



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: December 18, 2023
Re: Rivers Edge/Wilde Property MPD – Preliminary Plan Review
Action: Continued Review, Discussion, Public Hearing, and Possible Recommendation
Note: Language shown in *Italics* represents new information from the previous staff report.

River's Edge/Wilde Property MPD Preliminary Plans

REQUEST

Continue the review and discussion of the proposed Master Planned Development (MPD) and preliminary plans for the River's Edge Multi-Family Units transfer and development of the Wilde Property.

This item is scheduled for a possible recommendation.

BACKGROUND

The proposed properties, as shown on the Aerial Context Map as Attachment A, are located on both sides of I-80 Interstate on Parcel CT-362-A (280 South 500 West) and Parcels CT-362, CT-362-363 and DRW-2-AM (270 South Main Street).

The River's Edge property includes 6.66 acres and is in the Highway Commercial (HC) Zone District. The Wilde Property includes 9.35 acres in the Community Commercial (CC) Zone District and 4.51 acres in the Agricultural (AG-20) Zone District.

The applicant, Courtney Richins, has submitted a Preliminary Plan application for an MPD and is proposing to transfer 36 approved multi-family units from the River's Edge Property to a proposed 72 multi-family unit development on the Wilde Property. The property acreage and zoning allows for the proposed 4 lots on the Rivers Edge Property and 74 lots/units on the Wilde Property. The recently constructed 6-plex building used 6 units of density, therefore the property is eligible for an additional 68 lots/units. The applicant is proposing 36 multi-family units as Phase 1 for the development.

Attachment B includes the previously reviewed preliminary plan for the Rivers' Edge property.

Attachment C includes the most recently revised and updated preliminary plan set for the Wilde Property.

Attachment D includes the initial wetland assessment of the Wilde Property.

Planning Commission Review:

- June 20, 2023: Planning Commission conducted initial work session on the proposed project.
- July 17, 2023: Planning Commission conducted a continued work session.
- August 21, 2023: Planning Commission conducted a public hearing and provided additional comment and input to the applicant for consideration.
- *September 18, 2023: Planning Commission conducted a continued public hearing and provided direction to the applicant of providing complete project plan information prior to making a recommendation to the City Council on the preliminary plan.*

ANALYSIS

MPD Applicability: According to Section 8-6-010 of the development code, the MPD provisions are to provide a comprehensive project design strategy to create projects, including mixed use development, that best address site conditions, the characteristics of the surrounding properties, as well as community and market demands.

The MPD process also creates tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation to advance the goals of the General Plan. Any transfer of base density or uses between zones involving six (6) or more lots/units require MPD approval.

Development and Design Review: The existing approved multi-family use on the River's Edge property is currently non-conforming in the HC Zone under the recent Use Table amendments. The transfer of these units to the CC Zone on the Wilde Property would result in a conforming use for the multi-family units.

Last Meeting Follow-up and Updated Preliminary Plan Set: *The Planning Commission made the following determinations regarding the project at their meeting on September 18, 2023:*

1. *The transfer of the legal non-conforming 36-units from Rivers Edge to the Wilde Property as a conforming use is acceptable under the MPD.*
2. *Roto-milled asphalt for storage unit use on Rivers Edge is acceptable with all other future uses on the property being required to have asphalt paving.*
3. *500 West Frontage Road to be improved to city standards for all commercial uses (other than storage) or residential uses proposed on the property.*
4. *A 5-year timeframe on the conversion of the Rivers Edge commercial lots to storage use is to be addressed in the development agreement of the MPD.*
5. *Public amenities, such as parks and trails, are to be provided with Phase 1 of the development.*
6. *The applicant shall prepare and submit the following information with the project plan set:*
 - a. *Open space calculations for the development verifying a minimum 5% dedicated open space on the properties.*
 - b. *Sensitive Lands Analysis identifying sensitive lands on the property including drainage ways, irrigation ditches, stream corridors, floodplains, entry corridor scenic impact analysis, etc.*

