NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, August 10, 2023 – 6:30 p.m.

***In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may also participate in the meeting via the Zoom meeting link provided at www.nibleycity.com. Public comment should be submitted to cheryl@nibleycity.com by 6:30 p.m. and will be read into the public record.***

1. Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the July 27, 2023, City Council Meeting Minutes and the Current Agenda (Chair)
4. Planning Commission Report
5. Public Comment Period[1] (Chair)

6. **Discussion:** Landscape Easement along 1200 West
7. **Discussion and Consideration:** Approval of a Construction Contract for 1200 West
8. **Discussion and Consideration:** Ridgeline Park Subdivision Phase 5, 6 & E-L Final Plat, located at approximately 250 W 3200 S (Applicant: Visionary Homes)
9. **Discussion and Consideration:** Nibley Meadows Subdivision Phase 1-3 & 10 Final Plat, located at approximately 1000 W 3200 S (Applicant: 7 Point Royal, LLC)
10. **Discussion & Consideration:** An Agreement with Jim Johnson Regarding 450 West (Resolution or Ordinance ?)
11. **Discussion and Consideration:** Ordinance 23-28: Amending NCC 19.24.170 Landscaping: Instituting Water Wise Landscaping Requirements (Second Reading)
12. **Discussion & Consideration:** Ordinance 23-27 – Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks (Second Reading)

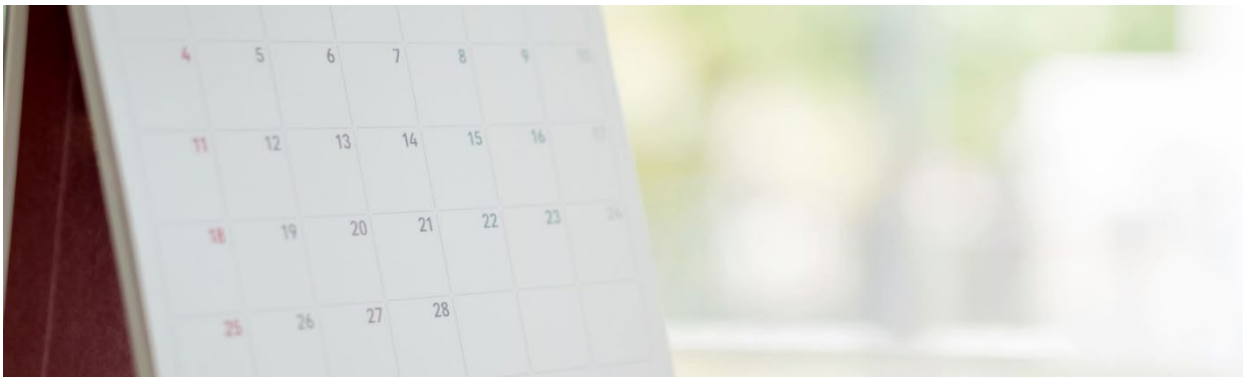
13. Council and Staff Report

Adjourn

[1] *Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.*

*In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431*

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**8-10-23 Council Meeting Change Summary**

(changes made to the agenda item report since 8-4-23)

- Option #4 was added to the background of agenda item #6
- Agenda item #7 was added
- Background was written for agenda item #7
- The City Engineer will be presenting item #8 & #9
- Background for agenda item #8 was corrected, it had been inadvertently copied and pasted from another agenda item.
- The background for agenda item #10 was changed, and an agreement that accomplished the Council direction was
- Mayor Jacobsen will be the presenter for agenda items #11 & #12
- 7-27-23 meeting minutes were uploaded
- On 8-8-23 the meeting minutes were replaced with will edits suggested by Council included.
- Files were renumbered to coincide with agenda.

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**Nibley City Council**
**Agenda Report for**
**August 10, 2023**

**Agenda Item #6**

| | |
|---|---|
| **Description** | **Discussion:** Landscape Easement along 1200 West |
| **Presenter** | Justin Maughan, City Manager |
| **Staff & Planning Commission Recommendation** | Consider the options and give direction(s). |
| **Reviewed By** | Mayor, City Manager, City Planner |

**Background:**

The 1200 West Coridor, has been on the Nibley City Master Plan for a long time. Many efforts have been made over the years to plan for and preserve the Coridor as a major thurough fare. In addition to planning for the roadway, consideration has been given to make the coridor asthetically pleasing, by obtaining additional land beyond normal right of way requirements for beutification and landscaping. In most of these area's, land was aquired and put into Nibley City's name. Some areas however, are just easements on adjacent landowners property. Specifically, Sunrise Meadows Phase 2,3 & 8, north of 2600 South (as seen in figures below and included in the meeting packet). The easement is designated as a 10' wide landscape easement, with no structures, and specifically refrences no fences on the plat. However, over the years a number of fences have been constucted in the easements, some prior to the City requiring a fence permit, others in spite of the City's fence permit requirements. In one case, a permit was actually granted, and in the middle of construction, the easement was brought to Staff's attention. The permit was revoked at that point. The citizen continued constructing the fence, and the City has not pursued penalites or fines, although notices of encroachment have been sent to property owners. At this point, Staff estimates that five

(5) fences have been installed which encroach on this easement. Other citizens are now requesting the allowance of a fence within the easement.

Another issue with the landscape easement in the rear of properties is the maintenance of the strip of land. The easement is located on either the rear or side yards of properties, as Nibley City Code does not allow driveway access on 1200 West. Because a fence is not allowed within this area, if a property owner installs a fully fenced yard, it leaves a 10’ strip of land outside of their yard area. In general, in these cases, Staff has observed that improvements to and maintenance of this strip is lacking, often growing weeds and collecting trash. These issues can be addressed, to an extent, through code enfrocement, but they are recurring issues. Although there is a landscape easement, there is no requirement for the property owner to landscape this strip. In many cases, they see no benefit to its use and it is often left unimproved and not well maintained. Although the easement was established in an effort to beautify the corridor, in many cases, it is not having the intended result. A similar landscape easement was established along 800 W in the Clear Creek Subdivision. In that case, the developer installed landscaping, which the City has since maintained. If the City would like to retain this easement, it may be worth pursuing an agreement with property owners to improve and maintain the landscape easement area.

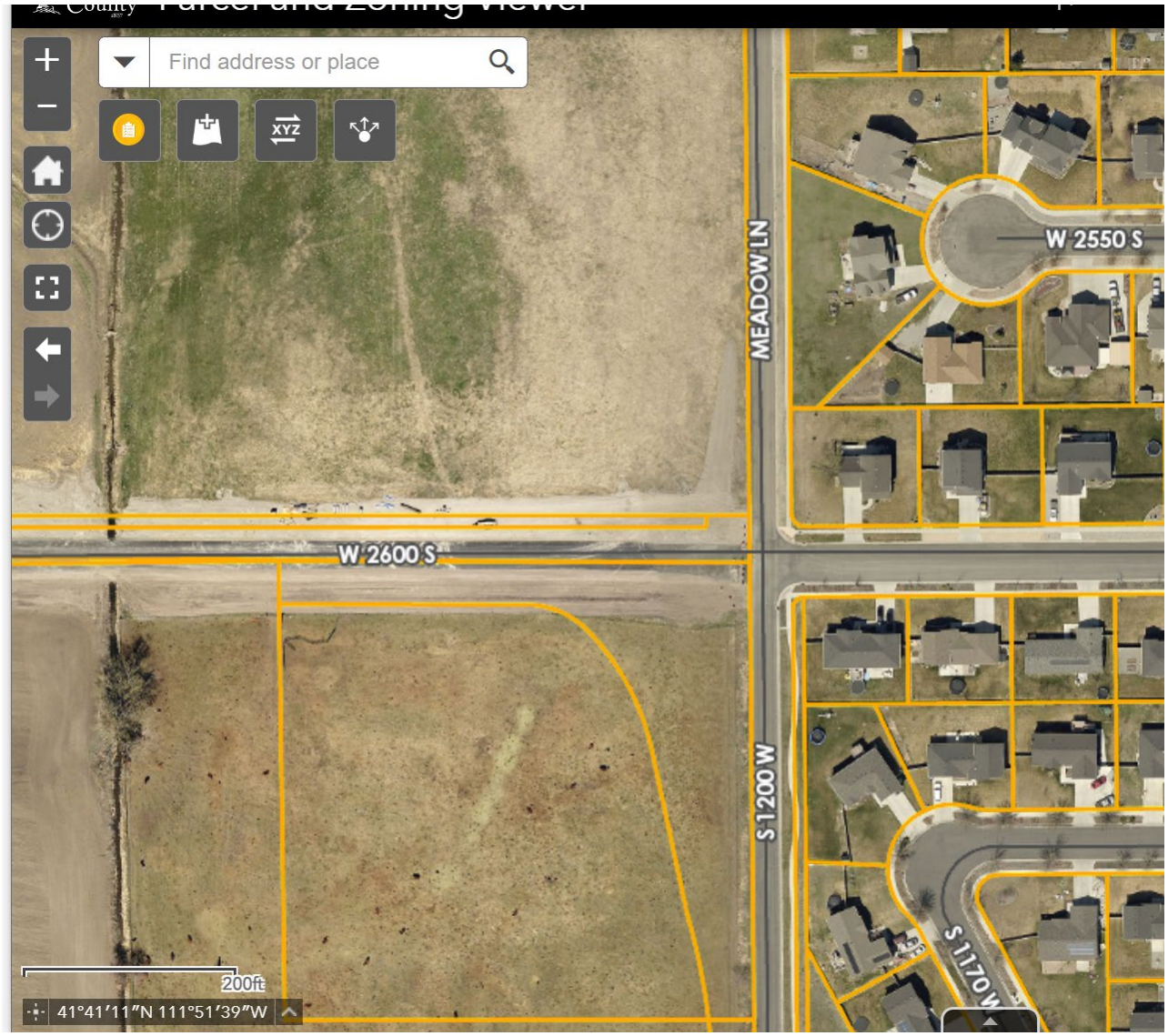
Staff is looking for direction from the Council on what to do.  Staff is open to any option the Council may have, and offer the following potential options.

Option 1:  Notify residents that have constructed fences in the easement, of the existance of the easement, and not fine or penalize, but put them on notice that the City may at some point remove their fence for landscaping purposes, as well as allow residents to construct new fences with the same notification.

Option 2:  Pursue legal action to have fences removed.

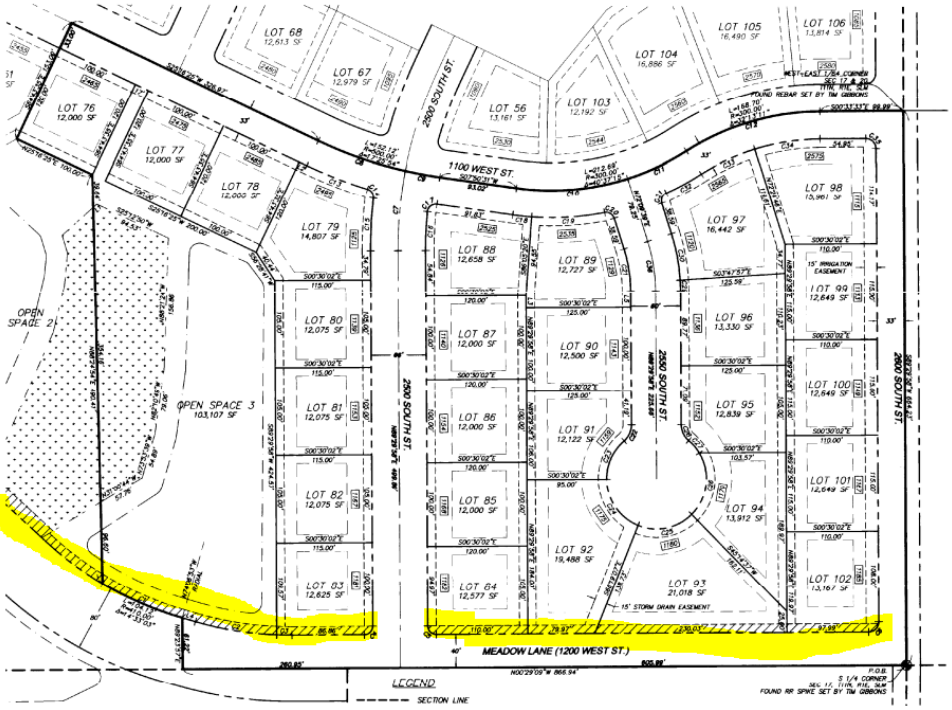
Option 3:  Abandon the easement with or without compensation to the City.

Option 4: Allow the Citizen’s to purchse the easement back from the City.


Find address or place
W 2550 S
MEADOW LN
W 2600 S
S 1200 W
S 1170 W
200ft
41°41′11″N 111°51′39″W

## SUNRISE MEADOWS SUBDIVISION PHASE 3

PART OF SE 1/4 SEC 17, T11N, R1E, SLM
NIBLEY CITY, CACHE COUNTY, UTAH
JANUARY 17, 2007




## NOTES & RESTRICTIONS

(1) THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULUTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.

(2) LOTS 83, 84, 92, 93, AND 102 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO MEADOW LANE.

(3) NO STRUCTURES MAY BE BUILT WITHIN LANDSCAPE EASEMENTS. THESE EASEMENTS ARE TO BE USED FOR LANDSCAPING PLANT MATERIALS ONLY. FENCES ARE NOT ALLOWED WITHIN THESE EASEMENTS OR WITHIN 10 FEET OF MEADOW LANE. LANDSCAPE EASEMENTS ARE ALSO DEDICATED AS PUBLIC UTILITY EASEMENTS.

(4) LOT 92 IS SUBJECT TO A 15-FEET WIDE EASEMENT FOR THE ACCESS AND MAINTENANCE OF A STORM DRAIN PIPELINE.

(5) LOTS 98, 99, 100, 101, AND 102 ARE SUBJECT TO 15-FEET WIDE EASEMENTS FOR THE ACCESS AND MAINTENANCE OF AN IRRIGATION PIPELINE.

(6) ALL AREAS DESIGNATED AS WETLANDS MAY NOT BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). EASEMENTS SHOWN WITHIN THE WETLANDS HAVE BEEN AUTHORIZED FOR USE AS SUCH BY THE USACE. THESE EASEMENTS ARE INCLUDED WITHIN AREAS DESIGNATED AS WETLANDS ON THIS PLAT FOR IDENTIFICATION AND TAX PURPOSES ONLY -- THE EASEMENTS ARE NOT SUBJECT TO THE RESTRICTIONS OF WETLANDS AS DEFINED BY THE USACE.

(7) AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY

2007-2194

# SUNRISE MEADOWS SUBDIVISION PHASE 2

PART OF SE 1/4 SEC 17, T11N, R1E, SLM
NIBLEY CITY, CACHE COUNTY, UTAH
JANUARY 17, 2007

## CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CD. BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 16.85' | 12.00' | 12.00' | 15.87' | S63°03'28"E | 90°00'00" |
| C2 | 77.68' | 267.00' | 39.11' | 77.40' | S56°23'33"E | 16°40'07" |
| C3 | 120.38' | 267.00' | 61.23' | 119.36' | S77°38'34"E | 25°49'58" |
| C4 | 16.85' | 12.00' | 12.00' | 15.87' | N44°26'27"E | 90°00'00" |
| C5 | 87.28' | 300.00' | 43.95' | 86.97' | S56°23'33"E | 16°40'07" |
| C6 | 135.26' | 300.00' | 68.80' | 134.12' | S77°38'34"E | 25°49'58" |
| C7 | 16.85' | 12.00' | 12.00' | 15.87' | S86°56'32"W | 90°00'00" |
| C8 | 55.02' | 333.00' | 27.57' | 54.96' | S52°47'28"E | 9°28'00" |
| C9 | 14.45' | 10.00' | 8.82' | 13.23' | N16°07'32"W | 82°47'54" |
| C10 | 14.45' | 10.00' | 8.82' | 13.23' | S66°40'22"W | 82°47'54" |
| C11 | 99.78' | 333.00' | 50.45' | 99.39' | S80°30'33"E | 17°09'26" |
| C12 | 8.52' | 333.00' | 4.26' | 8.52' | S89°49'33"E | 1°27'59" |
| C13 | 16.85' | 12.00' | 12.00' | 15.87' | N45°33'33"W | 90°00'00" |
| C14 | 15.71' | 10.00' | 10.00' | 14.14' | S19°43'33"E | 90°00'00" |
| C15 | 5.83' | 270.00' | 2.91' | 5.83' | S65°20'41"E | 1°14'13" |
| C16 | 94.16' | 270.00' | 47.56' | 93.69' | S75°57'15"E | 19°58'55" |
| C17 | 53.38' | 25.00' | 12.63' | 22.54' | N67°15'29"E | 53°15'17" |
| C18 | 19.63' | 60.00' | 9.91' | 19.55' | S49°20'29"W | 18°44'58" |
| C19 | 77.85' | 60.00' | 45.50' | 72.50' | N83°36'44"W | 74°20'37" |
| C20 | 71.13' | 60.00' | 40.41' | 67.04' | N12°28'44"W | 67°53'24" |
| C21 | 71.13' | 60.00' | 40.41' | 67.04' | N55°26'40"E | 67°53'24" |
| C22 | 52.63' | 60.00' | 28.14' | 50.96' | S65°27'55"E | 50°15'26" |
| C23 | 20.44' | 25.00' | 10.83' | 19.88' | N63°45'34"W | 46°50'45" |
| C24 | 28.66' | 330.00' | 14.35' | 28.65' | S84°41'30"E | 4°58'34" |
| C25 | 93.52' | 330.00' | 47.08' | 93.21' | S74°04'53"E | 16°14'16" |
| C26 | 15.71' | 10.00' | 10.00' | 14.14' | S70°16'25"W | 90°00'00" |
| C27 | 135.26' | 300.00' | 68.80' | 134.12' | S77°38'34"E | 25°49'58" |
| C28 | 62.46' | 467.00' | 31.28' | 62.41' | S21°26'32"W | 7°39'47" |
| C29 | 16.08' | 10.00' | 10.38' | 14.41' | S28°27'26"E | 92°09'10" |
| C30 | 90.80' | 530.00' | 45.51' | 90.69' | N69°38'10"W | 9°48'58" |
| C31 | 128.42' | 500.00' | 64.57' | 128.07' | N72°05'04"W | 14°42'59" |
| C32 | 17.12' | 10.00' | 11.53' | 15.11' | S56°54'00"W | 98°06'38" |
| C33 | 76.54' | 470.00' | 38.29' | 76.33' | N69°23'01"W | 9°19'58" |
| C34 | 11.86' | 267.00' | 15.95' | 11.84' | S04°25'24"W | 2°32'54" |
| C35 | 124.10' | 267.00' | 63.19' | 122.99' | S12°58'39"E | 26°37'50" |
| C36 | 33.33' | 267.00' | 16.69' | 33.31' | S29°19'09"E | 7°09'09" |
| C37 | 64.73' | 333.00' | 32.47' | 64.62' | N27°12'38"W | 11°08'12" |
| C38 | 90.00' | 333.00' | 45.21' | N13°43'31"W | 15°29'01" | |
| C39 | 30.81' | 333.00' | 15.27' | 30.50' | N03°11'02"W | 5°18'38" |
| C40 | 16.84' | 12.00' | 11.98' | 15.96' | S45°31'42"E | 89°56'29" |
| C41 | 110.33' | 300.00' | 55.78' | 110.11' | S18°57'38"W | 12°38'24" |
| C42 | 41.79' | 500.00' | 20.91' | 41.78' | S10°14'11"W | 4°47'20" |
| C43 | 212.69' | 300.00' | 111.04' | 208.26' | S12°28'06"E | 40°37'15" |
| C44 | 168.70' | 300.00' | 86.65' | 166.49' | N18°40'08"W | 32°13'11" |
| C45 | 82.34' | 410.00' | 41.31' | 82.20' | S36°11'20"W | 11°30'23" |
| C46 | 7.12' | 350.00' | 3.56' | 7.12' | S62°29'41"E | 1°14'13" |

## LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 10.08' | N89°26'27"E |
| L2 | 9.91' | S84°43'35"E |
| L3 | 24.31' | S29°17'22"E |
| L4 | 39.54' | S84°43'35"E |
| L5 | 22.08' | N72°56'36"E |
| L6 | 8.74' | S41°56'32"W |
| L7 | 44.04' | N64°43'35"W |
| L8 | 13.63' | S01°11'26"E |

## LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT 10-FEET WIDE, EXCEPTIONS NOTED
- MINIMUM BUILDING SETBACK FRONT = 30 FEET SIDE = 10 FEET REAR = 25 FEET
- LANDSCAPE EASEMENT 10-FEET WIDE
- DELINEATED WETLAND
- PROPOSED STORMWATER DETENTION POND
- PUBLIC STREET TO BE DEDICATED
- 1234 STREET ADDRESS

## NOTES & RESTRICTIONS

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(2) LOTS 47 AND 48 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO MEADOW LANE.

(3) NO STRUCTURES MAY BE BUILT WITHIN LANDSCAPE EASEMENTS. THESE EASEMENTS ARE TO BE USED FOR LANDSCAPING PLANT MATERIALS ONLY. FENCES ARE NOT ALLOWED WITHIN THESE EASEMENTS OR WITHIN 10 FEET OF MEADOW LANE. LANDSCAPE EASEMENTS ARE ALSO DEDICATED AS PUBLIC UTILITY EASEMENTS.

(4) LOT 43 IS SUBJECT TO A 15-FEET WIDE EASEMENT FOR THE ACCESS AND MAINTENANCE OF A SEWER PIPELINE.

(5) LOTS 40, 55, AND 106 ARE SUBJECT TO 15-FEET WIDE EASEMENTS FOR THE ACCESS AND MAINTENANCE OF IRRIGATION PIPELINES.

(6) ALL AREAS DESIGNATED AS WETLANDS MAY NOT BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). EASEMENTS SHOWN WITHIN THE WETLANDS HAVE BEEN AUTHORIZED FOR USE AS SUCH BY THE USACE. THESE EASEMENTS ARE INCLUDED WITHIN AREAS DESIGNATED AS WETLANDS ON THIS PLAT FOR IDENTIFICATION AND TAX PURPOSES ONLY -- THE EASEMENTS ARE NOT SUBJECT TO THE RESTRICTIONS OF WETLANDS AS DEFINED BY THE USACE.

(7) AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

(8) OPEN SPACE 2 IS DEDICATED AS A BLANKET DRAINAGE AND PUBLIC UTILITY EASEMENT.

## NARRATIVE

THIS SURVEY WAS ORDERED BY SHERWOOD HIRSCHI FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. A PREVIOUS SURVEY DONE BY TIM GIBBONS FOR CLAIR WEBB WAS RETRACED AND ACCEPTED, TOGETHER WITH REBARS SET BY WAYNE CROW FOR PHASE 1 TO DETERMINE THE BOUNDARY. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON WGS-84, NORTH BEING PROJECTED FROM THE NIBLEY GPS MONUMENT SET BY THE COUNTY SURVEYOR AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'51.43813"W. NUMBER 5 REBARS WITH CAPS STAMPED "STEVEN C EARL PLS 318575" WERE SET AT ALL LOT CORNERS. EXPANSION NAILS WITH WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURB AND THE PROLONGATION OF THE SIDE LOT LINES AFTER CONSTRUCTION.

## SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 2 AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 17TH DAY OF JANUARY, 2007.

STEVEN C. EARL

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION; THENCE S00°33'33"E 100.95 FEET ALONG THE EAST SIXTEENTH LINE OF SAID SECTION TO THE POINT OF BEGINNING;
THENCE S0°33'33"E 291.59 FEET ALONG SAID SIXTEENTH LINE;
THENCE S89°26'27"W 153.00 FEET; THENCE S4°33'34"W 49.84 FEET;
THENCE S28°56'16"E 72.99 FEET; THENCE S0°33'33"E 100.00 FEET;
THENCE S8°50'55"W 202.73 FEET; THENCE N89°43'59"W 379.23 FEET;
THENCE S25°16'25"W 110.00 FEET; THENCE S64°43'35"E 34.13 FEET;
THENCE S25°16'25"W 153.00 FEET; THENCE S50°35'22"E 109.12 FEET;
THENCE S34°52'41"E 74.69 FEET; THENCE S1°11'28"E 149.97 FEET;
THENCE S0°33'33"E 143.00 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION;
THENCE S89°26'58"W 166.22 FEET ALONG SAID SOUTH LINE TO THE WEST-EAST SIXTY-FOURTH CORNER COMMON TO SECTIONS 17 AND 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN;
THENCE N0°33'33"W 99.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;
THENCE NORTHERLY 168.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°13'11" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE EAST, HAVING A RADIUS OF 330.00 FEET;
THENCE NORTHERLY 212.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'15";
THENCE N7°50'31"E 93.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHERLY 152.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'54"; THENCE N25°16'25"E 326.97 FEET;
THENCE N64°43'35"W 153.00 FEET; THENCE S25°16'25"W 100.00 FEET;
THENCE S88°24'54"W 490.41 FEET TO A POINT IN THE EAST LINE OF MEADOW LANE, THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 410.00 FEET, A RADIAL TO THE BEGINNING OF WHICH BEARS N59°33'51"W;
THENCE ALONG SAID EAST LINE OF MEADOW LANE NORTHEASTERLY 82.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'23";
THENCE N41°56'32"E 675.71 FEET ALONG SAID EAST LINE OF MEADOW LANE;
THENCE N88°50'19"E 50.37 FEET; THENCE S31°51'38"E 177.40 FEET;
THENCE S48°03'28"E 195.22 FEET; THENCE S83°56'28"E 79.73 FEET;
THENCE N89°26'27"E 353.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.06 ACRES, MORE OR LESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. FURTHERMORE, WE DEDICATE THE OPEN SPACE AS SHOWN HEREON TO NIBLEY CITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 8 DAY OF MAY A.D. 2007.

BY: NIBLEY SUNRISE MEADOWS, LLC

BY: SHERWOOD HIRSCHI, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 8TH DAY OF MAY, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/4/2011

CYNTHIA G. PRITCHARD
Notary Public
State of Utah
My Commission Expires Sept. 29, 2009
625 W. 2600 S. Bldg. UT 84321

## UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS _____ DATE 1-23-07
ROCKY MOUNTAIN POWER _____ DATE 1/25/07
QWEST COMMUNICATIONS _____ DATE 1/25/07
COMCAST CORPORATION _____ DATE _____

## COUNTY RECORDER'S NO. 944595

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF Nibley City
DATE 11 MAY 2007 TIME 1:51 pm. FEE $0.00
ABSTRACTED _____
INDEX 2007-2194
FILED IN: FILE OF PLATS
MICHAEL GLEED, COUNTY RECORDER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 26TH DAY OF JANUARY A.D. 2007.

CITY ATTORNEY

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS 25 DAY OF JANUARY, A.D. 2007.

Date

CITY ENGINEER

## PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS 13 DAY OF DECEMBER A.D. 2006 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN

## MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 4 DAY OF JANUARY A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

STEVEN C. EARL 318575-2201 REGISTERED LAND SURVEYOR 1/17/07 STATE OF UTAH

FINAL PLAT

SHEET DESCRIPTION:

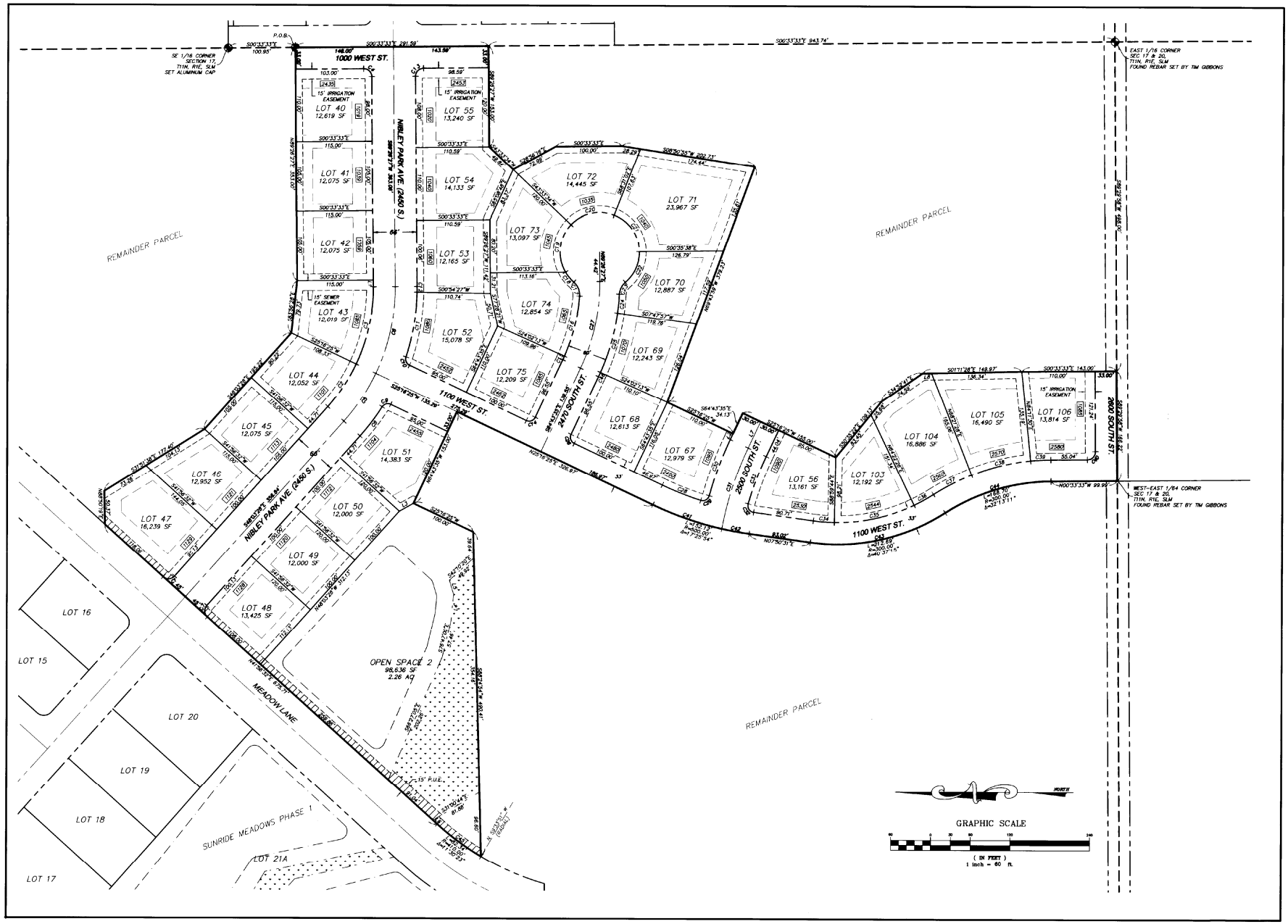
SUNRISE MEADOWS SUBDIVISION PHASE 2

PROJECT TITLE:


Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099


DATE: 17 JANUARY 2007
SCALE: NA
CALCULATIONS BY: S. EARL
CHECKED BY: J. WILLIAMS
APPROVED BY: T. GIBBONS
PROJECT NUMBER: 842-0401
SHEET: 1 of 2

2007-2194_2-




FINAL PLAT

SUNRISE MEADOWS SUBDIVISION
PHASE 2

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 17 JANUARY 2007
SCALE: 1" = 60'
CALCULATIONS BY: S. EARL
CHECKED BY: J. WILLIAMS
APPROVED BY: T. GIBBONS
PROJECT NUMBER: 842-0401
SHEET: 2 of 2

2007-2191

# SUNRISE MEADOWS SUBDIVISION PHASE 3

PART OF SE 1/4 SEC 17, T11N, R1E, SLM

NIBLEY CITY, CACHE COUNTY, UTAH

JANUARY 17, 2007

## NOTES & RESTRICTIONS

(1) THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.

(2) LOTS 83, 84, 92, 93, AND 102 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO MEADOW LANE.

(3) NO STRUCTURES MAY BE BUILT WITHIN LANDSCAPE EASEMENTS. THESE EASEMENTS ARE TO BE USED FOR LANDSCAPING PLANT MATERIALS ONLY. FENCES ARE NOT ALLOWED WITHIN THESE EASEMENTS OR WITHIN 10 FEET OF MEADOW LANE. LANDSCAPE EASEMENTS ARE ALSO DEDICATED AS PUBLIC UTILITY EASEMENTS.

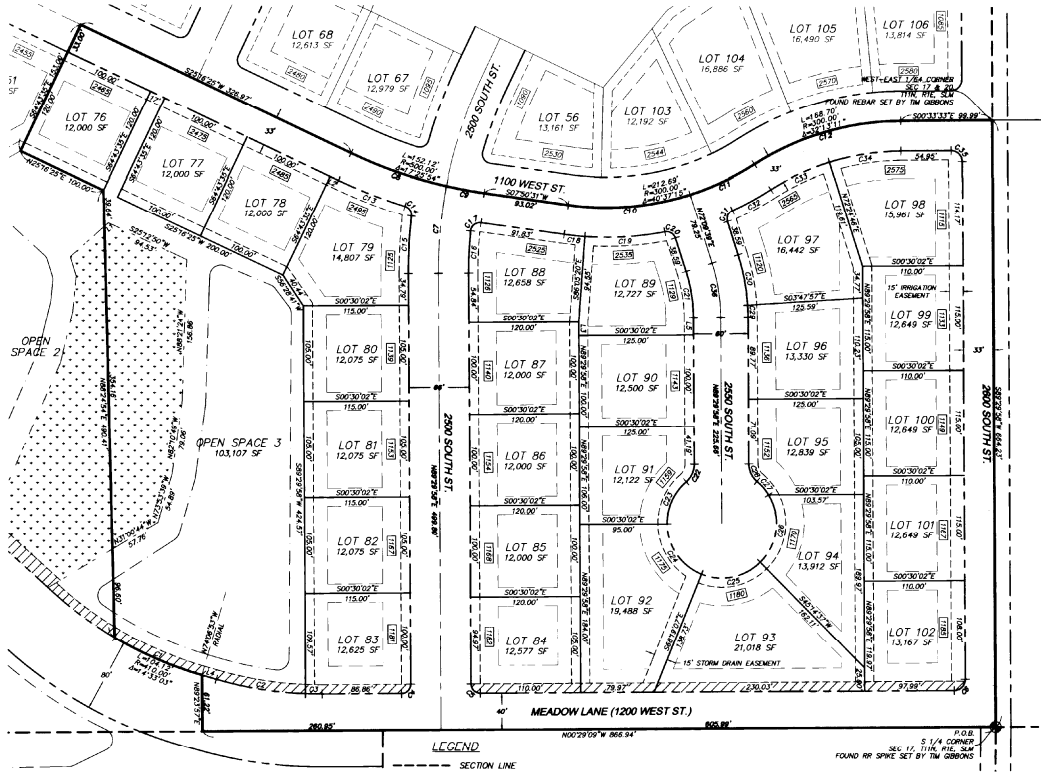
(4) LOT 92 IS SUBJECT TO A 15-FEET WIDE EASEMENT FOR THE ACCESS AND MAINTENANCE OF A STORM DRAIN PIPELINE.

(5) LOTS 98, 99, 100, 101, AND 102 ARE SUBJECT TO 15-FEET WIDE EASEMENTS FOR THE ACCESS AND MAINTENANCE OF AN IRRIGATION PIPELINE.

(6) ALL AREAS DESIGNATED AS WETLANDS MAY NOT BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). EASEMENTS SHOWN WITHIN THE WETLANDS HAVE BEEN AUTHORIZED FOR USE AS SUCH BY THE USACE. THESE EASEMENTS ARE INCLUDED WITHIN AREAS DESIGNATED AS WETLANDS ON THIS PLAT FOR IDENTIFICATION AND TAX PURPOSES ONLY -- THE EASEMENTS ARE NOT SUBJECT TO THE RESTRICTIONS OF WETLANDS AS DEFINED BY THE USACE.

(7) AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATIVE TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

(8) OPEN SPACE 3 IS DEDICATED AS A BLANKET DRAINAGE AND PUBLIC UTILITY EASEMENT. A STORMWATER DETENTION POND IS PROPOSED TO BE CONSTRUCTED WITHIN THIS OPEN SPACE AS SHOWN.




### CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CD. BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 104.12' | 410.00' | 52.34' | 103.84' | S23°09'38"W | 14°33'03" |
| C2 | 99.00' | 410.00' | 49.74' | 98.76' | S08°58'03"W | 13°50'04" |
| C3 | 18.15' | 410.00' | 9.07' | 18.14' | S00°46'56"W | 2°32'09" |
| C4 | 15.71' | 10.00' | 10.00' | 14.14' | S45°29'35"E | 90°00'53" |
| C5 | 15.71' | 10.00' | 10.00' | 14.14' | S44°30'25"W | 89°59'07" |
| C6 | 18.85' | 12.00' | 12.00' | 16.97' | S45°29'35"E | 90°00'53" |
| C7 | 96.50' | 500.00' | 48.40' | 96.35' | N84°58'18"W | 11°03'28" |
| C8 | 110.33' | 500.00' | 55.39' | 110.11' | S18°57'08"W | 12°38'34" |
| C9 | 41.72' | 500.00' | 20.87' | 41.78' | S10°14'11"W | 4°47'20" |
| C10 | 134.47' | 300.00' | 68.38' | 133.34' | S04°59'55"E | 25°40'52" |
| C11 | 78.32' | 300.00' | 39.34' | 78.00' | S26°18'32"E | 14°56'23" |
| C12 | 168.70' | 300.00' | 86.65' | 166.49' | N16°40'08"W | 32°13'11" |
| C13 | 78.27' | 533.00' | 39.20' | 78.20' | S21°04'01"W | 8°24'49" |
| C14 | 13.87' | 10.00' | 8.31' | 12.78' | N56°35'39"E | 79°28'05" |
| C15 | 63.62' | 533.00' | 31.80' | 63.58' | N67°08'16"W | 6°50'42" |
| C16 | 46.47' | 467.00' | 23.25' | 46.45' | N87°38'58"W | 5°42'05" |
| C17 | 16.17' | 10.00' | 10.47' | 14.46' | N38°28'43"W | 92°38'28" |
| C18 | 22.85' | 333.00' | 11.43' | 22.84' | S05°52'36"W | 3°55'51" |
| C19 | 87.49' | 333.00' | 44.00' | 87.24' | S01°36'56"E | 15°03'12" |
| C20 | 14.54' | 10.00' | 8.89' | 13.28' | N30°30'02"E | 83°18'11" |
| C21 | 51.44' | 170.00' | 25.92' | 51.25' | N80°49'49"E | 17°20'19" |
| C22 | 21.68' | 25.00' | 11.57' | 21.00' | S85°39'38"E | 49°40'47" |
| C23 | 52.02' | 60.00' | 27.77' | 50.41' | N85°39'38"W | 49°40'47" |
| C24 | 71.02' | 60.00' | 40.33' | 66.95' | S55°35'26"W | 67°49'05" |
| C25 | 69.57' | 60.00' | 39.28' | 65.74' | S11°32'15"E | 66°26'16" |
| C26 | 80.36' | 60.00' | 47.50' | 74.48' | S62°07'29"E | 76°44'12" |
| C27 | 19.51' | 66.00' | 9.81' | 19.44' | N44°59'46"E | 16°56'14" |
| C28 | 21.68' | 25.00' | 11.57' | 21.00' | S64°39'35"W | 49°40'47" |
| C29 | 13.54' | 230.00' | 6.82' | 13.54' | N87°51'01"E | 3°22'53" |
| C30 | 56.36' | 230.00' | 28.32' | 56.22' | N79°10'51"E | 14°02'24" |
| C31 | 14.54' | 10.00' | 8.89' | 13.28' | N66°17'15"W | 83°18'11" |
| C32 | 47.91' | 333.00' | 23.99' | 47.87' | S08°39'27"E | 8°14'34" |
| C33 | 70.79' | 267.00' | 35.61' | 70.58' | N25°10'59"W | 15°11'30" |
| C34 | 79.35' | 267.00' | 39.87' | 79.08' | N09°04'23"W | 17°01'41" |
| C35 | 16.86' | 12.00' | 10.48' | 15.68' | N44°58'13"E | 80°30'13" |
| C36 | 60.52' | 200.00' | 30.49' | 60.29' | N80°49'49"E | 17°20'19" |

### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 5.75' | S42°10'20"E |
| L2 | 9.91' | S40°19'20"W |
| L3 | 15.00' | N89°29'58"E |
| L4 | 16.30' | S15°31'06"W |
| L5 | 18.66' | S89°29'58"W |

### LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT 10-FEET WIDE, EXCEPTIONS NOTED
- MINIMUM BUILDING SETBACK FRONT = 30 FEET SIDE = 10 FEET REAR = 25 FEET
- LANDSCAPE EASEMENT 10-FEET WIDE
- DELINEATED WETLAND
- PROPOSED STORMWATER DETENTION POND
- PUBLIC STREET TO BE DEDICATED
- 1234 STREET ADDRESS

### NARRATIVE

THIS SURVEY WAS ORDERED BY BILL BERTOLIO FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. A PREVIOUS SURVEY DONE BY TIM GIBBONS FOR CLAIR WEBB WAS RETRACED AND ACCEPTED, TOGETHER WITH REBARS SET BY WAYNE CROW FOR PHASE 1 TO DETERMINE THE BOUNDARY. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON WCS-84, NORTH BEING PROJECTED FROM THE NIBLEY GPS MONUMENT SET BY THE COUNTY SURVEYOR AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'51.43813"W. NUMBER 5 REBARS WITH CAPS STAMPED "STEVEN C EARL PLS 318575" WERE SET AT ALL LOT CORNERS. EXPANSION NAILS WITH WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURB AND THE PROLONGATION OF THE SIDE LOT LINES AFTER CONSTRUCTION.

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

## SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 17TH DAY OF JANUARY, 2007.

STEVEN C. EARL

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION;
THENCE N0°29'09"W 866.94 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT IN THE SOUTH LINE OF SUNRISE MEADOWS SUBDIVISION, PHASE 1;
THENCE N89°23'57"E 61.22 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 410.00 FEET, A RADIAL TO THE BEGINNING OF WHICH BEARS N74°06'53"W;
THENCE NORTHEASTERLY 104.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03", SAID CURVE BEING IN THE EAST LINE OF MEADOW LANE;
THENCE ALONG THE BOUNDARY OF SUNRISE MEADOWS SUBDIVISION PHASE 2 FOR THE FOLLOWING NINE COURSES:
(1) N88°24'54"E 490.41 FEET;
(2) N25°16'25"E 100.00 FEET;
(3) S64°43'35"E 153.00 FEET;
(4) S25°16'25"W 326.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET;
(5) SOUTHERLY 152.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'54";
(6) S7°50'31"W 93.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET;
(7) SOUTHERLY 212.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'15" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;
(8) SOUTHERLY 168.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°13'11";
(9) S0°33'33"E 99.99 FEET TO THE WEST-EAST SIXTY-FOURTH CORNER COMMON TO SECTIONS 17 AND 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN;
THENCE S89°29'58"W 664.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.19 ACRES, MORE OR LESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. FURTHERMORE, WE DEDICATE THE OPEN SPACE AS SHOWN HEREON TO NIBLEY CITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 1ST DAY OF MAY A.D. 2007

BY: HORIZON ENTERPRISES, INC.

BY: William D Bertolio

WILLIAM D. BERTOLIO, PRESIDENT

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 1ST DAY OF MAY 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN THE SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HORIZON ENTERPRISES, A UTAH CORPORATION, THAT WILLIAM D. BERTOLIO SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/28/08

NOTARY PUBLIC DARYL ALLEN My Commission Expires on 09-28-2008 1111 North Main Street Logan, UT 84321 STATE OF UTAH

## UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS _____ DATE 1-25-07
ROCKY MOUNTAIN POWER _____ DATE 1-25-07
QWEST COMMUNICATIONS _____ DATE 1-25-07
COMCAST CORPORATION _____ DATE _____

## MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 4 DAY OF JANUARY A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

## COUNTY RECORDER'S NO. 944315

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF SCGEE
DATE 10 MAY 2007 TIME 02:09 FEE $61.00
ABSTRACTED _____
INDEX 2007-2191
FILED IN: FILE OF PLATS
MICHAEL GLEED, COUNTY RECORDER

CACHE COUNTY RECORDER MICHAEL L. GLEED STATE OF UTAH

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 26TH DAY OF JANUARY A.D. 2007.

CITY ATTORNEY

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS 25 DAY OF JANUARY A.D. 2007.

CITY ENGINEER

## PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS 15 DAY OF DECEMBER A.D. 2006 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN

FINAL PLAT

SUNRISE MEADOWS SUBDIVISION PHASE 3

SHEET DESCRIPTION

PROJECT TITLE


Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099


DATE: 17 JANUARY 2007
SCALE: NA
CALCULATIONS BY: S. EARL
CHECKED BY: D. CASTEEL
APPROVED BY: T. GIBBONS
PROJECT NUMBER: 842.0401
SHEET: 1 of 1

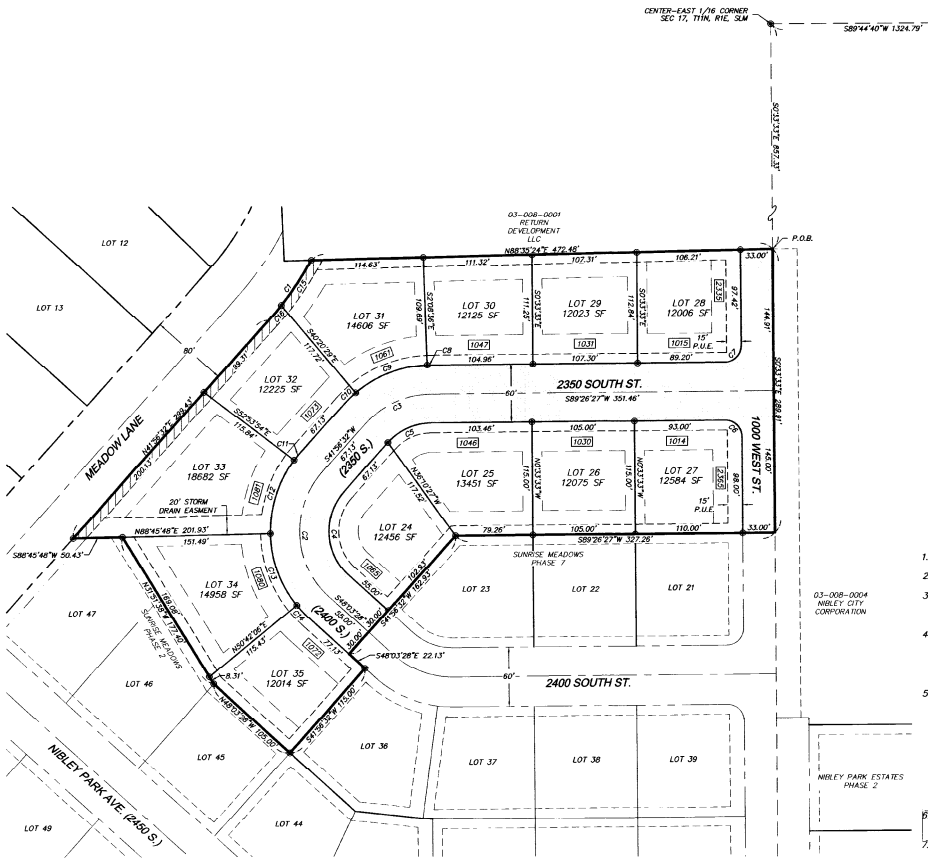
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2018-3129

# SUNRISE MEADOWS SUBDIVISION PHASE 8

## PART OF SE 1/4 SEC 17, T11N, R1E, SLM

## NIBLEY CITY, CACHE COUNTY, UTAH




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CHORD |
| C1 | 74.61' | 340.00' | 12°34'23" | N35°39'20"E | 74.46' |
| C2 | 141.37' | 90.00' | 90°00'00" | S37°03'28"E | 127.28' |
| C3 | 74.61' | 90.00' | 47°29'56" | S65°41'30"W | 72.49' |
| C4 | 94.25' | 60.00' | 90°00'00" | S37°03'28"E | 84.85' |
| C5 | 49.74' | 60.00' | 47°29'56" | S65°41'30"W | 48.33' |
| C6 | 26.70' | 17.00' | 90°00'00" | N45°33'33"W | 24.04' |
| C7 | 26.70' | 17.00' | 90°00'00" | N44°26'27"E | 24.04' |
| C8 | 3.32' | 120.00' | 1°35'03" | S86°38'56"W | 3.32' |
| C9 | 80.00' | 120.00' | 38°11'53" | S68°45'28"W | 78.53' |
| C10 | 16.16' | 120.00' | 7°42'59" | S45°48'01"W | 16.15' |
| C11 | 10.14' | 120.00' | 4°50'25" | S39°31'19"W | 10.13' |
| C12 | 79.94' | 120.00' | 38°10'04" | S1°01'03"W | 78.47' |
| C13 | 80.07' | 120.00' | 38°13'56" | S20°10'55"E | 78.60' |
| C14 | 18.35' | 120.00' | 8°45'35" | S43°40'41"E | 18.33' |
| C15 | 54.98' | 340.00' | 9°15'41" | N33°59'59"E | 54.90' |
| C16 | 19.65' | 340.00' | 3°18'42" | N40°17'11"E | 19.65' |

## NOTES & RESTRICTIONS

1. LOTS 31, 32, AND 33 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO MEADOW LANE.
2. LOT 33 IS SUBJECT TO A 20-FT WIDE STORM DRAIN PIPELINE EASEMENT. NO PERMANENT STRUCTURES MAY BE BUILT WITHIN THIS EASEMENT.
3. NO STRUCTURES MAY BE BUILT WITHIN LANDSCAPE EASEMENTS. THESE EASEMENTS ARE TO BE USED FOR LANDSCAPING PLANT MATERIALS ONLY. FENCES ARE NOT ALLOWED WITHIN THESE EASEMENTS OR WITHIN 10 FEET OF MEADOW LANE. LANDSCAPE EASEMENTS ARE ALSO DEDICATED AS PUBLIC UTILITY EASEMENTS.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.
6. THE FINISH FLOOR OF EACH HOUSE TO BE CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE AT AN ELEVATION OF 6-INCHES HIGHER THAN THE AVERAGE CURB HEIGHT IN FRONT OF THE HOUSE OR HIGHER. NO BASEMENTS ARE ALLOWED ON ANY LOT.
7. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
8. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (I) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (II) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (III) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (IV) ANY OTHER PROVISION OF LAW.
9. DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

## LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT 10-FEET WIDE WHERE SHOWN, EXCEPTIONS NOTED
- MINIMUM BUILDING SETBACK FRONT = 30 FEET SIDE = 10 FEET REAR = 25 FEET
- PUBLIC STREET HEREBY DEDICATED
- LANDSCAPE EASEMENT
- 1234 STREET ADDRESS

## SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY SHERWOOD HIRSCHI FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. A PREVIOUS SURVEY DONE BY TIM GIBBONS FOR CLAIR WEBB WAS RETRACED AND ACCEPTED. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON WGS-84, NORTH BEING PROJECTED FROM THE NIBLEY GPS MONUMENT SET BY THE COUNTY SURVEYOR IN 1998. NUMBER 5 REBARS WITH CAPS STAMPED "STEVEN C EARL PLS 318575" WERE SET AT ALL REAR LOT CORNERS. EXPANSION NAILS WITH WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURB AND THE PROLONGATION OF THE SIDE LOT LINES AFTER CONSTRUCTION.

CACHE COUNTY RECORDER MICHAEL L GLEED STATE OF UTAH

OWNER/SUBDIVIDER
NIBLEY SUNRISE MEADOWS, LLC
Attn: Sherwood Hirschi
2350 N Main St. Suite 1
North Logan, UT 84341

## SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 8, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

## LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE S89°44'40"W 1324.79 FEET ALONG THE LATITUDINAL MID-SECTION LINE TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION; THENCE S0°33'33"E 857.33 FEET ALONG THE EAST SIXTEENTH LINE OF SAID SECTION TO THE POINT OF BEGINNING;
THENCE S0°33'33"E 289.91 FEET ALONG SAID SIXTEENTH LINE TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SUNRISE MEADOWS PHASE 7; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PHASE 7 THE FOLLOWING FOUR COURSES:
1. S89°26'27"W 327.26 FEET;
2. S41°56'32"W 162.93 FEET;
3. S48°03'28"E 22.13 FEET;
4. S41°56'32"W 115.00 FEET TO THE EASTERNMOST CORNER OF LOT 45 OF SUNRISE MEADOWS PHASE 2;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PHASE 2 THE FOLLOWING THREE COURSES:
1. N48°03'28"W 105.00 FEET;
2. N31°51'38"W 177.40 FEET;
3. S88°45'48"W 50.43 FEET TO THE SOUTHEASTERLY LINE OF MEADOW LANE;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES:
1. N41°56'32"E 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 340.00 FEET AND A LONG CHORD OF 74.46 FEET BEARING N35°39'20"E;
2. NORTHEASTERLY 74.61 FEET ALONG SAID CURVE;

THENCE N88°35'24"E 472.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.78 ACRES, MORE OR LESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNRISE MEADOWS SUBDIVISION PHASE 8, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. FURTHERMORE, WE INCORPORATE THE NOTES & RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 26 DAY OF April 2018.

NIBLEY SUNRISE MEADOWS, LLC
BY: SHERWOOD HIRSCHI, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE

ON THIS 26th DAY OF March, IN THE YEAR 2018, BEFORE ME Annette Heinz, A NOTARY PUBLIC, PERSONALLY APPEARED SHERWOOD HIRSCHI, MANAGING MEMBER OF NIBLEY SUNRISE MEADOWS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID NIBLEY SUNRISE MEADOWS, LLC BY AUTHORITY OF ITS BYLAWS.

NOTARY PUBLIC SIGNATURE:
NOTARY PUBLIC FULL NAME: Annette Heinz
COMMISSION NUMBER: 683751
MY COMMISSION EXPIRES: 10-22-19
A NOTARY PUBLIC COMMISSIONED IN UTAH

ANNETTE HEINZ NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 06/22/2019 Commission # 683751

## UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

DOMINION ENERGY _____ DATE 4-2-18
ROCKY MOUNTAIN POWER _____ DATE 3/30/18
CENTURY LINK COMMUNICATIONS _____ DATE _____
COMCAST CORPORATION _____ DATE 3/30/2018

## COUNTY RECORDER'S NO. 1193719

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF OWNER
DATE 17 APRIL 2018 TIME 8:59 AM FEE 42.00
ABSTRACTED _____
INDEX 2018-3129
FILED IN: FILE OF PLATS
MICHAEL GLEED, COUNTY RECORDER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16th DAY OF April, 2018.
CITY ATTORNEY

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS 11 DAY OF April, 2018.
CITY ENGINEER

## PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS 23rd DAY OF August, 2017 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
PLANNING COMMISSION CHAIRMAN

## MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 5th DAY OF October, 2017. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
CITY RECORDER

PROFESSIONAL LAND SURVEYOR STEVEN C. EARL 318575-2201 12/8/17 STATE OF UTAH

SHEET DESCRIPTION: FINAL PLAT

PROJECT TITLE: SUNRISE MEADOWS SUBDIVISION PHASE 8


Cache • Landmark Engineers Surveyors Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099


DATE: 8 DECEMBER 2017
SCALE: 1" = 60'
CALCULATIONS BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 842-1601
SHEET: 1 of 1

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**Agenda Item #7**

| | |
|---|---|
| **Description** | **Discussion and Consideration:** Approval of a Construction Contract for 1200 West |
| **Presenter** | Tom Dickinson, City Engineer |
| **Staff & Planning Commission Recommendation** | Award the construction contract with Staker Parsons for phase 3. Solicit the COG for the remainder of phase 4 and submit a separate application to the COG for phase 5. |
| **Reviewed By** | Mayor, City Manager, City Engineer |

**Background:**
Over the last few years, City staff has been working with CRS Engineers developing construction plans and bidding documents to improve 1200 West from approximately 3300 South to 2200 South. Construction of Phases 1 & 2, completed summer 2022, installed a roundabout at 3200 South and improved the road from 3300 South to approximately 2900 South. Phases 3 & 4, recently bid for construction, provide a new roundabout at 2600 South (Phase 3), an improved roadway from 2900 South to 2500 South (Phase 4), and a separated multi-use trail along the corridor. Future Phase 5 makes the final connection from 2500 South through the Firefly Estates project and connects to 2200 South and Logan's 1000 West.

In December of 2022, the Cache County Council of Government (COG) awarded Nibley City a $3.435M grant to design and construct Phases 3 & 4. Nibley City is required to match the grant with at least 7% of City funds and cover all cost for non-eligible grant amenities such as water line improvements and certain sections of cub and gutter. Since receiving the COG award, City staff has been working with design consultants to complete construction plans and to acquire the Right of Way (ROW) needed to complete the project.

Construction of Phases 3 & 4 was bid in July 2023 and is awaiting execution of a contract for construction based on direction by City Council.

**1200 West Phases 3 & 4 Construction Bidding:**
Issues arose in the acquisition of ROW, but through negotiation and good fortune, the ROW became available this spring allowing the City to go to bid for construction in July.

Bidding construction of Phases 3 & 4 was broken into 3 different sections.

- Base bid- Phase 3- consisting of the roundabout at 2600 South
- Add/Alternate 1- Phase 4- consisting of roadway improvements south of the 2600 roundabout

- Add/alternate 2- consisting of separated multi-use trail south of 2900 S to the 3200 S roundabout.

Three bids for construction were received, with the lowest bid from Staker Parson:

| | |
|---|---|
| Base Bid- Phase 3 | $1,944,496 |
| Add/Alternate #1- Phase 4 | $1,822,295 |
| Add/Alternate #2- south bike lanes | Not Considered at this time |
| Total Construction Cost (Phases 3 & 4) | $3,766,791 |

**Financial Detail:**

**CONSTRUCTION Phases 3 & 4**

| | |
|---|---|
| PHASE 3- Roundabout (COG Eligible) | $1,874,620.50 |
| PHASE 3- Noneligible | $69,875.50 |
| | |
| Phase 4- South connection (COG Eligible) | $1,747,447 |
| Phase 4- Noneligible | $74,848 |
| | |
| COG Eligible Construction Cost both phases | $3,622,068 |
| Noneligible Construction Cost both phases | $144,724 |
| | |
| **Total Phase 3 & 4 Construction** | **$3,766,791** |

The City has already incurred an additional $594,450 for the project for design and Right of Way acquisition.

**DESIGN AND RIGHT-OF-WAY Phases 3 & 4**

| | |
|---|---|
| Design | $167,179 |
| ROW- Catholic Church | $128,500 |
| ROW- Nelson Family (Estimate from 2nd appraisal) | $283,200 |
| ROW Acquisition Services | $15,570 |
| | |
| **Total Design and ROW** | **$594,450** |

There is a COG shortfall for Phases 3 & 4 depicted below. City staff will pursue an application in the next COG grant cycle to fund the shortfall.

**COG SHORTFALL Phases 3 & 4**

| | |
|---|---|
| Total COG Eligible<br>Design, ROW, and Construction | $4,216,517 |
| 7% City required Match | $295,156 |
| | |

| | |
|---|---|
| Total Project cost less 7% match from the City | $3,921,361 |
| Less COG Award (December 2022) | $3,435,000 |
| | |
| **COG Shortfall** | **$486,361** |

**Recommendation:**

The 2023/24 City Budget allocated $3,500,000 for construction of Phases 3 & 4 leaving a shortfall of approximately $266,791 with no contingency for unforeseen issues that frequently arise during construction.

Due to the COG shortfall to acquire ROW, design, and construct Phases 3 & 4, staff recommends executing a construction contract with Staker Parson for Phase 3 in the amount of $1,944,496.

Staff will apply to COG in the next grant cycle in the amount of $486,361 to cover the budget shortfall for Phase 4 and will submit a separate application for COG funding to complete design and construction of Phase 5 and Add/Alternate #2- extending bike lanes south to 3200 South.

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**Agenda Item #8**

| | |
|---|---|
| **Description** | **Discussion and Consideration:** Ridgeline Park Subdivision Phase 5, 6 & E-L Final Plat, located at approximately 250 W 3200 S (Applicant: Visionary Homes) |
| **Presenter** | Tom Dickinson, City Engineer |
| **Planning Commission Recommendation** | Recommend approval of Ridgeline Park Phase 5,6 & E-L Final Plat with the following conditions:<br>1. The City Engineer provide final approval of the Construction Drawings and all supportive materials.<br>2. Addresses on Plat need to be updated per City Planner comments.<br>3. Final approval must be obtained from Nibley-Blacksmith Fork Irrigation Company. |
| **Staff Recommendation** | Approval of Ridgeline Park Phase 5,6 & E-L Final Plat with the following conditions:<br>1. The City Engineer provide final approval of the Construction Drawings and all supportive materials.<br>2. Addresses on Plat need to be updated per City Planner comments.<br>3. A private water utility agreement must be recorded with the property.<br>4. Final approval must be obtained from Nibley-Blacksmith Fork Irrigation Company. |
| **Reviewed By** | City Planner, Planning Commission, City Manager, City Engineer |

**Background:**

Visionary Homes has submitted an application and supporting materials for Ridgeline Park Phase 5, 6 and E-L Final Plat. Ridgeline Park East received preliminary plat approval on February 10, 2022.

Phase 5, built on 3.71 acres includes 1.44 acres of common HOA open space area and dedicated public and private roadways. The Plat does not include any building lots but provides the required streets and additional open space to support the 80 condominiums to be platted as Phase E-L. Phase E-L each include 1- 10 unit condominium building with parking and some supportive open space area. Each condominium building will be three stories tall, with 2 units and all garages on ground level, and 4 units on both the 2nd and 3rd levels.

Phase 6, built on 4.39 acres includes 9 single family lots and 31 townhome lots in 4 different buildings, and 1.38 of common HOA open space area.

The Final Plat for these phases does not deviate from the Preliminary Plat with the exception of the plat phasing. The applicant has submitted separate plats for each of the condominium buildings (phases E-L) that were noted on the phasing plan as a portion of Phase 5. However, as they are proposing all public improvements as part of phase 5 and are applying for the same area with this application, Staff does not consider this to be a significant deviation. Phase 4 and A-D were platted similarly.

**Zoning and Space Requirements**

Staff finds that each plat meets the zoning requirements for the total number of lots, lot sizes, unit type ratio and the proportion of proposed open space as shown on the approved preliminary plat. Each of the townhome and condo buildings meet the setback requirements of NCC 19.32.060(C).

**Streets**

The Developer shows the proper dedication for the roadways with an appropriate level of connectivity. The proposed cross section design of each roadway is in accordance with the Transportation Master Plan and Nibley City Design Standards and consistent with the approved preliminary plat. 250 West will be designed as a TS-8 with space for on-street parking, 2 shared 12’ traffic lanes, a 5.5’ park strip and a 5’ sidewalk. The remaining 3025 S street will be designed as a TS-13 with 29’ of asphalt, 7’ park strip, and 5’ sidewalk. All public streets will include curb and gutter. The 24’ private drives, which provide driveway access to some of the units, include 23’ of asphalt with a ribbon or a Type “H” curb and gutter. For the units that have driveway access, trails or a public street provide primary pedestrian access in accordance with NCC 19.32.080(B). Several of the single-family homes in Phase 6 will be ‘rear-loaded’ on the private drive with an entrance that faces 3200 S. A roundabout is proposed at 3025 S & 250 W. The City Engineer has reviewed the design for conformance with our Design Standards.

The applicant will provide temporary turnarounds with dedicated easements for all stub streets in this phase.

**Utility Lines and Easements**

The applicant has provided the proper public utility easements and utility connections on the plat according to the review of the City Engineer and Public Works Director, with the

exception of some additional utility easements needed on some lots. The City Engineer has reviewed the design of each utility system in detail to verify that each system meets City Standards.

The City Engineer has also requested that a private water utility agreement be required, stipulating that water lines on private land be maintained by the project HOA. Staff recommends that this be a condition of approval.

The applicant has provided plans to thh Nibley- Blacksmith Fork Irrigation, as there are affected canals in the subdivision, but final approval is still needed from the canal company.

**Construction Drawings**

Staff has reviewed the construction drawings and the City Engineer has determined that the drawings are sufficiently compliant with Nibley City Code and Design Standards to recommend approval of the plat. At the time of this writing, there are a few outstanding items that need to be resolved prior to final approval of the construction drawings. A summary of these outstanding comments includes the following:

- Provide 36” corrugated barrel for 2” meters.
- Need to add pavement section detail to plans that was previously removed.

It is recommended that the final plat is approved conditional upon the final approval of construction drawings, resolving all engineer’s comments.

**Architectural Design**

NCC 19.32.080(A) provides architectural design standards for townhomes with an R-PUD. The applicant submitted renderings in conjunction with the R-PUD approval and a description of building materials which meet the standards of this section. Specifically, the townhomes and condos will be built of a combination of hardboard lap, hardboard shakes, hardboard bat & board, stone and brick. The proposed design also features vertical and horizontal variation, as required.

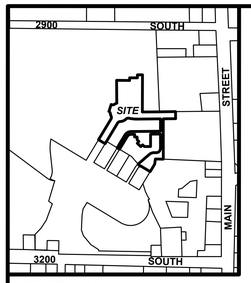
**Landscaping, Open Space Amenities and Maintenance**

The developer has submitted a Street Tree and Landscaping Plan for Phase 5&6 which complies with NCC 19.32.080 (B)(2)&(6), NCC 21.12.170, and Nibley City’s Tree Care Plan. Street trees are proposed to be spaced every 50 feet, except where utility conflicts exist. Landscaped areas include the proper amount trees and shrubs to meet site design requirements.

This phase of development includes the following open space amenities: A playground, singset, pavilion and a dog park, in accordance with the approved preliminary plat. The applicant previously provided cost estimates of all amenities in the development, including this phase. Based upon cost estimates provided, Staff has determined that the value of these amenities is proportional to the number of units in the development as

provided in NCC 19.32.050(A)(3), provided that the amenities in previous phases are completed. Staff is working with the applicant to ensure that amenities in previous phases are completed or that appropriate financial assurance be provided.

A Final Maintenance Plan for landscaping and amenities has been provided which complies with NCC 19.32.050(B)(4). The Common Area located within Ridgeline Park will be owned by the Ridgeline Park Homeowners Association.  All maintenance will be the responsibility of this entity directly, or its assigns as directed by Board and Officers of the HOA. The applicant has also provided estimated staffing, insurance and associated costs of the maintenance for the entire development, including this phase.




***VICINITY MAP***
NTS

***DATE OF PREPARATION***
AUGUST 3, 2022

***OWNER(S)/SUBDIVIDER***
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

***ENGINEER & SURVEYOR***
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

| *CURVE TABLE* | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
| ***C1*** | ***24.50*** | ***56°47'46"*** | ***24.29*** | ***N2°41'41"E 23.30*** |
| ***C2*** | ***24.50*** | ***65°48'41"*** | ***28.14*** | ***N88°11'14"E 26.62*** |
| ***C3*** | ***317.00*** | ***4°06'02"*** | ***22.69*** | ***N2°10'18"E 22.68*** |
| ***C4*** | ***36.00*** | ***91°09'00"*** | ***57.27*** | ***N45°34'30"E 51.42*** |
| ***C5*** | ***38.00*** | ***58°18'50"*** | ***38.68*** | ***S60°14'59"W 37.03*** |
| ***C6*** | ***24.50*** | ***57°11'25"*** | ***24.45*** | ***S74°38'57"W 23.45*** |
| ***C7*** | ***24.50*** | ***56°47'46"*** | ***24.29*** | ***S59°29'27"W 23.30*** |
| C8 | 80.50 | 32°36'27" | 45.81 | N71°35'07"E 45.20 |
| C9 | 80.50 | 15°36'41" | 21.93 | N80°05'00"E 21.87 |
| C10 | 24.50 | 56°47'46" | 24.29 | N59°29'27"E 23.30 |
| C11 | 317.00 | 26°52'15" | 148.67 | N17°39'27"E 147.31 |
| C12 | 317.00 | 30°58'17" | 171.36 | N15°36'26"E 169.28 |
| C13 | 350.00 | 30°58'17" | 189.19 | N15°36'26"E 186.90 |
| C14 | 383.00 | 30°58'17" | 207.03 | S15°36'26"W 204.52 |
| C15 | 24.50 | 56°47'46" | 24.29 | S2°41'41"W 23.30 |
| C16 | 80.50 | 9°10'56" | 12.90 | S21°06'44"E 12.89 |
| C17 | 24.50 | 61°05'02" | 26.12 | S47°03'47"E 24.90 |
| C18 | 220.00 | 12°59'18" | 49.87 | S84°05'57"E 49.76 |
| C19 | 250.00 | 15°27'23" | 67.44 | S82°51'54"E 67.24 |
| C20 | 50.00 | 58°18'50" | 50.89 | N60°14'59"E 48.72 |
| C21 | 50.00 | 41°53'15" | 36.55 | S70°12'22"W 35.75 |
| C22 | 38.00 | 41°53'15" | 27.78 | N70°12'22"E 27.17 |

***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. PARCELS N-Q AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THESE PARCELS SHALL BE ACCESSIBLE TO PUBLIC USE. THE COMMON AREA PARCELS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE , AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.

***ATTORNEY APPROVAL***

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

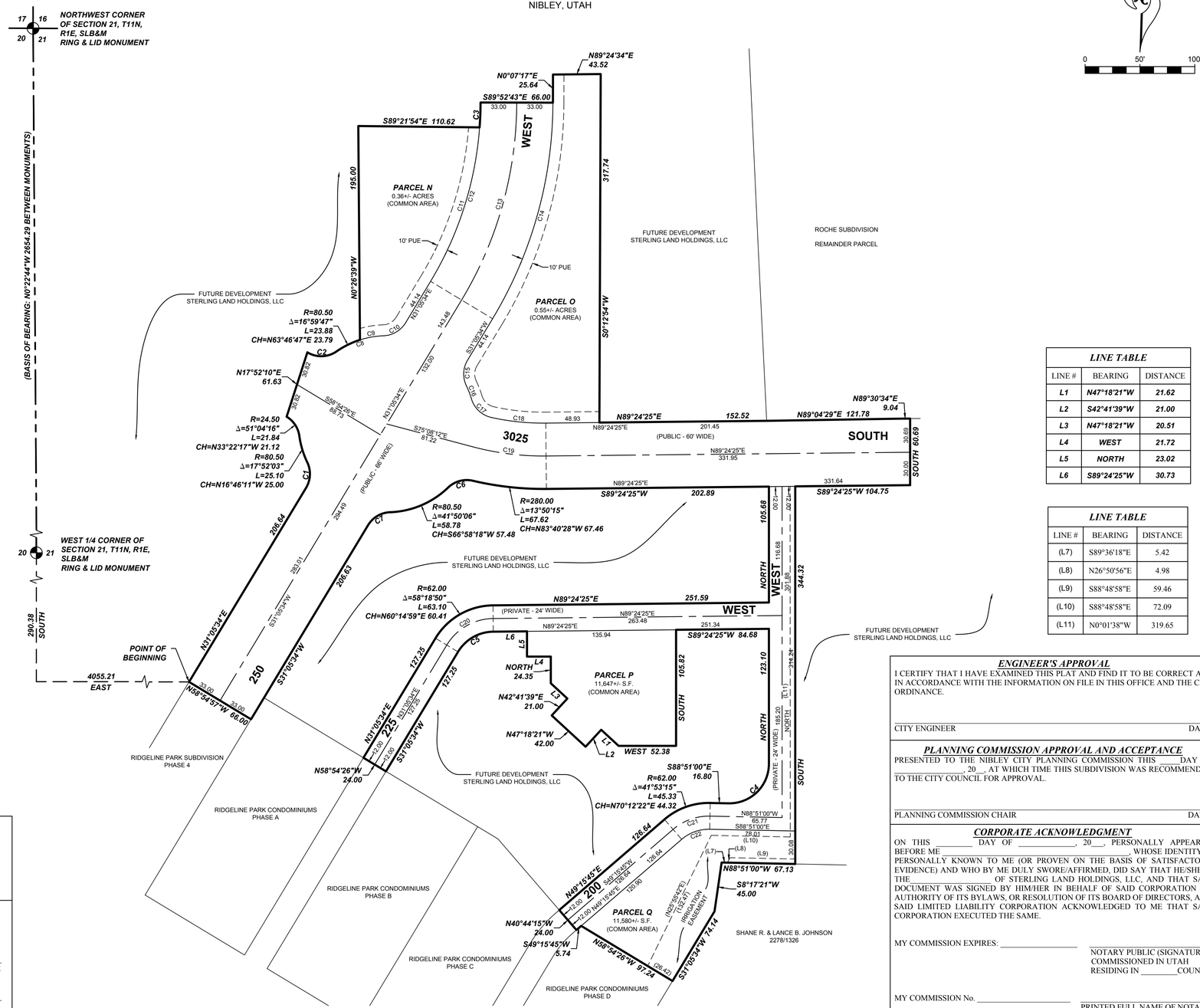
***CITY COUNCIL APPROVAL AND ACCEPTANCE***

PRESENTED TO NIBLEY CITY COUNCIL THIS _____DAY OF_____A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY REORDER DATE

FINAL PLAT
OF
# *RIDGELINE PARK SUBDIVISION*
## *PHASE 5*
SE1/4 & NE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




| *LINE TABLE* | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| ***L1*** | ***N47°18'21"W*** | ***21.62*** |
| ***L2*** | ***S42°41'39"W*** | ***21.00*** |
| ***L3*** | ***N47°18'21"W*** | ***20.51*** |
| ***L4*** | ***WEST*** | ***21.72*** |
| ***L5*** | ***NORTH*** | ***23.02*** |
| ***L6*** | ***S89°24'25"W*** | ***30.73*** |

| *LINE TABLE* | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| (L7) | S89°36'18"E | 5.42 |
| (L8) | N26°50'56"E | 4.98 |
| (L9) | S88°48'58"E | 59.46 |
| (L10) | S88°48'58"E | 72.09 |
| (L11) | N0°01'38"W | 319.65 |

***SURVEYOR'S CERTIFICATE***

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

***BOUNDARY DESCRIPTION***

A portion of the SE1/4 & NE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point on the northerly line of RIDGELINE PARK SUBDIVISION, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located South 290.38 feet and East 4,055.21 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence N31°05'34"E 206.64 feet; thence along the arc of a 24.50 foot radius curve to the left 24.29 feet through a central angle of 56°47'46" (chord: N2°41'41"E 23.30 feet) to a point of reverse curvature; thence along the arc of a 80.50 foot radius curve to the right 25.10 feet through a central angle of 17°52'03" (chord: N16°46'11"W 25.00 feet) to a point of reverse curvature; thence along the arc of a 24.50 foot radius curve to the left 21.84 feet through a central angle of 51°04'16" (chord: N33°22'17"W 21.12 feet); thence N17°52'10"E 61.63 feet; thence northeasterly along the arc of a 24.50 foot radius non-tangent curve (radius bears: N31°05'34"E) to the left 28.14 feet through a central angle of 65°48'41" (chord: N88°11'14"E 26.62 feet) to a point of reverse curvature; thence along the arc of a 80.50 foot radius curve to the right 23.88 feet through a central angle of 16°59'47" (chord: N63°46'47"E 23.79 feet); thence N0°26'39"W 195.00 feet; thence S89°21'54"E 110.62 feet; thence northeasterly along the arc of a 317.00 foot radius non-tangent curve (radius bears: N89°24'25"W) to the left 22.69 feet through a central angle of 4°06'02"(chord: N2°10'18"E 22.68 feet); thence S89°52'43"E 66.00 feet; thence N0°07'17"E 25.64 feet; thence N89°24'34"E 43.52 feet; thence S0°12'54"W 317.74 feet; thence N89°24'25"E 152.52 feet to the southerly line of ROCHE SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 2 (two) courses and distances: N89°04'29"E 121.78 feet; thence N89°30'34"E 9.04 feet; thence South 60.69 feet; thence S89°24'25"W 104.75 feet; thence South 344.32 feet to the northerly line of that Real Property described in Deed Book 2278 Page 1326 of the Official Records of Cache County; thence along said Deed the following 3 (three) courses and distances: N88°51'00"W (deed: N89°02'00"W) 67.13 feet; thence S8°17'21"W (deed: N10°45'34"W) 45.00 feet; thence S31°05'34"W (deed: N30°54'52"W) 74.14 feet to the northerly line of RIDGELINE PARK CONDOMINIUMS, Phase D, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 2 (two) courses and distances: N58°54'26"W 97.24 feet; thence S49°15'45"W 5.74 feet to the northerly line of RIDGELINE PARK SUBDIVISION, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N40°44'15"W along said Plat 24.00 feet; thence N49°15'45"E 126.64 feet; thence along the arc of a 62.00 foot radius curve to the right 45.33 feet through a central angle of 41°53'15" (chord: N70°12'22"E 44.32 feet); thence S88°51'00"E 16.80 feet; thence along the arc of a 36.00 foot radius curve to the left 57.27 feet through a central angle of 91°09'00" (chord: N45°34'30"E 51.42 feet); thence North 123.10 feet; thence S89°24'25"W 84.68 feet; thence South 105.82 feet; thence West 52.38 feet; thence N47°18'21"W 21.62 feet; thence S42°41'39"W 21.00 feet; thence N47°18'21"W 42.00 feet; thence N42°41'39"E 21.00 feet; thence N47°18'21"W 20.51 feet; thence North 24.35 feet; thence West 21.72 feet; thence North 23.02 feet; thence S89°24'25"W 30.73 feet; thence along the arc of a 38.00 foot radius curve to the left 38.68 feet through a central angle of 58°18'50" (chord: S60°14'59"W 37.03 feet); thence S31°05'34"W 127.25 feet to the northerly line of RIDGELINE PARK SUBDIVISION, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N58°54'26"W along said Plat 24.00 feet; thence N31°05'34"E 127.25 feet; thence along the arc of a 62.00 foot radius curve to the right 63.10 feet through a central angle of 58°18'50" (chord: N60°14'59"E 60.41 feet); thence N89°24'25"E 251.59 feet; thence North 105.68 feet; thence S89°24'25"W 202.89 feet; thence along the arc of a 280.00 foot radius curve to the right 67.62 feet through a central angle of 13°50'15" (chord: N83°40'28"W 67.46 feet) to a point of reverse curvature; thence along the arc of a 24.50 foot radius curve to the left 24.45 feet through a central angle of 57°11'25" (chord: S74°38'57"W 23.45 feet) to a point of reverse curvature; thence along the arc of a 80.50 foot radius curve to the right 58.78 feet through a central angle of 41°50'06" (chord: S66°58'18"W 57.48 feet) to a point of reverse curvature; thence along the arc of a 24.50 foot radius curve to the left 24.29 feet through a central angle of 56°47'46" (chord: S59°29'27"W 23.30 feet); thence S31°05'34"W 206.63 feet to the northerly line of RIDGELINE PARK SUBDIVISION, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N58°54'57"W along said Plat 66.00 feet to the point of beginning.

