



Eagle Mountain City  
City Council Staff Report  
August 2<sup>nd</sup> 2016

Project:	<b>Evans Ranch</b>
Applicant:	Nate Shipp/DAI
Request:	Preliminary Plat and Master Site Plan
Type of Action:	Action Item

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***Preface***

This Staff Report covers two separate applications for the Evans Ranch Development. The applications are interrelated, as are the issues and items for consideration. This report covers a request to approve a preliminary plat for the townhome and cottage lot portion of the development, and adopt a master site plan for the townhome area of the project.

It should be noted that the Council will also be reviewing a proposal to amend the approved Evans Ranch Master Development Plan and Master Development Agreement at the August 2<sup>nd</sup> 2016 meeting; however, the approval of the Preliminary Plat and Master Site Plan are **NOT** dependent on an approval of the proposed MDP/MDA amendment.

***Planning Commission Recommendation***

On July 12<sup>th</sup> 2016 the Eagle Mountain Planning Commission reviewed the application for a Master Site Plan and a Preliminary Plat. A public hearing was held that included comments from one neighboring resident. Following quite a bit of discussion, the Planning Commission voted (5-0) to recommend approval with the following conditions:

1. Construction of Pool shall be commenced prior to the issuing of the 16<sup>th</sup> building permit, and be completed prior to the issuing of the 78<sup>th</sup> building permit
2. Swimming Pool must be bonded for with subdivision improvements
3. No parking on fire hydrant side of 26' private roads
4. Alleys/Driveways must be signed "no parking" at 150' intervals, and the fire marshal must approve a signage and striping plan prior to building permits being issued.
5. 6' Estate fence between Cottage Lots and the future extension to Porter's Crossing Parkway should be installed with infrastructure improvements
6. The 40 surface parking stalls shall be signed as guest parking
7. The applicant shall provide street light plans that comply with EMMC
8. Lots 15-20, 36-40, and 46-51 in the townhome portion of the project may only construct semi-private fencing
9. A 6' fence shall be provided between the Tot lot and the Swimming Pool

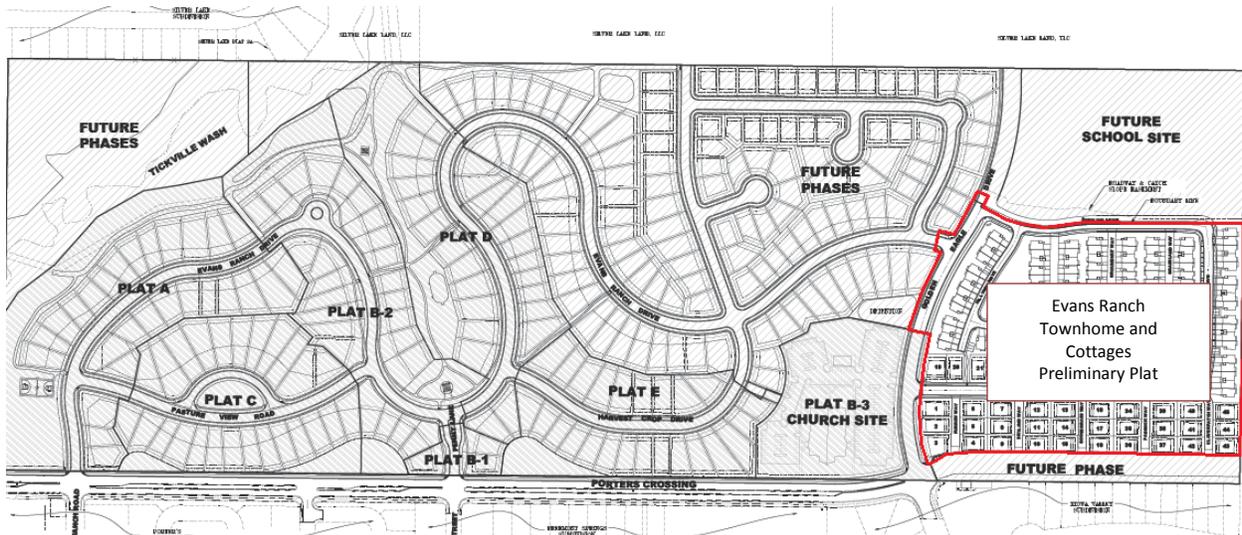
**Staff concerns addressed**

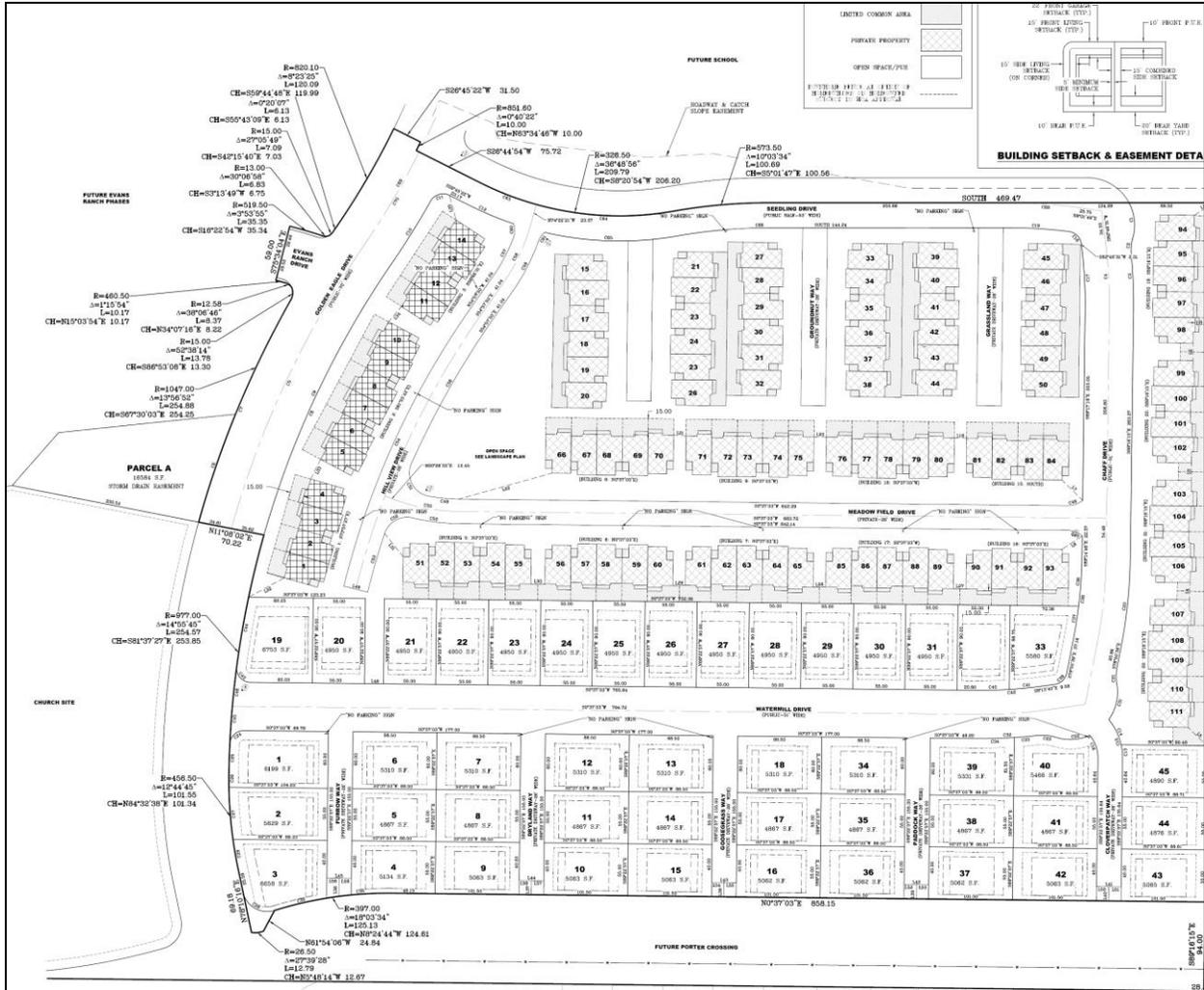
Following the Planning Commission meeting the applicant indicated that they are able and willing to meet all conditions of approval they received from the Planning Commission. In addition, the applicant took staff advice and redesigned the layout of the townhome units. Staff supports the new design as it opens up and combines open space into one larger, more useable piece that is visible from the road, and removes the need for semi-private fencing behind townhome units. The applicant now also shows a 6' privacy fence along Golden Eagle Drive, and behind cottage lots 19-33, providing a buffer between the cottage and townhome lots.

