



**EAGLE**  
MOUNTAIN

**EAGLE MOUNTAIN CITY**  
City Council Staff Report

**FEBRUARY 17, 2015**

*Project:* **Evans Ranch Plat A – Preliminary Plat**  
*Applicant:* DAI (Agent – Nate Shipp)  
*Type of Action:* Action Item  
*Planning Commission:* Recommended Approval 4-0

**Planning Commission Recommendation**

On February 10 the Planning Commission reviewed this application, and recommended approval to the City Council 4-0 (1 absent), with the following conditions of approval:

1. *Fencing for the project must comply with the approved master fencing plan.*
2. *Open space and amenities must be fully improved by 50% of the building permits being issued in the development. A cash bond is required with plat recordation.*
3. *An open space proposal shall be submitted and approved along with or prior to approval of Phase D, showing how the overall reduction in open space will be resolved.*
4. *Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.*
5. *No more than 50% of the length of a home can be between 10 and 15 feet of another residence. The approved setback exhibit (with the MDA) must be followed.*
6. *A cash bond shall be provided to the City prior to recording the plat totaling a minimum of \$22,060 (11.03 acres x 2,000 = \$22,060) to be spent on public amenities in the northern portion of the project, above and beyond the minimum park improvements shown in this plan. The improvements must be approved by the City. Developer shall make these additional improvements to the public open space and dedicate it to the City prior to 50% of the building permits issued in the single-family areas of the master plan.*

There was one public comment concerning fencing. The developer discussed this issue with the resident after the meeting and satisfied his concerns.

**PROPOSAL**

Evans Ranch Plat A is the third residential phase of the approved Evans Ranch Master Development Plan. The lots in this plat have not changed from the approved master plan, and the tabulations are shown here. →

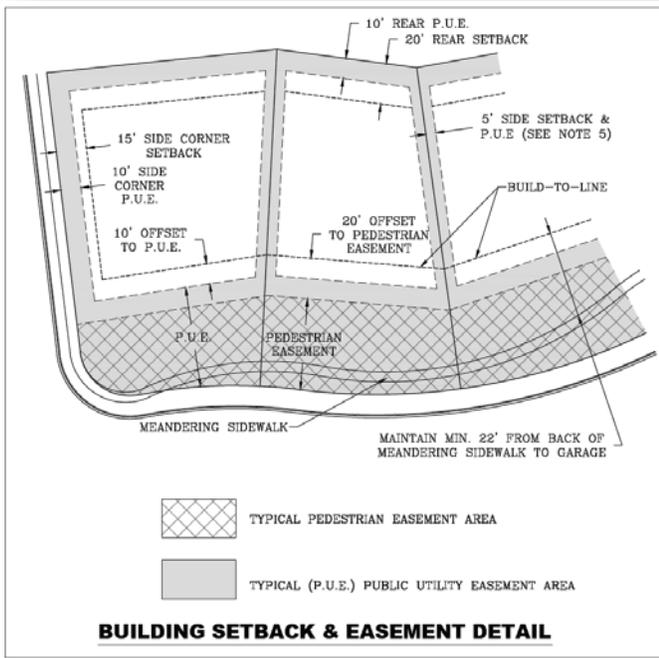
A preliminary plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

**Noteworthy Items**

- Lot Frontage / Lot Design – The approved Evans Ranch Master Development Plan allows for lot frontages that are smaller than the standard in the Code for this project, in order to test this unique “coving” design.

**TABULATIONS**

ZONE:	R, SFD/SFA
TOTAL AREA:	11.03 ACRES
TOTAL AREA IN LOTS	5.92 ACRES
TOTAL OPEN SPACE	3.54 ACRES
AVERAGE LOT SIZE	9,589 SQ. FT.
LARGEST LOT SIZE	14,734 SQ. FT.
SMALLEST LOT SIZE	6,872 SQ. FT.
# OF LOTS:	27
DENSITY:	2.45 LOTS/ACRE



- Pedestrian Easements & Setbacks** – Since these lots are planned with very specific build-to lines for the homes, there are pedestrian easements that extend onto each lot, allowing for the sidewalk to be located outside of the street right-of-way. The setbacks also must follow the approved Evans Ranch Master Plan setback exhibit (no more than 50% of the length of a home can be between 10 and 15 feet of another residence).

- Fencing** – The approved master plan contains a fencing exhibit as well, requiring split-rail fencing along the south and west edges of the park and adjacent to the trail on the back side of the homes. The plan also requires 6-foot vinyl fencing behind the lots along the open space. This fencing is shown on the landscaping plan. The fencing for lot 27 shall be required along with Phase C (the adjacent phase).

- Community Improvements** – A cash bond is required until the public open space has been improved and dedicated to the City.

The cash bond shall be funded to total anticipated costs to complete the public open space, multiplied by a fraction, where the numerator is the number of lots within the subject plat (27 in this case), and the denominator is 242, but must be a minimum of \$2,000 per buildable acre (11.03 acres x 2,000 = \$22,060). These community improvements are to be spent on public amenities in the northern portion of the project, above and beyond the minimum park improvements shown on the Evans Ranch Master Development Plan. Developer shall make all of the required improvements (including amenities) to the public open space and dedicate it to the City prior to 50% of the building permits issued in the single-family areas of the master plan.



- Open Space Improvement** –

  - Total Improved Open Space** – The developer’s original plan was to work together with the City, utilizing impact fee funds to make improvements to the Tickville Wash. This plan has not materialized, however, as the City has other priorities for the impact fees. So the developer has moved the trail closer to the homes and further from the wash for safety reasons. With this change the acres of improved open space in the overall plan have decreased. The developer is requesting that the Commission approve this plat, since they

are improving sufficient open space for Plat A, and that they come back in the future with a plan for how to make up for the reduction in open space. This plan will likely include additional amenities or improvements to the slope of the wash to increase safety. We recommend that the developer bring back an open space proposal for approval along with Phase D, and that a plat for Phase D not be approved until an open space proposal has been approved.

- Amenities – The approved master parks and open space plan includes exercise stations along the trail. Since the developer moved the trail away from the wash, they are requesting instead to build a swing set and basketball court. Ideally, the developer wants to build a pickleball court or a sport court that could be used for pickleball and basketball. The Planning Commission suggested that this was an appropriate use for the area, and provides some variety in recreational facilities. The Council must decide if these amenities are a worthy replacement for the exercise stations.



- Timing – the open space improvements shown in this plan should begin along with the infrastructure for the project and be completed by no later than 50% of the building permits being issued in this plat.
- Driveways – Rather than requiring that the driveways be shown on the subdivision plat, the DRC determined that the developer shall submit a site plan with each building permit application that includes the utility locations, so that driveways can be appropriately placed to avoid the water meter and other utilities. The water meters will not be allowed in driveways. Driveways are limited to 12 feet wide at the street for any lot where the home will be more than 30 feet from the street.
- Bonus Density – In order to meet the bonus density requirements from Table 17.30.110 for 2.86 du/ac, the Developer will be using Masonry Materials, have CC&Rs and Design Guidelines, Street Trees & Enlarged Park Strips, Fencing, and Street Signposts.

Table 17.30.110(b) Tier II Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	Base Density Improvements	Required
0.8	Tier I Improvements	Required
	Improved open space: 8% improved open space (total buildable acres)	
0.5	Architectural and landscape guidelines/CC&Rs/design review committee	Optional
0.7	Street trees, enlarged park strips, fencing, and street signposts	Optional
1.0	Masonry materials (75% of the exterior)	Optional
Up to 1.5	Residential lot landscaping (1 front and sides, 0.5 rear)	Optional
0.1 – 0.6	Recreational amenities	Optional
5.9	Total available (cannot exceed 5.2 dwelling units per acre)	

**ATTACHMENTS:**

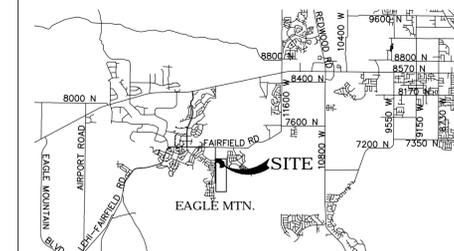
- Proposed preliminary plat/plans
- Proposed landscape plans
- Approved Evans Ranch Master Development Plan
- Approved Evans Ranch Park Plan
- Approved Evans Ranch Fencing Exhibit

# EVANS RANCH PLAT "A"

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,  
EAGLE MOUNTAIN, UTAH



## VICINITY MAP



**ENGINEERS  
SURVEYORS  
PLANNERS**

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## TABULATIONS

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DENSITY:	2.45 LOTS/ACRE

## NOTES

- NO UTILITY LATERALS OR METERS TO BE LOCATED UNDER DRIVEWAYS.
- PROTECTION TO BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES ADJACENT TO DRIVEWAYS OR WITHIN TRAFFIC AREAS. UTILITIES ARE TO BE PLACED SUCH THAT THE DRIVEWAY TRAFFIC AND UTILITIES DO NOT CREATE A POSSIBLE HAZARD.
- ALL INTERIOR WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
- ALL INTERIOR SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- PARKING RESTRICTION SIGNAGE TO BE PROVIDED FOR ALL ALLEY WAYS.
- REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING.
- SURFACE WATER CONTROL WILL BE ADDRESSED WITH EACH FINAL PLAT, INCLUDING INDIVIDUAL LOT DRAINAGE.
- FINAL PLATS TO INCLUDE EASEMENTS FOR MEANDERING SIDEWALKS.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:  
FRONT LIVING - 20'  
FRONT GARAGE - 22'  
CORNER LIVING - 15'  
CORNER GARAGE - 22'  
REAR - 20'  
SIDE - 5'
- MINIMUM OF 22' TO BE MAINTAINED FROM BACK OF MEANDERING SIDEWALKS TO GARAGE.
- COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE HOMES TO EACH SIDE, HOMES WILL NOT BE SET BACK AS TO CREATE A SIGNIFICANT STEP BETWEEN HOUSE FRONTS.
- TO MAINTAIN THE PRESENTATION OF COVERED SPACE, FENCING OR OTHER TYPES OF DELINEATION WILL NOT BE CONSTRUCTED IN FRONT OF THE BUILDABLE AREA.
- ALL CONSTRUCTION TO BE COMPLETED ACCORDING TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS & SPECIFICATIONS.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL VALVES TO BE FLANGED TO TEES.
- INSTALL A1 BACKFILL FOR FILL AREAS WITHIN RIGHT-OF-WAY.

## LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	EX-WV
FIRE HYDRANT	EX-FH
SEWER	EX-SS
SEWER MANHOLE	EX-SM
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	EX-SDM
STORM DRAIN CURB INLET	EX-SDCI
PI	EX-PI
PI VALVE	EX-PIV
PROPOSED	
WATER	W
WATER VALVE	WV
FIRE HYDRANT	FH
SEWER	SS
SEWER MANHOLE	SM
STORM DRAIN	SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	PI
PI VALVE	PIV
FENCE	F

## DEVELOPER / OWNER

DAI  
1099 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
(801) 495-3414

## ENGINEER

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

## PROJECT NAME

EVANS RANCH PLAT "A"

EVANS RANCH - PLAT "A"

EAGLE MOUNTAIN, UTAH

COVER SHEET

## REVISIONS

1.	
2.	
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## LEI PROJECT #:

2012-1845

## DRAWN BY:

BLS

## CHECKED BY:

GDM

## SCALE:

1" = 60'

## DATE:

2/4/2015

## SHEET

COVER



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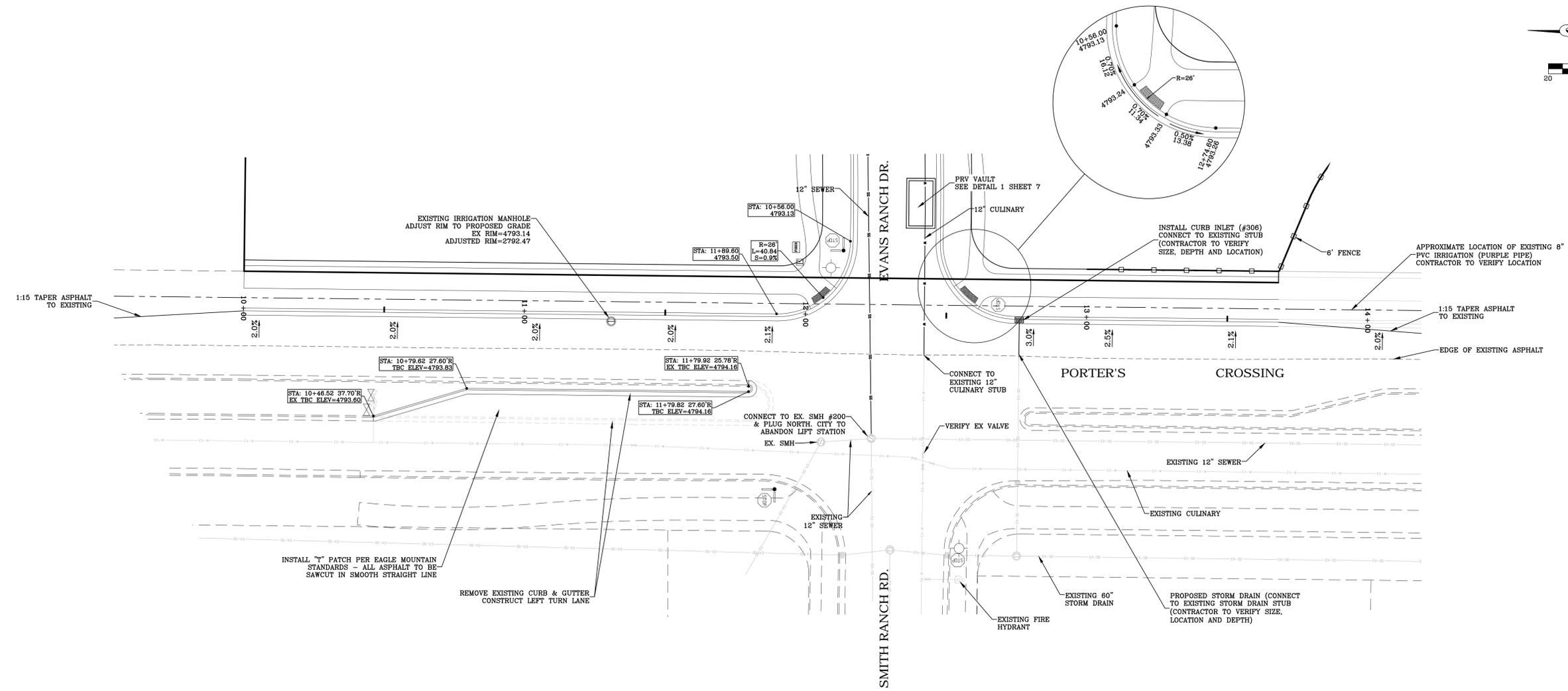
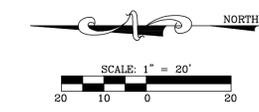
**NOTE**  
1. CULINARY BENDS LABELED ON PLAN & PROFILE SHEETS.

EXISTING DETENTION BASIN PREVIOUSLY SIZED FOR PLATS A, B-1 & B-2

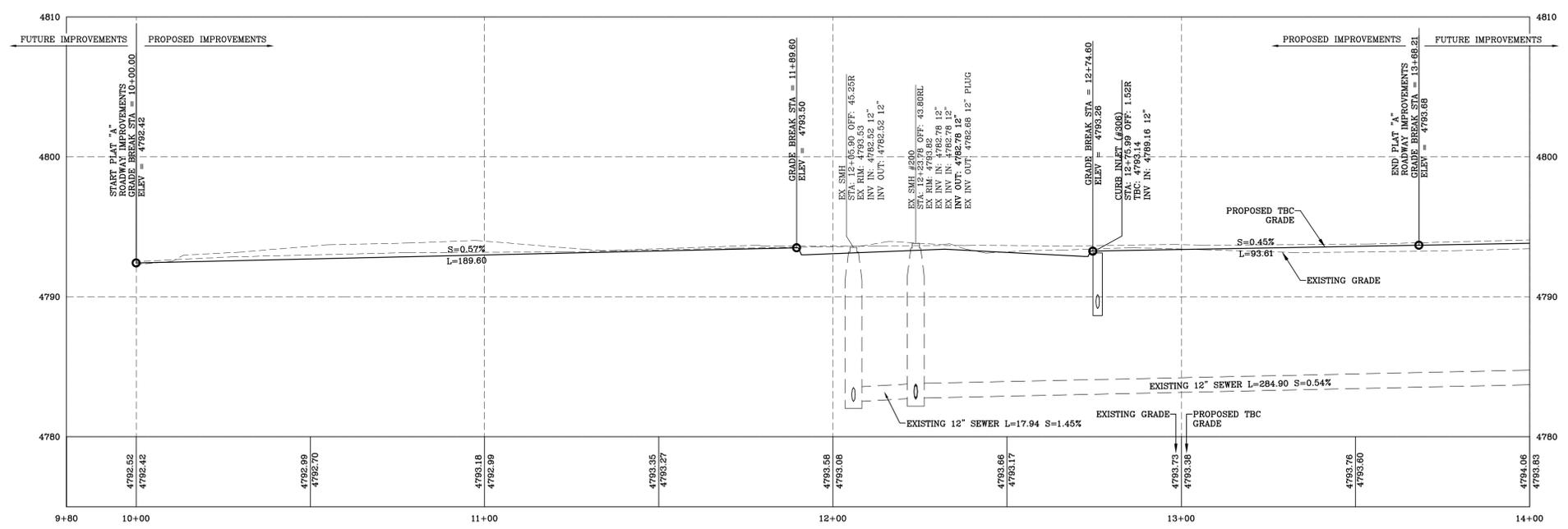
**EVANS RANCH - PLAT "A"**  
EAGLE MOUNTAIN, UTAH  
**UTILITY PLAN**

REVISIONS	
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LEI PROJECT #:  
**2012-1845**  
DRAWN BY:  
**BLS**  
CHECKED BY:  
**GDM**  
SCALE:  
**1" = 50'**  
DATE:  
**2/4/2015**



PORTER'S CROSSING ROAD PLAN VIEW  
 CENTER LINE OMITTED FOR CLARITY



PORTER'S CROSSING ROAD PROFILE

EVANS RANCH - PLAT "A"  
 EAGLE MOUNTAIN, UTAH  
 PORTER'S CROSSING PLAN & PROFILE

REVISIONS

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LEI PROJECT #:  
**2012-1845**  
 DRAWN BY:  
**BLS**  
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**GDM**  
 SCALE:  
**1" = 20'**  
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**2/4/2015**



