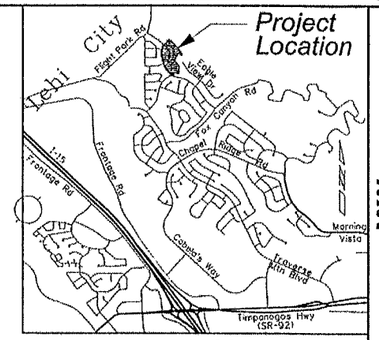
ROCKWELL ESTATES PLAT B
A RESIDENTIAL SUBDIVISION
JANUARY 5, 2016

SCALE (FEET)
0 50 100 150 200
11x17 SCALE 1"=100'
22x34 SCALE 1"=50'



Vicinity Map

11:013:0164
Triumph Mixed Use Investments
ZONE: PC

11:013:0177
Triumph Mixed Use Investments
Zoned PC

S 46°53'11" E - 161.01'
S 43°34'16" E - 252.82'
S 35°56'00" E - 264.79'
S 33°26'37" W 54.38'
N 54°54'00" W 199.30'
S 35°05'52" W - 178.32'
S 12°47'06" W 93.48'
S 35°56'00" E - 313.64'
N 54°04'00" E 70.00'
S 8°52'27" W - 260.73'
N 70°44'17" W 86.40'
N 81°04'48" W 85.00'
S 8°55'12" W 66.00'
N 10°55'50" W - 133.76'

TRAIL EASEMENT
50' POWERLINE EASEMENT
100' POWERLINE BUFFER
20' EXIST. WATER LINE EASEMENT
EXISTING 20' POWER EASEMENT
20' UTILITY EASEMENT
4' SIDEWALK REQ'D
2' CURB & GUTTER REQ'D

1 9270 SF
2 10157 SF
3 9372 SF
4 9908 SF
5 10119 SF
6 10453 SF
7 11575 SF
8 14117 SF
9 11423 SF
10 11773 SF
11 12820 SF
12 13079 SF
13 16207 SF
14 7494 SF
15 7762 SF
16 8134 SF
17 8591 SF
18 8749 SF
19 8576 SF
20 11012 SF

OPEN SPACE
4.70 ACRES

(ZONE: TRAVERSE MOUNTAIN AREA PLAN HDR)

51:549:0005
Bye, Austin
ZONE: PC

51:549:0006
Hughes, Craig & Brittany
ZONE: PC

51:549:0004
BLJ Construction Inc.
ZONE: PC

51:549:0003
Richardson, Troy
ZONE: PC

51:549:0002
Lee, Ezra
ZONE: PC

51:549:0001
Cramer, Jonathan & Lori
ZONE: PC

38:347:0175
Traverse Mountain Master Assoc.
ZONE: PC

38:347:0121
Richardson, Joshua R and Randall
ZONE: PC

38:368:0002
Hawke, Amy & Raymond
ZONE: PC

38:368:0001
Stonick, Craig
ZONE: PC

ROCKWELL ESTATES PLAT A

EAGLE SUMMIT PHASE 1

WINTER HAVEN PHASE 2

WINTER HAVEN PHASE 1

Hidden Moose Ln

Grey Hawk Dr

MEADOW LARK LN

Chestnut St

Eagles View Dr

56' RW

RECEIVED
JAN 06 2016
LEHI CITY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS WEST 6495.09 FEET AND NORTH 8412.82 FEET FROM THE SOUTH EAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT OF WAY LINE OF GREY HAWK DRIVE AS RECORDED IN EAGLE SUMMIT PHASE 1 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) CALLS; TO A POINT OF CURVATURE; (1) ALONG AN ARC 45.47 FEET TO THE RIGHT, HAVING A RADIUS OF 81.00 FEET, THE CHORD BEARS NORTH 33°41'36" WEST 44.88 FEET TO A POINT OF CURVATURE; (2) ALONG AN ARC 94.40 FEET TO THE LEFT HAVING A RADIUS OF 73.50 FEET, THE CHORD BEARS NORTH 54°24'16" WEST 88.04 FEET TO A POINT OF CURVATURE; (3) ALONG AN ARC 66.51 FEET TO THE RIGHT, HAVING A RADIUS OF 81.00 FEET, THE CHORD BEARS NORTH 67°40'36" WEST 64.66 FEET TO A POINT OF CURVATURE (4) ALONG AN ARC 447.63 FEET TO THE RIGHT, HAVING A RADIUS OF 772.00 FEET, THE CHORD OF WHICH IS NORTH 27°32'31" WEST 441.39 FEET; (5) NORTH 10°55'50" WEST 133.76 FEET TO A POINT OF CURVATURE; (6) ALONG AN ARC 646.52 FEET TO THE RIGHT, HAVING A RADIUS OF 552.00 FEET, THE CHORD BEARS NORTH 22°37'32" EAST 610.20 FEET; THENCE SOUTH 46°53'11" EAST 161.01 FEET; THENCE SOUTH 43°34'16" EAST 252.82 FEET; THENCE SOUTH 35°56'00" EAST 264.79 FEET; THENCE SOUTH 33°26'37" WEST 54.38 FEET; THENCE NORTH 54°54'00" WEST 199.30 FEET; THENCE SOUTH 35°05'52" WEST 178.32 FEET; THENCE SOUTH 12°47'06" WEST 93.48 FEET; THENCE SOUTH 35°56'00" EAST 313.64 FEET; THENCE NORTH 54°04'00" EAST 70.00 FEET; THENCE SOUTH 8°52'27" WEST 260.73 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF EAGLE SUMMIT PHASE 3 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) CALLS: (1) NORTH 81°04'48" WEST 85.00 FEET; (2) NORTH 70°44'17" WEST 86.40 FEET; (3) SOUTH 8°55'12" WEST 66.00 FEET TO THE POINT OF BEGINNING.