## Preliminary Plat

A preliminary plat review includes the layout of lots, and proper street circulation, utility demands, park and recreation sites, etc. The applicant is proposing 112 townhome units and 45 Single Family Cottage lots for a total of 157 Units.

Under the currently approved Evans Ranch Master Development Plan the applicant is allowed up to 149 townhomes and 30 cottage lots for 179 total units. Staff and the Planning Commission support the applicant's proposal to reduce the number of townhomes and increase the number of single family units. The proposed Preliminary Plat is provided below:





**Items for Consideration**

**Open Space:** The applicant’s proposal meets and exceeds the open space requirements established in the Evans Ranch Master Development Agreement. In total the applicant will provide for a total of 1,043.24 amenity points and 13.04 acres of improved open space, exceeding the minimum open space requirements for the project.

**ROW:** The applicant has indicated they will design public roads to the newly adopted 53’ ROW; however, they were unable to provide plans that showed this standard prior to the Council meeting.

**Clubhouse & Pool:** This phase of development is a Tier III Residential Development which requires construction of a clubhouse; however, a swimming pool is not required unless there are more than 150 Tier III Units. The applicant believes that a swimming pool is a more desirable amenity than a clubhouse, and has proposed to provide a swimming pool, pavilion, and restroom instead of providing a clubhouse. Staff agrees with the applicant that a pool provides a bigger benefit to residents and supports the development of a pool instead of a club house. The Planning Commission recommended the approval of a Swimming Pool rather than a Clubhouse at Staff’s recommendation.

If approved by the City Council, construction of the pool must commence prior to the issuing of 10% of Tier III building permits (16<sup>th</sup> building permit for the phase). The pool shall be completed by the time 50% of the units in the phase have been sold (78). The Swimming Pool should be bonded for with the subdivision improvements that contain the 16<sup>th</sup> building permit.

**Setbacks:** Tier III setbacks require 20' between multifamily units; the applicant has proposed units which do not meet these setback requirements, however, the City Council may approve setbacks that differ from this standard if they so choose. The council has approved setbacks that do not meet this standard in recent subdivisions.

Setbacks for Cottage Lots were established in the Master Development Agreement and should be shown on the plat.

**Fencing:** All fencing shall meet the standards of the approved exhibit in the Evans Ranch Master Development Plan, and constructed in accordance with Paragraph 3 of the MDA.

**Streetlights:** Streetlights are required at a minimum of every 250' along a public road and at a maximum of 350'. The applicant shall provide street light locations which conform to this standard. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

**Parking:** The Parking requirement for townhome units is 2 Stalls per dwelling unit (not in tandem configuration) and 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage, the requirements for this development are therefore:

- 224 Stalls
  - 112 of which must be Garage Stalls
- 37 Guest Parking Stalls

The applicant has proposed 224 Garage Parking Stalls, and 40 surface parking stalls. The 40 surface parking stalls shall be posted as Guest Parking only.

**Traffic Impact Study:** The applicant has completed an update to the Evans Ranch Traffic Impact Study. Recommended mitigation measures by this study include:

- Signalizing the intersection of Porter's Crossing Parkway and Pony Express Parkway as soon as it is warranted
- Dual left turns be constructed for the westbound left-turn movement at the intersection of Pony Express Parkway / Porters Crossing Parkway

**Dark Sky:** All lights shall meet the City's Dark Sky Ordinance

# Master Site Plan

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**Purpose:** Master Site Plans address the following issues for the entire site: Land Use, Open Space and landscaped areas, architectural guidelines, buildable square footage, parking requirements, access and circulation, phasing and timing of improvements, project monument sign locations, storm drainage, and all preliminary calculations for infrastructure improvements and traffic impact mitigation.

The applicant has made a full Master Site Plan application, addressing these concerns. As we are taking the Master Site Plan forward at the same time as the Preliminary Plat, most of the items have already been addressed in this staff report.

## **Items for Consideration**

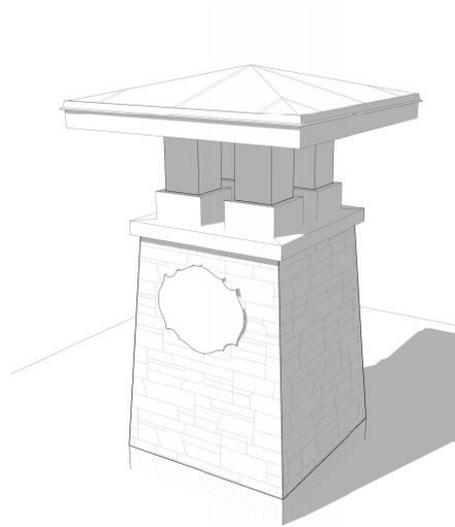
**Architectural Guidelines:** The applicant has provided updated townhome elevations complete with a materials list showing the materials that will be used in the project. The townhome elevations must be approved as an amendment to exhibit 7 of the Master Development Agreement, but it is also appropriate to review architectural theming with the Master Site Plan.

The applicant is proposing theming that is consistent throughout the project using blue, white, and tan features. Materials are proposed to be high quality masonry materials including fiber cement board. Below is an example of the proposed Mailbox which meets the multifamily design standard that mailboxes not simply be plain CMU's and that they be under a sheltering element and fit the development. Townhome elevations are also provided below.





**Monument Signs:** Monument signs locations are shown on the Master Site Plan, and the applicant has provided staff with the rendering of the monument/pylon signs to be used in the Evans Ranch Development. It is the opinion of staff that these signs are attractive and unique to the development.



***Recommendation***

Staff recommends that the City Council approve the Evans Ranch Townhome and Cottage Lots Preliminary Plat and Master Site Plan as the proposal conforms to Eagle Mountain Municipal Code (EMMC) and the Approved Evans Ranch Master Development Agreement and the approved Evans Ranch Master Development Plan. Recommended conditions of approval include:

1. Construction of Pool shall be commenced prior to the issuing of the 16<sup>th</sup> building permit, and be completed prior to the issuing of the 78<sup>th</sup> building permit

2. Swimming Pool must be bonded for with subdivision improvements phase that contain the 16th building permit
3. No parking on fire hydrant side of 26' private roads
4. Alleys/Driveways must be signed "no parking" at 150' intervals, and the Fire Marshal must approve a signage and striping plan prior to building permits being issued.
5. 6' Estate fence between Cottage Lots and the future extension to Porter's Crossing Parkway should be installed with infrastructure improvements
6. The 40 surface parking stalls shall be signed as guest parking
7. The applicant shall provide street light plans that comply with EMMC
8. A 6' fence be provided between the Tot lot and the Swimming Pool
9. 53' ROW is provided for all public streets

***Attachments***

- Preliminary Plat

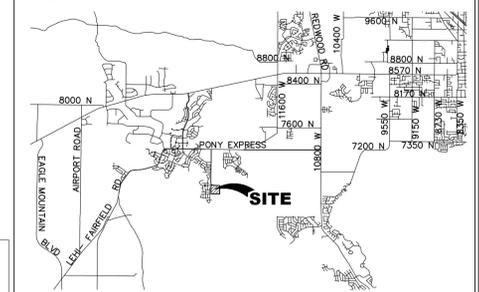
# EVANS RANCH COTTAGE LOTS & TOWNHOMES

## PRELIMINARY PLAN

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



### VICINITY MAP



ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

### TABLE OF CONTENTS

COVER	
SHEET 1	BOUNDARY/TOPOGRAPHIC SURVEY
SHEET 2	TOWNHOME & LOT LAYOUT
SHEET 3	UTILITY PLAN
SHEET 4	OFFSITE SEWER PLAN
SHEET 5	GRADING & EROSION CONTROL PLAN
SHEET 6	PHASE PLAN
SHEET 7	SLOPE ANALYSIS
SHEET 8	DETAILS

### PLAT CALCULATIONS

-TOWNHOMES	111 UNITS
-COTTAGES	45 LOTS
-TOTAL UNITS	156 UNITS (9.05 UNITS/AC)
-TOTAL AREA 17.22 AC	
-GOLDEN EAGLE DRIVE	0.79 AC
-TOWNHOMES	9.32 AC
-TOWNHOME OPEN SPACE	1.60 AC
-TOWNHOMES BUILDING, DRIVES & OTHER	7.72 AC
-COTTAGES 7.11 AC	
-COTTAGES OPEN SPACE	0.04 AC
-COTTAGES LOT AREA	7.07 AC

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

### 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 ALLEYWAYS.
- REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING ACCORDING TO MASTER DEVELOPMENT AGREEMENT.
- SURFACE WATER CONTROL WILL BE ADDRESSED WITH EACH FINAL PLAT, INCLUDING INDIVIDUAL LOT DRAINAGE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- 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.
- SEE SEPARATE PLAN FOR LANDSCAPE & AMENITY DETAILS.

### LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	EX-SS
SEWER MANHOLE	S-M
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SD-M
STORM DRAIN CURB INLET	SD-CI
PI	EX-PI
PI VALVE	PI-V
PROPOSED	
WATER	W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	SS
SEWER MANHOLE	S-M
STORM DRAIN	SD
STORM DRAIN MANHOLE	SD-M
STORM DRAIN CURB INLET	SD-CI
PI	PI
PI VALVE	PI-V
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 TOWNHOMES & COTTAGE LOTS

EVANS RANCH COTTAGE LOTS & TOWNHOMES  
PRELIMINARY PLAN  
EAGLE MOUNTAIN, UTAH

COVER

### REVISIONS

1	
2	
3	
4	
5	

### LEI PROJECT #:

2012-1845

### DRAWN BY:

BLS

### CHECKED BY:

GDM

### SCALE:

1" = 150'

### DATE:

7/20/2016

### SHEET

COVER

### EAGLE MOUNTAIN CITY GENERAL NOTES

#### SEWER:

- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4" OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE, 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED, 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

#### WATER:

- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE, 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.

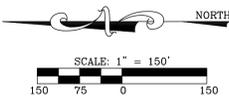
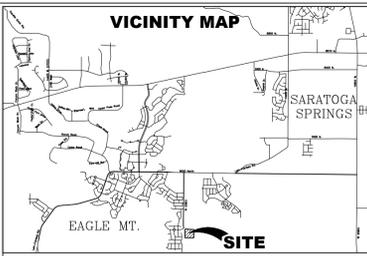
#### STORM DRAIN:

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE, 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED, 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

#### ROAD SECTION:

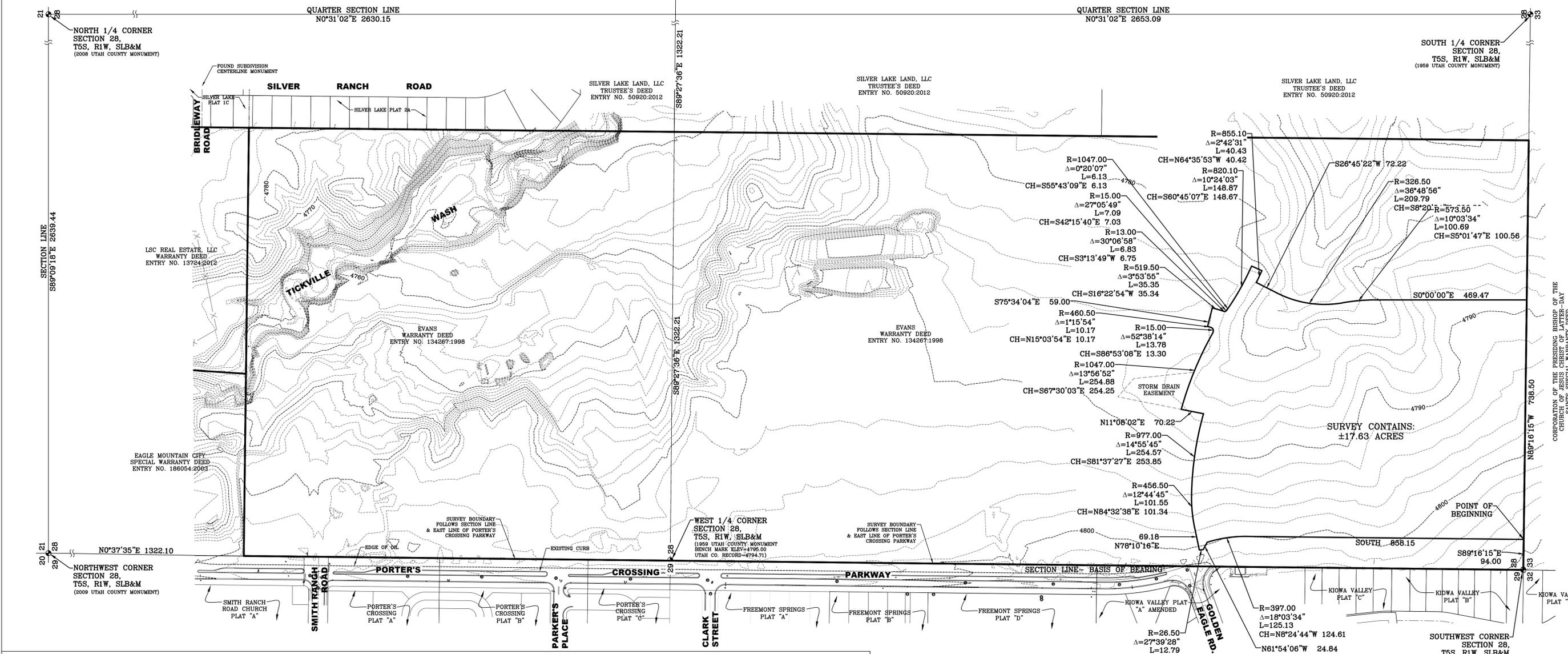
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

7/20/2016 10:18 AM



**NOTES**

- The purpose of this survey is to provide a Boundary/Topographic Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is N0°37'03"E along the Section Line from the Southwest Corner of the West 1/4 Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability; however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A title report prepared by First American Title, File No. 126191UT, Effective Date: February 22, 2013 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said report.
- The benchmark for the topographic information provided hereon is the found 1959 Utah County Monument at the West 1/4 Corner of Section 28, T5S, R1W, SLB&M, with an Elevation of 4,795.00 feet (This elevation is based on a local project elevation, Utah County has a published elevation of 4,794.71 feet). Contours are shown hereon at two (2) foot intervals.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - Original and any copies not individually signed and sealed by Surveyor.
  - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
  - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence together with information provided by the utility companies listed below. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.



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**SURVEY DESCRIPTION**

Located in the Southwest Quarter of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:  
 Beginning at a point on the South Section Line of said Section 28, said point being located S89°16'15"E 94.00 feet from the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N0°37'03"E 858.15 feet; thence Northwesterly along the arc of a 397.00 foot radius curve to the left 125.13 feet through a central angle of 18°03'34" (Chord: N8°24'44"W 124.61 feet); thence N61°54'06"W 24.84 feet; thence Northwesterly along the arc of a 26.50 foot radius curve to the left 12.67 feet through a central angle of 12°03'34" (Chord: N5°48'14"W 12.67 feet); thence N78°10'16"E 69.18 feet; thence Northeasterly along the arc of a 456.50 foot radius curve to the right 101.55 feet through a central angle of 12°44'45" (Chord: N84°32'38"E 101.34 feet); thence Northeasterly along the arc of a 977.00 foot radius curve to the right 254.57 feet through a central angle of 14°55'45" (Chord: S81°37'27"E 253.85 feet); thence N11°08'02"E 70.22 feet; thence Southwesterly along the arc of a 1047.00 foot radius curve to the right 134.21 feet through a central angle of 7°20'59" (Chord: S64°12'07"E 134.21 feet); thence Southeasterly along the arc of a 15.00 foot radius curve to the left 13.78 feet through a central angle of 52°38'14" (Chord: S86°53'08"E 13.30 feet); thence Northeasterly along the arc of a 12.58 foot radius curve to the left 8.37 feet through a central angle of 38°06'46" (Chord: N34°07'16"E 8.22 feet); thence Northeasterly along the arc of a 460.50 foot radius curve to the left 10.17 feet through a central angle of 1°15'54" (Chord: N15°03'54"E 10.17 feet); thence S75°34'04"E 59.00 feet; thence Southwesterly along the arc of a 519.50 foot radius curve to the right 35.35 feet through a central angle of 3°53'55" (Chord: S16°22'54"W 35.34 feet); thence Southwesterly along the arc of a 13.00 foot radius curve to the left 6.83 feet through a central angle of 30°06'58" (Chord: S3°13'49"W 6.75 feet); thence Southeasterly along the arc of a 15.00 foot radius curve to the right 7.09 feet through a central angle of 27°05'49" (Chord: S42°15'40"E 7.03 feet); thence Southeasterly along the arc of a 820.10 foot radius curve to the left 148.87 feet through a central angle of 10°24'03" (Chord: S60°45'07"E 148.87 feet); thence S24°02'51"W 35.00 feet; thence Northwesterly along the arc of a 855.10 foot radius curve to the right 40.43 feet through a central angle of 2°42'31" (Chord: N64°35'53"W 40.42 feet); thence S26°45'22"W 72.22 feet; thence Southwesterly along the arc of a 326.50 foot radius curve to the left 209.79 feet through a central angle of 36°48'56" (Chord: S8°20'03"E 209.79 feet); thence Southwesterly along the arc of a 573.50 foot radius curve to the right 100.69 feet through a central angle of 10°03'34" (Chord: S5°01'47"E 100.56 feet); thence South 469.47 feet; thence N89°16'15"W 738.50 feet to the point of beginning.