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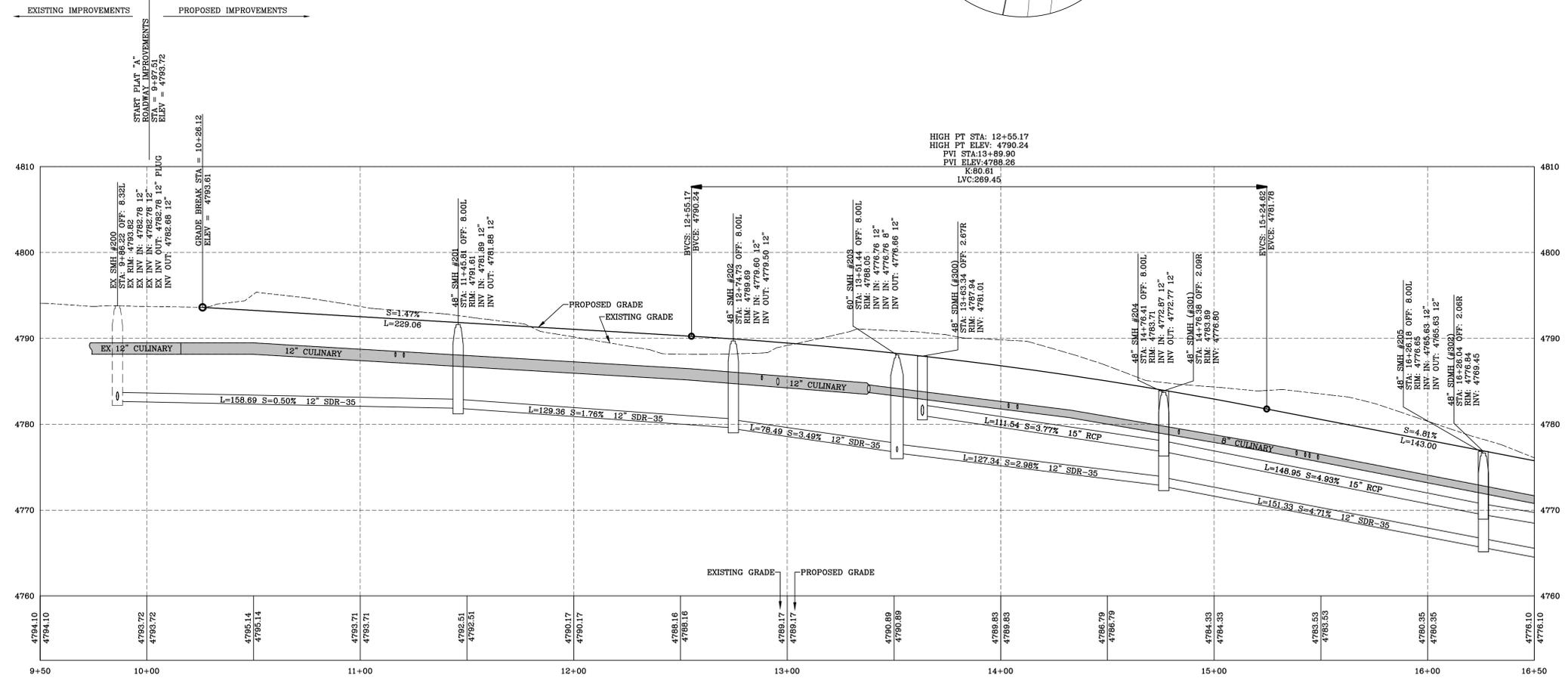
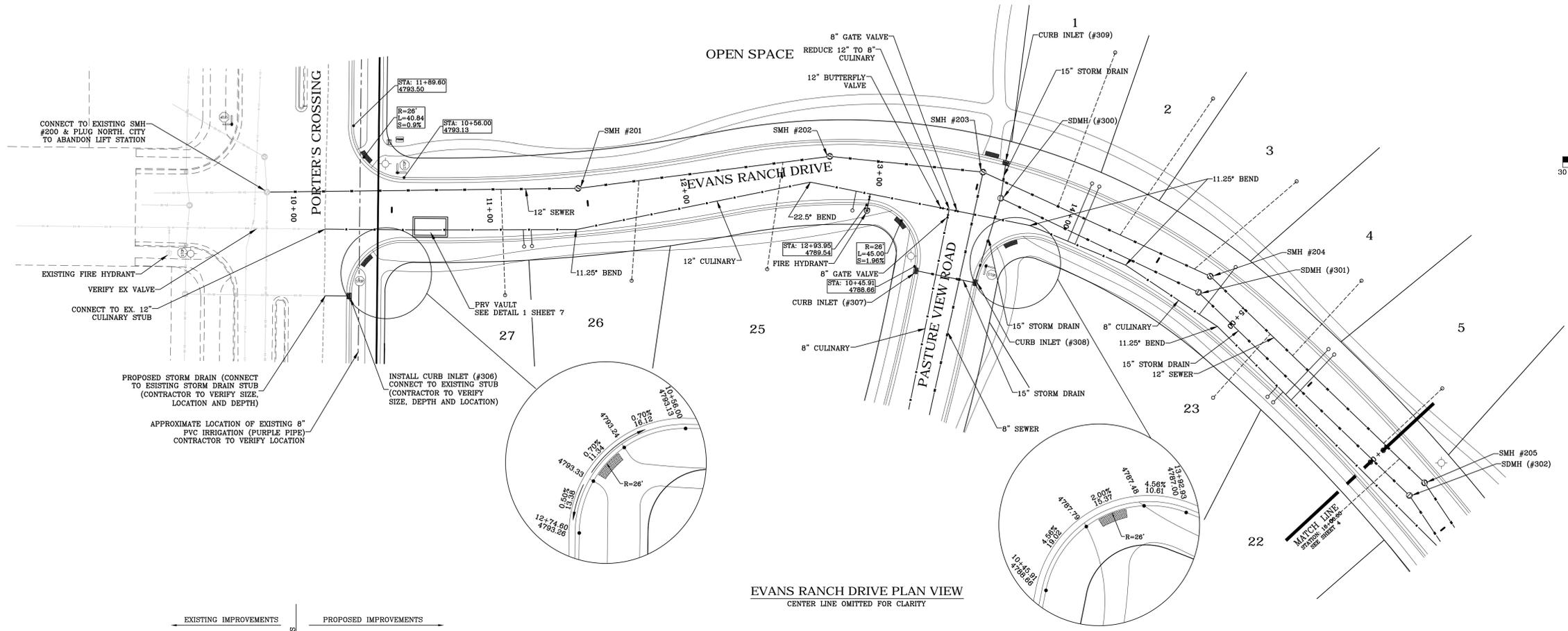


**EVANS RANCH - PLAT "A"**  
EAGLE MOUNTAIN, UTAH  
**EVANS RANCH ROAD PLAN & PROFILE**

NO.	REVISIONS
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LEI PROJECT #:  
**2012-1845**  
DRAWN BY:  
**BLS**  
CHECKED BY:  
**GDM**  
SCALE:  
**1" = 30'**  
DATE:  
**2/4/2015**

SHEET  
**3**



CONNECT TO EXISTING SMH #200 & PLUG NORTH CITY TO ABANDON LIFT STATION

EXISTING FIRE HYDRANT

VERIFY EX VALVE

CONNECT TO EX 12" CULINARY STUB

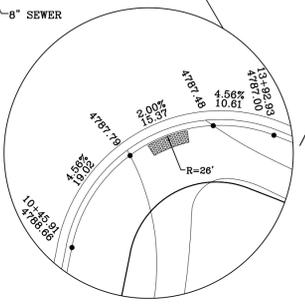
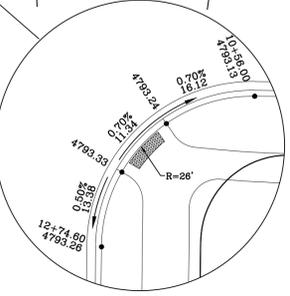
PROPOSED STORM DRAIN (CONNECT TO EXISTING STORM DRAIN STUB (CONTRACTOR TO VERIFY SIZE, LOCATION AND DEPTH))

APPROXIMATE LOCATION OF EXISTING 8" PVC IRRIGATION (PURPLE PIPE) CONTRACTOR TO VERIFY LOCATION

PORTER'S CROSSING

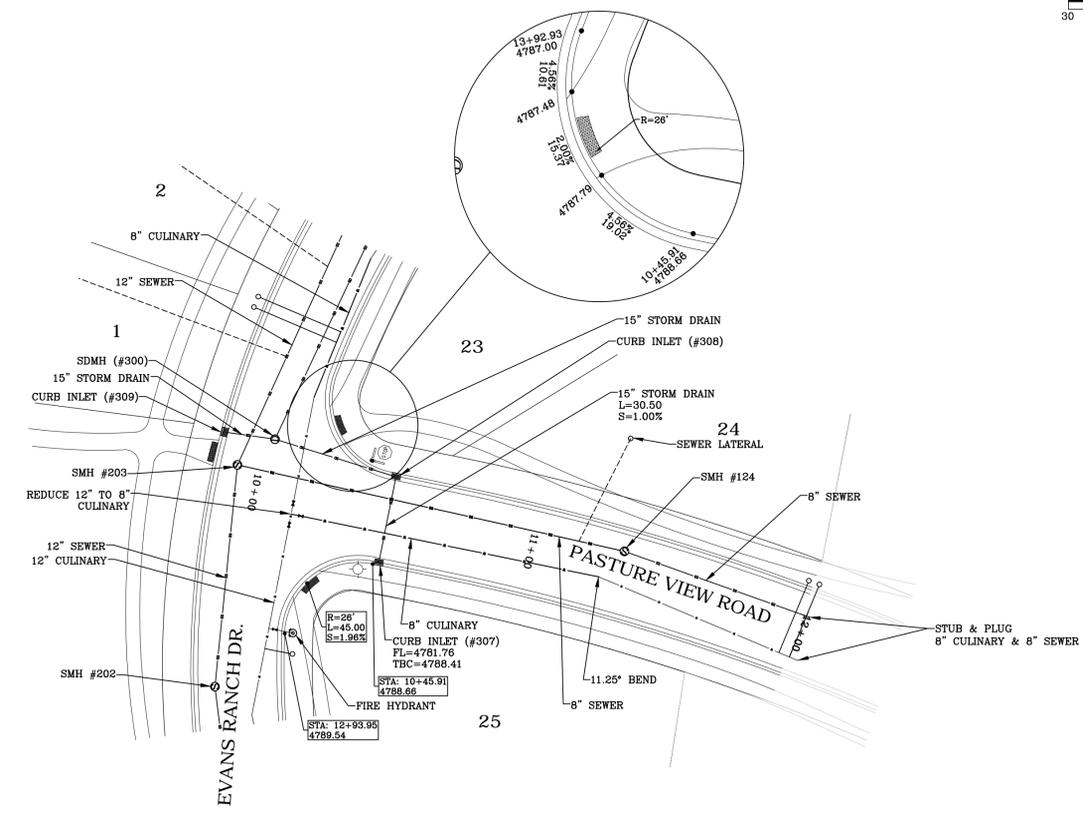
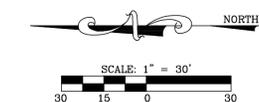
PRV VAULT SEE DETAIL 1 SHEET 7

INSTALL CURB INLET (#306) CONNECT TO EXISTING STUB (CONTRACTOR TO VERIFY SIZE, DEPTH AND LOCATION)