Contains: 3.71+/- acres

***OWNER'S DEDICATION***

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

## *RIDGELINE PARK SUBDIVISION*
### *PHASE 5*

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

_____(SIGNATURE)

BY: _____(PRINTED NAME)

ITS: _____

***ENGINEER'S APPROVAL***

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

***PLANNING COMMISSION APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

***CORPORATE ACKNOWLEDGMENT***

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***UTILITY COMPANIES***

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

***ROCKY MOUNTAIN POWER***

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

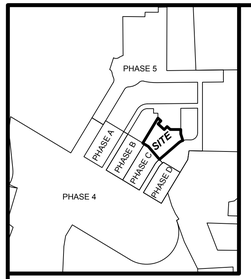
FINAL PLAT
OF
# *RIDGELINE PARK SUBDIVISION*
## *PHASE 5*
SE1/4 & NE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

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## VICINITY MAP
NTS

**DATE OF PREPARATION**
SEPTEMBER 15, 2022

**ENGINEER & SURVEYOR**
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

**OWNER**
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

**SUBDIVIDER**
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

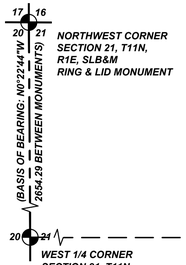
**LEGEND**

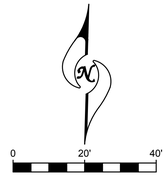
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

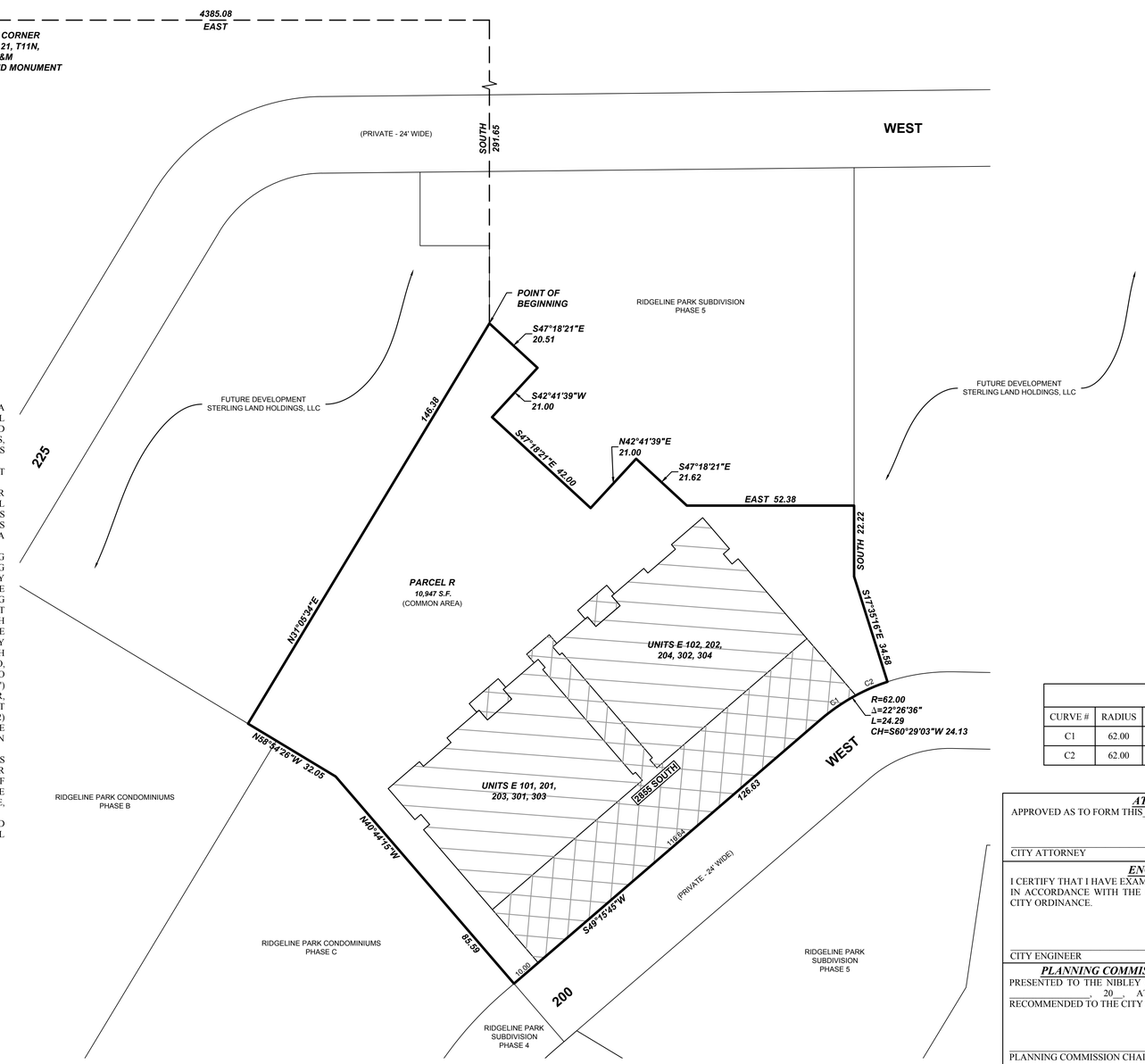
**NOTES:**

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL R AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

# FINAL PLAT
# OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE E*
SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 62.00 | 12°26'54" | 13.47 | N55°29'12"E 13.44 |
| C2 | 62.00 | 9°59'42" | 10.82 | N66°42'30"E 10.80 |

## *ATTORNEY APPROVAL*
APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

## *ENGINEER'S APPROVAL*
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

## *PLANNING COMMISSION APPROVAL AND ACCEPTANCE*
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS_____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

## *SURVEYOR'S CERTIFICATE*
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS E, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

## *BOUNDARY DESCRIPTION*
A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,385.08 feet and South 291.65 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S47°18'21"E 20.51 feet; thence S42°41'39"W 21.00 feet; thence S47°18'21"E 42.00 feet; thence N42°41'39"E 21.00 feet; thence S47°18'21"E 21.62 feet; thence East 52.38 feet; thence South 22.22 feet; thence S17°35'16"E 34.58 feet; thence Southwesterly along the arc of a 62.00 foot radius non-tangent curve (radius bears: S18°17'39"E) to the left 24.29 feet through a central angle of 22°26'36" (chord: S60°29'03"W 24.13 feet); thence S49°15'45"W 126.63 feet; thence N40°44'15"W 85.59 feet; thence N58°54'26"W 32.05 feet; thence N31°05'34"E 146.38 feet to the point of beginning.

Contains: 0.47+/- acres

## *OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION*
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

## *CORPORATE ACKNOWLEDGMENT*
ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

## *CITY COUNCIL APPROVAL AND ACCEPTANCE*
PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

**SHEET 1 OF 2**

FINAL PLAT
OF
***RIDGELINE PARK CONDOMINIUMS***
***PHASE E***
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED #_____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____
FEE CACHE COUNTY RECORDER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

## *ROCKY MOUNTAIN POWER*
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

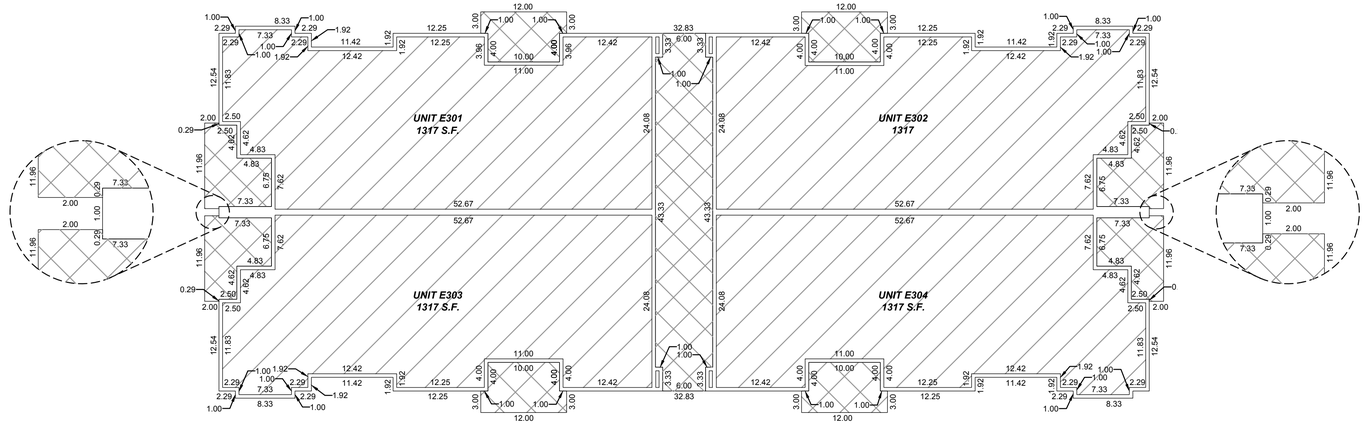
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

## *UTILITY COMPANIES*
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

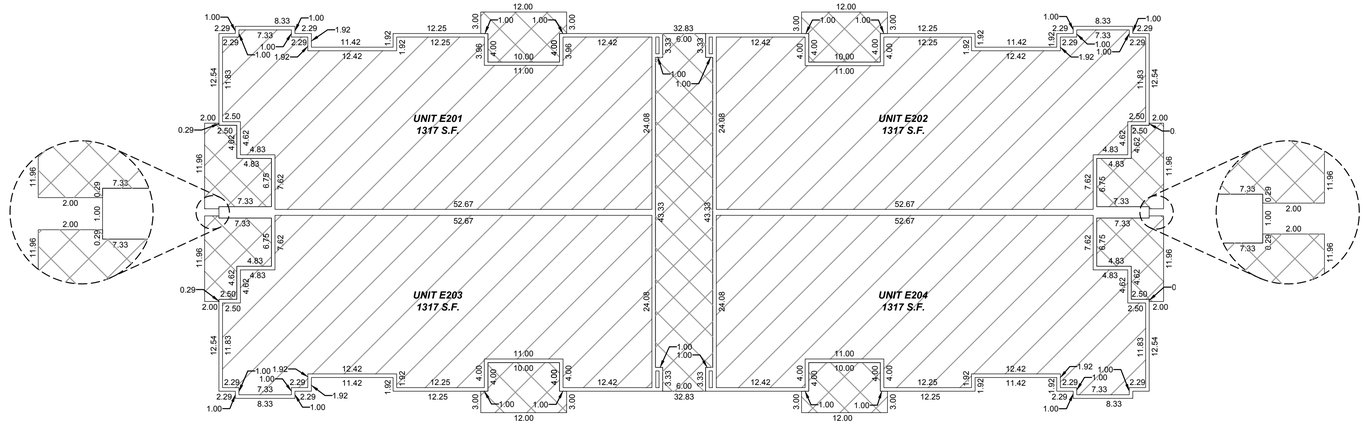
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

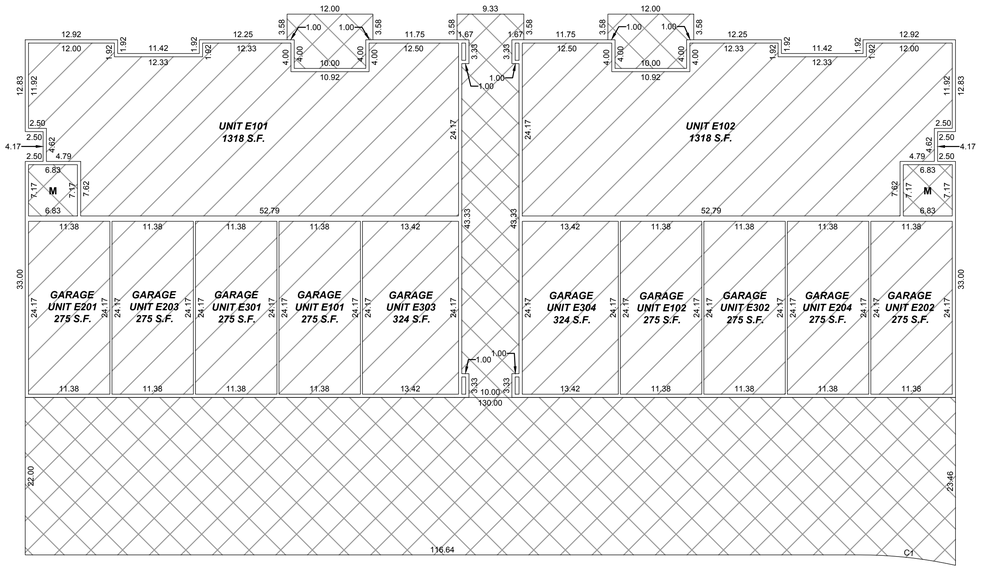
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



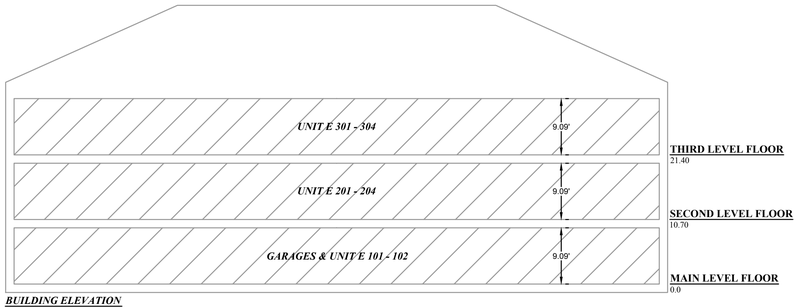

**BUILDING E - 3rd FLOOR**




**BUILDING E - 2nd FLOOR**




**BUILDING E - 1st FLOOR**




***BUILDING ELEVATION***
NTS

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

| | |
|---|---|
| | LIMITED COMMON AREA |
| | PRIVATE OWNERSHIP |
| | COMMON AREA |
| M | MECHANICAL ROOM |



FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE E*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

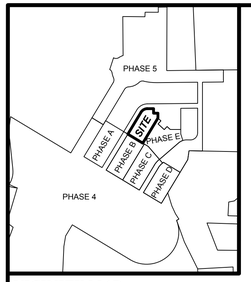
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER

# FINAL PLAT
# OF
# RIDGELINE PARK CONDOMINIUMS
## PHASE F

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




## VICINITY MAP
NTS

**DATE OF PREPARATION**
SEPTEMBER 15, 2022

**ENGINEER & SURVEYOR**
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

**OWNER**
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

**SUBDIVIDER**
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

**LEGEND**

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

**NOTES:**

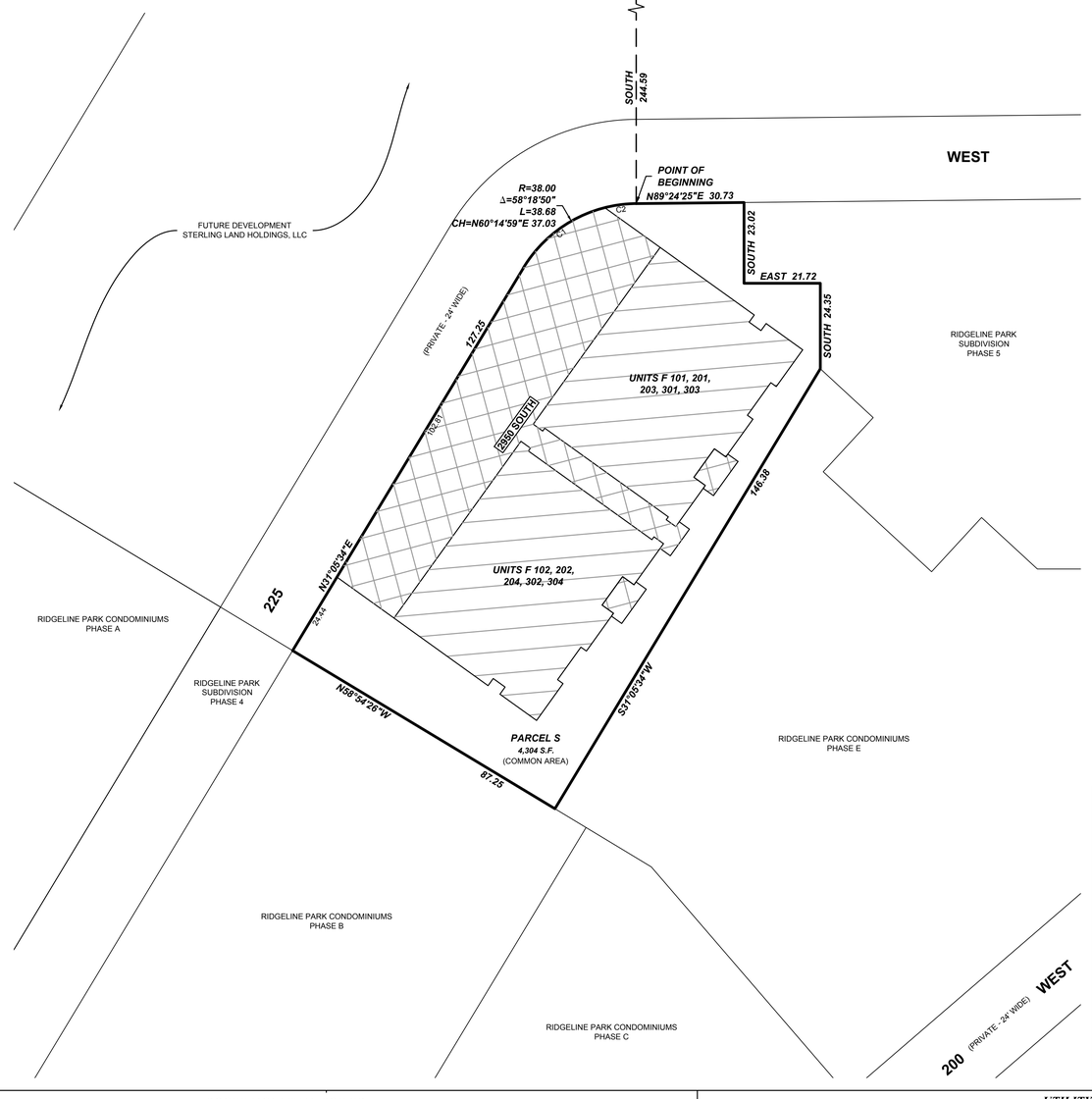
1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL S AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

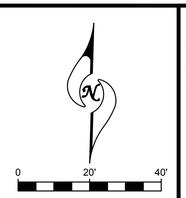
17 16 / 20 21 — **NORTHWEST CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT**

(BASIS OF BEARING: N0°22'44"W 2654.29 BETWEEN MONUMENTS)

20 21 — **WEST 1/4 CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT**

**4332.63 EAST**




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 38.00 | 44°41'27" | 29.64 | S53°26'18"W 28.89 |
| C2 | 38.00 | 13°37'23" | 9.04 | N82°35'43"E 9.01 |

## SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS F, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

## BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,385.08 feet and South 267.30 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence N89°24'25"E 30.73 feet; thence South 23.02 feet; thence East 21.72 feet; thence South 24.35 feet; thence S31°05'34"W 146.38 feet; thence N58°54'26"W 87.25 feet; thence N31°05'34"E 127.25 feet; thence along the arc of a 38.00 foot radius curve to the right 38.68 feet through a central angle of 58°18'50" (chord: N60°14'59"E 37.03 feet) to the point of beginning.

Contains: 0.32+/- acres

## OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

## CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

## ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

## ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER — DATE

## CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

## PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS ____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

**SHEET 1 OF 2**

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE F
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____
FEE — CACHE COUNTY RECORDER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

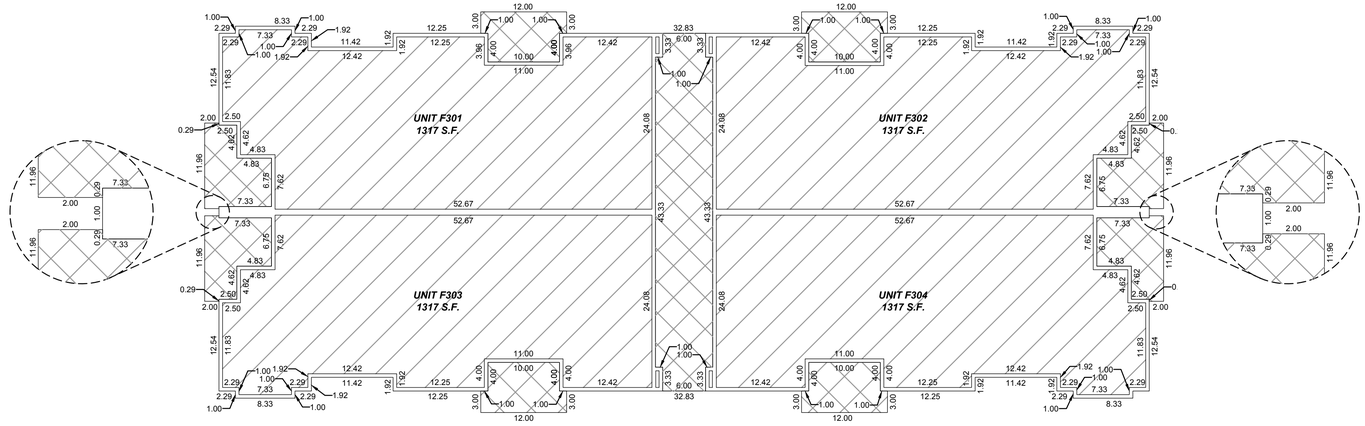
## UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

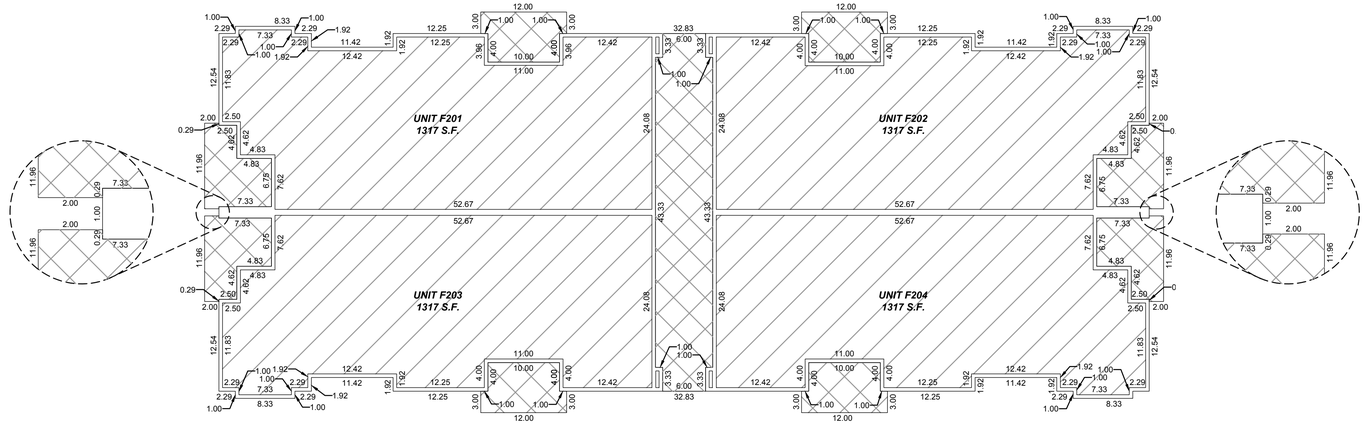
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

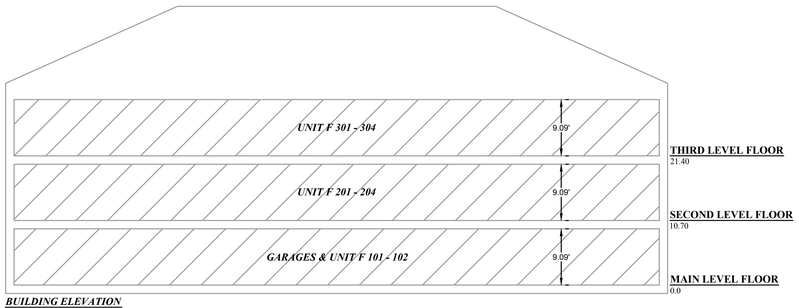
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



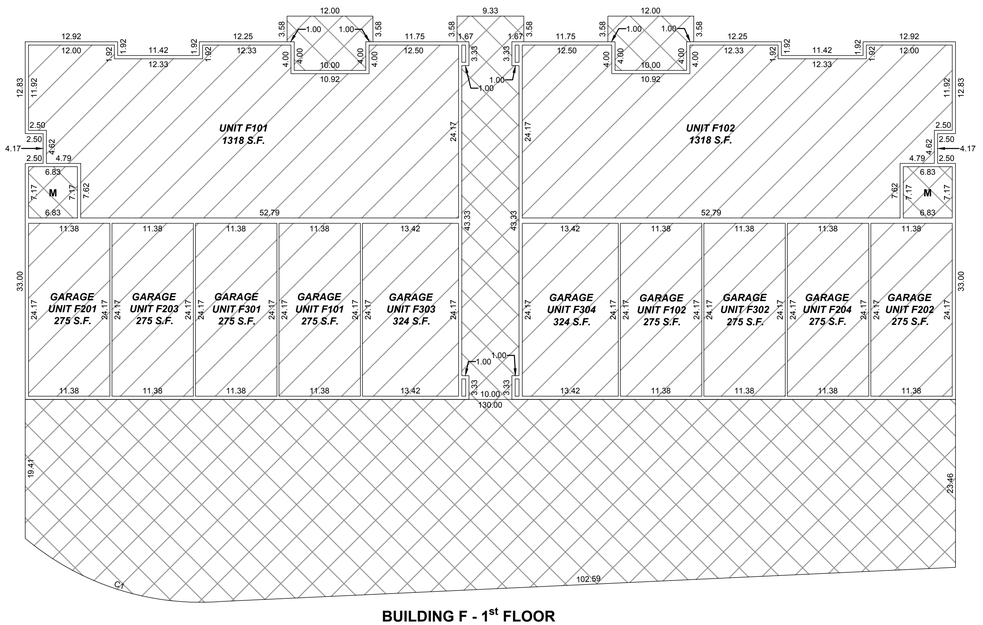

**BUILDING F - 3rd FLOOR**




**BUILDING F - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING F - 1st FLOOR**

civilsolutionsgroup inc.
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***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- **M** — MECHANICAL ROOM

**SHEET 2 OF 2**

FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE F*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

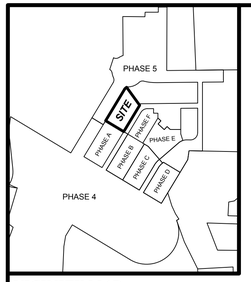
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER

# FINAL PLAT
# OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE G*

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




***VICINITY MAP***
NTS

***DATE OF PREPARATION***
SEPTEMBER 15, 2022

***ENGINEER & SURVEYOR***
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

***OWNER***
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

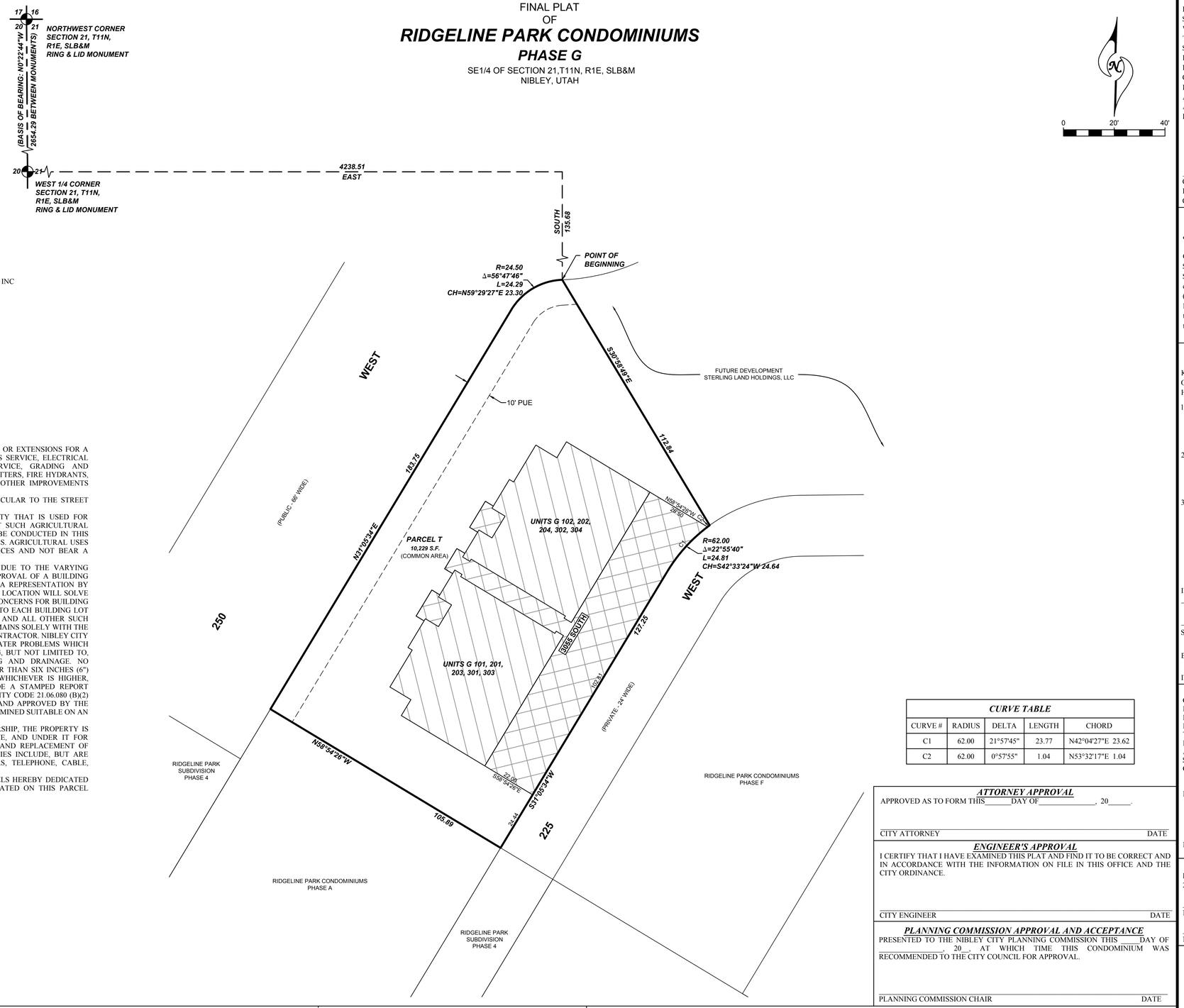
***SUBDIVIDER***
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
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7. PARCEL T AND PRIVATE DIRVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 62.00 | 21°57'45" | 23.77 | N42°04'27"E 23.62 |
| C2 | 62.00 | 0°57'55" | 1.04 | N53°32'17"E 1.04 |

***ATTORNEY APPROVAL***

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

***ENGINEER'S APPROVAL***

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

***PLANNING COMMISSION APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

***SURVEYOR'S CERTIFICATE***

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS G, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

***BOUNDARY DESCRIPTION***

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,238.51 feet and South 135.68 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S30°58'49"E 112.84 feet; thence Southwesterly along the arc of a 62.00 foot radius non-tangent curve (radius bears: S35°58'46"E) to the left 24.81 feet through a central angle of 22°55'40" (chord: S42°33'24"W 24.64 feet); thence S31°05'34"W 127.25 feet; thence N58°54'26"W 105.89 feet; thence N31°05'34"E 183.75 feet; thence along the arc of a 24.50 foot radius curve to the right 24.29 feet through a central angle of 56°47'46" (chord: N59°29'27"E 23.30 feet) to the point of beginning.

Contains: 0.44+/- acres

***OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION***

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

***CORPORATE ACKNOWLEDGMENT***

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

***CITY COUNCIL APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

FINAL PLAT
OF
***RIDGELINE PARK CONDOMINIUMS***
***PHASE G***

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

**SHEET 1 OF 2**

RECORDED #_____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***ROCKY MOUNTAIN POWER***

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

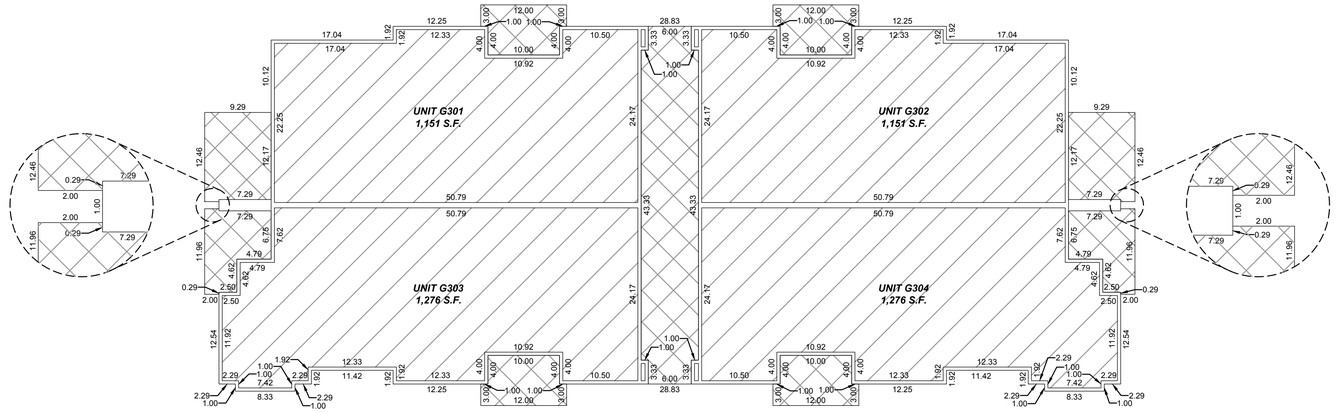
***UTILITY COMPANIES***

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

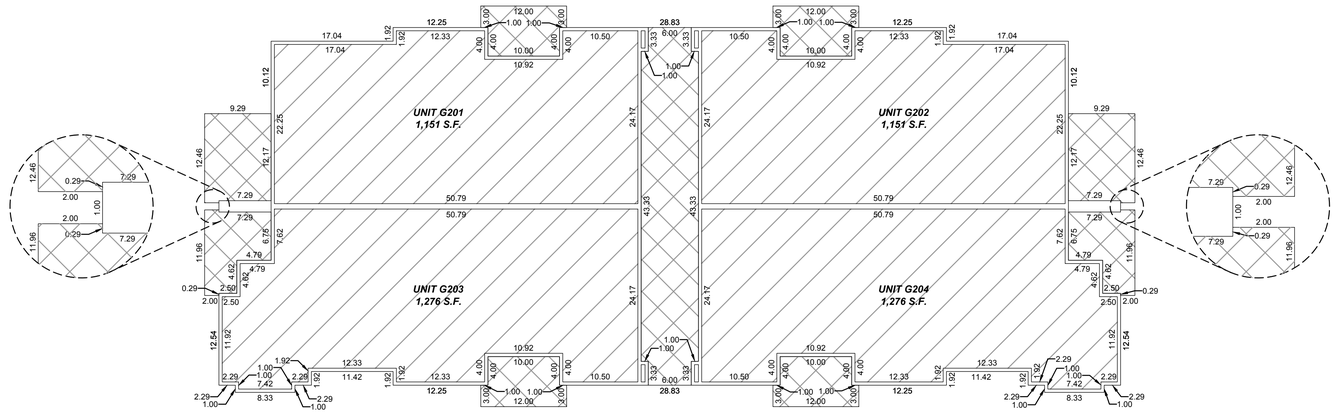
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

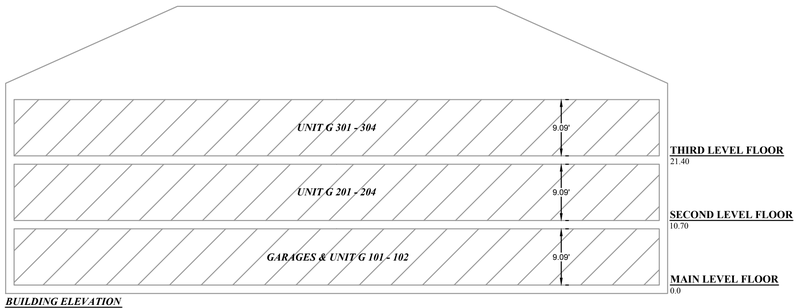
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



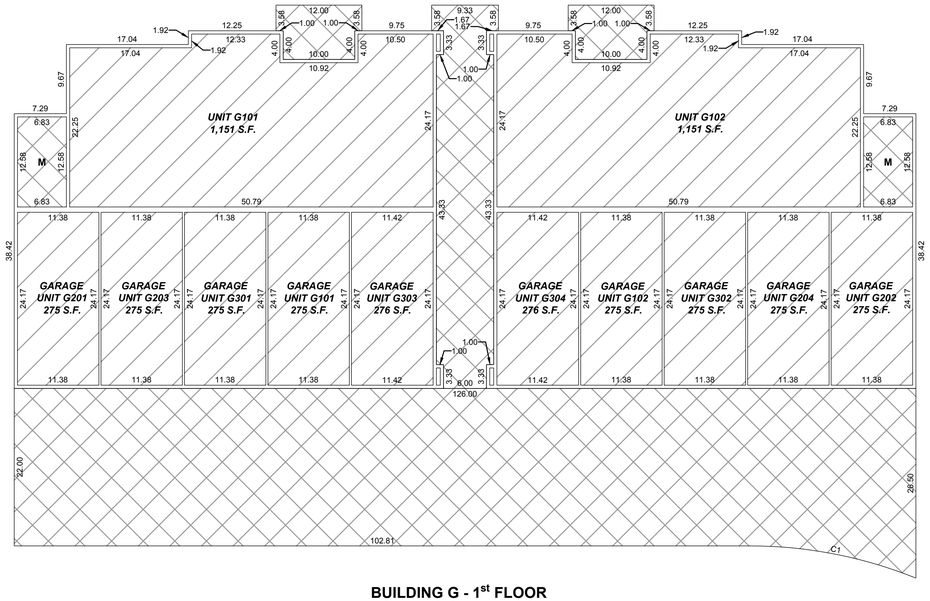

**BUILDING G - 3rd FLOOR**




**BUILDING G - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING G - 1st FLOOR**

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM



FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE G*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

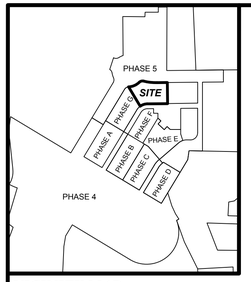
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER

# FINAL PLAT
# OF
# RIDGELINE PARK CONDOMINIUMS
## PHASE H

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




***VICINITY MAP***
NTS

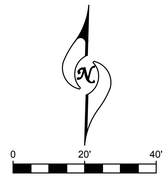
17 16
20 21
***NORTHWEST CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT***

***(BASIS OF BEARING: N0°22'44"W 2654.29 BETWEEN MONUMENTS)***

20 21 — ***4238.51 EAST***

***WEST 1/4 CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT***

***SOUTH 135.68***




***DATE OF PREPARATION***
SEPTEMBER 30, 2022

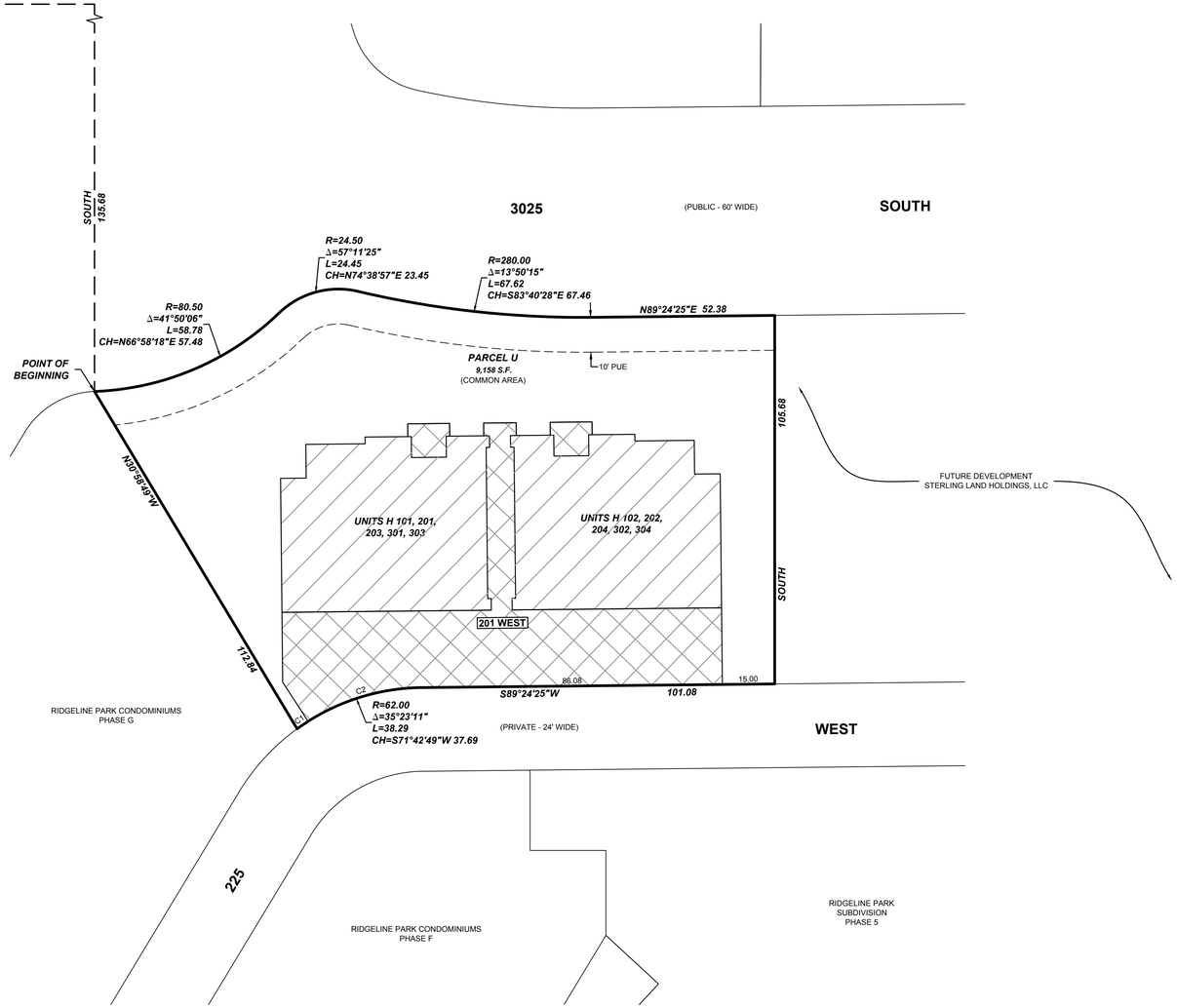
***ENGINEER & SURVEYOR***
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

***OWNER***
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

***SUBDIVIDER***
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS




***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL U AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

***CURVE TABLE***

| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 62.00 | 3°30'04" | 3.79 | N55°46'16"E 3.79 |
| C2 | 62.00 | 31°53'07" | 34.50 | N73°27'51"E 34.06 |

***ATTORNEY APPROVAL***

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

***CITY COUNCIL APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

***PLANNING COMMISSION APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***ROCKY MOUNTAIN POWER***

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

***UTILITY COMPANIES***

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

***SURVEYOR'S CERTIFICATE***

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS H, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

***BOUNDARY DESCRIPTION***

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,238.51 feet and South 135.68 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence northeasterly along the arc of a 80.50 foot radius non-tangent curve (radius bears: N2°06'39"W) to the left 58.78 feet through a central angle of 41°50'06" (chord: N66°58'18"E 57.48 feet) to a point of reverse curvature; thence along the arc of a 24.50 foot radius curve to the right 24.45 feet through a central angle of 57°11'25" (chord: N74°38'57"E 23.45 feet) to a point of reverse curvature; thence along the arc of a 280.00 foot radius curve to the left 67.62 feet through a central angle of 13°50'15" (chord: S83°40'28"E 67.46 feet); thence N89°24'25"E 52.38 feet; thence South 105.68 feet; thence S89°24'25"W 101.08 feet; thence along the arc of a 62.00 foot radius curve to the left 38.29 feet through a central angle of 35°23'11" (chord: S71°42'49"W 37.69 feet); thence N30°58'49"W 112.84 feet to the point of beginning.

Contains: 0.42+/- acres

***OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION***

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

***CORPORATE ACKNOWLEDGMENT***

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

***ENGINEER'S APPROVAL***

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER — DATE

FINAL PLAT
OF
**RIDGELINE PARK CONDOMINIUMS**
**PHASE H**

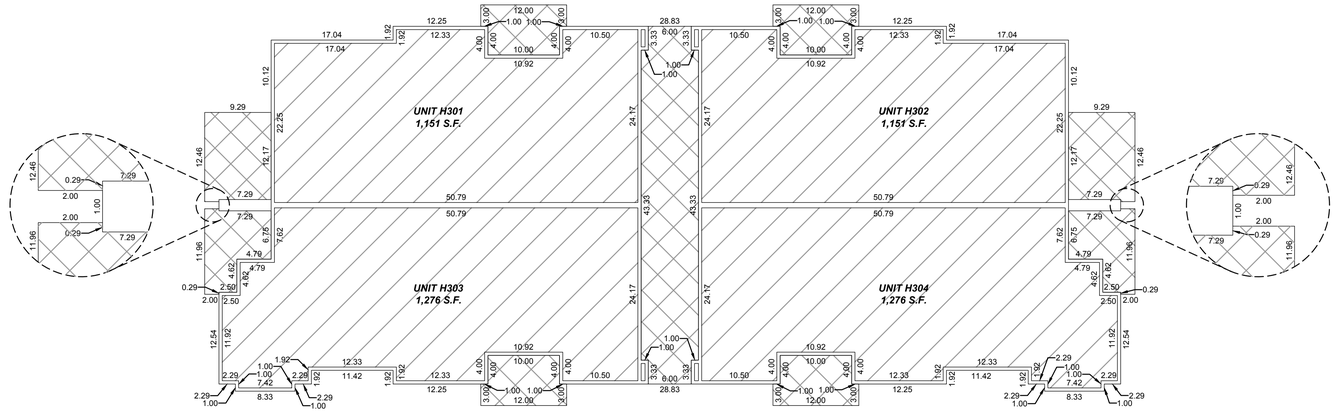
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

**SHEET 1 OF 2**

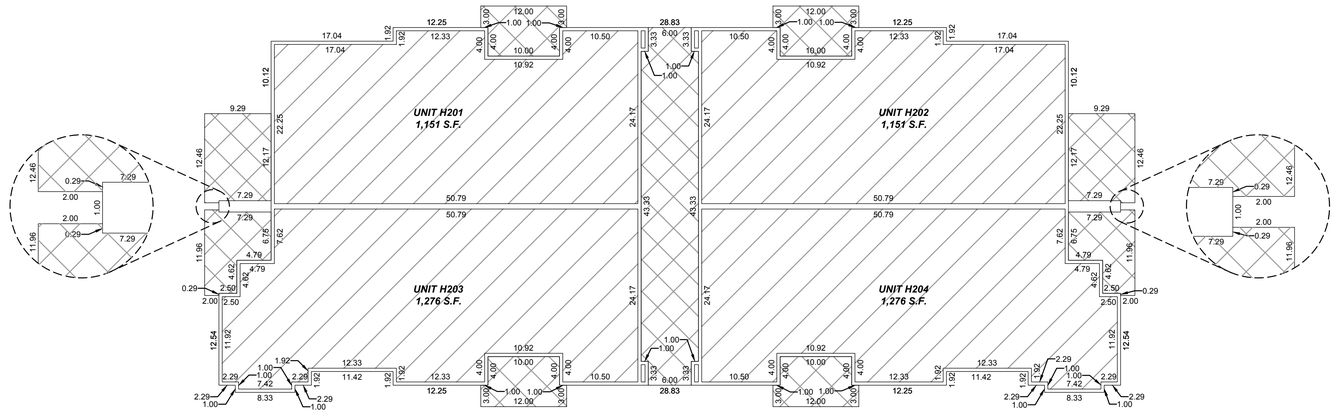
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STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

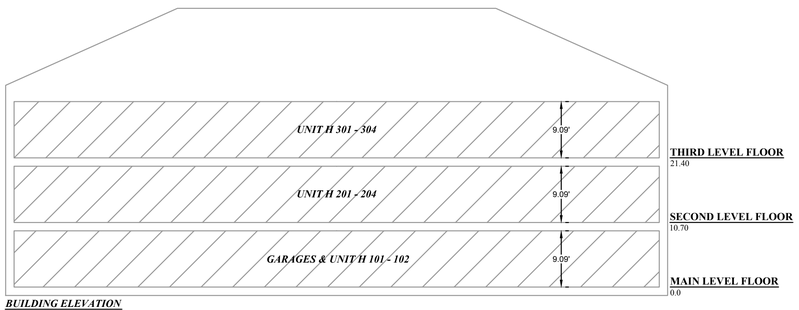
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FEE — CACHE COUNTY RECORDER



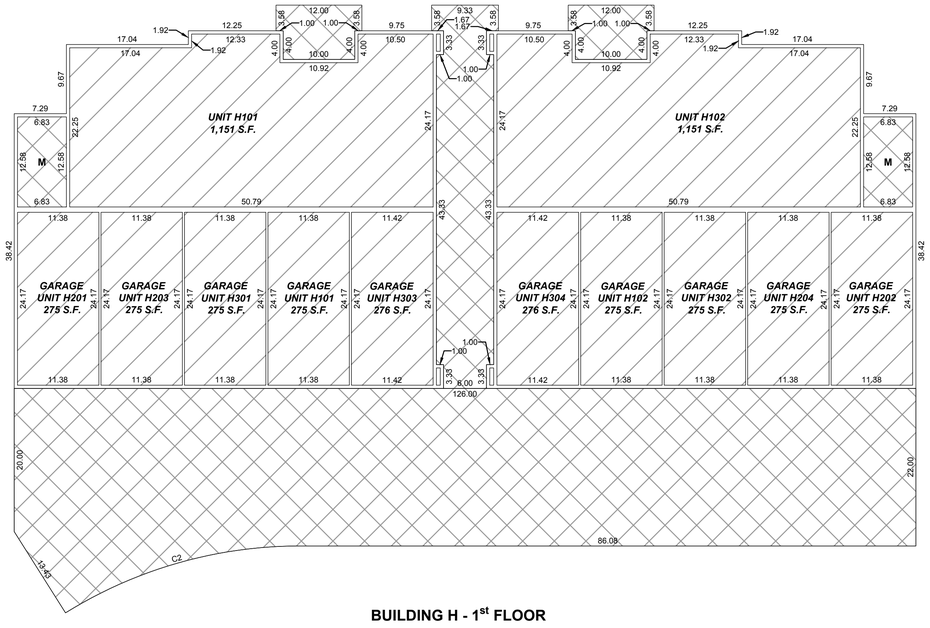

**BUILDING H - 3rd FLOOR**




**BUILDING H - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING H - 1st FLOOR**

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM



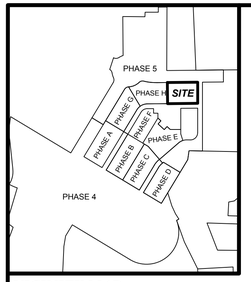
FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE H*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER




## VICINITY MAP
NTS

**DATE OF PREPARATION**
SEPTEMBER 30, 2022

**ENGINEER & SURVEYOR**
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

**OWNER**
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

**SUBDIVIDER**
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

**LEGEND**

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

**NOTES:**

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL V AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

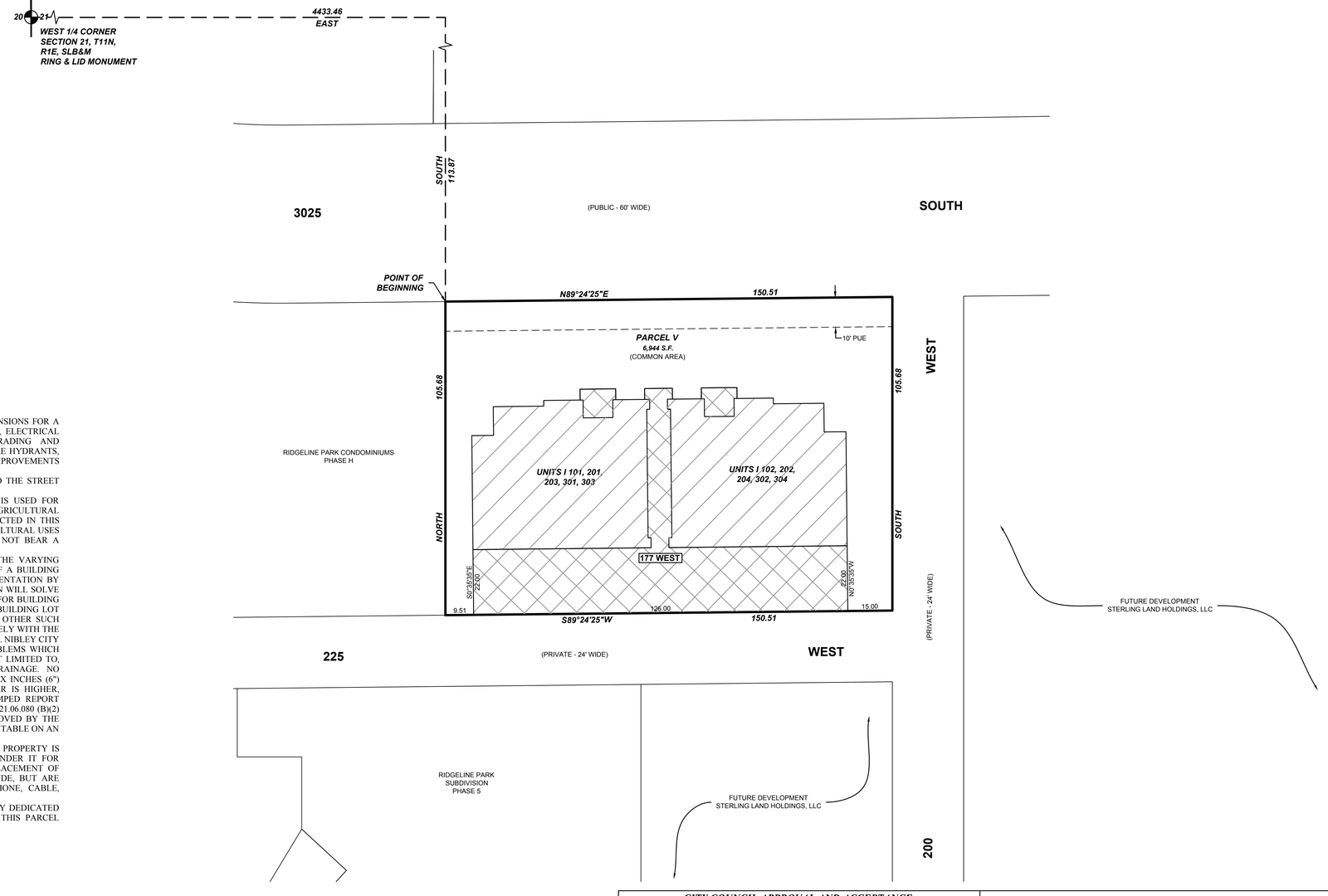
17 16 / 20 21 — **NORTHWEST CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT**

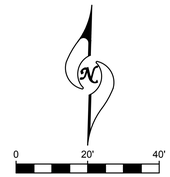
**(BASIS OF BEARING: N0°22'44"W 2654.29 BETWEEN MONUMENTS)**

20 21 — **WEST 1/4 CORNER SECTION 21, T11N, R1E, SLB&M RING & LID MONUMENT**

# FINAL PLAT OF *RIDGELINE PARK CONDOMINIUMS PHASE I*

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




## SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS I, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

## BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,433.46 feet and South 113.87 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence N89°24'25"E 150.51 feet; thence South 105.68 feet; thence S89°24'25"W 150.51 feet; thence North 105.68 feet to the point of beginning.

Contains: 0.37+/- acres

## OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

## CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

## ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

_____
CITY ATTORNEY — DATE

## ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____
CITY ENGINEER — DATE

## CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

_____
NIBLEY CITY MAYOR — DATE

_____
NIBLEY CITY RECORDER — DATE

## PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIR — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

## UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

FINAL PLAT
OF
*RIDGELINE PARK CONDOMINIUMS PHASE I*
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

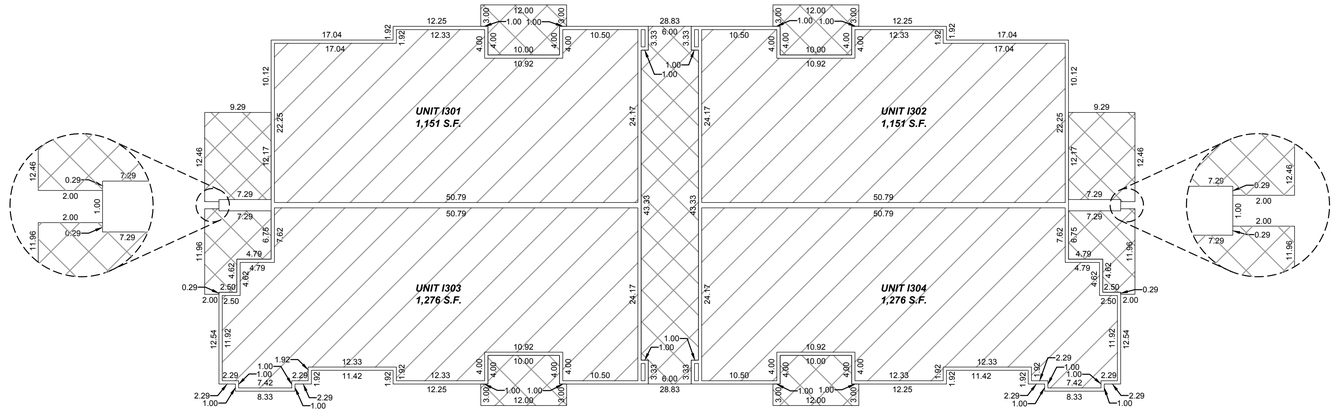
**SHEET 1 OF 2**

RECORDED # _____
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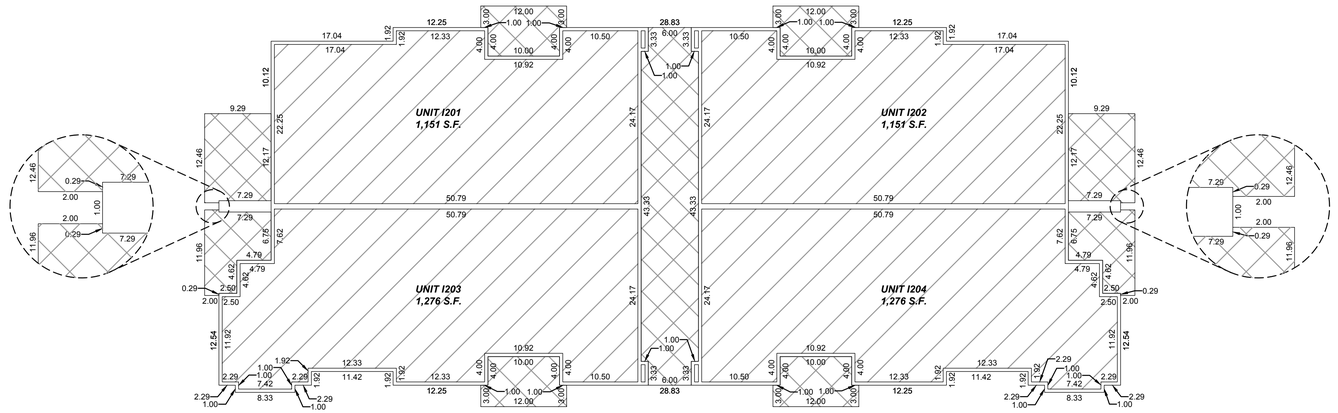
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

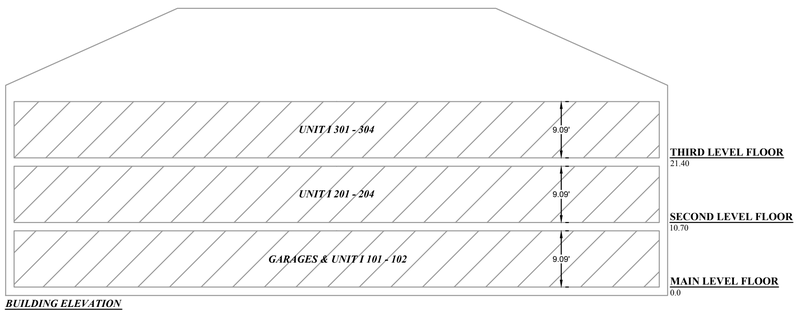
$_____
FEE — CACHE COUNTY RECORDER



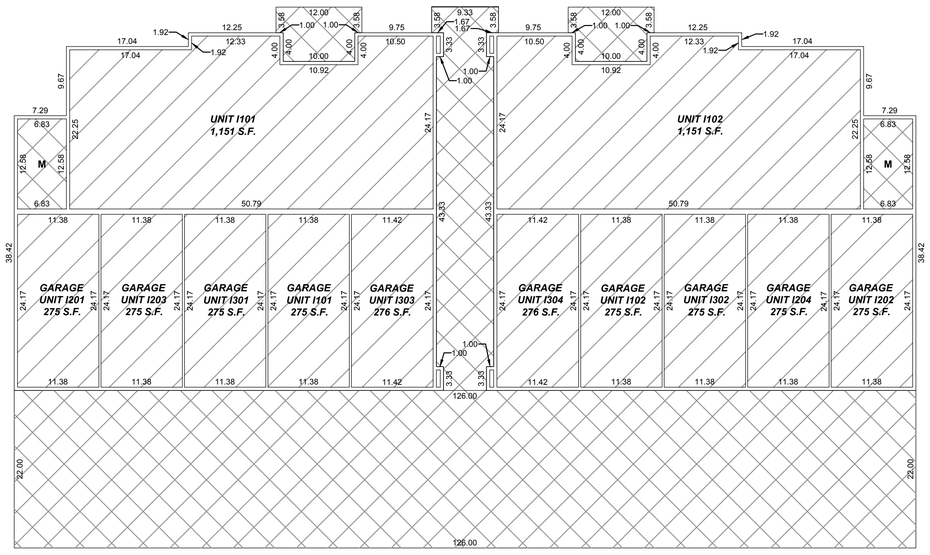

**BUILDING I - 3rd FLOOR**




**BUILDING I - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING I - 1st FLOOR**

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***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

**SHEET 2 OF 2**

FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE I*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

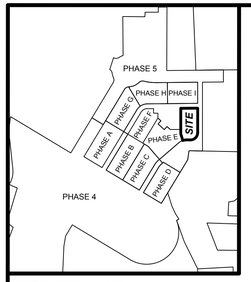
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER

# FINAL PLAT
# OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE J*

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




***VICINITY MAP***
NTS

***DATE OF PREPARATION***
SEPTEMBER 30, 2022

***ENGINEER & SURVEYOR***
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

***OWNER***
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VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

***LEGEND***

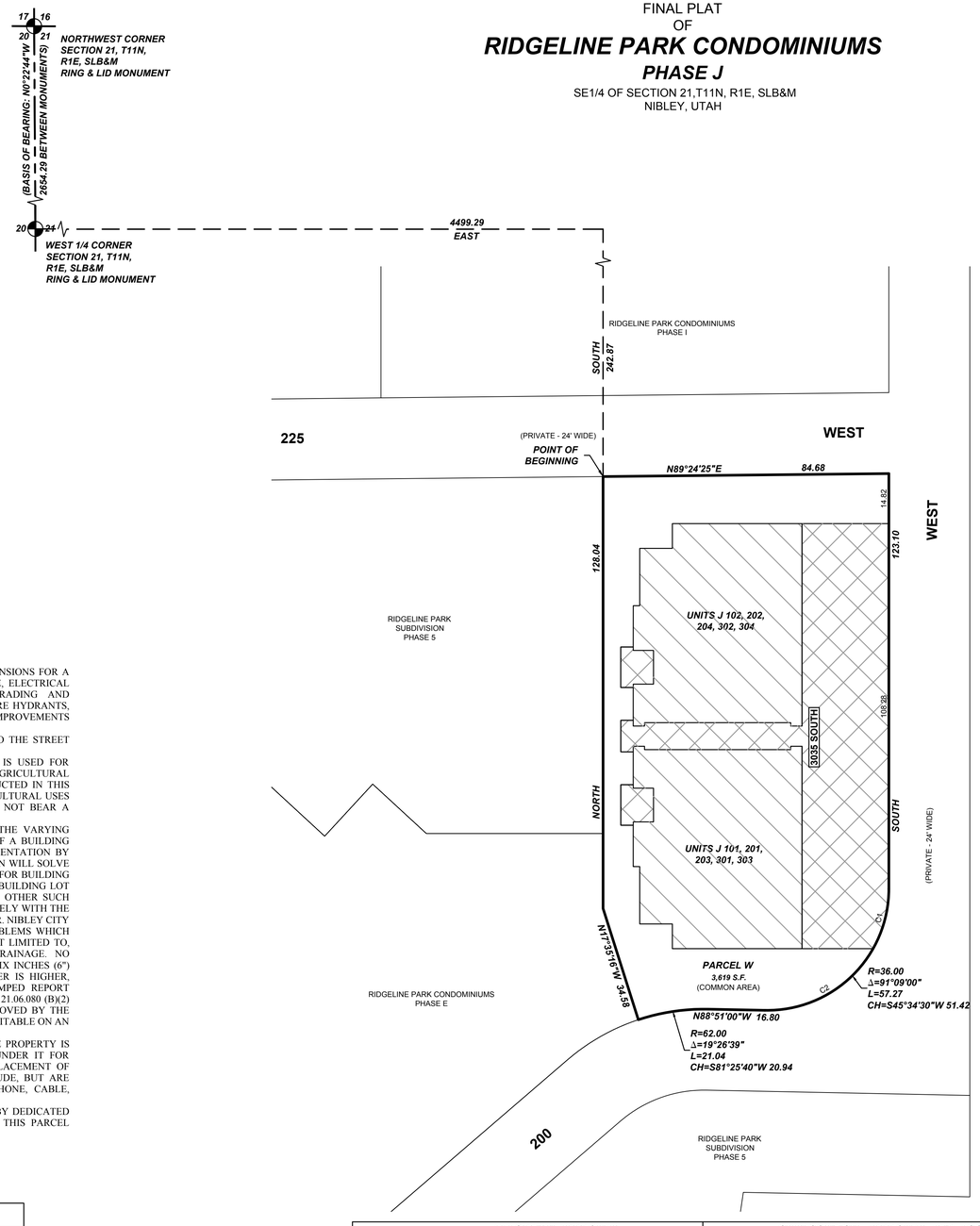
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

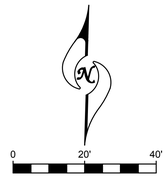
***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL W AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

***CURVE TABLE***

| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 36.00 | 29°29'39" | 18.53 | N14°44'49"E 18.33 |
| C2 | 36.00 | 61°39'21" | 38.74 | N60°19'19"E 36.90 |




***SURVEYOR'S CERTIFICATE***

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS J, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

***BOUNDARY DESCRIPTION***

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,499.29 feet and South 242.87 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence N89°24'25"E 84.68 feet; thence South 123.10 feet; thence along the arc of a 36.00 foot radius curve to the right 57.27 feet through a central angle of 91°09'00" (chord: S45°34'30"W 51.42 feet); thence N88°51'00"W 16.80 feet; thence along the arc of a 62.00 foot radius curve to the left 21.04 feet through the central angle of 19°26'39" (chord: S81°25'40"W 20.94 feet); thence N17°35'16"W 34.58 feet; thence North 128.04 feet to the point of beginning.

Contains: 0.30+/- acres

***OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION***

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

***CORPORATE ACKNOWLEDGMENT***

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

***ENGINEER'S APPROVAL***

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER — DATE

***ATTORNEY APPROVAL***

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

***CITY COUNCIL APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

***PLANNING COMMISSION APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***ROCKY MOUNTAIN POWER***

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

***UTILITY COMPANIES***

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

**SHEET 1 OF 2**

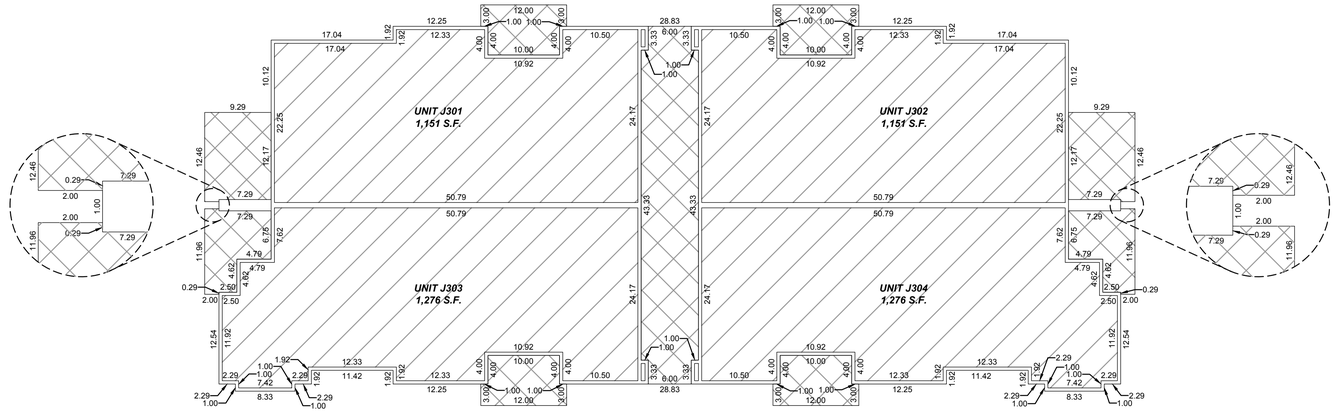
FINAL PLAT
OF
***RIDGELINE PARK CONDOMINIUMS***
***PHASE J***

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

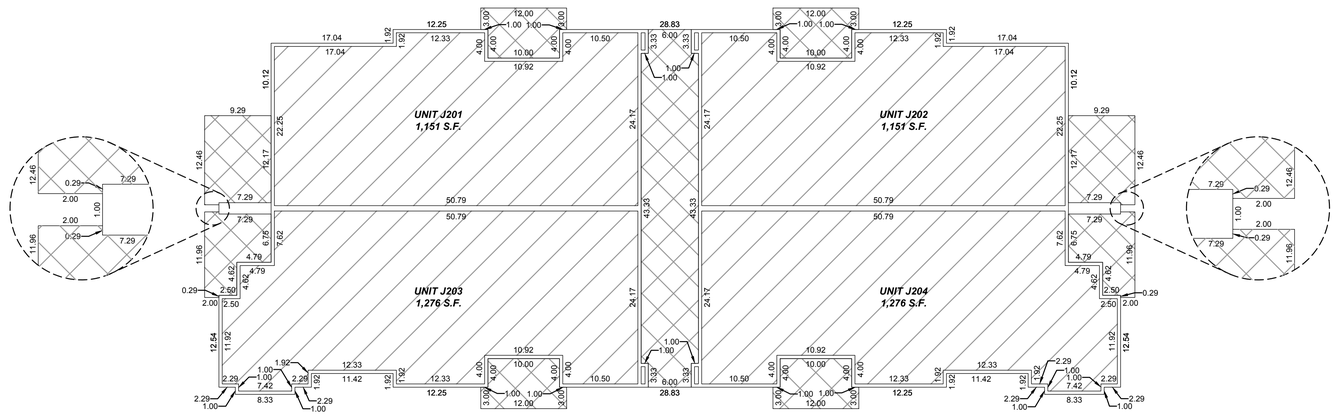
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

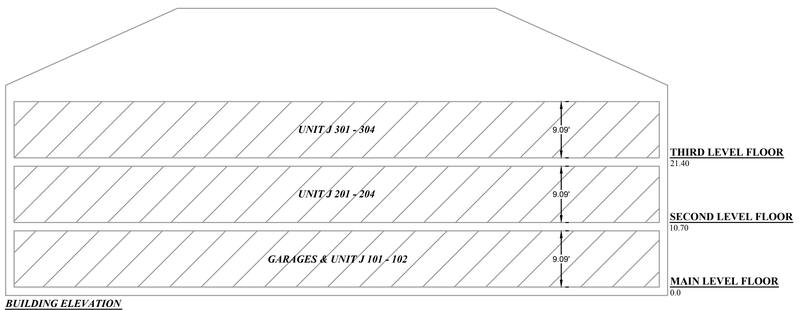
$_____
FEE — CACHE COUNTY RECORDER



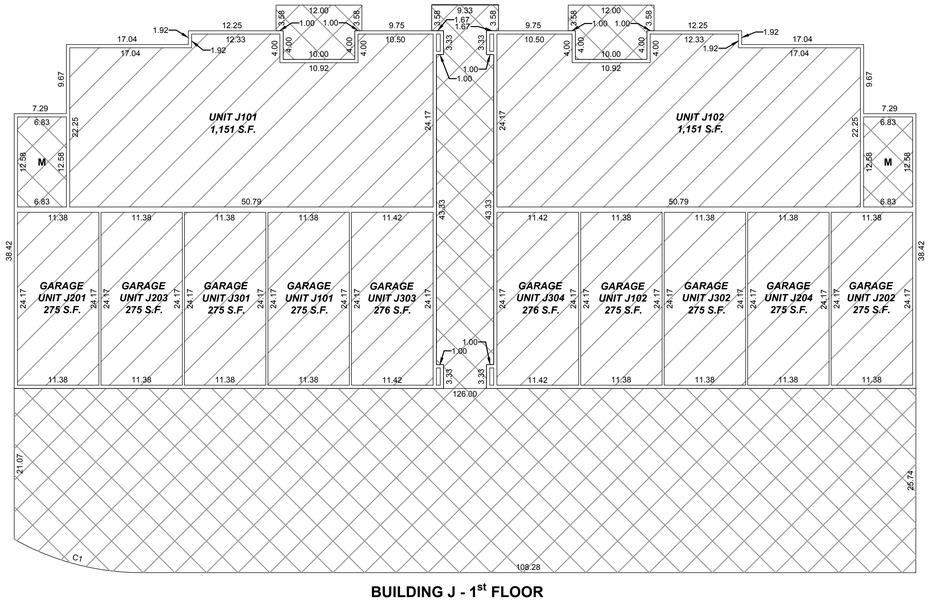

**BUILDING J - 3rd FLOOR**




**BUILDING J - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING J - 1st FLOOR**

civilsolutionsgroup inc.
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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

**SHEET 2 OF 2**

FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE J*

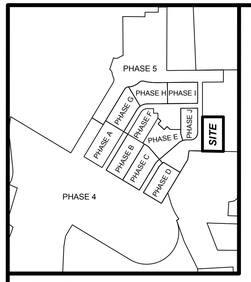
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER




## VICINITY MAP
NTS

**DATE OF PREPARATION**
SEPTEMBER 30, 2022

**ENGINEER & SURVEYOR**
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

**OWNER**
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

**SUBDIVIDER**
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

**LEGEND**

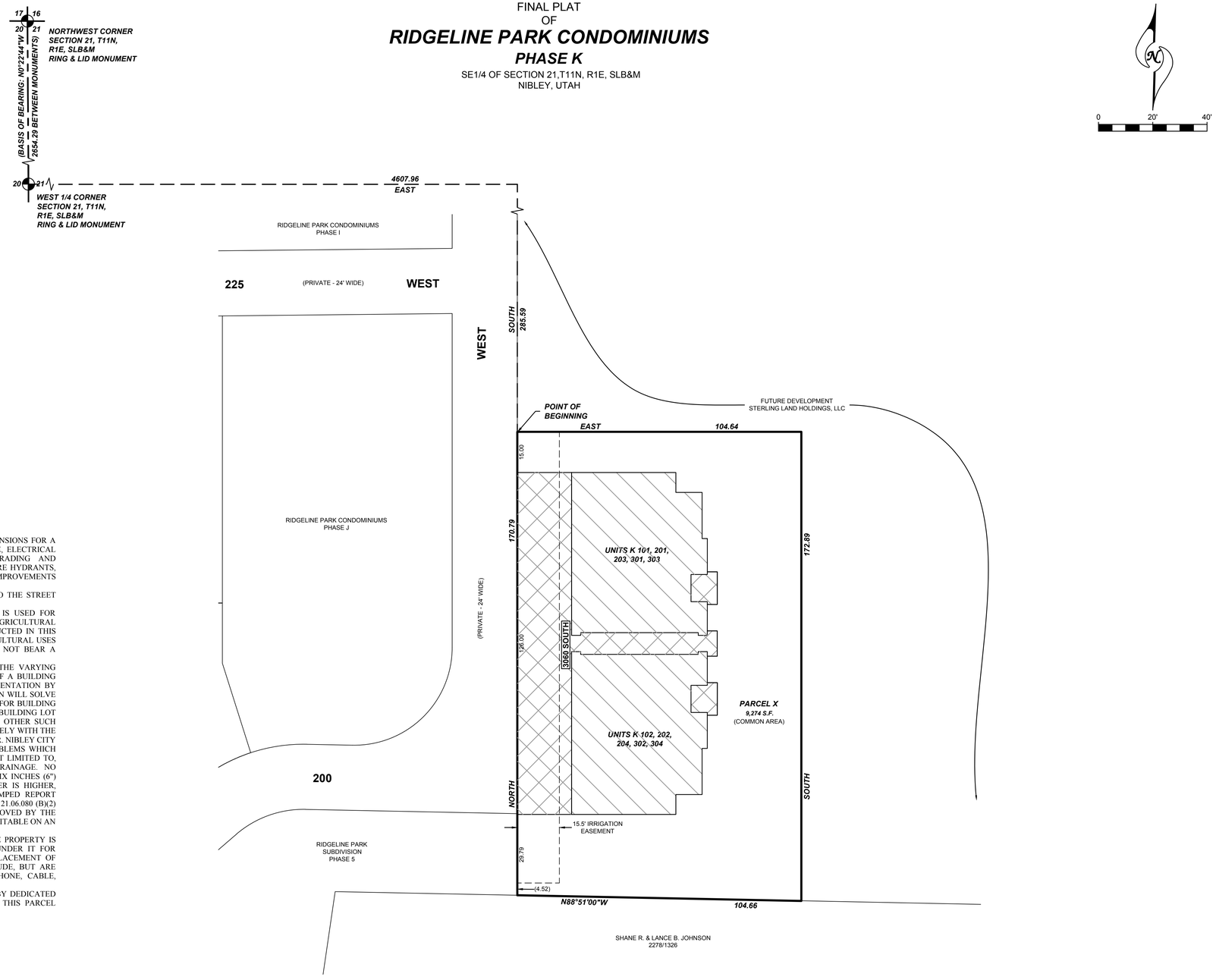
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

**NOTES:**

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL X AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

# FINAL PLAT OF *RIDGELINE PARK CONDOMINIUMS* *PHASE K*

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH







## SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS K, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

## BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,607.96 feet and South 285.59 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence East 104.64 feet; thence South 172.89 feet; thence N88°51'00"W 104.66 feet; thence North 170.79 feet to the point of beginning.