Contains: ±17.63 Acres

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**EVANS RANCH COTTAGE LOTS & TOWNHOMES  
 PRELIMINARY PLAN  
 EAGLE MOUNTAIN, UTAH  
 BOUNDARY/TOPOGRAPHIC SURVEY**

REVISIONS	
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LEI PROJECT #:  
**2012-1845**

DRAWN BY:  
**BLS**

CHECKED BY:  
**GDM**

SCALE:  
**1" = 150'**

DATE:  
**7/20/2016**

SHEET  
**1**

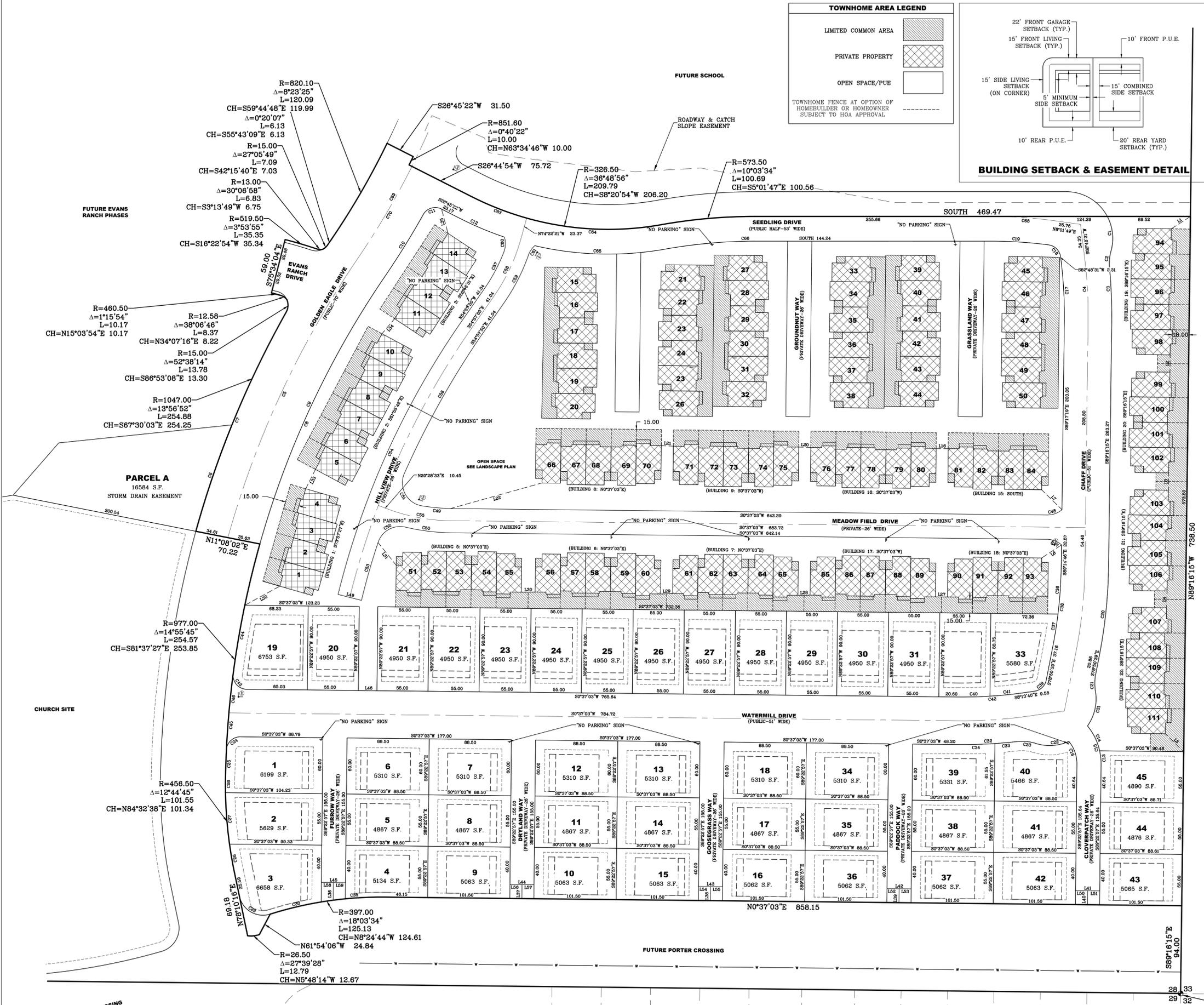
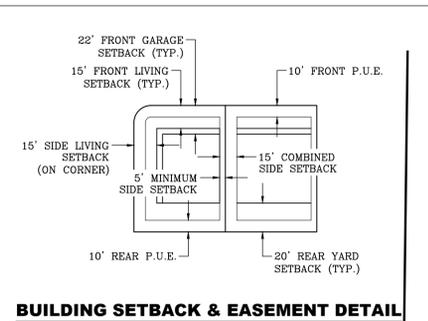
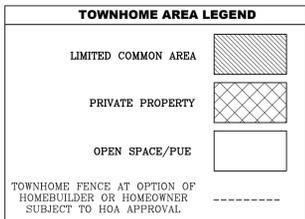
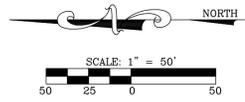


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EVANS RANCH COTTAGE LOTS & TOWNHOMES  
PRELIMINARY PLAN  
EAGLE MOUNTAIN, UTAH

TOWNHOME & LOT LAYOUT



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00	43°38'30"	38.08	N89°47'12"E 37.17
C2	50.00	21°03'57"	18.38	N84°55'31"W 18.28
C3	525.50	6°11'15"	56.75	N87°38'08"E 56.72
C4	500.00	7°55'14"	69.12	N86°46'08"E 69.06
C5	1012.00	16°46'16"	331.55	N84°56'13"W 330.07
C6	1047.00	6°35'53"	120.57	N71°10'33"W 120.50
C7	1047.00	13°56'50"	254.87	N67°30'04"W 254.24
C8	977.00	22°34'33"	384.96	N66°50'22"W 382.47
C9	977.00	18°38'29"	317.30	N64°51'20"W 315.91
C10	890.10	5°03'51"	78.87	S58°05'01"E 78.65
C11	15.00	87°22'19"	22.87	N16°55'47"W 20.72
C12	353.00	8°15'23"	50.87	S22°37'41"W 50.82
C13	63.00	13°10'41"	14.49	N84°01'43"E 14.46
C14	63.00	27°13'35"	29.94	N63°49'35"E 29.66
C15	63.00	40°24'16"	44.43	N70°24'55"E 43.51
C16	37.00	40°36'55"	26.23	N70°18'36"E 25.68
C17	474.50	7°55'14"	65.59	N86°46'08"E 65.54
C18	15.00	75°23'37"	19.74	N45°06'43"E 18.34
C19	473.50	7°24'54"	61.28	N3°42'27"E 61.24
C20	525.50	10°25'36"	95.63	S84°03'27"E 95.50
C21	50.00	20°44'49"	18.11	N89°13'03"W 18.01
C22	50.00	41°46'25"	36.45	S3°31'47"E 35.65
C23	50.00	23°43'08"	20.70	N5°29'52"E 20.55
C24	15.00	87°56'00"	23.02	N43°20'57"W 20.83
C25	977.00	1°46'40"	30.32	N88°12'17"W 30.31
C26	456.50	1°54'44"	15.23	S89°57'01"W 15.23
C27	456.50	6°56'05"	55.25	S85°31'36"W 55.22
C28	456.50	3°53'18"	30.98	S80°06'55"W 30.97
C29	28.00	95°36'46"	43.39	S30°21'53"W 38.53
C30	397.00	10°02'41"	69.60	N12°25'10"W 69.51
C31	50.00	45°02'01"	39.30	S77°04'27"E 38.30
C32	525.50	6°56'44"	64.01	S2°52'19"E 63.97
C33	525.50	2°34'51"	23.87	S8°04'16"E 23.67
C34	525.50	4°23'53"	40.34	S13°45'4"E 40.33
C35	397.00	8°00'52"	55.53	N3°23'23"W 55.49
C36	474.50	6°14'31"	51.69	S86°08'59"E 51.67
C37	474.50	4°11'05"	34.66	S80°56'11"E 34.65
C38	474.50	6°14'31"	51.69	S86°08'59"E 51.67
C39	15.00	70°36'58"	18.49	S43°32'09"E 17.34
C40	474.50	4°09'25"	34.43	S12°27'40"E 34.42
C41	474.50	4°41'18"	38.83	S5°53'01"E 38.82
C42	474.50	8°50'43"	73.25	S3°48'19"E 73.18
C43	15.00	96°54'26"	25.37	S49°04'16"W 22.45
C44	977.00	4°20'53"	74.14	N80°18'05"W 74.13
C45	977.00	2°20'50"	40.03	N86°08'32"W 40.02
C46	977.00	2°29'36"	42.51	N83°43'19"W 42.51
C47	25.00	39°55'58"	17.42	N20°35'02"E 17.07
C48	25.11	39°40'48"	17.39	S19°19'00"E 17.05
C49	232.39	7°44'58"	31.43	S5°26'05"W 31.41
C50	230.08	12°05'23"	48.55	S7°08'56"W 48.46
C51	25.00	103°19'06"	45.08	S61°54'41"W 39.22
C52	25.00	85°24'58"	37.27	N29°01'39"W 33.91
C53	710.82	5°11'40"	64.44	N73°53'33"W 64.42
C54	881.73	21°04'52"	324.42	N65°30'16"W 322.59
C55	200.00	19°51'30"	69.32	S10°32'48"W 68.97
C56	929.91	10°33'26"	171.20	N60°41'48"W 170.96
C57	187.00	13°42'47"	44.76	S61°49'13"E 44.65
C58	200.00	19°24'31"	67.75	S64°40'06"E 67.43
C59	213.00	15°30'04"	57.63	S62°42'52"E 57.45
C60	25.00	38°05'13"	16.62	S87°43'13"E 16.31
C61	25.00	28°41'43"	12.52	N56°07'03"W 12.39
C62	326.50	11°07'44"	63.42	S21°11'31"W 63.32
C63	326.50	25°41'13"	146.38	S2°47'02"W 145.15
C64	353.00	23°01'35"	141.87	S12°27'13"W 140.91
C65	473.06	2°06'53"	17.46	N1°13'21"W 17.46
C66	500.00	8°01'49"	70.08	N4°00'54"E 70.02
C67	855.10	10°24'03"	155.23	S60°45'07"E 155.01
C68	855.10	7°41'33"	114.81	S59°23'52"E 114.72