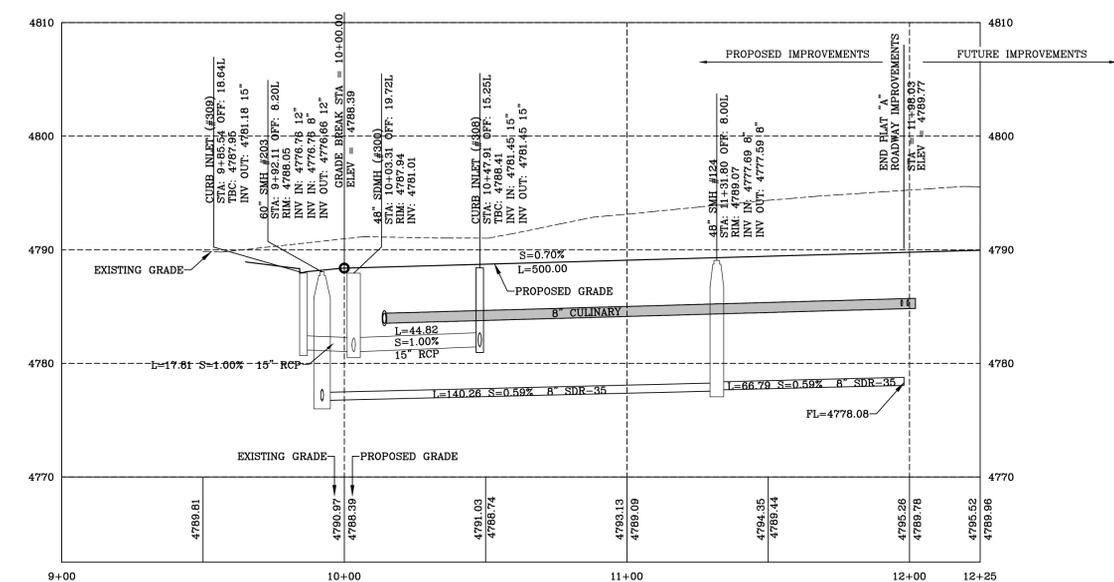


MATCH LINE SEE SHEET 2





**PASTURE VIEW ROAD PLAN VIEW**  
 CENTER LINE OMITTED FOR CLARITY



**PASTURE VIEW ROAD PROFILE**

**EVANS RANCH - PLAT "A"**  
 EAGLE MOUNTAIN, UTAH  
**PASTURE VIEW ROAD PLAN & PROFILE**

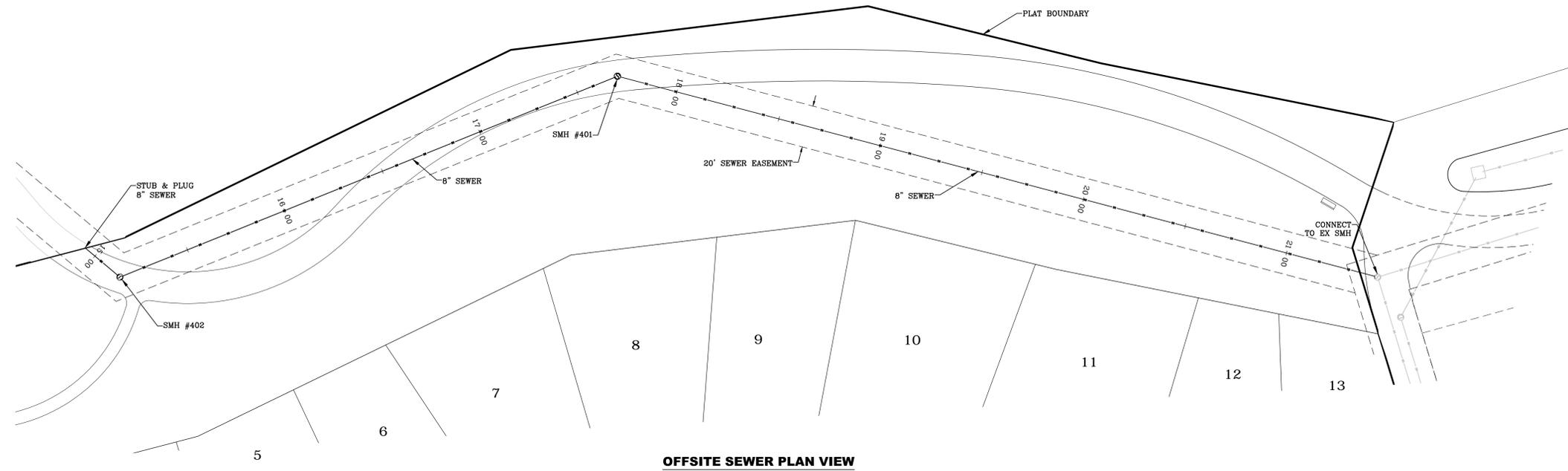
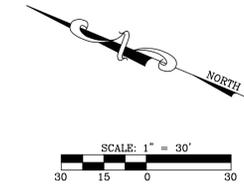
NO.	REVISIONS
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LEI PROJECT #:  
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 CHECKED BY:  
**GDM**  
 SCALE:  
**1" = 30'**  
 DATE:  
**2/4/2015**

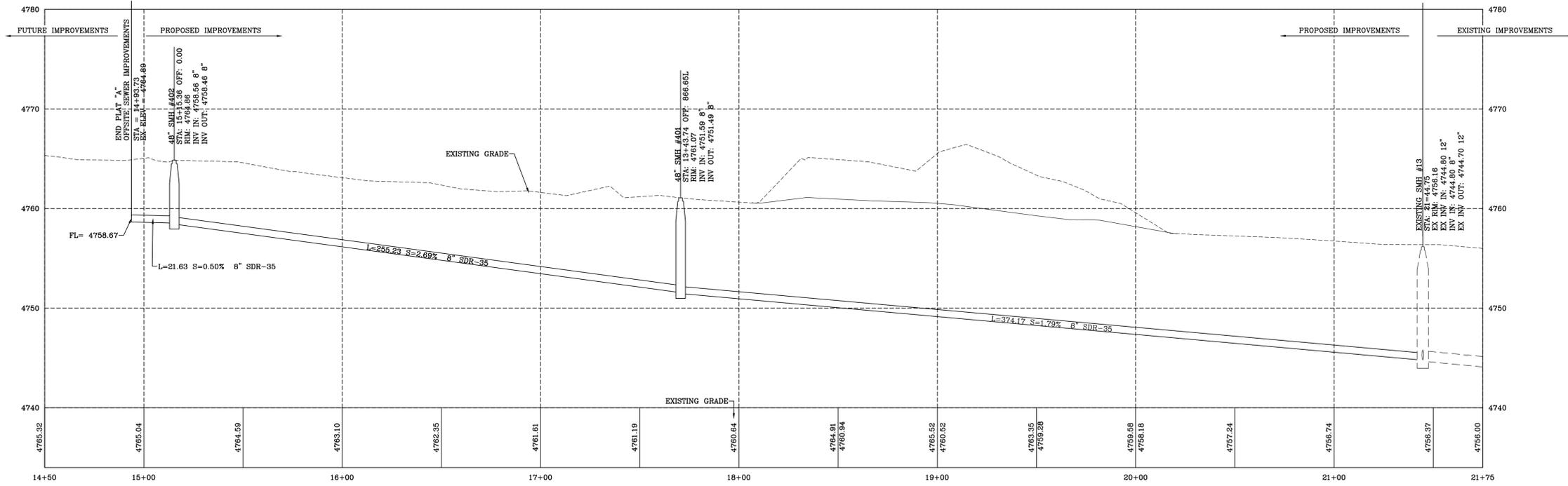


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**OFFSITE SEWER PLAN VIEW**



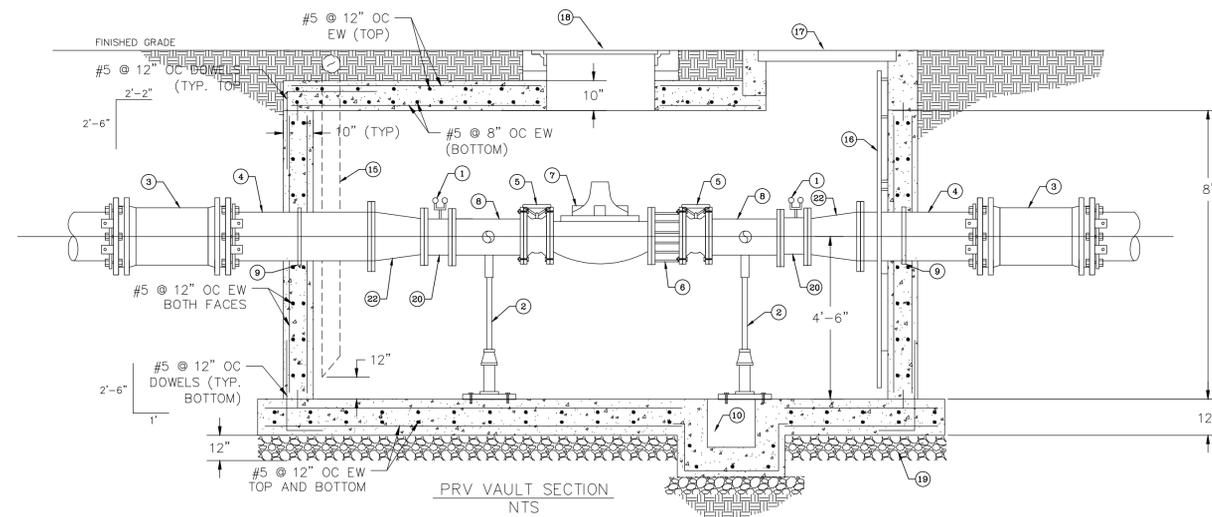
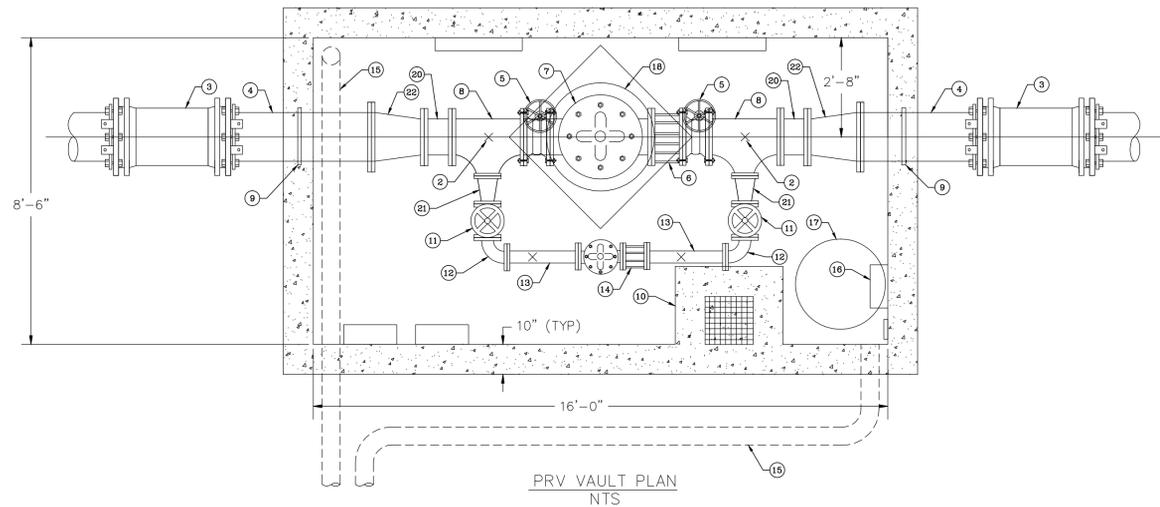
**OFFSITE SEWER PROFILE**