Contains: 0.41+/- acres

## OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

## CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

## ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

_____
CITY ATTORNEY — DATE

## ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____
CITY ENGINEER — DATE

## CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

_____
NIBLEY CITY MAYOR — DATE

_____
NIBLEY CITY RECORDER — DATE

## PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__ AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIR — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

## UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



FINAL PLAT
OF
***RIDGELINE PARK CONDOMINIUMS***
***PHASE K***

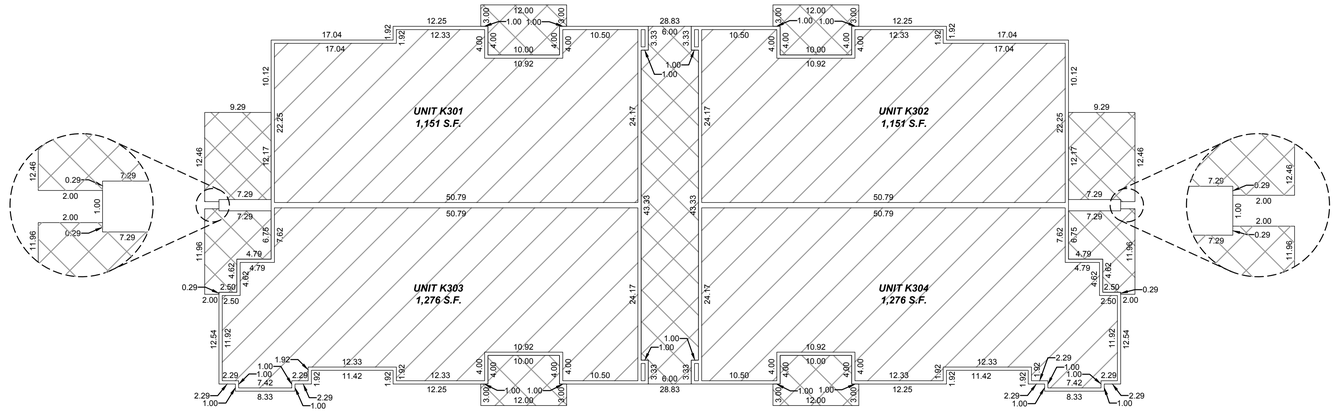
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

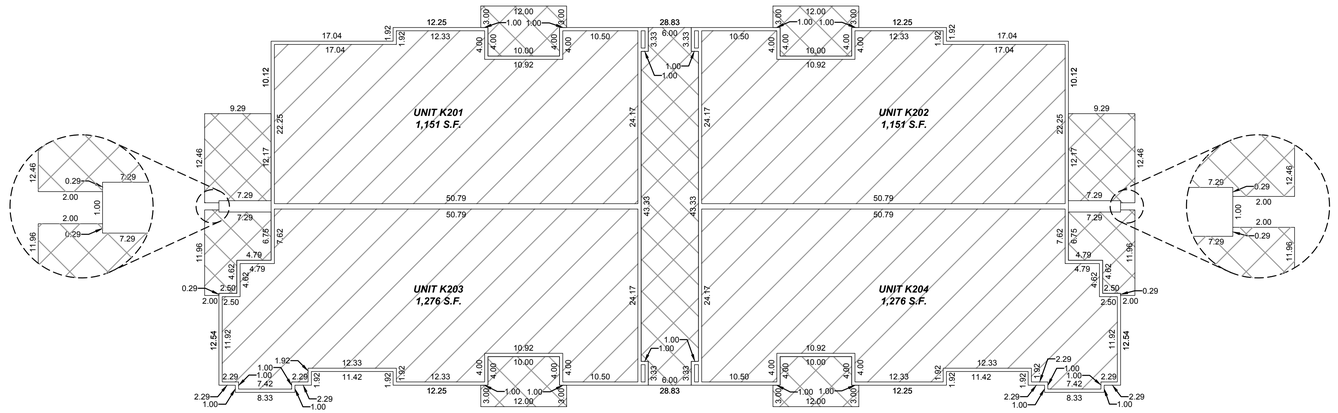
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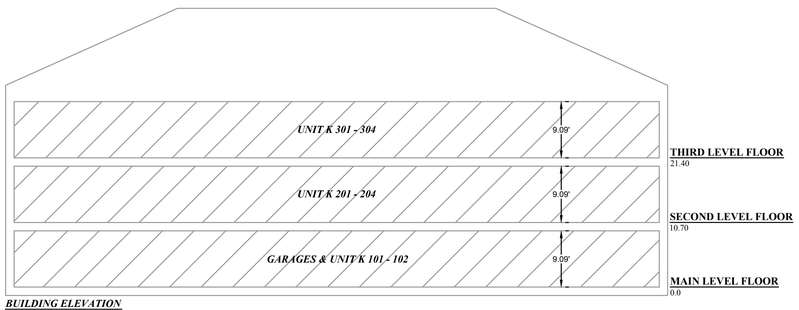
$_____
FEE — CACHE COUNTY RECORDER



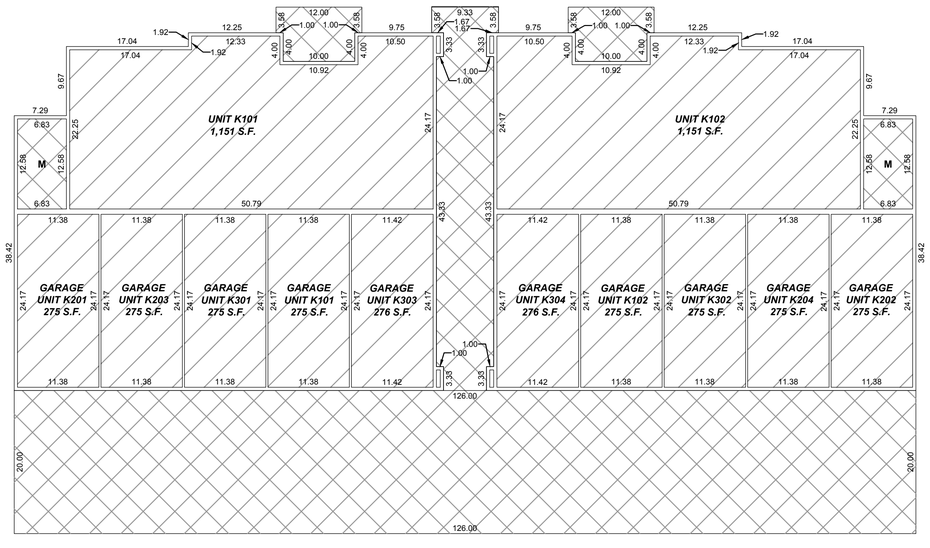

**BUILDING K - 3rd FLOOR**




**BUILDING K - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING K - 1st FLOOR**

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM



FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE K*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

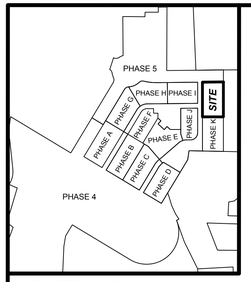
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER

# FINAL PLAT
# OF
# RIDGELINE PARK CONDOMINIUMS
## PHASE L

SE1/4 OF SECTION 21,T11N, R1E, SLB&M
NIBLEY, UTAH




***VICINITY MAP***
NTS

***DATE OF PREPARATION***
SEPTEMBER 30, 2022

***ENGINEER & SURVEYOR***
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

***OWNER***
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

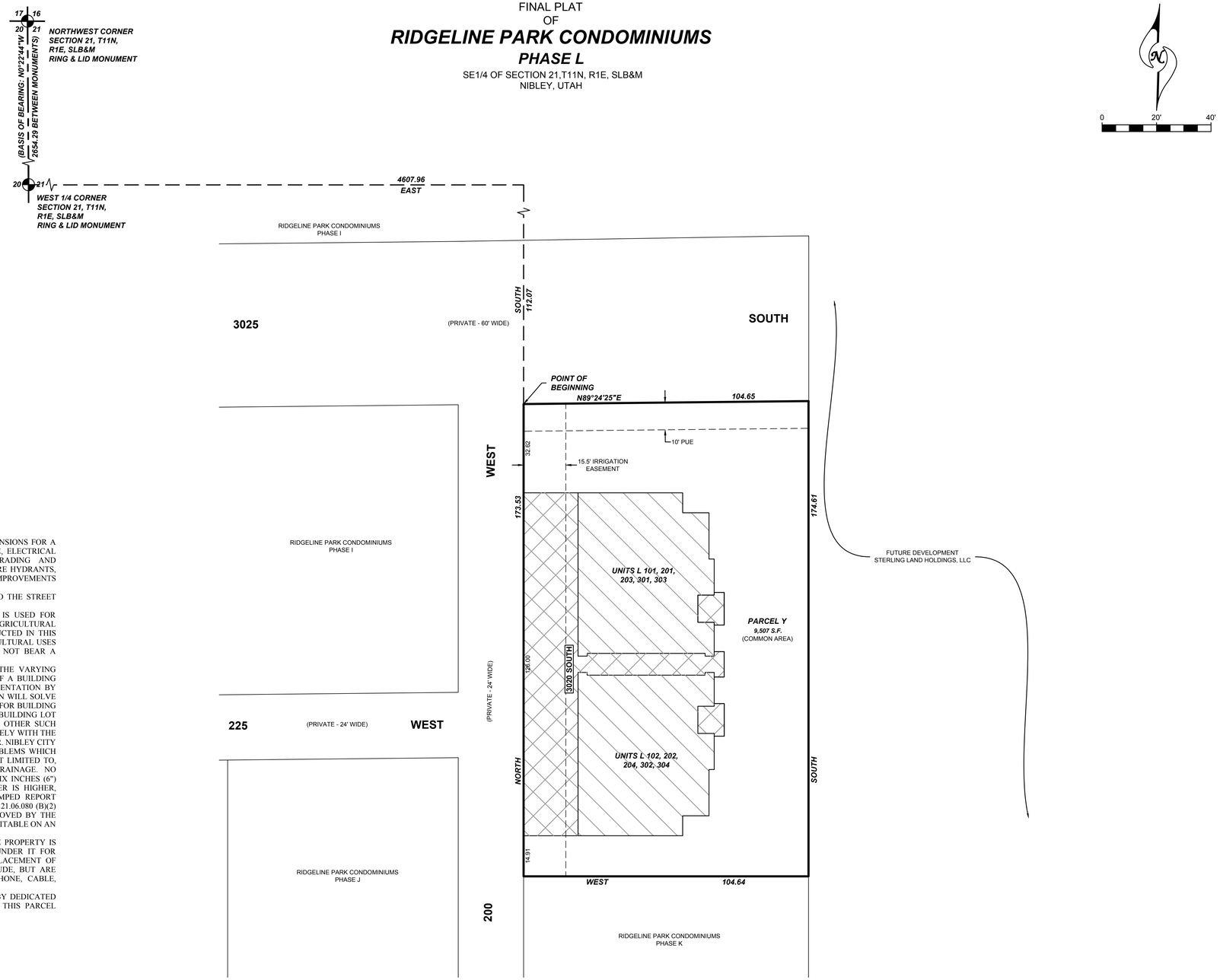
***SUBDIVIDER***
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- XXXXX — ADDRESS

***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL Y AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.







***SURVEYOR'S CERTIFICATE***

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS L, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

***BOUNDARY DESCRIPTION***

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,607.96 feet and South 112.07 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence N89°24'25"E 104.65 feet; thence South 174.61 feet; thence West 104.64 feet; thence North 173.53 feet to the point of beginning.

Contains: 0.42+/- acres

***OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION***

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

***CORPORATE ACKNOWLEDGMENT***

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

***ATTORNEY APPROVAL***

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

_____
CITY ATTORNEY — DATE

***ENGINEER'S APPROVAL***

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____
CITY ENGINEER — DATE

***CITY COUNCIL APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

_____
NIBLEY CITY MAYOR — DATE

_____
NIBLEY CITY RECORDER — DATE

***PLANNING COMMISSION APPROVAL AND ACCEPTANCE***

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS CONDOMINIUM WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIR — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***ROCKY MOUNTAIN POWER***

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

***UTILITY COMPANIES***

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

FINAL PLAT
OF
**RIDGELINE PARK CONDOMINIUMS**
**PHASE L**

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

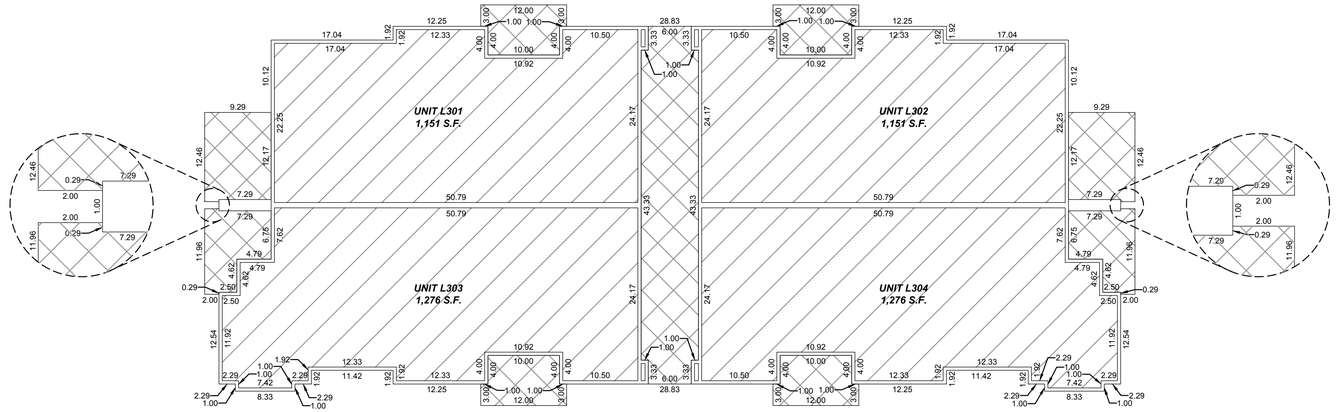
**SHEET 1 OF 2**

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

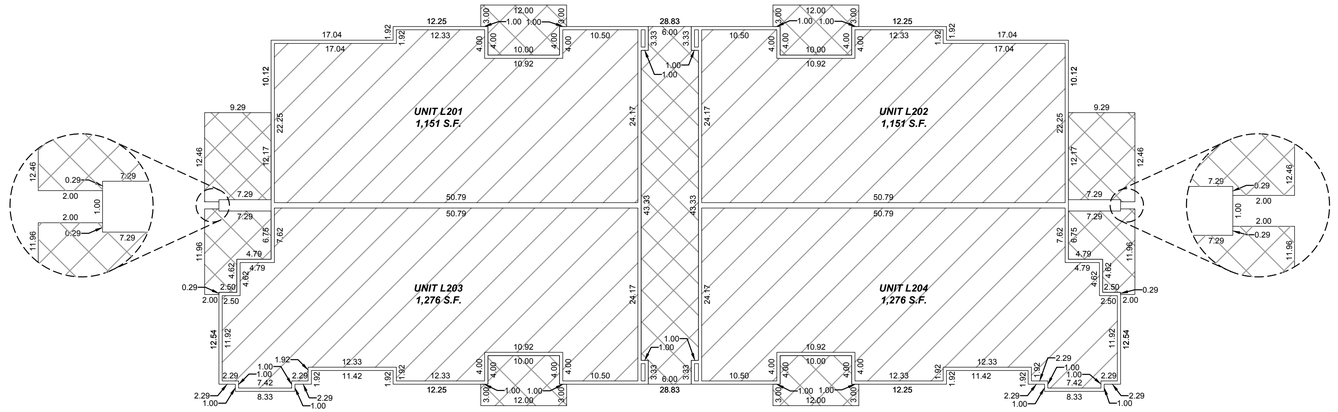
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

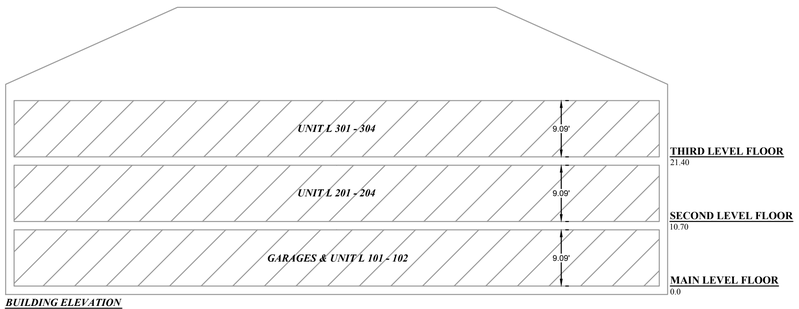
$_____
FEE — CACHE COUNTY RECORDER



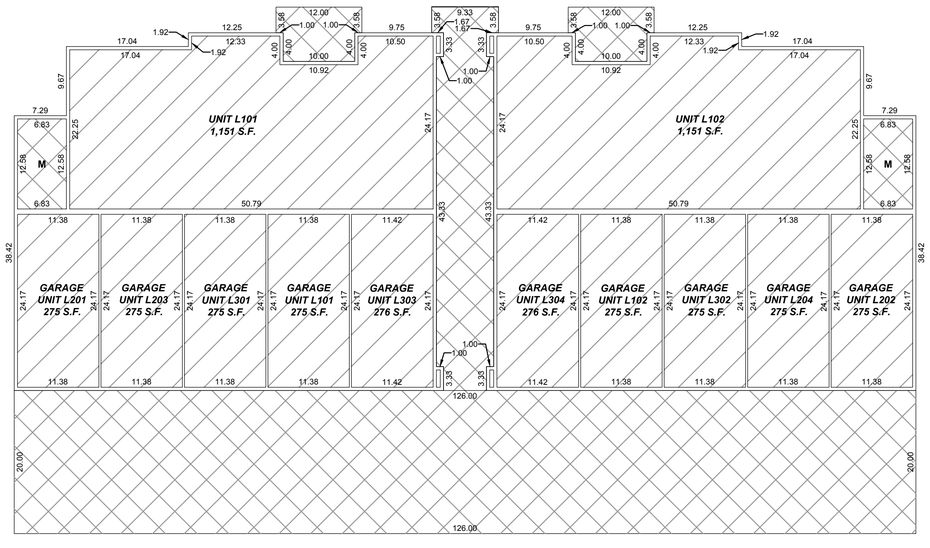

**BUILDING L - 3rd FLOOR**




**BUILDING L - 2nd FLOOR**




***BUILDING ELEVATION***
NTS




**BUILDING L - 1st FLOOR**

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

**SHEET 2 OF 2**

FINAL PLAT
OF
# *RIDGELINE PARK CONDOMINIUMS*
## *PHASE L*

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

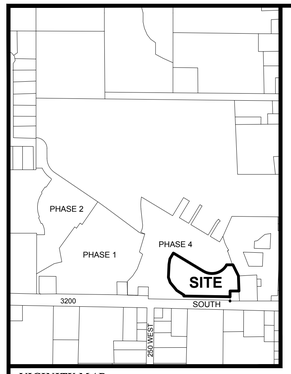
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____
FEE CACHE COUNTY RECORDER

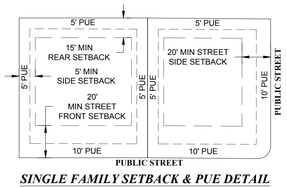
FINAL PLAT
OF
# RIDGELINE PARK SUBDIVISION
## PHASE 6
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



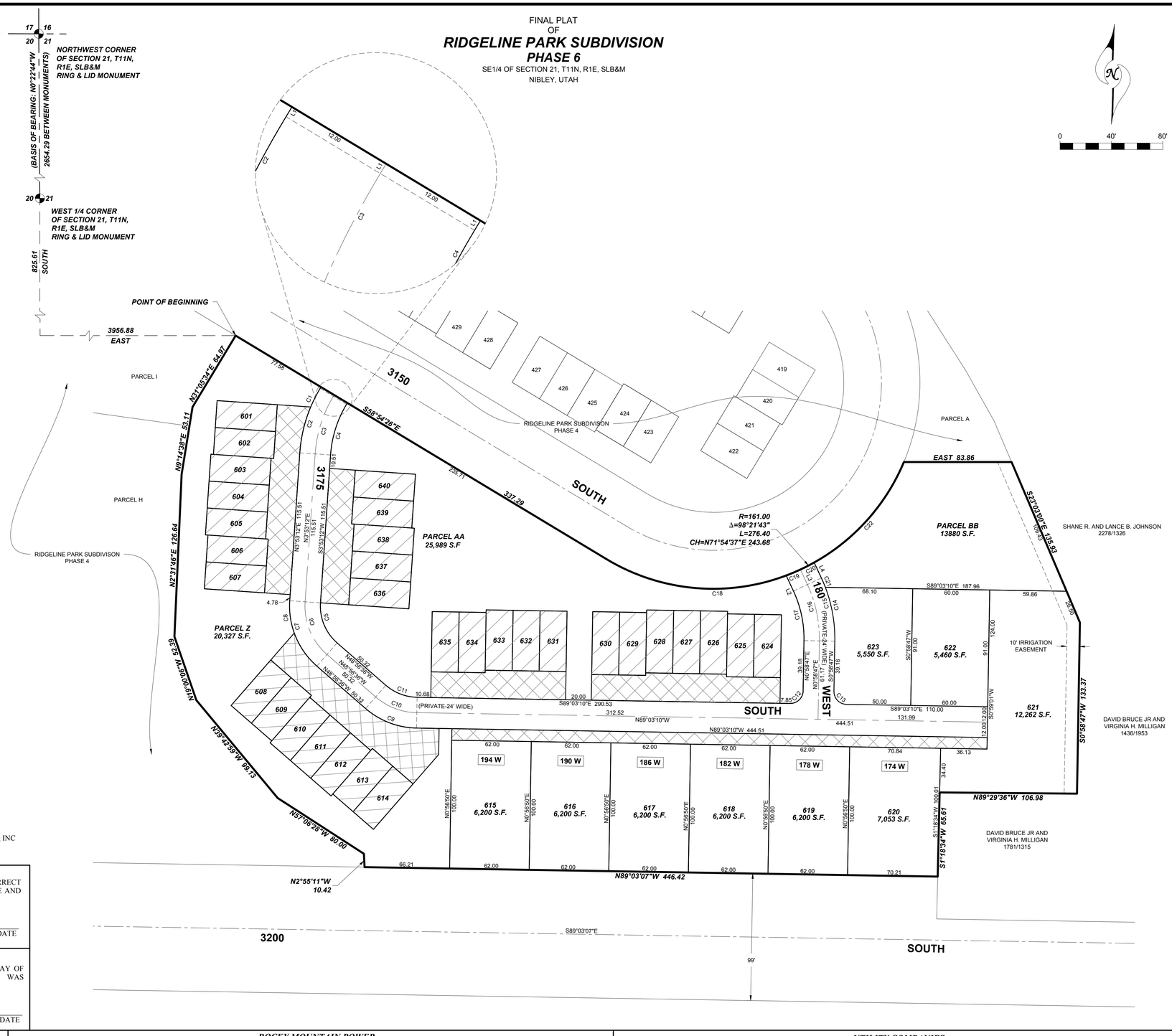

**VICINITY MAP**

**LEGEND**

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES RESIDENTIAL LOTS 601-640 AND PUBLIC ROW)




**SINGLE FAMILY SETBACK & PUE DETAIL**
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS







**ENGINEER & SURVEYOR**
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

**DATE OF PREPARATION**
JUNE 6, 2022

**OWNER**
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

**SUBDIVIDER**
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

### ENGINEER'S APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

### PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

### ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

### UTILITY COMPANIES
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____
CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

### SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

### BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 3150 South as defined and described as part of RIDGELINE PARK Subdivision, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located South 825.61 feet and East 3956.88 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence along said subdivision the following 3 (three) courses and distances: S58°54'26"E 337.29 feet; thence Northeasterly along the arc of a 161.00 foot radius curve to the left 276.40 feet through a central angle of 98°21'43" (chord: N71°54'37"E 243.68 feet); thence East 83.86 feet to a fence line; thence along said fence the following 2 (two) courses and distances: S23°03'00"E 135.93 feet to a rebar (found); thence S0°58'47"W along a fence 133.37 feet to an Allen rebar and cap (found); thence N89°29'36"W 106.98 feet to an Allen rebar and cap (found); thence S1°18'34"W 65.61 to the northerly right-of-way of 3200 south and a point on the boundary line of said subdivision; thence along said subdivision the following 7 (seven) courses and distances: thence N89°03'07"W 446.42 feet; thence N2°55'11"W 10.42 feet; thence N57°06'28"W 80.00 feet; thence N39°42'59"W 99.13 feet; thence N19°00'06"W 52.39 feet; thence N2°31'46"E 126.64 feet; thence N9°14'38"E 53.11 feet; thence N31°05'34"E 64.97 feet to the point of beginning.

Contains: 4.39+/- acres

### OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**RIDGELINE PARK SUBDIVISION**
**PHASE 6**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS___ DAY OF _____, 20___.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC

BY: _____(PRINTED NAME)

ITS: _____

### CORPORATE ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

### CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

### ATTORNEY APPROVAL
APPROVED AS TO FORM THIS_____DAY OF _____, 20_____.

CITY ATTORNEY DATE



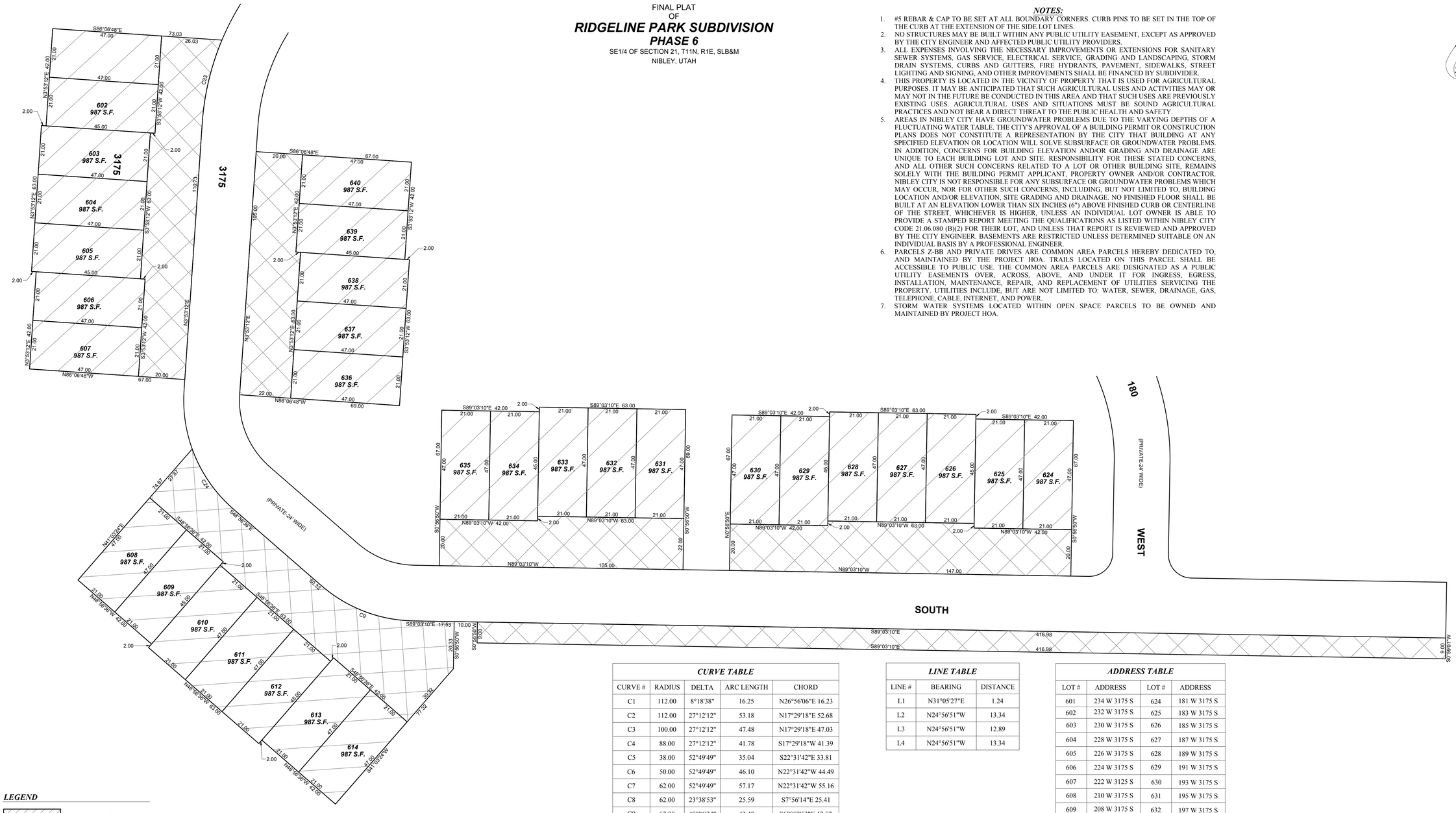
FINAL PLAT
OF
**RIDGELINE PARK SUBDIVISION**
**PHASE 6**
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

FINAL PLAT
OF
# *RIDGELINE PARK SUBDIVISION*
## *PHASE 6*
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH




### *NOTES:*

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. PARCELS Z-BB AND PRIVATE DRIVES ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE COMMON AREA PARCELS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
7. STORM WATER SYSTEMS LOCATED WITHIN OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY PROJECT HOA.

### *LEGEND*

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

### *CURVE TABLE*

| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 112.00 | 8°18'38" | 16.25 | N26°56'06"E 16.23 |
| C2 | 112.00 | 27°12'12" | 53.18 | N17°29'18"E 52.68 |
| C3 | 100.00 | 27°12'12" | 47.48 | N17°29'18"E 47.03 |
| C4 | 88.00 | 27°12'12" | 41.78 | S17°29'18"W 41.39 |
| C5 | 38.00 | 52°49'49" | 35.04 | S22°31'42"E 33.81 |
| C6 | 50.00 | 52°49'49" | 46.10 | N22°31'42"W 44.49 |
| C7 | 62.00 | 52°49'49" | 57.17 | N22°31'42"W 55.16 |
| C8 | 62.00 | 23°38'53" | 25.59 | S7°56'14"E 25.41 |
| C9 | 62.00 | 40°06'34" | 43.40 | S68°59'53"E 42.52 |
| C10 | 50.00 | 40°06'34" | 35.00 | N68°59'53"W 34.29 |
| C11 | 38.00 | 40°06'34" | 26.60 | S68°59'53"E 26.06 |
| C12 | 10.00 | 89°58'03" | 15.70 | N45°57'48"E 14.14 |
| C13 | 10.00 | 90°01'57" | 15.71 | S44°01'19"E 14.14 |
| C14 | 112.00 | 21°55'54" | 42.87 | S9°59'10"E 42.61 |
| C15 | 112.00 | 25°55'38" | 50.68 | S11°59'02"E 50.25 |
| C16 | 100.00 | 25°55'38" | 45.25 | N11°59'02"W 44.87 |
| C17 | 88.00 | 25°55'38" | 39.82 | N11°59'02"W 39.48 |
| C18 | 161.00 | 51°45'52" | 145.46 | S84°47'28"E 140.56 |
| C19 | 161.00 | 4°16'28" | 12.01 | N67°11'22"E 12.01 |
| C20 | 161.00 | 4°16'28" | 12.01 | N62°54'54"E 12.01 |
| C21 | 112.00 | 3°59'44" | 7.81 | N22°56'59"W 7.81 |
| C22 | 161.00 | 38°02'55" | 106.92 | N41°45'13"E 104.96 |
| C23 | 112.00 | 18°53'34" | 36.93 | N13°20'00"E 36.76 |
| C24 | 62.00 | 29°10'56" | 31.58 | S34°21'08"E 31.24 |

### *LINE TABLE*

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L1 | N31°05'27"E | 1.24 |
| L2 | N24°56'51"W | 13.34 |
| L3 | N24°56'51"W | 12.89 |
| L4 | N24°56'51"W | 13.34 |

### *ADDRESS TABLE*

| LOT # | ADDRESS | LOT # | ADDRESS |
|---|---|---|---|
| 601 | 234 W 3175 S | 624 | 181 W 3175 S |
| 602 | 232 W 3175 S | 625 | 183 W 3175 S |
| 603 | 230 W 3175 S | 626 | 185 W 3175 S |
| 604 | 228 W 3175 S | 627 | 187 W 3175 S |
| 605 | 226 W 3175 S | 628 | 189 W 3175 S |
| 606 | 224 W 3175 S | 629 | 191 W 3175 S |
| 607 | 222 W 3125 S | 630 | 193 W 3175 S |
| 608 | 210 W 3175 S | 631 | 195 W 3175 S |
| 609 | 208 W 3175 S | 632 | 197 W 3175 S |
| 610 | 206 W 3175 S | 633 | 199 W 3175 S |
| 611 | 204 W 3175 S | 634 | 201 W 3175 S |
| 612 | 202 W 3175 S | 635 | 203 W 3175 S |
| 613 | 200 W 3175 S | 636 | 221 W 3175 S |
| 614 | 198 W 3175 S | 637 | 223 W 3175 S |
| 621 | 168 W 3175 S | 638 | 225 W 3175 S |
| 622 | 169 W 3175 S | 639 | 227 W 3175 S |
| 623 | 173 W 3175 S | 640 | 229 W 3175 S |


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FINAL PLAT
OF
*RIDGELINE PARK SUBDIVSION*
*PHASE 6*
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH


RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

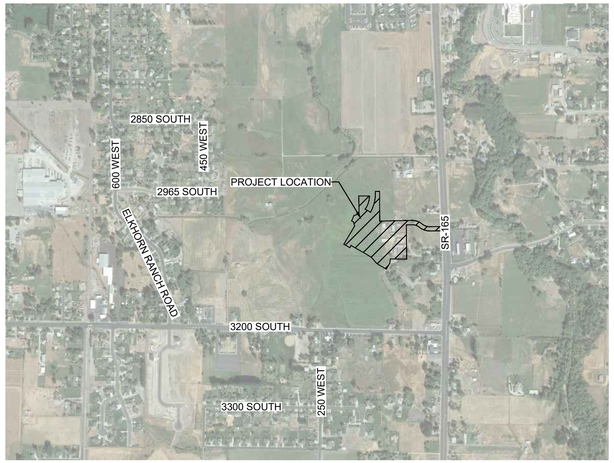
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER

# RIDGELINE PARK PHASE 5
# CONSTRUCTION DOCUMENTS

6/20/2023

VICINITY MAP:
N.T.S.




| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C001 | INDEX |
| C002 | LEGEND |
| C101 | DEMOLITION PLAN |
| C201 | PHASE 5 OVERVIEW |
| C301 | GRADING OVERVIEW |
| C302 | STORM WATER & EC PLAN |
| C401 | PLAN & PROFILE |
| C402 | PLAN & PROFILE |
| C403 | PLAN & PROFILE |
| C404 | PLAN AND PROFILE |
| C405 | PLAN & PROFILE |
| C406 | PLAN & PROFILE |
| C407 | SEWER & IRRIGATION PLAN & PROFILE |
| C501 | DETAILS |
| C502 | DETAILS |
| C503 | DETAILS |
| C504 | DETAILS |
| C505 | DETAILS |

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF NIBLEY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND NIBLEY CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF NIBLEY.
8. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
10. ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.

STANDARD SPECIFICATIONS:

1. NIBLEY CITY CORPORATION DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. AMERICAN PUBLIC WORKS ASSOCIATION 2017 STANDARD DRAWINGS W/ NIBLEY AMENDMENTS.

NIBLEY CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ DATE:_____

GENERAL NOTES:

1. CURRENT ZONE: R-2 WITH R-PUD OVERLAY
2. SETBACKS: PER CITY CODE
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
4. ELEVATIONS SHOWN ARE TIED TO NATIONAL GEODETIC SURVEY BENCHMARK #MR-0450 WITH ELEVATION 4783.47, NAVD88 DATUM.
5. NIBLEY CITY MONUMENT KNOWN ELEVATION=4543.58. MEASURED ELEVATION = 4543.30.

PROJECT CONTACTS:

1. CIVIL ENGINEER

   CIVIL SOLUTIONS GROUP
   MICHAEL E. TAYLOR
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   P. 435.890.4498
   E. MTAYLOR@CIVILSOLUTIONSGROUP.NET

2. SURVEYOR

   DENNIS CARLISLE
   669 NORTH 1690 WEST SUITE 47B
   PROVO, UT 84601
   DCARLISLE@CSG.WORK
   P. 801.874.4132 EXT. 712

3. NIBLEY PUBLIC WORKS DIRECTOR:

   STEPHEN ELIASON
   455 WEST 3200 SOUTH
   NIBLEY, UT 84321
   P. 435.770.0727

5. HYRUM CITY FIRE DEPARTMENT

   40 NORTH 100 WEST
   HYRUM, UTAH 84319
   P. 435-245-7634

6. ROCKY MOUNTAIN POWER:

   JENNIFER PETERSEN
   P. 435.563.2921

7. UTAH STORM WATER PERMIT:

   UTAH DEPARMENT OF WATER QUALITY
   P.O. BOX 144870
   SALT LAKE CITY, UTAH 84114-4870
   P. 801.538.6146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm

8. DOMINION ENERGY:

   CRISTI FIEDEL
   895 WEST 800 NORTH
   LOGAN, UT 84321
   P. 435.752.7751

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RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

INDEX

C001



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## LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

## LEGEND PROPOSED

- WATER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- BURIED COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- CLOSED FACE CURB AND GUTTER
- CONCRETE SIDEWALK.
- BUILDING SETBACK
- PHASE BOUNDARY
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN

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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 19-384 |
| DRAWN BY: | L. MUMFORD |
| PROJECT MANAGER: | M. TAYLOR |
| ISSUED: | 6/20/2023 |

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

LEGEND

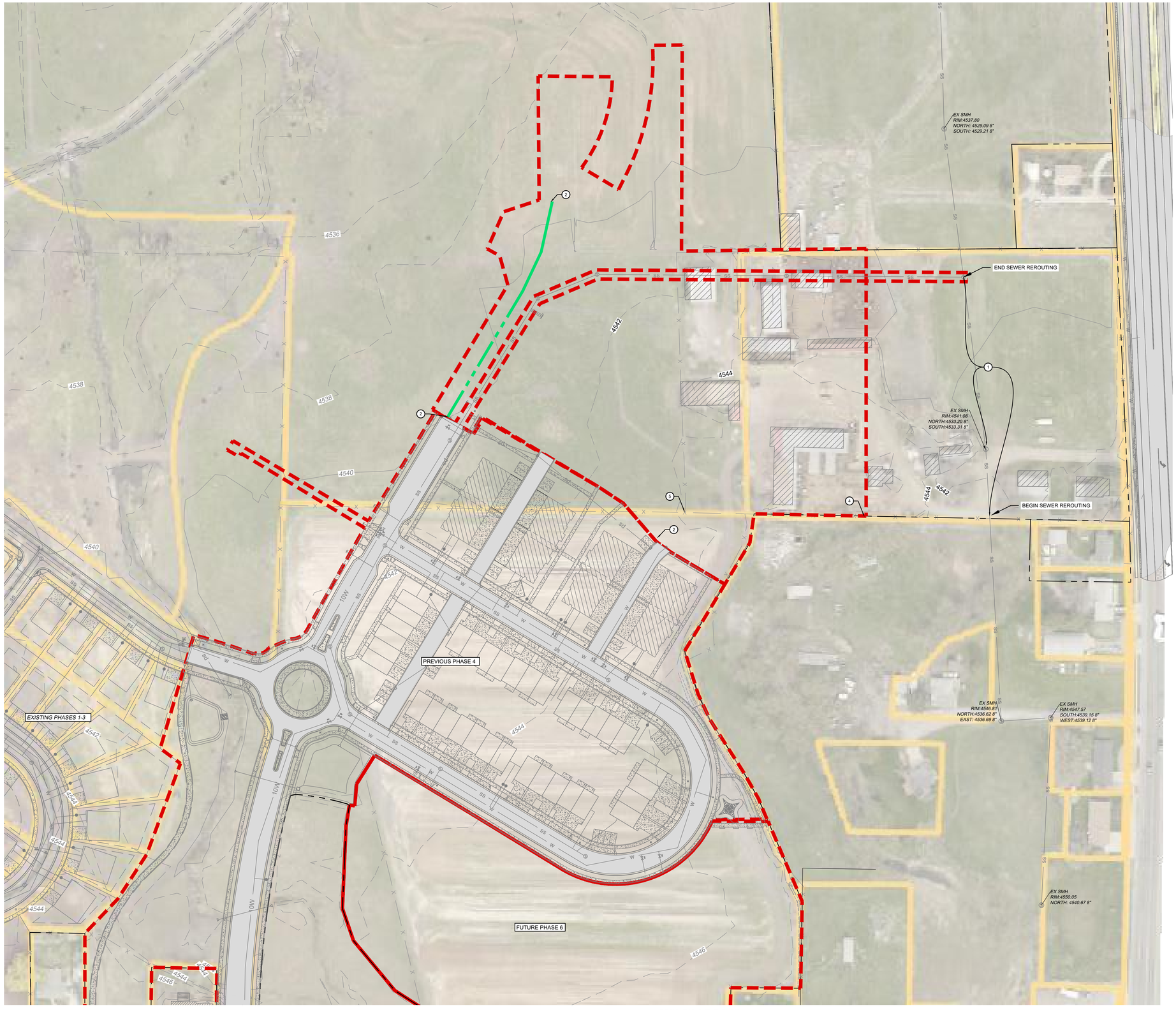
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## 1 SHEET KEY NOTES:

ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APROPRIATE MANNER AND LOCATION.

1. SEWER TO BE REROUTED (SEE PLANS). REMOVE STRETCH OF SEWER LINES AND MANHOLES.
2. BEGIN/END REMOVAL OF TEMPORARY STORMWATER DITCH
3. (NOT USED)
4. REMOVE EXISTING FENCE (BEGIN)
5. REMOVE EXISTING FENCE (END)

## GENERAL NOTES:

1. GENERAL SITE CLEARING AND GRUBBING WILL BE REQUIRED. STRIP AND STOCKPILE EXISTING TOPSOIL FOR USE IN PROPOSED LANDSCAPED AREAS.
2. ALL FLOOD IRRIGATION DITCHES WITHIN THE PROJECT BOUNDARY WILL BE ELIMINATED, WITH THE EXCEPTION OF THOSE THAT SHALL BE PIPED AS SHOWN ON THE IRRIGATION PLAN AND PROFILE (C/406).
3. SEE PLAN & PROFILE SHEETS FOR RE-ROUTING OF SEWER.

N

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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

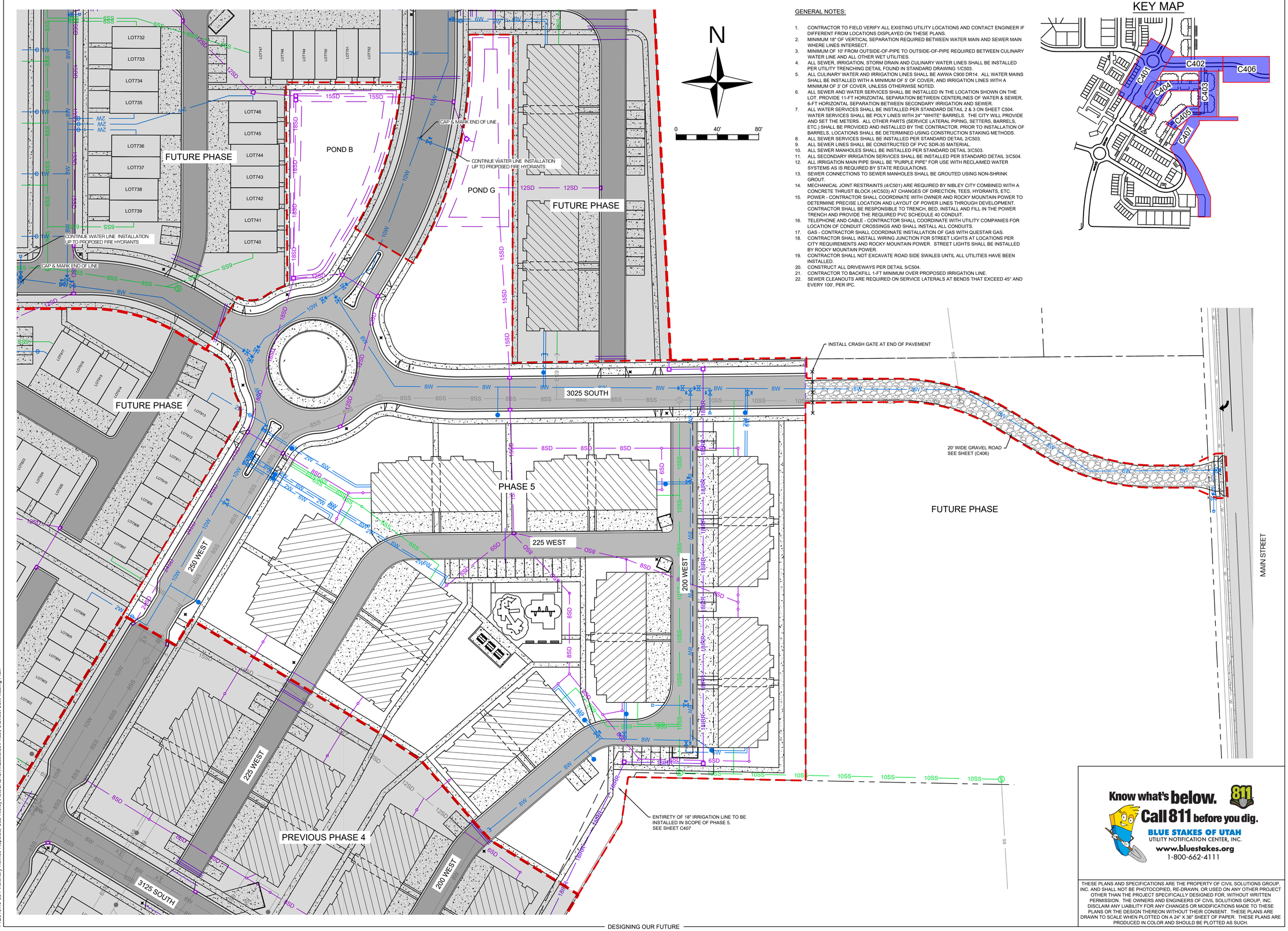
| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243189-2202
MICHAEL E. TAYLOR
STATE OF UTAH

## DEMOLITION PLAN

C101




GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 1/C503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR14. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER, UNLESS OTHERWISE NOTED.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 & 3 ON SHEET C504. WATER SERVICES SHALL BE POLY LINES WITH 24" "WHITE" BARRELS. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2/C503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3/C503.
11. ALL SECONDARY IRRIGATION SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 3/C504.
12. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
13. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
14. MECHANICAL JOINT RESTRAINTS (4/C501) ARE REQUIRED BY NIBLEY CITY COMBINED WITH A CONCRETE THRUST BLOCK (4/C503) AT CHANGES OF DIRECTION, TEES, HYDRANTS, ETC.
15. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
16. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
17. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
18. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.
19. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
20. CONSTRUCT ALL DRIVEWAYS PER DETAIL 5/C504.
21. CONTRACTOR TO BACKFILL 1-FT MINIMUM OVER PROPOSED IRRIGATION LINE.
22. SEWER CLEANOUTS ARE REQUIRED ON SERVICE LATERALS AT BENDS THAT EXCEED 45° AND EVERY 100', PER IPC.

KEY MAP




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www.civilsolutionsgroup.net

# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 19-384 |
| DRAWN BY: | L. MUMFORD |
| PROJECT MANAGER: | M. TAYLOR |
| ISSUED: | 6/20/2023 |

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

PHASE 5 OVERVIEW

C201

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LEGEND:

PHASE 5 BOUNDARY

DIRECTION OF FLOW

GRADE BREAK

GENERAL NOTES:

1. FOR GRADING DETAILS, SEE THE PLAN & PROFILE SHEETS. (400-SERIES SHEETS)
2. FOR DETAILS ON STORMWATER DESIGN, SEE SHEET C303

N

0 40' 80'

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NIBLEY, UTAH

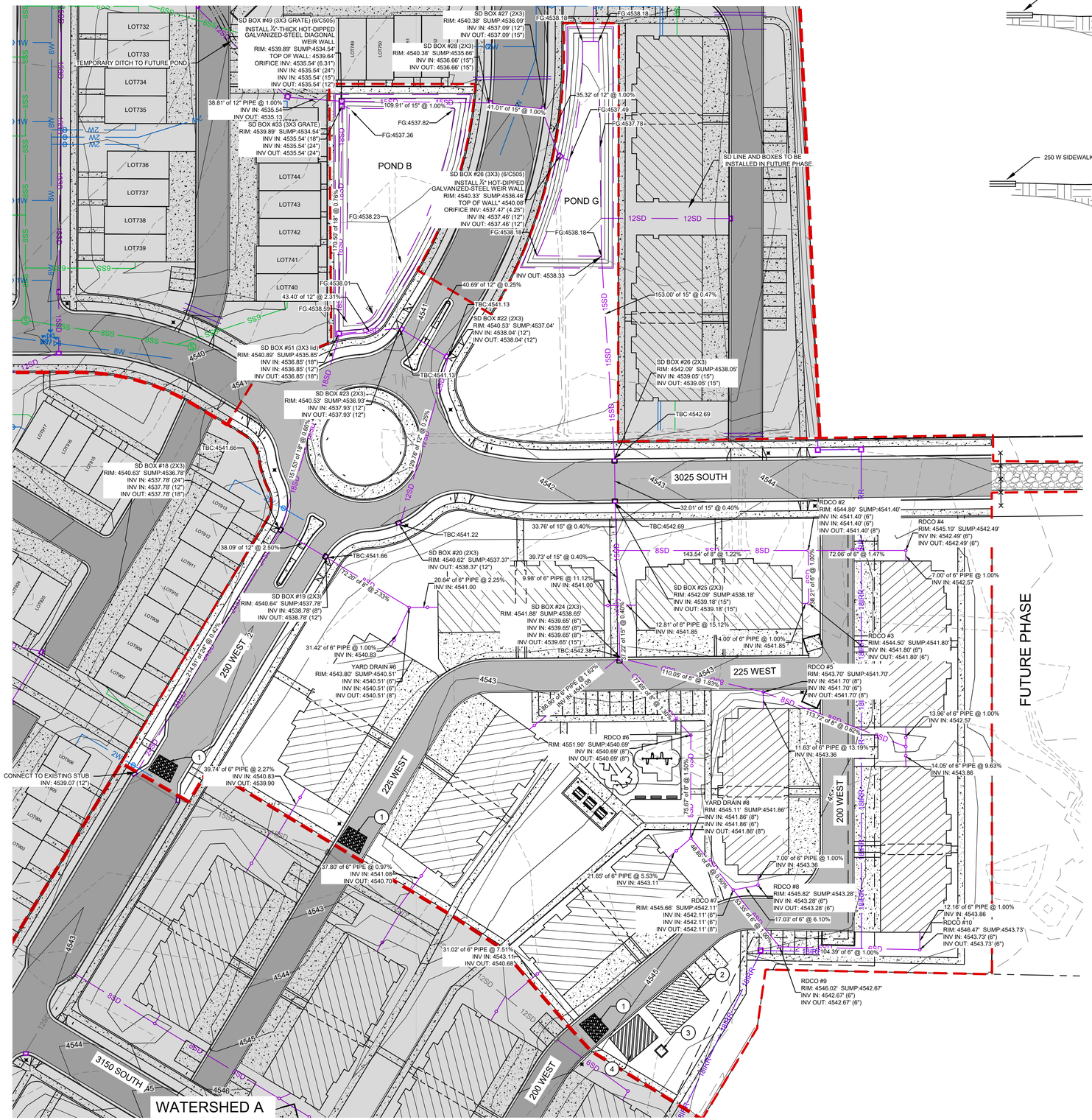
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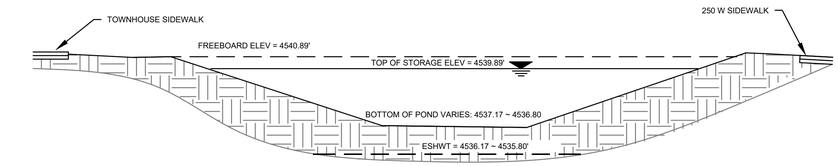
PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

GRADING OVERVIEW

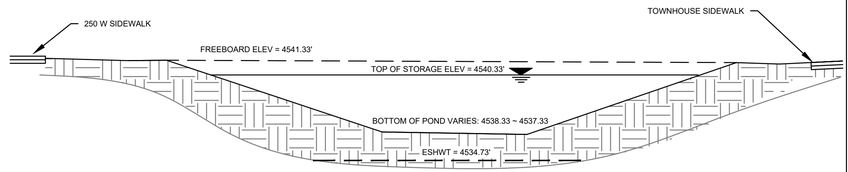
C301




## POND-B CROSS-SECTION

N.T.S.




## POND-G CROSS-SECTION

N.T.S.

LEGEND:

PHASE BOUNDARY

GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE OF CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
2. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN 100-FT OF THE PROJECT SHALL HAVE GRAVEL SOCKS INSTALLED PER DETAIL IN SWPPP. (6/C505)
3. ALL STORM DRAIN BOXES SHALL BE INSTALLED WITH GRATE, NOT LID, UNLESS OTHERWISE NOTED.
4. SEE DETAIL (1/C503) FOR ALL PIPE INSTALLATION
5. INSTALL FLARED HDPE FLARED-END SECTION WITH TRASH GUARD AT OPEN END OF ALL STORM DRAIN LINES
6. ALL EROSION CONTROL ITEMS TO BE INSTALLED PER DETAILS IN THE SWPPP.
7. "FG" LABELS SHOWN IN POND REFER TO FINISHED POND BOTTOM, NOT SWALE FLOWLINE.
8. FOR OUTLET CONTROL BOXES, SEE DETAIL (6/C505)
9. SEE RIDGELINE PARK STORMWATER REPORT FOR ALL DETAILS REGARDING THE FULL STORMWATER DESIGN, TO INCLUDE, ALL CALCULATIONS, JUSTIFICATIONS, DESIGN DESCRIPTION, POND VOLUMES, PIPE SIZING, AND METHODOLOGY.

## ① EROSION CONTROL SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. MATERIAL STAGING AREA
3. PORTABLE TOILET
4. CONCRETE WASHOUT FACILITY
5. INSERTA-TEE

N

0 40' 80'

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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 2.27.23 | CONDO ROOF DRAINS |

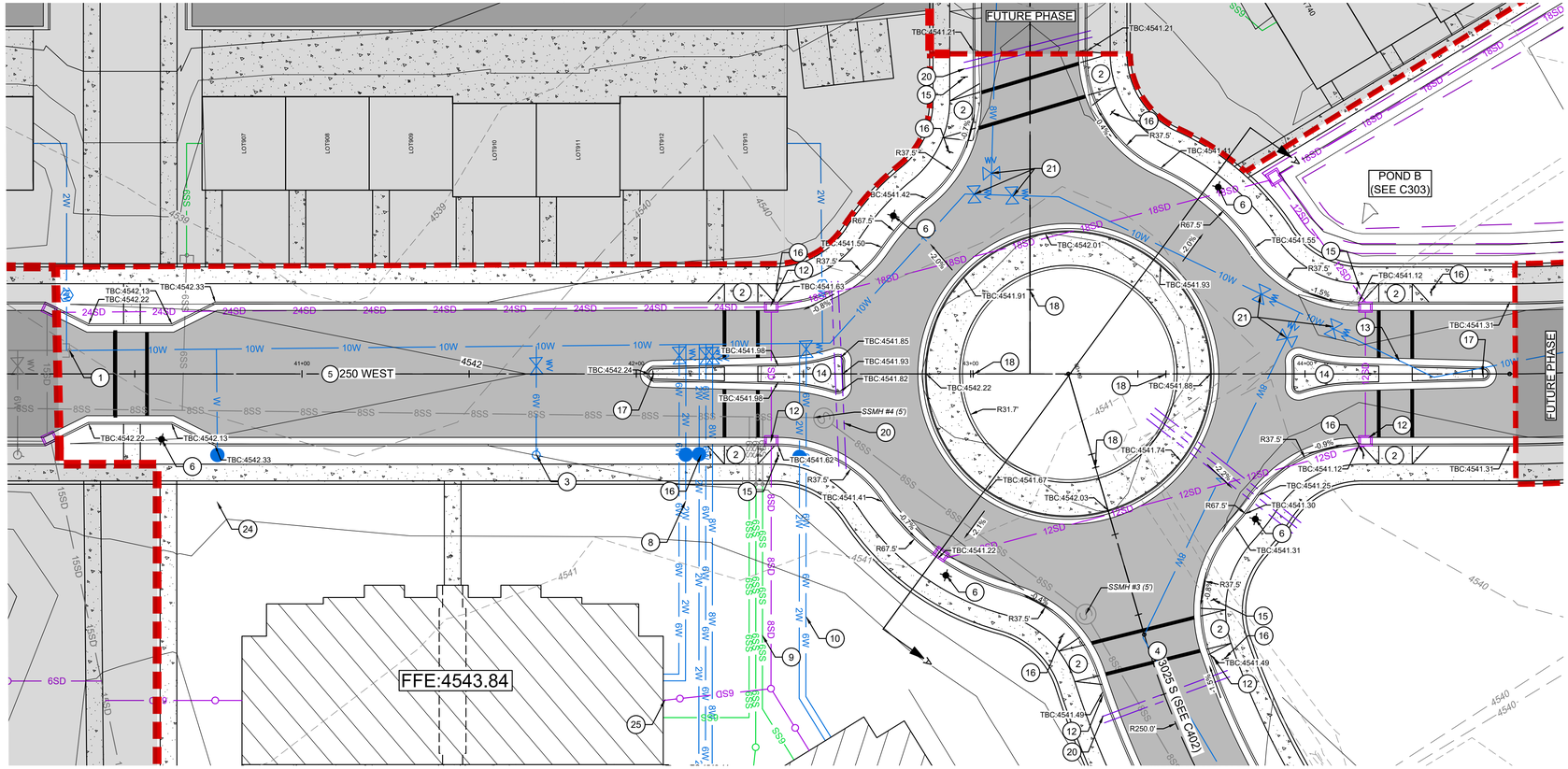
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PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

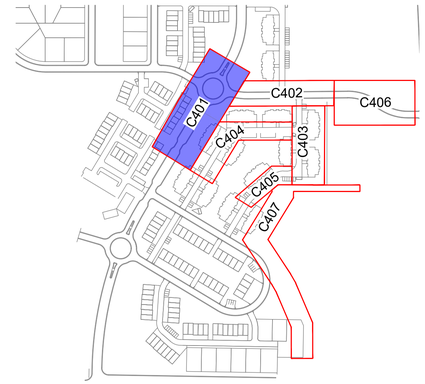
STORM WATER & EC PLAN

C302

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Stormwater & Erosion Control Plan




## KEY MAP




1 SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING WATERLINE
2. ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)
4. NIBLEY CITY 60' CROSS SECTION (1/C501)
5. NIBLEY CITY 66' CROSS SECTION (2/C501)
6. STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
7. PRIVATE DRIVE CROSS SECTION (3/C501)
8. 2"Ø WATER METER & SERVICE, TYP. (1/C504)
9. 6" SANITARY SEWER SERVICE, TYP. (2/C503)
10. 6"Ø FIRE LINE, TYP.
11. HEAVY-DUTY CONCRETE FOR DUMPSTER ENCLOSURE. (7/C501)
12. STORMWATER STRUCTURE. (SEE SHEET C302)
13. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
14. 250 WEST ISLAND (5/C505).
15. YIELD SIGN PER CITY STANDARDS
16. "PEDESTRIAN CROSSING" SIGN (SEE MUTCD SIGN W11-2)
17. "KEEP RIGHT" SIGN (SEE MUTCD SIGN R4-7C)
18. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS) SIGN (SEE MUTCD SIGN R6-4)
19. STOP SIGN PER CITY STANDARDS.
20. INSTALL (1) 4" AND (1) 6" IRRIGATION SLEEVE AT A MINIMUM DEPTH OF 18 INCHES, TYP.
21. GATE VALVE (8/C501)
22. CONCRETE DRIVEWAY APPROACH (4/C502)
23. 12" WHITE STRIPES
24. 1"Ø IRRIGATION METER. SEE IRRIGATION PLAN FOR CONTINUATION. (1/C504)
25. ROOF DRAIN, SEE STORMWATER PLAN

GRADING NOTES:

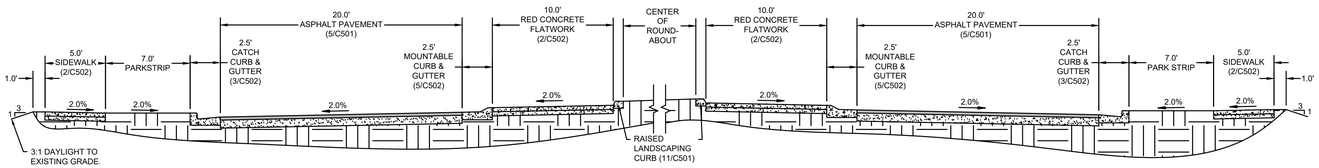
- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL ADA STALLS AND LOADING AREAS
- MAINTAIN A MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY EXITS AND ENTRANCES.
- ALL TOP BACK OF CURB CALL OUTS ARE SHOWN TO FULL HEIGHT

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK

GENERAL NOTES:

1. ALL DRIVEWAYS & PARKING AREAS ARE TO BE STANDARD DUTY CONCRETE PAVEMENT UNLESS OTHERWISE NOTED. (7/C501)
2. ALL IRRIGATION LINES TO BE SMOOTH-DUAL-WALL CORRUGATED HDPE PIPE.

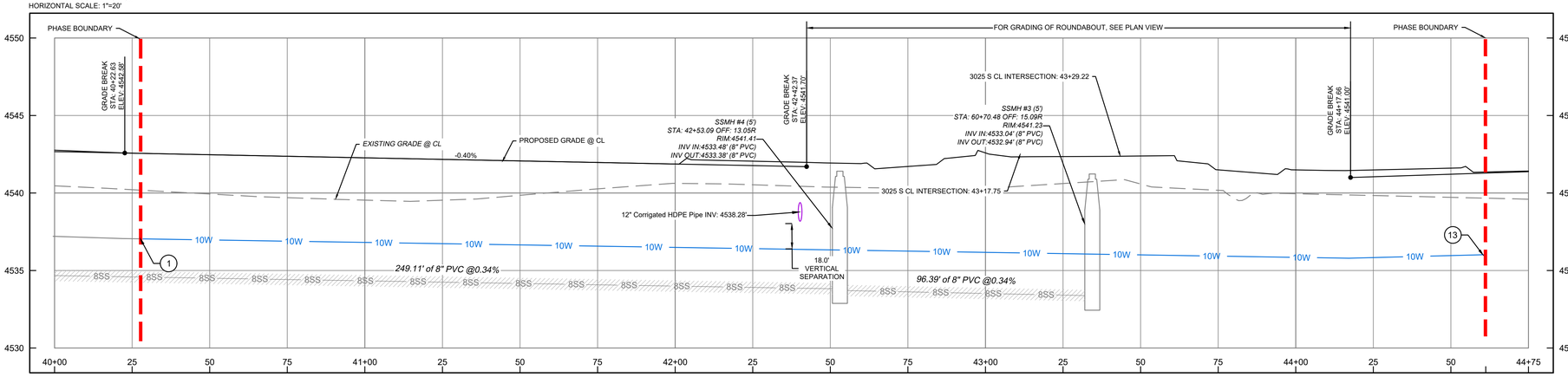


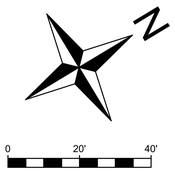

## SECTION A-A

NOT TO SCALE

## 250 WEST PROFILE

VERTICAL EXAGGERATION: 5X
HORIZONTAL SCALE: 1"=20'




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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

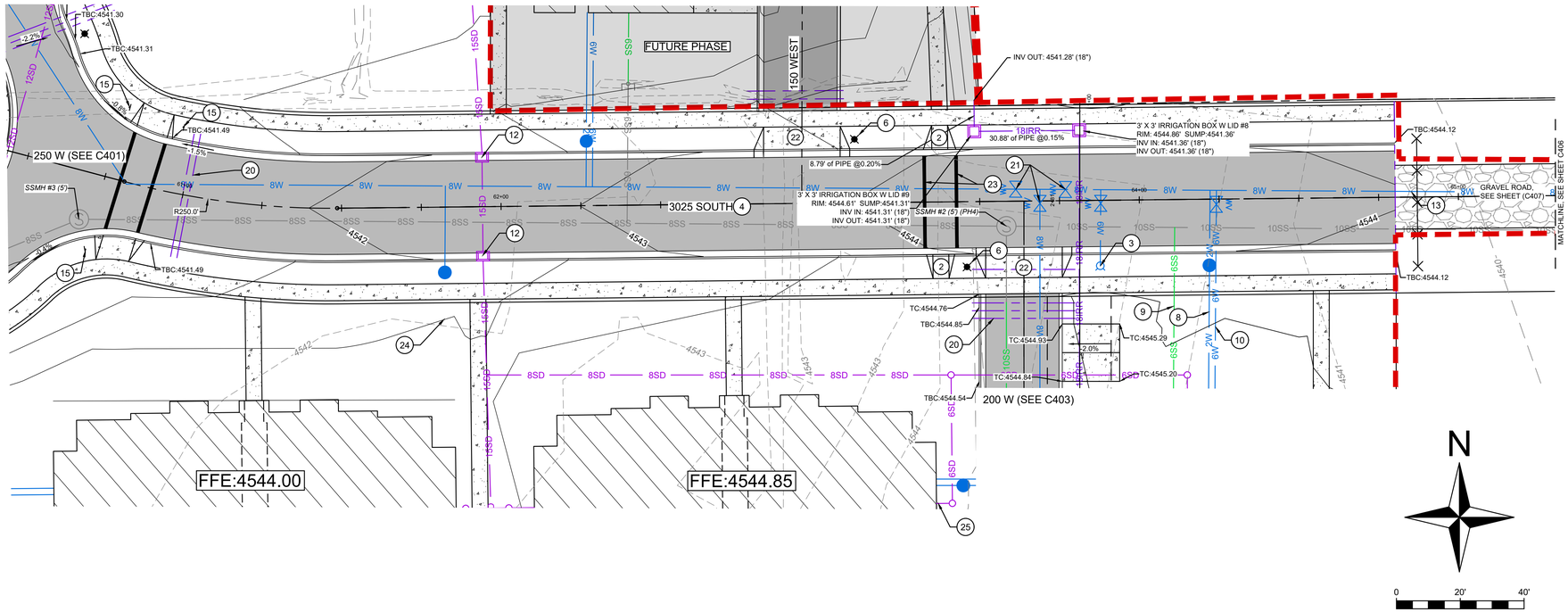
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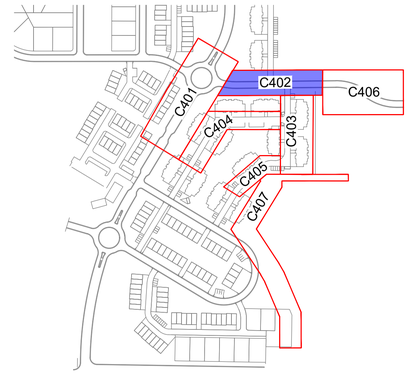
PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

# PLAN & PROFILE

C401



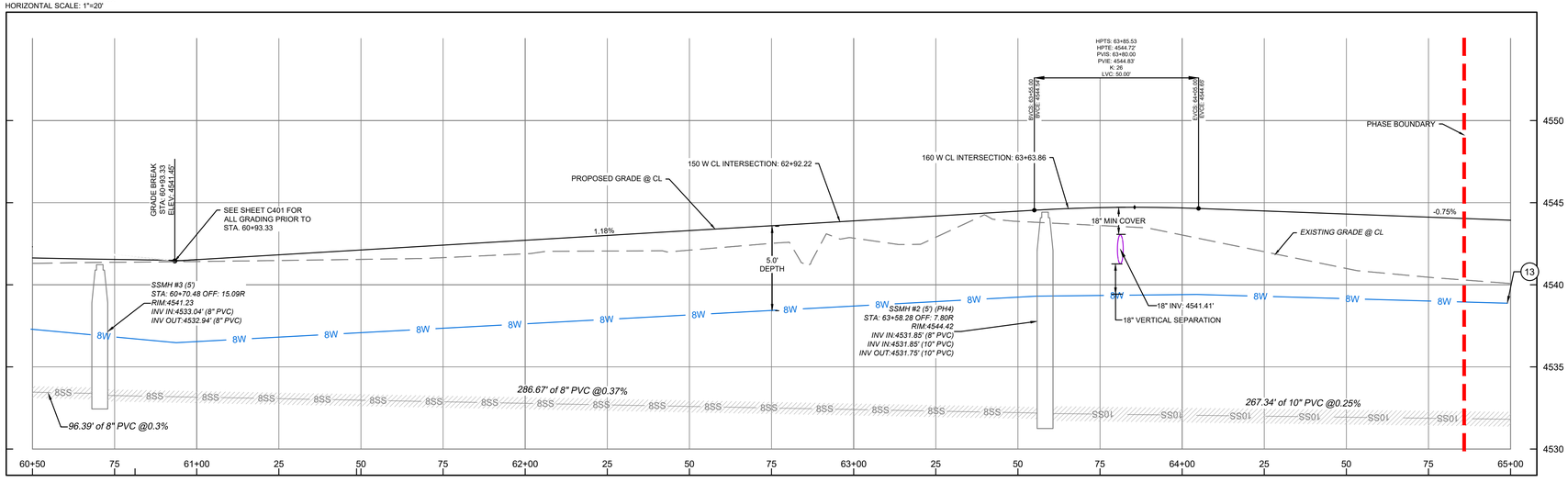







## 3025 S EAST PORTION CL PROFILE

VERTICAL EXAGGERATION: 5X
HORIZONTAL SCALE: 1"=20'




### 1 SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING WATERLINE
2. ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/CS04)
4. NIBLEY CITY 60' CROSS SECTION (1/CS01)
5. NIBLEY CITY 66' CROSS SECTION (2/CS01)
6. STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
7. PRIVATE DRIVE CROSS SECTION (3/CS01)
8. 2"Ø WATER METER & SERVICE, TYP. (1/CS04)
9. 6" SANITARY SEWER SERVICE, TYP. (2/CS03)
10. 6"Ø FIRE LINE, TYP.
11. HEAVY-DUTY CONCRETE FOR DUMPSTER ENCLOSURE. (7/CS01)
12. STORMWATER STRUCTURE. (SEE SHEET C302)
13. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
14. 250 WEST ISLAND (5/C505).
15. YIELD SIGN PER CITY STANDARDS
16. "PEDESTRIAN CROSSING" SIGN (SEE MUTCD SIGN W11-2)
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22. CONCRETE DRIVEWAY APPROACH (4/CS02)
23. 12" WHITE STRIPES
24. 1"Ø IRRIGATION METER. SEE IRRIGATION PLAN FOR CONTINUATION. (1/C504)
25. ROOF DRAIN, SEE STORMWATER PLAN

### GRADING NOTES:

- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL ADA STALLS AND LOADING AREAS
- MAINTAIN A MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY EXITS AND ENTRANCES.
- ALL TOP BACK OF CURB CALL OUTS ARE SHOWN TO FULL HEIGHT

### GRADING LEGEND:

FG = FINISHED GRADE
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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
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PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

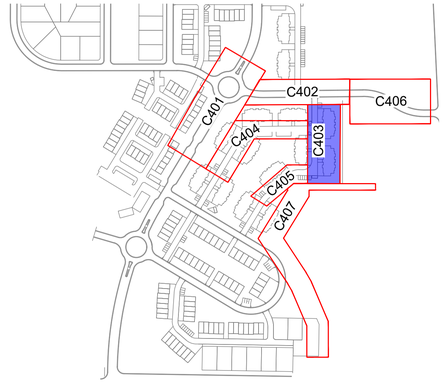
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MICHAEL E. TAYLOR
STATE OF UTAH

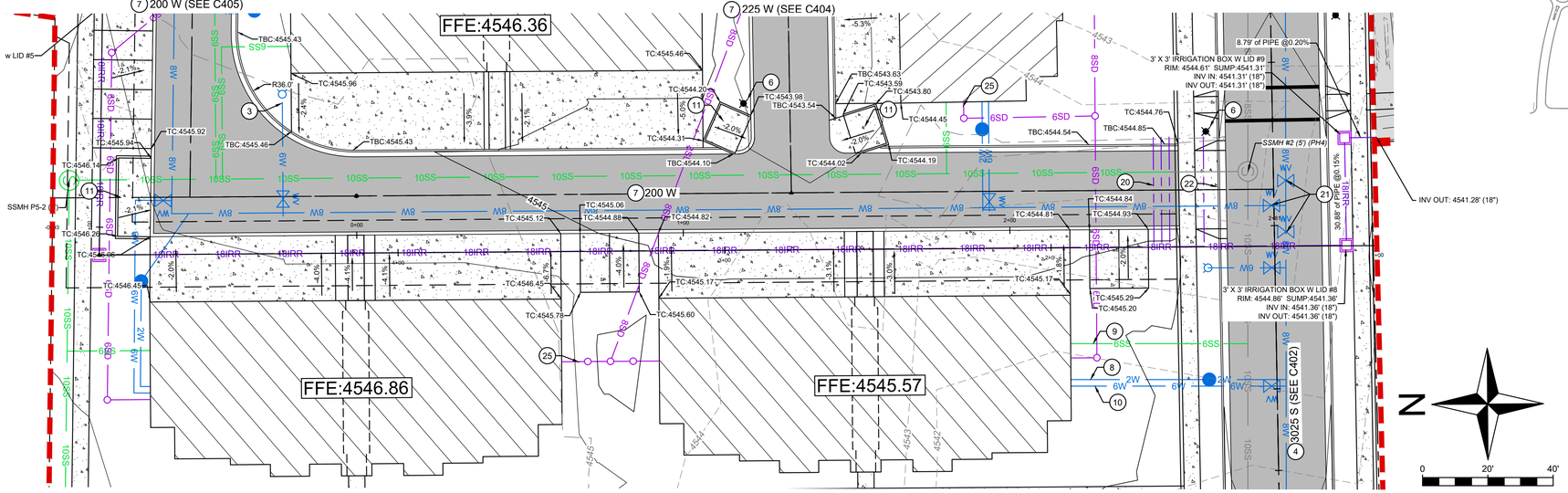
PLAN & PROFILE

C402

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Plan & Profile

## KEY MAP







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## GRADING NOTES:

- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL ADA STALLS AND LOADING AREAS
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- ALL TOP BACK OF CURB CALL OUTS ARE SHOWN TO FULL HEIGHT

## GRADING LEGEND:

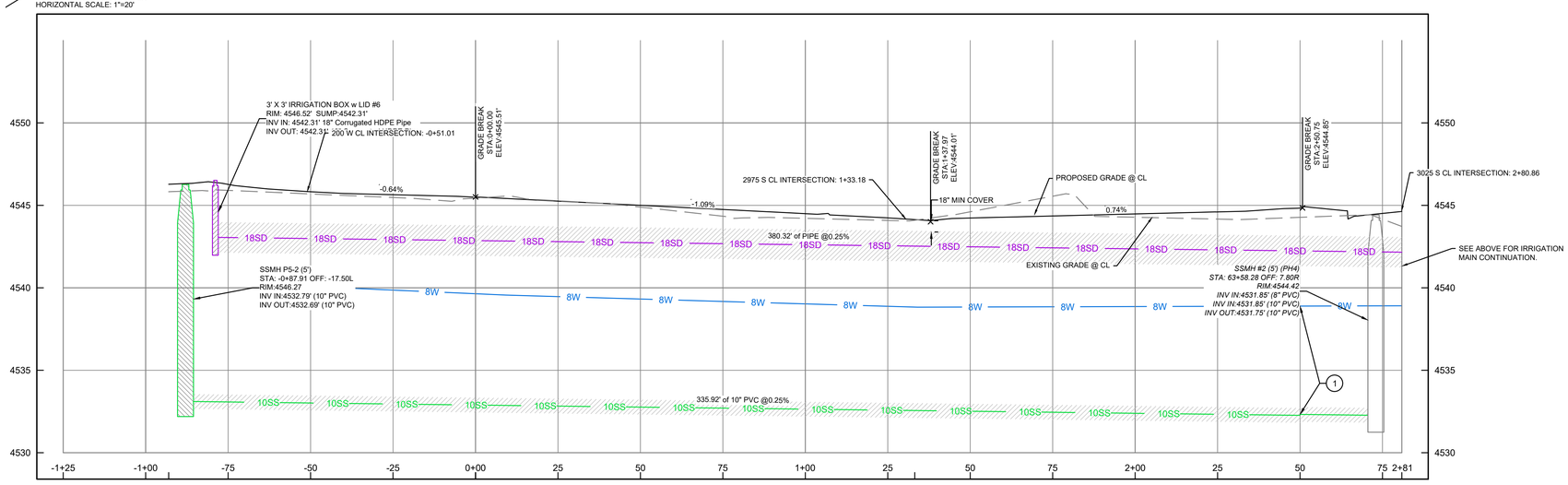
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GB = GRADE BREAK

## GENERAL NOTES:

1. ALL DRIVEWAYS & PARKING AREAS ARE TO BE STANDARD DUTY CONCRETE PAVEMENT UNLESS OTHERWISE NOTED. (7/C501)
2. ALL IRRIGATION LINES TO BE SMOOTH-DUAL-WALL CORRUGATED HDPE PIPE.

## 175 WEST (CL)

VERTICAL EXAGGERATION: 5X
HORIZONTAL SCALE: 1"=20'





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# RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

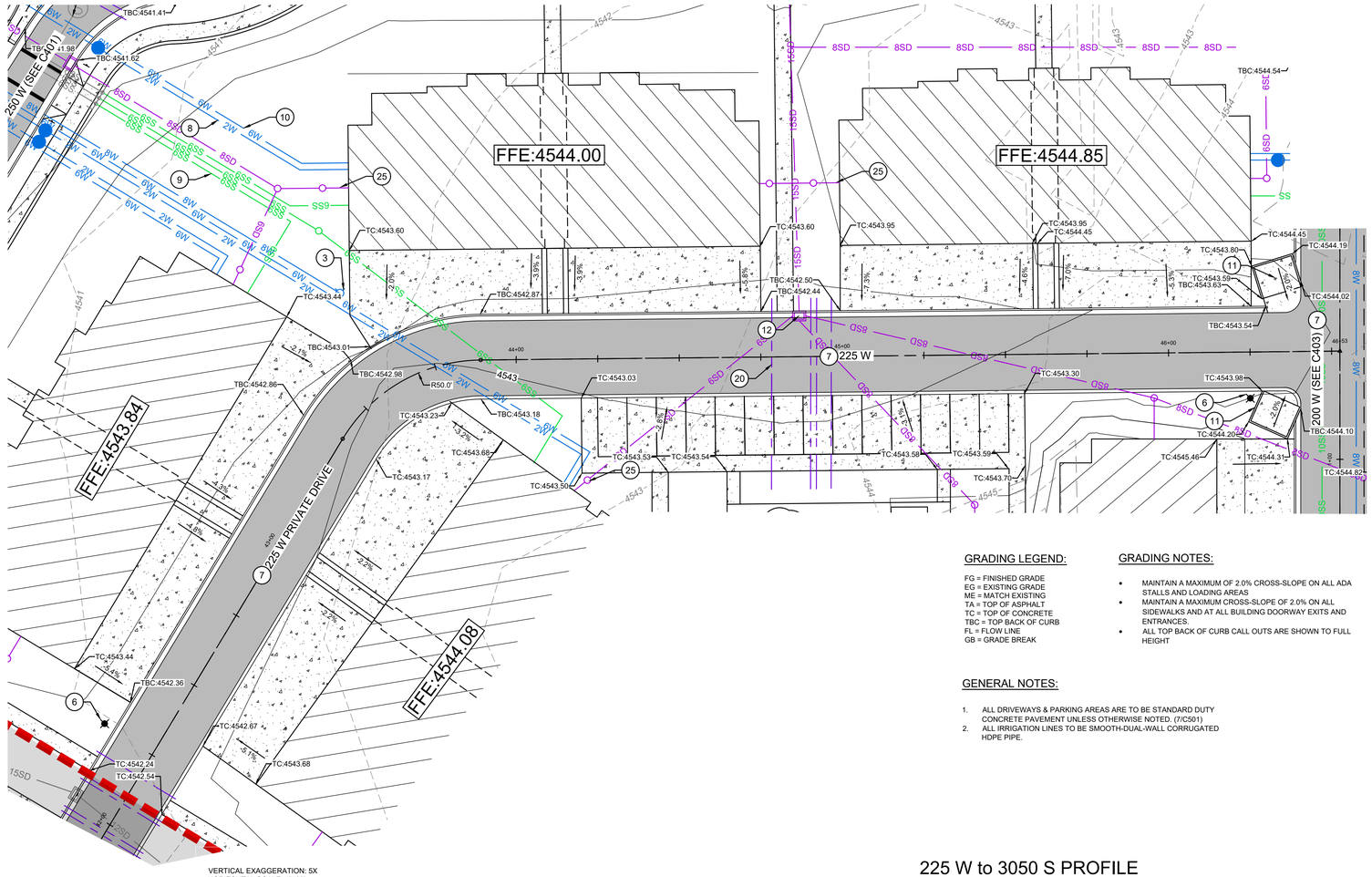
| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

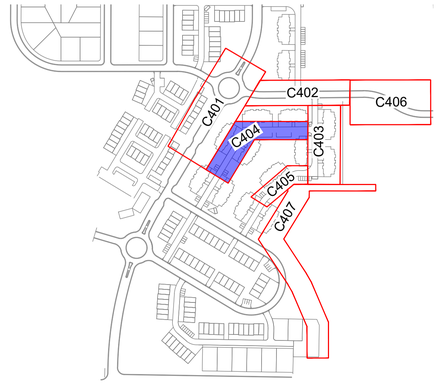
PLAN & PROFILE

C403




VERTICAL EXAGGERATION: 5X
HORIZONTAL SCALE: 1"=20'

## KEY MAP




## GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK

## GRADING NOTES:

- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL ADA STALLS AND LOADING AREAS
- MAINTAIN A MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY EXITS AND ENTRANCES.
- ALL TOP BACK OF CURB CALL OUTS ARE SHOWN TO FULL HEIGHT

## GENERAL NOTES:

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2. ALL IRRIGATION LINES TO BE SMOOTH-DUAL-WALL CORRUGATED HDPE PIPE.