- c. Infrastructure Impact Analysis addressing the water and sewer demand required for the proposed development and capacity available to serve the project from existing city resources.
 - d. Traffic Impact Analysis identifying the level of service and safety impact on existing public roadways as a result of the proposed development including proposed mitigation measures to maintain level of service "C" and safety on affected city roads and intersections.
 - e. Landscape and Irrigation Plan with calculations to verify number of street trees at the rate of 1 tree per 30 lineal feet of roadway.
 - f. Street Lighting Plan showing street lighting at each entry, intersection, and end of cul-de-sacs and parking lots with cut-sheet of full cut-off and directed downward lighting fixture details.
 - g. Signing Plan including subdivision entry monument signs, and safety signs as specified by the city engineer and public works director below.
 - h. Grading and Drainage Plan indicating cut and fill areas for roads and buildings.
 - i. Fencing Plan showing proposed materials, colors, and heights.
 - j. Park Area Plan calculations to verify required park area of 871 square feet of park space per unit.
 - k. Trail plan with Class I Trail access to the rail trail and 500 West Frontage Road.
 - l. Utility Plan as specified by the city engineer and public works director below.
 - m. Phasing Plan unit number calculations with estimated construction timeframe.
 - n. Trash dumpster locations and snow storage areas.
7. The applicant shall address the following items identified by the city engineer and public works director for the Wilde Property development:
- a. Provide a water meter for each unit.
 - b. Provide storm drain inlets at each entrance.
 - c. Provide valves on each branch of water line tees.
 - d. Provide a fire hydrant at the end of Street A and along Main Street.
 - e. Show the secondary water system on the plans.
 - f. Specify which roads are public and private.
 - g. Provide storm drain inlets in parking areas and in waterway locations.
 - h. Provide stop signs at all intersections of parking areas with main roadways.
 - i. Provide a warning sign for "Children at Play" at each entrance.
 - j. Provide signage at intersections for street names.

The applicant has submitted the attached revised and updated preliminary plan set for the Wilde Property and overall MPD for the development. The items underlined above still need to be addressed by the applicant, either with the preliminary plan set or the final plan and construction drawings for the development.

The applicant will also need to address the following additional engineering and public works items either with the preliminary plan set or the final plan and construction drawings for the development:

1. Add easements or PUE to Plat for all city infrastructure.
2. Add 10' PUE around Lot 1 and 2 on plat.
3. On Sheets 8 through add water info.
4. Update drawings to show minimum storm drainpipe size 15 inch.
5. Sheet 5 road labels do not match sheet 6.

6. *Label fire hydrant end of Street A on Sheet 6.*
7. *Call out water valves on Sheet 6.*
8. *Call out stop signs on Sheet 6.*
9. *Call out Children at plan signs on Sheet 6.*
10. *Call out street name signs on Sheet 6.*
11. *On Sheets 5 and 6 verify that labels match call outs.*
12. *On Sheets 5 and 6 remove labels from subdivision to the North.*
13. *Provide storm drain inlets at each entrance.*
14. *Provide sheets with plan and profile of streets.*
15. *Show typical road and sidewalk sections.*
16. *Show the secondary water system on the plans.*
17. *Address sewer design if there is no sewer in Rail Trail.*

Required Review Process

The project requires the following applications submitted by the applicant for the development:

1. MPD application for the multi-family unit transfer and development on the Wilde Property.
2. Conditional Use Permit application for multi-family use in the CC Zone and Storage Use in the HC Zone.
3. Subdivision application for the proposed lots on both properties.

All the applications can be processed concurrently and include a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission continue the review and discussion of the proposed project and determine if the preliminary plan package for the development is sufficient for a recommendation to the City Council. If the Planning Commission decides to make a recommendation to the City Council, a condition stating that "all items noted above in the staff report shall be addressed by the applicant with the project final plan and construction drawings" should be included in the recommendation.

As an alternative action the Planning Commission may provide direction to the applicant or staff regarding the development applications for continued review and possible recommendation at a subsequent meeting.

Attachments:

- A.** Aerial Context Map
- B.** Previously Reviewed River's Edge Preliminary Plan
- C.** Revised and Updated Wilde Property Preliminary Plan Set
- D.** Wetland Assessment



Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

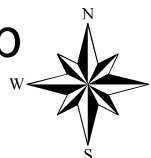


Aerial Context Map

Summit County Parcel Viewer Application

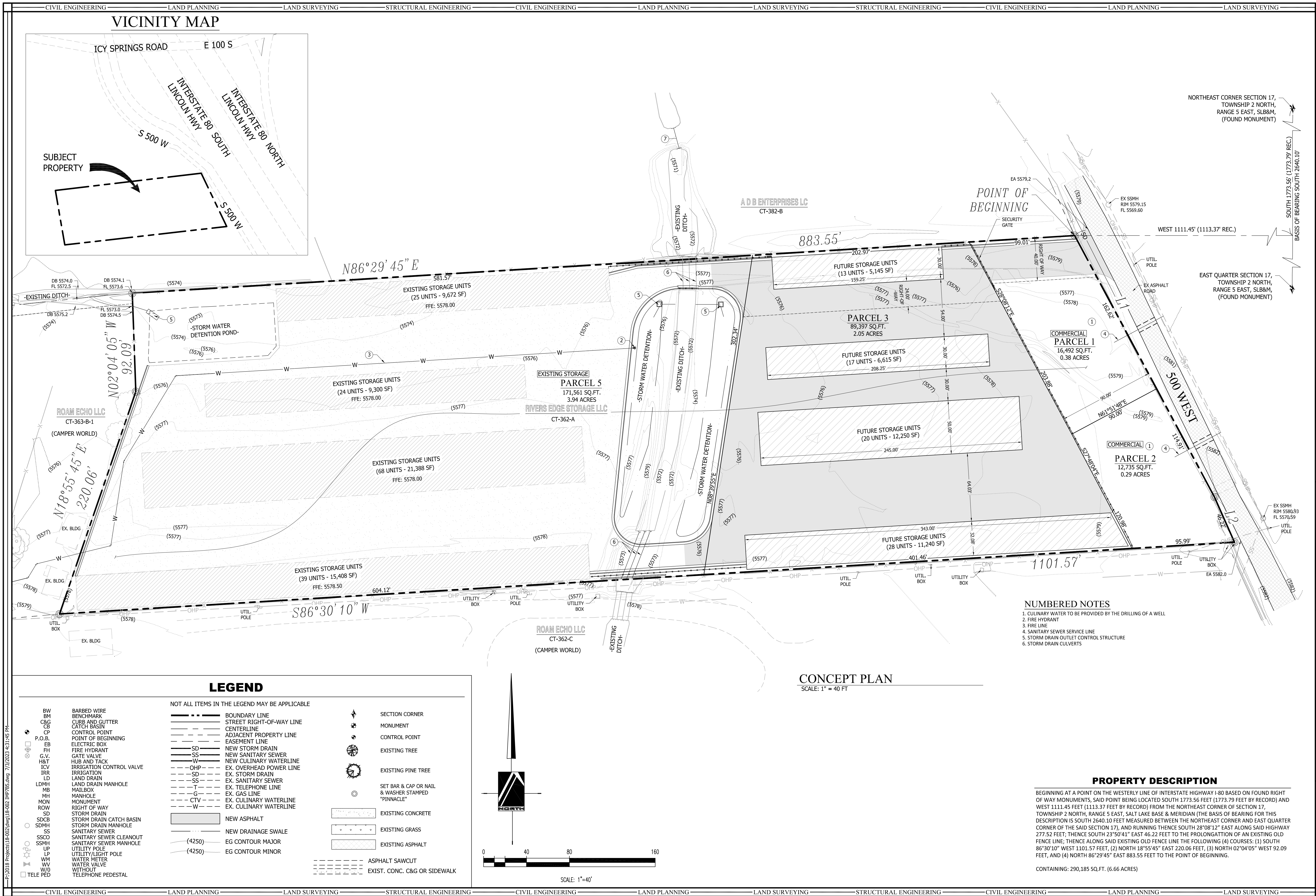
Printed on: 6/15/2023

Imagery courtesy of Google



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

1 in = 376 feet



PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant • St. George
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 Phone: (801) 773-1910
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RIVERS EDGE
 CONCEPT PLAN
 FOR: COURTNEY RICHINS
 300 SOUTH 500 WEST
 COALVILLE, UTAH
 PROJECT #18-002