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S32°42'15"E	24.56
L2	N89°16'15"W	18.50
L3	N89°16'15"W	18.50
L4	N87°40'47"W	18.01
L5	S44°12'06"W	27.56
L6	N33°16'53"W	25.39
L7	S44°20'04"W	30.66
L8	S0°37'03"W	13.00
L9	S2°05'11"W	13.00
L10	S3°37'03"W	13.00
L11	S2°05'11"W	13.00
L12	N0°37'07"E	10.21
L13	N1°35'08"W	13.01
L14	N1°40'48"W	13.01
L15	N0°26'55"W	15.00
L16	N51°13'25"E	31.09
L17	S63°13'17"W	42.87
L18	S63°13'17"W	42.87
L19	S63°13'17"W	42.87
L20	S63°13'17"W	42.87
L21	S63°13'17"W	42.87
L22	S63°13'17"W	42.87
L23	S63°13'17"W	42.87
L24	S63°13'17"W	42.87
L25	S63°13'17"W	42.87
L26	S63°13'17"W	42.87
L27	S63°13'17"W	42.87
L28	S63°13'17"W	42.87
L29	S63°13'17"W	42.87
L30	S63°13'17"W	42.87
L31	S63°13'17"W	42.87
L32	S63°13'17"W	42.87
L33	S63°13'17"W	42.87
L34	S63°13'17"W	42.87
L35	S63°13'17"W	42.87
L36	S63°13'17"W	42.87
L37	S63°13'17"W	42.87
L38	S63°13'17"W	42.87
L39	S63°13'17"W	42.87
L40	S63°13'17"W	42.87
L41	S63°13'17"W	42.87
L42	S63°13'17"W	42.87
L43	S63°13'17"W	42.87
L44	S63°13'17"W	42.87
L45	S63°13'17"W	42.87
L46	S63°13'17"W	42.87
L47	S63°13'17"W	42.87
L48	S63°13'17"W	42.87
L49	S63°13'17"W	42.87
L50	S63°13'17"W	42.87
L51	S63°13'17"W	42.87
L52	S63°13'17"W	42.87
L53	S63°13'17"W	42.87
L54	S63°13'17"W	42.87
L55	S63°13'17"W	42.87
L56	S63°13'17"W	42.87
L57	S63°13'17"W	42.87
L58	S63°13'17"W	42.87
L59	S63°13'17"W	42.87

REVISIONS	
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LEI PROJECT #:  
2012-1845  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 50'  
DATE:  
7/20/2016

SOUTHWEST CORNER  
SECTION 28,  
T5S, R1W, SLB&M  
(2009 UTAH COUNTY MONUMENT)



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SURVEYORS  
PLANNERS**

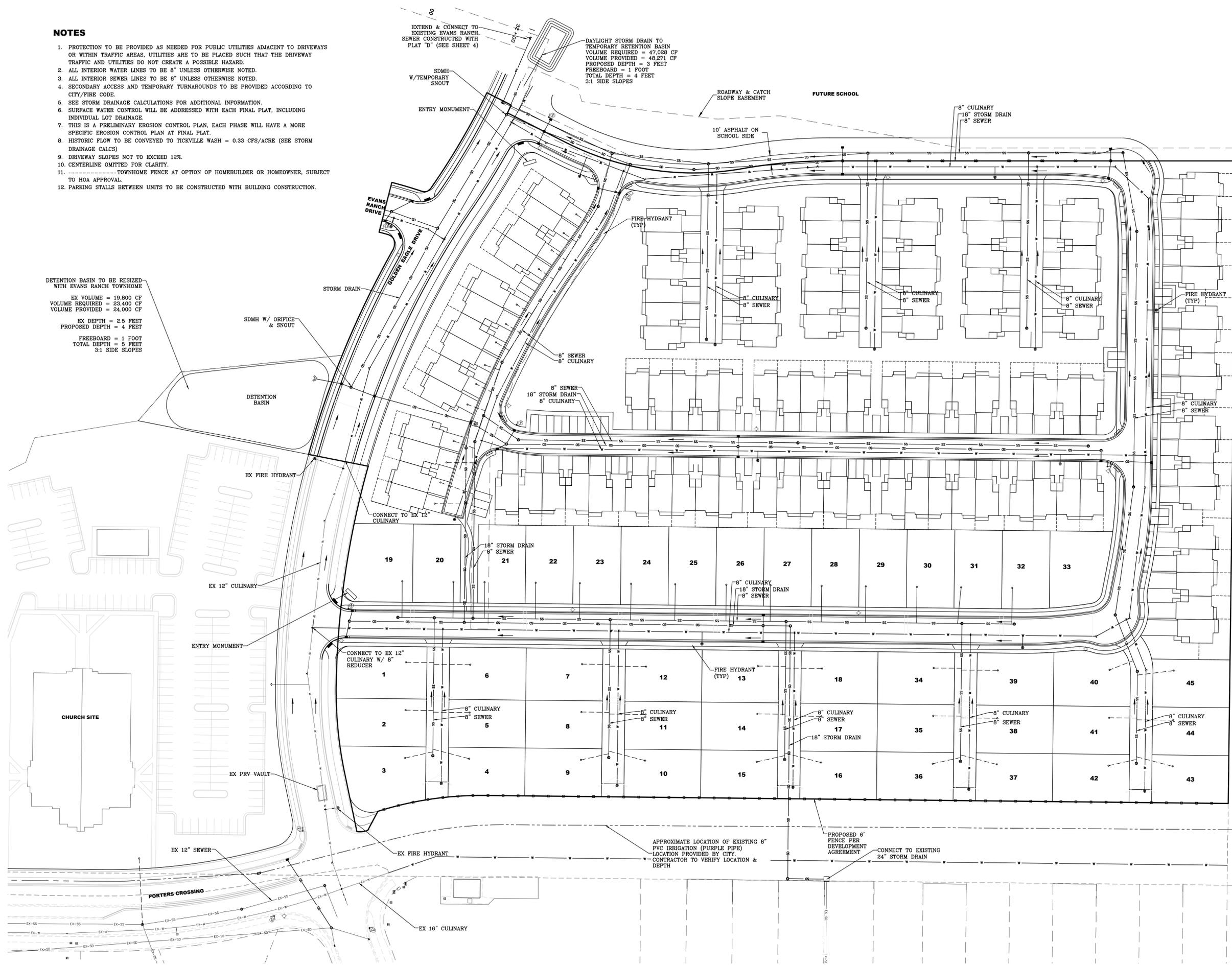
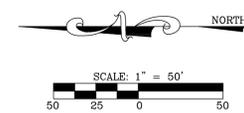
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**EVANS RANCH COTTAGE LOTS & TOWNHOMES  
PRELIMINARY PLAN  
EAGLE MOUNTAIN, UTAH**