**EVANS RANCH - PLAT "A"**  
EAGLE MOUNTAIN, UTAH  
**OFFSITE SEWER PLAN & PROFILE**

REVISIONS	
1.	
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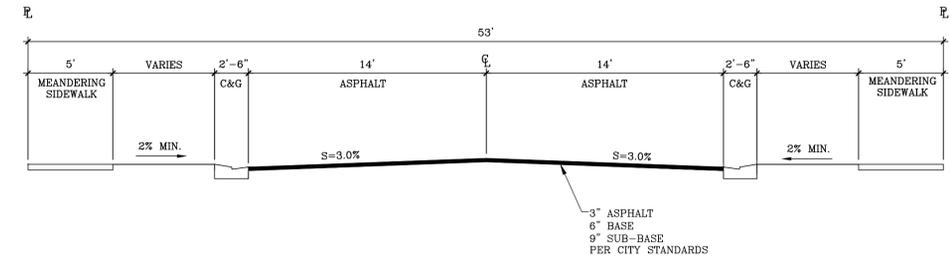
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SCALE:  
**1" = 30'**  
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**2/4/2015**

SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

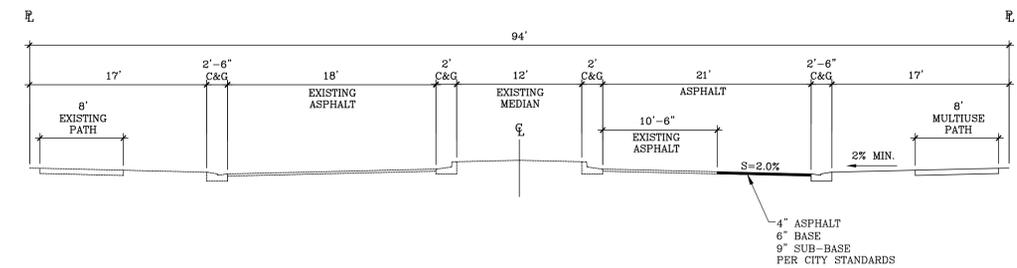


VALVE AND EQUIPMENT SCHEDULE				
ITEM	SIZE	DESCRIPTION	QTY	ENDS
①	--	PRESSURE GAGE LIQUID FILLED WITH BRASS VALVE AND NIPPLES	2	THREADED
②	--	PIPE SUPPORT	2	--
③	12"	DI LONG BODY SLEEVE WITH MEGALUG FOLLOWERS	2	--
④	12"	DI SPOOL LENGTH AS REQUIRED	2	MIXFL
⑤	8"	200# ANSI FLANGE GATE VALVE WITH HANDWHEEL	2	FLANGED
⑥	8"	DISMANTLING JOINT	1	FLANGED
⑦	8"	PRESSURE REDUCING VALVE	1	FLANGED
⑧	8"x3"	TEE	2	FLANGED
⑨	12"	THRUST RING	2	--
⑩	16"	16" SQUARE AND DEEP CONCRETE SUMP PIT WITH FIBERGLASS GRATING	1	--
⑪	2-1/2"	200# ANSI FLANGE GATE VALVE WITH HANDWHEEL	2	--
⑫	2-1/2"	90° DIP BEND	2	FLANGED
⑬	2-1/2"	DI SPOOL LENGTH AS REQUIRED	2	FLANGED
⑭	2-1/2"	DISMANTLING JOINT	2	FLANGED
⑮	6"	SCHEDULE 80 PVC PASSIVE VENT PIPING	2	--
⑯	--	GALVANIZED LADDER	1	--
⑰	30"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING	1	--
⑱	36"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING CENTER OVER 6" PRV.	1	--
⑲	--	UNTREATED BASE COURSE MATERIAL	--	--
⑳	8"	DI SPOOL LENGTH AS REQUIRED	2	FIXFL
㉑	3"x2-1/2"	REDUCER	2	FLANGED
㉒	12"x8"	REDUCER	2	FLANGED

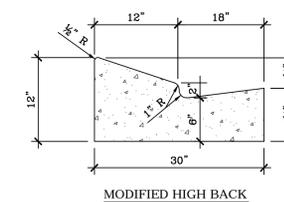
- NOTES:
- MANHOLE ACCESS TO BE LOCATED ON DOWNHILL SIDE OF VAULT.
  - VAULT TO BE PLACED LEVEL WHILE PROVIDING MINIMUM COVER OF 12" AT DOWNHILL EDGE AND MAINTAINING A MINIMUM OF 4" OVER PIPING.
  - PIPE FITTINGS MAY BE NECESSARY OUTSIDE VAULT TO ACCOMMODATE ROADWAY SLOPE AND PROPER PIPE COVER.



2 | 53' RIGHT-OF-WAY (LOCAL STREET)

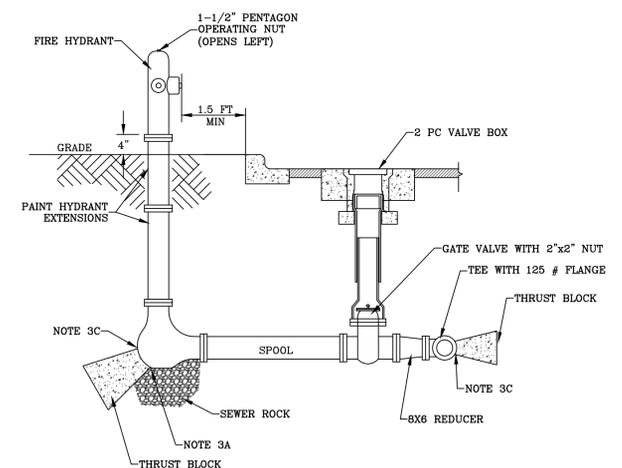


3 | 94' RIGHT-OF-WAY (MAJOR COLLECTOR)



4 | CURB & GUTTER DETAILS

- NOTES:
- INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
  - BACKFILL: PROVIDE AND PLACE PER APWA SECTION 02321. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
  - HYDRANT: DRY BARREL PER AWWA C502. ADDITIONAL WATER SYSTEM REQUIREMENTS ARE SPECIFIED IN APWA SECTION 02510.
    - PROVIDE AT LEAST 1 CUBIC YARD OF APWA SECTION 02660 SEWER ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. WRAP PLASTIC OVER SEWER ROCK TO PREVENT SILTING.
    - PAINT FIRE HYDRANT TO AGENCY'S FIRE HYDRANT PAINT CODE.
    - APPLY PLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
    - NOTIFY FIRE DEPARTMENT AS SOON AS HYDRANT IS PLACED IN SERVICE.
  - THRUST BLOCK:
    - PRIOR TO POURING CONCRETE, WRAP PIPE WITH 8 MIL THICK PLASTIC SHEET TO PREVENT BONDING OF CONCRETE TO PIPE SYSTEM.
    - NOT REQUIRED FOR FLANGE OR WELDED PIPE SYSTEMS.



5 | FIRE HYDRANT DETAIL

1 | 12" PRV STATION



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EVANS RANCH - PLAT "A"  
EAGLE MOUNTAIN, UTAH  
DETAILS

REVISIONS
1 -
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3 -
4 -
5 -

LEI PROJECT #:  
**2012-1845**  
DRAWN BY:  
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**GDM**  
SCALE:  
**N.T.S.**  
DATE:  
**2/4/2015**

