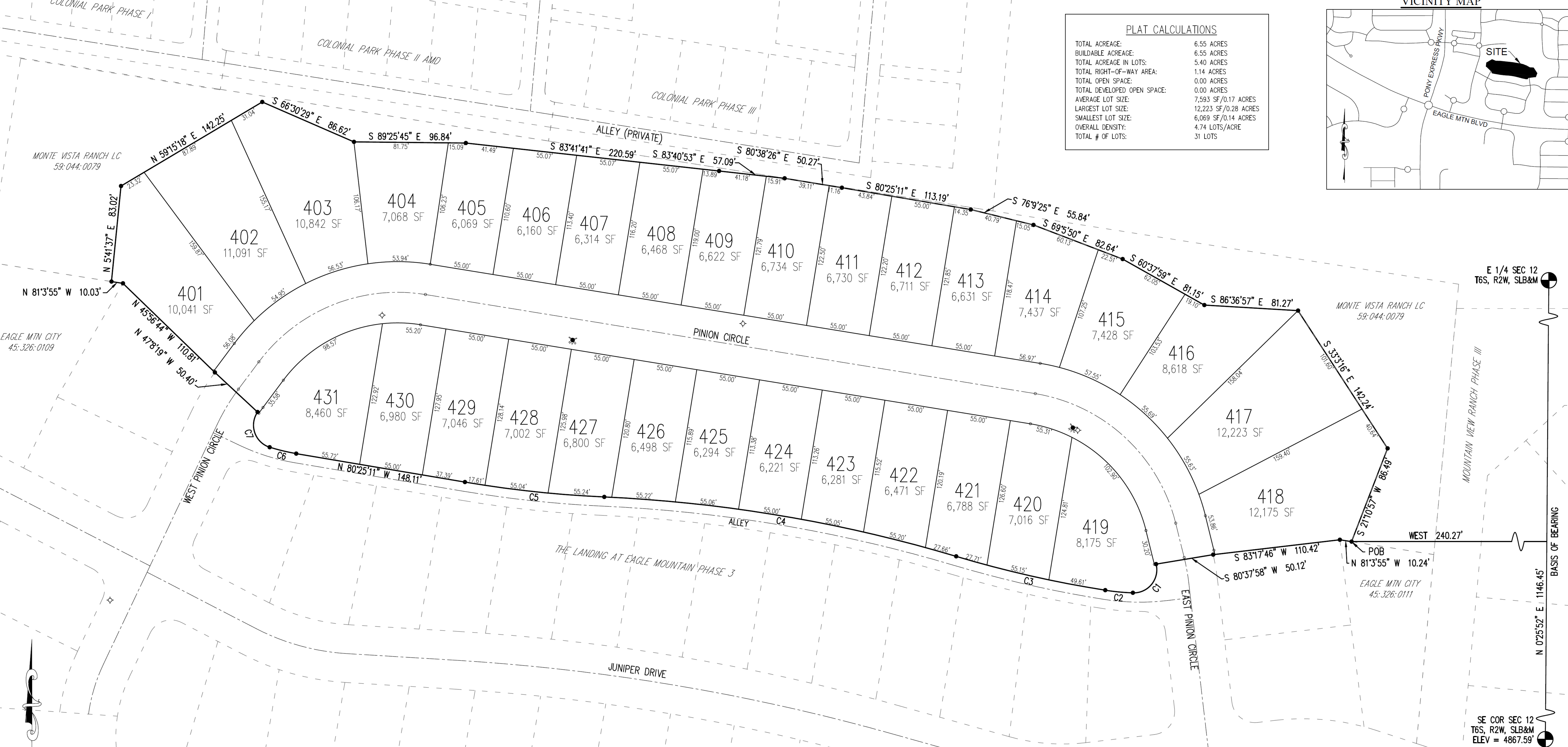


PLAT CALCULATIONS

TOTAL ACREAGE:	6.55 ACRES
BUILDABLE ACREAGE:	6.55 ACRES
TOTAL ACREAGE IN LOTS:	5.40 ACRES
TOTAL RIGHT-OF-WAY AREA:	1.14 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL DEVELOPED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	7,593 SF/0.17 ACRES
LARGEST LOT SIZE:	12,223 SF/0.28 ACRES
SMALLEST LOT SIZE:	6,069 SF/0.14 ACRES
OVERALL DENSITY:	4.74 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS



LEGAL DESCRIPTION

Beginning at a point located North 0°25'52" East along section line 1146.45 feet and West 240.27 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence the following fourteen (14) courses and distances along the northerly boundary of The Landing at Eagle Mountain Phase 3: 1) North 81°03'55" West 10.24 feet, 2) South 83°17'46" West 110.42 feet, 3) South 80°37'58" West 50.12 feet, 4) along the arc of a 20.00 foot radius curve to the right 36.95 feet through a central angle of 105°50'31" (chord bears South 38°54'02" West 31.91 feet), 5) along the arc of a 192.00 foot radius curve to the right 24.07 feet through a central angle of 7°10'58" (chord bears North 84°35'13" West 24.05 feet), 6) along the arc of a 1003.40 foot radius curve to the right 132.48 feet through a central angle of 7°33'54" (chord bears North 77°12'47" West 132.39 feet), 7) along the arc of a 1268.00 foot radius curve to the left 309.71 feet through a central angle of 13°59'40" (chord bears North 80°25'40" West 308.94 feet), 8) along the arc of a 993.00 foot radius curve to the right 121.41 feet through a central angle of 7°00'19" (chord bears North 83°55'21" West 121.33 feet), 9) North 80°25'11" West 148.11 feet, 10) along the arc of a 172.00 foot radius curve to the right 23.65 feet through a central angle of 7°52'40" (chord bears North 76°28'51" West 23.63 feet), 11) along the arc of a 20.00 foot radius curve to the right 37.39 feet through a central angle of 107°06'59" (chord bears North 18°59'02" West 32.18 feet), 12) North 47°08'19" West 50.40 feet, 13) North 45°56'44" West 110.81 feet, and 14) North 81°03'55" West 10.03 feet; thence North 5°41'37" East 83.02 feet; thence North 59°15'18" East 142.25 feet; thence South 66°30'29" East 86.62 feet; thence South 89°25'45" East 96.84 feet; thence South 83°41'41" East 220.59 feet; thence South 83°40'53" East 57.09 feet; thence South 80°38'26" East 50.27 feet; thence South 80°25'11" East 113.19 feet; thence South 76°09'25" East 55.84 feet; thence South 69°05'50" East 82.64 feet; thence South 60°37'59" East 81.15 feet; thence South 86°36'57" East 81.27 feet; thence South 33°03'16" East 142.24 feet; thence South 21°10'57" West 86.49 feet to the point of beginning.