**UTILITY PLAN**

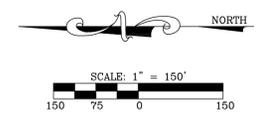
**NOTES**

1. 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.
2. ALL INTERIOR SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
3. ALL INTERIOR CULINARY LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
5. SEE STORM DRAINAGE CALCULATIONS FOR ADDITIONAL INFORMATION.
6. SURFACE WATER CONTROL WILL BE ADDRESSED WITH EACH FINAL PLAT, INCLUDING INDIVIDUAL LOT DRAINAGE.
7. THIS IS A PRELIMINARY EROSION CONTROL PLAN. EACH PHASE WILL HAVE A MORE SPECIFIC EROSION CONTROL PLAN AT FINAL PLAT.
8. HISTORIC FLOW TO BE CONVEYED TO TICKVILLE WASH = 0.33 CFS/ACRE (SEE STORM DRAINAGE CALCS)
9. DRIVEWAY SLOPES NOT TO EXCEED 12%.
10. CENTERLINE OMITTED FOR CLARITY.
11. -----TOWNHOME FENCE AT OPTION OF HOMEOWNER OR HOMEOWNER, SUBJECT TO HOA APPROVAL.
12. PARKING STALLS BETWEEN UNITS TO BE CONSTRUCTED WITH BUILDING CONSTRUCTION.

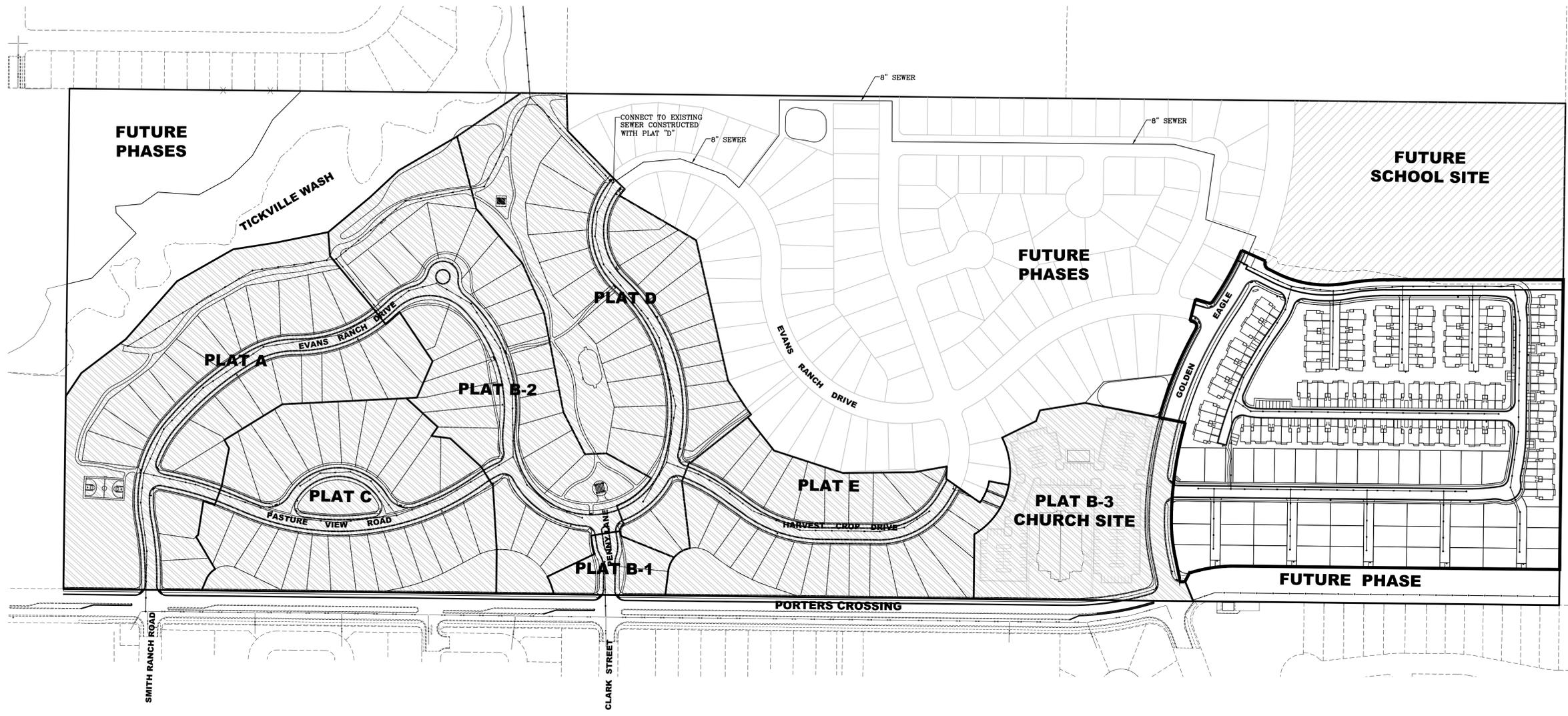


NO.	REVISIONS
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LEI PROJECT #:  
**2012-1845**  
DRAWN BY:  
**BLS**  
CHECKED BY:  
**GDM**  
SCALE:  
**1" = 50'**  
DATE:  
**7/20/2016**  
SHEET



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**EVANS RANCH COTTAGE LOTS & TOWNHOMES**  
**PRELIMINARY PLAN**  
 EAGLE MOUNTAIN, UTAH  
**OFFSITE SEWER PLAN**

REVISIONS	
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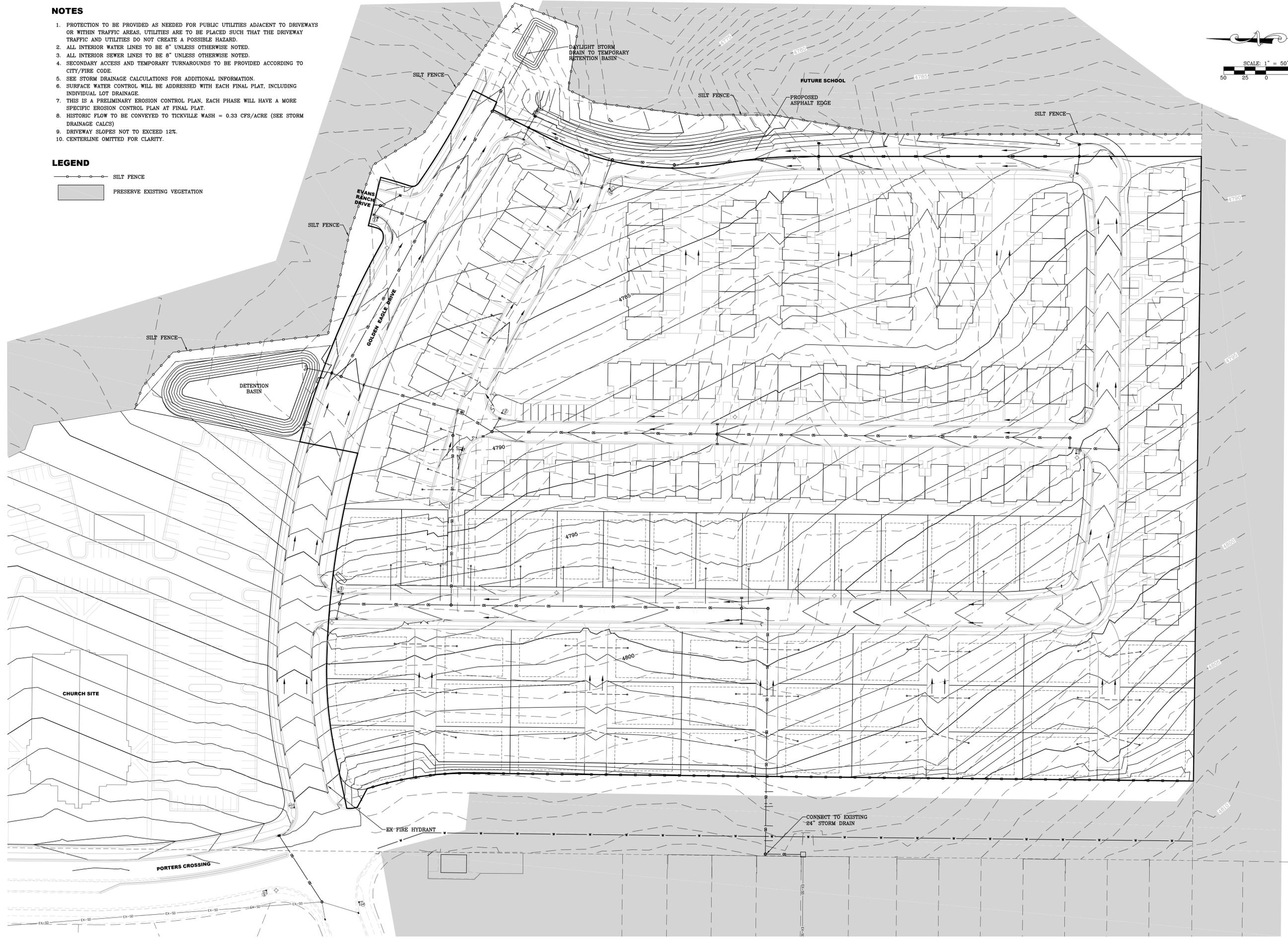
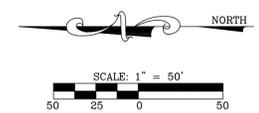
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**2012-1845**  
 DRAWN BY:  
**BLS**  
 CHECKED BY:  
**GDM**  
 SCALE:  
**1" = 150'**  
 DATE:  
**7/20/2016**

