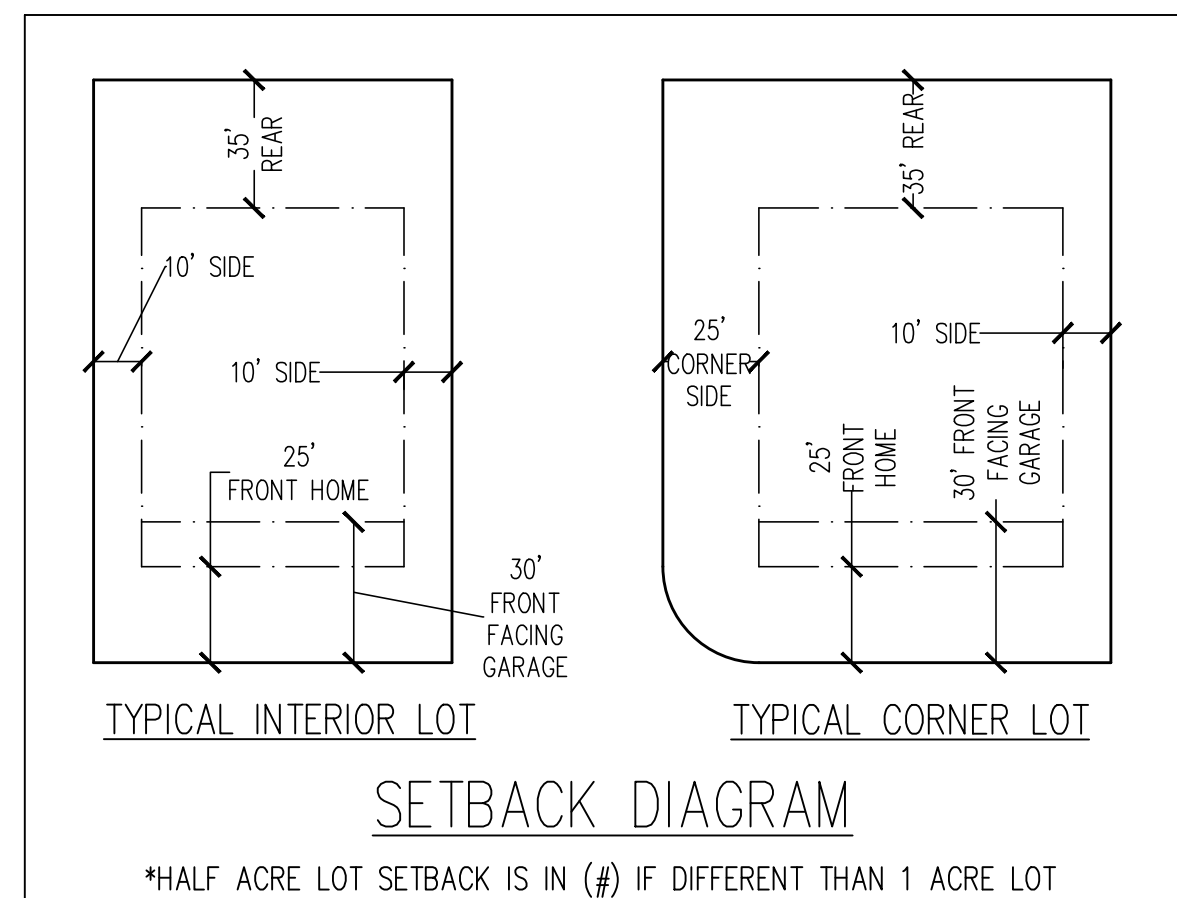
GENERAL NOTES

- 1. SEE SHEETS 4 & 5 FOR EXISTING CONTOURS.
2. THERE ARE A FEW VERY SMALL AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
3. BUILDING SETBACKS ARE SHOWN IN THE SETBACK DIAGRAM.
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 PLAT.
9. TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 60-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND PER EAGLE MOUNTAIN STANDARDS.
10. PROPOSED ZONE = RD2.
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 10' REAR AND SIDES ON EACH LOT.