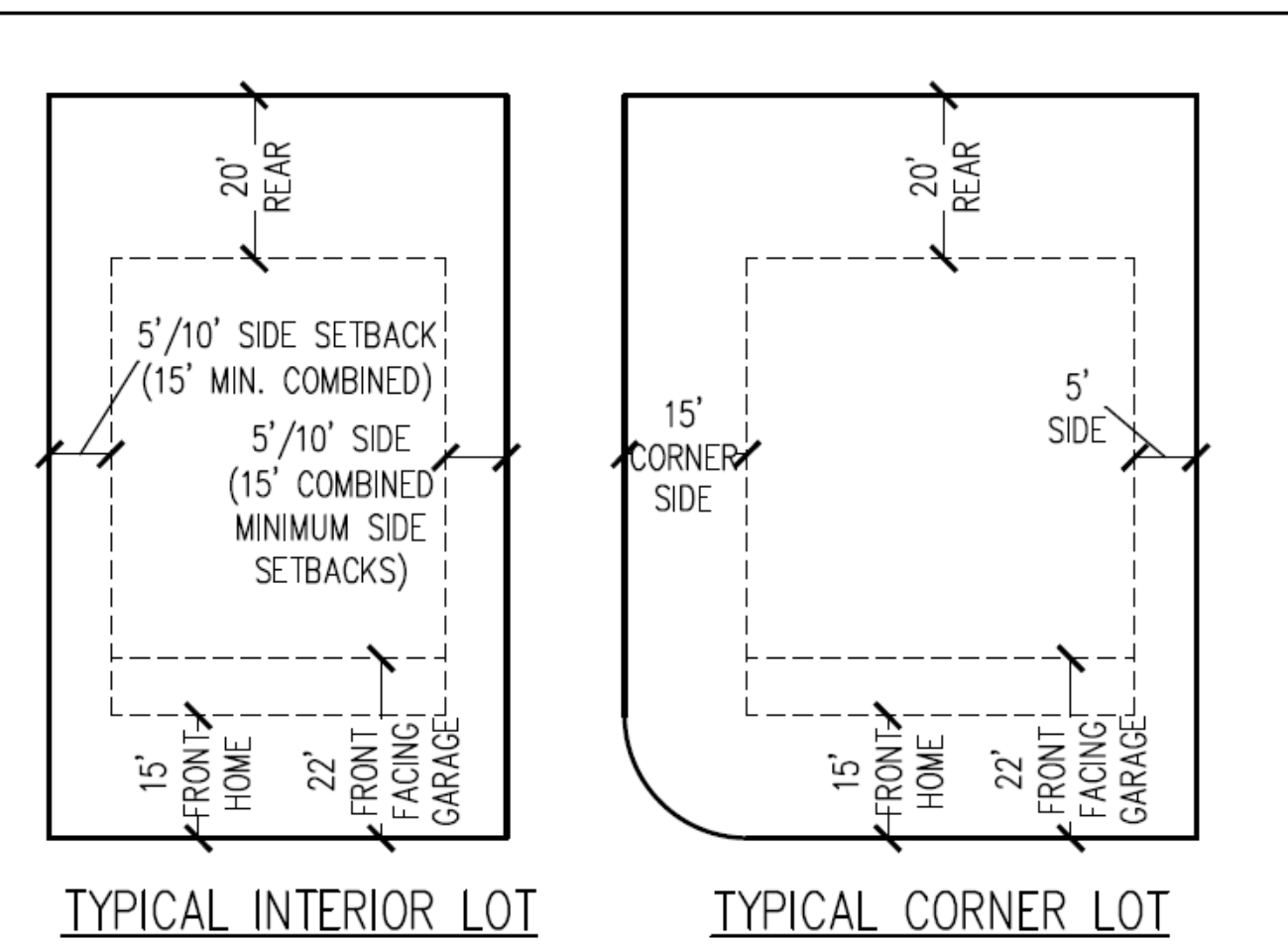
Area = 6.546 Acres

SHEET INDEX

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

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	36.95	105°50'31"	31.91	S 38°54'2" W
C2	192.00	24.07	7°10'58"	24.05	N 84°35'13" W
C3	1003.40	132.48	7°33'54"	132.39	N 77°12'47" W
C4	1268.00	309.71	13°59'40"	308.94	N 80°25'40" W
C5	993.00	121.41	7°0'19"	121.33	N 83°55'21" W
C6	172.00	23.65	7°52'40"	23.63	N 76°28'51" W
C7	20.00	37.39	107°6'59"	32.18	N 18°59'2" W

- GENERAL NOTES**
1. SEE SHEET 3 FOR EXISTING CONTOURS.
 2. THE AVERAGE SLOPE ACROSS THE LOTS GOING FROM WEST TO EAST IS ~1%. THERE ARE NO AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% BESIDES SOME REAR AREA IN LOTS 405-412. THIS AREA HAS SLOPES OF ~33%, HOWEVER, THE HOME WILL NOT BE BUILT NEAR THESE STEEPER SLOPES. 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. THIS PLAT WILL BE CONSTRUCTED IN ONE PHASE.
 9. EXISTING ZONE = THE LANDING
 10. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
 11. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.
 12. THERE ARE NO EXISTING OR PROPOSED NEIGHBORHOOD OR COMMUNITY CENTERS, WATERWAYS, WETLANDS, COMMERCIAL USES, IRRIGATION STRUCTURES, PARKING LOTS, LOADING AREAS, SCHOOLS, OR CHURCHES ON OR ADJACENT TO THIS DEVELOPMENT PARCEL.
 13. STORM DRAINAGE FOR THIS SUBDIVISION MERELY DUMPS STORM WATER INTO THE EXISTING DRAINAGE PIPE ON THE EAST AS WAS INTENDED WITH THE OVERALL DEVELOPMENT DESIGN. SEE SEPARATE SUBMITTALS FOR CALCULATIONS.
 14. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
 15. STREET LIGHTS EVERY 250'-350' MAXIMUM ON OPPOSITE SIDES OF THE ROAD.



BENCH MARK	REVISIONS	
	Rev.	Date
SOUTHEAST CORNER, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4867.59		

Developer/Property Owner:
Andy Flamm
847 E Draper Meadow Ln, Draper, Utah 84020
Phone: (801) 641-2097

EXCH 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

THE LANDING AT EAGLE MOUNTAIN
EAGLE MOUNTAIN PHASE A- PLAT 4 UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Scale: 1"=40'
Date: 12/04/18
1 OF 3

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