N

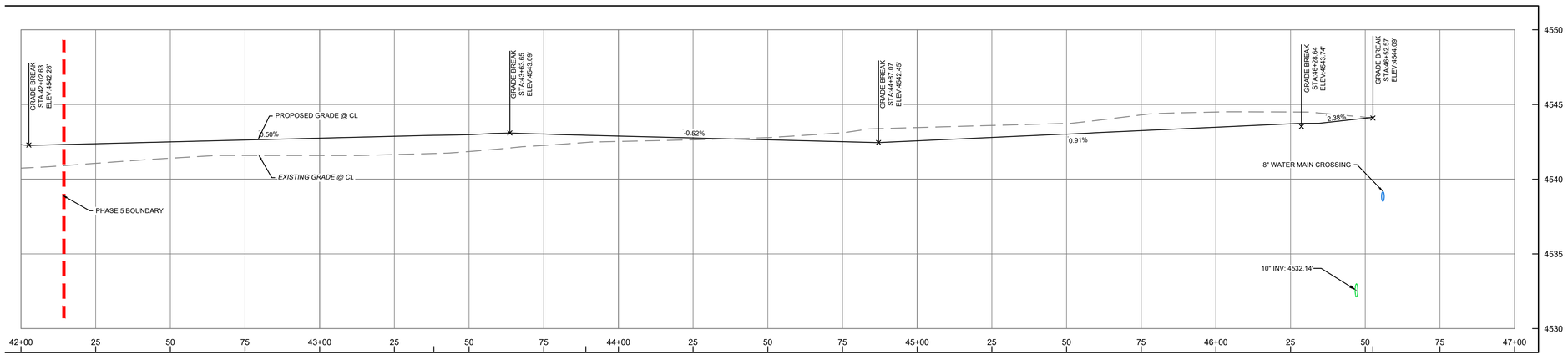
0 20' 40'

## (1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING WATERLINE
2. ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)
4. NIBLEY CITY 60' CROSS SECTION (1/C501)
5. NIBLEY CITY 66' CROSS SECTION (2/C501)
6. STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
7. PRIVATE DRIVE CROSS SECTION (3/C501)
8. 2"Ø WATER METER & SERVICE, TYP. (1/C504)
9. 6" SANITARY SEWER SERVICE, TYP. (2/C503)
10. 6"Ø FIRE LINE, TYP.
11. HEAVY-DUTY CONCRETE FOR DUMPSTER ENCLOSURE. (7/C501)
12. STORMWATER STRUCTURE. (SEE SHEET C302)
13. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
14. 250 WEST ISLAND (5/C505).
15. YIELD SIGN PER CITY STANDARDS.
16. "PEDESTRIAN CROSSING" SIGN (SEE MUTCD SIGN W11-2)
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21. GATE VALVE (8/C501)
22. CONCRETE DRIVEWAY APPROACH (4/C502)
23. 12" WHITE STRIPES
24. 1"Ø IRRIGATION METER. SEE IRRIGATION PLAN FOR CONTINUATION. (1/C504)
25. ROOF DRAIN, SEE STORMWATER PLAN

## 225 W to 3050 S PROFILE




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# RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

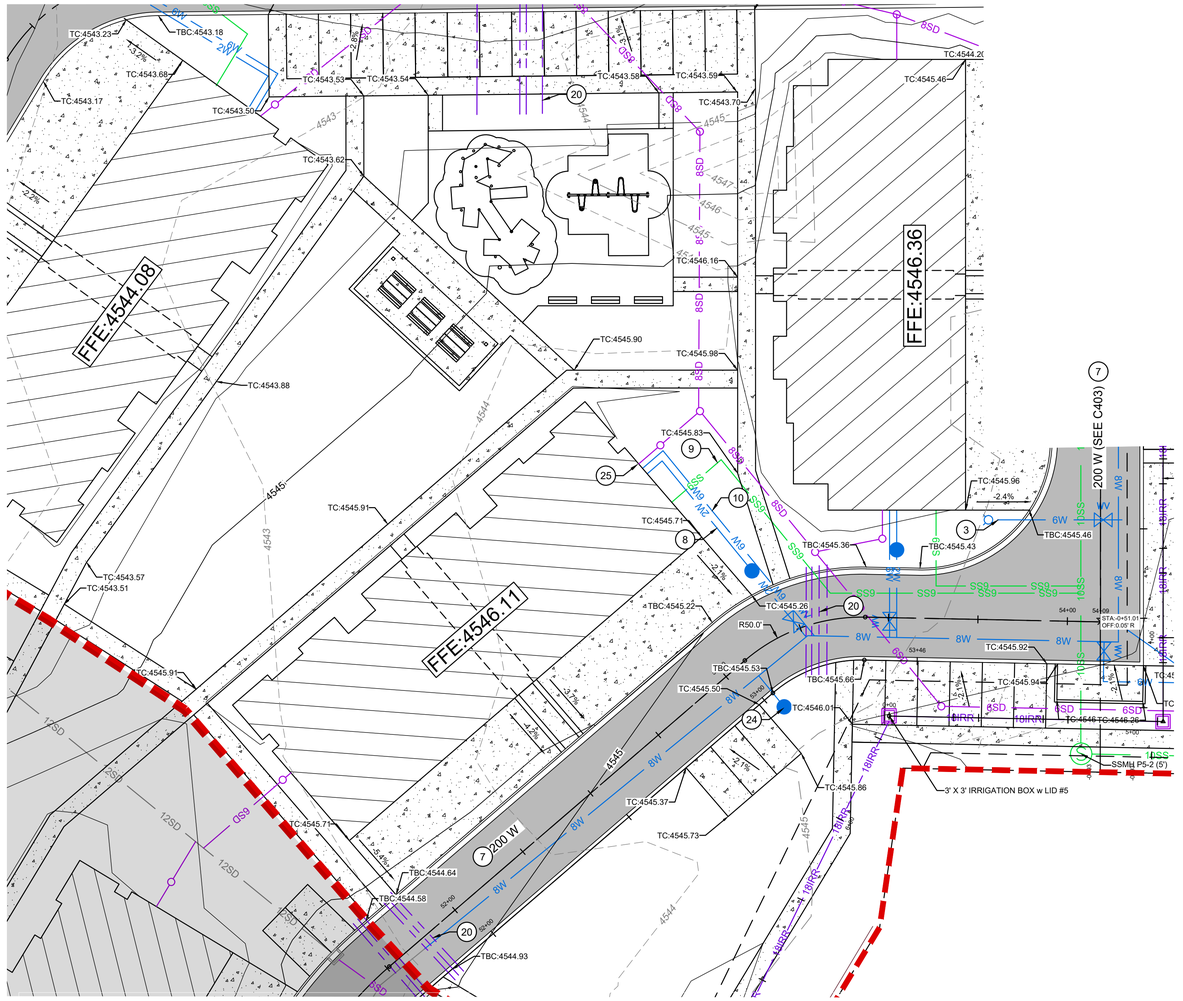
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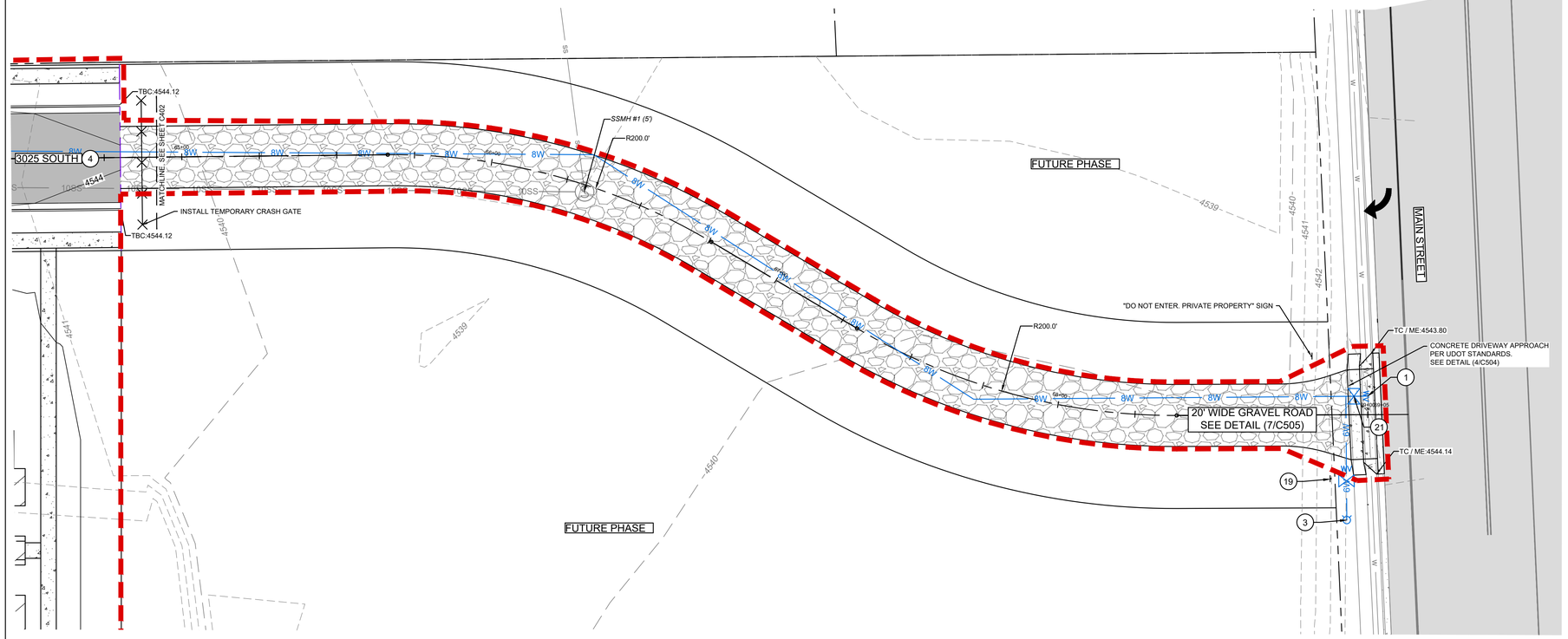
PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

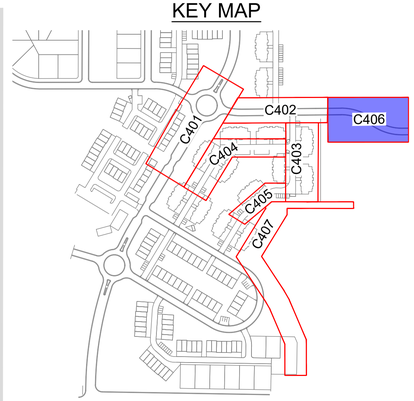
PROFESSIONAL ENGINEER
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MICHAEL E. TAYLOR
STATE OF UTAH

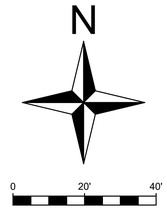
## PLAN AND PROFILE

C404


FFE:4544.08
FFE:4546.36
FFE:4546.11
200 W (SEE C403)
200 W
3' X 3' IRRIGATION BOX w LID #5
SSMH P5-2 (5')
TBC:4544.64
TBC:4544.58
TBC:4544.93
TC:4545.71
TC:4545.73
TC:4545.37
TC:4545.86
TC:4546.01
TC:4545.53
TC:4545.50
TC:4545.66
TC:4545.92
TC:4545.94
TC:4545.96
TC:4545.46
TBC:4545.43
TBC:4545.36
TC:4545.26
TBC:4545.22
TC:4545.83
TC:4545.91
TC:4545.90
TC:4545.98
TC:4546.16
TC:4543.88
TC:4543.57
TC:4543.51
TC:4543.62
TC:4543.17
TC:4543.68
TC:4543.23
TBC:4543.18
TC:4543.50
TC:4543.53
TC:4543.54
TC:4543.58
TC:4543.59
TC:4543.70
TC:4544.20
TC:4545.46
R50.0'
-1.40%
0.51%
-2.4%
2.4%
-2.1%
2.1%
-2.7%
2.7%
-2.4%
2.4%
-2.1%
2.1%
-2.8%
2.8%
-3.5%
3.5%
-2.4%
2.4%
-2.7%
2.7%
-2.1%
2.1




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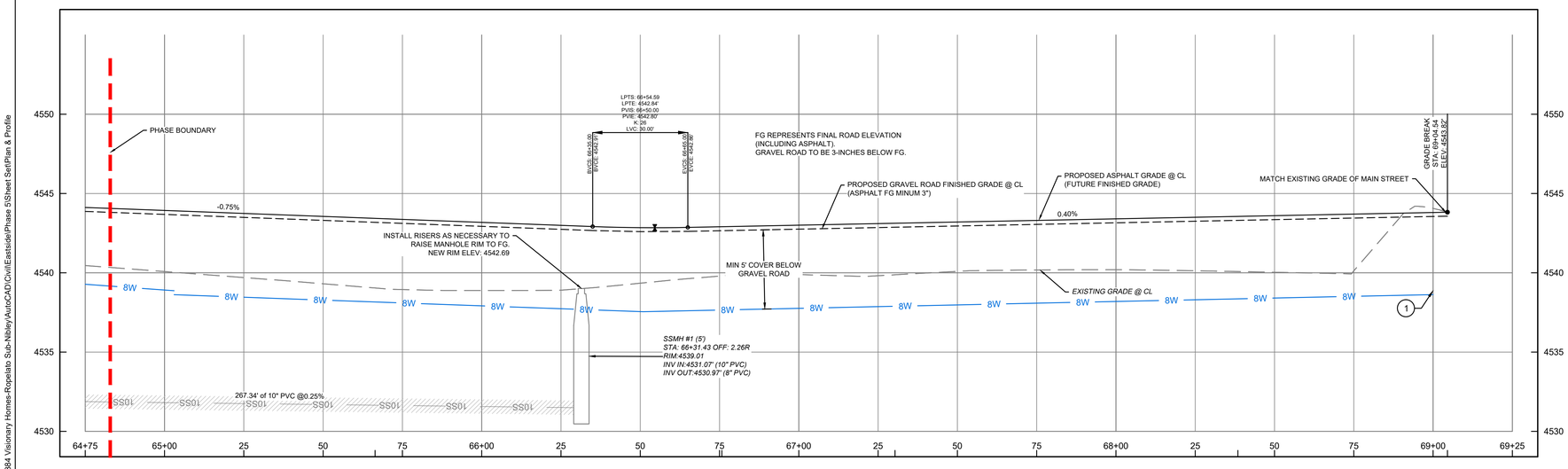
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HORIZONTAL SCALE: 1"=20'

## 3025 S (Gravel Road)




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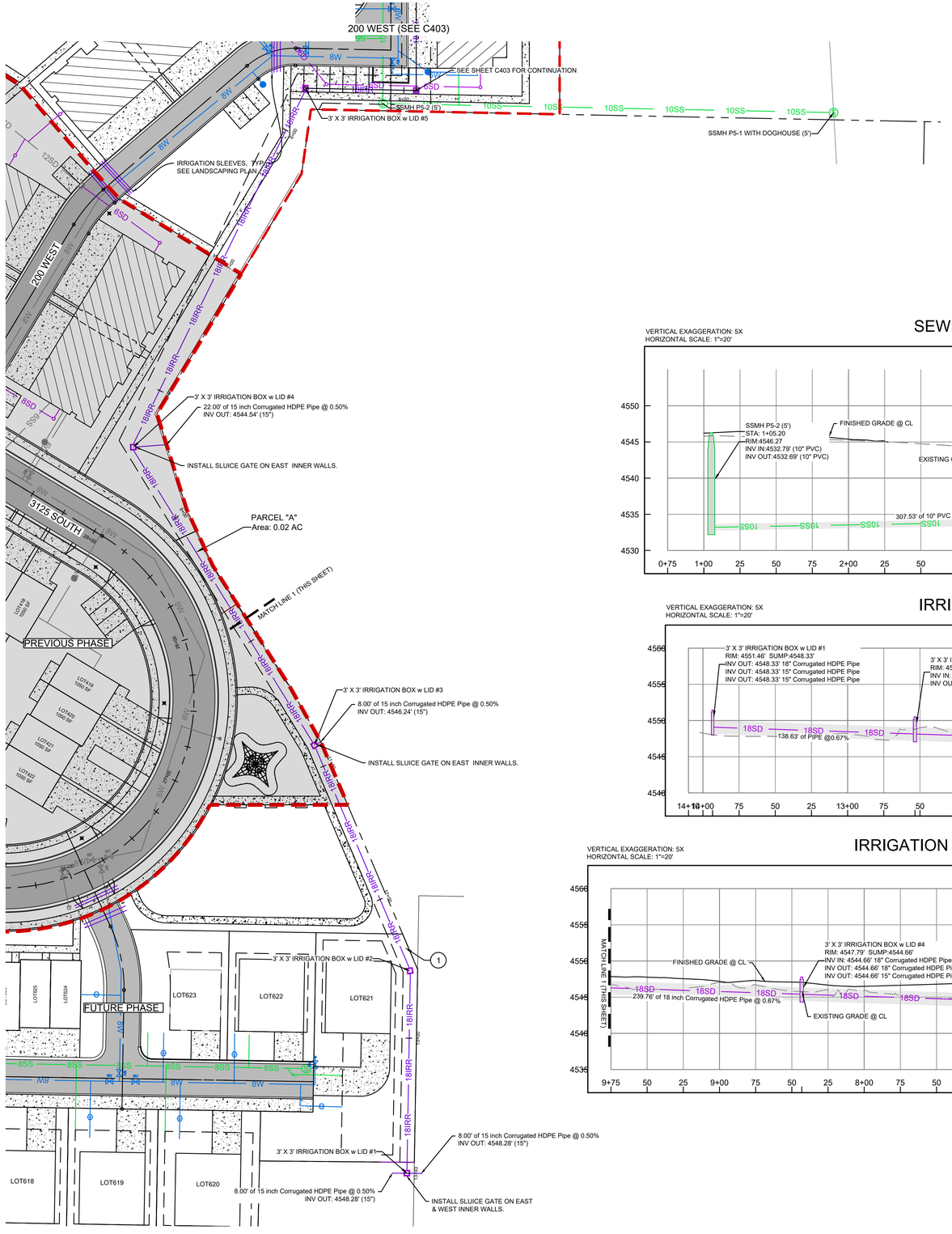
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PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

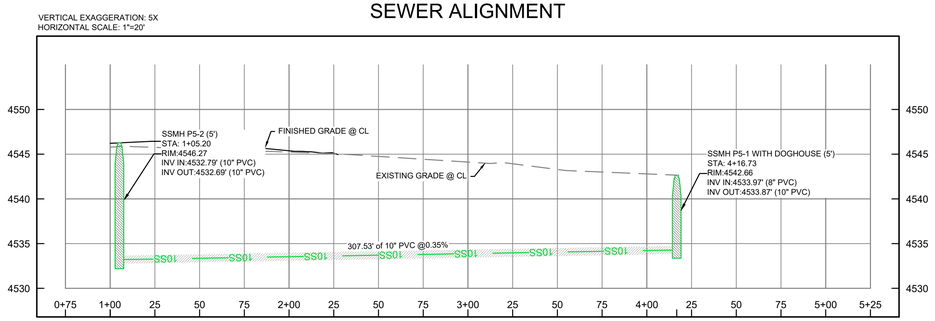
PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

PLAN & PROFILE

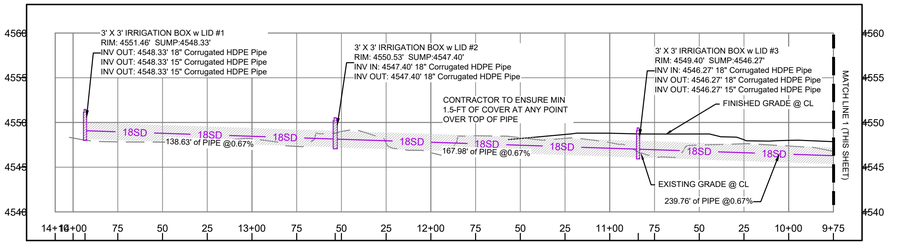
C406



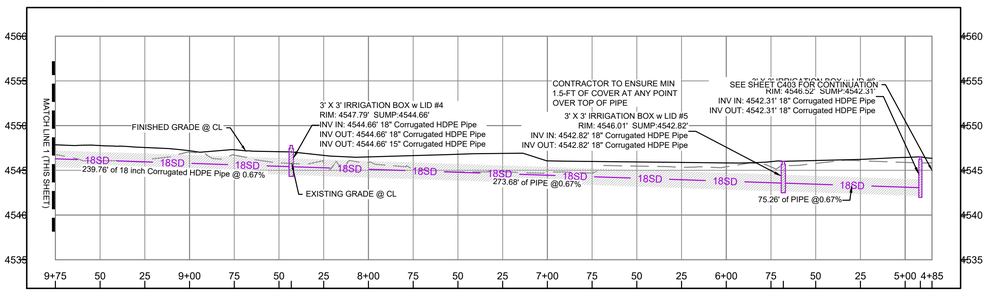

## SEWER ALIGNMENT



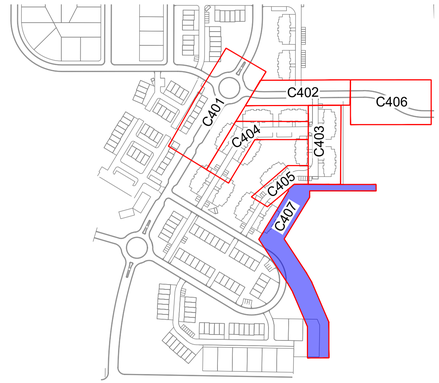

## IRRIGATION PROFILE




## IRRIGATION PROFILE CONT.

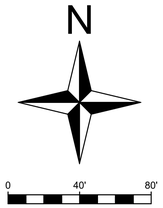



## KEY MAP




GENERAL NOTES:

- ALL IRRIGATION LINES TO BE SMOOTH-DUAL-WALL CORRUGATED HDPE PIPE.
- INSTALL FLARED-END SECTION WITH TRASH GUARD AT BEGINNING AND END OF IRRIGATION LINE.




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# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |

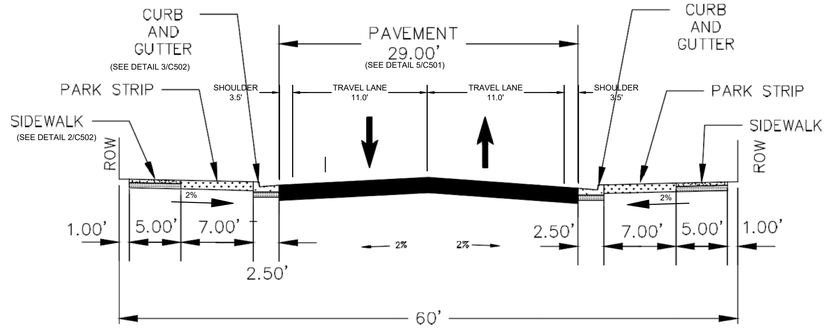
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ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

# SEWER & IRRIGATION PLAN & PROFILE

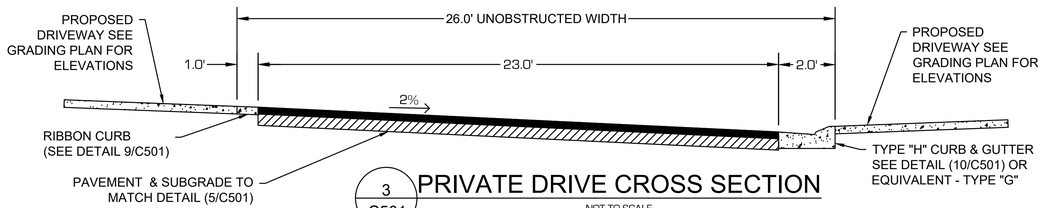
C407

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Plan & Profile



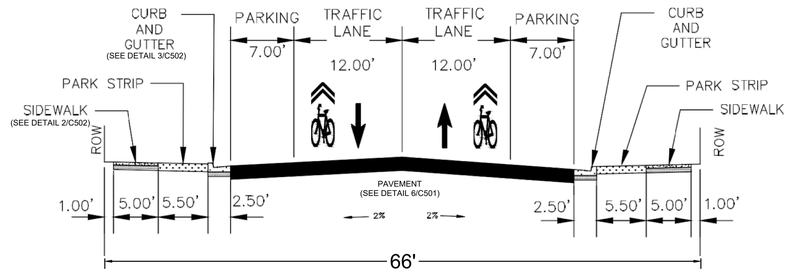

1 C501 **TS-13: 2-LANE LOCAL, 60' ROW**

NOT TO SCALE



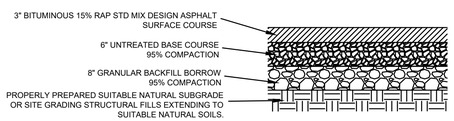

3 C501 **PRIVATE DRIVE CROSS SECTION**

NOT TO SCALE



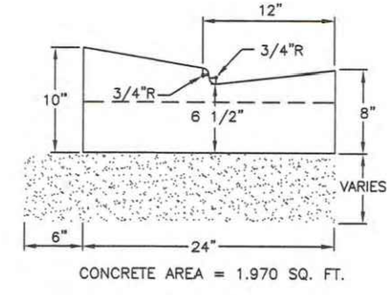

2 C501 **TS-8: 2-LANE COLLECTOR, 66' ROW**

NOT TO SCALE



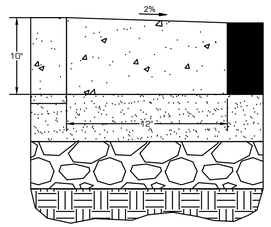

5 C501 **STANDARD DUTY ASPHALT**

NOT TO SCALE




10 C501 **TYPE H CURB & GUTTER (PRIVATE DRIVES)**

NOT TO SCALE



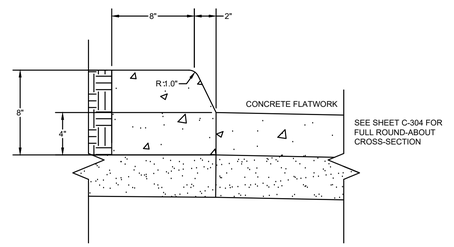

NOTES:
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
2. PROVIDE CONTRACTION JOINTS @ 10' - 0" O.C.
3. PROVIDE EXPANSION JOINTS @ 50' - 0" O.C.
4. BASE AND & PIT RUN MATERIAL SHALL EXTEND 1 FOOT BEYOND CURB.

9 C501 **RIBBON CURB (PRIVATE DRIVE ONLY)**

NOT TO SCALE

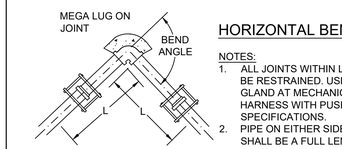
6 C501 **NOT USED**

NOT TO SCALE




11 C501 **LANDSCAPING CURB (ROUND-ABOUT)**

NOT TO SCALE




## HORIZONTAL BEND

NOTES:
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER SPECIFICATIONS.
2. PIPE ON EITHER SIDE OF FITTING SHALL BE A FULL LENGTH SECTION

PIPE DIAMETER (IN INCHES)

| BEND ANGLE | 6 | 8 | 10 |
|---|---|---|---|
| 22.5 | 5 | 6 | 7 |
| 45 | 10 | 12 | 14 |
| 90 | 21 | 27 | 33 |

RESTRAINED LENGTH, "L" (IN FEET)



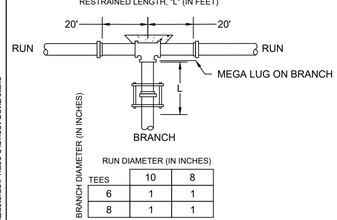

PIPE DIAMETER (IN INCHES)

| 6 | 8 | 10 |
|---|---|---|
| 58 | 77 | 93 |

RESTRAINED LENGTH, "L" (IN FEET)

## DEAD END

NOTES:
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER SPECIFICATIONS.




RUN DIAMETER (IN INCHES)

| TEES | 10 | 8 |
|---|---|---|
| 6 | 1 | 1 |
| 8 | 1 | 1 |

RESTRAINED LENGTH, "L" (IN FEET)

## TEE

NOTES:
1. RESTRAINT THE TWO MECHANICAL JOINTS ON THE RUN SIDE OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALL ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEE ON EXISTING WATER LINE, USE THRUST BLOCK PER DETAIL 1 ON SHEET C504.

**JOINT RESTRAINT CALCULATION ASSUMPTIONS:**

1. CLASS 5 TRENCH
2. SOIL TYPE: CL
3. TEST WATER PRESSURE: 250 PSI
4. SAFETY FACTOR: 1.5 TO 1
5. DEPTH OF BURY: 5-FT
6. VERTICAL BEND OFFSET: 5-FT

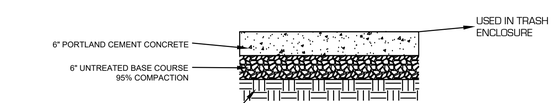
**ADDITIONAL NOTES:**

IN ADDITION TO SUPPORT PROVIDED BY JOINT CONSTRAINTS, CONTRACTOR SHALL ALSO INSTALL THRUST BLOCKS AT ALL TEES, WYES, BENDS, ANGLES, ETC.

ALL THRUST BLOCKS SHALL PROVIDE A MINIMUM BEARING AREA OF 1.5 TO 2.0 SQUARE FEET.

4 C501 **JOINT RESTRAINTS**

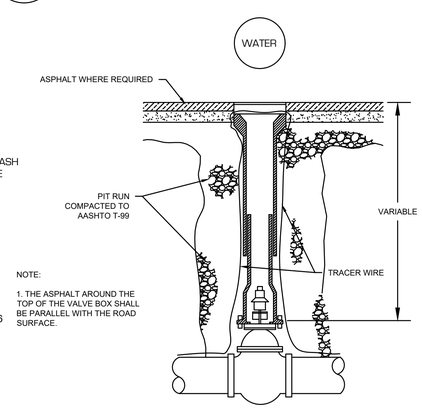
NOT TO SCALE




NOTES:
1. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH.
2. CONCRETE SHALL BE AIR ENTRAINED WITH APPROXIMATELY 6 PERCENT AIR.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

7 C501 **HEAVY DUTY CONCRETE PAVEMENT**

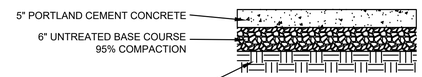
NOT TO SCALE




NOTE:
1. THE ASPHALT AROUND THE TOP OF THE VALVE BOX SHALL BE PARALLEL WITH THE ROAD SURFACE.

8 C501 **GATE VALVE DETAIL**

NOT TO SCALE




NOTES:
1. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH.
2. CONCRETE SHALL BE AIR ENTRAINED WITH APPROXIMATELY 6 PERCENT AIR.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

6 C501 **STANDARD DUTY CONCRETE PAVEMENT**

NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

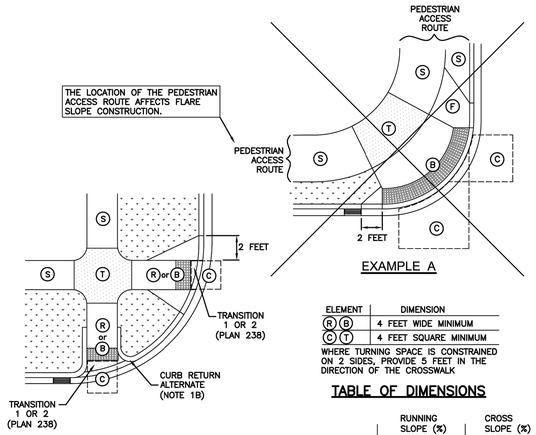
PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C501

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Details

## TURNING SPACE AT SIDEWALK LEVEL




EXAMPLE A

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| (R) (B) | 4 FEET WIDE MINIMUM |
| (C) (T) | 4 FEET SQUARE MINIMUM |

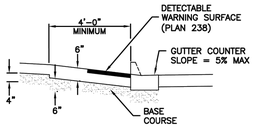
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

### TABLE OF DIMENSIONS

| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | (T) | 2 | 2 |
| CURB RAMP | (R) | 8.33 | 2 (c) |
| BLENDED TRANSITION | (B) | 5 | 2 (c) |
| CLEAR SPACE | (C) | 5 | 2 (c) |
| SIDEWALK | (S) | STREET GRADE | 2 |
| FLARE | (F) | 10 | —— |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE




MATERIALS

*Corner curb cut assembly*

September 2011 | 63 | Plan 235 Sheet 1 of 4

*Corner curb cut assembly*

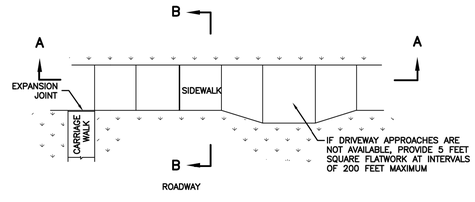
1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   *B. ~~Installation of flares or curb returns is ENGINEER's choice.~~
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

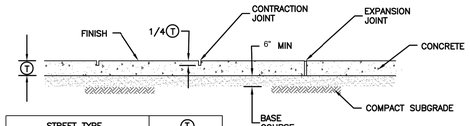
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

* Per Nibley City ammendment Installation of flares or curb returns is not allowed without pre approval in writing by public works director.

NOTE: ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.



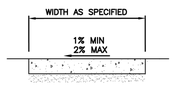

PLAN



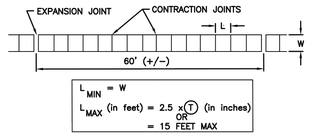

| STREET TYPE | T |
|---|---|
| RESIDENTIAL (WITH PARK STRIP) | 4" |
| RESIDENTIAL (NO PARK STRIP) | 6" |
| OTHER | |
| REPLACING EXISTING SIDEWALK | MATCH EXISTING (4" MIN.) |

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A–A




SECTION B–B




SIDEWALK JOINT DETAIL

2 / C502 SIDEWALK DETAIL
NOT TO SCALE

*Sidewalk*

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

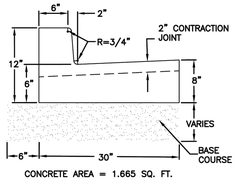
1 / C502 ADA CORNER RAMP
NOT TO SCALE

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

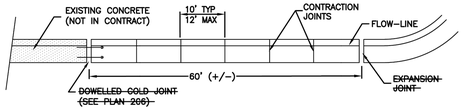
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER

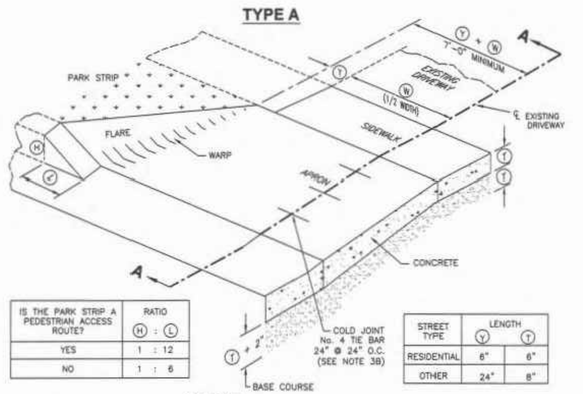



Type A




JOINT DETAIL

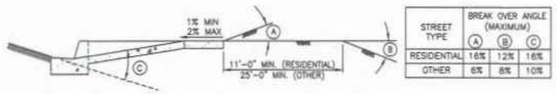
3 / C502 APWA TYPE A CURB & GUTTER
NOT TO SCALE




| IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE? | RATIO (H) : (L) |
|---|---|
| YES | 1 : 12 |
| NO | 1 : 6 |

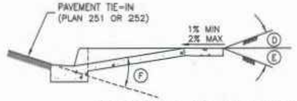
| STREET TYPE | LENGTH (T) | (T) |
|---|---|---|
| RESIDENTIAL | 6" | 6" |
| OTHER | 24" | 8" |

OBLIQUE




| STREET TYPE | BREAK OVER ANGLE (MAXIMUM) (A) | (B) | (C) |
|---|---|---|---|
| RESIDENTIAL | 16% | 12% | 16% |
| OTHER | 6% | 8% | 10% |

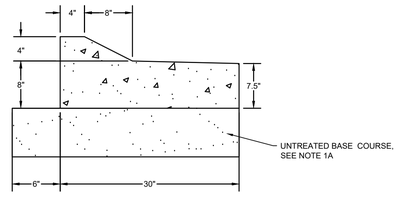
SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS




| STREET TYPE | BREAK OVER ANGLE (MAXIMUM) (D) | (E) | (F) |
|---|---|---|---|
| RESIDENTIAL | 16% | 12% | 16% |
| OTHER | 6% | 8% | 10% |

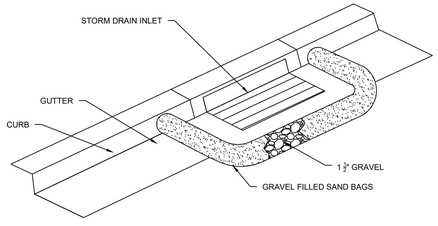
SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter | 4 / C502 *Flare driveway approach* | Plan 221.1 December 2009




CONCRETE AREA = 1.87 SQ. FT.

5 / C502 30" SPILL MOUNTABLE CURB (ROUND-ABOUT)
NOT TO SCALE




6 / C502 GRAVEL SOCK
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

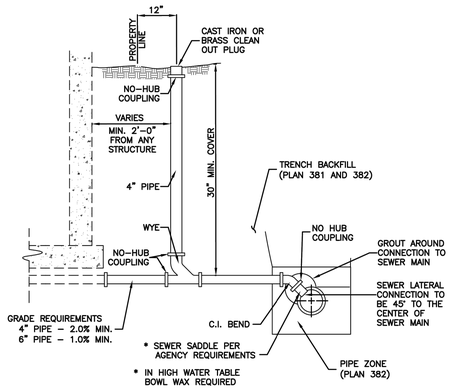
| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER 6/20/2023 No. 8243188-2202 MICHAEL E. TAYLOR STATE OF UTAH

DETAILS

C502




***Sewer lateral connection***

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

* Per Nibley City amendment if not being connected to a structure at the time of stub from main, lateral must have 45° bend up, and extend to within one foot of the ground surface and capped. If buried, place marker for location.

2 / C503

## SANITARY SEWER SERVICE DETAIL

NOT TO SCALE

***Direct bearing thrust block***

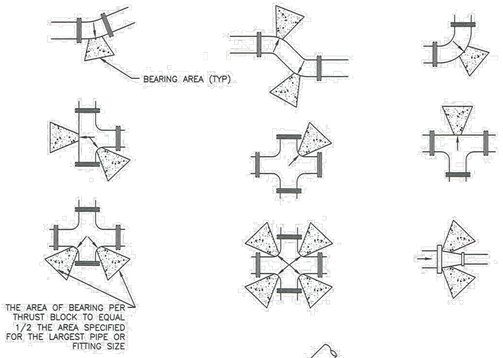
1. **GENERAL**
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 1,500 psf. Operating pressures in excess of 150 psi or soils with less than 1,500 pound bearing strength will require special design.
   D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
   C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   D. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   A. Pour concrete against undisturbed soil.
   B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

1. Water Design Standards require mechanical joint restraints designed by the engineer of record and installed in accordance with manufacturer's installation instructions.
2. Where installation of mechanical joint restraints is not possible for new connections and/or for existing piping systems, the design engineer shall provide engineering calculations and details for construction of concrete thrust blocks.
3. APWA Plan 561 is strictly for reference and guidance for repairs and conditions where a design engineer is not available.

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.



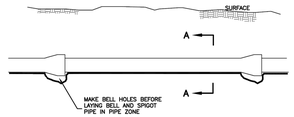

| SIZE OF PIPE | MINIMUM BEARING AREA IN SQ. FT. | | | | |
|---|---|---|---|---|---|
| | TEES, VALVES, DEAD ENDS | 90° BENDS | 45° BENDS | 22 - ½° BENDS | 11 - ¼° BENDS |
| 6" | 5 | 7.5 | 4 | 2 | 1 |
| 8" | 8.5 | 12.5 | 6.75 | 3.5 | 1.75 |
| 10" | 13.75 | 19.25 | 10.5 | 5.5 | 2.75 |

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.

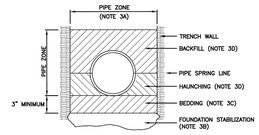
4 / C503

## THRUST BLOCKING DETAIL

NOT TO SCALE




ELEVATION VIEW




SECTION A–A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD EMBEDMENTS"

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS."

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

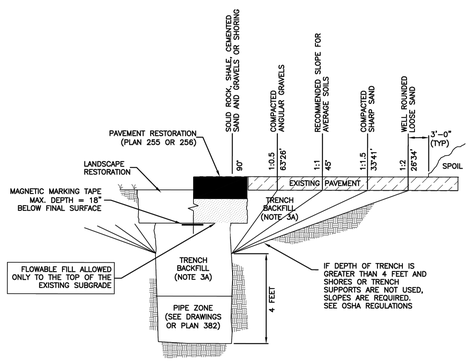
***Pipe zone backfill***

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Base Course:
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

* PER NIBLEY CITY AMENDMENT DOES NOT FLOWABLE FILL WITHOUT WRITTEN PRIOR APPROVAL BY PUBLIC WORKS DIRECTOR .




1. **GENERAL**
   A. The drawing applies to backfilling the trench above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.

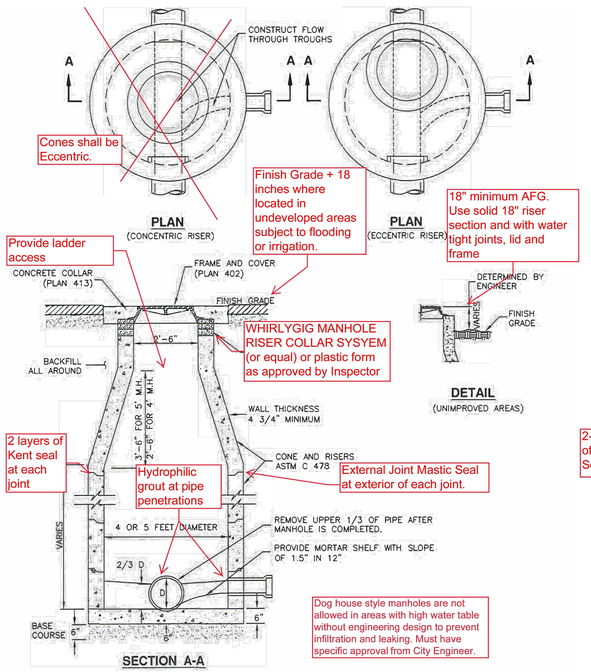
3. **EXECUTION**
   A. Trench Backfill:
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
      4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
   C. Surface Restoration:
      1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
      2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).

* PER NIBLEY CITY AMENDMENT DOES NOT FLOWABLE FILL WITHOUT WRITTEN PRIOR APPROVAL BY PUBLIC WORKS DIRECTOR .

1 / C503

## WATER & SANITARY SEWER TRENCHING DETAIL

NOT TO SCALE




2- layers of KENT Seal

3 / C503

## SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE

***Sanitary sewer manhole***

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole or manholes that receive force main discharges.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Rice and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329 with hydrophilic additive (water stop).
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
   J. Exterior joint seal: Manhole Exterior Joint Mastic Seal. See Approved Materials List Sewer

Manholes receiving discharge from forced main sewers shall be constructed with anchored HDPE liner. See Approved Materials List Sewer Collections

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings with hydrophilic additive (water stop).
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-6", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
   J. Manholes located in undeveloped or landscaped areas subject to flooding or irrigation must be installed at least 18-inches higher that finished ground elevation. The manhole shall be provided with a water tight solid locking or bolted manhole cover.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

# RIDGELINE PARK PHASE 5

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 19-384 |
| DRAWN BY: | L. MUMFORD |
| PROJECT MANAGER: | M. TAYLOR |
| ISSUED: | 6/20/2023 |

PROFESSIONAL ENGINEER
6/20/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

## DETAILS

C503

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\Auto\CAD\Civil\Eastside\Phase 5\Sheet Set\Details

1 C504

## NOT USED

NOT TO SCALE

***1 1/2" and 2" meter***

**1. GENERAL** MAG

A. ~~Turbine~~ meters are required on all systems used exclusively for irrigation or fire protection.
B. Where domestic use is applicable, use a standard meter.
C. Before backfilling, secure inspection of installation by ENGINEER.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

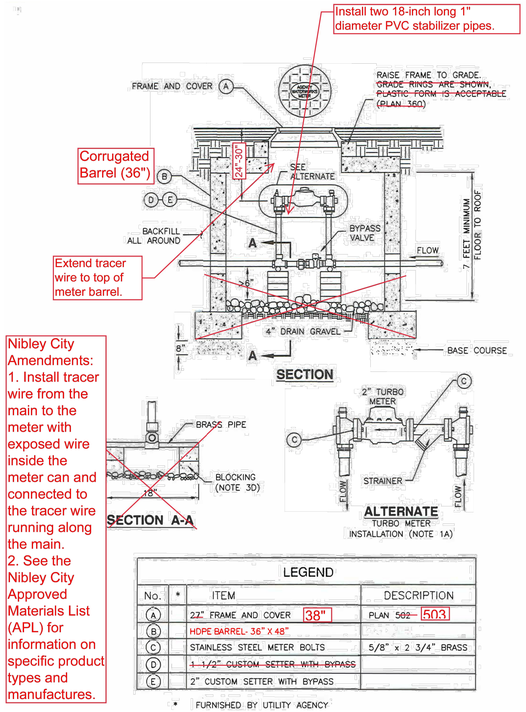
**3. EXECUTION**

A. Meter Placement:
1) All meters are to be installed ~~in the park strip or within 7 feet of the property line (street side)~~.
2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
3) In new construction, install meter at ~~center of lot or per agency requirements~~.
B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
C. Bypass Valve: Lock in off position.
~~D. Blocking: Use clay brick or concrete block.~~
~~E. Concrete Box:~~
1) Center frame and cover over water meter.
2) Allow 1-inch clearance around waterline where water line passes through ~~concrete box~~ wall. Seal opening with compressible seal.
F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

in the Parkstrip. Locate in PUE directly behind sidewalk if there is a swale or no parkstip available. Meter shall be installed at the corner of a lot 5-feet from property line.

Meter Barrel: 36" corrugated HDPE, PVC, or other as approved.

Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.




Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

| LEGEND | | | |
|---|---|---|---|
| No. | * | ITEM | DESCRIPTION |
| A | | 22" FRAME AND COVER 38" | PLAN 502– 503 |
| B | | HDPE BARREL- 36" X 48" | |
| C | | STAINLESS STEEL METER BOLTS | 5/8" x 2 3/4" BRASS |
| D | | ~~1 1/2" CUSTOM SETTER WITH BYPASS~~ | |
| E | | 2" CUSTOM SETTER WITH BYPASS | |

* FURNISHED BY UTILITY AGENCY

2 C504

## 2" WATER METER & SERVICE DETAIL

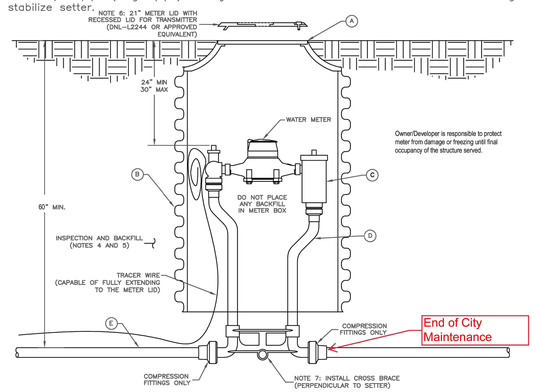
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PRINT DATE/TIME: 2/1/23 10:24 AM

### 1" METER AND BARREL

N.T.S.

1. METER PLACEMENT:
   A. In new construction, install meter at front–center of lot.
   B. All meters to be installed in the park strip or in PUE directly behind sidewalk if there is a swale or no parkstrip available. Water meters shall be located 5-feet from property lines at the corner of a lot.
   C. Do not install meters within a driveway or approach, sidewalks, or curb and gutter.
2. METER BARREL: Set barrel so grade of the frame and cover matches the grade of the surrounding surface.
3. PIPE: C901 (Poly), blue in color, or 'K' Copper pipe required inside right–of–way.
4. INSPECTION: Before backfilling, secure installation inspection by ENGINEER.
5. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Borrow- Maximum particle size 3-inches.
6. CASTING: Grey iron class 35 minimum per ASTM A48.
7. Install 3/4" pipe (single pipe) through hole in the bottom of setter at least 18" long to stabilize setter.




| LEGEND | |
|---|---|
| No. | ITEM / DESCRIPTION |
| A | FRAME AND COVER — CAST IRON COVER (GRASS/PARKSTRIP) |
| B | PLASTIC METER BARREL — ADS 21" X 48" |
| C | DOUBLE CHECK VALVE — 1" FULL PORT WITH DOUBLE CHECK DEVICE |
| D | 1" METER SETTER — 1" COMPRESSION SETTER |
| E | POLY PIPE & STIFFENER — POLY PIPE (STAINLESS STEEL STIFFENER FOR COMPRESSION FITTINGS) |

NIBLEY CITY WATER DIVISION | **1" METER AND BARREL** | DESIGNED: S. HUNTING | DATE: 2/1/2023 | DRAFTED: T. OLIVER | ENG #: | CHECKED: T. DOWDEN | REVISION BLOCK: | SCALE: N.T.S. | SHEET NO: 521S.1

3 C504

## 1" WATER METER & SERVICE DETAIL

NOT TO SCALE

***Fire hydrant with valve***

**1. GENERAL**

A. Before backfilling, secure inspection of installation by ENGINEER.
B. Additional requirements are specified in APWA Section 33 11 00.

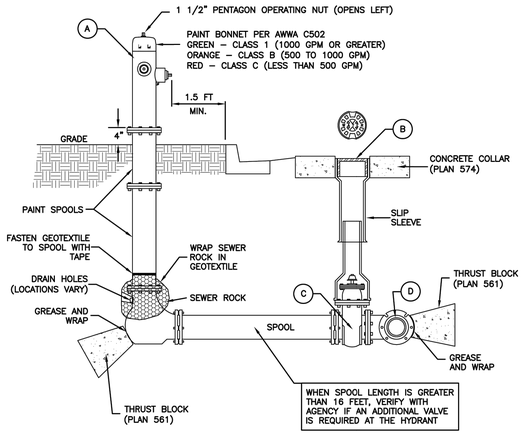
**2. PRODUCTS**

A. Hydrant: Dry barrel, AWWA C502.
B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
2) Other Type of Common Fill: CONTRACTOR's choice,.
E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

**3. EXECUTION**

A. Installation:
1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
2) Paint fire hydrant to agency's fire hydrant paint code.
3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
4) Notify fire department as soon as hydrant is placed in service.
B. Thrust Blocks:
1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
2) Not required for flange or welded pipe systems.
C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

A. Per Nibley City amendment contractor to use Muller Hydrant only, no other hydrant shall be accepted.
B. Painted Bonnet per pressure zone not required.
* C. MJ X FL tee on main line required.




| LEGEND | | | |
|---|---|---|---|
| No. | * | ITEM | DESCRIPTION |
| A | | FIRE HYDRANT | AWWA C502 |
| B | | VALVE BOX WITH LID | 2–PIECE CAST IRON |
| C | | GATE VALVE WITH 2" X 2" NUT | AWWA C509 |
| D | | TEE WITH 125 # FLANGE | AWWA C110 |

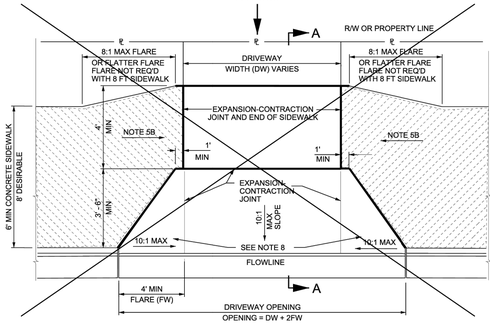
* FURNISHED BY UTILITY AGENCY

**SECTION**

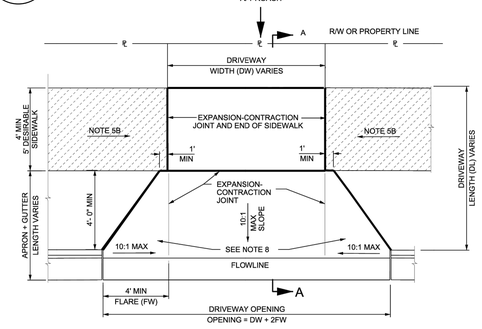
4 C504

## FIRE HYDRANT ASSEMBLY

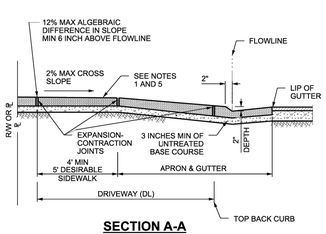
NOT TO SCALE




**FLARED DRIVEWAY WITH ADJACENT SIDEWALK**




**FLARED DRIVEWAY WITH PARKSTRIP**




**SECTION A-A**

| DRIVEWAY FLARE AREA CHART | |
|---|---|
| FLARED DRIVEWAY | |
| DISTANCE FROM BACK OF CURB TO SIDEWALK | FLARE AREA |
| 3 FT | 18 ft² |
| 4 FT | 24 ft² |
| 6 FT | 36 ft² |
| 8 FT | 48 ft² |
| 10 FT | 60 ft² |
| ADD (DL)(DW) FOR TOTAL QUANTITY | |
| QUANTITY CALCULATED USING A 6 INCH CURB | |

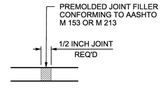
**NOTES:**

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON. SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.
11. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UTAH ADMINISTRATIVE RULE R930-6 ACCESS MANAGEMENT.

5 C504

## UDOT CONCRETE DRIVEWAY APPROACH

NOT TO SCALE




**EXPANSION-CONTRACTION JOINT DETAIL**

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL

CHAIRMAN, STANDARDS COMMITTEE
DEPUTY DIRECTOR

DATE

2023 Standard Drawing

DATE

CONCRETE DRIVEWAYS AND SIDEWALKS

STANDARD DRAWING TITLE

STD. DWG. NO. GW 3A

| REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DATE | BY | APPR. | DESCRIPTION |
| 3 | 5/01/22 | MAE | | CHANGED DESIGN ONLY NOTES TO CONSTRUCTION NOTES |
| 2 | 8/31/17 | CDR | | INCREASED MAXIMUM APRON DEPTH TO 3.5 FT |
| 1 | 6/6/13 | LAPOR | | REVISIONS |

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK: DATE: DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER 6/20/2023 No. 8243188-2202 MICHAEL C. TAYLOR STATE OF UTAH

DETAILS

C504

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Details

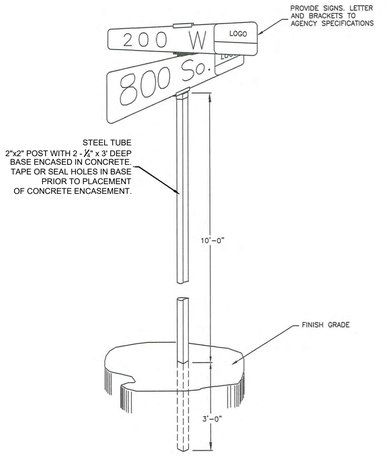
DESIGNING OUR FUTURE

***Street name signpost***

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.

2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.

3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).

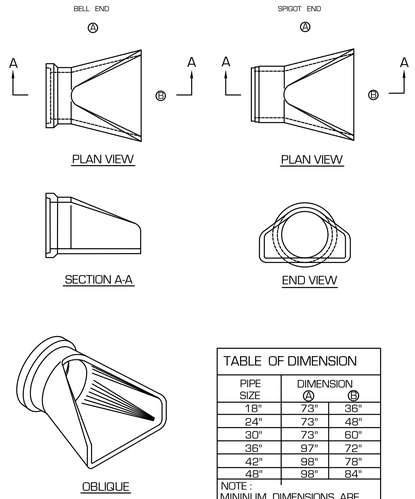






1 / C505 ROAD-SIGN
NOT TO SCALE

ROUND WITH FLARE



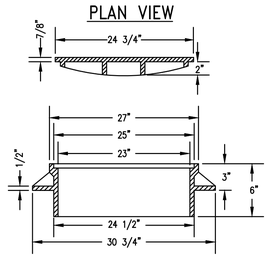

| TABLE OF DIMENSION | | |
|---|---|---|
| PIPE SIZE | DIMENSION Ⓐ | DIMENSION Ⓑ |
| 18" | 73" | 36" |
| 24" | 73" | 48" |
| 30" | 73" | 60" |
| 36" | 97" | 72" |
| 42" | 98" | 78" |
| 48" | 98" | 84" |

NOTE :
MININUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

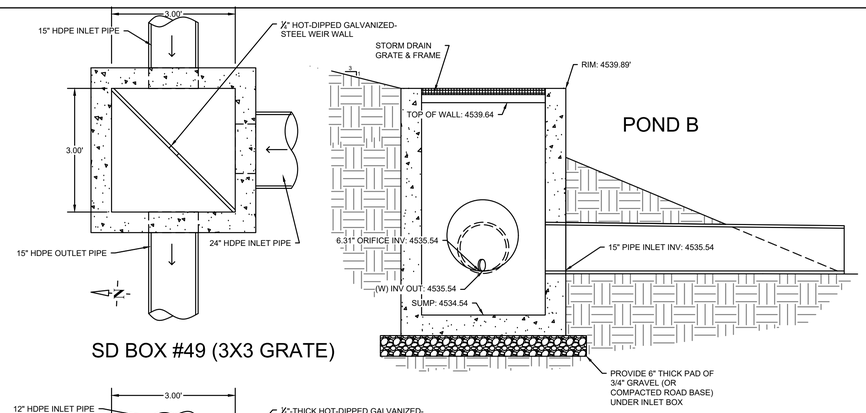
2 / C505 ADS FLARED-END SECTION
NOT TO SCALE



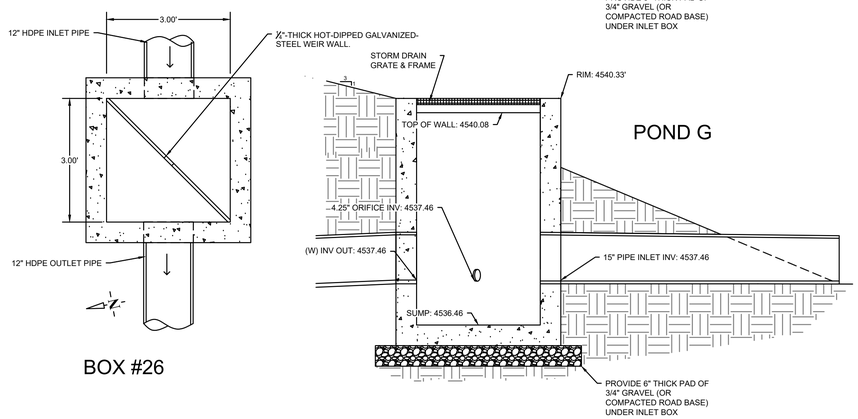

STANDARD COVER




3 / C505 STORMDRAIN LID
NOT TO SCALE

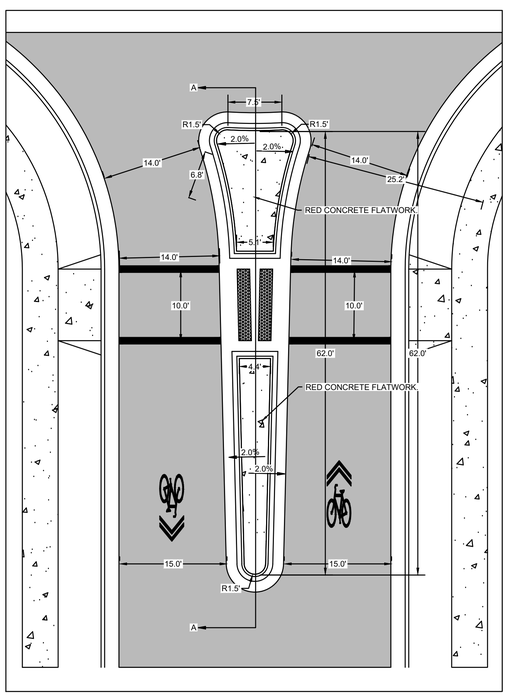


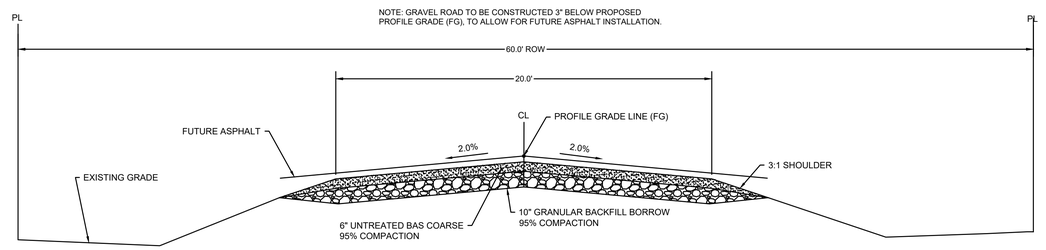

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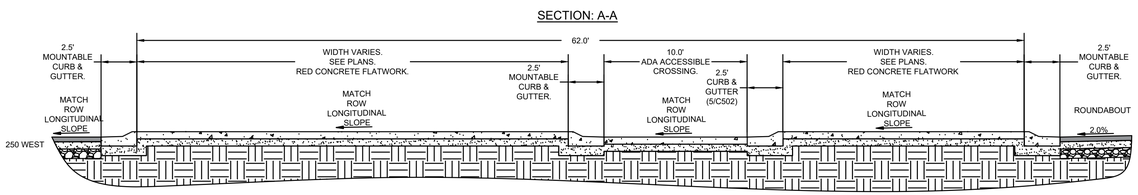

BOX #26

6 / C505 POND OUTLET BOXES
NOT TO SCALE

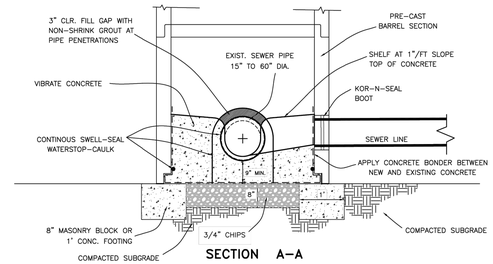


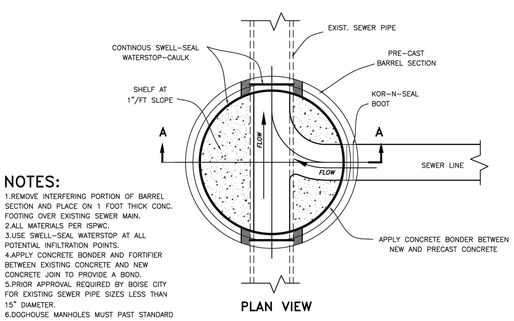

7 / C505 20' WIDE GRAVEL ROAD
NOT TO SCALE




5 / C505 250W ISLAND
NOT TO SCALE




SECTION A-A




PLAN VIEW

**NOTES:**
1.REMOVE INTERFERING PORTION OF BARREL SECTION AND PLACE ON 1 FOOT THICK CONC. FOOTING OVER EXISTING SEWER MAIN.
2.ALL MATERIALS PER ISPWC.
3.USE SWELL-SEAL WATERSTOP AT ALL POTENTIAL INFILTRATION POINTS.
4.APPLY CONCRETE BONDER AND FORTIFIER BETWEEN EXISTING CONCRETE AND NEW CONCRETE JOIN TO PROVIDE A BOND.
5.PRIOR APPROVAL REQUIRED BY BOISE CITY FOR EXISTING SEWER PIPE SIZES LESS THAN 15" DIAMETER.
6.DOGHOUSE MANHOLES MUST PAST STANDARD VACUUM TEST.

4 / C505 DOGHOUSE MANHOLE
NOT TO SCALE

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# RIDGELINE PARK PHASE 5
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/20/2023

PROFESSIONAL ENGINEER
6/20/2023
No. 824188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

## DETAILS

C505

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 5\Sheet Set\Details

# RIDGELINE PARK PHASE 6
# CONSTRUCTION DOCUMENTS

6/15/2023

VICINITY MAP:
N.T.S.




| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C001 | INDEX |
| C002 | LEGEND |
| C201 | PHASE 6 OVERVIEW |
| C301 | GRADING OVERVIEW |
| C302 | HORIZONTAL GRADING PLAN |
| C303 | WATERSHED OVERVIEW |
| C304 | STORM WATER & EC PLAN |
| C401 | PLAN & PROFILE |
| C402 | PLAN & PROFILE |
| C403 | PLAN & PROFILE |
| C501 | DETAILS |
| C502 | DETAILS |
| C503 | DETAILS |
| C504 | DETAILS |

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF NIBLEY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND NIBLEY CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF NIBLEY.
8. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
10. ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.

STANDARD SPECIFICATIONS:

1. NIBLEY CITY CORPORATION DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. AMERICAN PUBLIC WORKS ASSOCIATION 2017 STANDARD DRAWINGS W/ NIBLEY AMENDMENTS.

NIBLEY CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ DATE:_____

GENERAL NOTES:

1. CURRENT ZONE: R-2 WITH R-PUD OVERLAY
2. SETBACKS: PER CITY CODE
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
4. ELEVATIONS SHOWN ARE TIED TO NATIONAL GEODETIC SURVEY BENCHMARK #MR-0450 WITH ELEVATION 4783.47, NAVD88 DATUM.
5. NIBLEY CITY MONUMENT KNOWN ELEVATION=4543.58. MEASURED ELEVATION = 4543.30.

PROJECT CONTACTS:

1. CIVIL ENGINEER

   CIVIL SOLUTIONS GROUP
   MICHAEL E. TAYLOR
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   P. 435.890.4498
   E. MTAYLOR@CIVILSOLUTIONSGROUP.NET

2. SURVEYOR

   DENNIS CARLISLE
   669 NORTH 1690 WEST SUITE 47B
   PROVO, UT 84601
   DCARLISLE@CSG.WORK
   P. 801.874.4132 EXT. 712

3. NIBLEY PUBLIC WORKS DIRECTOR:

   STEPHEN ELIASON
   455 WEST 3200 SOUTH
   NIBLEY, UT 84321
   P. 435.770.0727

5. HYRUM CITY FIRE DEPARTMENT

   P. 435-245-7654

6. ROCKY MOUNTAIN POWER:

   JENNIFER PETERSEN
   P. 435.563.2921

7. UTAH STORM WATER PERMIT:

   UTAH DEPARMENT OF WATER QUALITY
   P.O. BOX 144870
   SALT LAKE CITY, UTAH 84114-4870
   P. 801.538.6146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm

8. DOMINION ENERGY:

   CRISTI FIEDEL
   895 WEST 800 NORTH
   LOGAN, UT 84321
   P. 435.752.7751

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RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

INDEX

C001

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## LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

## LEGEND PROPOSED

- WATER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- BURIED COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- CLOSED FACE CURB AND GUTTER
- CONCRETE SIDEWALK.
- BUILDING SETBACK
- PHASE BOUNDARY
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN

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# RIDGELINE PARK PHASE 6

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 19-384 |
| DRAWN BY: | L. MUMFORD |
| PROJECT MANAGER: | M. TAYLOR |
| ISSUED: | 6/15/2023 |

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

LEGEND

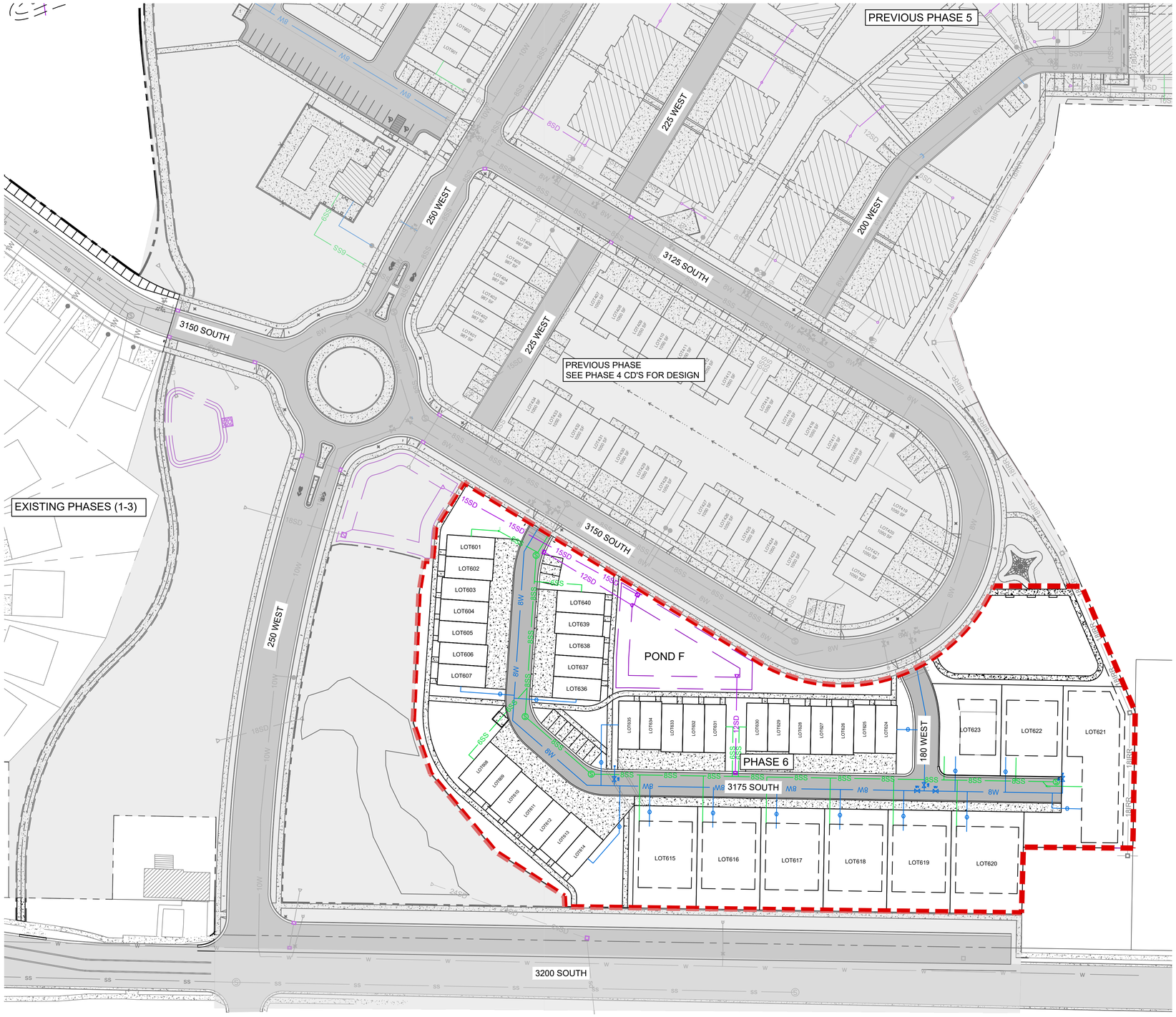
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## GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR14. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAILS 02 & 03 ON SHEET C-502. 1" WATER SERVICES SHALL BE AWWA C901 POLY PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 02 ON SHEET C-503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 03 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 04 ON SHEET C-502 & DETAIL 06 ON SHEET C-504.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.
17. SEE THE PHASE 4 CD'S FOR THE OVERALL SITE'S DEMOLITION PLAN
18. MECHANICAL JOINT RESTRAINTS (4/C501) ARE REQUIRED BY NIABLEY CITY COMBINED WITH A CONCRETE THRUST BLOCK (4/C502) AT ALL CHANGES IN DIRECTION, WYE'S, TEES, HYDRANTS, ETC.
19. SEWER CLEANOUTS ARE REQUIRED ON SERVICE LATERALS AT BENDS THAT EXCEED 45° AND EVERY 100'.

N

0 60' 120'

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# RIDGELINE PARK PHASE 6

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 2.27.23 | WATERLINE NOT CHANGE |

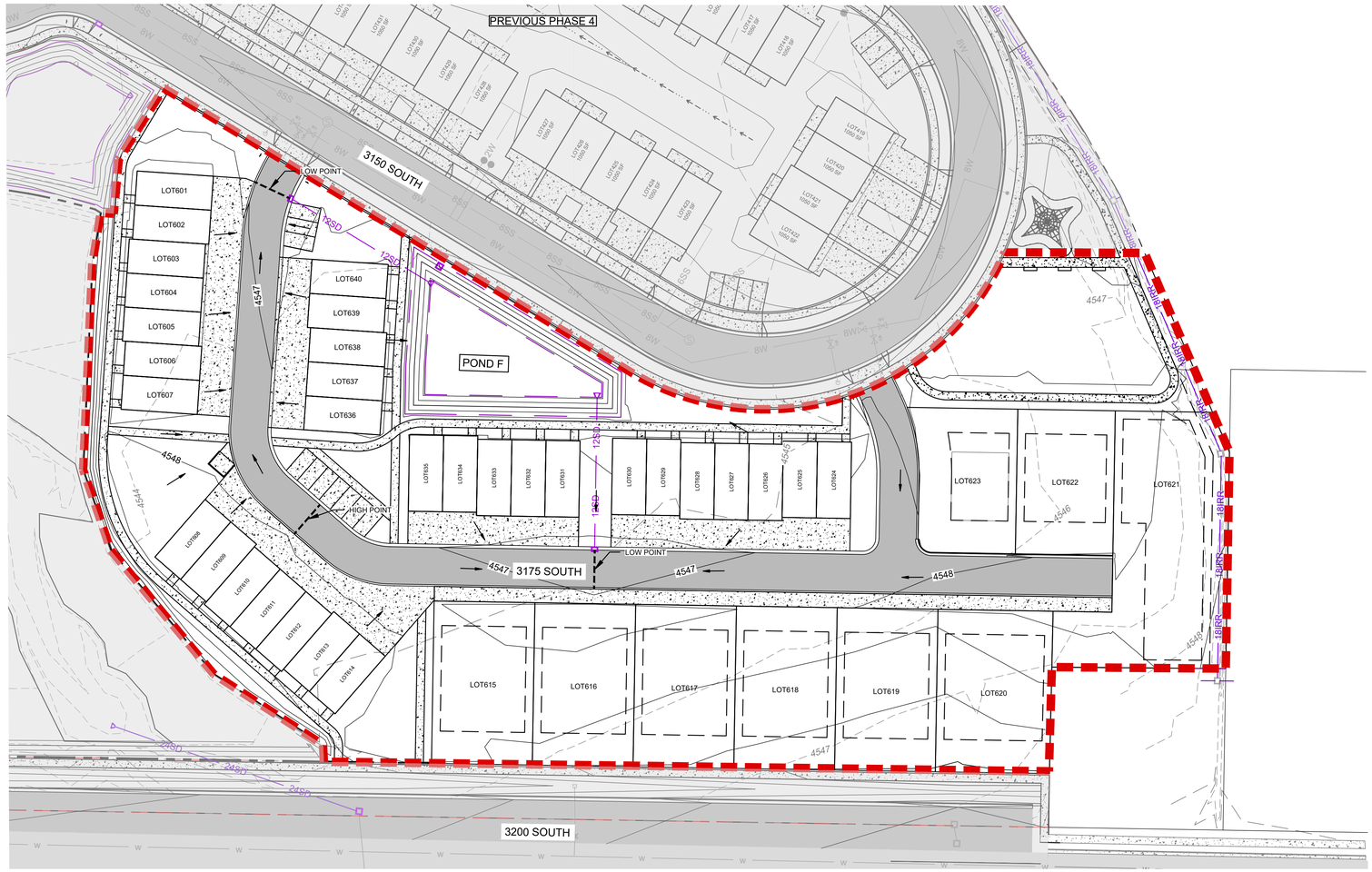
PROJECT #: ######
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PHASE 6 OVERVIEW

C201

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## LEGEND:

PHASE 5 BOUNDARY

DIRECTION OF FLOW

GRADE BREAK

## GENERAL NOTES:

1. FOR GRADING DETAILS, SEE THE PLAN & PROFILE SHEETS. (400-SERIES SHEETS)
2. FOR DETAILED INFORMATION ON STORMWATER DESIGN, SEE SHEET C303

N

0 40' 80'

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# RIDGELINE PARK PHASE 6

250 WEST 3200 SOUTH
NIBLEY, UTAH

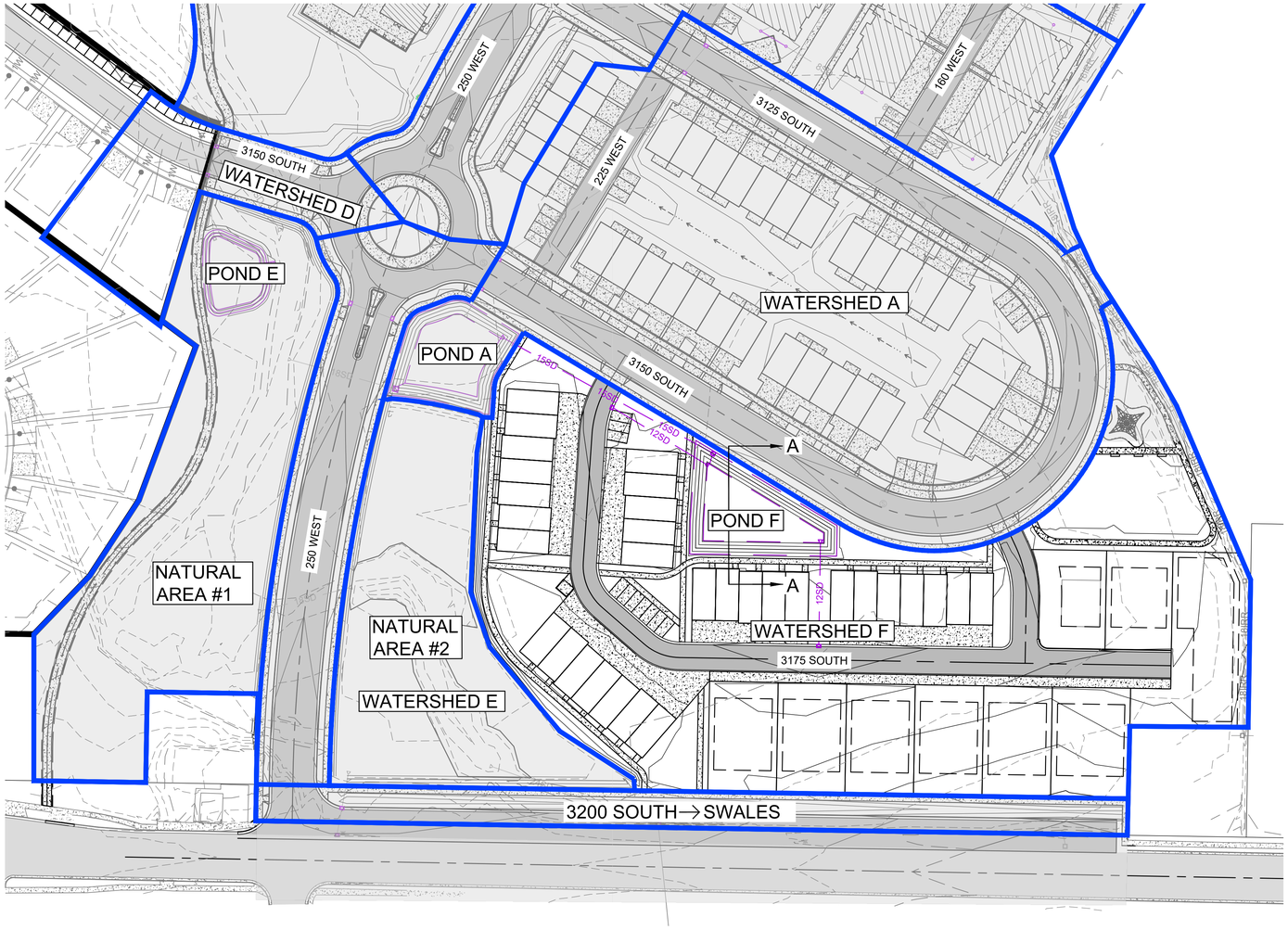
| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

GRADING OVERVIEW

C301



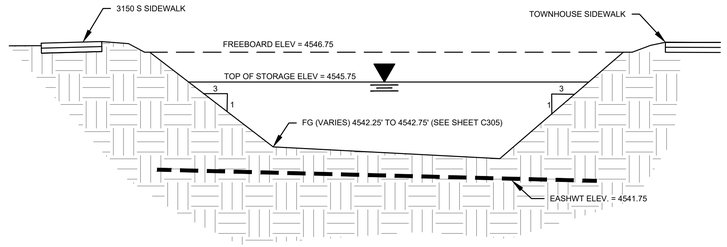

LEGEND:

WATERSHED BOUNDARY

GENERAL NOTES:

1. SEE RIDGELINE PARK STORMWATER REPORT FOR ALL DETAILS ABOUT THE FULL STORMWATER DESIGN, TO INCLUDE ALL CALCULATIONS, JUSTIFICATIONS, DESIGN DESCRIPTION, POND VOLUMES, PIPE SIZING, AND METHODOLOGY.