**NOTES**

1. 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.
2. ALL INTERIOR WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
3. ALL INTERIOR SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
5. SEE STORM DRAINAGE CALCULATIONS FOR ADDITIONAL INFORMATION.
6. SURFACE WATER CONTROL WILL BE ADDRESSED WITH EACH FINAL PLAT, INCLUDING INDIVIDUAL LOT DRAINAGE.
7. THIS IS A PRELIMINARY EROSION CONTROL PLAN. EACH PHASE WILL HAVE A MORE SPECIFIC EROSION CONTROL PLAN AT FINAL PLAT.
8. HISTORIC FLOW TO BE CONVEYED TO TICKVILLE WASH = 0.33 CFS/ACRE (SEE STORM DRAINAGE CALCS)
9. DRIVEWAY SLOPES NOT TO EXCEED 12%.
10. CENTERLINE OMITTED FOR CLARITY.

**LEGEND**

-  SILT FENCE
-  PRESERVE EXISTING VEGETATION

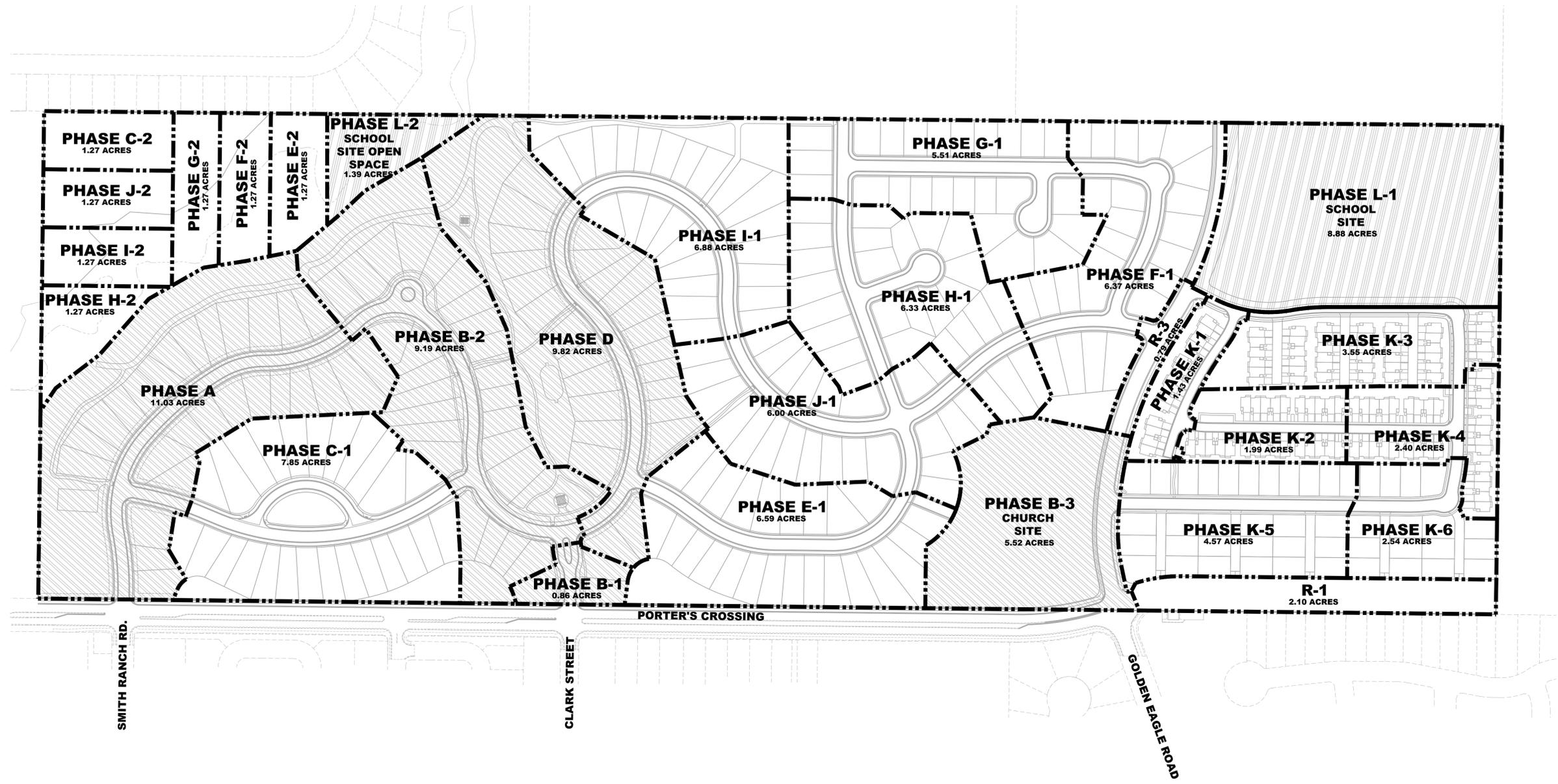
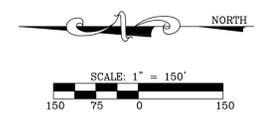


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**EVANS RANCH COTTAGE LOTS & TOWNHOMES**  
**PRELIMINARY PLAN**  
 EAGLE MOUNTAIN, UTAH  
**GRADING & EROSION CONTROL PLAN**

REVISIONS	
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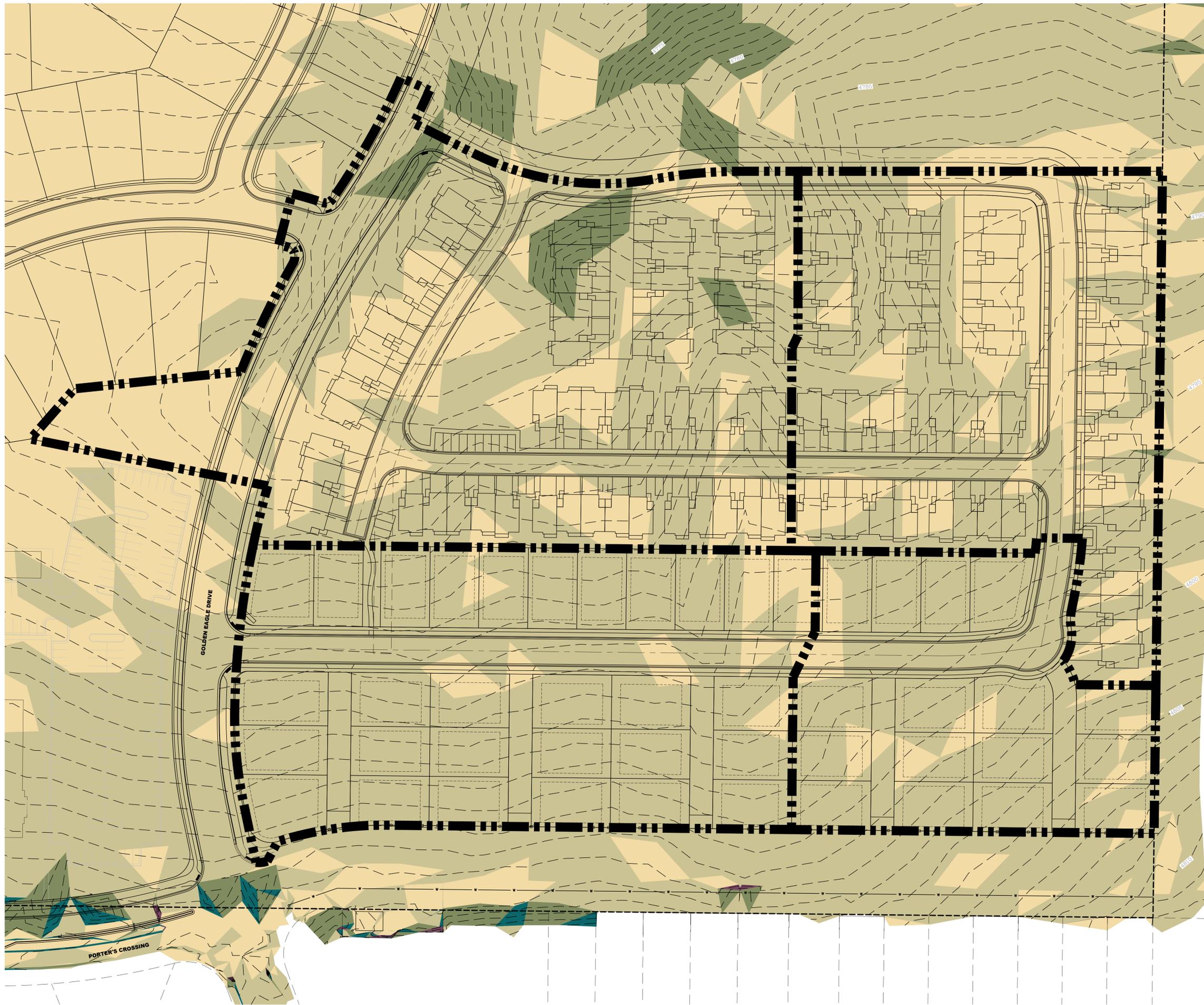
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 CHECKED BY:  
**GDM**  
 SCALE:  
**1" = 50'**  
 DATE:  
**7/20/2016**



