

REVISED AREA

CONCEPT TABULATIONS

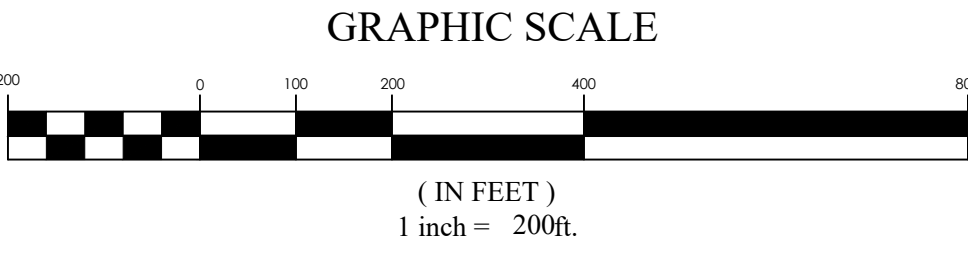
TOTAL ACREAGE:	±162.00 ACRES
SINGLE FAMILY LOTS:	243 (9 NEW)
1/2-ACRE LOTS:	162
1/3-ACRE LOTS:	81
TOTAL DENSITY:	1.5 UNITS/ACRE
OPEN SPACE:	8.5 ACRES (4.03 REQ'D)
AVERAGE LOT SIZE:	21,115 SQFT

ZONE REQUIREMENTS

ZONE:	FOOTHILL RESIDENTIAL (FR)
MINIMUM LOT SIZE:	10,890 SQFT
AVERAGE LOT SIZE:	21,780 SQFT
OPEN SPACE:	750 SQFT PER LOT
LOT FRONTAGE:	90'
ON CUL-DE-SAC:	50'

ZONE REQUIREMENTS (CONT.)

LOCAL ROW WIDTH:	53'
MINOR COLLECTOR WIDTH:	77'
MINOR ARTERIAL WIDTH:	122'
CUL-DE-SAC RADIUS:	50'
CUL-DE-SAC LENGTH:	400' MAXIMUM
BLOCK LENGTH:	1,000'
	1,200' WITH WALKWAY
CONNECTIVITY INDEX SCORE:	1.5 MINIMUM



TRIUMPH master plan

EAGLE MOUNTAIN, UTAH COUNTY

1/6/2022

20-0055

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