SECTION A-A




*FOR FULL POND DESIGN, SEE SHEET C303

POND-F CROSS-SECTION

N.T.S.

N

0 60' 120'

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# RIDGELINE PARK PHASE 6

250 WEST 3200 SOUTH
NIBLEY, UTAH

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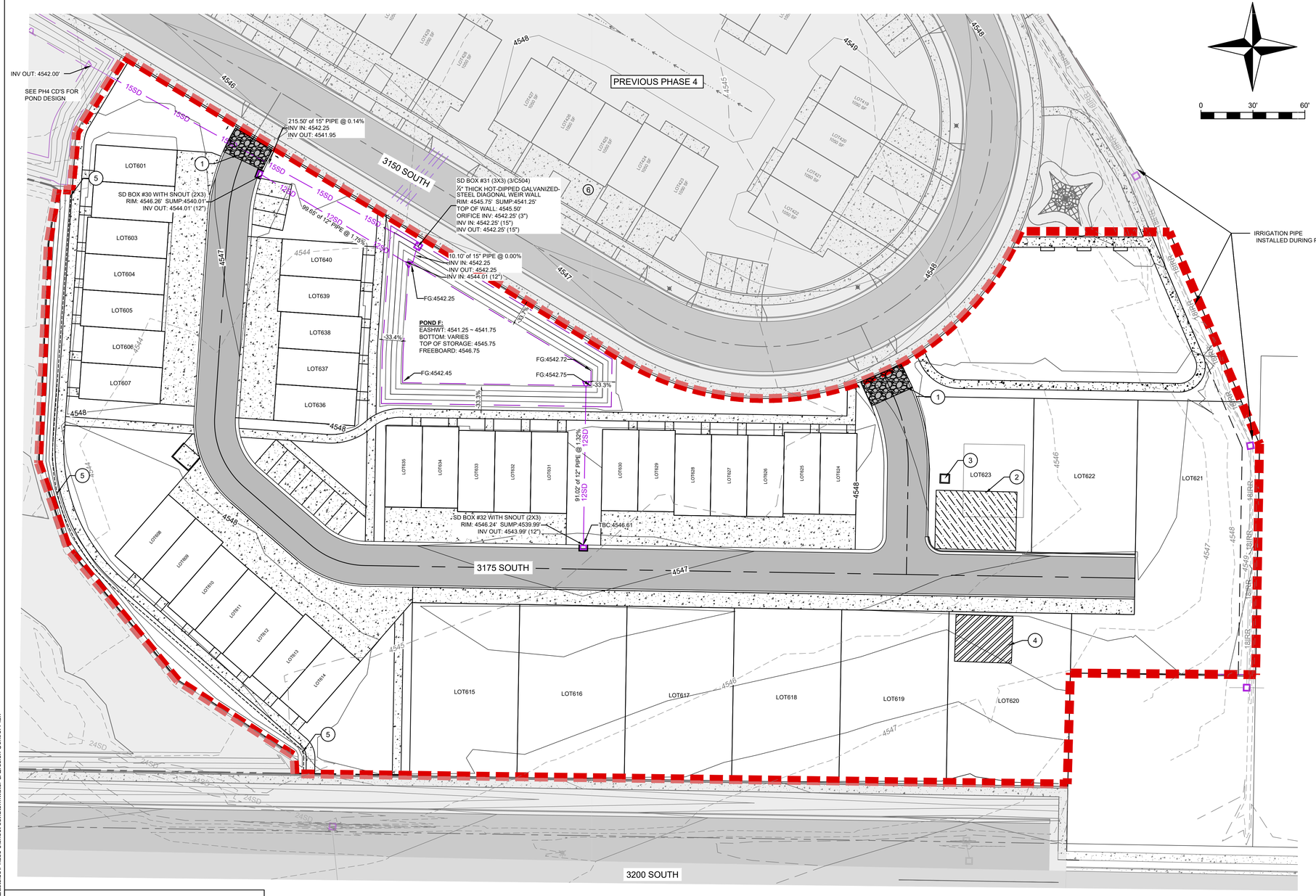
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DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

WATERSHED OVERVIEW

C302

P:\2019\19-384 visionary homes-ropelato sub-nibley\AutoCAD\Civil\Eastside\Phase 6\sheet set\Stormwater & Erosion Control Plan




## GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE OF CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
2. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN 100-FT OF THE PROJECT SHALL HAVE GRAVEL SOCKS INSTALLED PER DETAIL IN SWPPP.
3. ALL STORM DRAIN BOXES SHALL BE INSTALLED WITH GRATE, NOT LID, UNLESS OTHERWISE NOTED.
4. SEE DETAIL (1/C503) FOR ALL PIPE INSTALLATION
5. INSTALL HDPE FLARED-END SECTION WITH TRASH GUARD AT OPEN END OF ALL STORM DRAIN LINES
6. ALL EROSION CONTROL ITEMS TO BE INSTALLED PER DETAILS IN THE SWPPP.
7. BOXES TO BE CONSTRUCTED PER DETAIL (2/C504)
8. GRAVEL SOCKS AROUND INLET BOXES TO BE INSTALLED PER DETAIL 5/C504.
9. SEE RIDGELINE PARK STORMWATER REPORT FOR ALL DETAILS ABOUT THE FULL STORMWATER DESIGN, TO INCLUDE ALL CALCULATIONS, JUSTIFICATIONS, DESIGN DESCRIPTION, POND VOLUMES, PIPE SIZING, AND METHODOLOGY.

## ① SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. MATERIAL STAGING AREA
3. PORTABLE TOILET
4. CONCRETE WASHOUT FACILITY
5. 1-FT TEMPORARY EARTHEN BERM TO BE INSTALLED DURING CONSTRUCTION. (4/C504)
6. OUTFALL BOX WITH ORIFICE (3/C504)

## STORMWATER NARRATIVE:

THIS PROJECT HAS BEEN DESIGNED TO DETAIN THE CACHE VALLEY 100-YEAR 24-HOUR STORM. THE SITE HAS BEEN GRADED TO CONVEY ALL RUNOFF WITHIN THE PHASE 6 BOUNDARY TO POND G. WATER WILL BE RELEASED AT A CONTROLLED RATE OF 0.25 CFS. AN ORIFICE DIAMETER OF 3.00-IN. IS TO BE USED. ALL PIPES HAVE BEEN DESIGNED TO CONVEY THE 10-YR 24-HR STORM. THE POND WILL OUTLET INTO POND A. SEE PHASE 4 CD'S FOR POND A DESIGN. 15" OUTLET PIPE HAS BEEN DESIGNED TO BE ABLE TO CONVEY THE 100-YR STORM AND THUS ACT AS THE EMERGENCY OVERFLOW PATHWAY.

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# RIDGELINE PARK PHASE 6

250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

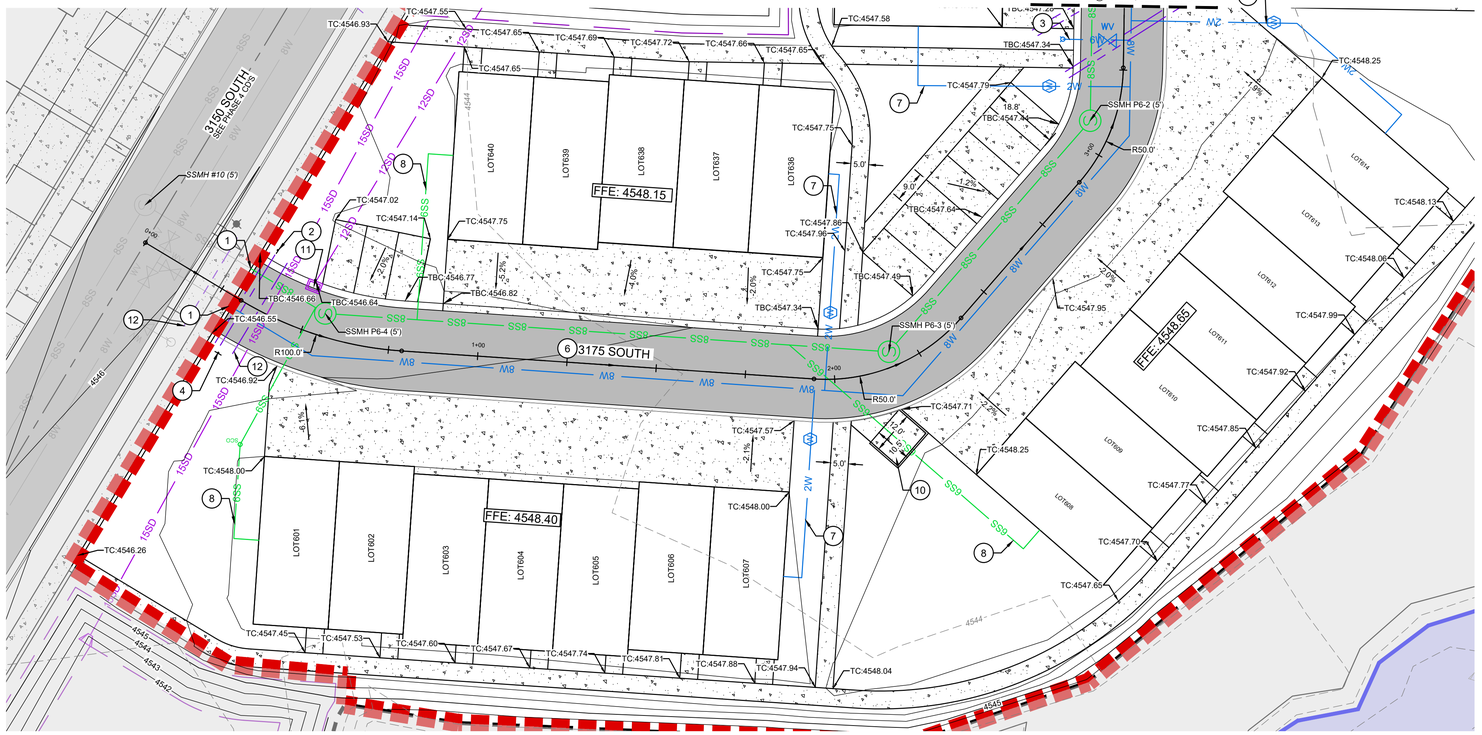
PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

STORM WATER & EC PLAN

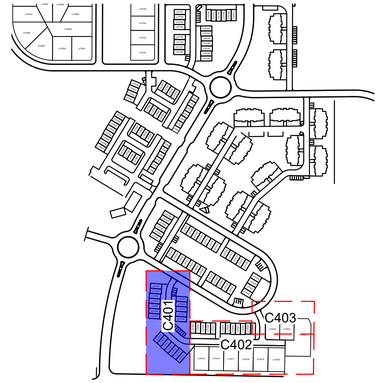
C303



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## KEY MAP




## ① SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING UTILITY LINE
2. STOP SIGN
3. FIRE HYDRANT ASSEMBLY (5/C502)
4. STREET-SIGN (1/C504)
5. 1"Ø WATER METER & SERVICE, TYP. (2/C502)
6. PRIVATE DRIVE CROSS SECTION (2/C501)
7. 2"Ø WATER METER & SERVICE (3/C502)
8. 6"Ø SANITARY SEWER SERVICE (2/C503)
9. 4"Ø SANITARY SEWER SERVICE, TYP. (2/C503)
10. HEAVY-DUTY CONCRETE DUMPSTER ENCLOSURE (8/C501)
11. STORMWATER BOX (SEE SHEET C302)
12. INSTALL (1) 4" AND (1) 2" IRRIGATION SLEEVE AT A MINIMUM DEPTH OF 18 INCHES, TYP.
13. GATE VALVE (1/C502)

## GRADING GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
4. FFE PROVIDES A MINIMUM OF (1) 6"-STEP PER UNIT. CONTRACTOR TO ADD STAIRS TO FRONT PORCH AS REQUIRED.

## GRADING LEGEND:

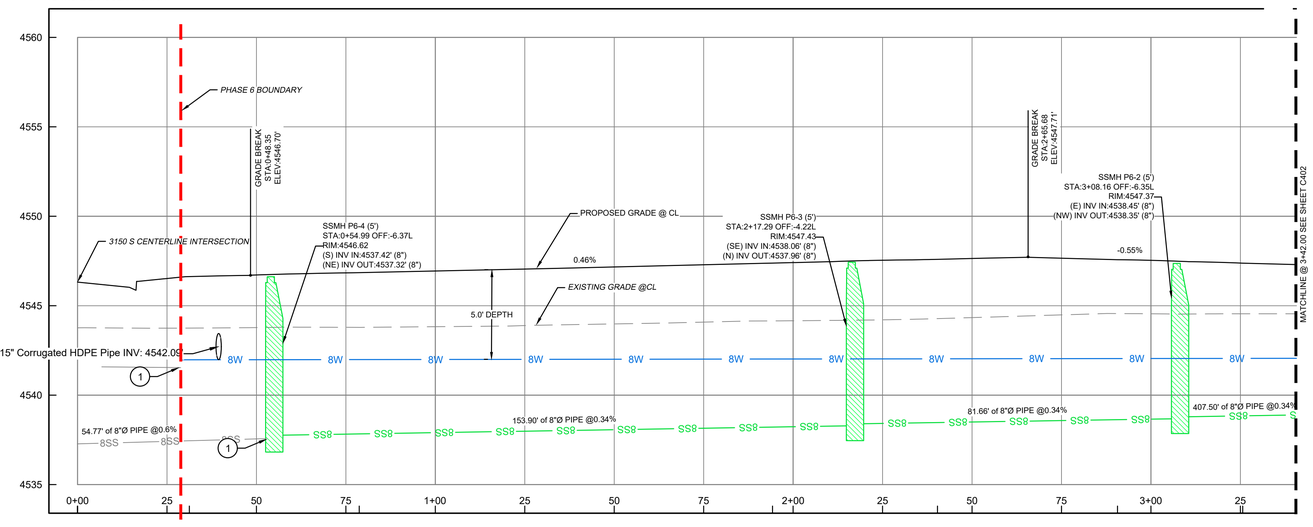
FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK

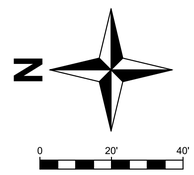
## GENERAL NOTES:

1. ALL DRIVEWAYS & PARKING AREAS ARE TO BE STANDARD DUTY CONCRETE PAVEMENT UNLESS OTHERWISE NOTED. (6/C501)

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

## 3175 SOUTH PROFILE




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# RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK | DATE | DESCRIPTION |
|---|---|---|

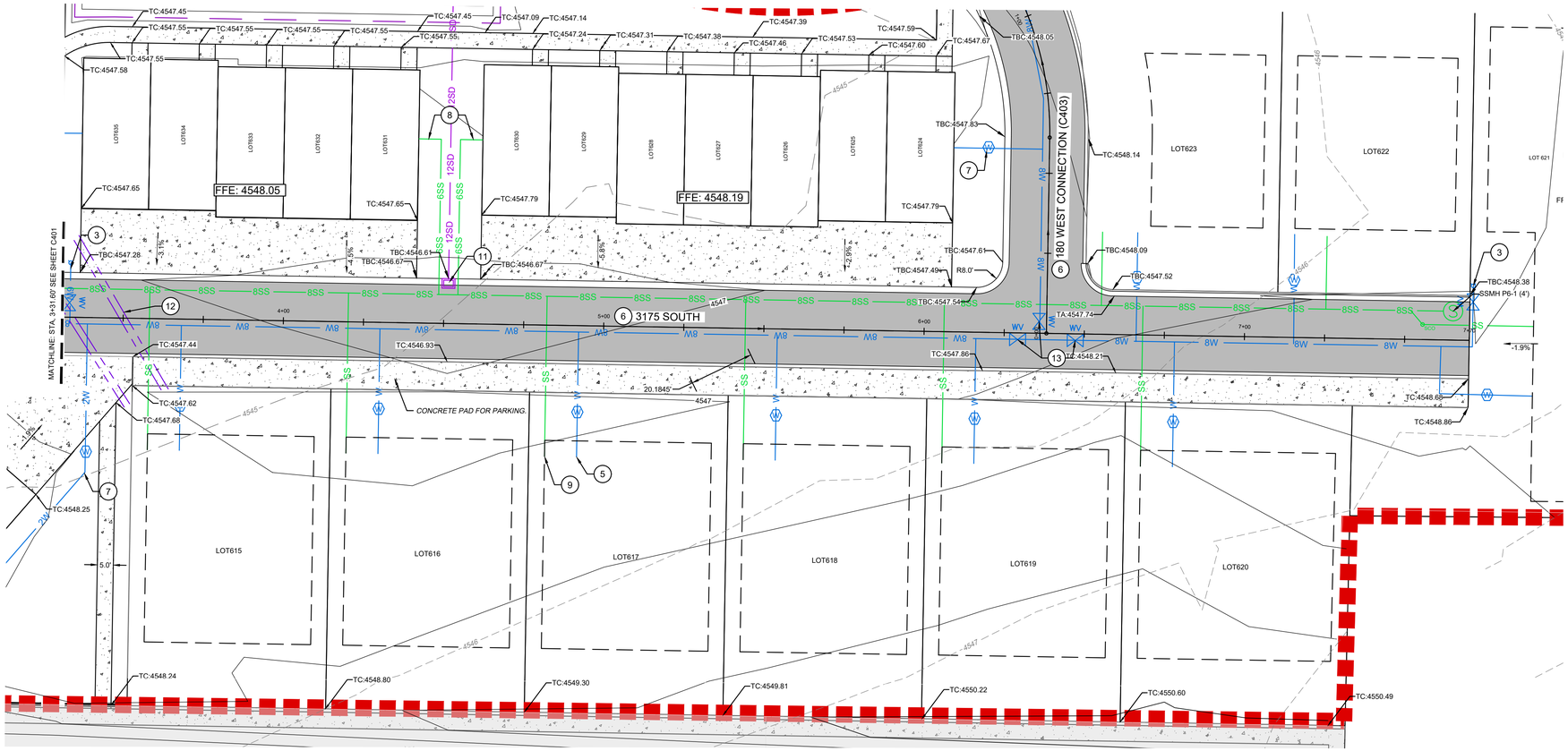
PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

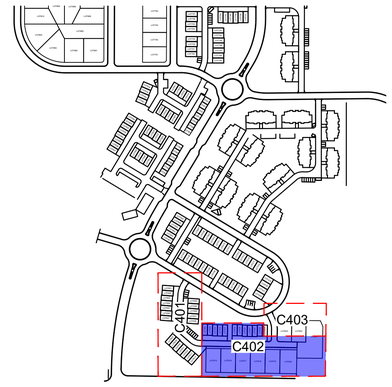
# PLAN & PROFILE

C401

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## KEY MAP




## ① SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING UTILITY LINE
2. STOP SIGN
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4. STREET-SIGN (1/C504)
5. 1"Ø WATER METER & SERVICE, TYP. (2/C502)
6. PRIVATE DRIVE CROSS SECTION (2/C501)
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11. STORMWATER BOX (SEE SHEET C302)
12. INSTALL (1) 4" AND (1) 2" IRRIGATION SLEEVE AT A MINIMUM DEPTH OF 18 INCHES, TYP.
13. GATE VALVE (1/C502)

## GRADING GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
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4. FFE PROVIDES A MINIMUM OF (1) 6"-STEP PER UNIT. CONTRACTOR TO ADD STAIRS TO FRONT PORCH AS REQUIRED.

## GRADING LEGEND:

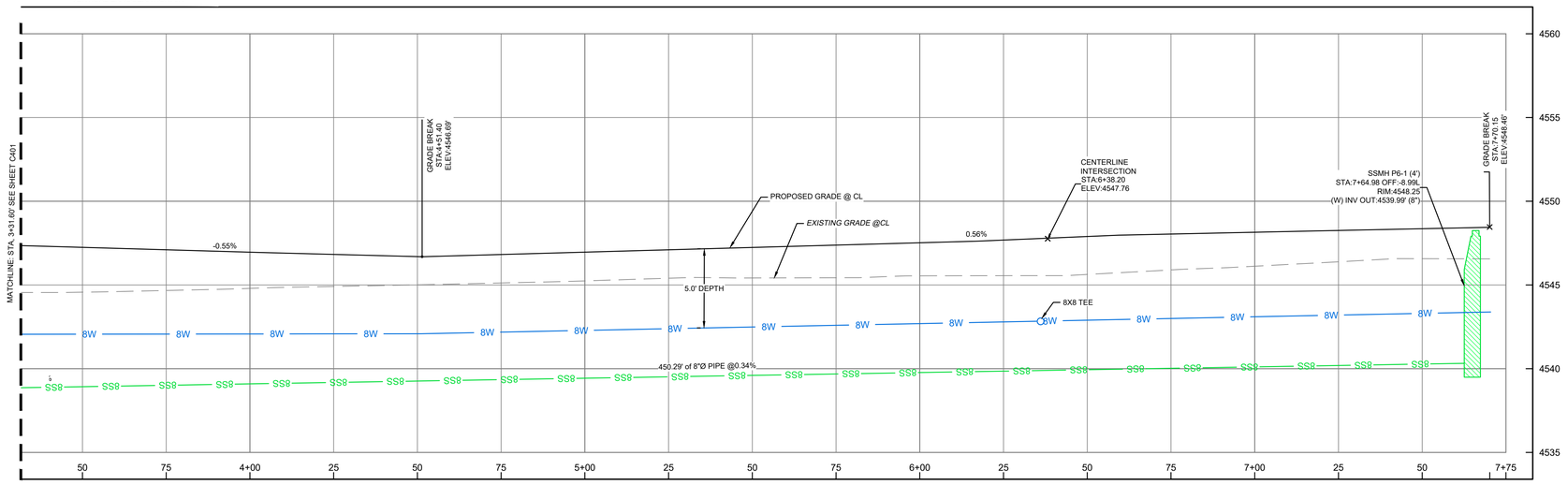
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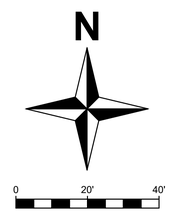
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1. ALL DRIVEWAYS & PARKING AREAS ARE TO BE STANDARD DUTY CONCRETE PAVEMENT UNLESS OTHERWISE NOTED. (6/C501)

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

## 3175 SOUTH PROFILE




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# RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

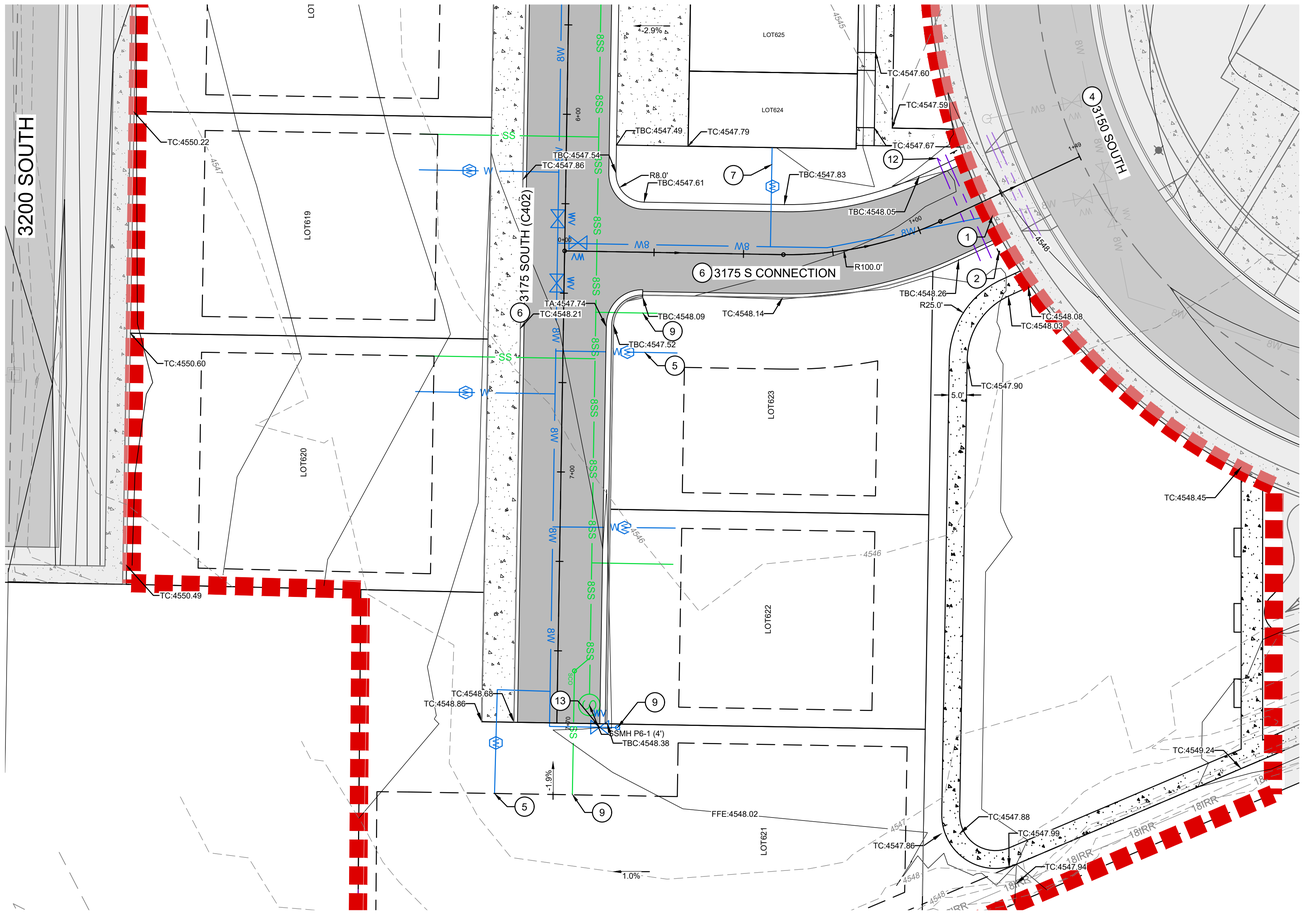
| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

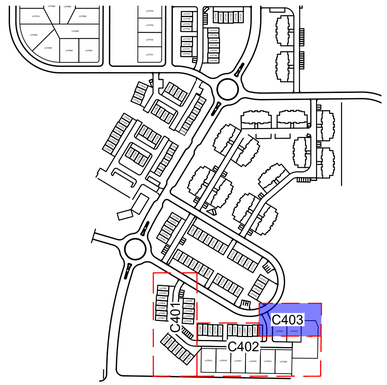
PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL L. TAYLOR
STATE OF UTAH

# PLAN & PROFILE

C402




## KEY MAP




## ① SHEET KEY NOTES:

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3. FIRE HYDRANT ASSEMBLY (5/CS02)
4. STREET-SIGN (1/C504)
5. 1"Ø WATER METER & SERVICE, TYP. (2/CS02)
6. PRIVATE DRIVE CROSS SECTION (2/CS01)
7. 2"Ø WATER METER & SERVICE (3/CS02)
8. 6"Ø SANITARY SEWER SERVICE (2/CS03)
9. 4"Ø SANITARY SEWER SERVICE, TYP. (2/CS03)
10. HEAVY-DUTY CONCRETE DUMPSTER ENCLOSURE (8/CS01)
11. STORMWATER BOX (SEE SHEET C302)
12. INSTALL (1) 4" AND (1) 2" IRRIGATION SLEEVE AT A MINIMUM DEPTH OF 18 INCHES, TYP.
13. GATE VALVE (1/CS02)

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3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
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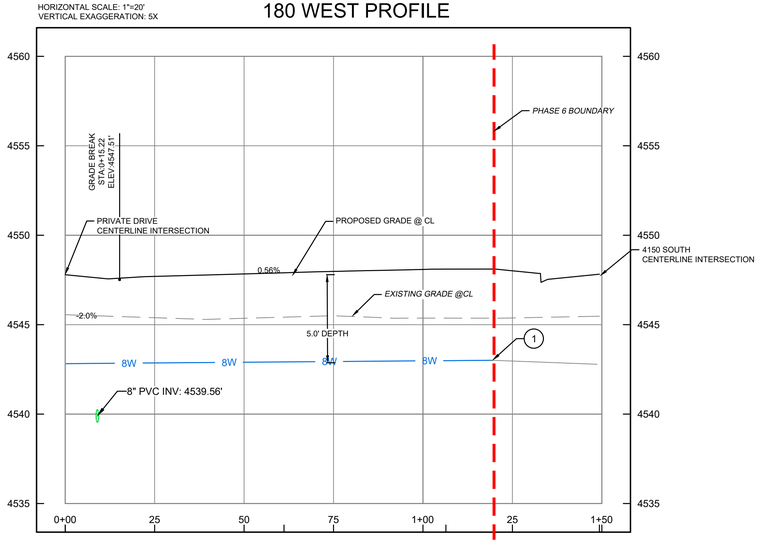
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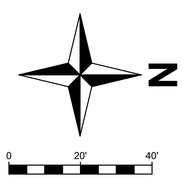
## GENERAL NOTES:

1. ALL DRIVEWAYS & PARKING AREAS ARE TO BE STANDARD DUTY CONCRETE PAVEMENT UNLESS OTHERWISE NOTED. (6/C501)

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

## 180 WEST PROFILE




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# RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK | DATE: | DESCRIPTION: |
|---|---|---|

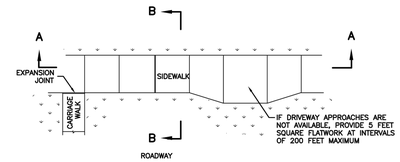
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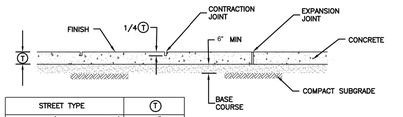
## PLAN & PROFILE

C403

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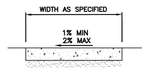

PLAN



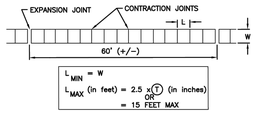

| STREET TYPE | T |
|---|---|
| RESIDENTIAL (WITH PARK STRIP) | 4" |
| RESIDENTIAL (NO PARK STRIP) | 6" |
| OTHER | |
| REPLACING EXISTING SIDEWALK | MATCH EXISTING (4" MIN.) |

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A–A




SECTION B–B



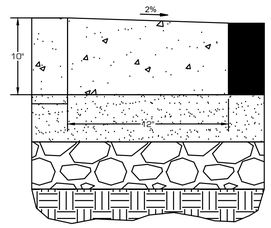

SIDEWALK JOINT DETAIL

1 / C501 SIDEWALK DETAIL

NOT TO SCALE

***Sidewalk***

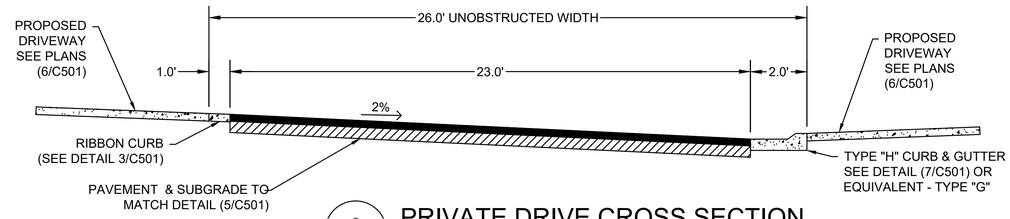
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.




NOTES:
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
2. PROVIDE CONTRACTION JOINTS @ 10' - 0" O.C.
3. PROVIDE EXPANSION JOINTS @ 50' - 0" O.C.
4. BASE AND & PIT RUN MATERIAL SHALL EXTEND 1 FOOT BEYOND CURB.

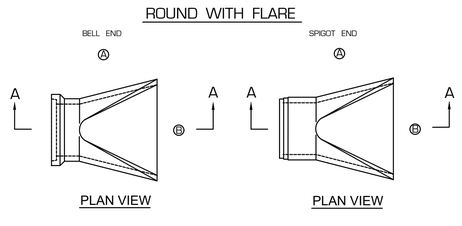
3 / C501 RIBBON CURB (PRIVATE DRIVE ONLY)

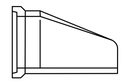
NOT TO SCALE



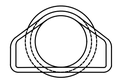

2 / C501 PRIVATE DRIVE CROSS SECTION

NOT TO SCALE

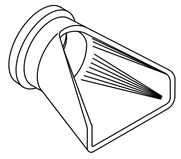


SECTION A-A



END VIEW

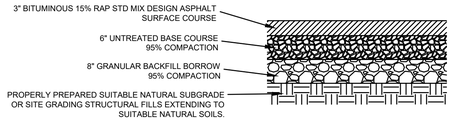


OBLIQUE

| TABLE OF DIMENSION | | |
|---|---|---|
| PIPE SIZE | DIMENSION T | DIMENSION W |
| 18" | 73" | 36" |
| 24" | 73" | 48" |
| 30" | 73" | 60" |
| 36" | 97" | 72" |
| 42" | 98" | 78" |
| 48" | 98" | 84" |
| NOTE : MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER | | |

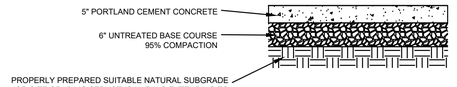
4 / C501 ADS FLARED-END SECTION

NOT TO SCALE




5 / C501 STANDARD DUTY ASPHALT

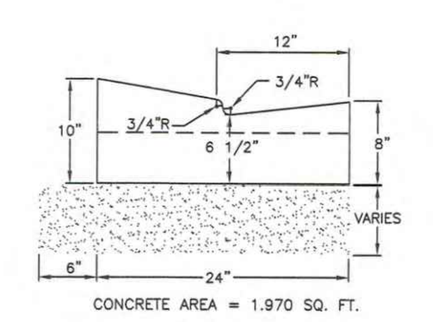
NOT TO SCALE




NOTES:
1. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH.
2. CONCRETE SHALL BE AIR ENTRAINED WITH APPROXIMATELY 6 PERCENT AIR.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

6 / C501 STANDARD DUTY CONCRETE PAVEMENT

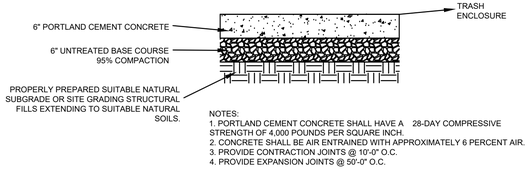
NOT TO SCALE




Type H

7 / C501 TYPE H CURB & GUTTER (PRIVATE DRIVES)

NOT TO SCALE




NOTES:
1. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH.
2. CONCRETE SHALL BE AIR ENTRAINED WITH APPROXIMATELY 6 PERCENT AIR.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

8 / C501 HEAVY DUTY CONCRETE PAVEMENT

NOT TO SCALE

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www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

DETAILS

C501



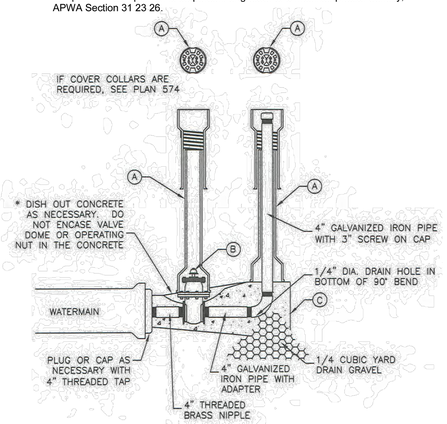
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***4" washout valve***

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Water mains 12-inches and larger will require a special washout assembly design.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.

3. **EXECUTION**
   A. Pour concrete against undisturbed soil.
   B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
   C. Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
   D. After installation of washout valve assembly, verify the washout valve riser drains to gravel.
   E. Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.




| LEGEND | | |
|---|---|---|
| No. | ITEM | DESCRIPTION |
| A | VALVE BOX WITH LID | 2 PIECE CAST IRON |
| B | 4" GATE VALVE WITH SCREW ENDS | 2" x 2" OPERATING NUT |
| C | CONCRETE THRUST BLOCK | PLAN 561 |

1 / C502 — GATE VALVE
NOT TO SCALE

***Direct bearing thrust block***

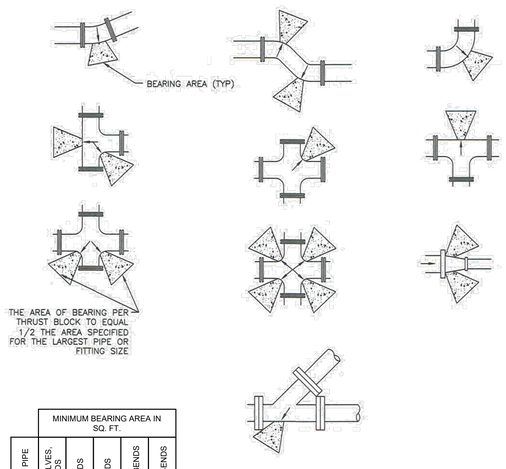
1. **GENERAL**
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 1,500 psf. Operating pressures in excess of 150 psi or soils with less than 1,500 pound bearing strength will require special design.
   D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B.
   Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
   C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   D. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   A. Pour concrete against undisturbed soil.
   B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

1. Water Design Standards require mechanical joint restraints designed by the engineer of record and installed in accordance with manufacturer's installation instructions.
2. Where installation of mechanical joint restraints is not possible for new connections and/or for existing piping systems, the design engineer shall provide engineering calculations and details for construction of concrete thrust blocks.
3. APWA Plan 561 is strictly for reference and guidance for repairs and conditions where a design engineer is not available.

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.



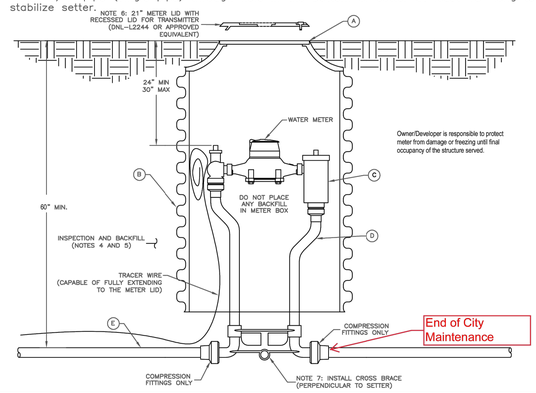

| | MINIMUM BEARING AREA IN SQ. FT. | | | | |
|---|---|---|---|---|---|
| SIZE OF PIPE | TEES, VALVES, DEAD ENDS | 90° BENDS | 45° BENDS | 22 - ½° BENDS | 11 - ¼° BENDS |
| 8" | 8.5 | 12.5 | 6.75 | 3.5 | 1.75 |

4 / C502 — THRUST BLOCKING DETAIL
NOT TO SCALE

PRINT DATE/TIME:2/1/23 10:24 AM

## 1" METER AND BARREL
N.T.S.

1. METER PLACEMENT:
   A. In new construction, install meter at front-center of lot.
   B. All meters to be installed in the park strip or in PUE directly behind sidewalk if there is a swale or no parkstrip available. Water meters shall be located 5-feet from property lines at the corner of a lot.
   C. Do not install meters within a driveway or approach, sidewalks, or curb and gutter.
2. METER BARREL: Set barrel so grade of the frame and cover matches the grade of the surrounding surface.
3. PIPE: C901 (Poly), blue in color, or 'K' Copper pipe required inside right-of-way.
4. INSPECTION: Before backfilling, secure installation inspection by ENGINEER.
5. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Borrow- Maximum particle size 3-inches.
6. CASTING: Grey iron class 35 minimum per ASTM A48.
7. Install 3/4" pipe (single pipe) through hole in the bottom of setter at least 18" long to stabilize setter.




| LEGEND | | |
|---|---|---|
| No. | ITEM | DESCRIPTION |
| A | FRAME AND COVER | CAST IRON COVER (GRASS/PARKSTRIP) |
| B | PLASTIC METER BARREL | ADS 21" X 48" |
| C | DOUBLE CHECK VALVE | 1" FULL PORT WITH DOUBLE CHECK DEVICE |
| D | 1" METER SETTER | 1" COMPRESSION SETTER |
| E | POLY PIPE & STIFFENER | POLY PIPE (STAINLESS STEEL STIFFENER FOR COMPRESSION FITTINGS) |

| NIBLEY CITY WATER DIVISION | 1" METER AND BARREL | DESIGNED: S.HOLMSTAD | DATE: 2/1/23 | REVISION BLOCK: | SCALE: N.T.S. | SHEET NO: 521S.1 |
|---|---|---|---|---|---|---|
| | | DRAFTED: T.OLIVER | END # | | | |
| | | CHECKED: T.DONNON | | | | |

2 / C502 — 1" WATER METER & SERVICE DETAIL
NOT TO SCALE

***1 1/2" and 2" meter***

1. **GENERAL** MAG
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.

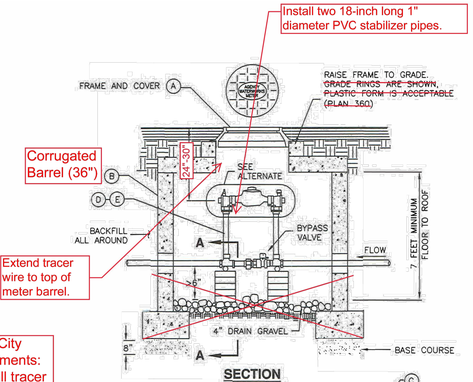
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

in the Parkstrip. Locate in PUE directly behind sidewalk if there is a swale or no parkstip available. Meter shall be installed at the corner of a lot 5-feet from property line.

Meter Barrel: 36" corrugated HDPE, PVC, or other as approved.

Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.




Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

| LEGEND | | | |
|---|---|---|---|
| No. | * | ITEM | DESCRIPTION |
| A | | 22" FRAME AND COVER 38" | PLAN 562- 503 |
| B | | HDPE BARREL- 36" X 48" | |
| C | | STAINLESS STEEL METER BOLTS | 5/8" x 2 3/4" BRASS |
| D | | 1 1/2" CUSTOM SETTER WITH BYPASS | |
| E | | 2" CUSTOM SETTER WITH BYPASS | |

* FURNISHED BY UTILITY AGENCY

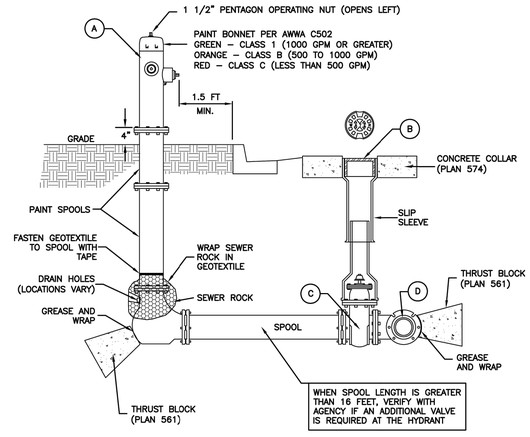
3 / C502 — 2" WATER METER & SERVICE DETAIL
NOT TO SCALE

***Fire hydrant with valve***

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.

2. **PRODUCTS**
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice,.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

3. **EXECUTION**
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.




| LEGEND | | | |
|---|---|---|---|
| No. | * | ITEM | DESCRIPTION |
| A | | FIRE HYDRANT | AWWA C502 |
| B | | VALVE BOX WITH LID | 2-PIECE CAST IRON |
| C | | GATE VALVE WITH 2" X 2" NUT | AWWA C509 |
| D | | TEE WITH 125 # FLANGE | AWWA C110 |

* FURNISHED BY UTILITY AGENCY

**SECTION**

- A. Per Nibley City amendment contractor to use Muller Hydrant only, no other hydrant shall be accepted.
- B. Painted Bonnet per pressure zone not required.
- * C. MJ X FL tee on main line required.

5 / C502 — FIRE HYDRANT ASSEMBLY
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RIDGELINE PARK PHASE 6
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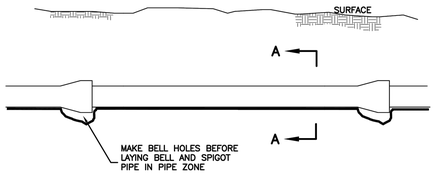
| MARK | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

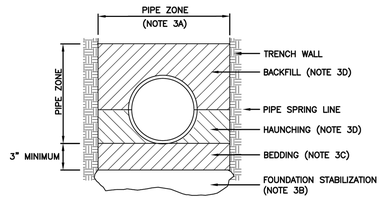
PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

DETAILS

C502




ELEVATION VIEW




SECTION A–A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

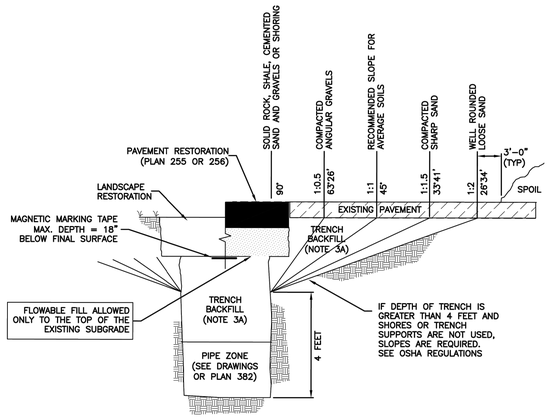
*Pipe zone backfill*

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   *D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Base Course:
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

* Per Nibley City amendment does not flowable fill without written prior approval by Public Works Director .




1. **GENERAL**
   A. The drawing applies to backfilling the trench above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.

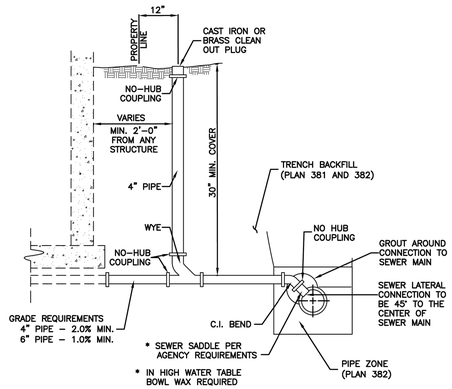
3. **EXECUTION**
   A. Trench Backfill:
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
      4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
   C. Surface Restoration:
      1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
      2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).

* Per Nibley City amendment does not flowable fill without written prior approval by Public Works Director .

1 / C503

# WATER & SANITARY SEWER TRENCHING DETAIL

NOT TO SCALE




*Sewer lateral connection*

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

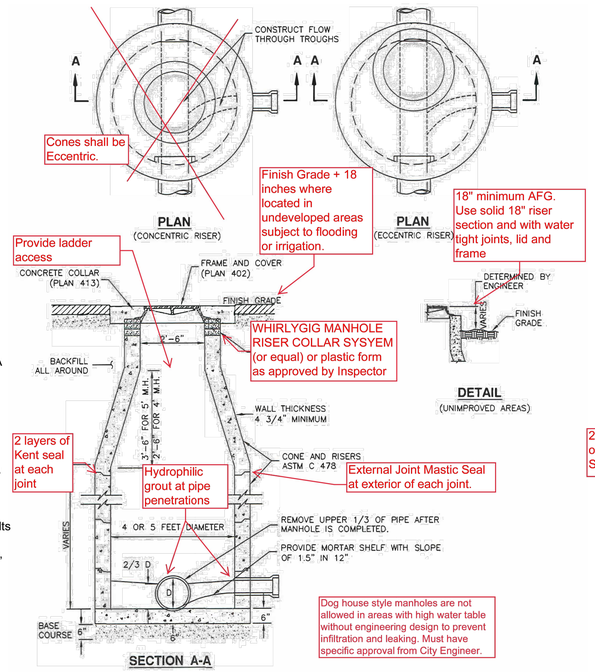
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

* Per Nibley City amendment if not being connected to a structure at the time of stub from main, lateral must have 45° bend up, and extend to within one foot of the ground surface and capped. If buried, place marker for location.

2 / C503

# SANITARY SEWER SERVICE DETAIL

NOT TO SCALE




*Sanitary sewer manhole*

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole or manholes that receive force main discharges.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329 with hydrophilic additive (water stop).
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
   J. Exterior joint seal: Manhole Exterior Joint Mastic Seal. See Approved Materials List Sewer
   Manholes receiving discharge from forced main sewers shall be constructed with anchored HDPE liner. See Approved Materials List Sewer Collections

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings with hydrophilic additive (water stop).
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-6", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
   J. Manholes located in undeveloped or landscaped areas subject to flooding or irrigation must be installed at least 18-inches higher that finished ground elevation. The manhole shall be provided with a water tight solid locking or bolted manhole cover.

3 / C503

# SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 19-384
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/15/2023

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

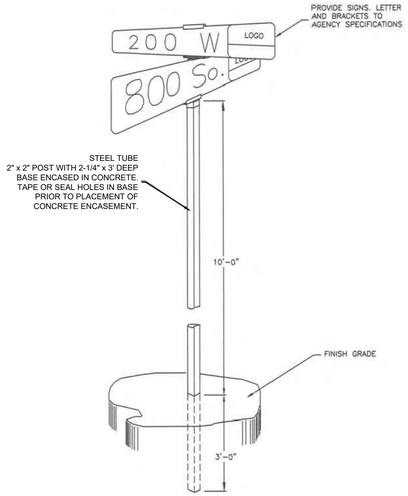
DETAILS

C503

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***Street name signpost***

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.
2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



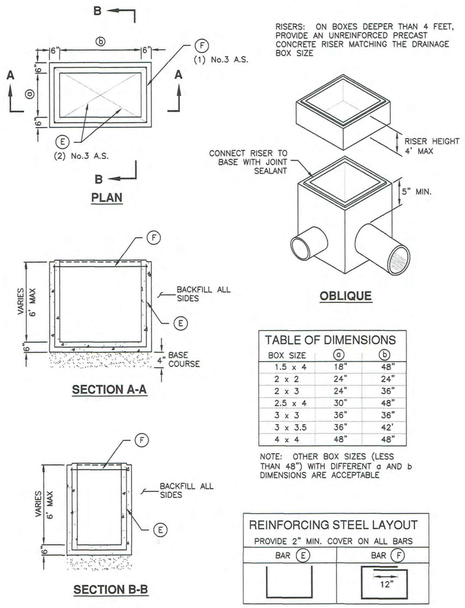

PRIVATE **3200 South** Private Streets W/BK

30" x 8", .080 Aluminum, Double Bladed, HIP Sheeting
6" HWYC Letter

NIBLEY **3200 South** Public Streets G/W

38" x 8", .080 Aluminum, Double Bladed, HIP Sheeting
6" HWYC Letter

*Street name signpost*




| TABLE OF DIMENSIONS | | |
|---|---|---|
| BOX SIZE | ⓐ | ⓑ |
| 1.5 x 4 | 18" | 48" |
| 2 x 2 | 24" | 24" |
| 2 x 3 | 24" | 36" |
| 2.5 x 4 | 30" | 48" |
| 3 x 3 | 36" | 36" |
| 3 x 3.5 | 36" | 42' |
| 4 x 4 | 48" | 48" |

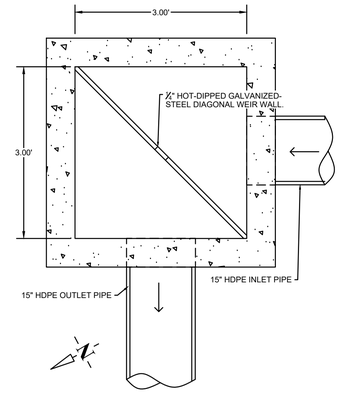
NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

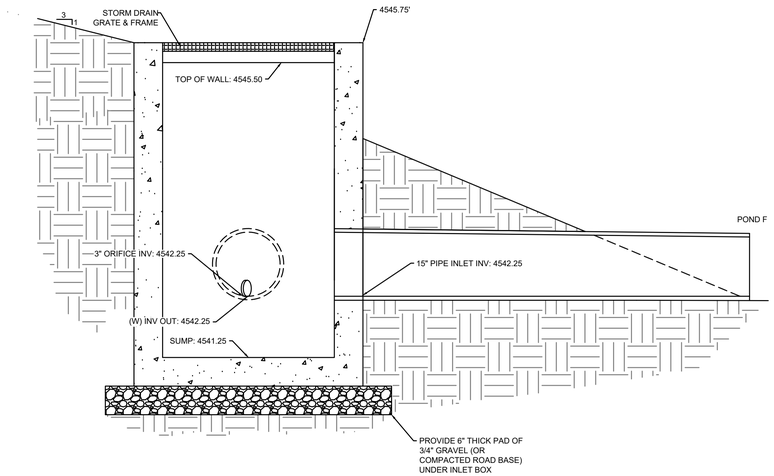
| REINFORCING STEEL LAYOUT | |
|---|---|
| PROVIDE 2" MIN. COVER ON ALL BARS | |
| BAR (E) | BAR (F) |
| | 12" |

APWA Utah Chapter

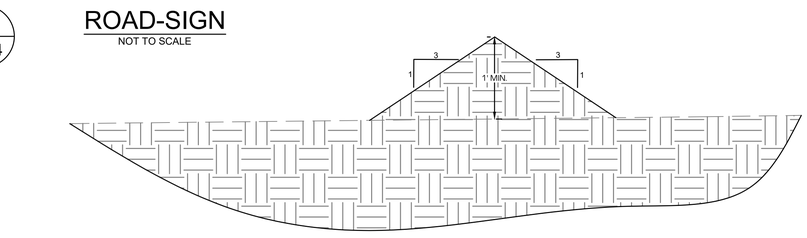
2 / C504 ***Precast box***

Plan 332 June 2010



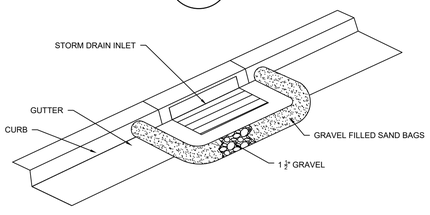




3 / C504 **3'X3' STORM DRAIN OUTLET STRUCTURE (POND F)**
NOT TO SCALE

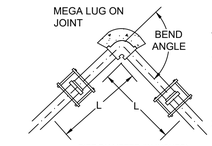



1 / C504 **ROAD-SIGN**
NOT TO SCALE

4 / C504 **1' BERM**
NOT TO SCALE




5 / C504 **GRAVEL SOCK**
NOT TO SCALE

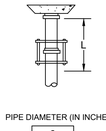



**HORIZONTAL BEND**

NOTES:
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER SPECIFICATIONS.
2. PIPE ON EITHER SIDE OF FITTING SHALL BE A FULL LENGTH SECTION

| BEND ANGLE | 8 |
|---|---|
| 22.5 | 6 |
| 45 | 12 |
| 90 | 27 |

RESTRAINED LENGTH, "L" (IN FEET)

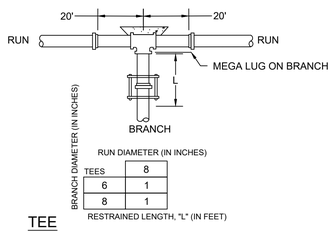



| PIPE DIAMETER (IN INCHES) | 8 |
|---|---|
| | 77 |

RESTRAINED LENGTH, "L" (IN FEET)

**DEAD END**

NOTES:
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER SPECIFICATIONS.




| TEES | 8 |
|---|---|
| 6 | 1 |
| 8 | 1 |

RESTRAINED LENGTH, "L" (IN FEET)

**TEE**

NOTES:
1. RESTRAINT THE TWO MECHANICAL JOINTS ON THE RUN SIDE OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALL ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEE ON EXISTING WATER LINE, USE THRUST BLOCK PER DETAIL 4 ON SHEET C502.

**JOINT RESTRAINT CALCULATION ASSUMPTIONS:**

1. CLASS 5 TRENCH
2. SOIL TYPE: CL
3. TEST WATER PRESSURE: 250 PSI
4. SAFETY FACTOR: 1.5 TO 1
5. DEPTH OF BURY: 5-FT
6. VERTICAL BEND OFFSET: 5-FT

**ADDITIONAL NOTES:**

IN ADDITION TO SUPPORT PROVIDED BY JOINT CONSTRAINTS, CONTRACTOR SHALL ALSO INSTALL THRUST BLOCKS AT ALL TEES, WYES, BENDS, ANGLES, ETC.

ALL THRUST BLOCKS SHALL PROVIDE A MINIMUM BEARING AREA OF 1.5 TO 2.0 SQUARE FEET.

4 / C501 **JOINT RESTRAINTS**
NOTES


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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


# RIDGELINE PARK PHASE 6
250 WEST 3200 SOUTH
NIBLEY, UTAH

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 19-384 |
| DRAWN BY: | L. MUMFORD |
| PROJECT MANAGER: | M. TAYLOR |
| ISSUED: | 6/15/2023 |

PROFESSIONAL ENGINEER
6/15/2023
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

## DETAILS

## C504

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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL | 15 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL | 37 |
| | AMELANCHIER LAEVIS 'JFS-ARB' TM | SPRING FLURRY ALLEGHENY SERVICEBERRY | 2" CAL | 11 |
| | CELTIS OCCIDENTALIS 'CHICAGOLAND' | CHICAGOLAND HACKBERRY | 2" CAL | 5 |
| | GYMNOCLADUS DIOICA 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL | 3 |
| | MAACKIA AMURENSIS 'JFS-SCHECTELL' TM | MAACNIFICENT MAACKIA | 2" CAL | 17 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL | 11 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL | 10 |
| | ULMUS X `ACCOLADE` | ACCOLADE ELM | 2" CAL | 8 |

NORTH

PROJECT NAME:
# Ridgeline Park East Phase 6
Nibley, Utah


loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103


STATE OF UTAH
12/21/2018
Terrail V. Budge
108545-5301
LICENSED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

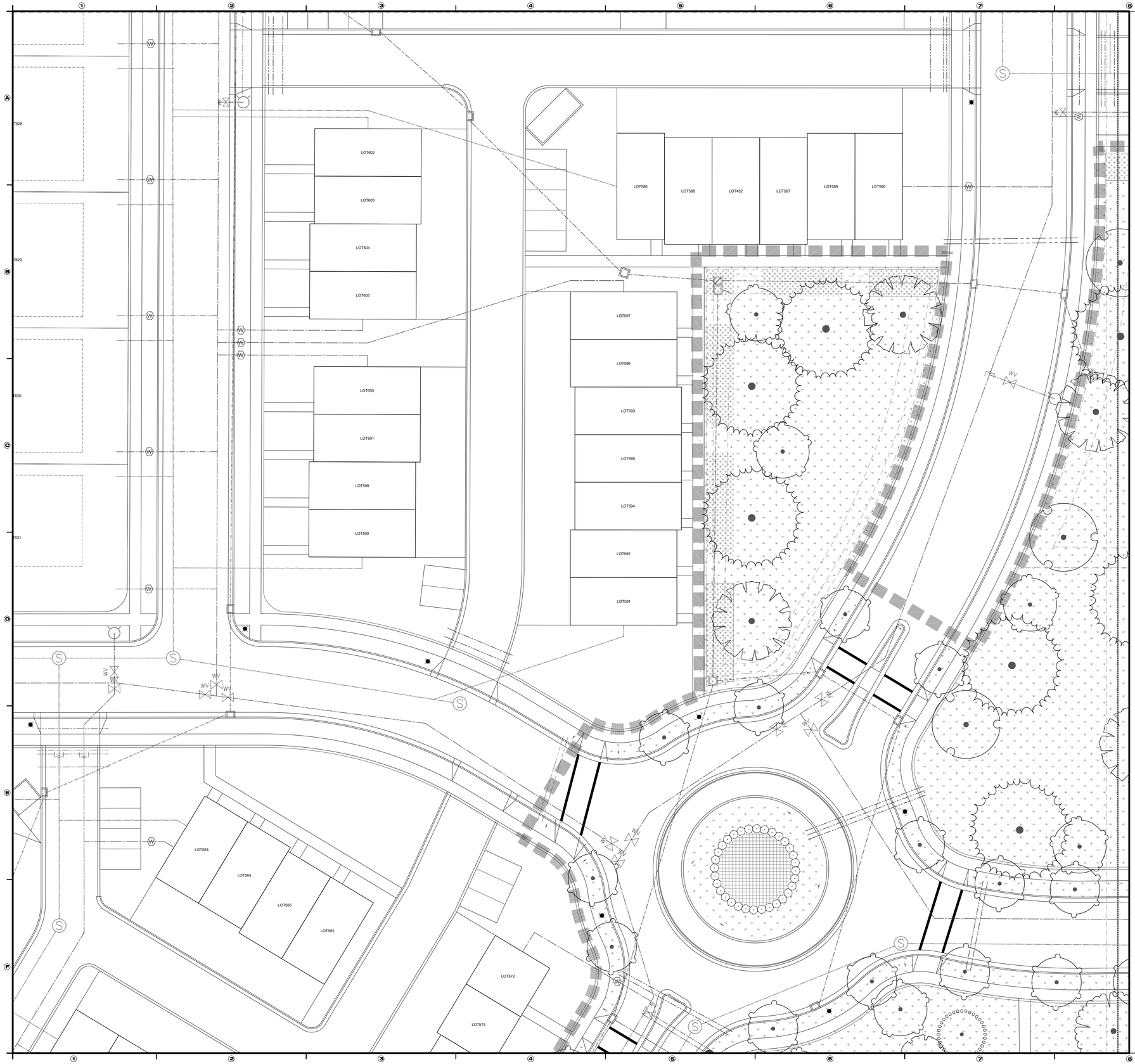
Job No.
Creation Date
Edit Date Jul 11, 2023

**100% CD SET**

# OVERALL TREE PLAN


Jul 11, 2023 - 1:43pm
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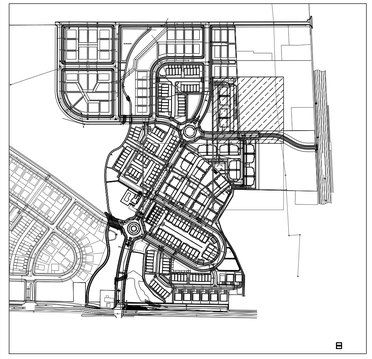



PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL | 15 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL | 37 |
| | AMELANCHIER LAEVIS 'JFS-ARB' TM | SPRING FLURRY 'ALLEGHENY' SERVICEBERRY | 2" CAL | 11 |
| | CELTIS OCCIDENTALIS 'CHICAGOLAND' | CHICAGOLAND HACKBERRY | 2" CAL | 5 |
| | GYMNOCLADUS DIOICA 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL | 3 |
| | MAACKIA AMURENSIS 'JFS-SCHECTELI' TM | MAACNIFICENT MAACKIA | 2" CAL | 17 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL | 11 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL | 10 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL | 8 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | MASSACHUSETTS KINNIKINNICK | 3 GAL | 80 |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL | 416 |
| | ARONIA MELANOCARPA 'UCONNAM12' TM | GROUND HUG BLACK CHOKEBERRY | 3 GAL | 247 |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | 409 |
| | MAHONIA REPENS | CREEPING MAHONIA | 5 GAL | 1 |
| | PHYSOCARPUS OPULIFOLIUS 'NS' TM | PANTHER BLOOMIN' EASY NINEBARK | 5 GAL | 20 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 234 |
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | 1,570 |
| | PENNISETUM ALOPECUROIDES 'DESERT PLAINS' | DESERT PLAINS FOUNTAIN GRASS | 1 GAL | 160 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 91,703 SF |
| | TURF SOD BIOMEADOW | BIO GRASS/TMBIO MEADOWTM | SOD | 5,649 SF |
| | TURF SOD BIONATIVE | BIOGRASS BIONATIVE | SOD | 804 SF |

NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
ANY TREE PLANTED WITHIN A SIGHT VISIBILITY TRIANGLE MUST HAVE A CANOPY HEIGHT OF 7' OR GREATER AT PLANTING.



NORTH

SCALE: 1" = 20'

**PROJECT NAME:**
# Ridgeline Park East Phase 6
**Nibley, Utah**

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

STATE OF UTAH
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Terrall V. Budge
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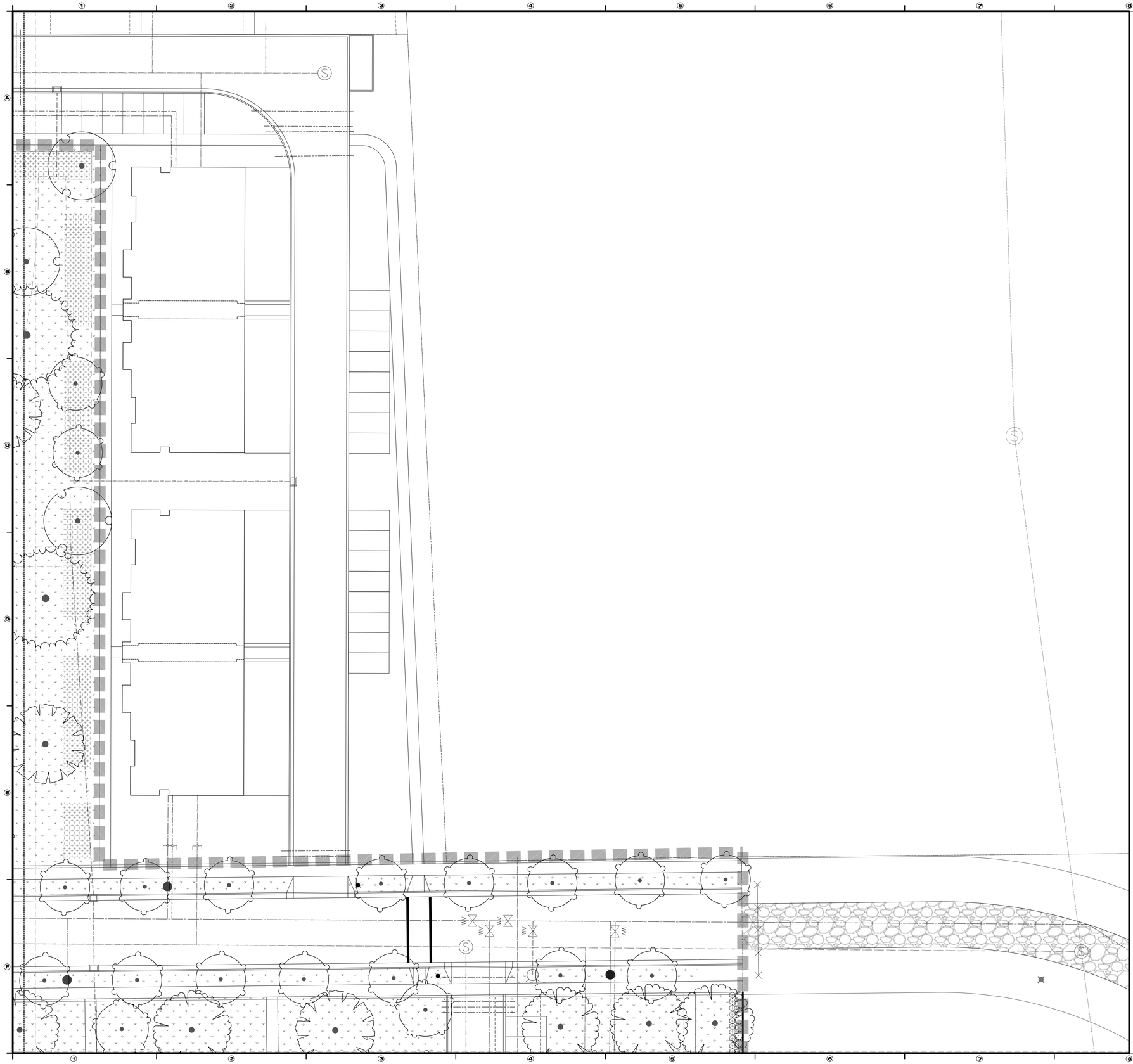
Job No.
Creation Date
Edit Date Jul 11, 2023

**100% CD SET**

# PLANTING PLAN - PHASE 5

# L5.01

Jul 11, 2023 - 1:43pm
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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL | 15 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL | 37 |
| | AMELANCHIER LAEVIS 'JFS-ARB' TM | SPRING FLURRY ALLEGHENY SERVICEBERRY | 2" CAL | 11 |
| | CELTIS OCCIDENTALIS 'CHICAGOLAND' | CHICAGOLAND HACKBERRY | 2" CAL | 5 |
| | GYMNOCLADUS DIOICA 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL | 3 |
| | MAACKIA AMURENSIS 'JFS-SCHECTELI' TM | MAACNIFICENT MAACKIA | 2" CAL | 17 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL | 11 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL | 10 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL | 8 |

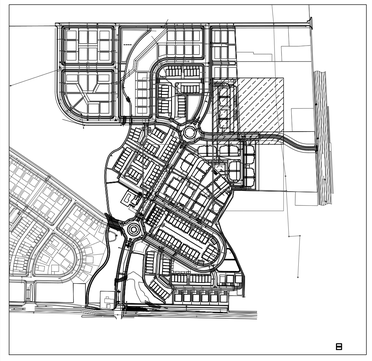
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | MASSACHUSETTS KINNIKINNICK | 3 GAL | 60 |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL | 416 |
| | ARONIA MELANOCARPA 'UCONNAM012' TM | GROUND HUG BLACK CHOKEBERRY | 3 GAL | 247 |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | 459 |
| | MAHONIA REPENS | CREEPING MAHONIA | 5 GAL | 1 |
| | PHYSOCARPUS OPULIFOLIUS 'NS' TM | PANTHER BLOOMIN' EASY NINEBARK | 5 GAL | 20 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 234 |

| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | 1,570 |
| | PENNISETUM ALOPECUROIDES 'DESERT PLAINS' | DESERT PLAINS FOUNTAIN GRASS | 1 GAL | 160 |

| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 91,703 SF |
| | TURF SOD BIOMEADOW | BIO GRASSTM/BIO MEADOWTM | SOD | 5,649 SF |
| | TURF SOD BIONATIVE | BIOGRASS BIONATIVE | SOD | 804 SF |

NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
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NORTH

SCALE: 1" = 20'

**PROJECT NAME:**
# Ridgeline Park East Phase 6
**Nibley, Utah**


loci

801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103


STATE OF UTAH
12/21/2018
Terrall V. Budge
108545-5301
LICENSED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 11, 2023

**100% CD SET**

# PLANTING PLAN - PHASE 5

# L5.02


Jul 11, 2023 - 1:43pm
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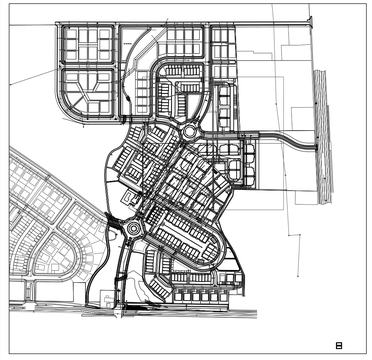



PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL | 15 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL | 37 |
| | AMELANCHIER LAEVIS 'JFS-ARB' TM | SPRING FLURRY ALLEGHENY SERVICEBERRY | 2" CAL | 11 |
| | CELTIS OCCIDENTALIS 'CHICAGOLAND' | CHICAGOLAND HACKBERRY | 2" CAL | 5 |
| | GYMNOCLADUS DIOICA 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL | 3 |
| | MAACKIA AMURENSIS 'JFS-SCHECTELI' TM | MAACNIFICENT MAACKIA | 2" CAL | 17 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL | 11 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL | 10 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL | 8 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | MASSACHUSETTS KINNIKINNICK | 3 GAL | 80 |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL | 416 |
| | ARONIA MELANOCARPA 'UCONNAM12' TM | GROUND HUG BLACK CHOKEBERRY | 3 GAL | 247 |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | 459 |
| | MAHONIA REPENS | CREEPING MAHONIA | 5 GAL | 1 |
| | PHYSOCARPUS OPULIFOLIUS 'NS' TM | PANTHER BLOOMIN' EASY NINEBARK | 5 GAL | 20 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 234 |
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | 1,570 |
| | PENNISETUM ALOPECUROIDES 'DESERT PLAINS' | DESERT PLAINS FOUNTAIN GRASS | 1 GAL | 160 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 91,703 SF |
| | TURF SOD BIOMEADOW | BIO GRASS/NATIBIO MEADOWTM | SOD | 5,649 SF |
| | TURF SOD BIONATIVE | BIOGRASS BIONATIVE | SOD | 804 SF |

NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
ANY TREE PLANTED WITHIN A SIGHT VISIBILITY TRIANGLE MUST HAVE A CANOPY HEIGHT OF 7' OR GREATER AT PLANTING.