**EVANS RANCH COTTAGE LOTS & TOWNHOMES**  
**PRELIMINARY PLAN**  
 EAGLE MOUNTAIN, UTAH  
**PHASING PLAN**

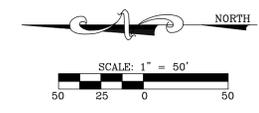
NO.	REVISIONS
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LEI PROJECT #:  
**2012-1845**  
 DRAWN BY:  
**BLS**  
 CHECKED BY:  
**GDM**  
 SCALE:  
**1" = 150'**  
 DATE:  
**7/20/2016**



SLOPE: 30.0%+	0.64 ACRES
SLOPE: 15.0-30.0%	2.17 ACRES
SLOPE: 8.0-15.0%	3.81 ACRES
SLOPE: 3.0-8.0%	7.58 ACRES
SLOPE: 0-3.0%	20.56 ACRES

LEGEND



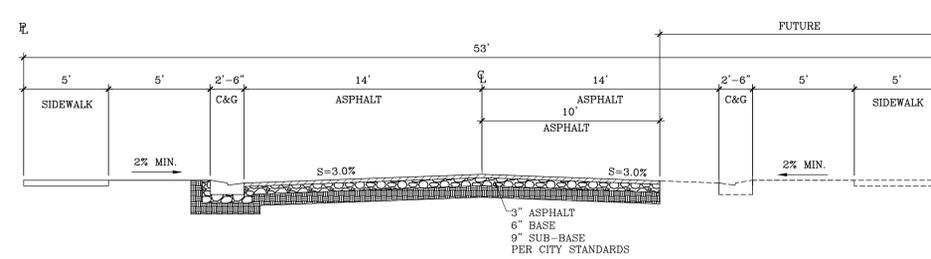
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**EVANS RANCH COTTAGE LOTS & TOWNHOMES**  
**PRELIMINARY PLAN**  
 EAGLE MOUNTAIN, UTAH  
**SLOPE ANALYSIS**

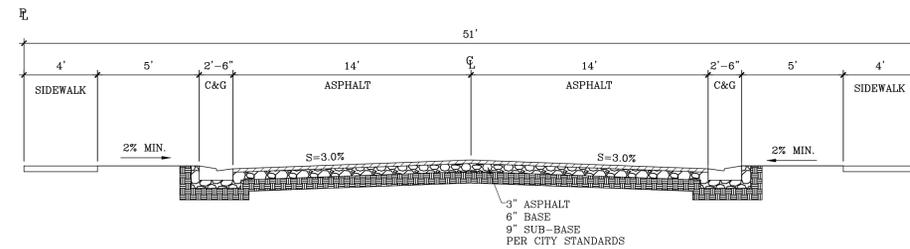
NO.	REVISIONS
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LEI PROJECT #:  
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**BLS**  
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**GDM**  
 SCALE:  
**1" = 50'**  
 DATE:  
**7/20/2016**  
 SHEET

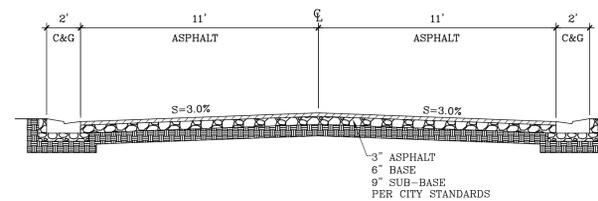
SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



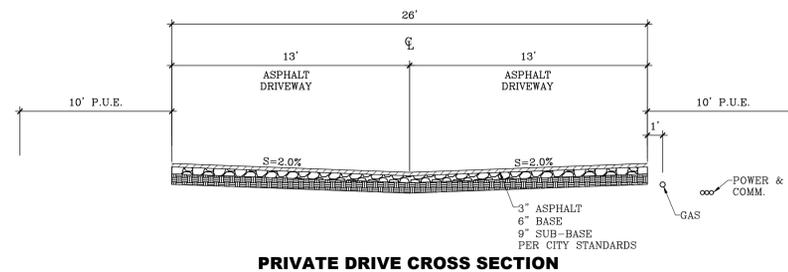
**1 53' RIGHT-OF-WAY (LOCAL PUBLIC) - (SEEDLING DRIVE)**



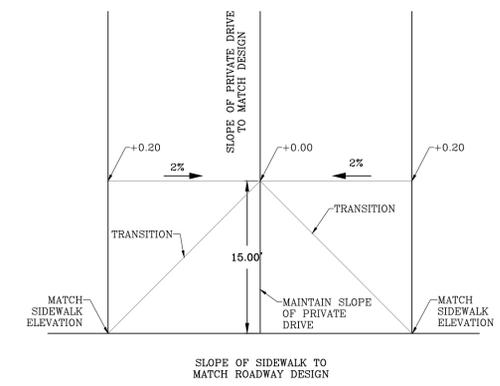
**2 51' RIGHT-OF-WAY (LOCAL PUBLIC) - (CHAFF DRIVE, WATERMILL DRIVE)**



**3 26' PRIVATE STREET - (HILL VIEW DRIVE, MEADOW FIELD DRIVE)**

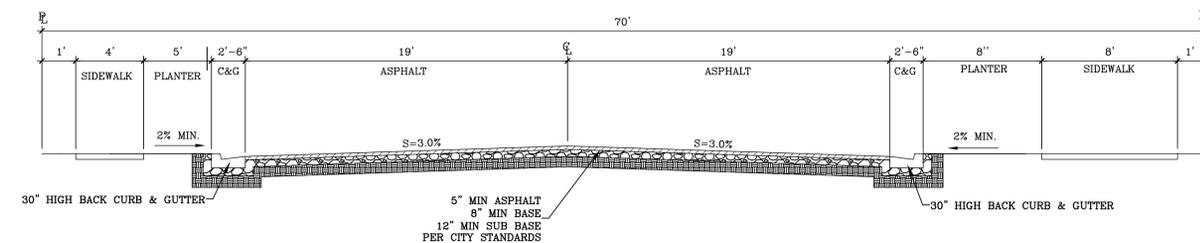


**PRIVATE DRIVE CROSS SECTION**



**PRIVATE DRIVE TYPICAL  
APPROACH TRANSITION**

**4 26' PRIVATE DRIVEWAY CROSS SECTION & TYPICAL APPROACH TRANSITION  
(GROUNDNUT WAY, GRASSLAND WAY, FURROW WAY, DRYLAND WAY, GOOSEGRASS WAY, PADDOCK WAY, CLOVERPATCH WAY)**



**5 70' RIGHT-OF-WAY (MINOR COLLECTOR) - (GOLDEN EAGLE DRIVE)**

REVISIONS	
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LEI PROJECT #:	2012-1845
DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	NOTED
DATE:	7/20/2016
SHEET	