AREA = 459,201.60 SQ FT, 10.542 ACRES.

NOTE:
1 - STORM DRAINAGE TO BE DETAINED IN TRAVERSE MOUNTAIN LAMBERT DETENTION BASIN USING 3,276 CU.FT. OF ITS CURRENT CONSTRUCTED CAPACITY. PAYMENT TO BE MADE IN LIEU OF DETENTION.

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW.

1 - PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
2 - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
3 - VALVES
4 - BLOWOFFS INCLUDING SIZE TYPES & PROTECTION
5 - MANHOLES, BOXES AND RELATED DETAILS.
6 - WATER & SEWER SERVICES DETAILS.
7 - FIRE HYDRANTS.
8 - LOT LINE UTILITY EASEMENTS.
9 - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
10 - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
11 - LOT ADDRESSES.
12 - CBR VALUES AND ROAD SUB-BASE.
13 - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

TABULATION

TOTAL ACREAGE	10.54 AC.
NUMBER OF LOTS	19
TOTAL AREA OPEN SPACE	4.70 AC.
UNITS PER ACRE	1.80 UNITS/AC

DEVELOPER:
BLJ CONSTRUCTION INC
BRANDON JONES
5204 N EAGLES VIEW DR
LEHI, UTAH 84043
801-897-7256

ENGINEER:
MW BROWN ENGINEERING INC
MATT W. BROWN
578 E 770 N
OREM, UTAH 84097
801-377-1790

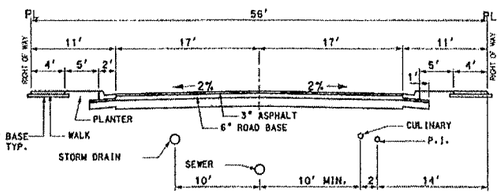
SE CORNER OF SECTION 30, T.4S., R.1E., S.L.B. & M.
NORTH 6412.82
WEST 6495.09
P.O.B.

FRONT
10' P.U.E.
12' FRONT YARD SETBACK
2' TM UTILITY EASEMENT
5' TYP.
5' TYP.
15' TYP. SETBACK

Typical Lot Setbacks Detail (N.T.S.) Single Family

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD BEAR.	CHORD
C1	81.00	32°10'01"	45.47	N33°41'36"W	44.88
C2	73.50	73°35'02"	94.40	N54°24'16"W	88.04
C3	81.00	47°02'54"	66.51	N67°40'36"W	64.66
C4	772.00	33°13'20"	447.63	N27°32'31"W	441.39
C5	552.00	67°06'26"	646.52	N22°37'32"E	610.20



56' ROADWAY
(MEADOW LARK LN. & GREY HAWK DR)
NOT TO SCALE

1-800-662-4111
811
Know what's below. Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
12/13
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked
Date

Title: ROCKWELL ESTATES SUBDIVISION PLAT B
Client: TRAVERSE MOUNTAIN - LEHI, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2014.031
SHEET NO. 1.00

Rockwell Estates Plat B

Aerial

Wed Jan 20 2016 03:57:31 PM.

Rockwell Estates Plat B

Zoning

Wed Jan 20 2016 03:58:04 PM.

ROCKWELL AT
TRAVERSE MOUNTAIN
- 6 LOT'S
- LARGE LOT'S
- VIEW'S
- GREAT AREA
ROB CLAUSON
801-368-0345
NORTH STAR REAL ESTATE