NORTH

SCALE: 1" = 20'

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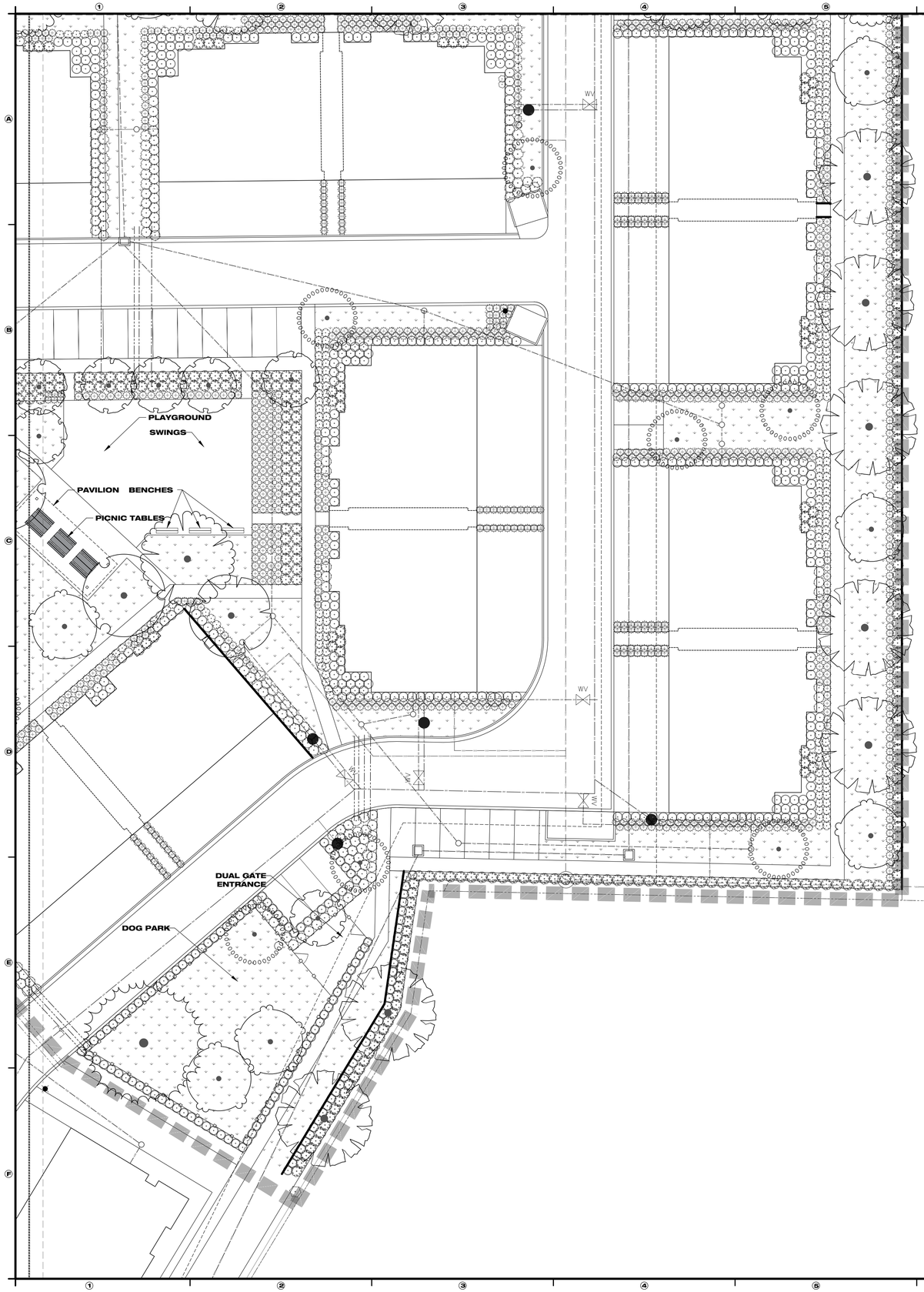
Principal M. Budge
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J. Quigley
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**PLANTING PLAN - PHASE 5**

**L5.03**

Jul 11, 2023 - 1:43pm
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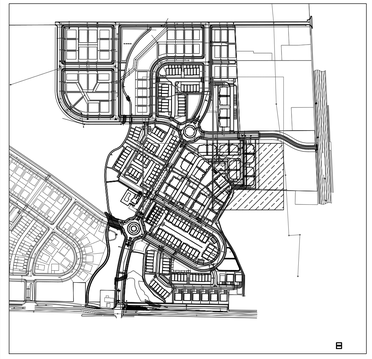



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| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL. | 15 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL. | 37 |
| | AMELANCHIER LAEVIS 'JFS-ARB' TM | SPRING FLURRY ALLEGHENY SERVICEBERRY | 2" CAL. | 11 |
| | CELTIS OCCIDENTALIS 'CHICAGOLAND' | CHICAGOLAND HACKBERRY | 2" CAL. | 5 |
| | GYMNOCLADUS DIOICA 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL. | 3 |
| | MAACKIA AMURENSIS 'JFS-SCHECTELI' TM | MAACNIFICENT MAACKIA | 2" CAL. | 17 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL. | 11 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL. | 10 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL. | 8 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | MASSACHUSETTS KINNIKINNICK | 3 GAL. | 80 |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL. | 416 |
| | ARONIA MELANOCARPA 'UCONNAM112' TM | GROUND HUG BLACK CHOKEBERRY | 3 GAL. | 247 |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL. | 459 |
| | MAHONIA REPENS | CREEPING MAHONIA | 5 GAL. | 1 |
| | PHYSOCARPUS OPULIFOLIUS 'NS' TM | PANTHER BLOWIN' EASY NINEBARK | 5 GAL. | 20 |
| | RHUS AROMATICA 'GRO-LOW | GRO-LOW FRAGRANT SUMAC | 5 GAL. | 234 |
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL. | 1,570 |
| | PENNISETUM ALOPECUROIDES 'DESERT PLAINS' | DESERT PLAINS FOUNTAIN GRASS | 1 GAL. | 160 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 91,703 SF |
| | TURF SOD BIOMEADOW | BIO GRASS/TMBIO MEADOWTM | SOD | 5,649 SF |
| | TURF SOD BIONATIVE | BIOGRASS BIONATIVE | SOD | 804 SF |

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0 5 10 20 40
SCALE: 1" = 20'

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## PLANTING PLAN - PHASE 5

# L5.04

Jul 11, 2023 - 1:43pm
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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL. | 6 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL. | 6 |
| | CATALPA SPECIOSA 'HAWATHA 2' TM | HEARTLAND NORTHERN CATALPA | 2" CAL. | 6 |
| | PHELLODENDRON AMURENSE LAVALLEE'LONGNECKER' TM | EYESTOPPER CORKTREE | 2" CAL. | 2 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL. | 12 |

NORTH

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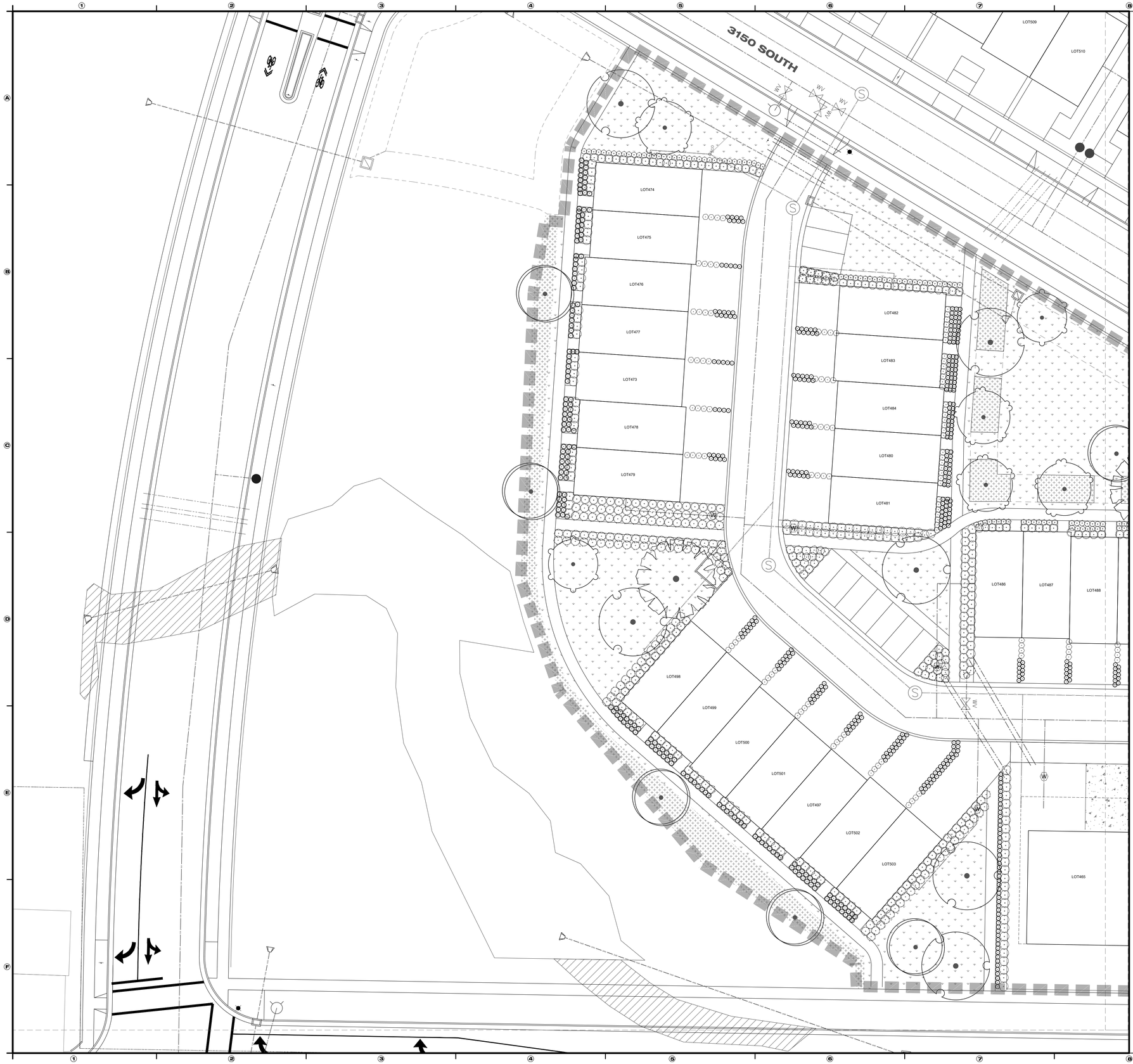
Job No.
Creation Date
Edit Date Jul 11, 2023

**100% CD SET**

# OVERALL TREE PLAN

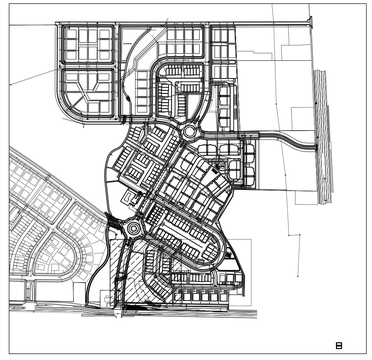
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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL. | 6 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL. | 6 |
| | CATALPA SPECIOSA 'HARRATHA Z' TM | HEARTLAND NORTHERN CATALPA | 2" CAL. | 6 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL. | 2 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL. | 12 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL. | 2 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL. | 17 |
| | PHYSOCARPUS OPULIFOLIUS 'NO' TM | PANTHER BLOOMIN' EABY NINEBARK | 5 GAL. | 139 |
| | PRUNUS BESSEYI 'PO110' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL. | 236 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL. | 193 |
| | RIBES ALPINUM 'GREEN MOUND' | GREEN MOUND ALPINE CURRANT | 5 GAL. | 189 |
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL. | 450 |
| | MISCANTHUS SINENSIS 'GRACILLIMUS' | EULALIA GRASS | 1 GAL. | 171 |
| | PENNISETUM ALOPECUROIDES `JS JOMMENK` TM | LUMEN GOLD DWARF FOUNTAIN GRASS | 1 GAL. | 182 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 33,778 SF |
| | TURF SOD BIOMEADOW | BIO GRASSTM/BIO MEADOWTM | SOD | 5,853 SF |



NORTH

0 5 10 20 40
SCALE: 1" = 20'

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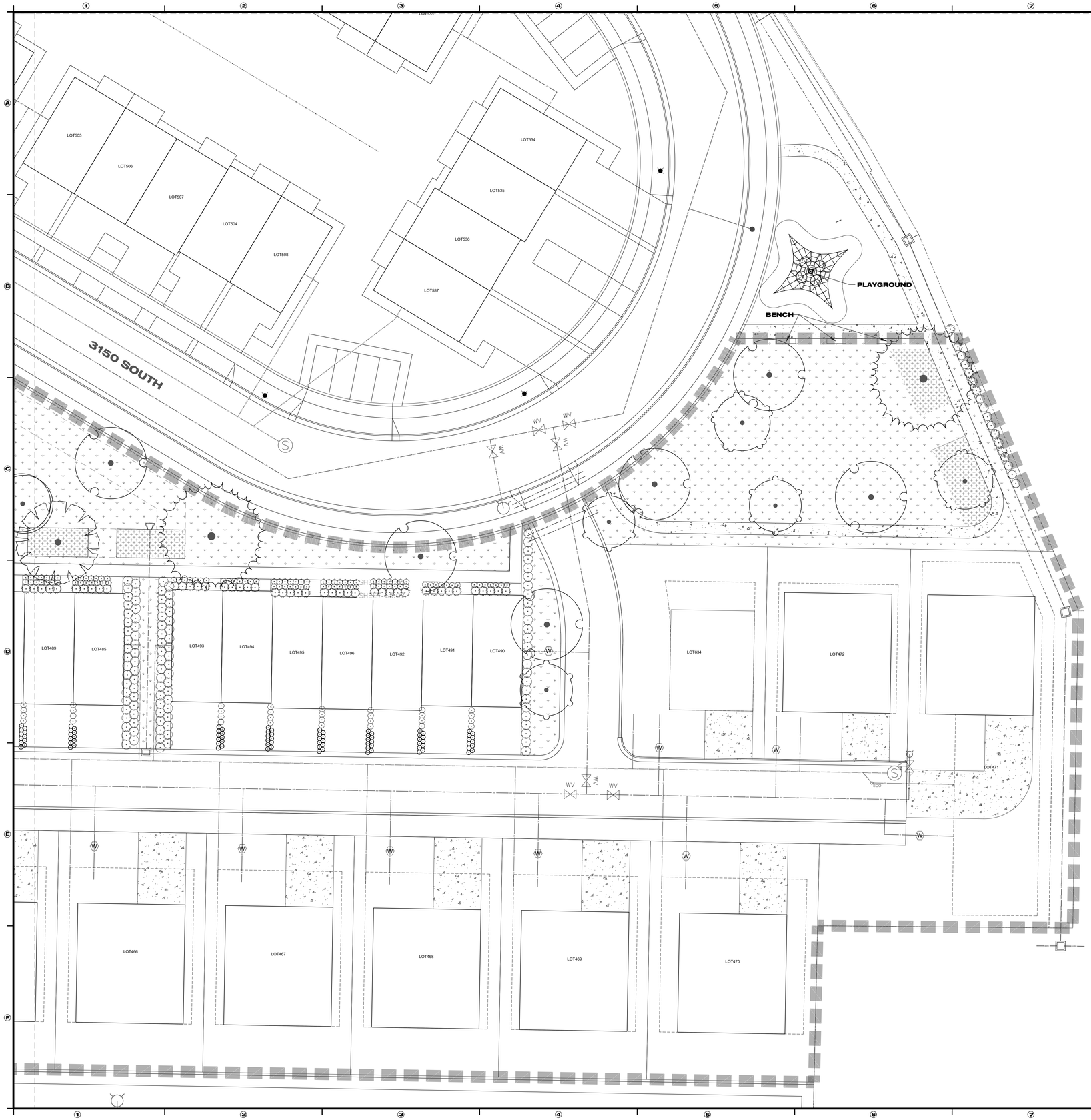
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# PLANTING PLAN - PHASE 6

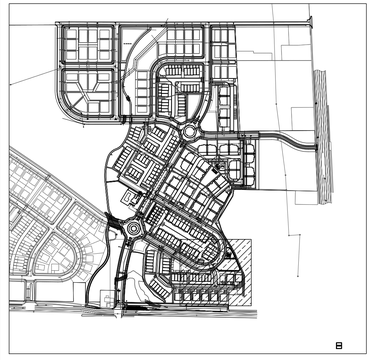
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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER | 2" CAL. | 6 |
| | ACER TRUNCATUM 'KEITHSFORM' TM | NORWEGIAN SUNSET MAPLE | 2" CAL. | 6 |
| | CATALPA SPECIOSA 'HAWATHA 2' TM | HEARTLAND NORTHERN CATALPA | 2" CAL. | 6 |
| | PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM | EYESTOPPER CORKTREE | 2" CAL. | 2 |
| | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2" CAL. | 12 |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM | 2" CAL. | 2 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ARONIA MELANOCARPA 'AUTUMN MAGIC' | AUTUMN MAGIC BLACK CHOKEBERRY | 5 GAL | 17 |
| | PHYSOCARPUS OPULIFOLIUS 'NE' TM | PANTHER BLOMMIN' EASY NINEBARK | 5 GAL | 139 |
| | PRUNUS BESSEYI 'PO115' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | 236 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 193 |
| | RIBES ALPINUM 'GREEN MOUND' | GREEN MOUND ALPINE CURRANT | 5 GAL | 189 |
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | 400 |
| | MISCANTHUS SINENSIS 'GRACILLIMUS' | EULALIA GRASS | 1 GAL | 171 |
| | PENNISETUM ALOPECUROIDES 'JS JOMMENK' TM | LUMEN GOLD DWARF FOUNTAIN GRASS | 1 GAL | 182 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | TURF SOD | DROUGHT TOLERANT FESCUE BLEND | SOD | 33,778 SF |
| | TURF SOD BIOMEADOW | BIO GRASSTM/BIO MEADOWTM | SOD | 5,853 SF |



NORTH

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# PLANTING PLAN - PHASE 6

# L5.02

Jul 11, 2023 - 1:44pm
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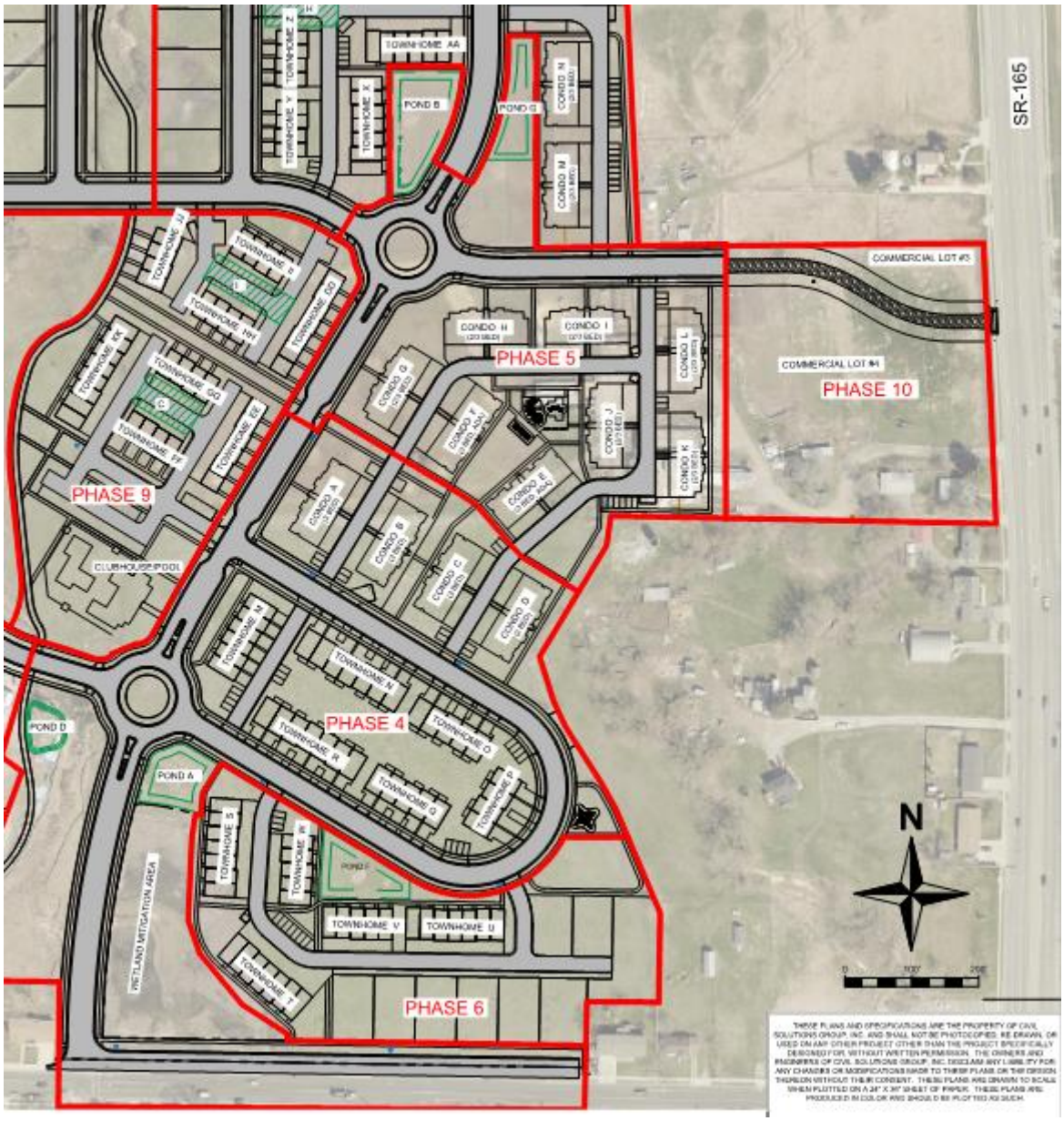
visionary HOMES

# FINAL MAINTENANCE PLAN

# RIDGELINE PARK – Phases 5, E, F, G, H, I, J, K, L, & 6

250 WEST 3200 SOUTH, NIBLEY, UT

May 1, 2023



## Introduction

The following maintenance plan was prepared in accordance with § 19.32.050(B)(3) of the Nibley City Municipal Code (NCC). The purpose of this document is to 1) outline the ownership and responsibility for maintenance of the amenities, 2) show the proposed use of each amenity and how each parcel of amenities meets the standards listed in Chapter 32 of Title 19 of the NCC, 3) outline the type of each amenity, and 4) the proposed plan for landscaping of the amenities. A copy of the landscape plan is attached as exhibit 'A' at the conclusion of this document. Where there are inconsistencies with this maintenance plan and the Final Plat, the plat controls.

## Common Area Ownership

Each parcel of open space (Parcel N through BB) and the private drives contained within these phases will be common area and owned by the Ridgeline Park Homeowners Association.

See Figure 1 below for the general location of amenities throughout Phase 5 and within and surrounding the Condominium phases. Phase 5 and the associated Condo phases E-L will also be shown on Figures 2 through 10, and Phase 6 shown on Figure 11. This to help illustrate the individual common area open spaces. Each area will be discussed to outline ownership and responsibility, proposed use and type, together with the plan for landscaping and irrigation.

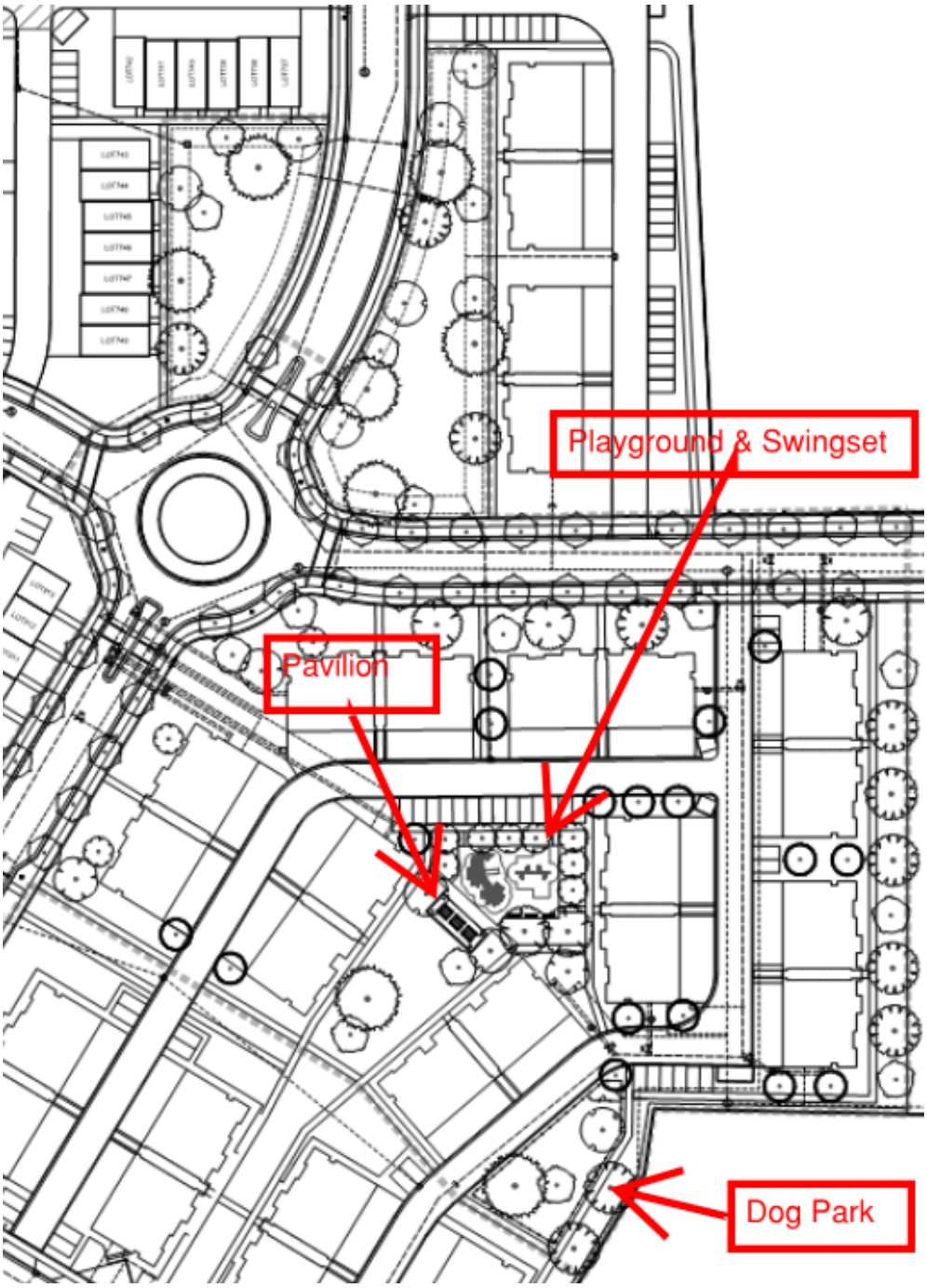



Figure 1. Amenities of Phase 5 and associated Condo phases E-L.

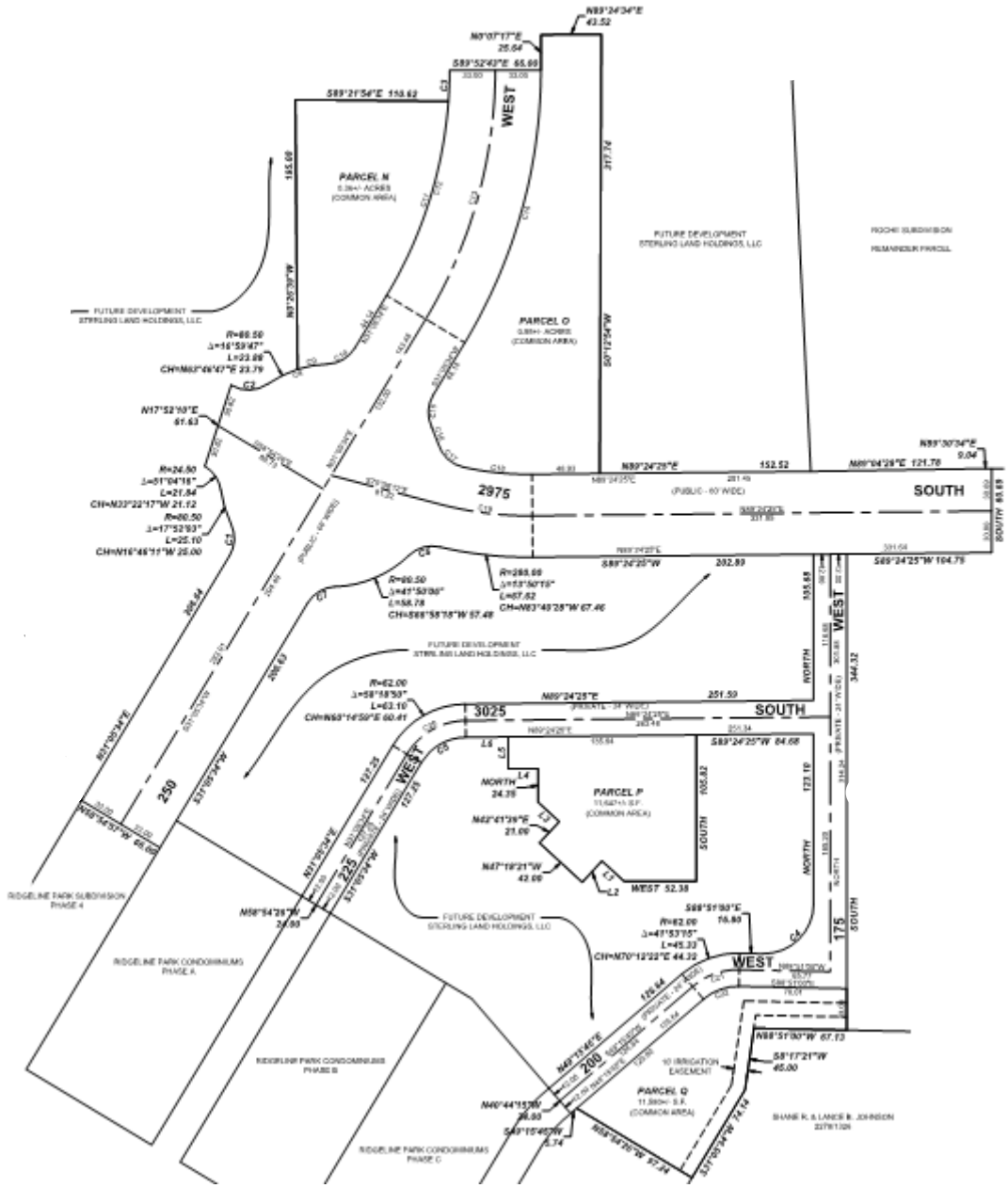



Figure 2. Phase 5

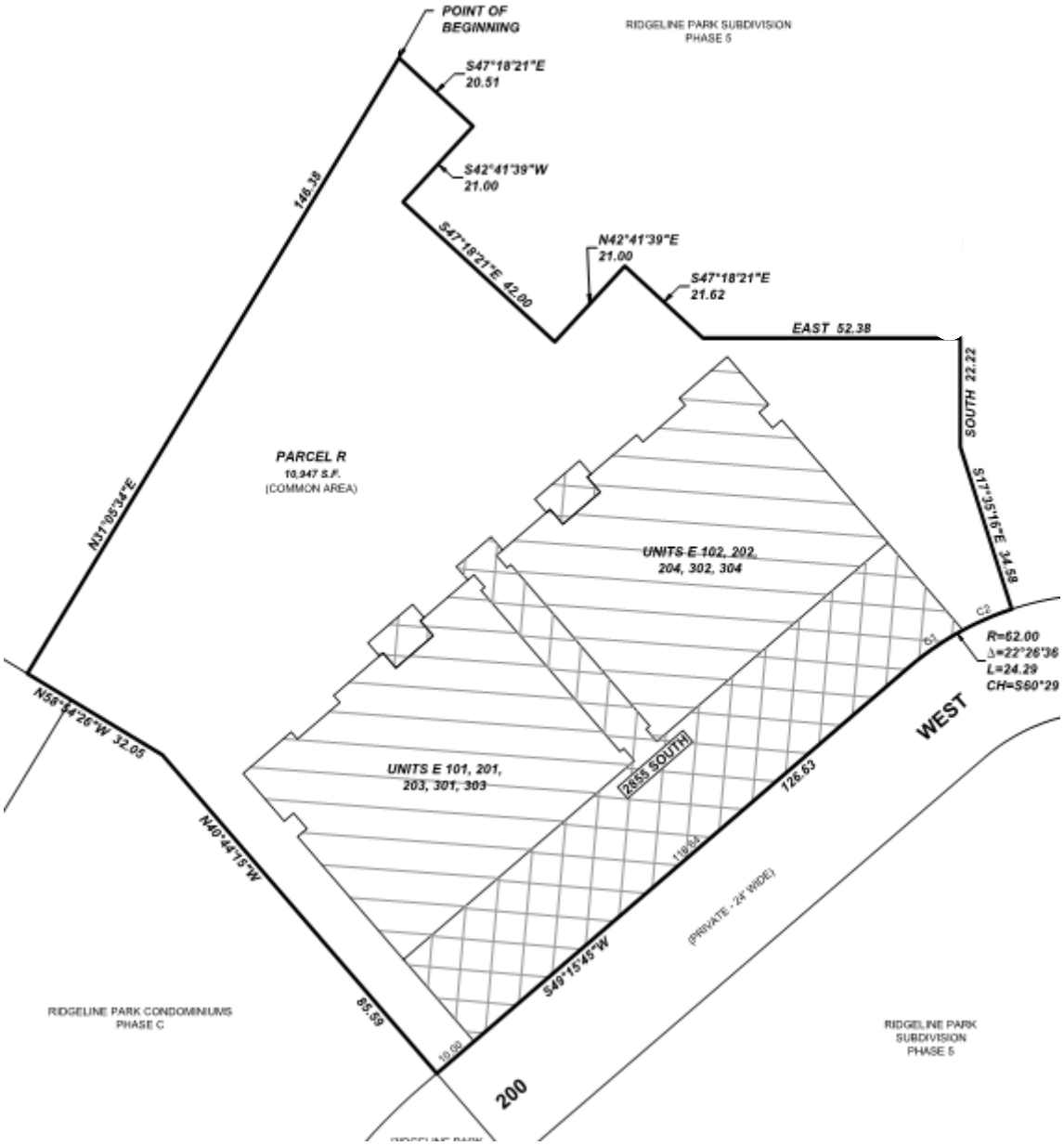



Figure 3. Condo Phase E

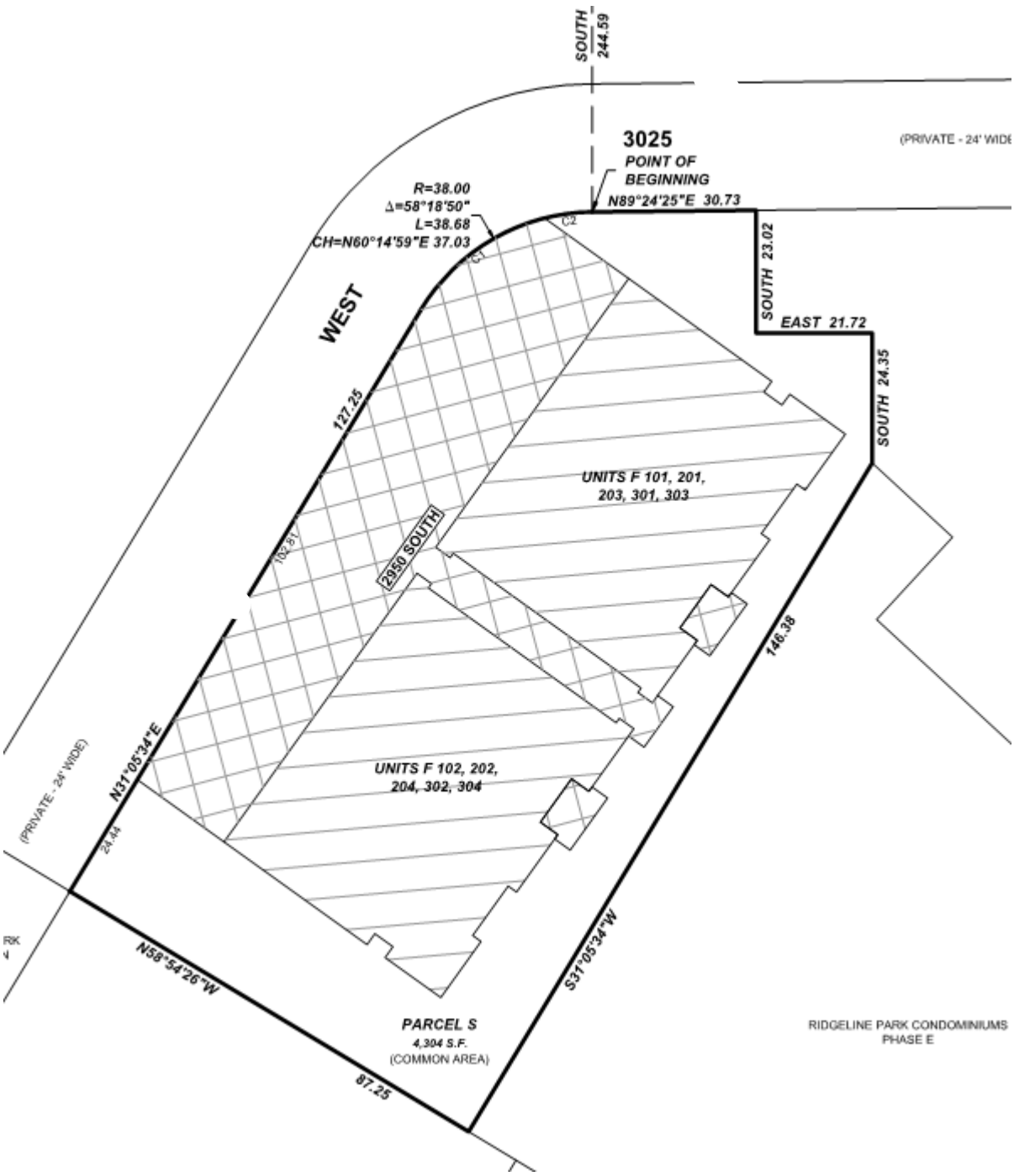



Figure 4. Condo Phase F

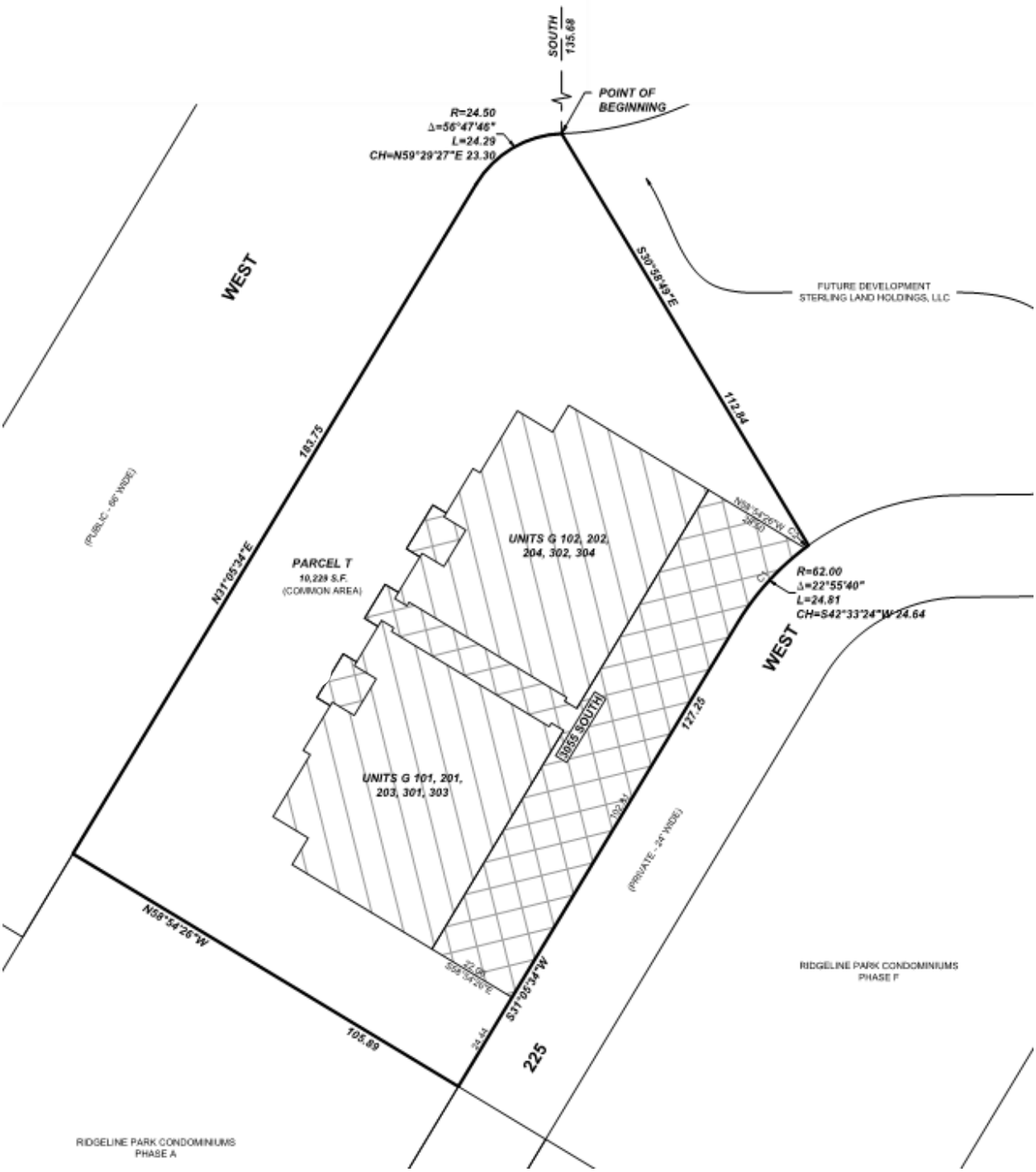



Figure 5. Condo Phase G

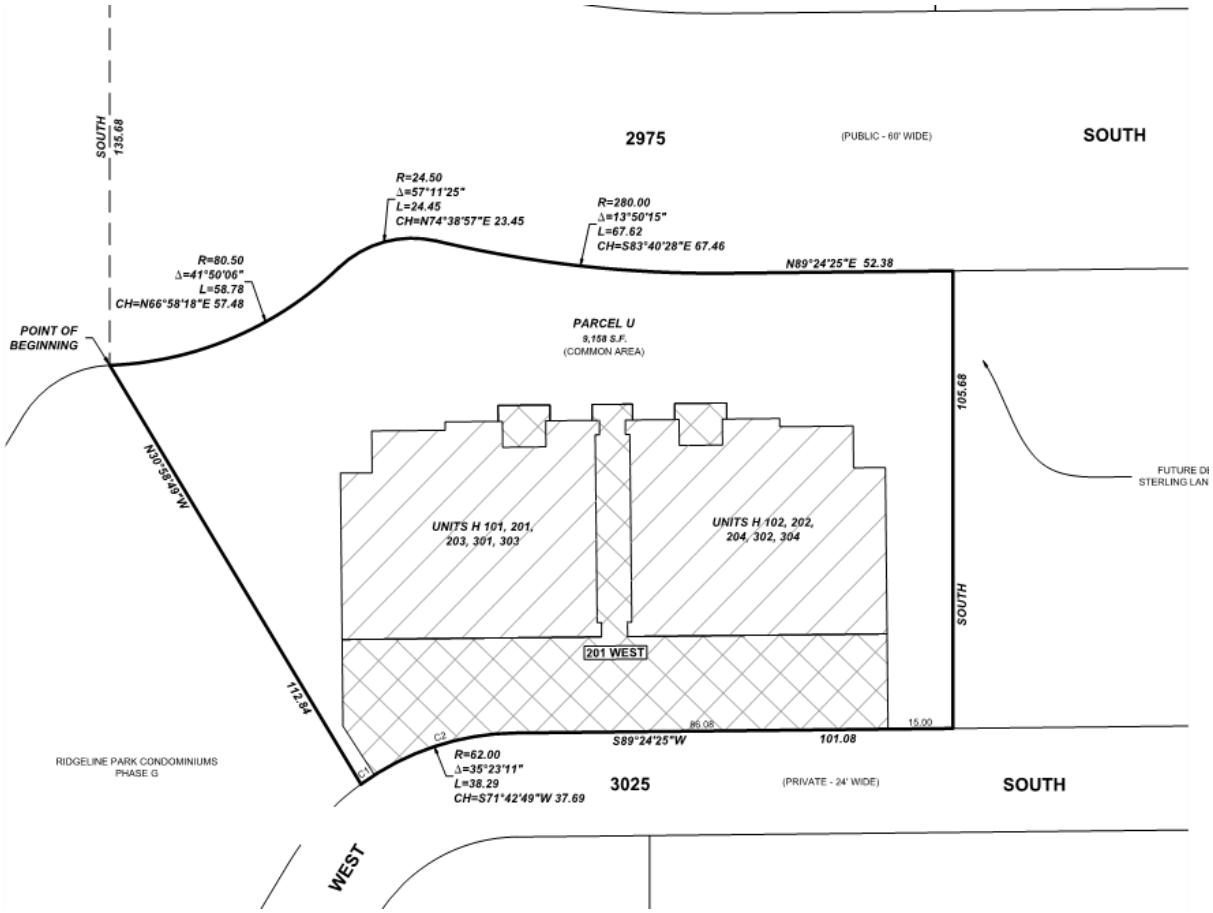



Figure 6. Condo Phase H

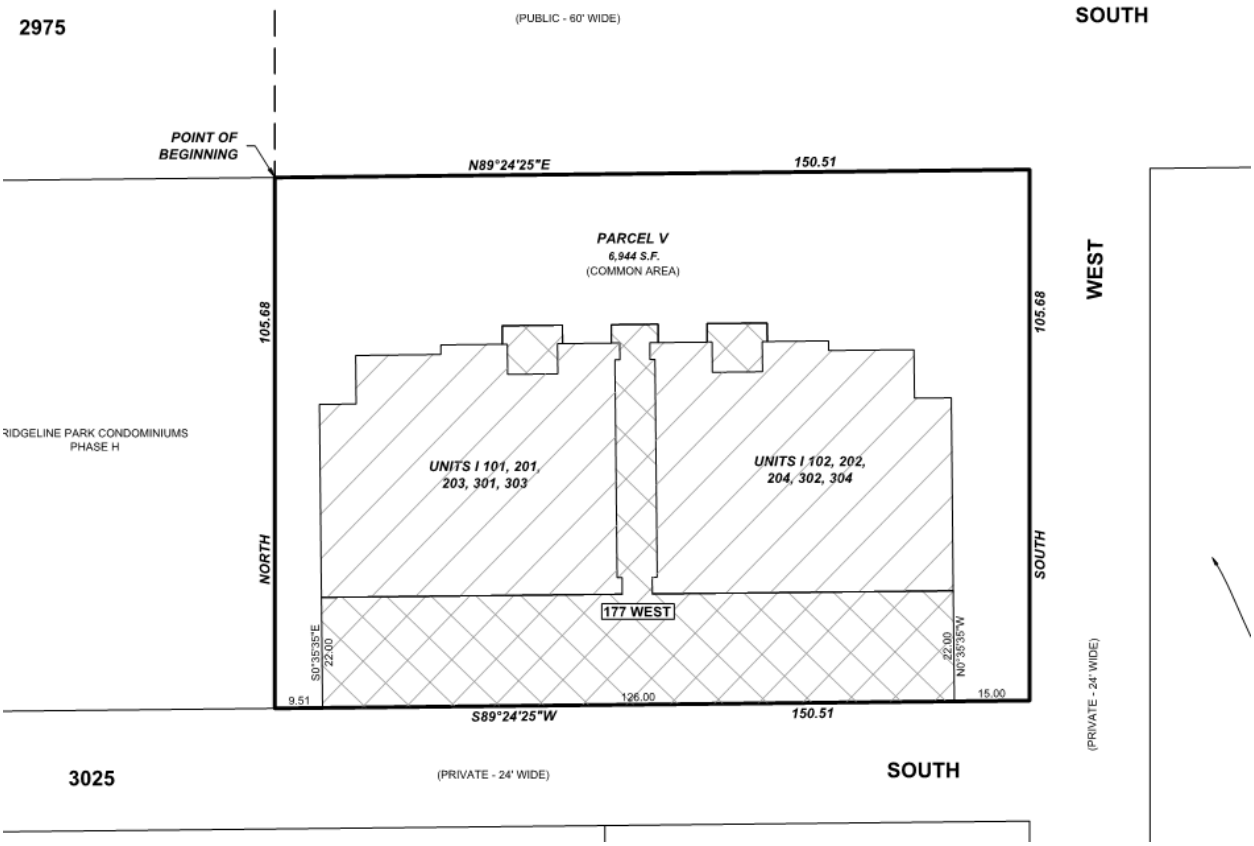



Figure 7. Condo Phase I

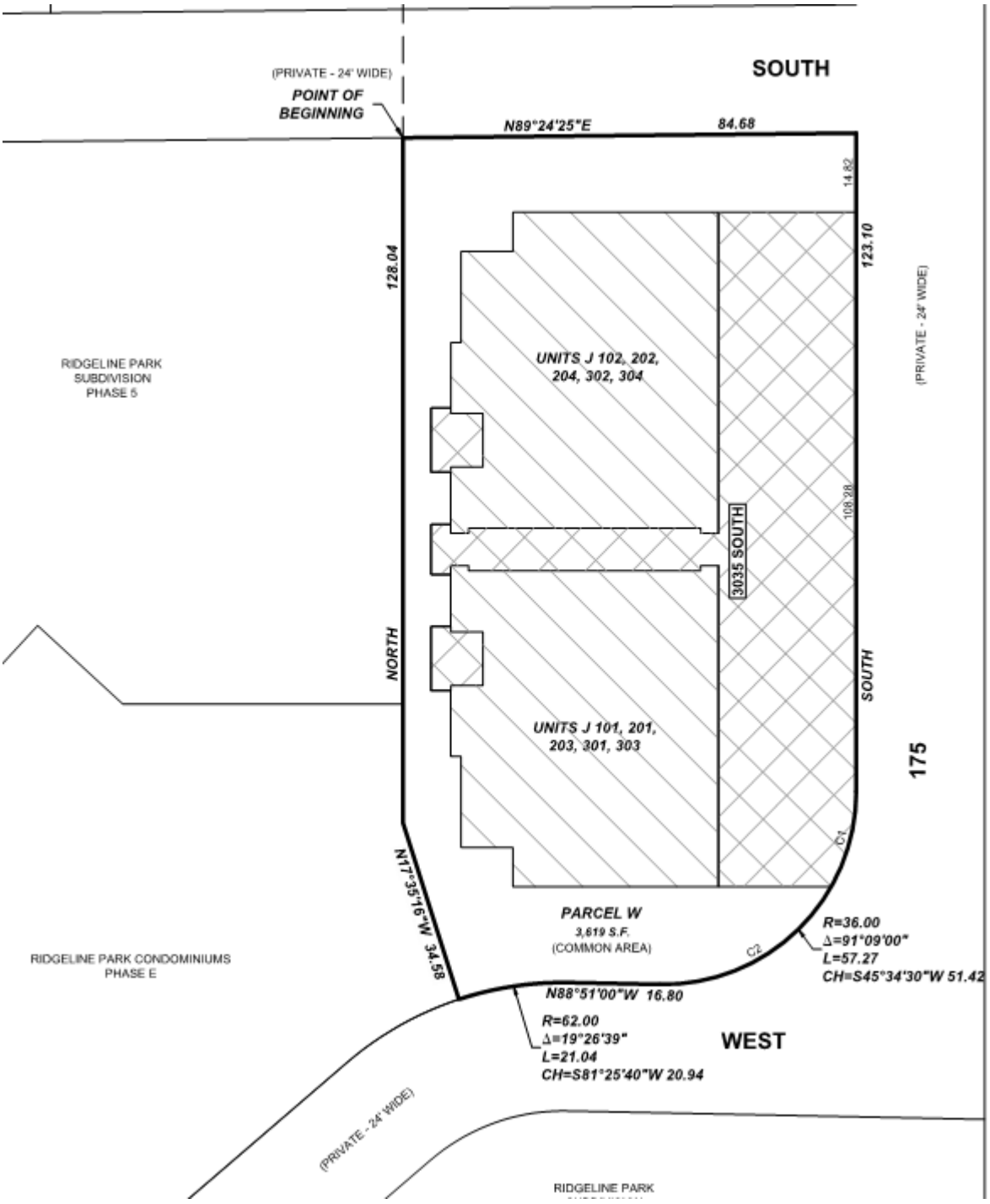



Figure 8. Condo Phase J

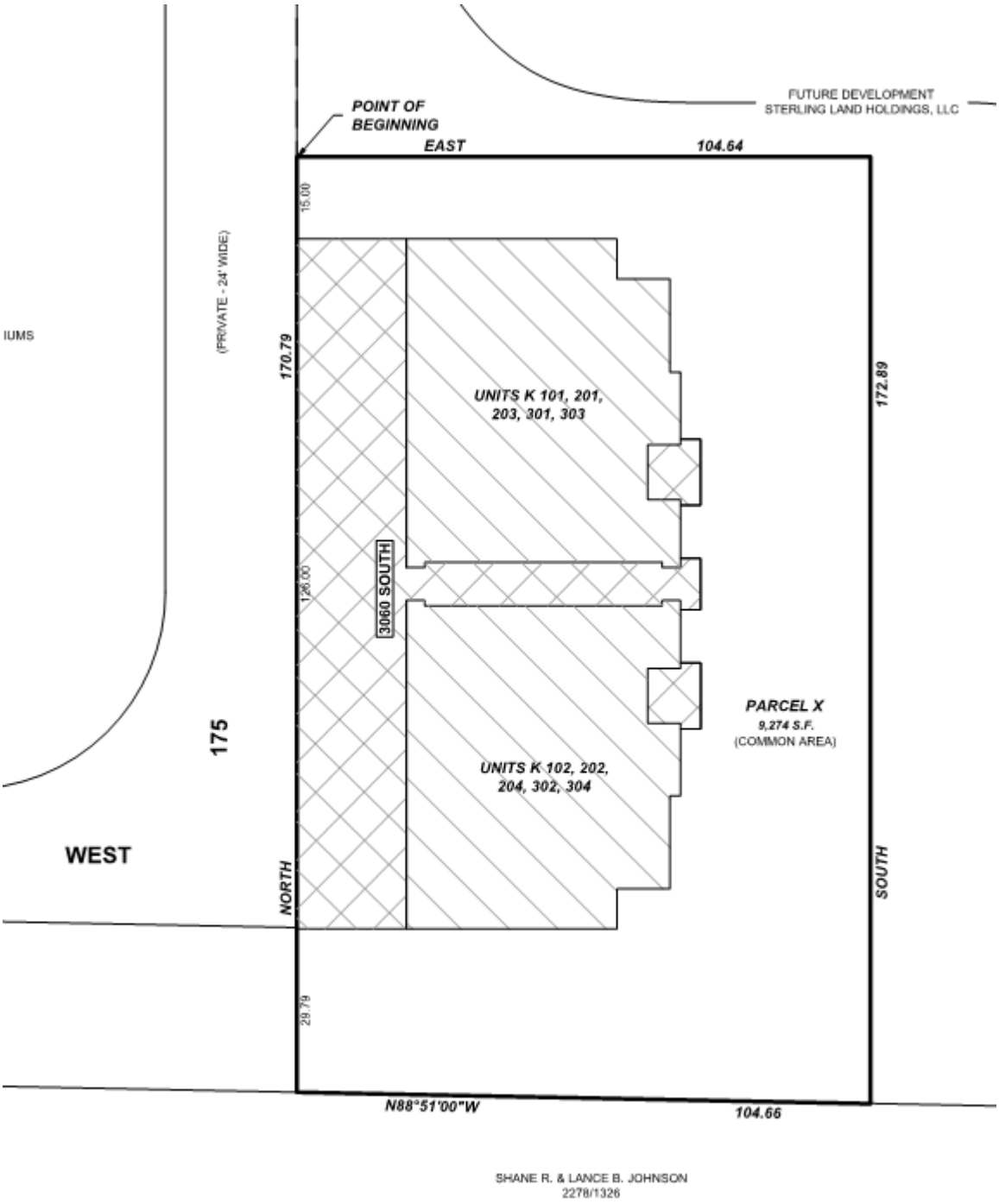



Figure 9. Condo Phase K

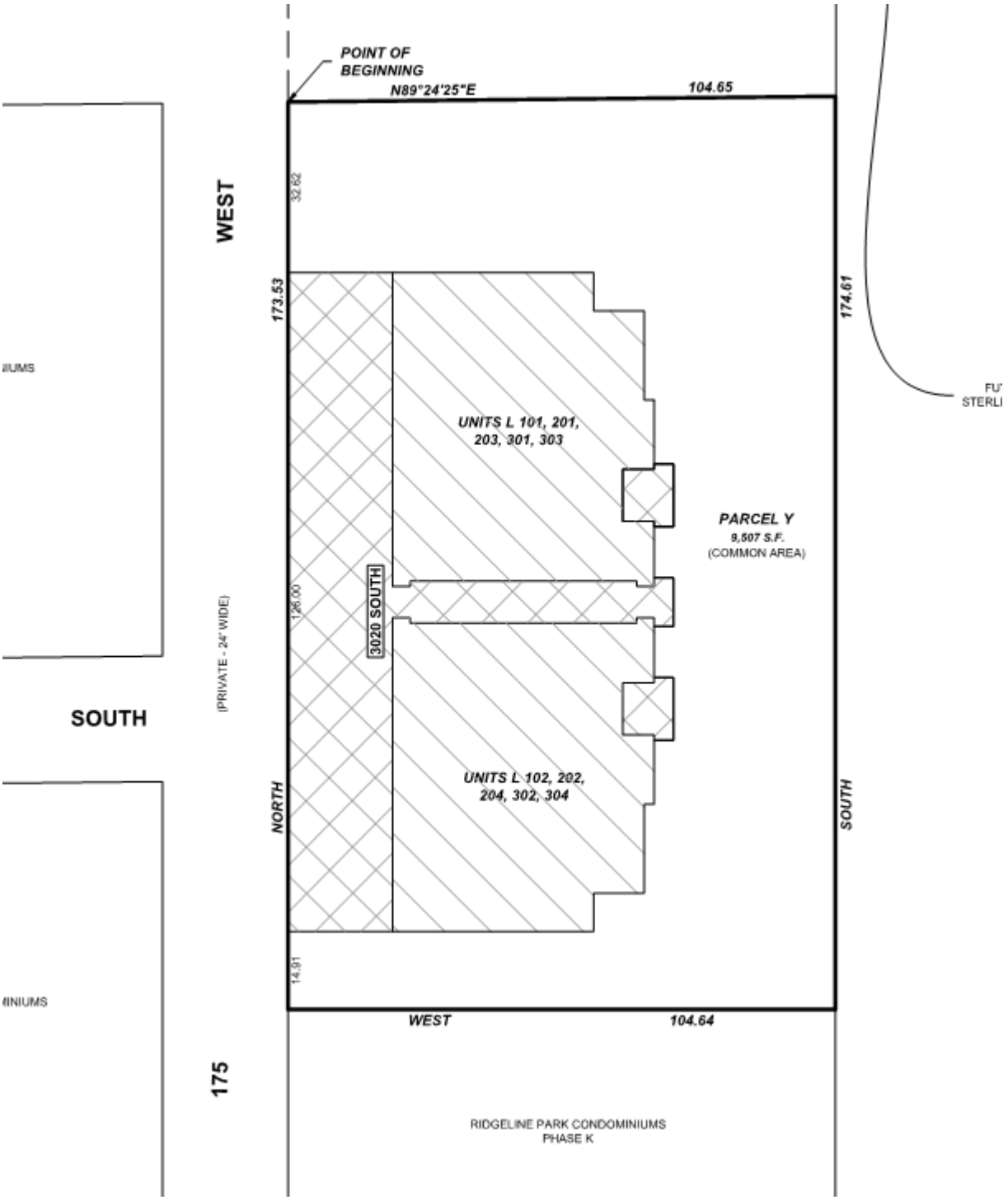



Figure 10. Condo Phase L

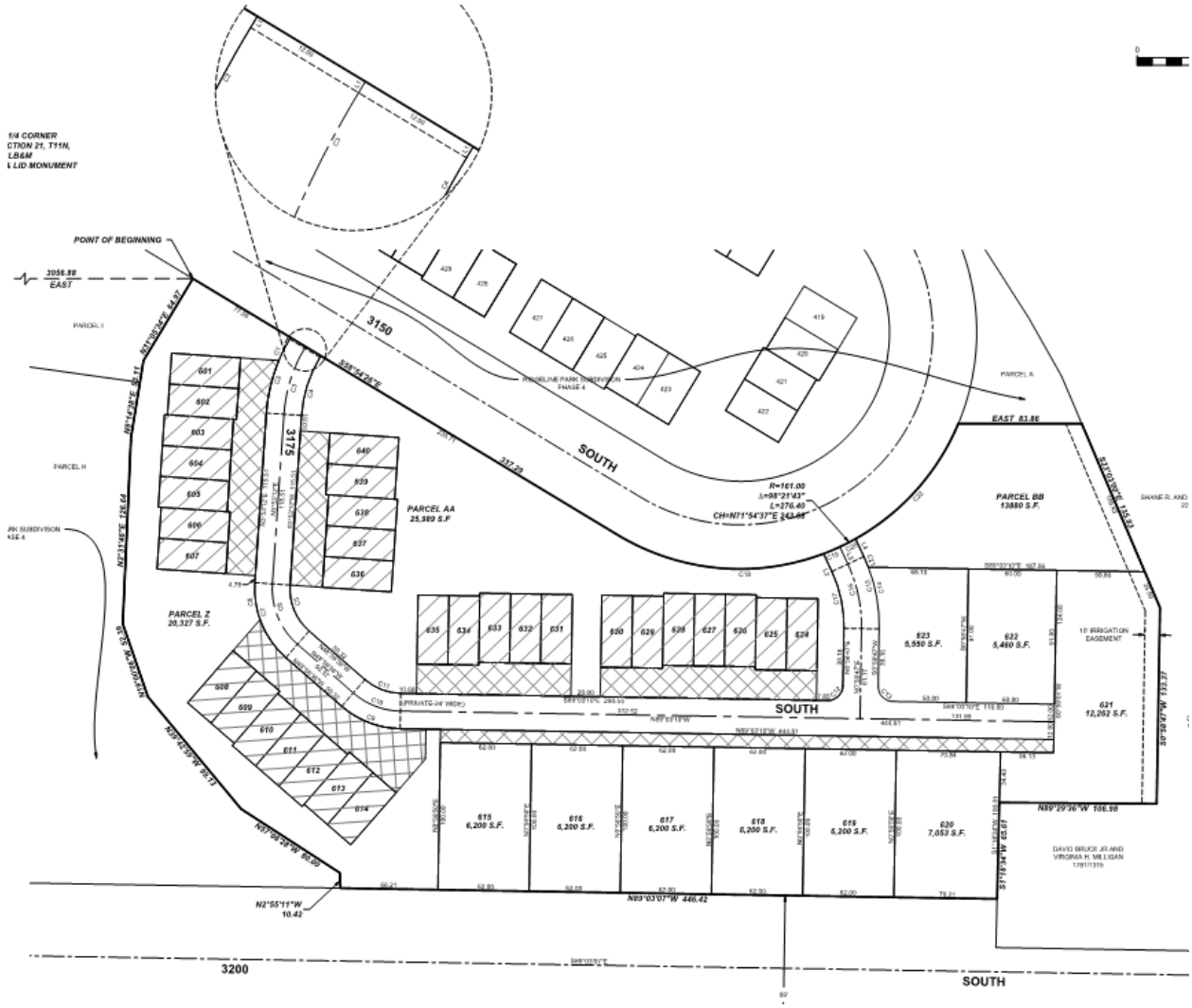



Figure 11. Phase 6

## Maintenance Responsibility

The Common Area located within Ridgeline Park will be owned by the Ridgeline Park Homeowners Association. All maintenance will be the responsibility of this entity directly, or its assigns as directed by Board and Officers of the HOA. At the moment, Visionary Homes contracts through FCS Community Management, a professional management company that specializes in working with developer/owners through the comprehensive creation and management of Homeowner Associations. Formation of potential budgets, determination and allocation of HOA/unit owner responsibilities, and the continued smooth operation of the HOA organization during the construction phase is part of their services to Ridgeline Park.

This organization will also help with the transition of the HOA to the residents and Board after the project is fully built out. FCS will be responsible for establishing the necessary HOA dues and collecting said dues in order to pay those hired by the HOA to maintain the property. All maintenance of the common area parcels will be done by private maintenance companies that are contracted through FCS Community Management.

**Landscaping & Internal Sidewalks**

The HOA will be responsible for all landscape improvements that fall within the rights of way that are not in front, to the side or on the rear of a single family residence. This means all common areas landscaping will be under the care and management of the HOA including park strips that front those common areas together with landscaping found within the round abouts. Sidewalks that are not found in Nibley City's right of way and that traverse the condo and townhome campi, will also be maintained by the HOA.

**Storm Water Facilities**

The stormwater basins, lines and facilities outside the public rights of way will be owned and maintained by the HOA in accordance with City, State and Federal guidelines.

**Staffing**

Although we are planning to allocate office space (within the clubhouse) for HOA utilization, the HOA for this subdivision is not planning to require any full time employees. Staffing needs will be met with occasional visits from FCS employees or when necessary 3rd party help.

All long-term maintenance and improvement projects will be funded by HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The reinvestment fee is intended to be 0.50% of the home purchase price but is always subject to change per the Board of Directors of the HOA. The fee schedule will be sufficiently robust for the HOA to have the financial ability to manage the proposed facilities without concern and to keep the common area maintained in a prompt and professional manner.

**Insurance Requirements**

The Ridgeline Park Homeowners Association will maintain liability insurance on the common areas that are privately owned and will be paid for out of the HOA's monthly budget from membership dues. The HOA will also maintain Directors and Officers insurance as the case demands. The estimate annual insurance expenses for the Master Association is currently set at $12,000.

**Estimate Budget**

Figure 12 below displays the estimated revenues and expenses of the Ridgeline Park Master Association. Figures 13 and 14 show the estimated budgets for the Townhome and Condominium sub-associations respectively.

## RIDGELINE PARK MASTER

## BUDGET

| | ANNUAL | Monthly Cost/Unit |
|---|---|---|
| CONDO/TH | | 334 |
| SFH/AA | | 126 |
| | | 460 |

| INCOME<br>PRIMARY | Pre-Amenities | | With Amenities | |
|---|---|---|---|---|
| Assessments - Condo/TH Master Monthly | 260,520.00 | 65.00 | 400,800.00 | 100.00 |
| Assessments - SFH/Active Adult Master Monthly | 90,720.00 | 60.00 | 143,640.00 | 95.00 |
| TOTAL INCOME | 351,240.00 | | 544,440.00 | |
| EXPENSE | | | | |
| ADMINISTRATION | | | | |
| Monthly Overhead Price | 7,800.00 | 1.41 | 7,800.00 | 1.41 |
| Management - Association | 27,600.00 | 5.00 | 27,600.00 | 5.00 |
| Insurance | 12,000.00 | 2.17 | 20,000.00 | 3.62 |
| TOTAL - ADMINISTRATION | 47,400.00 | 8.59 | 55,400.00 | 10.04 |
| COMMON AREAS | | | | |
| Clubhouse | 0.00 | 0.00 | 37,000.00 | 6.70 |
| Pool and Spas | 0.00 | 0.00 | 65,000.00 | 11.78 |
| Landscaping | 75,286.60 | 13.64 | 75,286.60 | 13.64 |
| Snow Removal | 72,373.40 | 13.11 | 72,373.40 | 13.11 |
| Maintenance and Repairs | 40,000.00 | 7.25 | 40,000.00 | 7.25 |
| Common Water/Sewer/Electric/Gas | 24,989.60 | 4.53 | 60,000.00 | 10.87 |
| TOTAL - COMMON AREAS | 212,649.60 | 38.52 | 349,660.00 | 63.34 |
| TOTAL EXPENSE | 260,049.60 | 47.11 | 405,060.00 | 73.38 |
| Savings/Reserves | 91,190.40 | 16.52 | 139,380.00 | 25.25 |
| NET INCOME | 0.00 | 0.00 | 0.00 | 0.00 |

Figure 12. Master Association Estimated Budget

## RIDGELINE PARK TOWNHOMES

## BUDGET

| | ANNUAL | Monthly Cost/Unit | With Master Amenities | Monthly Cost/Unit |
|---|---|---|---|---|
| | UNITS | 194 | | |
| **INCOME** | | | | |
| **PRIMARY** | **Pre-Amenities** | | **With Master Amenities** | |
| Assessments - Townhomes Monthly | 137,352.00 | **59.00** | 137,352.00 | **59.00** |
| Assessments - Master Monthly | 151,320.00 | **65.00** | 232,800.00 | **100.00** |
| Assessments - Utility (Unit Water) | 58,200.00 | **25.00** | 58,200.00 | **25.00** |
| **TOTAL INCOME** | 346,872.00 | **149.00** | 428,352.00 | **184.00** |
| **EXPENSE** | | | | |
| **ADMINISTRATION** | | | | |
| Monthly Overhead Price | 3,696.00 | **1.59** | 3,696.00 | **1.59** |
| Management - Association | 23,280.00 | **10.00** | 23,280.00 | **10.00** |
| Insurance | 44,232.00 | **19.00** | 44,232.00 | **19.00** |
| Assessments - Master Monthly | 151,320.00 | **65.00** | 232,800.00 | **100.00** |
| Assessments - Utility (Unit Water) | 58,200.00 | **25.00** | 58,200.00 | **25.00** |
| **TOTAL - ADMINISTRATION** | 280,728.00 | **120.59** | 362,208.00 | **155.59** |
| **COMMON AREAS** | | | | |
| Clubhouse | 0.00 | **0.00** | **included in Master Association* | |
| Pool | 0.00 | **0.00** | **included in Master Association* | |
| Maintenance and Repairs | 16,296.00 | **7.00** | 16,296.00 | **7.00** |
| Snow Removal | 36,572.88 | **15.71** | 36,572.88 | **15.71** |
| **TOTAL - COMMON AREAS** | 52,868.88 | **22.71** | 52,868.88 | **22.71** |
| **TOTAL EXPENSE** | 333,596.88 | **143.30** | 415,076.88 | **178.30** |
| Savings/Reserves | 13,275.12 | **5.70** | 13,275.12 | **5.70** |
| **NET INCOME** | **0.00** | **0.00** | **0.00** | **0.00** |

Figure 13. Townhome Association Estimated Budget

## RIDGELINE PARK CONDOS

## BUDGET

ANNUAL Monthly Cost/Unit

UNITS 140

| | Pre-Amenities | | With Master Amenities | |
|---|---|---|---|---|
| **INCOME** | | | | |
| **PRIMARY** | | | | |
| Assessments - Monthly | 169,680.00 | **101.00** | 169,680.00 | **101.00** |
| Assessments - Master Monthly | 109,200.00 | **65.00** | 168,000.00 | **100.00** |
| Assessments - Utility (Unit Water) | 42,000.00 | **25.00** | 42,000.00 | **25.00** |
| **TOTAL INCOME** | 320,880.00 | **191.00** | 379,680.00 | **226.00** |
| **EXPENSE** | | | | |
| **ADMINISTRATION** | | | | |
| Monthly Overhead Price | 2,880.00 | **1.71** | 2,880.00 | **1.71** |
| Management - Association | 16,800.00 | **10.00** | 16,800.00 | **10.00** |
| Professional Services (Legal, etc) | 2,613.60 | **1.56** | 2,613.60 | **1.56** |
| Insurance | 24,360.00 | **14.50** | 24,360.00 | **14.50** |
| Assessments - Master Monthly | 109,200.00 | **65.00** | 168,000.00 | **100.00** |
| Assessments - Utility (Unit Water) | 42,000.00 | **25.00** | 42,000.00 | **25.00** |
| **TOTAL - ADMINISTRATION** | 197,853.60 | **117.77** | 256,653.60 | **152.77** |
| **COMMON AREAS** | | | | |
| Clubhouse | 0.00 | **0.00** | *included in Master Association | |
| Pool | 0.00 | **0.00** | *included in Master Association | |
| Maintenance and Repairs | 34,994.40 | **20.83** | 34,994.40 | **20.83** |
| Snow Removal - Common Sidewalks | 28,560.00 | **17.00** | 28,560.00 | **17.00** |
| Common Electricity | 7,576.80 | **4.51** | 7,576.80 | **4.51** |
| **TOTAL - COMMON AREAS** | 71,131.20 | **42.34** | 71,131.20 | **42.34** |
| **TOTAL EXPENSE** | 268,984.80 | **160.11** | 327,784.80 | **195.11** |
| Savings/Reserves | 51,895.20 | **30.89** | 51,895.20 | **30.89** |
| **NET INCOME** | **0.00** | **0.00** | **0.00** | **0.00** |

Figure 14. Condominium Association Estimated Budget

### Amenities

Section 19.32.050 of the Nibley City Municipal Code describes the minimum open space amenities that should be provided in each development. The amount and type of amenity required under the NCC is determined by the total number of units. The entire Ridgeline Park project with all phases falls between the 401 – 500 category for minimum amenities.

In total for all phases 1-10, 7.5 acres of park area is required with 2 pavilions, 2 swing sets, and 3 playgrounds, a clubhouse and pool, 2 sports court/fields and dog stations/parks as agreed during the R-PUD approvals. A pavilion, 2 playgrounds, swing-set, dog station and sports court are currently being installed with phases 1-4 of Ridgeline Park.

### Common Area Parcels N, O, P, and Q – Playground & Dog Park

Common Area Parcels N and O will serve as stormwater basins and will be maintained by the HOA. A playground feature and swing set will be located in common area Parcel P together with a Pavilion. A Dog Park is planned for parcel Q.

### Common Space Parcels R, S, T, U, V, W, X, and Y

Open Space Parcels R through Y are common area parcels immediately surrounding the condo buildings within the Phase 5 area and will be maintained by the HOA.

### Common Area Parcel Z, AA, and BB

Parcels Z, AA and BB will be owned and maintained by the HOA. Parcel BB will have some sidewalks that tie into Parcel A from Phase 4. Parcel AA will also contain a stormwater basin that will be maintained by the HOA.

**Exhibit 'A'**

**Landscape Plan**

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Proposal for

# Visionary Homes

Prepared by

GREAT WESTERN
RECREATION

07-07-2023
Job # 109823-01

## Ridgeline Park Playground Option 1



GameTime
A PLAYCORE Company

435-760-2416 | www.gwpark.com

# Ridgeline Park Playground-Project 109823-01-Opt 1
# Nibley, UT



A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS

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GREAT WESTERN RECREATION

# Ridgeline Park Playground-Project 109823-01-Opt 1
## Nibley, UT

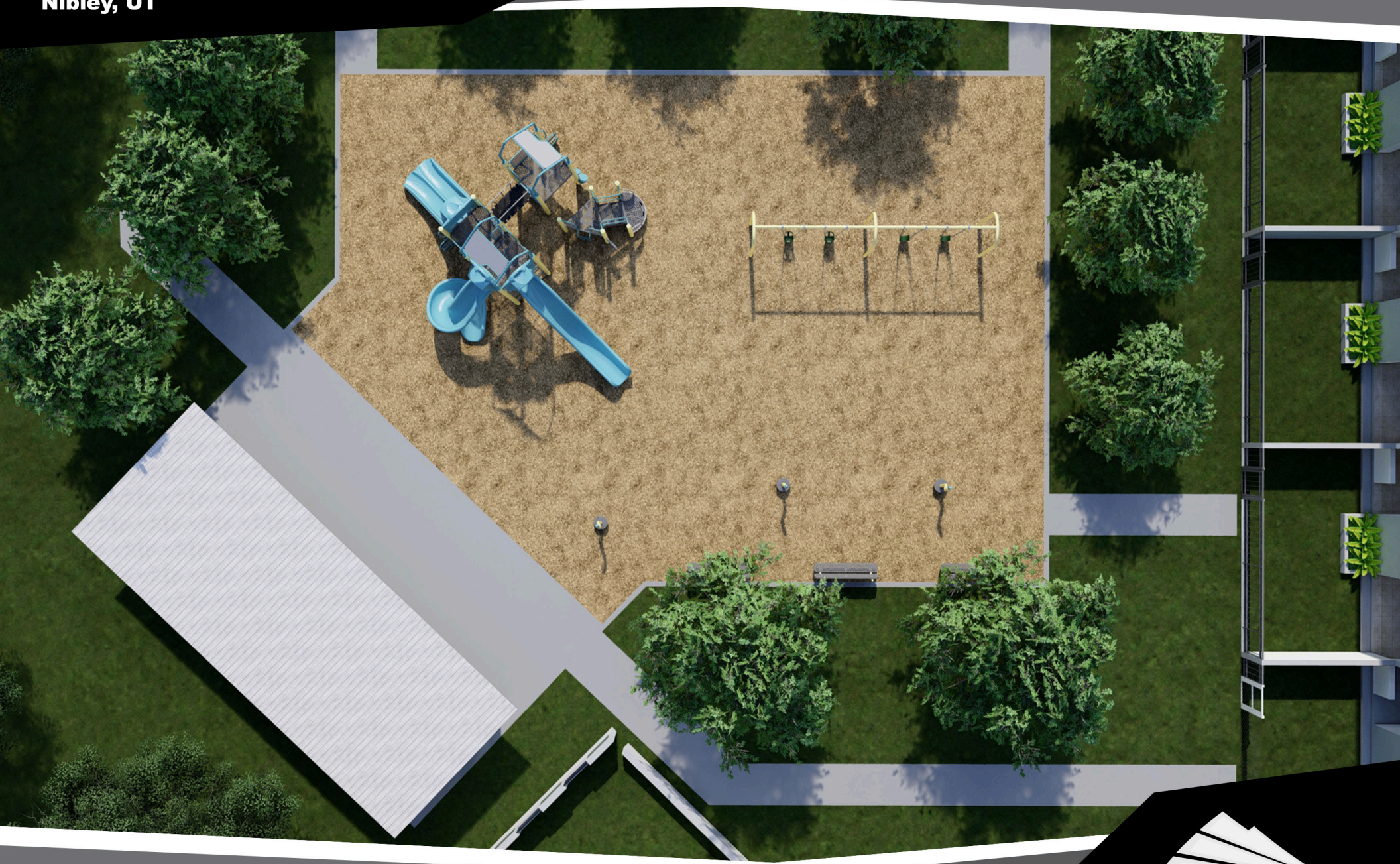


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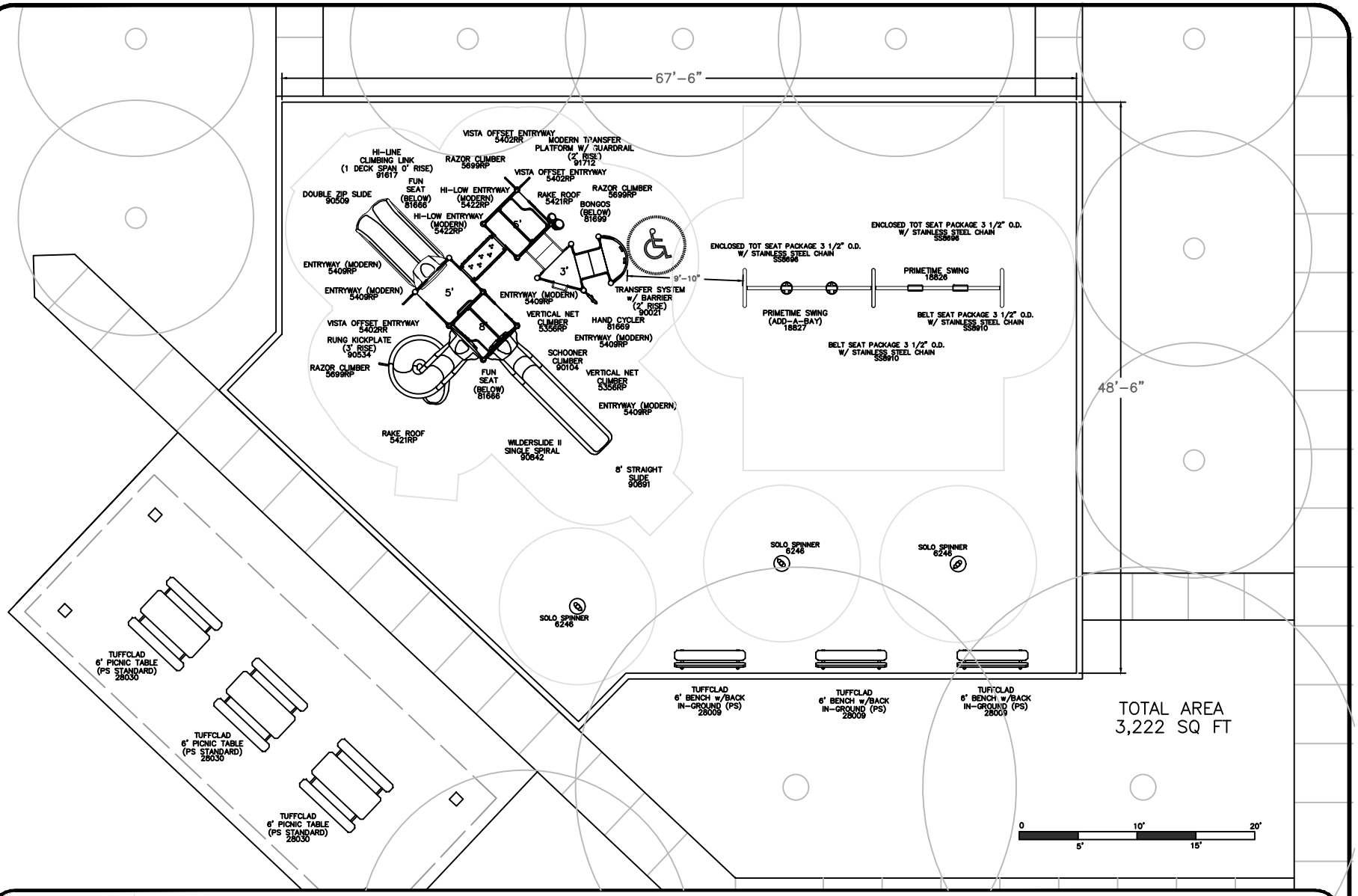
GREAT WESTERN RECREATION

# Ridgeline Park Playground-Project 109823-01-Opt 1
## Nibley, UT



A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS P: (435) 245-5055 / F: 435 245-5057 Lewis@gwpark.com

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Visionary Homes
Ridgeline Park
Nibley, UT

Representative
Great Western Recreation


SALES REP
LEWIS PAINTER
435-760-2416
LEWIS@GWPARK.COM


| | | | |
|---|---|---|---|
| Total Elevated Play Components | 9 | | |
| Total Elevated Play Components Accessible By Ramp | - | Required | - |
| Total Elevated Components Accessible By Transfer | 5 | Required | 5 |
| Total Accessible Ground Level Components Shown | 11 | Required | 3 |
| Total Different Types Of Ground Level Components | 5 | Required | 3 |

This play equipment is recommended for children ages
5 - 12

Minimum Area Required:

Scale: -

This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: NM - LP

Date: 6/28/2023

Drawing Name: 109823-01-Opt 1

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June 12, 2023

Tom Dickinson, PE
Nibley City Engineer
td@nibleycity.com

RE: Ridgeline Park Phase 4-9 Stormwater Report

Dear Darren,

Per your request and Section 6 of the Nibley City Design Standards, I am preparing this memo to outline the stormwater assumptions, calculations and findings relating to the Ridgeline Park Subdivision Phases 4-9. Hydrology relating Phase 10 (the commercial portion on the eastside of the project) is excluded from this discussion, as neither the highway access to that phase nor the site plan for the same has yet been determined. In addition to hydrology, orifice sizing, and pipe hydraulics will be discussed.

## HYDROLOGY

Based on the proposed grading contours, the site has been divided into multiple sub-basins each with its own stormwater storage facility (whether above-ground or under-ground) and controlled release point. Sub-basins are delineated based on proposed grade breaks and catch basin placement. Sub-basins are shown in Figure 1.

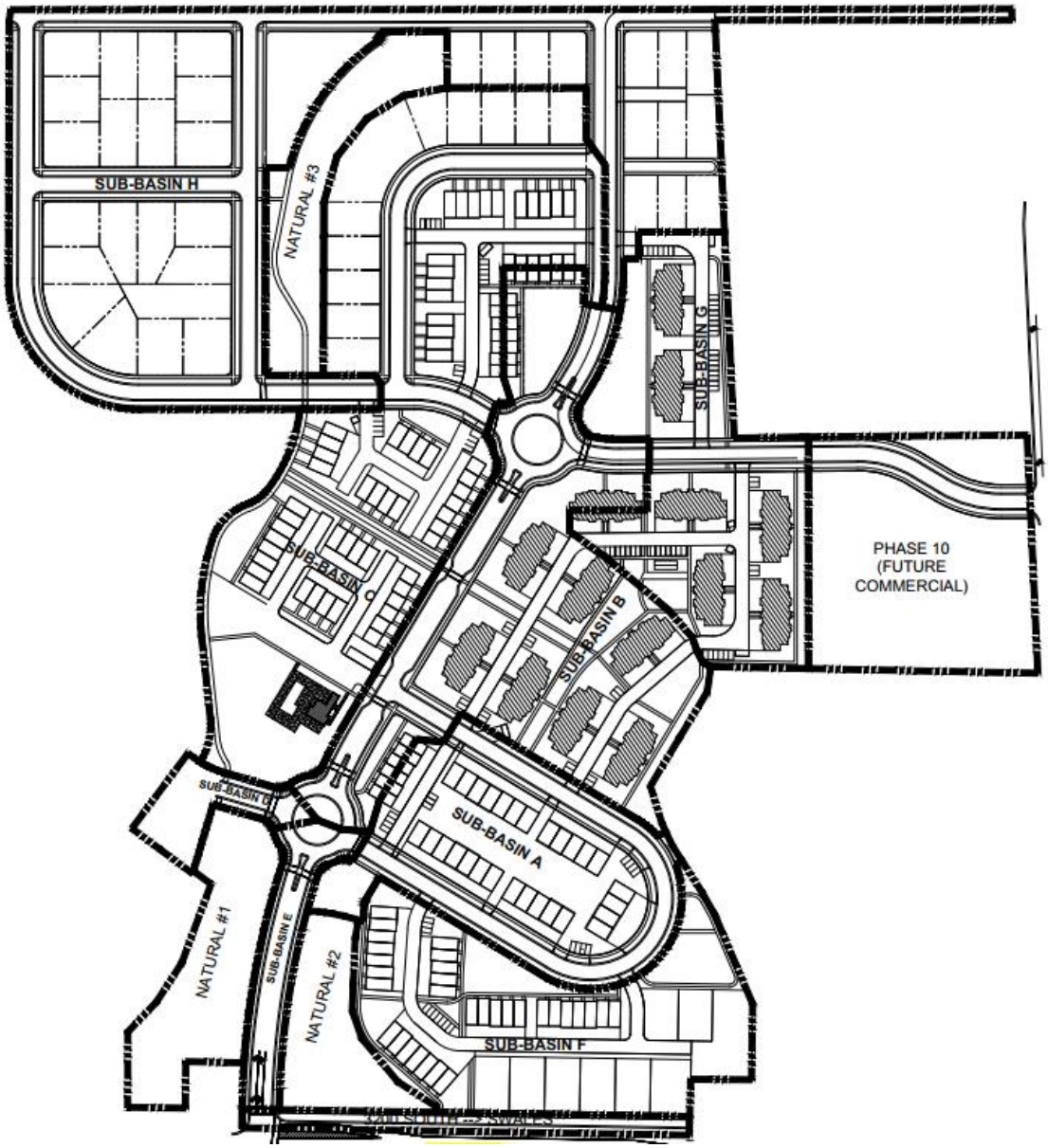



**Figure 1. Project Sub-Basins**

Runoff will not be managed for Natural Areas #1, #2 & #3. Runoff from the 100-year 24-hr storm (3.02-inches) will be detained for all sub-basins (with the exception of sub-basins D, E & 3200 South) and then released at the lesser of the following two values: (1) the pre-development runoff rate, or (2) 0.2 cfs/acre. Stormwater from detention ponds will be treated with a snout prior to discharge into the receiving water, Clear Creek. As sub-basins D and E contain low roadway segments traversing the river bottoms and the majority of that bottomland is encumbered by jurisdictional wetlands making land for stormwater ponds

scarce, these areas will only retain nuisance runoff, here defined as the 80th-percentile storm, or 0.5-inches. Retention of this amount will improve water quality prior to discharge into Clear Creek. 3200 South currently does not detain or retain any storm water, but dumps directly into Clear Creek. This situation will be improved with the addition of roadside swales to retain the 80th-percentile storm.