PROPOSED ZONE: RD2

PRELIM PLAN LAND CALCULATIONS

Table with 2 columns: Category and Value. Includes: TOTAL ACREAGE: 161.66 ACRES; BUILDABLE ACREAGE: 161.66 ACRES; TOTAL ACREAGE IN LOTS: 129.15 ACRES; TOTAL ROADWAY AREA: 28.91 ACRES; TOTAL OPEN SPACE (INCLUDES PONDS/TRAILS): 3.57 ACRES; TOTAL DEVELOPED OPEN SPACE REQUIRED: 1.35 ACRES; PAYMENT IN LIEU: 31,965 SF/0.73 ACRES; AVERAGE LOT SIZE: 48,510 SF/1.11 ACRES; LARGEST LOT SIZE: 21,783 SF/0.50 ACRES; SMALLEST LOT SIZE: 1.09 LOTS/ACRE; OVERALL DENSITY: 176 LOTS; 1/2 ACRE + LOTS: 79 LOTS; 3/4 ACRE +/- LOTS: 39 LOTS; 1 ACRE + LOTS: 58 LOTS.

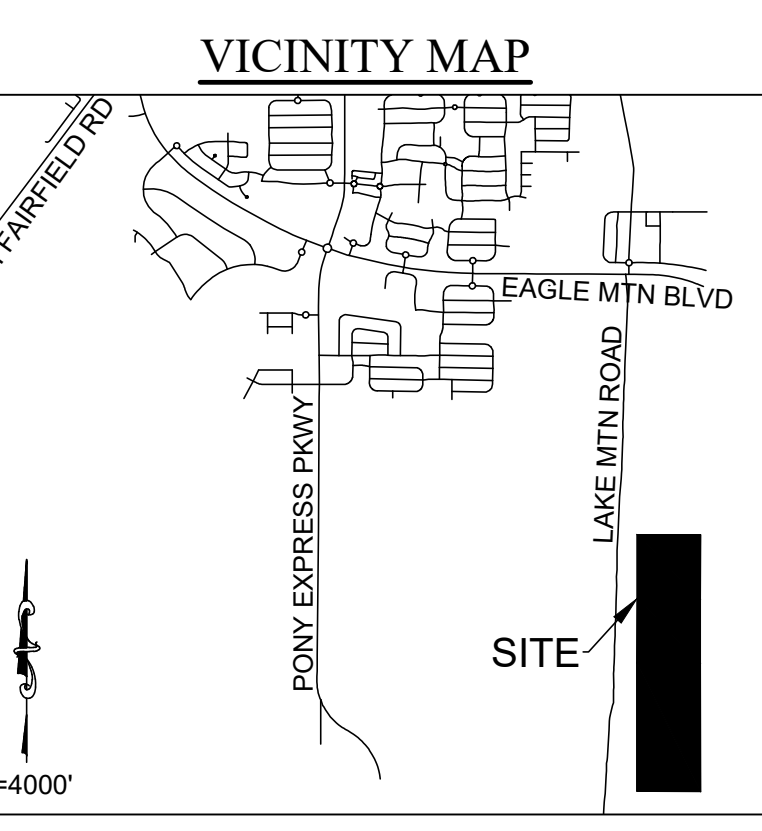
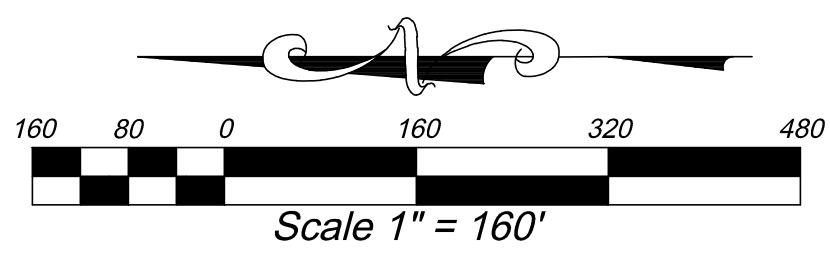


LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteenth section line 2671.99 feet; thence North 0°10'27" East along sixteenth section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning. Area = 161.66 Acres

SHEET INDEX

- 1. PRELIMINARY PLAT
2. UTILITY PLAN (NORTH)
3. UTILITY PLAN (SOUTH)
4. GRADING, DRAINAGE & EROSION PLAN (NORTH)
5. GRADING, DRAINAGE & EROSION PLAN (SOUTH)



SURVEYOR: AZTEC ENGINEERING INC. 732 N. 780 W. AMERICAN FORK, UT. 84003 AZTECENGINEERING@GMAIL.COM

Table with columns: BENCH MARK, REVISIONS (Rev, Date, Description), and Developer: RK BUILDERS (Ryan Kent, 111 Par Street, Saratoga Springs, UT 84045, Phone: (801) 404-6099).

EXCE 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

SCARLET RIDGE ESTATES EAGLE MOUNTAIN UTAH. PRELIMINARY PLAT. LOCATED IN THE NE & SE CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M. Scale: 1"=160'. Date: 10/30/20. 1 OF 5.