SHEET  
**7**

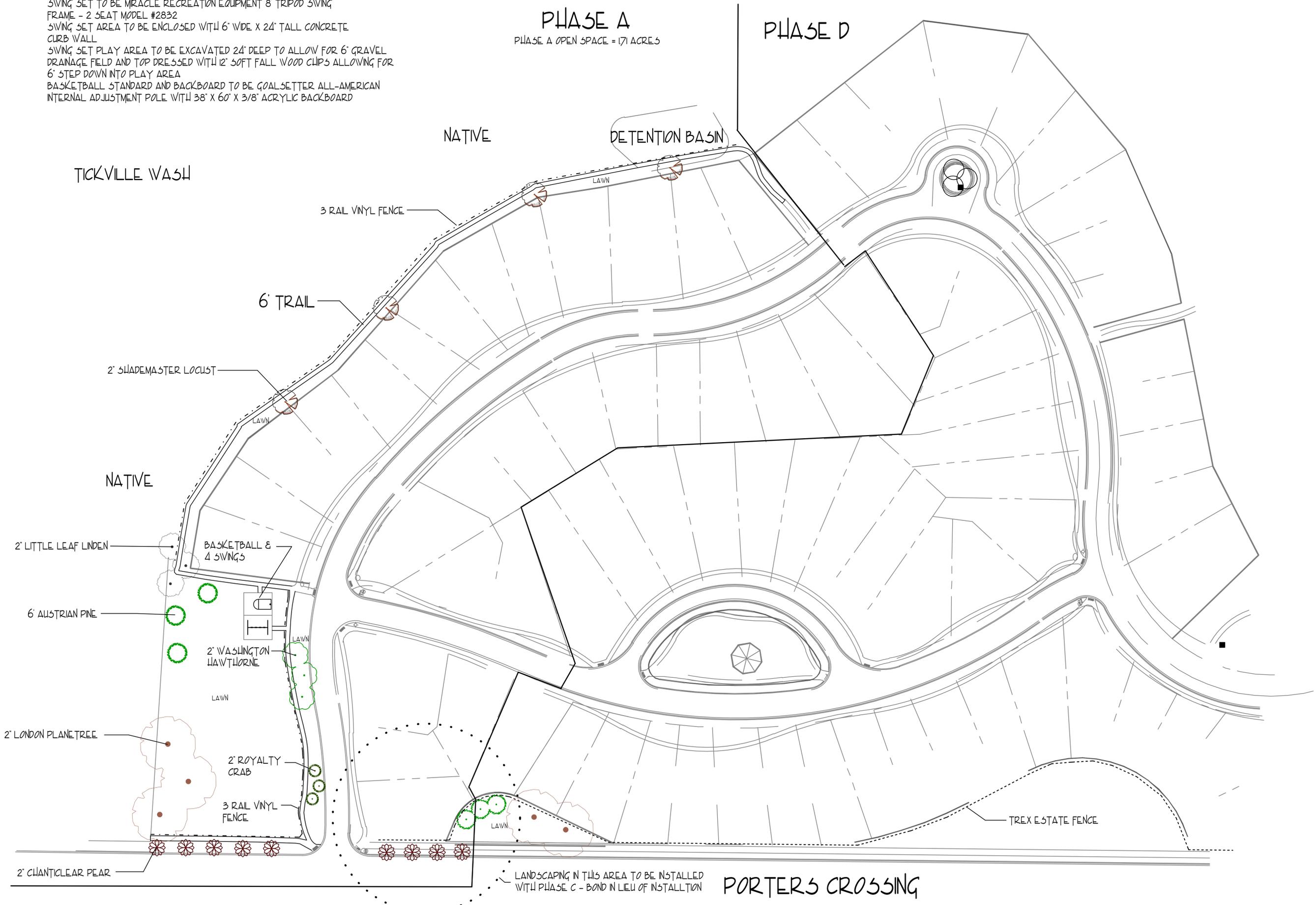
**NOTES:**

- LAWN AREAS TO BE HYDROSEEDED
- DISTURBED AREAS OUTSIDE TRAIL MARKED AS NATIVE TO BE DORMANT SEEDED WITH NATIVE WILDFLOWER AND GRASS MIX
- SWING SET TO BE MIRACLE RECREATION EQUIPMENT 8 TRIPOD SWING FRAME - 2 SEAT MODEL #2832
- SWING SET AREA TO BE ENCLOSED WITH 6" WIDE X 24" TALL CONCRETE CURB WALL
- SWING SET PLAY AREA TO BE EXCAVATED 24" DEEP TO ALLOW FOR 6" GRAVEL DRAINAGE FIELD AND TOP DRESSED WITH 12" SOFT FALL WOOD CHIPS ALLOWING FOR 6" STEP DOWN INTO PLAY AREA
- BASKETBALL STANDARD AND BACKBOARD TO BE GOALSETTER ALL-AMERICAN INTERNAL ADJUSTMENT POLE WITH 38" X 60" X 3/8" ACRYLIC BACKBOARD

**PHASE A**

PHASE A OPEN SPACE = 171 ACRES

**PHASE D**



TICKVILLE WASH

NATIVE

DETENTION BASIN

3 RAIL VINYL FENCE

6' TRAIL

2' SHADEMASTER LOCUST

NATIVE

2' LITTLE LEAF LINDEN

BASKETBALL & 4 SWINGS

6' AUSTRIAN PINE

2' WASHINGTON HAWTHORNE

2' LONDON PLANETREE

2' ROYALTY CRAB

3 RAIL VINYL FENCE

2' CHANTICLEAR PEAR

LANDSCAPING IN THIS AREA TO BE INSTALLED WITH PHASE C - BOND IN LIEU OF INSTALLATION

PORTERS CROSSING

TREX ESTATE FENCE

**TABULATIONS**

-SINGLE FAMILY .....	242 DU	(2.86 DU/AC)
-TOWNHOMES .....	163 DU	(10.33 DU/AC)
-TOTAL DWELLING UNITS.....	405 DU	(4.25 DU/AC)
<hr/>		
-AVERAGE LOT SIZE .....	9,198 SF	
-LARGEST LOT SIZE .....	14,734 SF	
-SMALLEST LOT SIZE .....	5,776 SF	
<hr/>		
TOTAL AREA	120.45 AC	
<hr/>		
-PORTERS CROSSING ROAD .....	2.55 AC	(2.12%)
-GOLDEN EAGLE ROAD .....	1.64 AC	(1.36%)
-CHURCH SITE .....	4.61 AC	(3.83%)
-SCHOOL SITE .....	11.55 AC	(9.59%)
-TOWNHOMES.....	13.63 AC	(11.32%)
-SINGLE FAMILY.....	68.47 AC	(57.19%)
<hr/>		
-OPEN SPACE AREA*.....	25.07 AC	(20.81%)
TICKVILLE WASH.....	6.22 AC	
ACTIVE/PASSIVE OPEN SPACE SP.....	16.12 AC	
ACTIVE/PASSIVE OPEN SPACE TOWN.....	2.73 AC	

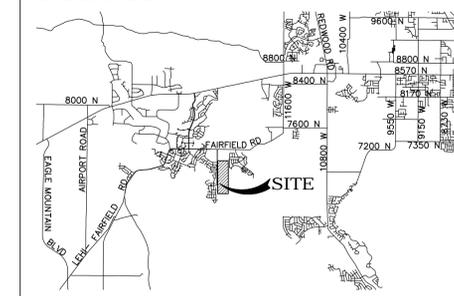
ZONE - R, SFD / SFA

\* SEE LANDSCAPE PLANS FOR SPECIFIC OPEN SPACE DETAILS AND AREAS.

# EVANS RANCH

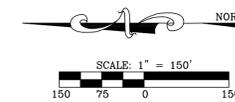
A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,  
EAGLE MOUNTAIN, UTAH

VICINITY MAP



**ENGINEERS  
SURVEYORS  
PLANNERS**

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Spanish Fork, UT 84660  
Phone: 801.798.0555  
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office@lei-eng.com  
www.lei-eng.com



TOWNHOMES  
13.63 ACRES  
163 UNITS  
12.0 UNITS/ACRE

POTENTIAL SCHOOL SITE  
11.55 ACRES  
(VESTED AT 33 SINGLE FAMILY LOTS)

**EVANS RANCH PRELIMINARY PLAN**  
 EAGLE MOUNTAIN, UTAH  
**MASTER DEVELOPMENT PLAN MAP**

REVISIONS
1
2
3
4
5

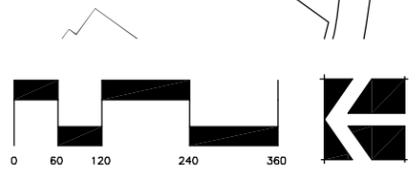
<b>DEVELOPER / OWNER</b> DAI 1099 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 (801) 495-3414	<b>ENGINEER</b> LEI CONSULTING ENGINEERS 3302 NORTH MAIN SPANISH FORK, UTAH 84660 (801) 798-0555
<b>PROJECT NAME</b> EVANS RANCH	

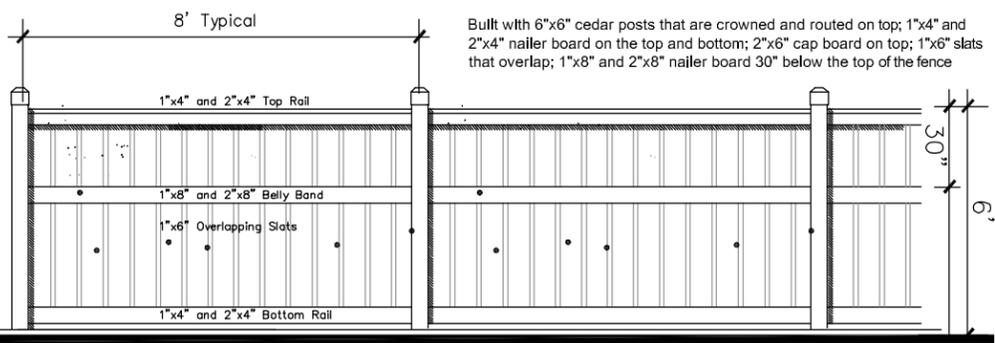
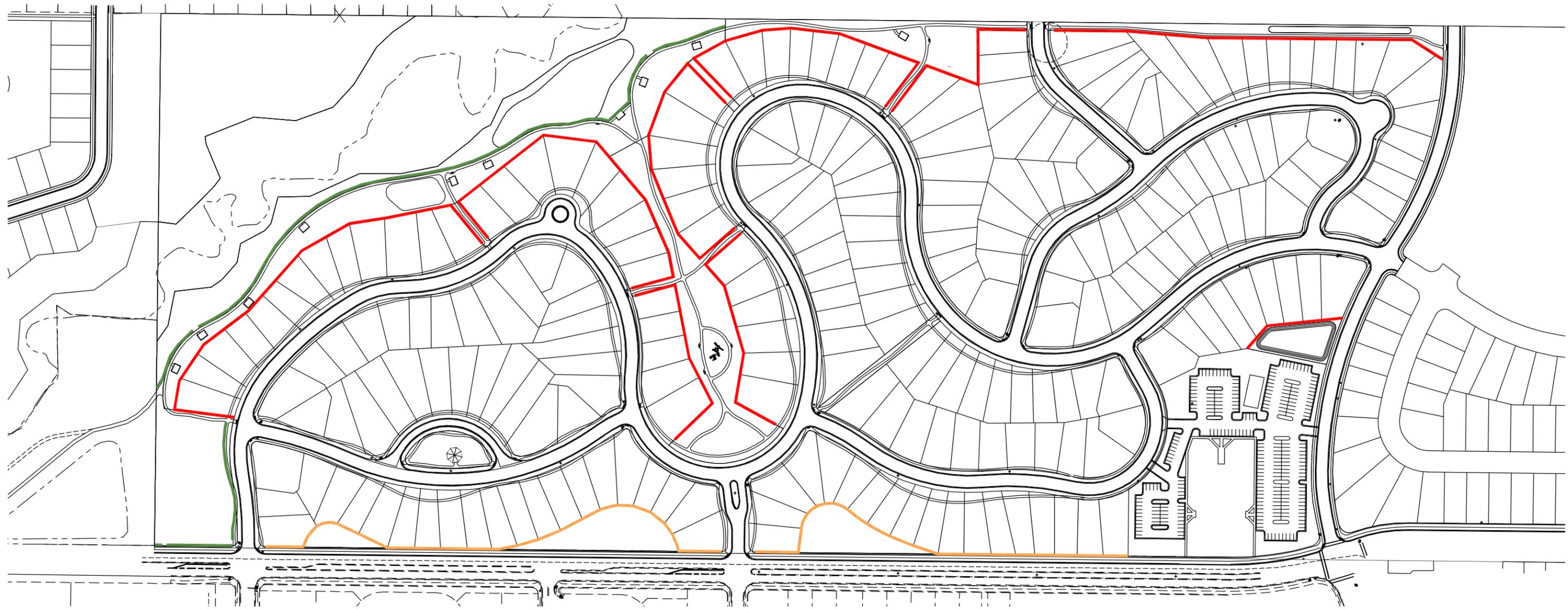
LEI PROJECT #:  
**2012-1845**  
DRAWN BY:  
**BLS**  
CHECKED BY:  
**GDM**  
SCALE:  
**1" = 150'**  
DATE:  
**10/10/2013**