The 80th-percentile storm will not be retained for sub-basins A, B, C, F, G, H, & J due to the general presence of elevated groundwater and poor infiltration rates throughout the site.

Hydrologic calculations were performed for those sub-basins detaining the 100-year 24-hr storm by using the SCS TR-55 methodology. Curve numbers were selected for pre- and post-development conditions based on the hydrologic soil groupings listed for the project on the USDA Soil Survey. As required by City Standards, the pre-development vegetation was assumed to be "grass/pasture in good condition". Time of concentration calculations also assumed good grass cover (n=0.4). Post-development time of concentration was assumed to be 15 minutes across the board. Hydrologic information for each sub-basin is summarized in Table 1. Impervious areas listed were calculated in AutoCAD to include all rooftops, sidewalks and paving. CAD files are available upon request. A 1,500sf home and 20x20 driveway pad were assumed for each single-family lot.

**Table 1. Sub-basin Hydrologic Parameters**

| | Sub-Basins | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** |
| **Hydro Group** | 60% B, 40% C | C | 20% B, 80% C | | | B | C | 35% B, 65% C |
| **Pre-dev Runoff CN** | 66 | 74 | 71 | | | 61 | 74 | 69 |
| **Area (ac)** | 4.06 | 7.06 | 10.03 | 0.62 | 0.88 | 4.51 | 4.48 | 11.34 |
| **TOC Length (ft)** | 600 | 480 | 420 | | | 680 | 720 | 280 |
| **TOC Slope (%)** | 1.2 | 1.1 | 0.9 | | | 0.7 | 0.9 | 0.5 |
| **TOC (min)** | 159 | 138 | 134 | | | 217 | 206 | 122 |
| **Pre-dev runoff (cfs)** | 0.46 | 1.74 | 2.01 | | | 0.25 | 0.81 | 2.06 |
| **Pre-dev runoff per acre (cfs/ac)** | 0.11 | 0.25 | 0.20 | | | 0.06 | 0.18 | 0.18 |
| **Pre-dev runoff rate exceeds 0.2cfs/ac** | no | yes | no | | | no | no | no |
| **Release rate used (cfs/ac)** | 0.11 | 0.20 | 0.20 | 0.00 | 0.00 | 0.06 | 0.18 | 0.18 |
| **Release rate used (total cfs)** | 0.46 | 1.41 | 2.01 | | | 0.25 | 0.81 | 2.06 |
| **Pervious Area Total (ac)** | 1.20 | 2.92 | 4.16 | | | 1.04 | 1.80 | 6.07 |
| **Impervious Area Total (ac)** | 2.86 | 4.14 | 5.87 | | | 3.47 | 2.68 | 5.26 |
| **Composite CN** | 89 | 88 | 87 | | | 89 | 88 | 83 |
| **Post TOC (min)** | 15 | 15 | 15 | | | 15 | 15 | 15 |

The runoff from all sub-basins will be stored in above-ground pond. The detention/retention requirements for each sub-basin are listed in Table 2 together with parameters pertinent to storage facilities as currently designed. Estimated seasonal high water table values (ESHWT) were obtained from a study conducted on 11/17/2021 and dated 01/20/2022. Since the first iteration of this report, runoff from sub-basins D&E have been combined into a single storage facility.

**Table 2. Sub-basin Storage Requirements**

| | Sub-Basins | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H |
| **Detention/Retention Required** | 15,218 | 20,396 | 27,382 | 2,734 | | | 13,431 | 25,250 |
| **Rough Pond Length @ Mid Point (ft)*** | 75 | 175 | 220 | 60 | | 127 | 160 | 215 |
| **Rough Pond Width @ Mid Point (ft)*** | 72 | 78 | 80 | 52 | | 63 | 40 | 100 |
| **Detention/Retention Provided** | 16,422 | 20,682 | 27,783 | 2,780 | | 18,620 | 13,554 | 25,299 |
| **Depth to ESHWT** | 2.50 | 2.50 | 2.00 | 3.00 | | 3.00 | 2.67 | 2.00 |
| **Existing Grade (high side)** | 43.00 | 39.56 | 34.80 | 41.55 | | 44.72 | 40.00 | 32.00 |
| **ESHWT (high side)** | 40.50 | 37.06 | 32.80 | 38.55 | | 41.72 | 37.33 | 30.00 |
| **Bottom of System (high side)** | 42.00 | 38.60 | 34.90 | 39.60 | | 42.75 | 38.18 | 31.00 |
| **Existing Grade (low side)** | 42.65 | 38.30 | 34.00 | 70.78 | | 44.15 | 37.40 | 30.92 |
| **ESHWT (low side)** | 40.15 | 35.80 | 32.00 | 67.78 | | 41.15 | 34.73 | 28.92 |
| **Bottom of System (low side)** | 41.15 | 37.34 | 33.00 | 39.60 | | 42.25 | 37.47 | 30.00 |
| **Storage (average)** | 2.93 | 1.92 | 2.05 | 1.00 | | 3.25 | 2.51 | 1.50 |
| **Max Water** | 44.50 | 39.89 | 36.00 | 40.60 | | 45.75 | 40.33 | 32.00 |
| **Freeboard** | 45.50 | 40.89 | 37.00 | 41.60 | | 46.75 | 41.33 | 33.00 |
| *Actual ponds are irregular in shape | | | | | | | | |

As demonstrated by the values in Table 2, all detention or retention requirements have been met. In the case of retention, the 80th-percentile storm retention requirements are purely a function of area. The area of the sub-basin multiplied by 0.5-inch is the storage required.

There were concerns about Clear Creek flowing back into Pond D/E. As-surveyed July 27, 2022 during the peak of the irrigation season (which causes the highest groundwater conditions at this site), the ordinary high-water mark (OHWM) sat at 4538.74. This is 1.86' below the pond's release elevation. No water is expected to backup into the pond.

As for the swales along 3200 South it is estimated that the 80th-percentile storm for the half-width of the 99-ft cross-section is 2.06 cf/ln-ft (49.5-ft x 0.5-in = 2.06 cf). The swale as designed is 1-ft deeper than the flowline of the curb and gutter and provides 6.5 cf/ln-ft given a 13-ft park strip (13-ft / 2 * 1-ft = 6.5-sf).

## ORIFICE CALCULATIONS

The orifice calculations for all detaining sub-basins are provided in Tables 3 through 8.

**Table 3. Sub-basin A Orifice Size Calculation**

| **Pond A Orifice Size Calculation** | | | |
|---|---|---|---|
| H = Head = W.S.E. - INV. = | | 3.4 | ft |
| P.Q. = Peak Allowable Discharge = | | 0.46 | cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | | 3.07 | inches |

Table 4. Sub-basin B Orifice Size Calculation

| Pond B Orifice Size Calculation | |
|---|---|
| H = Head = W.S.E. - INV. = | 4.35 ft |
| P.Q. = Peak Allowable Discharge (From Basins G & B)= | 2.22 cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | 6.31 inches |
| **Diameter to be Utilized** | 6.31 inches |

Table 5. Sub-basin C Orifice Size Calculation

| Pond C Orifice Size Calculation | |
|---|---|
| H = Head = W.S.E. - INV. = | 6.43 ft |
| P.Q. = Peak Allowable Discharge (From Basins G, B & C)= | 4.24 cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | 7.91 inches |
| **Diameter to be Utilized** | 7.91 inches |

Table 6. Sub-basin F Orifice Size Calculation

| Pond F Orifice Size Calculation | |
|---|---|
| H = Head = W.S.E. - INV. = | 3.5 ft |
| P.Q. = Peak Allowable Discharge = | 0.25 cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | 2.24 inches |
| **Diameter to be Utilized** | 3.00 inches |

Table 7. Sub-basin G Orifice Size Calculation

| Pond G Orifice Size Calculation | |
|---|---|
| H = Head = W.S.E. - INV. = | 2.86 ft |
| P.Q. = Peak Allowable Discharge = | 0.81 cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | 4.24 inches |
| **Diameter to be Utilized** | 4.24 inches |

Table 8. Sub-basin H Orifice Size Calculation

| Pond H Orifice Size Calculation | |
|---|---|
| H = Head = W.S.E. - INV. = | 3.16 ft |
| P.Q. = Peak Allowable Discharge = | 2.06 cfs |
| Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) = | 6.59 inches |
| **Diameter to be Utilized** | 6.59 inches |

civilsolutionsgroup inc.

## HYDRAULICS

In accordance with the Nibley City Standards, all pipe shall be sized to convey the 10-year storm (2.04-inches) while not exceeding a depth over diameter ratio (d/D) of 0.8. Autodesk StormCAD was utilized to ensure that 10-year flows did not exceed a d/D of 0.8.

## CONCLUSION

It is the conclusion of this stormwater study that the facilities as designed for Phases 4 thru 9 of the Ridgeline Park Subdivision meet criteria as set forth in the Nibley City Standards.

If you have any questions about the findings of this study, please feel free to contact me at 435-890-4498 or mtaylor@civilsolutionsgroup.net

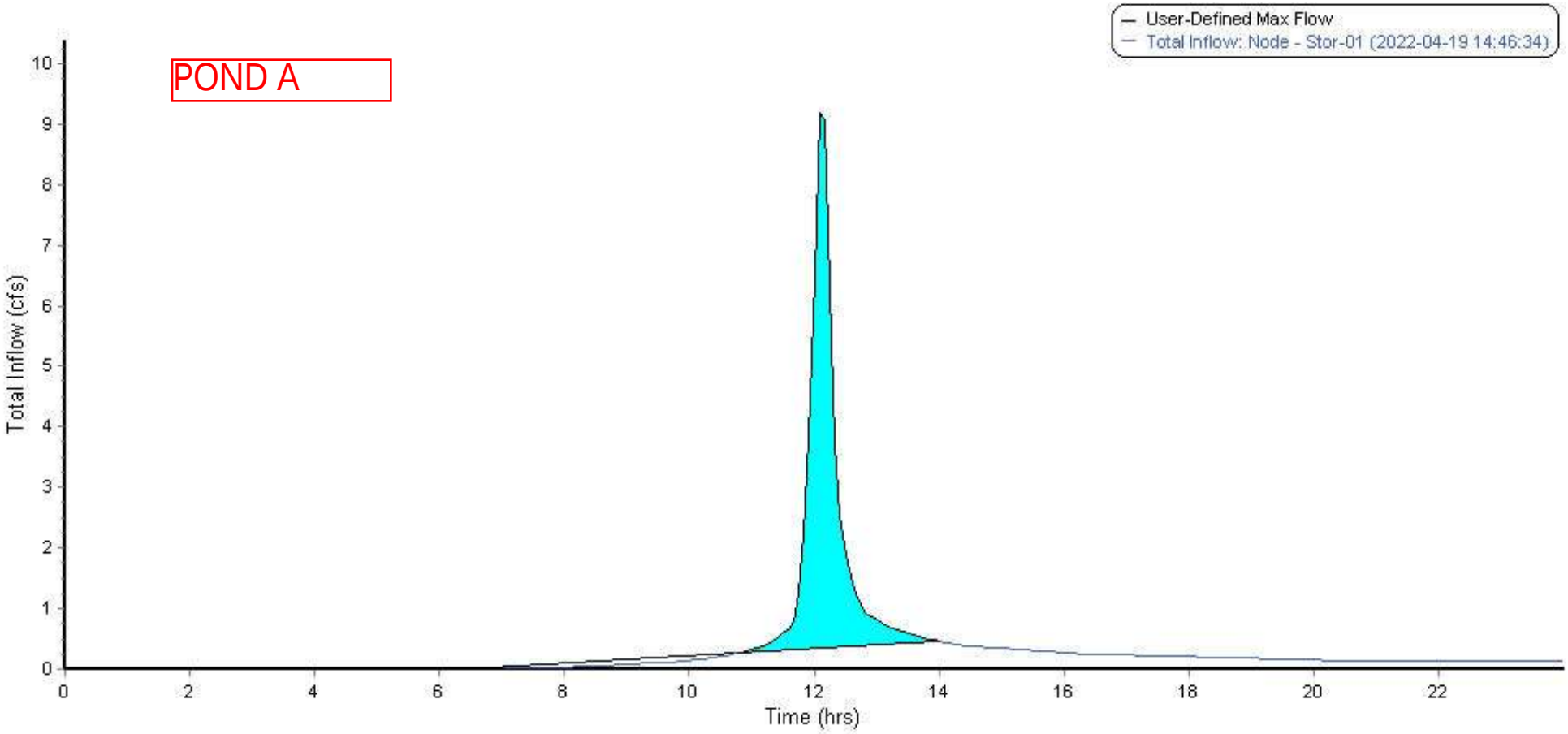
Sincerely,

**Michael E. Taylor**, PE, Office Manager

civilsolutionsgroupinc.

# APPENDIX: POST-DEVELOPMENT HYDROGRAPHS

POND A




## Total Inflow Summary Table

Time period

| | |
|---|---|
| From: | 04/19/2022, 12:00:00 AM |
| To: | 04/20/2022, 12:00:00 AM |

Thresholds

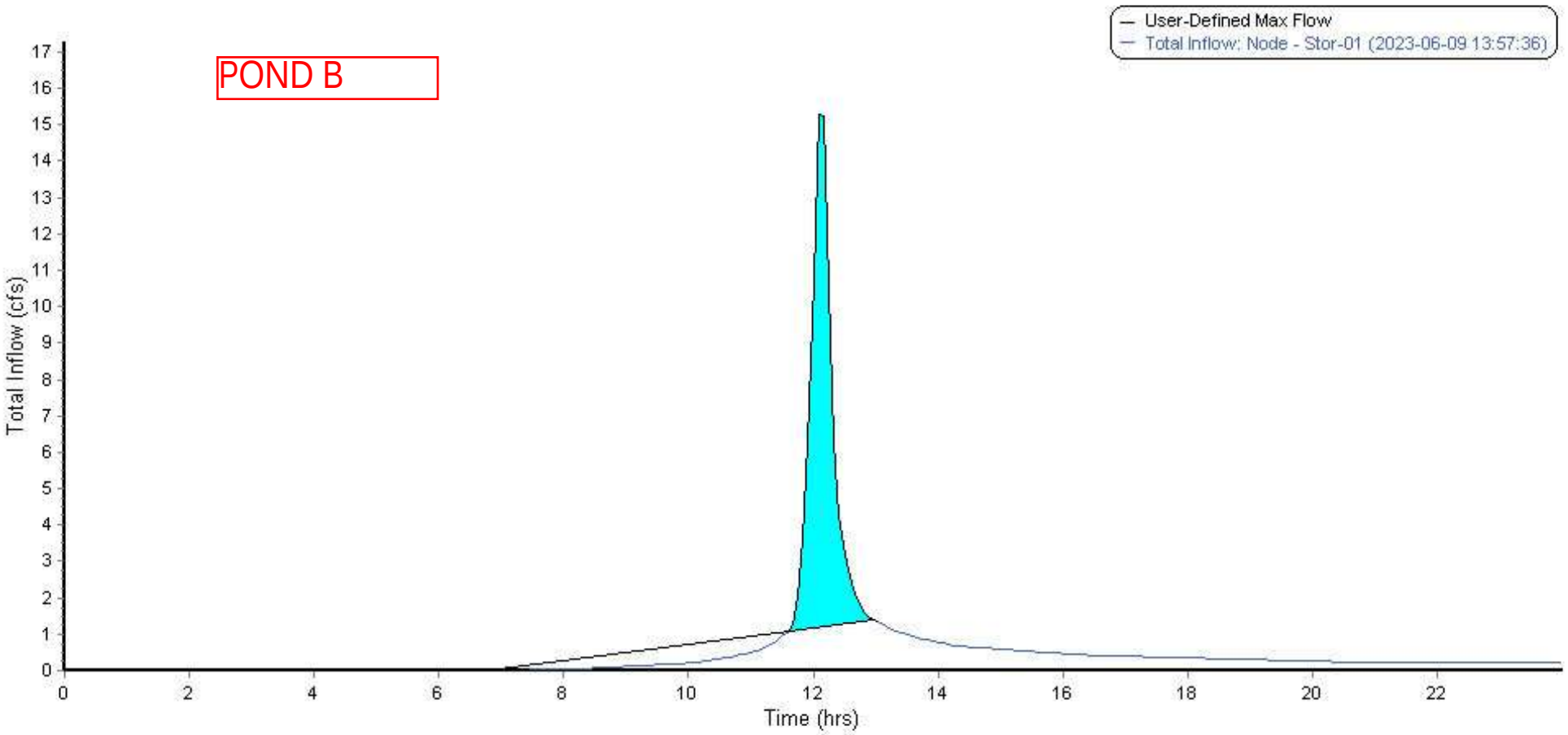
| | |
|---|---|
| Exceedance: | 0 |
| Deficit: | 0 |

Detention storage

| | |
|---|---|
| Max flow: | .46 |

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 9.19 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.33 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 28127.86 |
| Detention Storage (ft³) | 15218.03 |

POND B




## Total Inflow Summary Table

Time period

From: 06/09/2023, 12:00:00 AM

To: 06/10/2023, 12:00:00 AM

Thresholds

Exceedance: 0

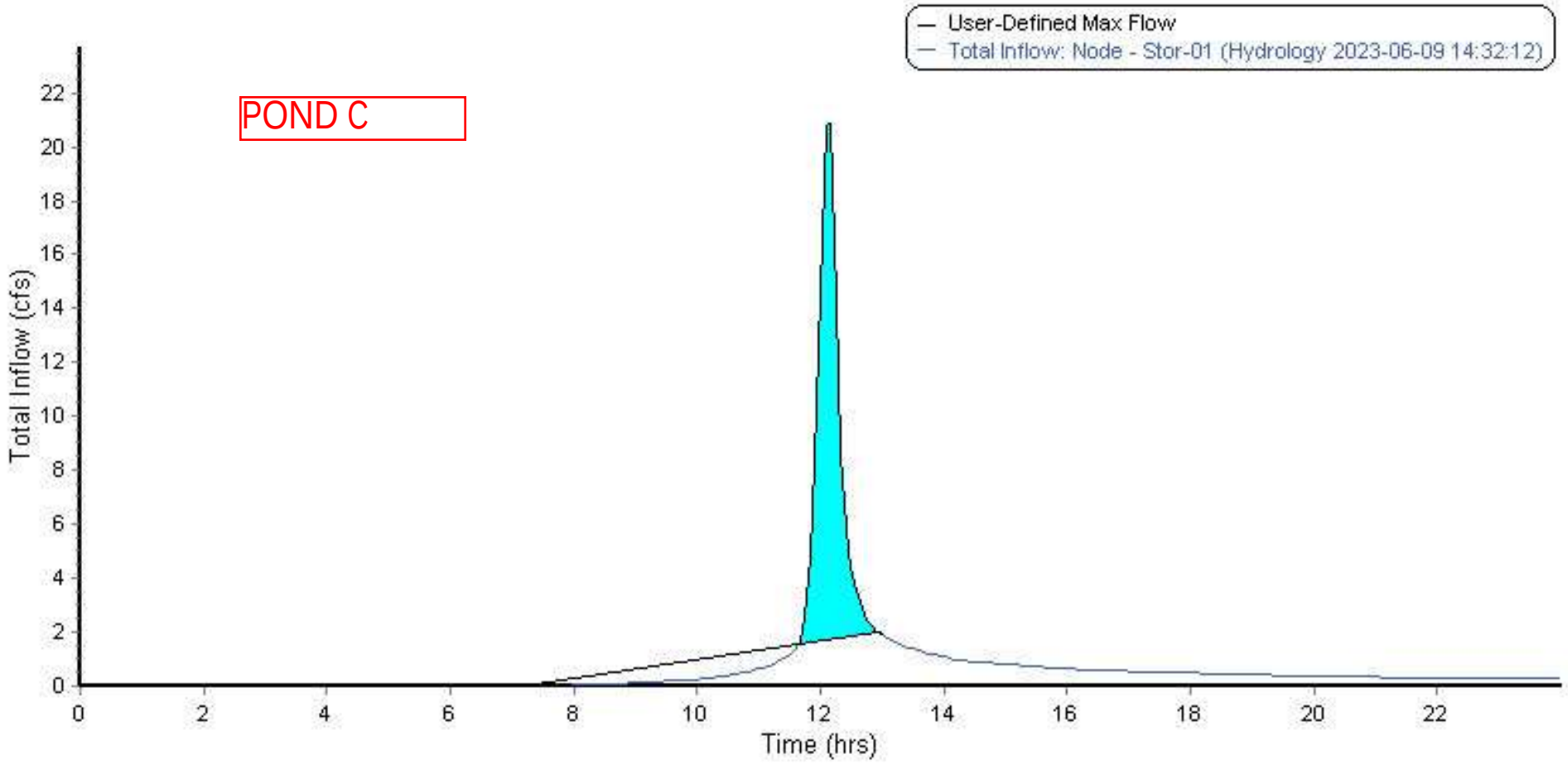
Deficit: 0

Detention storage

Max flow: 1.41

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 15.29 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.54 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 46834.3 |
| Detention Storage (ft³) | 20396.46 |

Total Inflow (cfs): 1.91, 18.26




## Total Inflow Summary Table

Time period

From: 06/09/2023, 12:00:00 AM

To: 06/10/2023, 12:00:00 AM

Thresholds

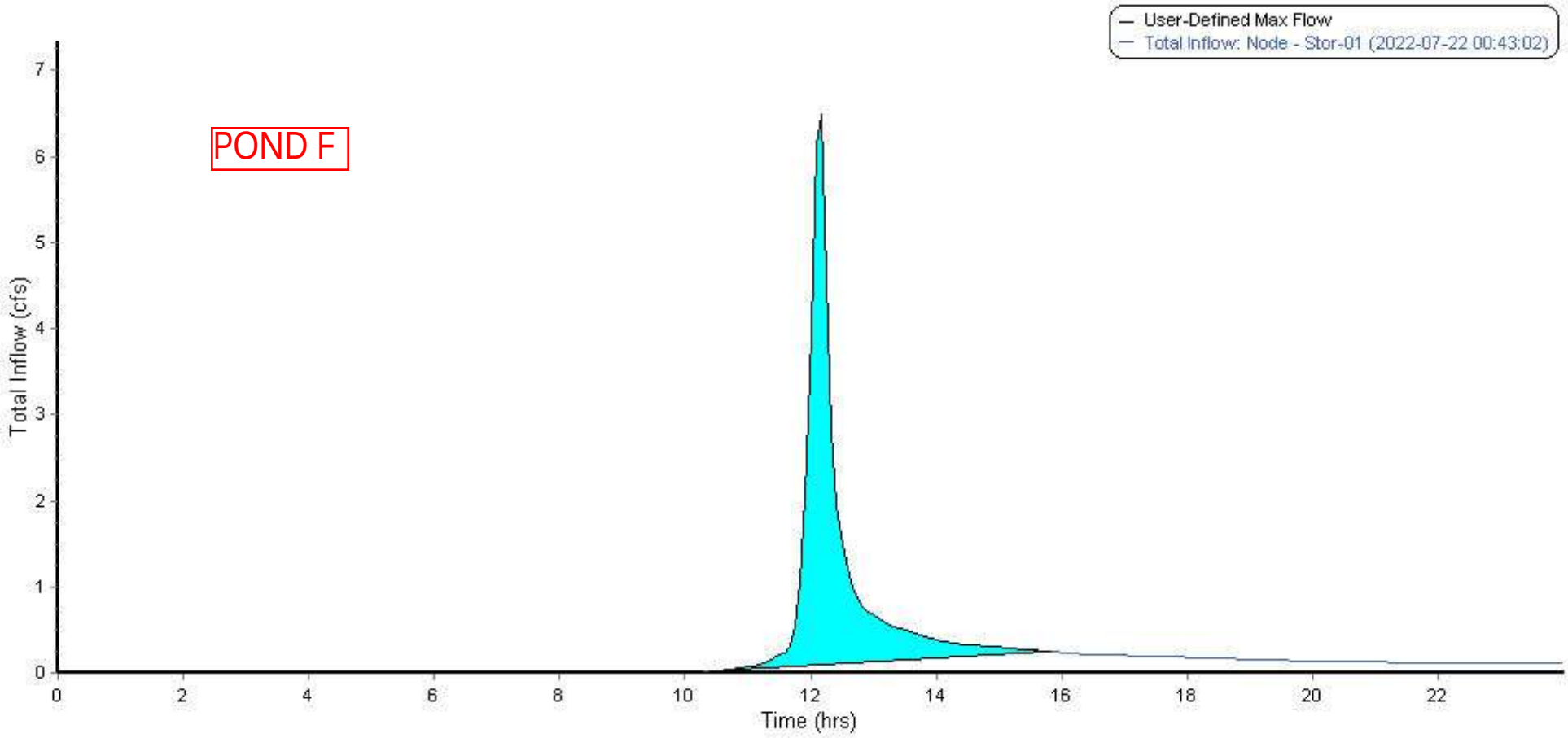
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 2.01

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 20.86 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.74 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 63672.45 |
| Detention Storage (ft³) | 27382.17 |




## Total Inflow Summary Table

Time period

From: 07/22/2022, 12:00:00 AM

To: 07/23/2022, 12:00:00 AM

Thresholds

Exceedance: 0

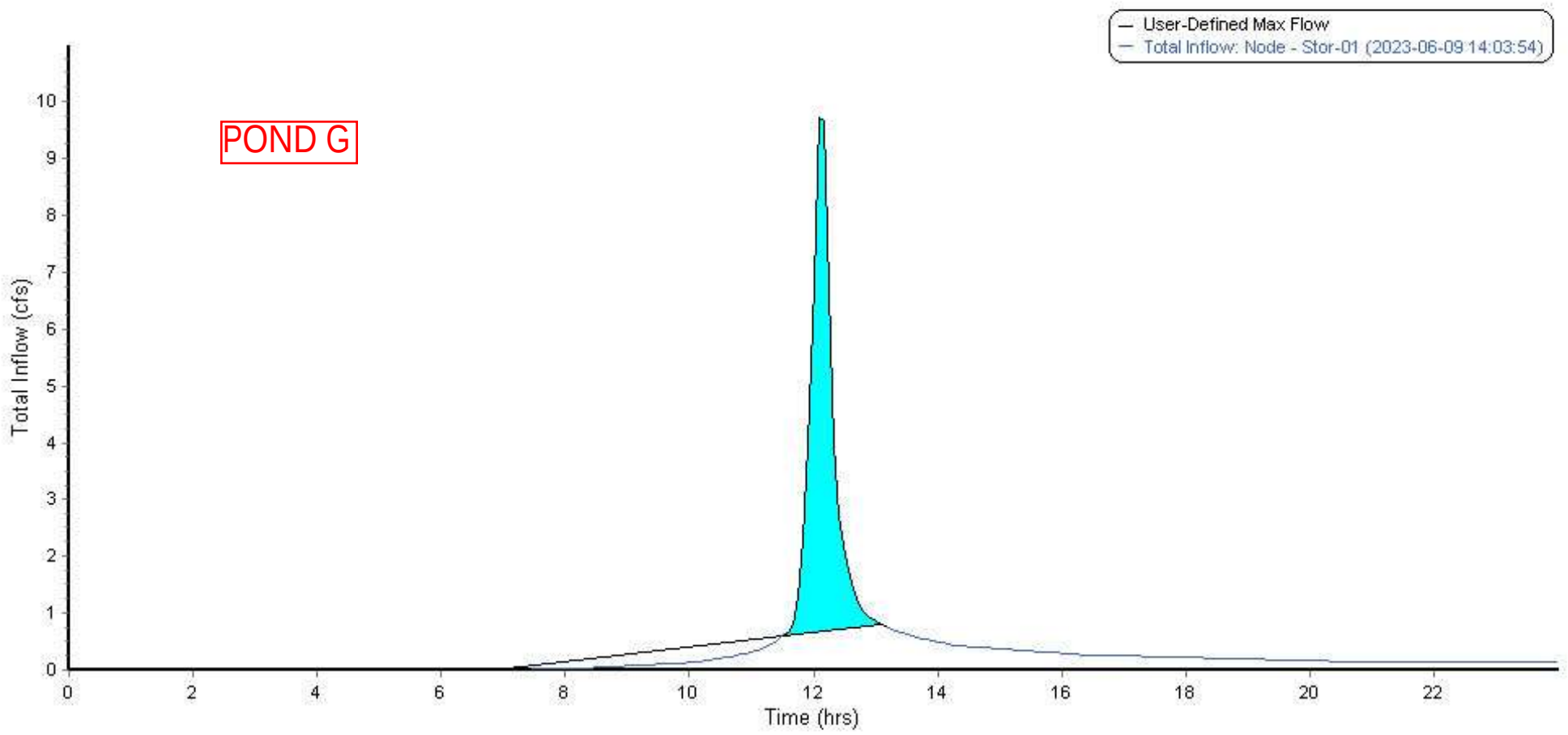
Deficit: 0

Detention storage

Max flow: 0.25

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 6.49 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.23 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 19602.15 |
| Detention Storage (ft³) | 12498.44 |

Total Inflow (cfs): 5.49, 6.05




## Total Inflow Summary Table

Time period

From: 06/09/2023, 12:00:00 AM

To: 06/10/2023, 12:00:00 AM

Thresholds

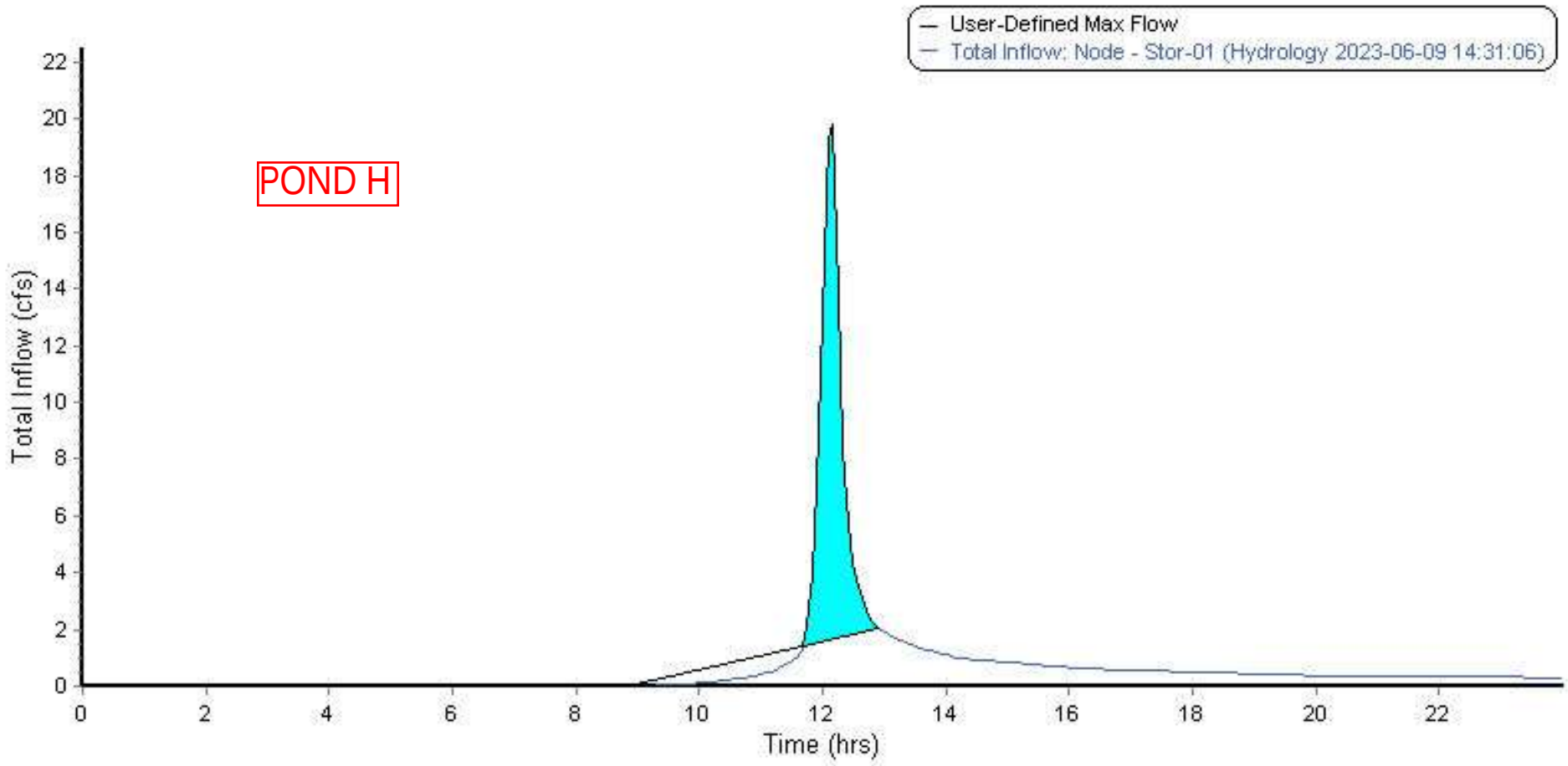
Exceedance: 0

Deficit: 0

Detention storage

Max flow: .81

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 9.72 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.35 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 29727.9 |
| Detention Storage (ft³) | 13431.32 |




## Total Inflow Summary Table

Time period

From: 06/09/2023, 12:00:00 AM

To: 06/10/2023, 12:00:00 AM

Thresholds

Exceedance: 0

Deficit: 0

Detention storage

Max flow: 2.06

| | |
|---|---|
| Element ID | Stor-01 |
| Maximum Total Inflow (cfs) | 19.80 |
| Minimum Total Inflow (cfs) | 0.00 |
| Event Mean Total Inflow (cfs) | 0.70 |
| Duration of Exceedances (hrs) | N/A |
| Duration of Deficits (hrs) | N/A |
| Number of Exceedances | N/A |
| Number of Deficits | N/A |
| Volume of Exceedance (ft³) | N/A |
| Volume of Deficit (ft³) | N/A |
| Total Inflow Volume (ft³) | 59906 |
| Detention Storage (ft³) | 25250.41 |

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# CONDITIONAL ACCESS PERMIT

Keeping Utah Moving
Access Management Program

| GENERAL INFORMATION | | | |
|---|---|---|---|
| Issuance Date | Region | Project Name | OLP Application ID |
| 2/27/2023 | Region 1 | (23-010) SR-165, Ridgeline Park Phase 5 | 134161 |
| Physical Address | City | Permit Type | Access Use Type |
| 3100 South SR-165, Nibley | NIBLEY | Change | Residential |

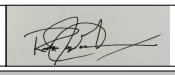
| PERMITEE INFORMATION | | | |
|---|---|---|---|
| Property Owner Name | Primary Contact | Primary Phone | Email |
| LAND HAVEN INC (VISIONARY HOM | Michael Taylor | (435) 890-4498 | mtaylor@civilsolutionsgroup.net |

| LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION | | | | | |
|---|---|---|---|---|---|
| State Route | Milepost Marker | DD Center Latitude | DD Center Longitude | Access Width | Access Category |
| 0165 | 7.99 | | | 26 | 3 - Systm Priority Urban |
| 0165 | 7.99 | 41.6778873 | -111.8334146 | 26 | 3 - Systm Priority Urban |
| 0165 | 7.99 | 41.6778881 | -111.8334146 | 26 | 3 - Systm Priority Urban |

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

**This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.**

| Authorizing Name (printed) | Rodger Genereux | Authorizing Name (signed) |  |
|---|---|---|---|

## TERMS, CONDITIONS, AND LIMITATIONS

# CONDITIONAL ACCESS PERMIT

Keeping Utah Moving
Access Management Program

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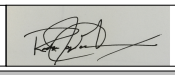
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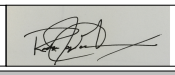
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Access Management Program

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| Authorizing Name (printed) | Rodger Genereux | Authorizing Name (signed) |  |
|---|---|---|---|

**TERMS, CONDITIONS, AND LIMITATIONS**

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:

   A) Non-compliance with the permit provisions including terms, conditions, and limitations

B) Deviating from the approved permit provisions without written authorization
C) Misrepresentation(s) discovered on the originating application, or associated documents
D) Adverse weather or traffic conditions
E) Concurrent transportation construction or maintenance operations in conflict with the permit
F) Any condition deemed unsafe for workers or for the traveling public
G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
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4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.

5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:

   A) Non-compliance with the permit provisions including terms, conditions, and limitations
   B) Deviating from the approved permit provisions without written authorization
   C) Misrepresentation(s) discovered on the originating application, or associated documents
   D) Adverse weather or traffic conditions
   E) Concurrent transportation construction or maintenance operations in conflict with the permit
   F) Any condition deemed unsafe for workers or for the traveling public
   G) Any other condition that arises where work stoppage may be warranted for cause

   In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:

   A) Non-compliance with the permit provisions including terms, conditions, and limitations
   B) Deviating from the approved permit provisions without written authorization
   C) Misrepresentation(s) discovered on the originating application, or associated documents
   D) Adverse weather or traffic conditions
   E) Concurrent transportation construction or maintenance operations in conflict with the permit
   F) Any condition deemed unsafe for workers or for the traveling public
   G) Any other condition that arises where work stoppage may be warranted for cause

   In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

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MILLER | HARRISON
LAWYERS

AMY C. WALKER
UTAH BAR NO. 18122
OFFICE: 801.692.0799
AMY@MILLERHARRISONLAW.COM
ATTORNEY

August 3, 2023

Visionary Homes
c/o Craig Winder
cwinder@visionaryhomes.com

*Re: Nibley City; Ridgeline Park – Late Requirement*

Dear Mr. Winder,

We hope this letter finds you well. This letter is intended to provide some guidance to address some of Visionary's concerns with Nibley City's attempts to impose additional utility requirements after the preliminary plat approvals for Ridgeline Park.

**Unlawful Plat Requirement**

The 2023 amendments to Utah's Land Use Management Codes ("LUDMA") have introduced significant protections to developers to ensure they can rely on their preliminary plat approval. More specifically, Utah Code § 10-9a-604.1(9)(b) provides in part that a Municipality "may not require planning commission or city council approval" where a preliminary plat that complies with LUDMA and municipal ordinances has been approved.

The Utah Legislature has also made unequivocally clear under Utah Code § 10-9a-604.1(10) that:

> If a final subdivision application complies with the requirements of this section, the applicable municipal ordinances, and the preliminary subdivision approval granted under Subsection (9)(a), **a municipality shall approve the final subdivision application.**

While this strong language is helpful in guiding municipal authorities, this language simply codifies the Utah Supreme Court's holdings in *Fox v. Park City* that establishes that the doctrine of zoning estoppel:

> estops a government entity from exercising its zoning powers to prohibit a proposed land use when a property owner, relying reasonably and in good faith on some governmental act or omission, has made a substantial change in position or incurred such extensive obligations or expenses that it would be highly inequitable to deprive the owner of his right to complete his proposed development.

2008 UT 85, ¶ 35, 200 P.3d 182. In addition, the 2023 LUDMA provisions also clarify the natural result of Utah Code § 10-9a-509(1)(ii) which specifies in part that:

> An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays application fees.

Therefore, as Visionary has complied with all requirements to obtain preliminary plat approval, it is entitled to approval of the final plat without additional requirements or a final vote from the City Council or the Planning Commission. Please keep in mind however, that this opinion is provided based on the limited information reviewed regarding the approval of Ridgeline Park.

If you have any questions or concerns about this analysis, please don't hesitate to contact our office. Please feel free to share this letter as you deem prudent.

Respectfully,
**MILLER HARRISON LLC**



Amy C. Walker
*Attorney*

JOHNSON, PATTERSON & YELLOWHORSE
ATTORNEYS AT LAW

P.O. BOX 831
PLEASANT GROVE, UTAH 84062
rob@publicprivatelaw.com

ERIC TODD JOHNSON
ROBERT A. PATTERSON
JOEL YELLOWHORSE

TEL (801) 895-4364
CELL (801) 200-5910

To: Nibley City Staff, Planning Commission, and City Council
Date: August 8, 2023
Re: Ridgeline Park Final Plat Approval, Letter from Developer Attorney Dated August 3, 2023

This memorandum addresses a proposed requirement by Nibley City Staff to require a developer execute a private water utility agreement. An attorney for the developer issued a letter, dated August 3, 2023, stating that the developer was "entitled to approval of the final plat without additional requirements or a final vote from the City Council or the Planning Commission." The "additional requirements" referred to appear to relate to the private water utility agreement. As explained below, the City is authorized and entitled to require the execution of the private water utility agreement.

First, the August 3, 2023, letter primarily focuses on state law that is not in effect or applicable. The primary code section referenced by counsel for Visionary Homes is Utah Code 10-9a-604.1. That code section, which drastically changes the plat approval process for every municipality in Utah, was adopted in the 2023 Utah legislative general session, but the code is not yet in effect. Under Utah Code 10-9a-604.9, "Sections 10-9a-604.1 and 10-9a-604.2 do not apply until February 1, 2024."

Most of the August 3, 2023, letter is therefore irrelevant. The City's current subdivision approval process is legal and appropriate (until February 2024), and the developer's final plat must still be reviewed by the Planning Commission and approved by City Council. As part of that review and approval, the City can impose conditions to ensure and require that the plat conforms to all city requirements.

The other issues raised in the August 3, 2023, letter, simply discuss the basic legal doctrine of vested development rights—that once a complete land use application is submitted, that application is entitled to review under the laws, codes, and other regulations in effect at the time the application was submitted. In other words, a city cannot change the rules halfway through an application. Nor can a city impose requirements on a developer that are not found in adopted state law, city code, city standards and regulations, or other written documents. Nothing within the letter explains what part of the utility agreement supposedly violates these principles or is otherwise problematic.

Nibley City is not trying to change the rules nor impose new or unwritten requirements by requiring Visionary Home (or any other developer) to execute the private water utility agreement. While the Ridgeline Park development has a general R-PUD development agreement, that agreement expressly provides that it does not grant final plat approval or any other approval, and that all such approvals would be granted only in conformance with the terms of City ordinances and other standards.

The proposed utility agreement addresses terms and conditions that are required by Nibley City ordinances and other standards. The utility agreement does not add new requirements or conditions. Because neither the developer nor their counsel have expressed concerns with particular provisions of the private water utility agreement, nor identified any state law (in effect) they believe has been violated by particular provisions of the utility agreement, it is difficult to alleviate their concern and identify the applicable city code requirements. Below is a non-exhaustive list of some of the relevant city code provisions that authorize the private utility agreement (emphases added), which will hopefully aid the developer and the city in reviewing the final plat and the potential requirement for the utility agreement:

> NCC 15.02.020(B): Connection By Subdividers: **Whenever a subdivider or developer desires or is required to install water connections and extensions for a subdivision or development, the subdivider or developer shall enter into a written extension agreement**, which shall constitute an application for permission to make the extensions and connections, and an agreement specifying the terms and conditions under which the water extensions and connections shall be made and the payments that shall be required.
>
> NCC 15.02.080 Installation Of Water Lines: Permit Required: It shall be unlawful for any person to **lay, repair, alter or connect any water line to the city culinary water system without first having received a construction permit** from the office of the city recorder or from the public works director.
>
> NCC 15.02.090 Pipe Requirements
>
> > (A) Good Repair: **All users of water services shall keep their service pipes and connections and other apparatus in good repair** and protected from frost at their own expense. No person, except under the direction of the public works director, shall be allowed to dig into the street for the purpose of laying, removing or repairing any service pipe.
> >
> > (B) Quality Of Service Pipe: All service and other pipe used in conjunction with the water services of the city shall be of such material, quality and specifications as the city council may from time to time by resolution provide, and shall be installed at such distances below ground as may be specified by regulations relating to the water department. **All work, alterations or extensions affecting water pipes shall be subject to the acceptance of the public works director,** and no connections with any water mains shall be made without first obtaining a permit therefor from the city recorder.
>
> NCC 15.02.120 Access By Department: The public works director and his agents shall at all ordinary hours have free access to any place supplied with water services from the city system for the purpose of examining the apparatus and ascertaining the amount of water service being used and the manner of its use.
>
> NCC 15.02.180(G): Damage By Customer: **All damages or injury to the lines, meters or other materials of the city on or near the customer's premises caused by any act or neglect of the customer shall, in the discretion of the city, be repaired by and at the expense of the customer, and the customer shall pay all costs and expenses**, including

reasonable attorney fees, which may arise or accrue to the city through its efforts to repair the damage to the lines, meters or to other equipment of the department or collect such costs from the customer.

NCC 21.12.020(A): Water Supply: All subdivisions shall be required to connect to the Nibley City culinary water system. **Subdividers shall, at their own expense, install water mains, fire hydrants and service laterals to each lot within the subdivision in accordance with the Nibley City Design Standards and Specifications.** The subdivider must also install the necessary pipeline from the subdivision to the nearest City water line. ….

These and other sections of the Nibley City Code authorize the provisions of the proposed private water utility agreement. As such, requiring the private water utility agreement as a condition of approval is not a violation of the developer's vested rights nor is a violation of state law.

Sincerely,

/s/Robert A. Patterson

Nibley City Attorney

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**Agenda Item #9**

| | |
|---|---|
| **Description** | **Discussion and Consideration:** Nibley Meadows Subdivision Phase 1-3 & 10 Final Plat, located at approximately 1000 W 3200 S (Applicant: 7 Point Royal, LLC) |
| **Presenter** | Tom Dickinson, City Engineer |
| **Staff & Planning Commission Recommendation** | Approval of Nibley Meadows Subdivision Phase 1-3 & 10 Final Plat with the following conditions:<br>1. The City Engineer provide final approval of the Construction Drawings and all supportive materials.<br>2. A private water utility agreement must be recorded with the property.<br>3. Final approval must be obtained from Nibley-Blacksmith Fork Irrigation Company |
| **Reviewed By** | City Planner, Planning Commission, City Manager, City Engineer |

**Background:**

7 Point Royal, LLC has submitted an application and supporting materials for Nibley Meadows Subdivision Phase 1-3 & 10 Final Plat. Nibley Meadows received preliminary plat approval on January 27, 2022.

Phase 1, built on 10.59 acres includes 9 single family lots, 3 parcels (1, 3A, 3B) dedicated to stormwater management, owned and maintained by the project HOA, totaling 1.55 acres, a 1.09 open space parcel (4), to be owned and maintained by the HOA, and a 4.4 acre parcel dedicated to the City for a Public Park. Parcel 4 is being dedicated as a non-buildable space with wetlands present and was part of a recently approved development agreement amendment, which requires that the area remain as open space until such time that the wetlands no longer exist on the site.

Phase 2, built on 3.27 acres includes 10 single family lots.

Phase 3, built on 6.49 acres, includes 2 single family lots, 39 townhome lots, and 4.1 acres of HOA owned and maintained open space area. A portion of the common area

was approved on the preliminary plat to include 12 townhome units in 2 buildings. However, similar to parcel 4 in Phase 1 referenced above, this area includes wetlands and is non-buildable until such time that the wetlands are removed.

Phase 10, built on 4.95 acres, includes 19 single family lots, a 0.2 HOA-owned and maintained parcel (9) dedicated to stormwater management, and a 0.3 acre parcel dedicated to the City for a trail, to be maintained by the project HOA.

Other than the deviation associated with the previously reviewed wetland parcel, The Final Plat for these phases does not significantly deviate from the Preliminary Plat.

**Zoning and Space Requirements**

Staff finds that each plat meets the zoning requirements for the total number of lots, lot sizes, unit type ratio and the proportion of proposed open space as shown on the approved preliminary plat. Each of the townhome buildings meet the setback requirements of NCC 19.32.060(C).

**Streets & Trails**

The Developer shows the proper dedication for the roadways with an appropriate level of connectivity. The proposed cross section design of each roadway is in accordance with the Transportation Master Plan and Nibley City Design Standards and consistent with the approved preliminary plat. 1000 West will be designed as a TS-7 with 35’ of pavement, space for on-street parking, a 7’ park strip and a 5’ sidewalk, 1200 W and 3200 S will be widened along the length of the project, with turn lanes, bike lanes, a wide 15’ park strip and 5’ sidewalk. The remaining local streets will be designed as a TS-13 with 29’ of asphalt, 7’ park strip, and 5’ sidewalk. All public streets will include curb and gutter. The 26’ private drives, which provide driveway access to some of the units, include 23’ of asphalt with a ribbon or a Type “H” curb and gutter. For the units that have driveway access, trails or a public street provide primary pedestrian access in accordance with NCC 19.32.080(B). The City Engineer has reviewed the design for conformance with our Design Standards.

An 8’ wide public trail will be constructed on the south end of Phase 10, in accordance with the trail master plan. A 5’ connector trail between the 1100 W corridor and the City park space will be constructed on the north end of Phase 1. A small 8’ connected trail will be constructed on the south end of Phase 3 and will continue to the east in future phases.

The applicant will provide temporary turnarounds with dedicated easements for all stub streets in each phase, as appropriate.

**Utility Lines and Easements**

The applicant has provided the proper public utility easements and utility connections on the plat according to the review of the City Engineer and Public Works Director. The

City Engineer has reviewed the design of each utility system in detail to verify that each system meets City Standards.

The City Engineer has also requested that a private water utility agreement be required, stipulating that water lines on private land be maintained by the project HOA. Staff recommends that this be a condition of approval.

The applicant has provided plans to thh Nibley- Blacksmith Fork Irrigation, as there are affected canals in the subdivision, but final approval is still needed from the canal company.

**Construction Drawings**

Staff has reviewed the construction drawings and the City Engineer has determined that the drawings are sufficiently compliant with Nibley City Code and Design Standards to recommend approval of the plat. At the time of this writing, there are a few outstanding items that need to be resolved prior to final approval of the construction drawings. A summary of these outstanding comments includes the following:

- Provide electrical power for landscaping control in City Park space.
- Provide water meter for storm pond area and clarify how storm pond will be irrigated.
- Add sleeve for control wiring/power.

It is recommended that the final plat is approved conditional upon the final approval of construction drawings, resolving all engineer's comments.

The City Engineer has also requested that a private water utility agreement be required, stipulating that water lines on private land be maintained by the project HOA. Staff recommends that this be a condition of approval.

**Architectural Design**

NCC 19.32.080(A) provides architectural design standards for townhomes with an R-PUD. The applicant submitted renderings in conjunction with the R-PUD approval and a description of building materials which meet the standards of this section. Specifically, the townhomes and condos will be built of a combination of brick, stucco, and vinyl lap siding. The proposed design also features vertical and horizontal variation, as required.

**Landscaping, Open Space Amenities and Maintenance**

The developer has submitted a Street Tree and Landscaping Plan for all phases which complies with NCC 19.32.080 (B)(2)&(6), NCC 21.12.170, and Nibley City's Tree Care Plan. Street trees are proposed to be spaced every 50 feet, except where utility conflicts exist. Landscaped areas include the proper amount trees and shrubs to meet site design requirements.

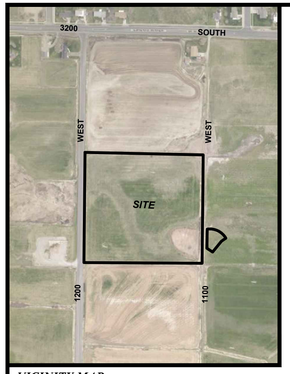
Phase 3 includes the construction of a playground and has provided a rendering that complies with NCC 19.32.050(A)(11). The applicant has indicated that a contribution for a splash pad and public restrooms will be provided for the City Park space, in accordance with the approved Park Development Agreement.

A Final Maintenance Plan for landscaping and amenities has been provided applicable to all phases of Nibley Meadows, which complies with NCC 19.32.050(B)(4). Outside of the City Park Space, all trails, amenities, and open space areas will be maintained by the project HOA. The applicant has provided estimated open space maintenance costs and HOA dues associated with the open space.

FINAL PLAT
OF

# NIBLEY MEADOWS SUBDIVISION
## PHASE 1

LOCATED IN LOT 11, BLOCK 15, AND LOT 8, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH




### VICINITY MAP

### OWNER INFORMATION

7-POINT ROYAL, LLC
95 RIVER BEND WAY SUITE A,
NORTH SALT LAKE, UTAH 84054

### DATE OF PREPARATION

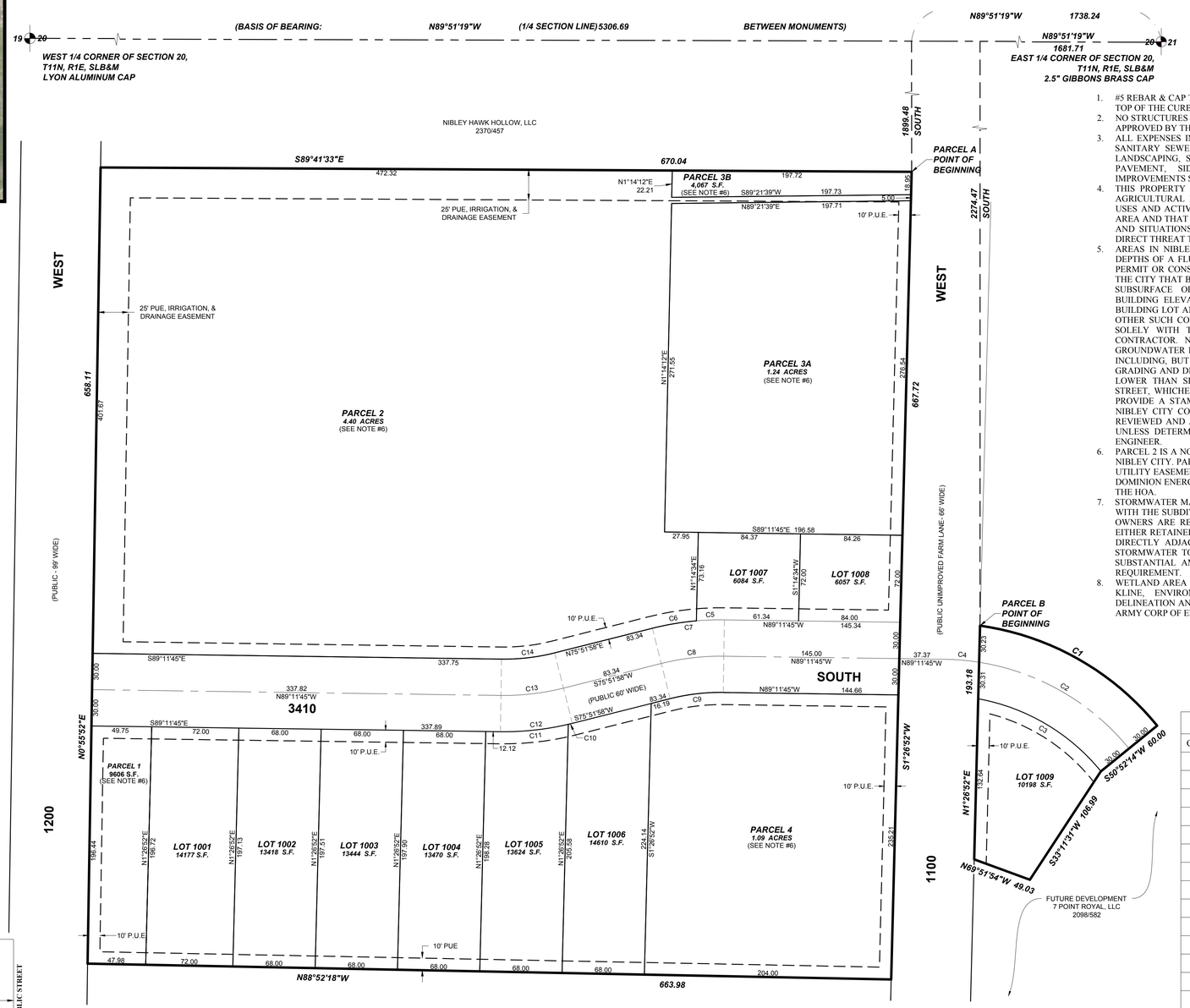
MARCH 9, 2022

### ADDRESS TABLE

| LOT # | ADDRESS |
|---|---|
| 1001 | 1188 W 3410 S |
| 1002 | 1174 W 3410 S |
| 1003 | 1162 W 3410 S |
| 1004 | 1150 W 3410 S |
| 1005 | 1138 W 3410 S |
| 1006 | 1130 W 3410 S |
| 1007 | 1117 W 3410 S |
| 1008 | 1107 W 3410 S |
| 1009 | 1050 W 3410 S |




### SINGLE FAMILY SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS




### NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. PARCEL 2 IS A NON-BUILDABLE OPEN SPACE PARCEL HEREBY DEDICATED IN FEE TO NIBLEY CITY. PARCELS 1, 3A, 3B, AND 4 WITHIN THIS PLAT ARE SUBJECT TO A PUBLIC UTILITY EASEMENT GRANTED IN FAVOR OF NIBLEY CITY, COMCAST, CENTURY LINK, DOMINION ENERGY, AND ROCKY MOUNTAIN POWER, OR OTHERS AS DESIGNATED BY THE HOA.
7. STORMWATER MANAGEMENT FOR EACH INDIVIDUAL LOT HAS NOT BEEN DESIGNED WITH THE SUBDIVISION CONSTRUCTION PLANS ASSOCIATED WITH THESE LOTS. LOT OWNERS ARE RESPONSIBLE TO ENSURE STORMWATER FROM THEIR PROPERTY IS EITHER RETAINED ON THE PROPERTY OR FLOWS TO A SWALE IN THE RIGHT-OF-WAY DIRECTLY ADJACENT TO THE PROPERTY. PROPERTY OWNERS MAY NOT ALLOW STORMWATER TO PASS FROM THEIR LOT ONTO ANOTHER LOT. ON SOME LOTS, A SUBSTANTIAL AMOUNT OF FILL MAY NEED TO BE BROUGHT IN TO MEET THIS REQUIREMENT.
8. WETLAND AREA AQUATIC RESOURCE DELINEATION WAS PERFORMED BY COLEMAN KLINE, ENVIRONMENTAL PROFESSIONAL, OF CIVIL SOLUTIONS GROUP. A DELINEATION AND NATIONWIDE PERMIT APPLICATION WAS SUBMITTED TO THE U.S. ARMY CORP OF ENGINEERS ON APRIL 26, 2023 (SPK-2023-00303).

### CURVE TABLE

| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD |
|---|---|---|---|---|
| ***C1*** | ***230.00*** | ***42°50'05"*** | ***171.95*** | ***S60°32'49"E 167.97*** |
| C2 | 200.00 | 41°50'28" | 146.05 | N60°03'00"W 142.83 |
| C3 | 170.00 | 40°29'42" | 120.15 | N59°22'37"W 117.67 |
| C4 | 200.00 | 8°13'31" | 28.71 | N85°05'00"W 28.69 |
| C5 | 230.00 | 5°45'02" | 23.08 | S87°55'44"W 23.07 |
| C6 | 230.00 | 9°11'15" | 36.88 | N80°27'36"E 36.84 |
| C7 | 230.00 | 14°56'17" | 59.96 | N83°20'06"E 59.80 |
| C8 | 200.00 | 14°56'17" | 52.14 | S83°20'06"W 52.00 |
| C9 | 170.00 | 14°56'17" | 44.32 | S83°20'06"W 44.20 |
| C10 | 230.00 | 0°51'24" | 3.44 | N76°17'40"E 3.44 |
| C11 | 230.00 | 14°04'53" | 56.53 | N83°45'48"E 56.38 |
| C12 | 230.00 | 14°56'17" | 59.96 | N83°20'06"E 59.80 |
| C13 | 200.00 | 14°56'17" | 52.14 | S83°20'06"W 52.00 |
| C14 | 170.00 | 14°56'17" | 44.32 | N83°20'06"E 44.20 |

### SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

### BOUNDARY DESCRIPTION

**PARCEL A**

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point located N89°51'19"W along the 1/4 Section line 1,738.24 feet and South 1,899.48 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°26'52"W 667.72 feet to the southeast corner of said Lot 11; thence N88°52'18"W 663.98 feet along the south line of said Lot 11 to the east line of 1200 West Street; thence N0°55'52"E along said east line 658.11 feet to the north line of said Lot 11; thence S89°41'33"E 670.04 feet to the point of beginning.

Contains: 10.15+/- acres

**PARCEL B**

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point on the west line of Lot 8, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 1,681.71 feet and South 2,274.47 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence southeasterly along the arc of a 230.00 foot radius non-tangent curve (radius bears: S8°02'09"W) to the right 171.95 feet through a central angle of 42°50'05" (chord: S60°32'49"E 167.97 feet); thence S50°52'14"W 60.00 feet; thence S33°11'31"W 106.99 feet; thence N69°51'54"W 49.03 feet to the west line of said Lot 8; thence N1°26'52"E along the west line of said Lot 8, 193.18 feet to the point of beginning.

Contains: 0.44 +/- acres

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**NIBLEY MEADOWS SUBDIVISION**
**PHASE 1**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____(SIGNATURE)
7 POINT ROYAL, LLC

BY: _____(PRINTED NAME)

ITS: _____

### CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF 7 POINT ROYAL, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

### PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIR DATE

### CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
NIBLEY CITY MAYOR DATE

_____
NIBLEY CITY RECORDER DATE

### ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____
CITY ENGINEER DATE

### ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF _____, 20_____.

_____
CITY ATTORNEY DATE


civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

### UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

**SHEET 1 OF 1**

FINAL PLAT
OF

**NIBLEY MEADOWS SUBDIVSION**
**PHASE 1**

LOCATED IN LOT 11, BLOCK 15, AND LOT 8, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

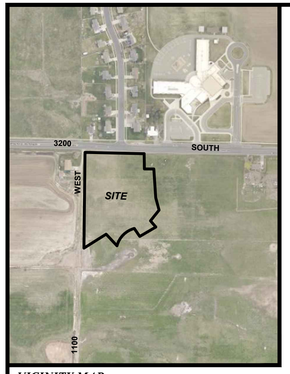
$_____ _____
FEE CACHE COUNTY RECORDER

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FINAL PLAT
OF

# NIBLEY MEADOWS SUBDIVISION
## PHASE 2

LOCATED IN LOT 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH




*VICINITY MAP*

| ADDRESS TABLE | |
|---|---|
| LOT # | ADDRESS |
| 2001 | 3291 S 1000 W |
| 2002 | 3285 S 1000 W |
| 2003 | 3269 S 1000 W |
| 2004 | 3241 S 1000 W |
| 2005 | 3223 S 1000 W |
| 2006 | 3205 S 1000 W |
| 2007 | 3210 S 1000 W<br>991 W 3225 S |
| 2008 | 3232 S 1000 W<br>996 W 3225 S |
| 2009 | 3288 S 1000 W |
| 2010 | 3298 S 1000 W |

*OWNER INFORMATION*

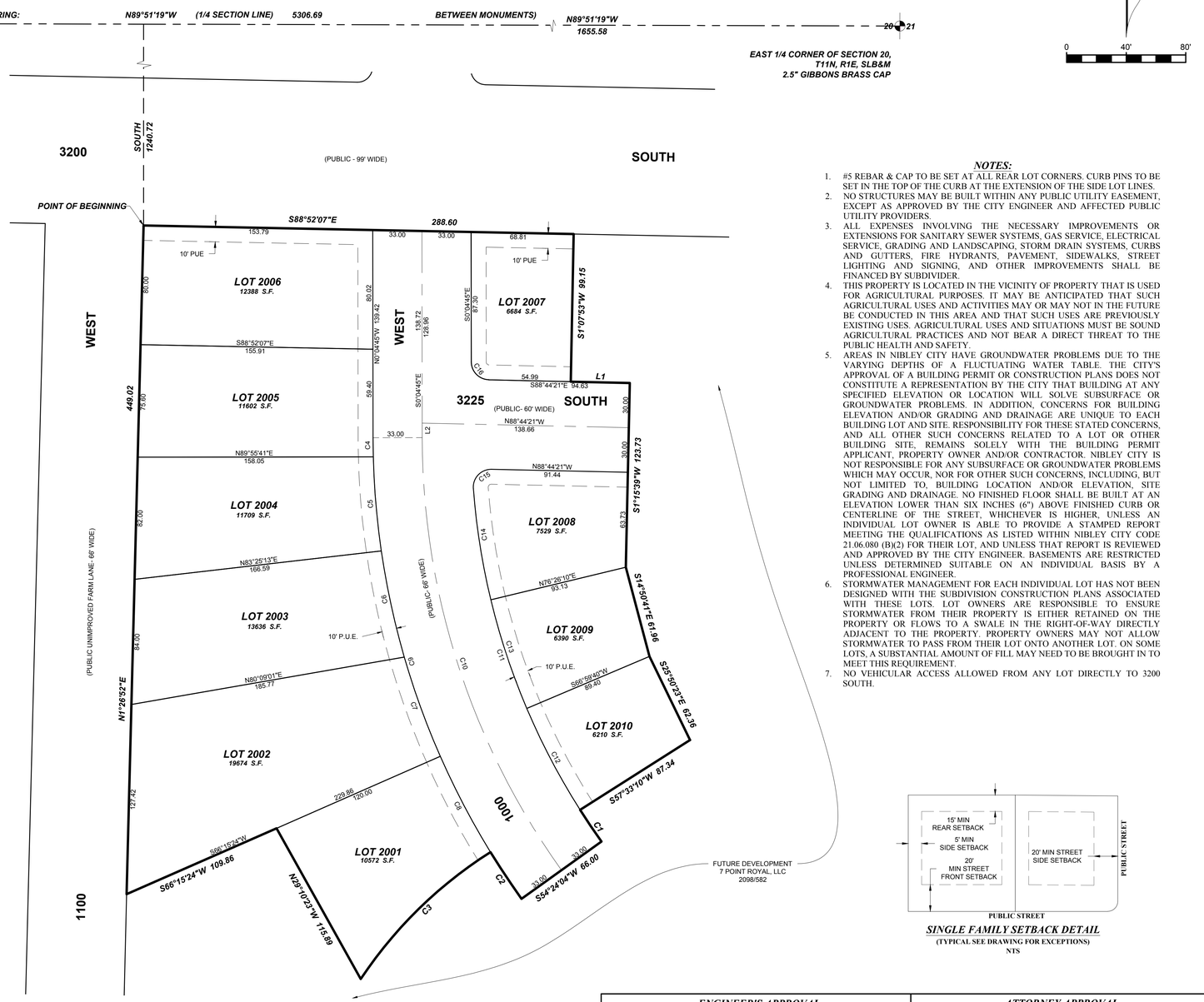
7-POINT ROYAL, LLC
95 RIVER BEND WAY SUITE A,
NORTH SALT LAKE, UTAH 84054

*DATE OF PREPARATION*

MARCH 9, 2022

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD |
| ***C1*** | ***467.00*** | ***3°09'08"*** | ***25.69*** | ***S34°01'23"E 25.69*** |
| ***C2*** | ***533.00*** | ***4°02'43"*** | ***37.63*** | ***N33°34'35"W 37.62*** |
| ***C3*** | ***291.00*** | ***24°09'35"*** | ***122.71*** | ***S45°36'53"W 121.80*** |
| C4 | 533.00 | 1°23'13" | 12.90 | N0°46'22"W 12.90 |
| C5 | 533.00 | 6°48'35" | 63.35 | S4°52'16"E 63.31 |
| C6 | 533.00 | 7°50'45" | 72.99 | N12°11'56"W 72.93 |
| C7 | 533.00 | 7°37'17" | 70.90 | S19°55'58"E 70.85 |
| C8 | 533.00 | 7°48'37" | 72.66 | N27°38'55"W 72.60 |
| C9 | 533.00 | 31°28'29" | 292.80 | S15°48'59"E 289.13 |
| C10 | 500.00 | 35°31'12" | 309.97 | S17°50'21"E 305.03 |
| C11 | 467.00 | 28°10'01" | 229.59 | S18°21'49"E 227.27 |
| C12 | 467.00 | 9°26'30" | 76.96 | S27°43'34"E 76.87 |
| C13 | 467.00 | 9°26'30" | 76.96 | S18°17'04"E 76.87 |
| C14 | 467.00 | 9°17'01" | 75.67 | S8°55'19"E 75.58 |
| C15 | 12.00 | 95°32'28" | 20.01 | S43°29'25"W 17.77 |
| C16 | 12.00 | 88°39'36" | 18.57 | S44°24'33"E 16.77 |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| ***L1*** | ***S88°44'21"E*** | ***39.64*** |
| L2 | S0°04'45"E | 9.76 |




*NOTES:*

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. STORMWATER MANAGEMENT FOR EACH INDIVIDUAL LOT HAS NOT BEEN DESIGNED WITH THE SUBDIVISION CONSTRUCTION PLANS ASSOCIATED WITH THESE LOTS. LOT OWNERS ARE RESPONSIBLE TO ENSURE STORMWATER FROM THEIR PROPERTY IS EITHER RETAINED ON THE PROPERTY OR FLOWS TO A SWALE IN THE RIGHT-OF-WAY DIRECTLY ADJACENT TO THE PROPERTY. PROPERTY OWNERS MAY NOT ALLOW STORMWATER TO PASS FROM THEIR LOT ONTO ANOTHER LOT. ON SOME LOTS, A SUBSTANTIAL AMOUNT OF FILL MAY NEED TO BE BROUGHT IN TO MEET THIS REQUIREMENT.
7. NO VEHICULAR ACCESS ALLOWED FROM ANY LOT DIRECTLY TO 3200 SOUTH.




*SINGLE FAMILY SETBACK DETAIL*
**(TYPICAL SEE DRAWING FOR EXCEPTIONS)**
**NTS**

*ENGINEER'S APPROVAL*

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

*ATTORNEY APPROVAL*

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

*ROCKY MOUNTAIN POWER*

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

*UTILITY COMPANIES*

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____
CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

*SURVEYOR'S CERTIFICATE*

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

*BOUNDARY DESCRIPTION*

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at the northwest corner of Lot 9, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 1,655.58 feet and South 1,240.72 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S88°52'07"E along the North line of said lot 288.60 feet; thence S1°07'53"W 99.15 feet; thence S88°44'21"E 39.64 feet; thence S1°15'39"W 123.73 feet; thence S14°50'41"E 61.96 feet; thence S25°50'23"E 62.36 feet; thence S57°33'10"W 87.34 feet; thence Southeasterly along the arc of a 467.00 foot radius non-tangent curve (radius bears: N57°33'07"E) to the left 25.69 feet through a central angle of 3°09'08" (chord: S34°01'23"E 25.69 feet); thence S54°24'04"W 66.00 feet; thence Northwesterly along the arc of a 533.00 foot radius non-tangent curve (radius bears: N54°24'05"E) to the right 37.63 feet through a central angle of 4°02'43" (chord: N33°34'35"W 37.62 feet); thence Southwesterly along the arc of a 291.00 foot radius non-tangent curve (radius bears: S32°18'19"E) to the left 122.71 feet through a central angle of 24°09'35" (chord: S45°36'53"W 121.80 feet); thence N29°10'23"W 115.89 feet; thence S66°15'24"W 109.86 feet to the west line of said lot; thence N1°26'52"E along the west line of said lot 449.02 feet to the point of beginning.

Contains: 3.27+/- acres

*OWNER'S DEDICATION*

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**NIBLEY MEADOWS SUBDIVISION**
**PHASE 2**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____(SIGNATURE)
7 POINT ROYAL, LLC

BY: _____(PRINTED NAME)

ITS: _____

*CORPORATE ACKNOWLEDGMENT*

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF 7 POINT ROYAL, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

*PLANNING COMMISSION APPROVAL AND ACCEPTANCE*

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

*CITY COUNCIL APPROVAL AND ACCEPTANCE*

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

FINAL PLAT
OF
**NIBLEY MEADOWS SUBDIVSION**
**PHASE 2**
LOCATED IN LOT 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

**SHEET 1 OF 1**

RECORDED #_____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

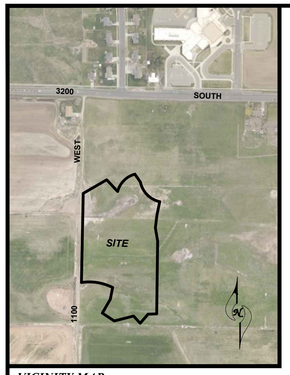
$_____ _____
FEE CACHE COUNTY RECORDER

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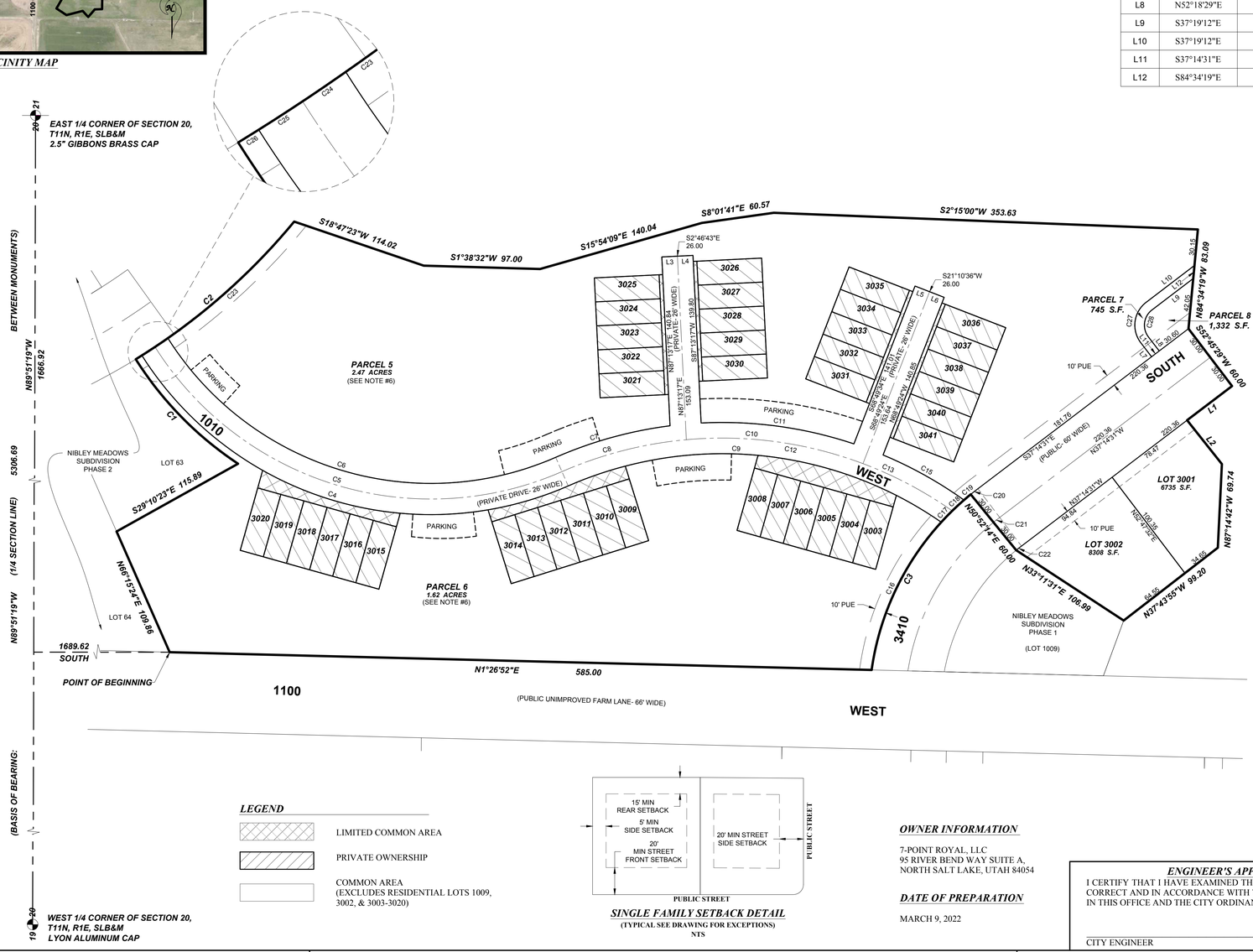
FINAL PLAT
OF

# NIBLEY MEADOWS SUBDIVISION
## PHASE 3

LOCATED IN LOTS 8 AND 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH




VICINITY MAP




## LINE TABLE

| LINE # | BEARING | DISTANCE |
|---|---|---|
| ***L1*** | ***N37°14'31"W*** | ***47.05*** |
| ***L2*** | ***S51°35'34"W*** | ***46.64*** |
| L3 | S2°46'43"E | 13.00 |
| L4 | S2°46'43"E | 13.00 |
| L5 | S21°10'36"W | 13.00 |
| L6 | S21°10'36"W | 13.00 |
| L7 | N52°18'29"E | 14.67 |
| L8 | N52°18'29"E | 14.73 |
| L9 | S37°19'12"E | 43.23 |
| L10 | S37°19'12"E | 50.63 |
| L11 | S37°14'31"E | 8.00 |
| L12 | S84°34'19"E | 10.89 |

## CURVE TABLE

| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD |
|---|---|---|---|---|
| ***C1*** | ***291.00*** | ***24°09'35"*** | ***122.71*** | ***N45°36'53"E 121.80*** |
| ***C2*** | ***533.00*** | ***18°52'54"*** | ***175.65*** | ***S40°59'41"E 174.86*** |
| ***C3*** | ***230.00*** | ***42°50'05"*** | ***171.95*** | ***N60°32'49"W 167.97*** |
| C4 | 285.00 | 81°20'02" | 404.57 | S17°01'07"W 371.45 |
| C5 | 272.00 | 81°21'42" | 386.25 | S17°01'57"W 354.60 |
| C6 | 259.00 | 81°27'46" | 368.24 | S17°04'58"W 338.00 |
| C7 | 346.00 | 16°25'07" | 99.15 | S15°26'21"E 98.81 |
| C8 | 333.00 | 14°56'10" | 86.81 | S16°10'50"E 86.56 |
| C9 | 320.00 | 58°24'36" | 326.22 | S5°33'23"W 312.28 |
| C10 | 333.00 | 28°10'43" | 163.77 | S5°22'37"W 162.13 |
| C11 | 346.00 | 21°23'49" | 129.21 | S7°46'43"W 128.46 |
| C12 | 333.00 | 58°46'38" | 341.61 | N5°44'25"E 326.83 |
| C13 | 333.00 | 15°39'45" | 91.03 | S27°17'51"W 90.75 |
| C15 | 337.67 | 13°07'43" | 77.37 | S29°07'04"W 77.21 |
| C16 | 230.00 | 34°24'56" | 138.15 | N64°45'23"W 136.09 |
| C17 | 230.00 | 3°16'50" | 13.17 | N45°54'30"W 13.17 |
| C18 | 230.00 | 3°18'42" | 13.29 | N42°36'44"W 13.29 |
| C19 | 230.00 | 3°42'53" | 14.91 | N39°05'57"W 14.91 |
| C20 | 230.00 | 1°53'16" | 7.58 | N38°11'08"W 7.58 |
| C21 | 200.00 | 1°53'16" | 6.59 | S38°11'08"E 6.59 |
| C22 | 170.00 | 1°53'16" | 5.60 | S38°11'08"E 5.60 |
| C23 | 533.00 | 15°26'27" | 143.64 | S42°42'55"E 143.21 |
| C24 | 533.00 | 1°23'53" | 13.00 | S34°17'45"E 13.00 |
| C25 | 533.00 | 1°23'53" | 13.00 | S32°53'52"E 13.00 |
| C26 | 533.00 | 0°38'42" | 6.00 | S31°52'35"E 6.00 |
| C27 | 24.00 | 90°22'19" | 37.85 | S82°30'21"E 34.05 |
| C28 | 16.00 | 90°22'19" | 25.24 | S82°30'21"E 22.70 |

## NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. PARCEL 7 IS A NON-BUILDABLE OPEN SPACE PARCEL HEREBY DEDICATED IN FEE TO NIBLEY CITY. PARCELS 5, 6, AND 8 WITHIN THIS PLAT ARE SUBJECT TO A PUBLIC UTILITY EASEMENT GRANTED IN FAVOR OF NIBLEY CITY, COMCAST, CENTURY LINK, DOMINION ENERGY, AND ROCKY MOUNTAIN POWER, OR OTHERS AS DESIGNATED BY THE HOA.
7. STORMWATER MANAGEMENT FOR EACH INDIVIDUAL LOT HAS NOT BEEN DESIGNED WITH THE SUBDIVISION CONSTRUCTION PLANS ASSOCIATED WITH THESE LOTS. LOT OWNERS ARE RESPONSIBLE TO ENSURE STORMWATER FROM THEIR PROPERTY IS EITHER RETAINED ON THE PROPERTY OR FLOWS TO A SWALE IN THE RIGHT-OF-WAY DIRECTLY ADJACENT TO THE PROPERTY. PROPERTY OWNERS MAY NOT ALLOW STORMWATER TO PASS FROM THEIR LOT ONTO ANOTHER LOT. ON SOME LOTS, A SUBSTANTIAL AMOUNT OF FILL MAY NEED TO BE BROUGHT IN TO MEET THIS REQUIREMENT.
8. AREAS DESIGNATED AS LIMITED COMMON ARE ACCESSIBLE BY THOSE LIVING WITHIN THIS SUBDIVISION AND MAINTAINED BY THE PROJECT HOA.
9. ALL TRAILS IN DEVELOPMENT OUTSIDE OF THE CITY PARK SPACE SHALL BE MAINTAINED BY THE PROJECT HOA.

## SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

## BOUNDARY DESCRIPTION

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point on the west line of Lot 9, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 1,666.92 feet and South 1,689.62 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence N66°15'24"E 109.86 feet; thence S29°10'23"E 115.89 feet; thence along the arc of a 291.00 foot radius non-tangent curve (radius bears: S56°27'55"E) to the right 122.71 feet through a central angle of 24°09'35" (chord: N45°36'53"E 121.80 feet); thence along the arc of a 533.00 foot radius non-tangent curve (radius bears: N58°26'46"E) to the left 175.65 feet through a central angle of 18°52'54" (chord: S40°59'41"E 174.86 feet); thence S18°47'23"W 114.02 feet; thence S1°38'32"W 97.00 feet; thence S15°54'09"E 140.04 feet; thence S8°01'41"E 60.57 feet; thence S2°15'00"W 353.63 feet; thence S84°34'19"W 83.09 feet; thence S52°45'29"W 60.00 feet; thence N37°14'31"W 47.05; thence S51°35'34"W 46.64 feet; thence N87°14'42"W 69.74 feet; thence N37°43'55"W 99.20 feet; thence N33°11'31"E 106.99 feet; thence N50°52'14"E 60.00 feet; thence along the arc of a 230.00 foot radius non-tangent curve (radius bears: S50°52'14"W) to the left 171.95 feet through a central angle of 42°50'05" (chord: N60°32'49"W 167.97 feet) to the west line of said Lot 9 and Lot 8; thence N1°26'52"E along said west line 585.00 feet to the point of beginning.

Contains: 6.49+/- acres

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**NIBLEY MEADOWS SUBDIVISION**
**PHASE 3**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____(SIGNATURE)
7 POINT ROYAL, LLC

BY: _____(PRINTED NAME)

ITS: _____

## CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF 7 POINT ROYAL, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

## PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

## CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

**SHEET 1 OF 2**

FINAL PLAT
OF
**NIBLEY MEADOWS SUBDIVSION**
**PHASE 3**

LOCATED IN LOTS 8 AND 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

## LEGEND

LIMITED COMMON AREA

PRIVATE OWNERSHIP

COMMON AREA
(EXCLUDES RESIDENTIAL LOTS 1009, 3002, & 3003-3020)




SINGLE FAMILY SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

## OWNER INFORMATION

7-POINT ROYAL, LLC
95 RIVER BEND WAY SUITE A,
NORTH SALT LAKE, UTAH 84054

## DATE OF PREPARATION

MARCH 9, 2022

## ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

## ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF _____, 20_____.

CITY ATTORNEY DATE


civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

## UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

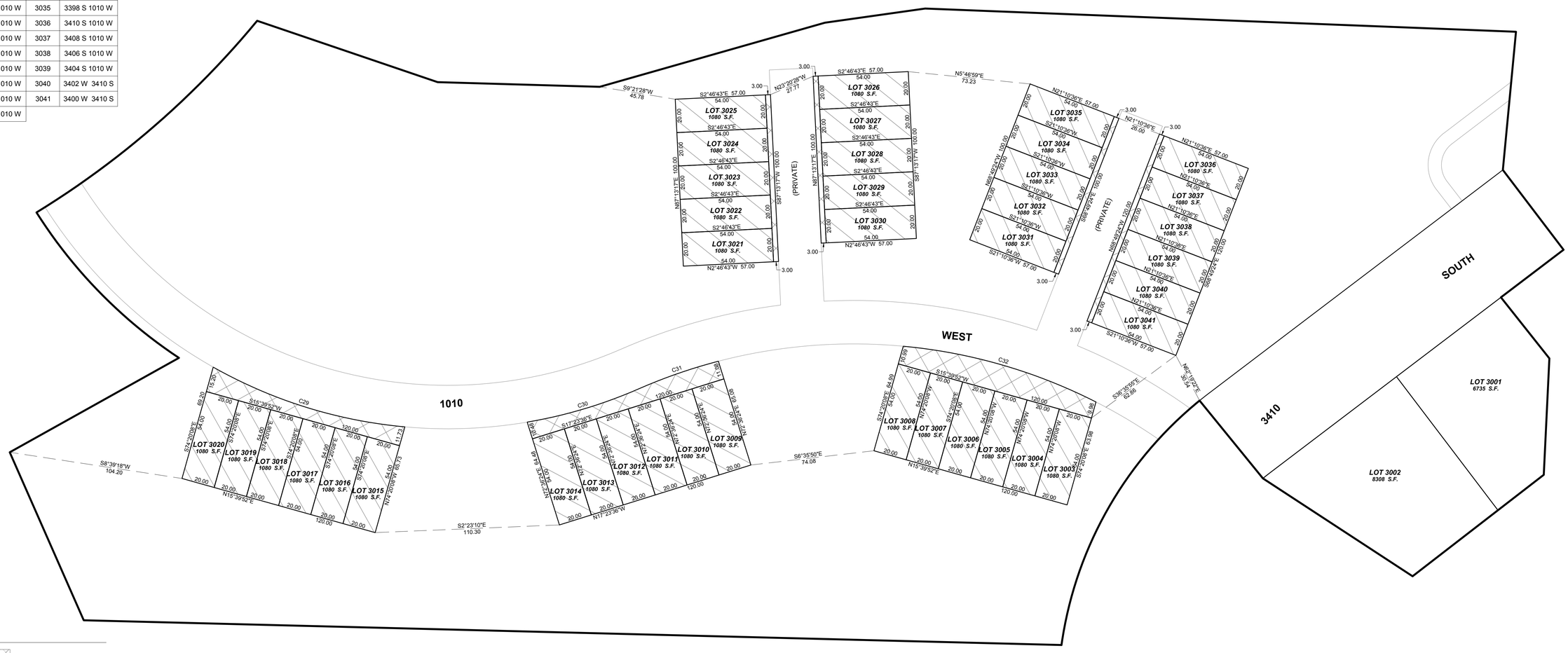
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

FINAL PLAT
OF
# *NIBLEY MEADOWS SUBDIVISION*
## *PHASE 3*

LOCATED IN LOTS 8 AND 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

| *ADDRESS TABLE* | | | |
|---|---|---|---|
| LOT # | ADDRESS | LOT # | ADDRESS |
| 3001 | 1004 W 3410 S | 3022 | 3364 S 1010 W |
| 3002 | 1008 W 3410 S | 3023 | 3366 S 1010 W |
| 3003 | 3401 S 1010 W | 3024 | 3368 S 1010 W |
| 3004 | 3399 S 1010 W | 3025 | 3370 S 1010 W |
| 3005 | 3397 S 1010 W | 3026 | 3380 S 1010 W |
| 3006 | 3395 S 1010 W | 3027 | 3378 S 1010 W |
| 3007 | 3391 S 1010 W | 3028 | 3376 S 1010 W |
| 3008 | 3389 S 1010 W | 3029 | 3374 S 1010 W |
| 3009 | 3375 S 1010 W | 3030 | 3372 S 1010 W |
| 3010 | 3373 S 1010 W | 3031 | 3390 S 1010 W |
| 3011 | 3371 S 1010 W | 3032 | 3392 S 1010 W |
| 3012 | 3369 S 1010 W | 3033 | 3394 S 1010 W |
| 3013 | 3367 S 1010 W | 3034 | 3396 S 1010 W |
| 3014 | 3365 S 1010 W | 3035 | 3398 S 1010 W |
| 3015 | 3343 S 1010 W | 3036 | 3410 S 1010 W |
| 3016 | 3341 S 1010 W | 3037 | 3408 S 1010 W |
| 3017 | 3339 S 1010 W | 3038 | 3406 S 1010 W |
| 3018 | 3337 S 1010 W | 3039 | 3404 S 1010 W |
| 3019 | 3335 S 1010 W | 3040 | 3402 W 3410 S |
| 3020 | 3331 S 1010 W | 3041 | 3400 W 3410 S |
| 3021 | 3362 S 1010 W | | |




***LEGEND***

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA (EXCLUDES RESIDENTIAL LOTS 12-62, 75, 76)

| *CURVE TABLE* | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD |
| C29 | 285.00 | 24°19'00" | 120.96 | N17°19'16"E 120.05 |
| C30 | 285.00 | 14°02'48" | 69.87 | N16°37'31"W 69.70 |
| C31 | 320.00 | 9°01'18" | 50.39 | N19°08'16"W 50.33 |
| C32 | 320.00 | 21°36'53" | 120.72 | N16°08'51"E 120.00 |


civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
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www.civilsolutionsgroup.net



FINAL PLAT
OF
*NIBLEY MEADOWS SUBDIVISION*
*PHASE 3*
LOCATED IN LOTS 8 AND 9, BLOCK 16, MILLVILLE WEST FIELD SURVEY
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH




RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER




VICINITY MAP

| ADDRESS TABLE | | | |
|---|---|---|---|
| LOT # | ADDRESS | LOT # | ADDRESS |
| 10001 | 1101 W 3440 S | 10011 | 1184 W 3440 S |
| 10002 | 1113 W 3440 S | 10012 | 1176 W 3440 S |
| 10003 | 1125 W 3440 S | 10013 | 1168 W 3440 S |
| 10004 | 1137 W 3440 S | 10014 | 1152 W 3440 S |
| 10005 | 1149 W 3440 S | 10015 | 1144 W 3440 S |
| 10006 | 1151 W 3440 S | 10016 | 1136 W 3440 S |
| 10007 | 1163 W 3440 S | 10017 | 1128 W 3440 S |
| 10008 | 1175 W 3440 S | 10018 | 1112 W 3440 S |
| 10009 | 1187 W 3440 S | 10019 | 1104 W 3440 S |
| 10010 | 1199 W 3440 S | | |

FINAL PLAT
OF
# NIBLEY MEADOWS SUBDIVISION
## PHASE 10
THE NORTH 1/2 OF LOT 13, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN THE NE1/4 OF SECTION 29, T11N, R1E, SLB&M
NIBLEY, UTAH

0 40' 80'

19 20 (BASIS OF BEARING: N89°51'19"W 5306.69 BETWEEN MONUMENTS) 20 21

WEST 1/4 CORNER OF SECTION 20, T11N, R1E, SLB&M LYON ALUMINUM CAP

N89°51'19"W 1771.75

EAST 1/4 CORNER OF SECTION 20, T11N, R1E, SLB&M 2.5" GIBBONS BRASS CAP

SOUTH 3225.29

WEST (PUBLIC - 99' WIDE)

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE 2210/396

S88°48'24"E 656.20

POINT OF BEGINNING

10' DRAINAGE EASEMENT

10' PUE

20' IRRIGATION EASEMENT

10' PUE

N88°40'41"W 654.81

330.37

329.32

3440

S88°40'41"E 654.44 (PUBLIC - 60' WIDE)

SOUTH

N88°40'41"W 654.09

N0°45'39"E

S1°26'52"W

25' IRRIGATION EASEMENT

10' PUE

10' PUE

(PUBLIC UNIMPROVED FARM LANE- 66' WIDE)

S88°53'56"E 652.49

PARCEL 10
0.30 ACRES
(SEE NOTE #8)

25' IRRIGATION EASEMENT

N88°53'56"W 652.25

1200

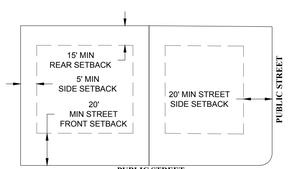
1100

| LOT | AREA | BEARING | DIMENSION |
|---|---|---|---|
| LOT 10010 | 7580 S.F. | N0°50'00"E | 116.04 |
| LOT 10009 | 7606 S.F. | N0°50'00"E | 116.19 |
| LOT 10008 | 7615 S.F. | N0°50'00"E | 116.34 |
| LOT 10007 | 7625 S.F. | N0°50'00"E | 116.48 |
| LOT 10006 | 7634 S.F. | N0°50'00"E | 116.63 |
| LOT 10005 | 7644 S.F. | N0°50'00"E | 116.78 |
| LOT 10004 | 7654 S.F. | N0°50'00"E | 116.92 |
| LOT 10003 | 7663 S.F. | N0°50'00"E | 117.07 |
| LOT 10002 | 7673 S.F. | N0°50'00"E | 117.22 |
| LOT 10001 | 7756 S.F. | | 117.37 |
| PARCEL 9 | 0.20 ACRES (SEE NOTE #8) | S0°50'00"W | 134.47 |
| LOT 10011 | 8783 S.F. | S0°50'00"W | 134.22 |
| LOT 10012 | 8766 S.F. | S0°50'00"W | 133.96 |
| LOT 10013 | 8750 S.F. | S0°50'00"W | 133.71 |
| LOT 10014 | 8724 S.F. | S0°50'00"W | 133.46 |
| LOT 10015 | 8726 S.F. | S0°53'29"W | 133.21 |
| LOT 10016 | 8700 S.F. | S0°50'00"W | 132.95 |
| LOT 10017 | 8684 S.F. | S0°50'00"W | 132.70 |
| LOT 10018 | 8667 S.F. | S0°50'00"W | 132.45 |
| LOT 10019 | 8560 S.F. | N0°50'00"E | 132.20 |

CLAIR ANDERSON AND JENNIFER ANDERSON 2290/769

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. STORMWATER MANAGEMENT FOR EACH INDIVIDUAL LOT HAS NOT BEEN DESIGNED WITH THE SUBDIVISION CONSTRUCTION PLANS ASSOCIATED WITH THESE LOTS. LOT OWNERS ARE RESPONSIBLE TO ENSURE STORMWATER FROM THEIR PROPERTY IS EITHER RETAINED ON THE PROPERTY OR FLOWS TO A SWALE IN THE RIGHT-OF-WAY DIRECTLY ADJACENT TO THE PROPERTY. PROPERTY OWNERS MAY NOT ALLOW STORMWATER TO PASS FROM THEIR LOT ONTO ANOTHER LOT. ON SOME LOTS, A SUBSTANTIAL AMOUNT OF FILL MAY NEED TO BE BROUGHT IN TO MEET THIS REQUIREMENT.
7. NO VEHICULAR ACCESS ALLOWED FROM ANY LOT DIRECTLY TO 1200 WEST.
8. PARCEL 10 IS A NON-BUILDABLE OPEN SPACE PARCEL HEREBY DEDICATED IN FEE TO NIBLEY CITY. PARCEL 9 WITHIN THIS PLAT IS SUBJECT TO A PUBLIC UTILITY EASEMENT GRANTED IN FAVOR OF NIBLEY CITY, COMCAST, CENTURY LINK, DOMINION ENERGY, AND ROCKY MOUNTAIN POWER, OR OTHERS AS DESIGNATED BY THE HOA.
9. ALL TRAILS IN DEVELOPMENT OUTSIDE OF THE CITY PARK SPACE SHALL BE MAINTAINED BY THE PROJECT HOA.




SINGLE FAMILY SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

OWNER INFORMATION

7-POINT ROYAL, LLC
95 RIVER BEND WAY SUITE A,
NORTH SALT LAKE, UTAH 84054

DATE OF PREPARATION

MAY 5, 2022

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ALSO 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.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

The North 1/2 of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located in the NE1/4 of Section 29, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows;

Beginning at the northeast corner of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 1,771.75 feet and South 3,225.29 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°26'52"W 329.32 feet; thence N88°53'56"W 652.25 feet; thence N0°45'39"E 330.37 feet; thence S88°48'24"E 656.20 feet to the point of beginning.

Contains: 4.95+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**NIBLEY MEADOWS SUBDIVISION**
**PHASE 10**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____(SIGNATURE)
7 POINT ROYAL, LLC

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF 7 POINT ROYAL, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

FINAL PLAT
OF
**NIBLEY MEADOWS SUBDIVISION**
**PHASE 10**
THE NORTH 1/2 OF LOT 13, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN THE NE1/4 OF SECTION 29, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

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# Final Maintenance Plan for Open Space

## Nibley Meadows

**Introduction**

This Maintenance Plan for Open Space is applicable for all of Nibley Meadows and includes, by reference, the landscaping and street tree planting plans submitted with the final plats for each phase of the development.

**Ownership Agreement**

All property not platted into individual lots (for detached or attached homes) will be either dedicated to the city for public roads or in the approximately 4.5 acre open space along 1200 West or will be Common Space owned by the HOA. This HOA Common Space is also referred to herein as Open Space. Any city owned property, whether in park space or in road rights-of-way or for any other use, is not included in this Maintenance Plan as it will be city owned and city maintained.

All homes in the Nibley Meadow development will be part of the HOA.

**Use**

The open space property will be used for a combination of purposes:

- Walkability with connectivity through street connections and outlets for future trail connections
- Private roads
- Private utilities and other improvements
- Private parks
- Provide general connectivity of open and green space areas throughout the community
- Native areas until improved
- General visual enjoyment
- General recreation
- Storm drainage

**Compliance**

The amenity requirement was described and met at approval of the RPUD by the City Council. This development falls within the 251-300 category in the Minimum Amenity table of 19.32.050. Between public and private open spaces, the areas exceed the minimum requirement of 5.5 acres. The public restroom requirement is met through a defined contribution to the city. The splashpad or pool requirement may also be met with a defined contribution to the city. The layout also complies with the requirement for a pavilion, swing set and two playgrounds.

**Maintenance**

Maintenance of open spaces follows the ownership of the open space property. The HOA will own and maintain private open space property with their associated uses listed above under the "Use" section. It is not anticipated that the HOA will have any employees and will contract for all HOA management, maintenance, and repair services.

It is estimated that the HOA management fee will be about $10 per unit per month.

Open space maintenance currently runs about $435 per acre per month covering approximately 20 acres. Averaged over a seven month season with less maintenance required at the beginning and end of the season, this translates to approximately $200 per unit per year or approximately $17 per unit per month.

The HOA will determine mowing and other maintenance schedules based on the needs of each area. Lawn areas are typically mowed on a weekly schedule. Fertilization, trimming, weeding and repairs will be provided on an as needed basis to ensure the health and appearance of the areas.

HOA dues will be charged in line with Utah state code for maintenance and reserves. With the rate of change in costs, the actual cost of installation, maintenance and staffing will be determined and adjusted per state code requirements at the time that those areas are put into use. Private open space areas will be insured by the HOA.

The HOA will rely on the management company to provide input and guidance on financial matters to help ensure that the HOA remains healthy, viable and continues to be able to provide adequate service to the homeowners.

There are both HOA and individually owned park strip areas. The maintenance of park strip areas in front of or on the side of individually owned lots is the responsibility of the individual lot owner. HOA owned park strips are the responsibility of the HOA.

Maintenance of utilities within HOA open space areas are the responsibility of the HOA unless the city determines otherwise, which they may do for part or all of the utility in question.

**Landscaping Plan**

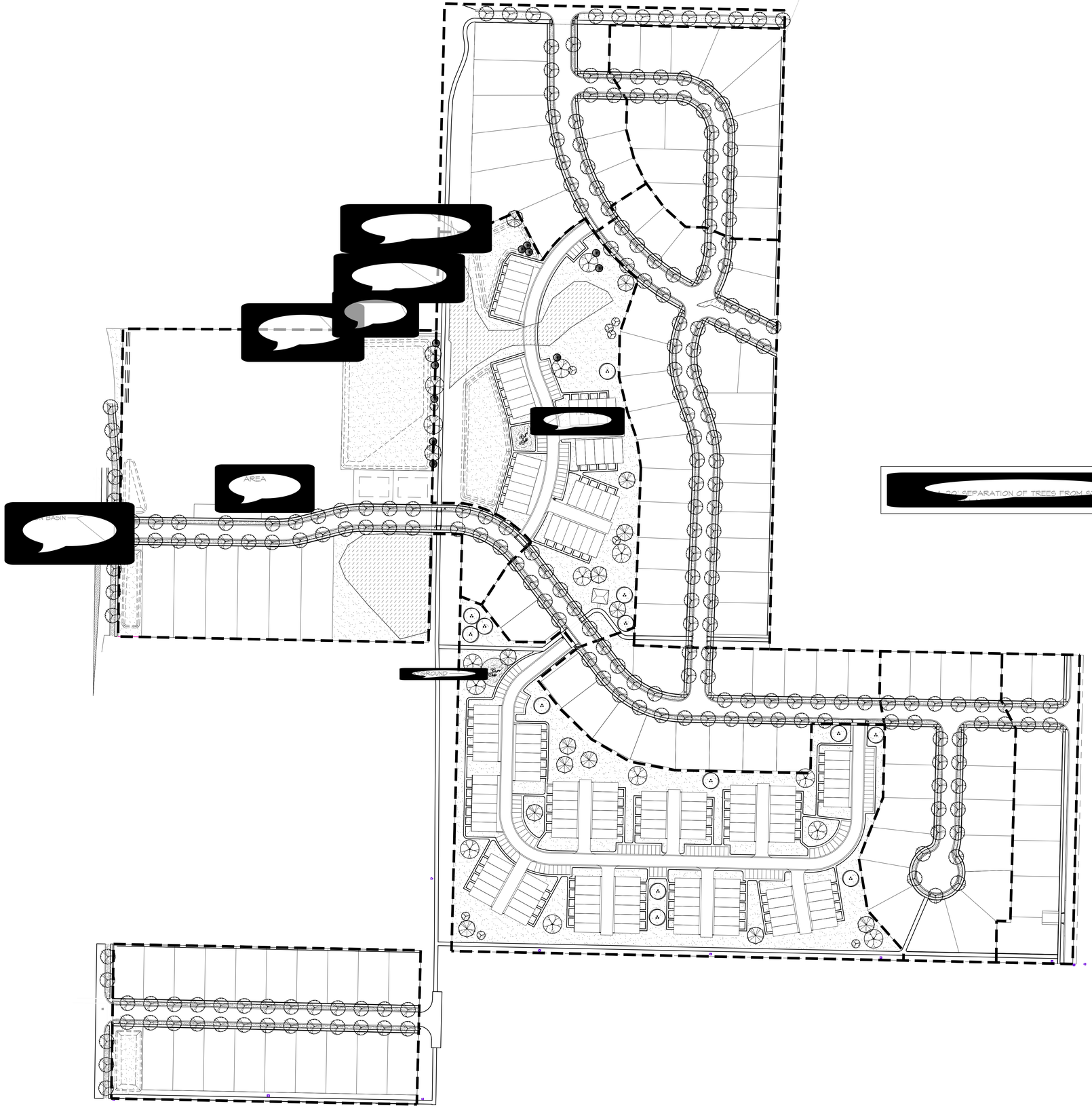
The Landscaping plan is the overall approved plan. It has been submitted to the city as part of the Preliminary Plat application. The city owned parcels are covered by a separate agreement per the direction of the city council.

**Protection**

The public open space parcels will be protected via City ownership. The private open space parcels will be protected via HOA ownership.

**Power to Park**

Developer shall provide power conduit to park area for future landscaping irrigation controller.




LANDARC

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LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

6/21/2023

PROJECT

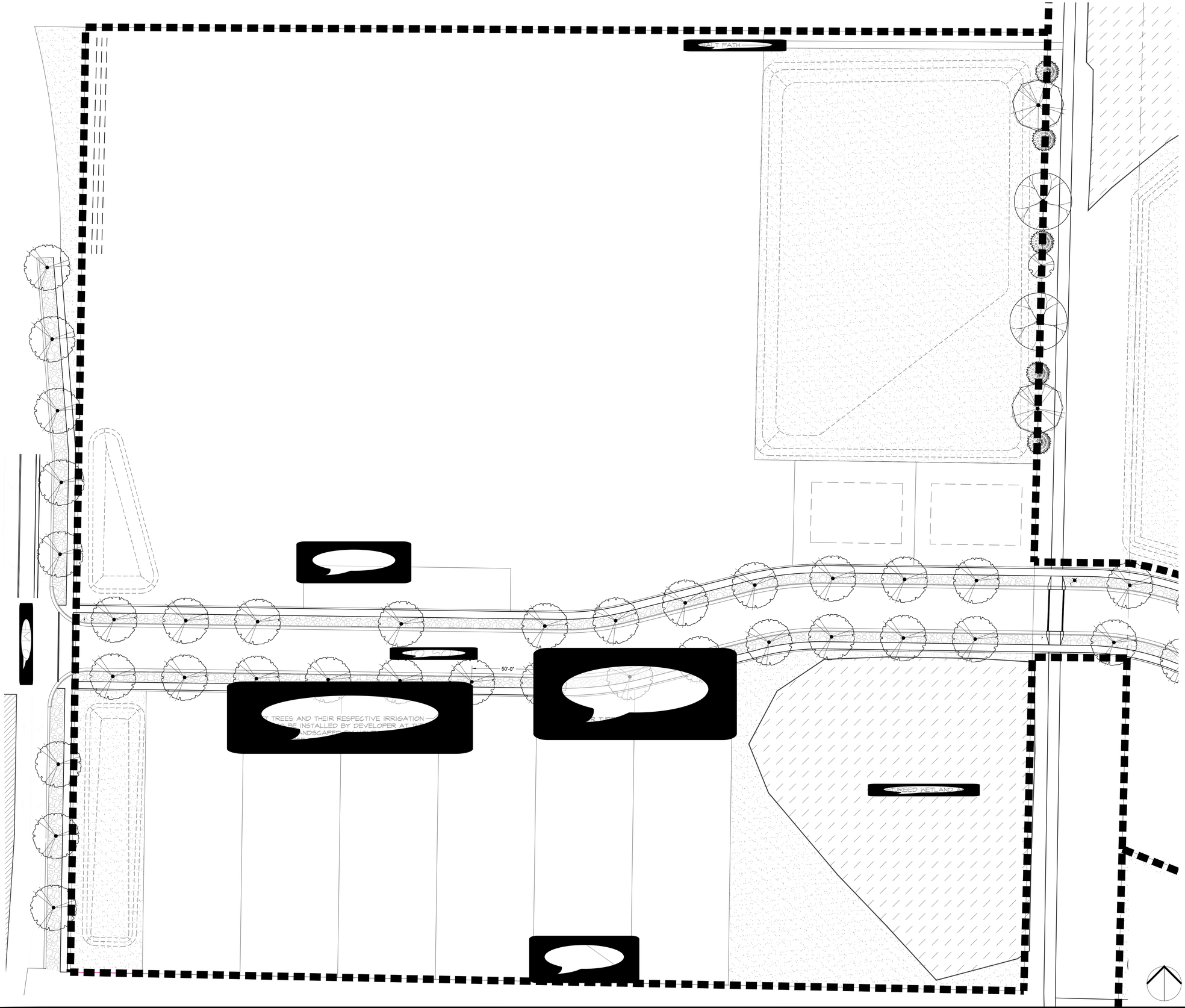
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| TREE SCHEDULE | | | |
|---|---|---|---|
| | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST | 1.75" CAL. | |
| | SIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST | 1.75" CA | |
| | AUCA / BLUE COLOR | | |

PLANTING NO

1. TH VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CO NING
), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKI
AMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

ENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

ONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST. SUBSTITUTIONS FOR CL

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#11997347-5301
STATE OF UTAH

6/21/2023

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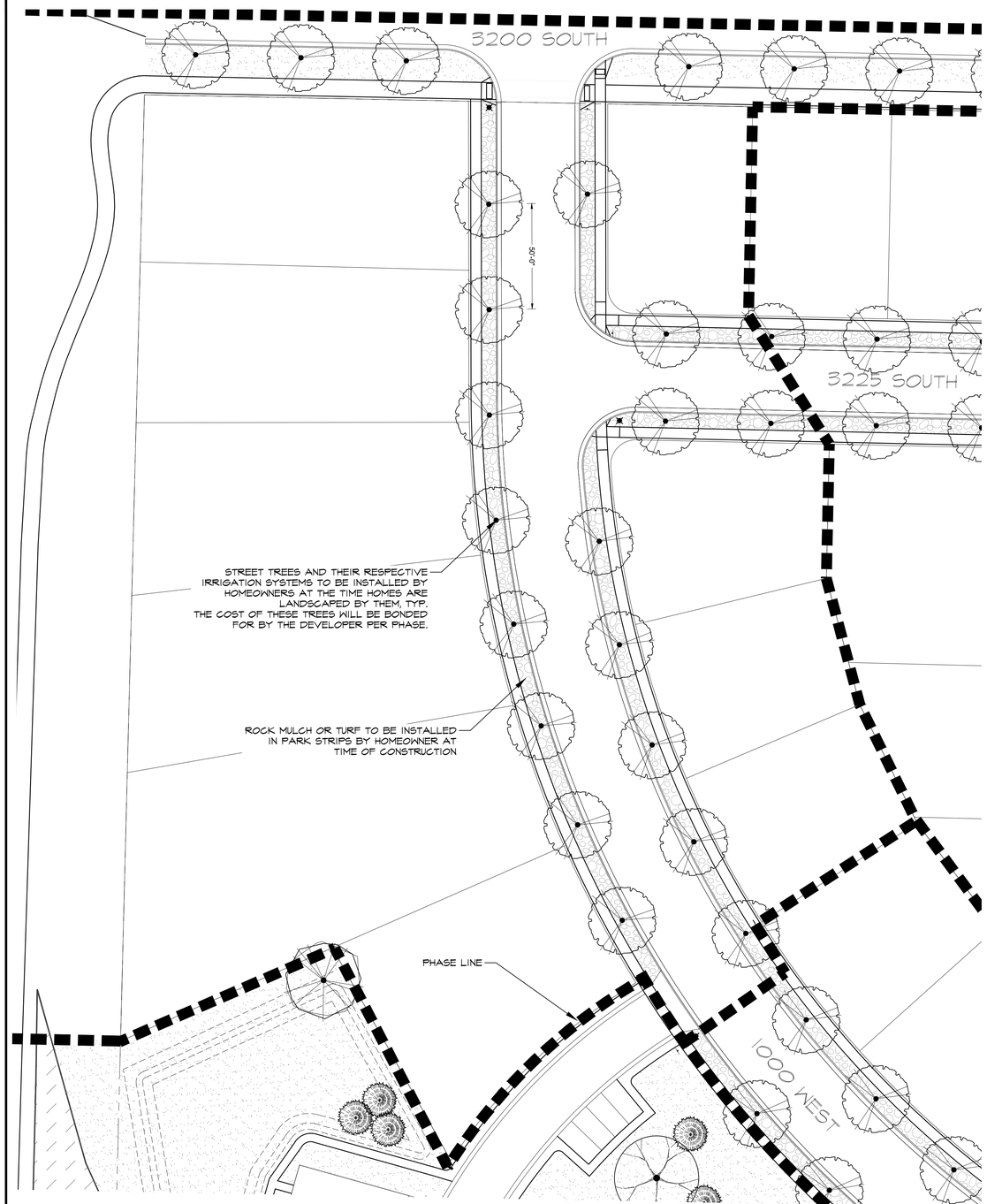
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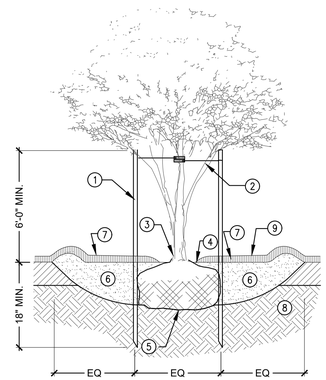

## PLANT SCHEDULE PHASE 2

| TREES | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|
| | GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST | 1.75" CAL. | 21 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| | CHANSHARE FARMS IMPERIAL BLUEGRASS / DROUGHT TOLERANT BLUEGRASS | SOD | | 22899 SF |

NOTES:

1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.




1. 2" DIA. (ROUND) FIR POSTS; 2 PER TREE. ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
2. GALVANIZED WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK, SECURE BY TWISTING UNTIL TAUT.
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK.
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL.
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. BARK MULCH, DEPTH AS SPECIFIED.
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN.

1 DECIDUOUS TREE WITH STAKING
NTS

## PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST. SUBSTITUTIONS FOR CULTIVARS OF SIMILAR SIZE MAY BE USED BASED ON AVAILABILITY AT TIME OF PLANTING

5. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.

6. LOCATION AND SPACING OF STREET TREES TO BE ADJUSTED FOR DRIVEWAYS. OVERALL COUNT TO REMAIN.



0 30 60 90 feet

SCALE: 1" = 30' ON A 24 X 36 SHEET

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2023 LANDARC, LLC.

LANDARC
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.654.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

5/9/2023

PROJECT

# NIBLEY MEADOWS
NIBLEY, UT

ISSUE DRAWING LOG

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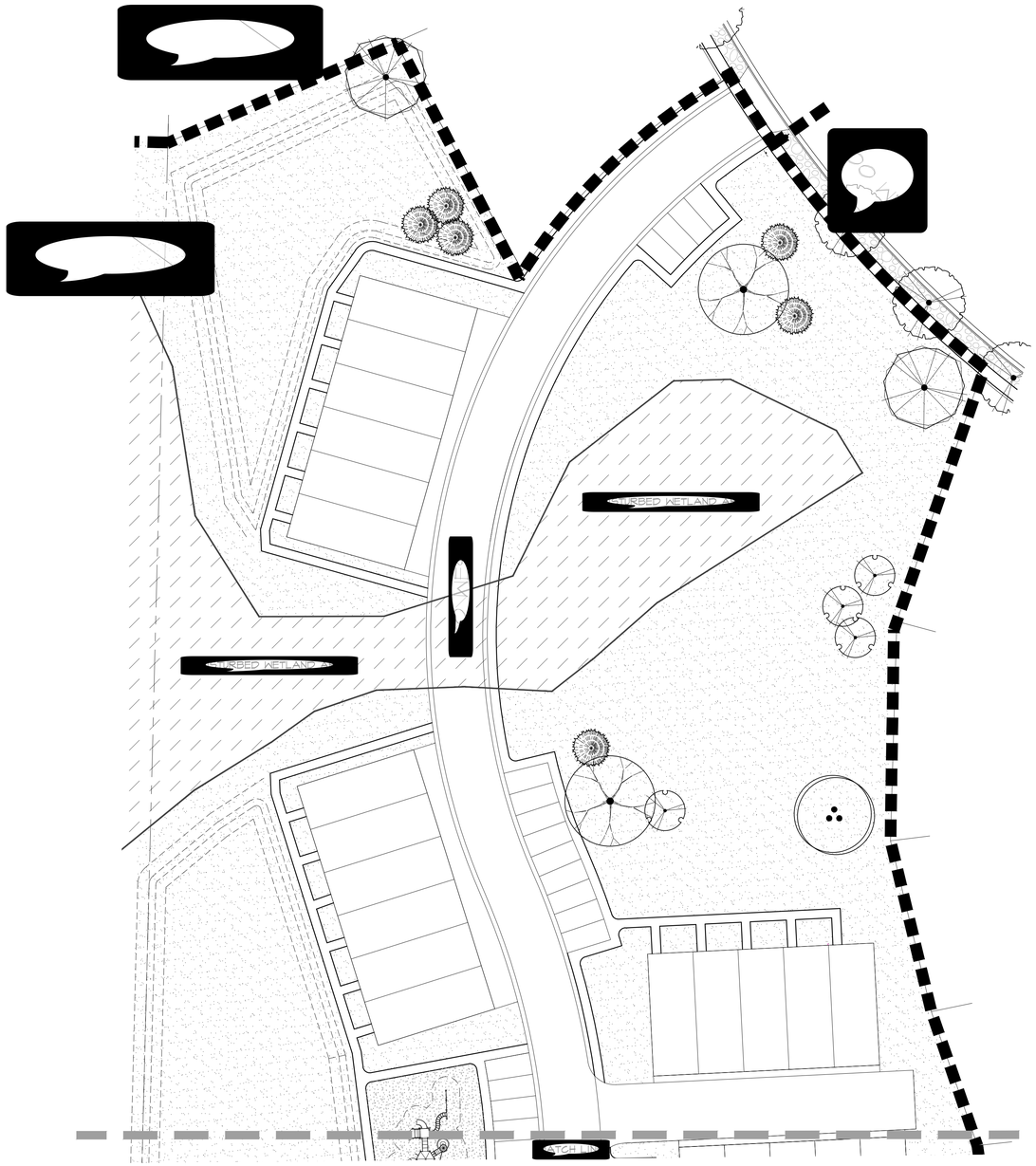
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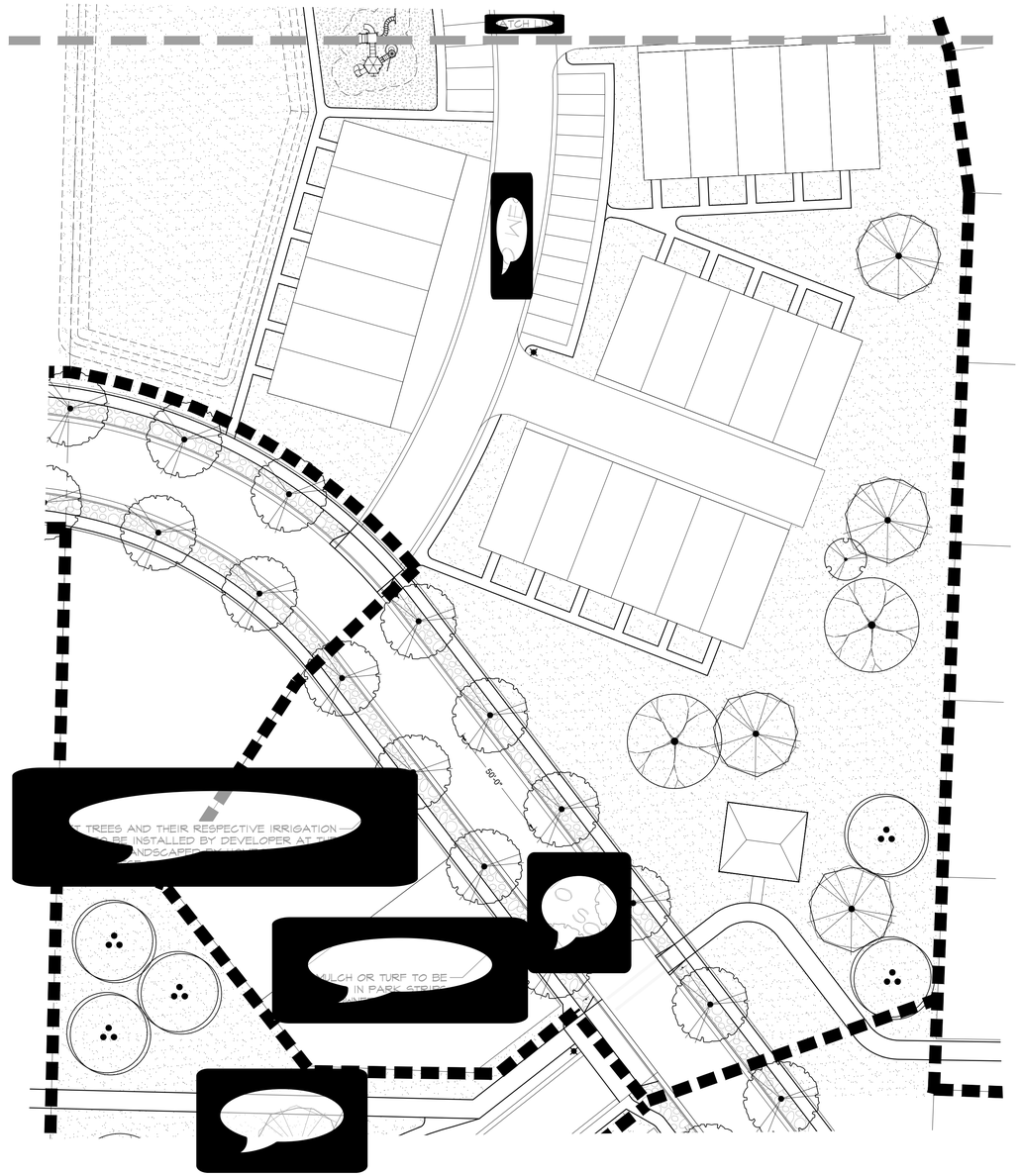
PHASE 2 LANDSCAPE PLAN

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0 30 60 90 feet

SCALE: 1" = 30' ON A 24 X 36 SHEET

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E, LLC.

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LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

6/21/2023

PROJECT

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#11997347-5301
STATE OF UTAH

6/21/2023

PROJECT

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THE DEVELOPER PER PHASE.

[redacted]

TIME OF CONSTRUCTION

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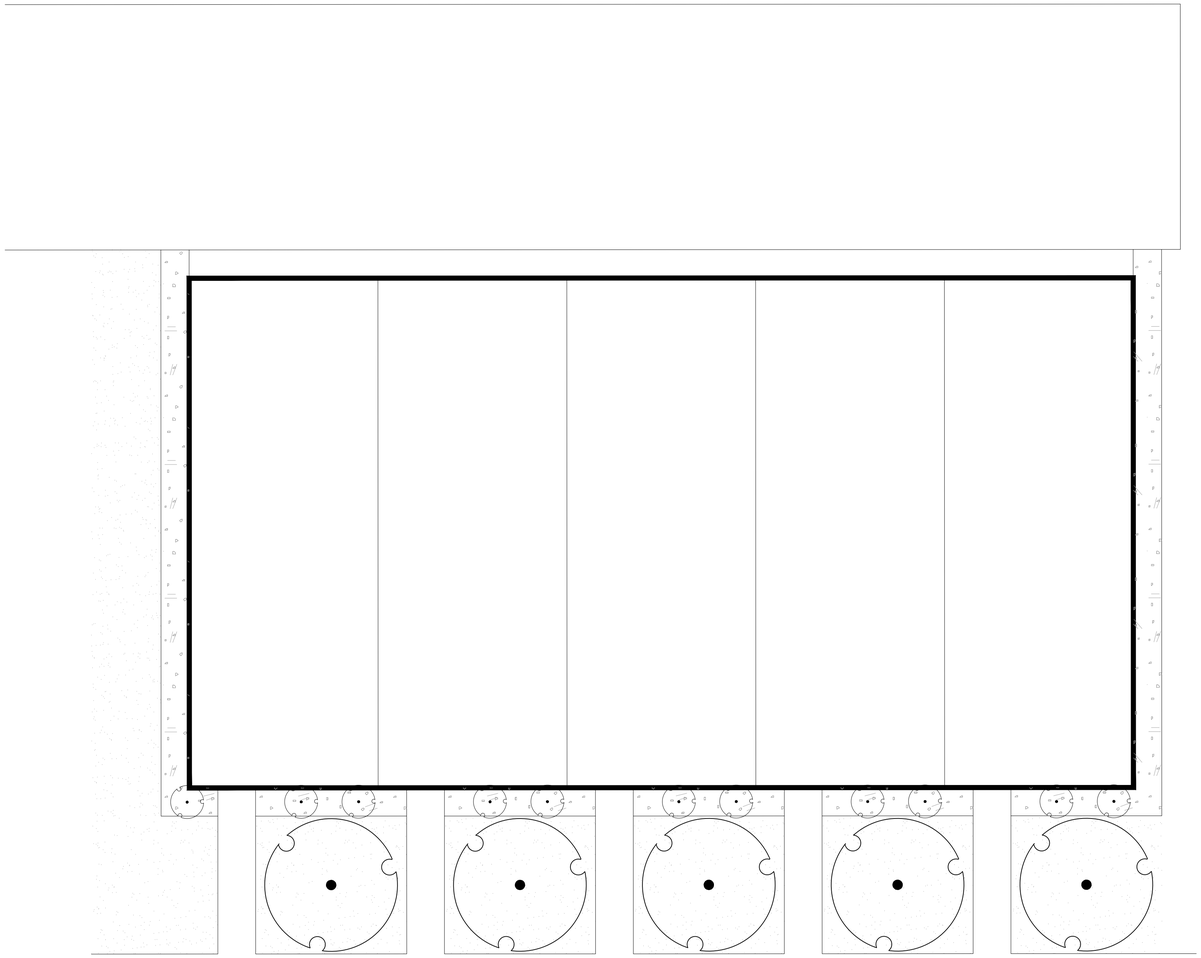
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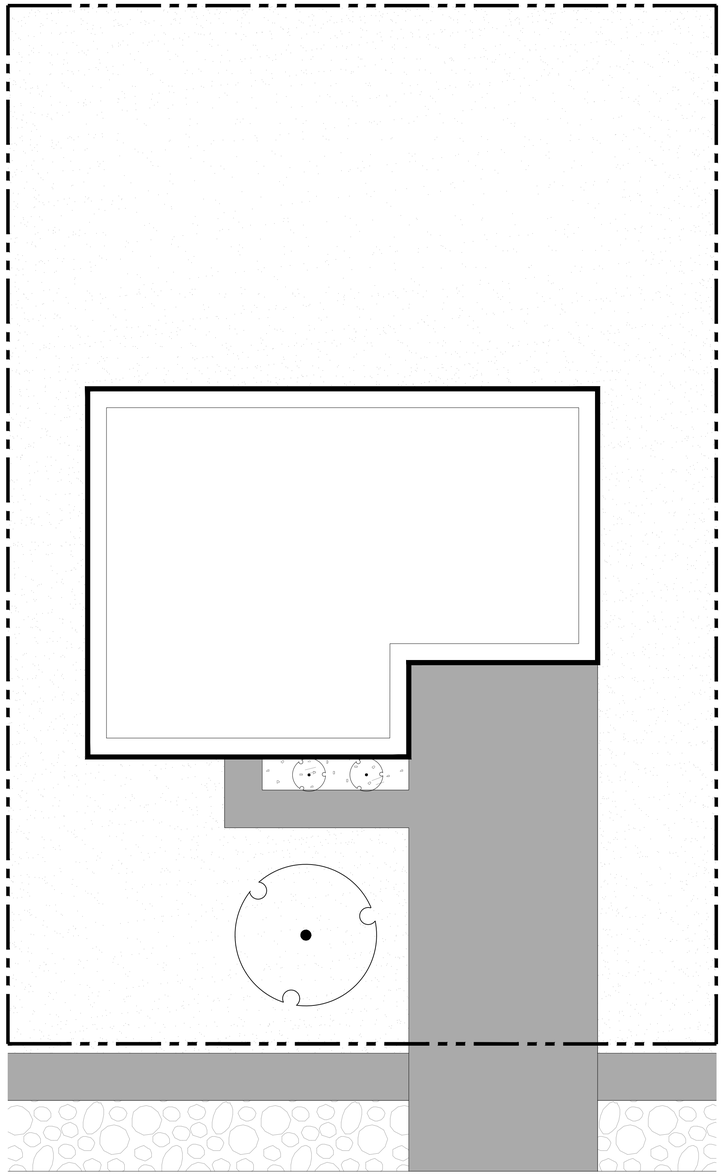
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TOWNHOME LANDSCAPE



SINGLE FAMILY LANDSCAPE



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6/21/2023

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# Playground Equipment

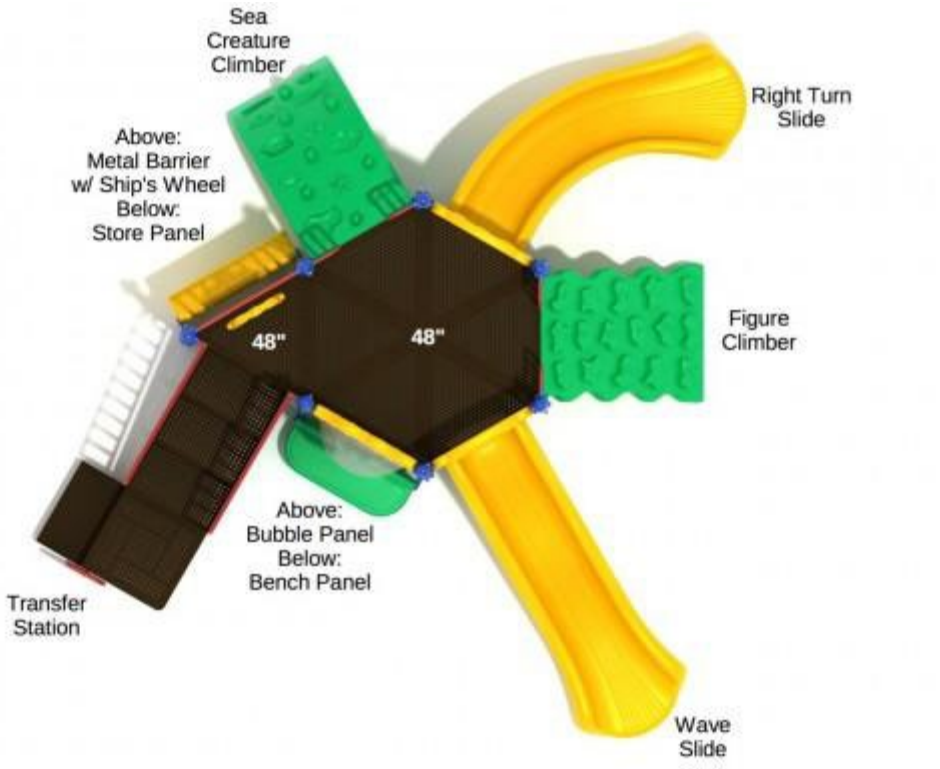
## Nibley Meadows

**Requirement:**

Open Space Amenities 19.32.050(A)(11)
Playground: an area provided for children to play on. Each Playground must be designed for children twelve and younger. A playground must include features to appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of 8 features.

**Equipment Provided:**

WillyGoat Costa Mesa (nine features) playground or equivalent



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**Agenda Item #10**

| | |
|---|---|
| **Description** | **Discussion and Consideration:** An Agreement with Jim Johnson Regarding 450 West |
| **Presenter** | Justin Maughan, City Manager |
| **Staff & Planning Commission Recommendation** | Approve Agreement |
| **Reviewed By** | Mayor, City Manager |

**Background:**

In 2004, phase 3 of Sheridan Ridge subdivision was approved. In 2005, an agreement with the developer was entered into, which led to the option of the developer paying the City an amount in-lieu of required improvements to 450 West, and the City took on the responsibility to make Lot 50 developable, rather than requiring construction of the roadway as part of the subdivision. The required payment at the time was made to Nibley City. Shortly thereafter, the developer sold the property to Jim Johnson, with that understanding. At this time, it is unclear to Staff why the agreement was entered into. The City has budgeted money, and had the project listed in the budget for a few years.

Mr. Johnson has approached staff about when to execute the agreement and begin construction. Mr. Johnson also owns property to the east of Lot 50, and is looking into and planning for the development of that property, and wishes to factor in the timing and layout of the extension of 450 West into the timing and layout of the larger development. Staff approached Mr. Johnson to see if he would be interested in the City just paying for the improvements, and putting the responsibility back on him to coordinate and construct with his development. Staff worked with Mr. Johnson and agreed upon a price to make that happen.

When this issue was last brought to the attention of the Council, it was requested that Staff also include provisions in an agreement, that the money paid by the City, would be surety that the roadway was constructed, and in a timely manner. Staff worked with Mr. Johnson and City Attorney to amend the document to include that the west side improvements to 450 West be tied to the large lot to the east () and Lot 50, thus ensuring there won't be a scenario where the western half of the roadway wouldn't be required to be constructed with development of either lot. It was also made clear that the agreement would be recorded on the title of each lot at the Cache Recorders Office,

and that the requirement to construct would be tied to the land, and not an individual. Once this was agreed upon, Staff didn't feel that it was necessary to put a time restriction on the money.

# NIBLEY CITY RELEASE AGREEMENT

This Release Agreement ("Agreement") is executed by James E Johnson and Margaret E Johnson, individuals (collectively, "Resident"), the owners of property located at 3845 South 450 West, Nibley, UT, 84321, Cache County Parcel 03-163-0050, LOT 50 SHERIDAN RIDGE PHASE 3, ("Lot 50"), and Nibley City, a Utah municipality ("City").

1. **Purpose.** This Agreement is intended to settle and resolve all Nibley City obligations regarding 450 West and Lot 50, including those described or set forth in that certain Nibley City Development Agreement between Nibley City and Dennis R. Murray, executed December 30, 2004, regarding the Sheridan Ridge Phase 3 subdivision, and that certain letter dated August 24, 2012, signed by Gerald K. Knight (collectively, "Nibley Obligations"). This Agreement does not govern the use or development of any property nor modifies any provision or requirement of Nibley City land use regulations.

2. **Funding Improvement of 450 West.**

   a. City shall pay the amount of One Hundred Seventy-Eight Thousand, One Hundred Five dollars ($178,105) ("**450 West Funds**") to Resident to satisfy the City's obligation for the improvements and extension of 450 West and related road facilities to make Lot 50 a buildable lot. City shall pay the 450 West Funds within 14 days after this Agreement is executed. Resident agrees that this amount constitutes the full cost and value of the improvements and extension of 450 West to Lot 50 as contemplated or described by and in the Nibley Obligations, and that City shall not be obligated to pay any additional amount toward the improvement and extension of 450 West.

   b. Resident agrees to improve the extension of 450 West (west side) to Lot 50, in accordance with Nibley City frontage and utility requirements, as part of the permitting process to develop Lot 50 or as part of the permitting process to subdivide and improve Cache County Parcel 03-048-0051.

3. **Release and Waiver.**

   a. Upon the execution of this Agreement and the payment of the 450 West Funds, Resident releases, waives, and settles, on behalf of themselves and all transferees, assigns, and other successors-in-interest to Lot 50, all claims they have or may have had against City as of the date this Agreement is executed, arising out of or related to Lot 50 or the Nibley Obligations, and Resident agrees that the Nibley Obligations shall be deemed to be satisfied, released, discharged, and terminated.

   b. Resident agrees to be solely responsible and liable, and that City shall not be responsible in any way except as expressly set forth herein related to the 450 West Funds, for all costs and efforts to coordinate, supervise, design, manage, and otherwise provide for the improvement and extension of 450 West and related road facilities to make Lot 50 a buildable lot under City land use regulations.



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Resident shall complete all work related to 450 West and submit all requests for advances or reimbursements from the 450 West Funds by August 31, 2028. In the event Resident does not complete the improvement and extension of 450 West, or does not submit a request for some or all of the 450 West Funds, by August 31, 2028, Resident shall have no further right to access the 450 West Funds, and Resident shall be solely responsible for any remaining costs, construction, or obligations required to complete the improvement and extension of 450 West or to otherwise make Lot 50 a buildable lot. Any amount of the 450 West Funds that are not requested or used by Resident for the improvement and extension of 450 West after August 31, 2028, shall be returned to City, and Resident shall have no further right or entitlement thereto. Resident's failure to complete any work related to Lot 50 or 450 West, or Resident's failure to request payment of the 450 Wes ...

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c. City shall not be responsible to fund any additional or further improvements to extend 450 West to Lot 50 or otherwise make Lot 50 a buildable lot.

d. Resident shall indemnify and hold City harmless from any claim, loss, injury, or damage arising out of or related to Resident's actions pursuant to this Agreement and Resident's work related to 450 West and Lot 50.

4. **Miscellaneous**.

a. This Agreement constitutes the entire understanding of the parties, and no representations, waivers, or approvals, oral or otherwise, express or implied, other than those specifically contained herein, have been made or given by the parties.

b. All future development, subdivision, or use of any property, including Lot 50 and the extension or improvement of 450 West, shall be subject to and shall comply with all City land use regulations, standards, and specifications.

c. The mutual conditions agreed upon, herein, shall run with the land. This agreement shall be recorded against the title to both Lot 50 and Cache County Parcel 03-048-0051.

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For Resident: _____

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For Resident: _____

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For City:

_____
Title:

Attested By: City Recorder

_____

**Agenda Item #11**

| | |
|---|---|
| **Description** | **Discussion and Consideration:** Ordinance 23-28: Amending NCC 19.24.170 Landscaping: Instituting Water Wise Landscaping Requirements (Second Reading) |
| **Presenter** | Mayor Jacobsen, Mayor |
| **Staff Recommendation** | Move to approve Ordinance 23-27— Ordinance 23-28: Amending NCC 19.24.170 Landscaping: Instituting Water Wise Landscaping Requirements, for first reading |
| **Planning Commission Recommendation** | Move to approve Ordinance 23-27— Ordinance 23-28: Amending NCC 19.24.170 Landscaping: Instituting Water Wise Landscaping Requirements with the amendment to remove sections (A)(3)(b) and (B)(5) from the draft ordinance. |
| **Reviewed By** | Mayor, City Manager, City Planner, City Attorney, Planning Commission |

**Additional background since first reading on 7-27-23:**

During the first reading some questions arose regarding the clarity of certain standards within the ordinance related to width of lawn allowed. Mayor Jacobsen has since reached out to State Division of Water Resources Staff to ensure that the proposed language would be aligned with State requirements for the turf buyback program. Mayor Jacobsen will offer suggested amendments to the ordinance to clarify the requirements.

**Background:**

Utah State SB 118 passed in the 2023 legislative session, provides incentives to install and maintain water efficient landscaping. As part of the bill, the legislature appropriated funding for a turf buy back program, administered by the State Division of Water Resources to install water efficient landscaping to residents who reside in jurisdictions that adopt certain water efficient landscaping standards for new development. The 'Landscape Conversion Incentive Program' eligible participants may receive $1.50 per square foot of lawn replaced with water wise landscaping. More information about the program can be found here: https://conservewater.utah.gov/landscape-rebates/ .

The required code provisions for residents to be eligible for the program include the following:

- No lawn on parking strips or areas less than eight feet in width in new residential development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

This ordinance includes the aforementioned standards and furthermore, Staff recommended the following provisions:

- Provides 2 year timeframe for installing front yard and park strip landscaping within new residential developments.
- Requires landscaping in addition to trees in park strip areas.
- Requires 50% coverage of plant materials at maturity in front yard areas and 20% coverage in park strip areas.

The Planning Commission determined that it would take more research and consideration before adopting the requirement for plant coverage of 50% on front yard areas and 20% in park strips, but recommended to approve the ordinance without these provisions, which would make Nibley City residents eligible for the Turf buy back program and help conserve water as the City grows.

**ORDINANCE 23-28**

**ORDINANCE 23-28: AMENDING NCC 19.24.170 LANDSCAPING: INSTITUTING WATER WISE LANDSCAPING REQUIREMENTS**

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, Nibley City is supportive of water conservation measures to preserve resources and reduce the need for additional water-related infrastructure; and

WHEREAS, Utah State SB-118 provides incentives to install and maintain water efficient landscaping by adopting certain water efficient landscaping standards which make residents eligible for a State-sponsored Turf buy-back program; and

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached Nibley City Code 19.24.170 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 27 DAY OF July, 2023.

_____

Larry Jacobsen, Mayor

ATTEST: _____

Cheryl Bodily, City Recorder

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**19.24.170 Landscaping**

A. Landscaping Requirements:

1. Purpose: The purpose of the landscaping requirements in this section shall be to enhance and create pleasant and attractive surroundings, and contribute to the relief of heat, noise and glare through the proper placement of plants, trees and other supportive materials.
2. Yard Requirements For Residential Zones: At least sixty percent (60%) of the area contained within a required front or side yard adjacent to a street in any residential zone shall be landscaped. Park strip landscaping is required, but shall not count toward the required percentage of landscaping for each property. Landscaping shall be installed no more than two (2) years from the date of Certificate of Occupancy.
3. Scope Of Requirements: Where landscaping is required, such landscaping shall comply with the following requirements:
   a. Turf grass shall be limited to no more than 50% of front and sideyard landscaped area in new residential developments. Turf grass is not allowed in areas less than eight (8) feet in width. Turf grass limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
   b. A minimum of fifty percent (50%) coverage of plant materials at maturity using a combination of shrubs, annual plants, perennial plants, ground cover, and/or turf grass within a front and sideyard landscaped area is required. Species, size, and placement of landscape elements may be determined by the property owner.
4. Maintenance: Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition.

B. Landscaping in Public Street Rights Of Way:

1. Purpose: The purpose of landscaping of public street rights of way is to enhance the beauty of neighborhoods and streets and to reduce the glare, heat and noise reflected from paved roadways.
2. All landscaping taking place in rights-of-way shall comply with NCC 13.12: Nibley City Public Ways and Property-Streetscape of Public Rights-Of-Way code.

4. Turf grass is not allowed in park strips or areas less than eight (8) feet in width in new developent.5. A minimum of twenty percent (20%) coverage of plant materials at maturity using a combination of shrubs, annual plants, perennial plants within the park strip landscaped area is required in conjunction with all new developments. Except for tree spacing noted above, species, size, and placement of landscape elements may be determined by the developer.

C. Commercial, Neighborhood Commercial And Industrial:

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1. Percentage Of Gross Area: Landscaping shall be required on twenty percent (20%) of the gross area of a lot or site located in the commercial zone. Landscaping shall be required on ten percent (10%) of the gross area of an industrial zone lot or site. Gross area is interpreted as the total site area remaining after any right of way dedication.
2. Setback: The minimum building and principal use setback from any street right of way shall be twenty feet (20') in commercial zones and fifty feet (50') in industrial zones. Parking shall not be allowed within this minimum setback area. Such areas shall be permanently landscaped except for approved access drives.
3. Tree Ratio: A mixture of evergreen and deciduous trees shall be planted at the ratio of one tree for each three hundred (300) square feet of the net landscape area. Trees shall have a minimum caliper of 1.25 inches. All trees must be planted according to Nibley City Public Works Design Standards. The trees planted in the City's public street rights-of-way or other parts of the development may count toward the total number of trees planted in the City rights-of-way must comply with Nibley City Public Ways and Property Streetscape of Public Rights-Of-Way Code.
4. Adjacent To Residential Zones: All setbacks adjacent to the rear yard or side yard of an existing or proposed residential use shall be permanently landscaped. Setback areas adjacent to residential areas may be increased by the planning commission if, in their opinion, it is necessary to protect the atmosphere and integrity of the residential neighborhood.
5. Irrigation: All landscaped areas shall be provided with an irrigation system, capable of complete coverage of the areas and designed to minimize runoff and other wasting of water. Such system shall be maintained in a fully operational condition. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. All paved areas, walls or fences shall be in good repair without broken parts, holes, potholes or litter.
6. Type Of Landscaping: All landscaped areas may be landscaped with a mixture of ground cover, grass, shrubs or trees, and may include sculptures, patios or fountains.
7. Lawn limitation: In new commercial, industrial, institutional, and multi-family development common area landscapes, turf grass shall not exceed 20% of the total landscaped area, outside of active recreation areas.
8. Plans And Designs For Approval: All landscaping plans and designs shall be submitted to the planning commission with other required plot plans for approval.
9. Screening Requirements: Where landscaped screening is required for other than residential use, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four feet (4') to seven feet (7').

10. Plot Plan Required: Where landscaping is required for other than residential uses, a plot plan showing the proposed landscape development, plant materials, watering system and use of the property shall be submitted to the planning commission. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping, providing all proposed landscaping is detailed adequately on said plot plan. The planning commission may disapprove such plans if they determine that they are not consistent with the requirements and purposes of this title.
11. Conflicting Provisions: If requirements of this section are in conflict with other requirements of this title, the provisions of this section shall apply.
12. The City may deny occupancy or conditional use permits to any commercial or industrial development that does not comply with this chapter.

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**Agenda Item #12**

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|---|---|
| **Description** | **Discussion & Consideration:** Ordinance 23-27— Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks (Second Reading) |
| **Presenter** | Larry Jacobsen, Mayor |
| **Staff & Planning Commission Recommendation** | Move to approve Ordinance 23-27— Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks |
| **Reviewed By** | Mayor, City Manager, City Planner, City Attorney, Planning Commission |

**Background:**

One of the Planning Commission goals for 2023 is to review and update the land use chart, which designates permitted, conditional and not permitted uses in each Nibley City zone. The Planning Commission has reviewed and discussed each use listed in the land use chart in a series of workshops to draft appropriate modifications in support of the purposes of each zone and the General Plan. In preparation for the discussion, individual Planning Commissioners reviewed the land-use chart and provided input regarding the appropriate designation for each use by zone. Staff then facilitated a discussion to review, redesignate, and add uses to the chart, as applicable. Several amendments to the Land Use Chart and some of the associated definitions are recommended, based upon this discussion. Recommended changes to the ordinance include the following:

- Removing residential uses from commercial and industrial zones as conditional uses, with the exception of the town center area if part of a mixed-use project. In such areas residential development of up to 10 units/acre is allowed if part of a mixed-use project.
- Consolidating Nursing home and assisted living center designation
- Adding ‘Catering/Commercial kitchen’ and ‘Meal preparation & assembly’ to the chart of allowed uses in several zones. These are emerging uses that there has been interest in establishing.
- Remove temporary vendor/food trucks from chart. Replace with Food trucks/mobile business section in compliance with recent state code changes.
    - Food trucks/mobile businesses can operate within same zones as same permanent uses. Business license required if not obtained in other jurisdiction.

    - Must submit site plan if operating for longer than 10 hours per week.
- Removing the following designations from the chart which were deamed to be unnecessary: home office (covered by home occupation) and building moved from another site
- Changing the following additional Not permitted uses to Conditional or Permitted:
    - Bed and Breakfast Inn within R-2 and R-2A zones
    - Group Living Facility in C and C-N Zones
    - Home Occupation in C, C-N and I Zones
    - Farmers' Market in R-1A zones
    - Bus/Transit Terminal in R-M zones
    - College/University in C-N zones
    - Hospital in C-N zones
    - Construction Sales & Service in A and C-N zones
    - Low Power Radio Service/Cell Tower in A zones
    - General Repair Service in A zones
    - Light Manufacturing in C zones
    - Sports Facilities in A zones
    - Commercial Daycare/Preschool in P/S zones
- Changing the following additional Conditional or Permitted Uses to Not Permitted
    - Assisted Living Facility/ Nursing Home in A and R-E zones
    - Short-Term Rentals in I zones
    - ADU in I or P/S zones
    - Garden Center/Nursery in R-M zones
    - Funeral Home in R-M zones
    - Liquor Store in R-M zones
    - Corporate Office in A zones
- Changing the following Permitted Uses to Conditional
    - Assisted Living Facility/Nursing Home in R-M zones
    - Bed and Breakfast Inn in R-M zones
    - Garden Center/Nursery in C-N zones
    - Veterinary Clinic in A zones
    - Cemetary in P/S zones
    - Government Services in A zones
    - Beauty Salon in R-M zones

**ORDINANCE 23-27**
**AMENDING NCC 19.20.010 LAND USE CHART AND 19.04.010 DEFINITIONS AND ADOPTING NCC 19.20.030 MIXED USE AND NCC 19.24.270 MOBILE BUSINESSES AND FOOD TRUCKS**

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, Certain uses are compatible within certain zoning districts while others are incompatible; and

WHEREAS, Nibley City Moderate Income Housing Plan provides that the City should allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings in the Town Center Area; and

WHEREAS, UCA 11-56 provides regulations for mobile businesses and food trucks.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached Nibley City Code 19.20.030 and 19.24.270 be adopted and amendments to Nibley City Code 19.20.010, 19.04.010 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 13 DAY OF July, 2023.

_____
Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

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**19.20.010 Classification Of New And Unlisted Uses**

For those uses not listed or described in the following chart as a permitted or conditional use, the applicant may petition the city council to amend the zoning title to specify and locate an appropriate zone or zones for the new use.

**19.20.020 Land Use Chart**

**Nibley City Land Use Chart**

**Key**

| | |
|---|---|
| **P:** | Permitted Use |
| **NP:** | Not Permitted Use |
| **C:** | Conditional use |
| | |
| **A:** | Agriculture Zone |
| **R-E:** | Rural Estate Zone |
| **R-1:** | Residential Zone R-1 |
| **R-1A:** | Residential Zone R-1A |
| **R-2:** | Residential Zone R-2 |
| **R-2A:** | Residential Zone R-2A |
| **R-M:** | Mixed Residential Zone |

| | |
|---|---|
| **P/S:** | Park/School |
| **C:** | Commercial Zone |
| **C-N:** | Neighborhood Commercial Zone |
| **I:** | Industrial Zone |

| **Use** | **A** | **R-E** | **R-1** | **R-1A** | **R-2** | **R-2A** | **R-M** | **P/S** | **C** | **C-N** | **I** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | | | | |
| Assisted Living Facility / Nursing Home | NP | NP | NP | NP | NP | NP | C | NP | C | C | NP |
| Artisan Shop | C | C | C | C | C | C | C | NP | C | C | C |
| Bed and Breakfast Inn | C | C | C | C | C | C | C | NP | C | C | NP |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Group Living Facility [1] | C | C | C | C | C | C | C | NP | C | C | NP |
| Home Occupation | C | C | C | C | C | C | C | NP | C | C | C |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| Housing, Short-Term Rental[4] | P | P | P | P | P | P | P | NP | P | P | NP |
| Housing, Single-Family | P | P | P | P | P | P | P | NP | C[6] | C[6] | NP |
| Housing, Multi-Family | NP | NP | NP | NP | NP | NP | P | NP | C[6] | C[6] | NP |
| Housing, Two-Family[5] | P | P | P | P | P | P | P | NP | C[6] | C[6] | NP |
| | | | | | | | | | | | |
| Temporary Office/Model Home | P | P | P | P | P | P | P | NP | C | C | C |
| Accessory Dwelling Unit[3] | P | P | P | P | P | P | P | NP | P | P | NP |
| | | | | | | | | | | | |
| **Use** | **A** | **R-E** | **R-1** | **R-1A** | **R-2** | **R-2A** | **R-M** | **P/S** | **C** | **C-N** | **I** |
| **Agricultural/Animal** | | | | | | | | | | | |
| Ag Implement Sales and Service | C | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Agricultural Production | P | P | P | P | P | P | P | P | C | C | C |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Animal Crematorium | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Arboretum/Nature Center | C | C | C | C | C | C | C | C | C | C | C |
| Farmers' Market | C | C | C | C | NP | NP | C | C | C | C | C |
| Floral Shop | C | C | C | C | NP | NP | P | NP | P | P | P |
| Garden Center/Nursery | C | C | NP | NP | NP | NP | NP | NP | C | C | C |
| Pet Services | NP | NP | NP | NP | NP | NP | NP | NP | C | C | C |
| Veterinary Clinic, Large Animal | C | NP | NP | NP | NP | NP | C | NP | C | NP | C |
| Veterinary Clinic, Small Animal | C | NP | NP | NP | NP | NP | C | NP | C | C | C |
| | | | | | | | | | | | |
| **Use** | **A** | **R-E** | **R-1** | **R-1A** | **R-2** | **R-2A** | **R-M** | **P/S** | **C** | **C-N** | **I** |
| **Public, Institutional, and Civic Uses** | | | | | | | | | | | |
| Bus/Transit Terminal | NP | NP | NP | NP | NP | NP | C | P | C | C | C |
| Cemetery | C | C | C | C | C | C | C | C | NP | NP | NP |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Church/Places of Worship | C | C | C | C | C | C | C | C | C | C | C |
| Club/Service Organization/Lodge | NP | NP | NP | NP | NP | NP | C | C | C | NP | C |
| College/University | C | NP | NP | NP | NP | NP | C | P | C | C | C |
| Government Services | C | NP | NP | NP | NP | NP | P | P | P | NP | P |
| Hospital | NP | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Public Park | P | P | P | P | P | P | P | P | P | P | P |
| Private Park | P | P | P | P | P | P | P | P | P | P | P |
| Utility Substation | C | C | C | C | C | C | C | C | C | C | C |
| School | C | C | C | C | C | C | C | P | P | C | P |
| | | | | | | | | | | | |
| **Use** | **A** | **R-E** | **R-1** | **R-1A** | **R-2** | **R-2A** | **R-M** | **P/S** | **C** | **C-N** | **I** |
| **Commercial** | | | | | | | | | | | |
| Auditorium | NP | NP | NP | NP | NP | NP | C | P | C | C | C |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Bail Bonds/Pawnbroker | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Bakery | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Banks/Financial Institutions | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Beauty Salon/Spa | NP | NP | NP | NP | NP | NP | C | NP | P | P | P |
| Business Equipment Sales and Service | NP | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Car Wash | NP | NP | NP | NP | NP | NP | NP | NP | P | P | P |
| Catering/Commercial Kitchen | C | C | C | C | C | C | C | NP | C | C | C |
| Check Cashing/Credit Services | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Construction Sales and Service | C | NP | NP | NP | NP | NP | NP | NP | C | C | C |
| Daycare/Preschool, Commercial | NP | NP | NP | NP | NP | NP | P | P | P | P | P |
| Funeral Home | NP | NP | NP | NP | NP | NP | NP | NP | P | P | P |
| Gasoline Service Station | NP | NP | NP | NP | NP | NP | C | NP | P | P | P |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Gasoline, Wholesale | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Hotel/Motel | NP | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Laundry Service | NP | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Liquor Store | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Low Power Radio Service/Cell Tower | C | NP | NP | NP | NP | NP | C | NP | C | NP | C |
| Medical/Dental Offices and Clinic | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Medical Sales and Service | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Personal Instruction Services | C | C | C | C | C | C | C | C | C | C | C |
| Motor Vehicle Sales and Service | NP | NP | NP | NP | NP | NP | NP | NP | C | C | C |
| Office, Corporate | NP | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Offices, Professional | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Parking, Commercial | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Plumbing Services | NP | NP | NP | NP | NP | NP | C | NP | P | C | P |

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Printing/Copying, Commercial | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Protective Services | NP | NP | NP | NP | NP | NP | C | NP | C | NP | C |
| Recreation/Entertainment, Commercial | NP | NP | NP | NP | NP | NP | C | C | C | C | C |
| Restaurant | NP | NP | NP | NP | NP | NP | C | C | P | P | P |
| Retail | NP | NP | NP | NP | NP | NP | P | NP | P | P | P |
| Repair Service, General | C | NP | NP | NP | NP | NP | C | NP | C | C | C |
| Research and Development | C | NP | NP | NP | NP | NP | C | NP | C | NP | C |
| Research Service | NP | NP | NP | NP | NP | NP | C | NP | C | NP | C |
| Sexually Oriented Business | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Transportation Services | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Meal Preparation & Assembly | C | C | C | C | C | C | C | NP | C | C | P |
| **Use** | **A** | **R-E** | **R-1** | **R-1A** | **R-2** | **R-2A** | **R-M** | **P/S** | **C** | **C-N** | **I** |
| **Industrial** | | | | | | | | | | | |

Commented [LR5]: Needs definition

| Use | A | R-E | R-1 | R-1A | R-2 | R-2A | R-M | P/S | C | C-N | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Junk/Salvage Yard | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Manufacturing, Heavy | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Manufacturing, Industrial | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Manufacturing, Light | NP | NP | NP | NP | NP | NP | NP | NP | C | NP | C |
| Mineral Extraction | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Pest Control | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Recycling Collection Facility | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Sign Shop | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Sports Facilities | C | NP | NP | NP | NP | NP | C | C | C | NP | C |
| Storage Facility | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Warehousing | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Warehousing, Residential Storage | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| Welding/Machine Shop | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |

**Notes**

1. Group living facilities are governed by NCC 19.42

2. Any land use not listed is not permitted

3. Accessory dwelling units are governed by NCC 19.24.250

4. Short-term rental housing is governed by NCC 19.24.260

5. For Two-family housing, one of the units shall be owner-occupied, except for bona fide temporary absences

6. Housing is only allowed within the Town Center Area as described in NCC 19.32.030(B), in Neighborhood Commercial and Commercial areas within a mixed-use residential/commercial project, as described in NCC 19.20.030.

**Commented [LR6]:** Replaced with 19.20.030

**19.20.030 Mixed Use**

A. Any mix of permitted or conditional uses listed in this section is allowed within the same lot or parcel, whether within the same building or in a permitted accessory building, provided that all setbacks and other applicable standards of this Title are adhered to for each use. Buildings containing mixed uses shall comply with the most restrictive standard among the standards applicable to the uses within the building.
B. Within the Town Center Area, as described in NCC 19.32.030(B), housing is allowed within Commercial and Neighborhood Commercial Zones when attached to a commercial building. Within such developments, at least 50% of land must be dedicated to commercial uses. The 50% use may include the entirety of the ground floor area of buildings with commercial uses on the ground floor or horizontally separated uses where commercial uses occupy an entire building. For buildings with partial commercial uses on a floor or vertically separated uses, only the ground floor area of the portion dedicated to commercial uses may be counted. The portion of land that is apportioned as a commercial use shall include the ground floor area of commercial uses, as described above, and supportive uses, including parking and landscaping. Parking for a mixed-use building that is required for residential uses shall not be included as part of the land apportioned as commercial use. The maximum residential density shall be ten (10) units per net developable acre with additional density allowable through transfer of development rights as described in NCC 19.48. The residential density shall be calculated based upon the area that is dedicated to residential uses, including any mixed-use buildings.

**19.04.010 Definitions**

**Commented [LR7]:** Add definitions alphabetically to this section

CATERING/COMMERCIAL KITCHEN: A business with a kitchen that has durable equipment designed for mass food production which provides food wholly or in part owned by the caterer for a specific event at a location other than the food establishment, on a contractual, prearranged basis to a subset of the public.

FOOD TRUCK: A food truck, as defined by state law (11-56-102). Food trucks shall be permitted in any zone in which restaurants are permitted, subject to the regulations for food trucks and mobile businesses under NCC X.

MEAL PREPARATION & ASSEMBLY: A business which prepares and assembles individual meals to deliver to individuals and families, but not larger groups. This includes preparing, packaging and freezing such individual meals. This does not include large scale packaged food assembly.

MOBILE BUSINESS: An enclosed mobile business, as defined by state law (11-56-102).

PERSONAL INSTRUCTION SERVICES: A business which trains individuals or groups in the arts, personal defense, crafts or other subjects of a similar nature.

19.24.270 Mobile Businesses and Food Trucks.

A. Location.
    1. Mobile businesses are permitted in any zone in which a similar, non-mobile use is listed as a conditional or permitted use, and food trucks are permitted in any zone in which restaurants are listed as a permitted or conditional use, subject to the regulations set forth in this section. A conditional use permit is not required for mobile businesses and food trucks. Mobile businesses and food trucks are not permitted to operate open to the public in any other zone.
    2. Mobile businesses and food trucks are not permitted to operate or store their vehicles upon any public right-of-way.
    3. Mobile businesses and food trucks shall be required to provide a site plan showing culinary water facilities and connections, wastewater facilities, connections and management, parking, access, and other details required for site plans for similar uses if the mobile business or food truck operates on the same private lot or parcel for ten (10) hours or more per week.
B. Licensure and Approval.
    1. A mobile business or food truck shall obtain, for each truck, a business license from the city if the operator does not hold a current business license from another political subdivision in Utah. A mobile business or food truck may operate without a business license at events on private property that are not open to the public.

2. A mobile business or food truck shall obtain or provide proof of a current health department permit, if required for the business.
3. A mobile business or food truck shall obtain or provide proof of passing a fire safety inspection, if required for the business.

C. Nothing herein waives any requirement regarding special event or mass gathering permits.

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