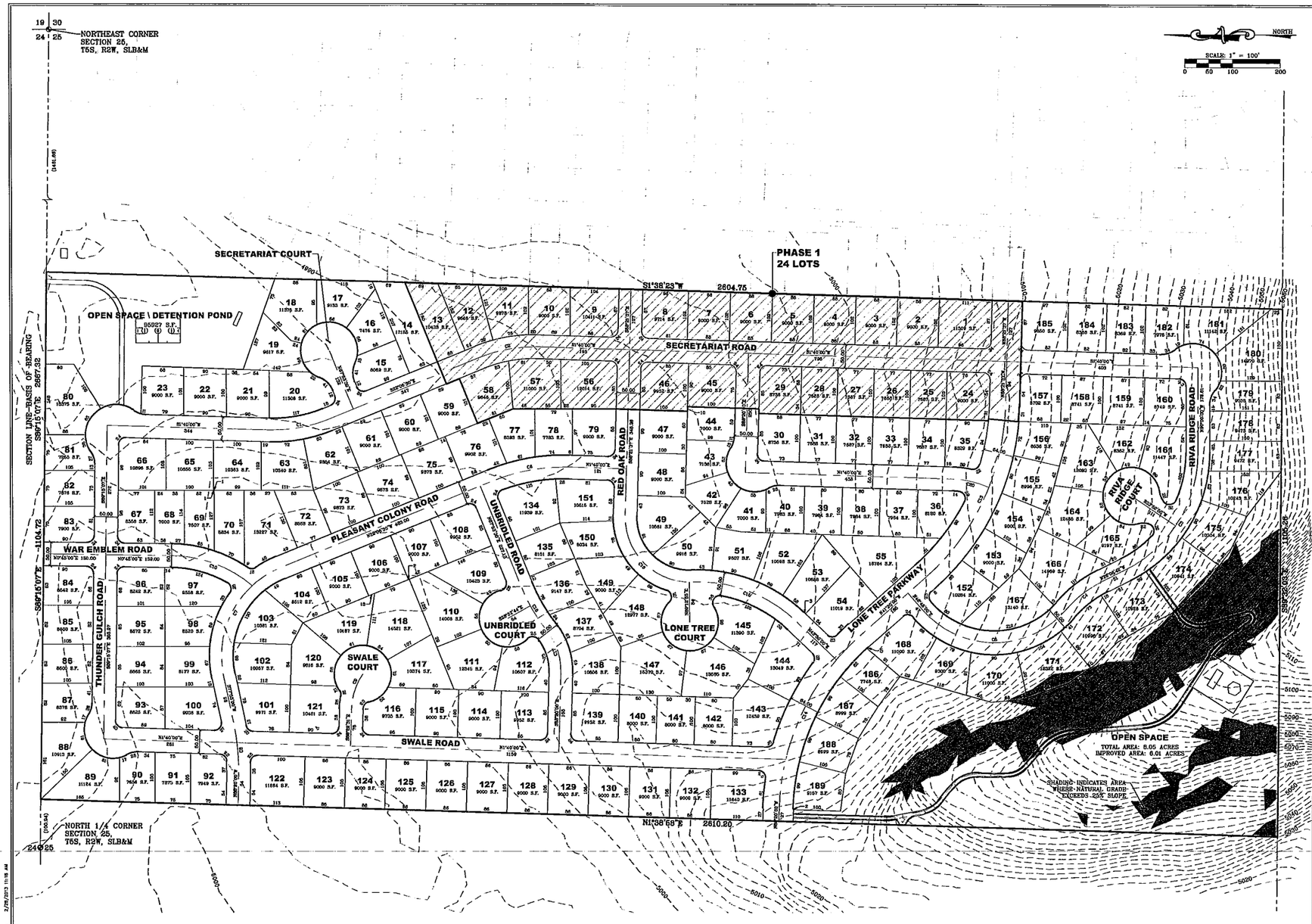
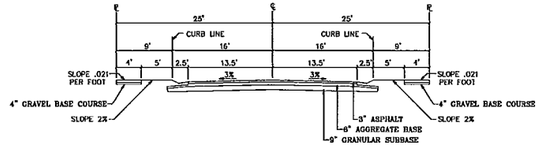
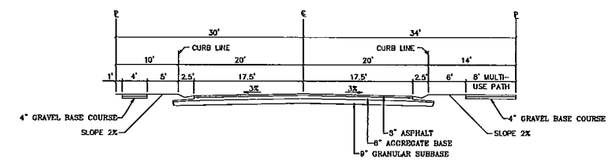


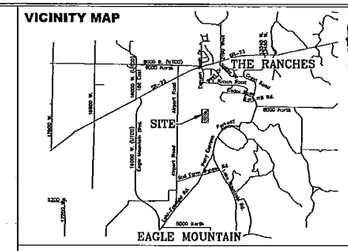


TYPICAL 50' STREET SECTION
-NTS-



64' STREET SECTION (LOOKING WEST)
-NTS-

VICINITY MAP



TABULATIONS

TOTAL SITE ACREAGE	66.13
TOTAL BUILDABLE ACREAGE WITH LESS THAN 25% SLOPES	63.20
TOTAL NON-BUILDABLE ACREAGE WITH OVER 25% SLOPES	2.93
TOTAL BUILDABLE ACREAGE WITH SLOPES BETWEEN 15% AND 25%	3.48
TOTAL ACREAGE IN OPEN SPACE	10.46
OPEN SPACE ACREAGE UNDER 25%	7.61
TOTAL ACREAGE IN PUBLIC STREETS	14.15
TOTAL NUMBER OF LOTS	169
AVERAGE LOT SIZE	9,564 SF
LARGEST LOT SIZE	15,370 SF
SMALLEST LOT SIZE	7,000 SF
OVERALL DENSITY	2.55 UNITS PER ACRE

NOTES

SETBACKS: FRONT... 15 FEET; 22 FEET WITH FRONT FACING GARAGE
REAR..... 20 FEET
SIDE..... 5 FEET (15 FEET TOTAL); 15 FEET ON CORNER LOTS

EASEMENTS: FRONT... 10 FEET
REAR..... 5 FEET
SIDE..... 5 FEET

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.

SHEET INDEX

SHEET 1	PRELIMINARY PLAT / COVER SHEET
SHEET 2	UTILITY PLAN
SHEET 3	GRADING PLAN

LEGEND

EXISTING

- WATER METER
- WATER
- WATER VALVE
- FIRE HYDRANT
- SEWER
- SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- FENCE

PROPOSED

- WATER
- WATER VALVE
- FIRE HYDRANT
- SEWER
- SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET

DEVELOPER / OWNER
DAI UTAH
1099 W. SOUTH JORDAN PARKWAY
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LONE TREE WEST

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT / COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-2035
DRAWN BY: JSR
CHECKED BY: BTG
SCALE: 1" = 100'
DATE: 02/27/2013
SHEET 1

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