SHEET  
**1**

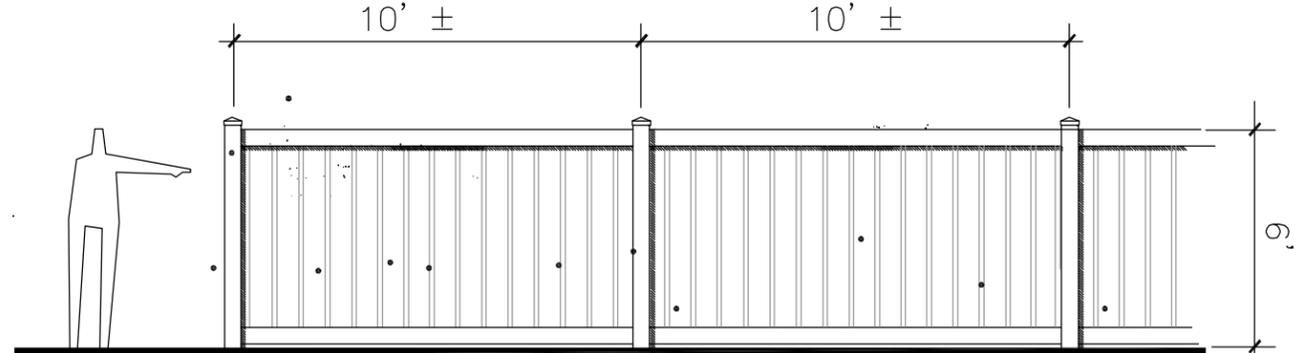


All private open space will be landscaped with sod, trees, shrubs, xeriscaping, and other manicured landscaping.”

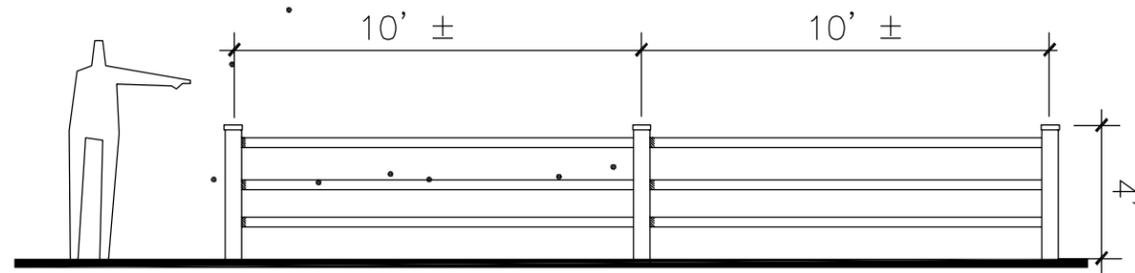




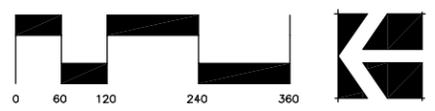
**Estate Fence**

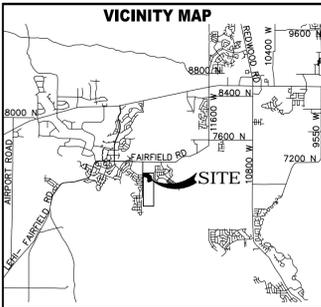


**6' Vinyl Fence (Tan)**



**Split-rail Fence (3-rail)**





# EVANS RANCH

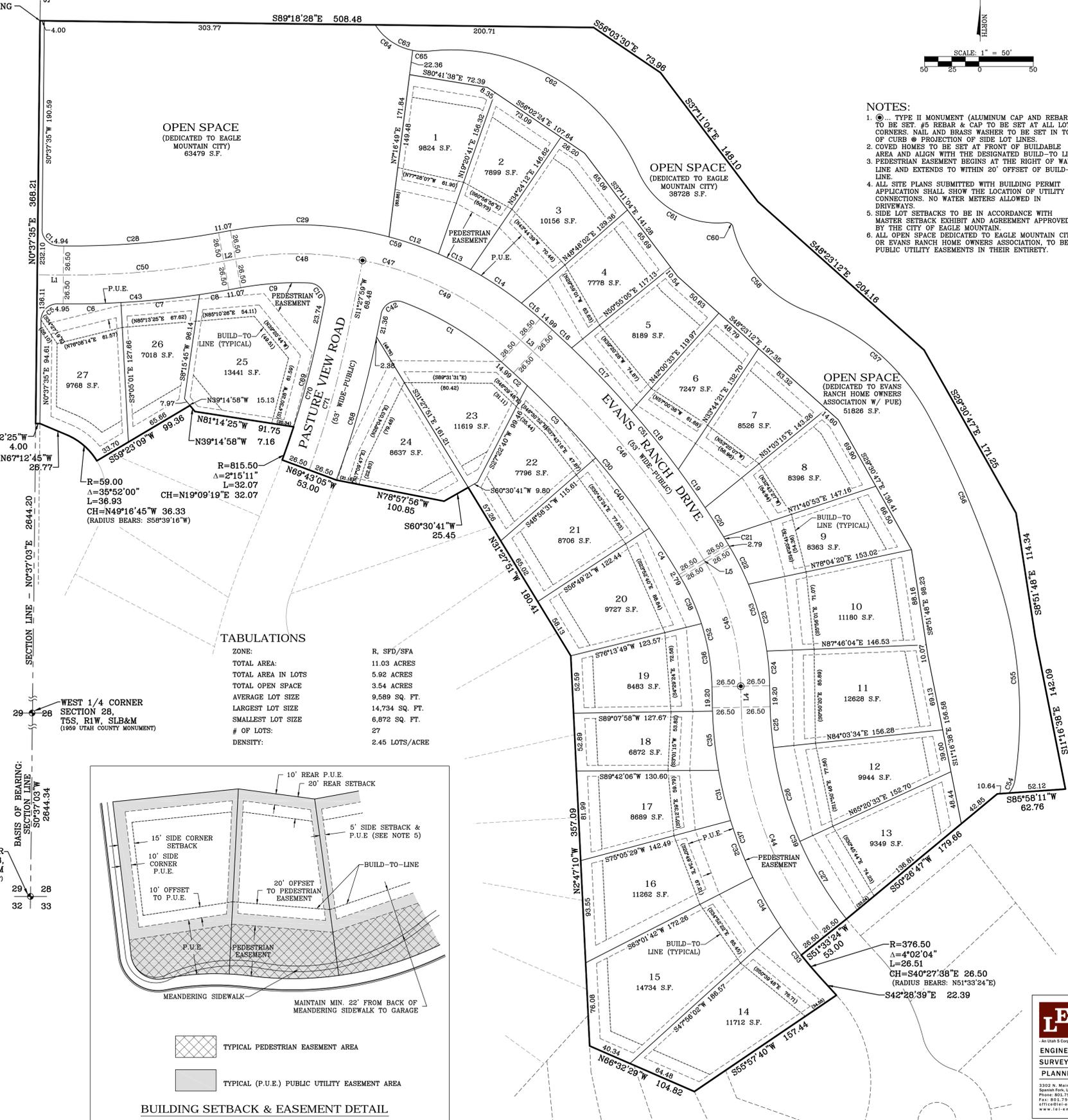
## PLAT "A"

A PORTION OF THE WEST HALF OF SECTION 28, T5S, R1W SLB&M

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	282.50	21°35'13"	106.44	S58°48'55"E 105.81
C2	803.50	1°13'06"	17.09	S47°24'45"E 17.09
C3	803.50	6°30'25"	91.25	S43°33'00"E 91.20
C4	803.50	3°35'53"	50.46	S32°43'11"E 50.45
C5	15.00	89°59'52"	23.56	N45°37'31"E 21.21
C6	803.50	3°47'44"	53.23	N88°43'35"E 53.22
C7	803.50	5°10'22"	72.54	N84°14'38"E 72.52
C8	803.50	1°57'00"	27.34	N80°40'51"E 27.34
C9	282.50	12°50'08"	63.29	N86°07'26"E 63.15
C10	15.00	98°55'30"	25.90	S37°59'45"E 22.80
C11	15.00	90°00'08"	23.56	S44°22'29"E 21.21
C12	335.50	8°13'29"	48.16	S71°05'24"E 48.12
C13	335.50	5°36'36"	32.85	S64°10'21"E 32.84
C14	335.50	9°32'04"	55.83	S56°36'01"E 55.77
C15	335.50	3°48'40"	22.32	S49°55'38"E 22.31
C16	856.50	1°37'53"	24.39	S47°12'22"E 24.39
C17	856.50	5°18'35"	79.37	S43°44'07"E 79.35
C18	856.50	4°36'05"	68.78	S38°46'47"E 68.77
C19	856.50	2°51'46"	42.80	S35°02'52"E 42.79
C20	856.50	2°07'19"	31.72	S32°33'19"E 31.72
C21	856.50	0°34'26"	8.58	S31°12'27"E 8.58
C22	256.50	8°23'22"	37.56	S28°43'33"E 37.52
C23	256.50	14°12'57"	63.84	S15°25'24"E 63.48
C24	256.50	7°04'49"	31.70	S4°46'31"E 31.68
C25	323.50	6°39'31"	37.60	S4°33'52"E 37.57
C26	323.50	15°50'28"	89.44	S15°48'52"E 89.16
C27	323.50	14°42'30"	83.05	S31°05'21"E 82.82
C28	750.50	10°55'05"	143.01	N85°09'54"E 142.80
C29	335.50	25°05'29"	146.93	S87°44'54"E 145.75
C30	803.50	17°06'04"	239.82	N39°28'16"W 238.93
C31	376.50	7°11'31"	47.26	S13°33'51"E 47.23
C32	376.50	8°30'08"	55.87	S21°24'40"E 55.82
C33	376.50	8°54'04"	58.49	S38°01'38"E 58.43
C34	376.50	7°54'51"	52.01	S29°37'10"E 51.96
C35	376.50	8°16'46"	54.41	S5°49'43"E 54.36
C36	203.50	16°34'14"	58.85	S9°31'14"E 58.65
C37	376.50	37°12'29"	244.50	S19°50'21"E 240.23
C38	203.50	13°06'53"	46.58	S24°21'48"E 46.48
C39	323.50	37°12'29"	210.08	S19°50'21"E 206.41
C40	803.50	5°46'40"	81.03	S37°24'27"E 80.99
C42	15.00	98°55'30"	25.90	N60°55'44"E 22.80
C43	803.50	10°55'05"	153.11	N85°09'54"E 152.88
C44	350.00	41°14'32"	251.93	S21°51'23"E 246.53
C45	230.00	29°41'07"	119.16	N16°04'41"W 117.84
C46	830.00	17°06'04"	247.73	N39°28'16"W 246.81
C47	309.00	52°16'20"	281.91	N74°09'28"W 272.23
C48	309.00	21°45'38"	117.36	N89°24'49"W 116.65
C49	309.00	30°30'42"	164.55	N83°16'39"W 162.61
C50	777.00	10°55'05"	148.06	N85°09'54"E 147.84
C51	856.50	17°06'04"	255.84	S39°28'16"E 254.69
C52	203.50	29°41'07"	105.43	S16°04'41"E 104.26
C53	256.50	29°41'07"	132.89	S16°04'41"E 131.41
C54	22.50	33°51'37"	13.30	N25°28'56"E 13.10
C55	401.64	26°49'34"	188.05	N4°53'40"W 186.33
C56	935.94	9°45'15"	159.34	N23°11'05"W 159.15
C57	204.32	42°07'18"	150.21	N49°07'22"W 146.85
C58	109.39	56°55'52"	108.70	N41°43'05"W 104.28
C59	335.50	52°16'20"	306.08	N74°09'28"W 295.58
C60	5.00	83°01'26"	7.25	N54°45'52"W 6.63
C61	79.79	72°11'51"	100.54	N60°10'40"W 94.02
C62	187.60	72°05'54"	236.07	N60°07'41"W 220.80
C63	52.83	63°31'46"	58.57	N64°24'45"W 55.62
C64	52.83	46°30'54"	42.89	S55°54'19"E 41.72
C65	52.83	17°00'52"	15.69	S87°40'12"E 15.63
C68	868.50	8°48'56"	133.63	N15°52'27"E 133.49
C69	815.50	6°33'44"	93.40	S14°44'52"W 93.35
C70	815.50	8°48'56"	125.47	N15°52'27"E 125.35
C71	842.00	8°48'56"	129.55	N15°52'27"E 129.42

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°22'25"W	23.95
L2	N79°42'22"E	11.07
L3	S48°01'18"E	14.99
L4	S11°4'07"E	19.20
L5	S30°55'14"E	2.79

ADDRESSES	
LOT #1	7856 NORTH
LOT #2	7854 NORTH
LOT #3	7852 NORTH
LOT #4	7848 NORTH
LOT #5	7846 NORTH
LOT #6	7840 NORTH
LOT #7	7834 NORTH
LOT #8	7828 NORTH
LOT #9	7824 NORTH
LOT #10	7820 NORTH
LOT #11	7812 NORTH
LOT #12	7800 NORTH
LOT #13	7582 NORTH
LOT #14	7575 NORTH
LOT #15	7583 NORTH
LOT #16	7593 NORTH
LOT #17	7801 NORTH
LOT #18	7811 NORTH
LOT #19	7819 NORTH
LOT #20	7827 NORTH
LOT #21	7837 NORTH
LOT #22	7845 NORTH
LOT #23	7855 NORTH
LOT #24	7858 NORTH
LOT #25	7873 NORTH
LOT #26	7881 NORTH
LOT #27	7891 NORTH



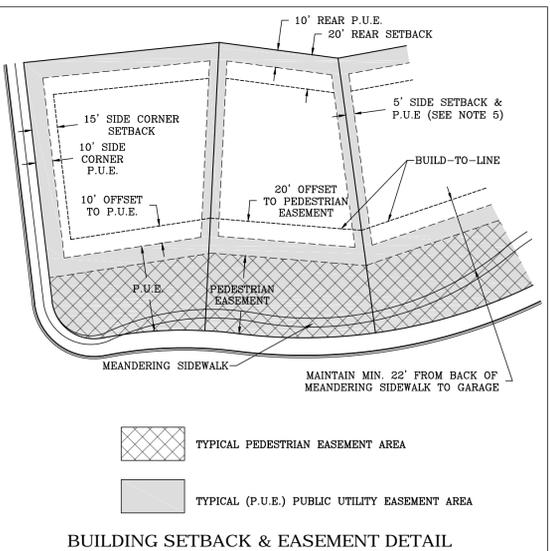
OPEN SPACE  
(DEDICATED TO EAGLE MOUNTAIN CITY)  
63479 S.F.

OPEN SPACE  
(DEDICATED TO EAGLE MOUNTAIN CITY)  
38728 S.F.

OPEN SPACE  
(DEDICATED TO EAGLE MOUNTAIN CITY)  
51826 S.F.

TABULATIONS

ZONE:	R, SPD/SFA
TOTAL AREA:	11.03 ACRES
TOTAL AREA IN LOTS:	5.92 ACRES
TOTAL OPEN SPACE:	3.54 ACRES
AVERAGE LOT SIZE:	9,589 SQ. FT.
LARGEST LOT SIZE:	14,734 SQ. FT.
SMALLEST LOT SIZE:	6,872 SQ. FT.
# OF LOTS:	27
DENSITY:	2.45 LOTS/ACRE



- NOTES:
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - COVER HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
  - PEDESTRIAN EASEMENT BEGINS AT THE RIGHT OF WAY LINE AND EXTENDS TO WITHIN 20' OFFSET OF BUILD-TO LINE.
  - ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
  - SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
  - ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY OR EVANS RANCH HOME OWNERS ASSOCIATION, TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.



**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT POINT LOCATED S0°37'35"W ALONG THE SECTION LINE 1322.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING-S0°37'03"W ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 28); THENCE S89°18'28"E 508.48 FEET; THENCE S56°03'30"E 73.96 FEET; THENCE S37°11'04"E 148.10 FEET; THENCE S48°21'27"E 204.16 FEET; THENCE S22°00'47"E 171.25 FEET; THENCE S9°51'48"E 114.34 FEET; THENCE S11°16'38"E 142.09 FEET; THENCE S85°56'11"W 62.76 FEET; THENCE S50°26'47"W 179.66 FEET; THENCE S51°33'24"W 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 376.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N51°33'24"E) TO THE LEFT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: S40°27'38"E 26.50 FEET); THENCE S42°28'39"E 22.39 FEET; THENCE S55°57'40"W 157.44 FEET; THENCE N66°32'29"W 104.82 FEET; THENCE N2°47'10"W 357.09 FEET; THENCE N31°27'51"W 180.41 FEET; THENCE S26°50'41"W 25.45 FEET; THENCE N78°57'56"W 100.85 FEET; THENCE N69°43'05"W 53.00 FEET; THENCE ALONG THE ARC OF A 815.50 FOOT RADIUS CURVE TO THE LEFT 32.07 FEET THROUGH A CENTRAL ANGLE OF 2°15'11" (CHORD: N19°09'19"E 32.07 FEET); THENCE N81°14'25"W 91.75 FEET; THENCE N39°14'58"W 7.16 FEET; THENCE S59°23'09"W 99.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 59.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S58°39'16"W) 36.93 FEET THROUGH A CENTRAL ANGLE OF 35°52'00" (CHORD: N49°16'45"W 36.33 FEET); THENCE N67°12'45"W 26.77 FEET; THENCE N89°22'25"W 4.00 FEET; THENCE N0°37'35"E 388.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.03 ACRES

DATE \_\_\_\_\_ SURVEYOR (See Seal Below) \_\_\_\_\_

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PRIVATE OPEN SPACES AS PUBLIC UTILITY EASEMENTS, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

STATE OF UTAH \_\_\_\_\_ COUNTY OF SALT LAKE \_\_\_\_\_ S.S. \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_

APPROVED \_\_\_\_\_ ENGINEER (See Seal Below) \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

PLAT "A"

# EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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**LEI**  
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www.lei-eng.com

This form approved by Utah County and the municipalities therein.