REVISION	DATE	BY

SURVEYED BY: SM
 DESIGNED BY: SPB
 DRAWN BY: SPB
 APPROVED BY: SPB

CALL BLUESTAKES
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 AT LEAST 48 HOURS BEFORE DIGGING

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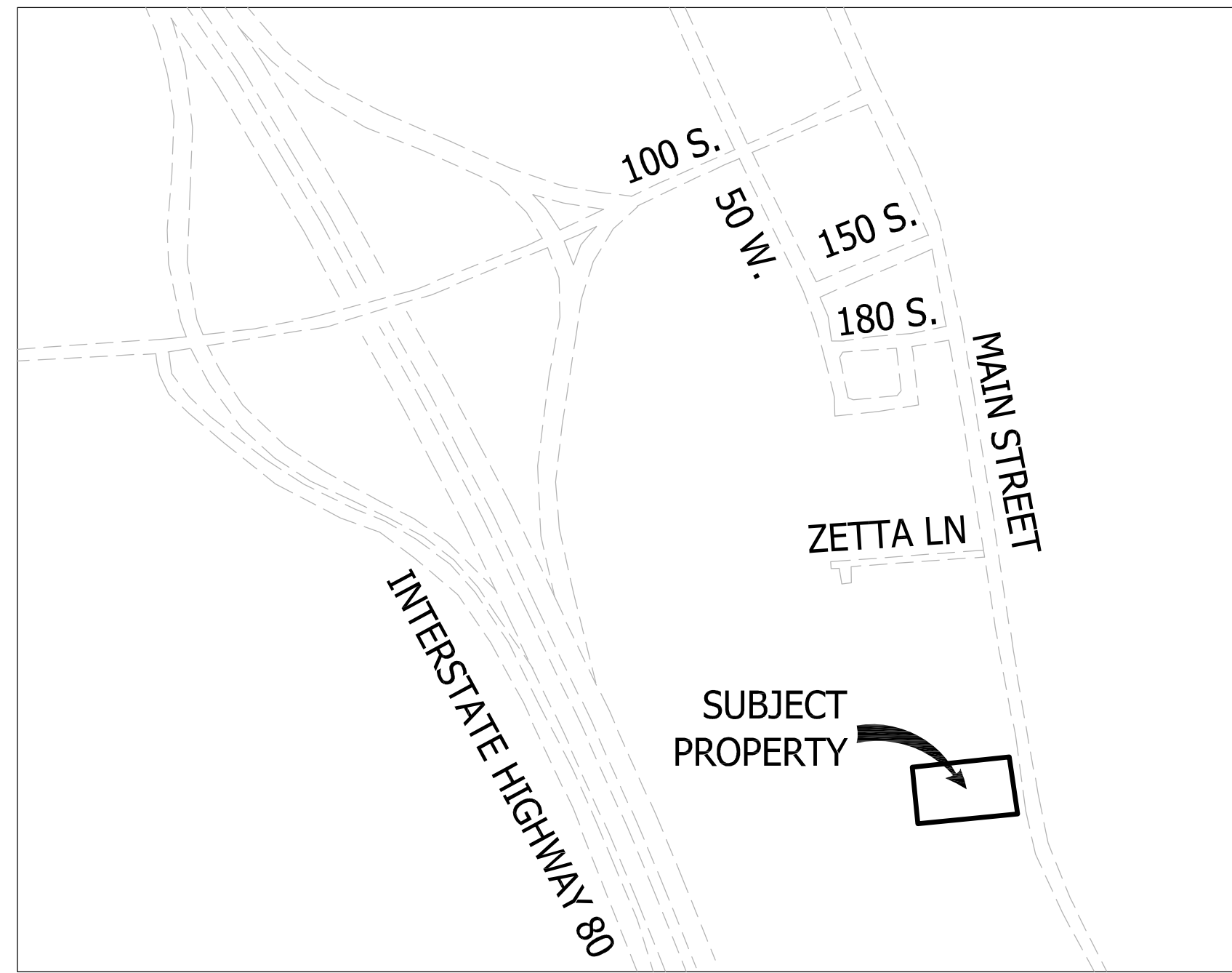
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PRELIMINARY WILDE PROPERTY APARTMENTS

APPROX. 330 SOUTH MAIN STREET COALVILLE, UTAH

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND UPON UTILITIES OWNED BY UDOT SHALL CONFORM TO THE UDOT CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK UPON UTILITIES OWNED COALVILLE CITY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.
- 4) THESE PLANS MAY CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 5) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) BENCHMARK IS: (NGS E161 BRIDGE ELEV=5589.56) THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE RIM LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION =5610.93

DEVELOPER COURTNEY RICHINS

P.O. BOX 374
HENEFY, UT 84033
TEL: 435-640-3874

ENGINEER / SURVEYOR **PINNACLE** Engineering & Land Surveying, Inc.

327 WEST GORDON AVE. #3
LAYTON, UT 84041

Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

- TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS
1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT COALVILLE CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
 2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
 3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
 4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
 5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
 6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

<p>CITY COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>	<p>TRANSPORTATION COALVILLE CITY ENGINEER SHANE MCFARLAND 466 N. KAYS DR., KAYSVILLE, UT 84037 PHONE: 801-547-0393</p>	<p>FIRE INSPECTION COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>
<p>SEWER COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>	<p>STORM DRAIN COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>	<p>CULINARY WATER COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>
<p>SECONDARY WATER COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>	<p>POWER ROCKY MOUNTAIN POWER SALT LAKE CITY, UT ED ZIEBER 801-543-3017</p>	<p>NATURAL GAS QUESTAR CORPORATION 180 EAST 100 SOUTH SALT LAKE CITY, UT 84145 MIKE DAVIS 801-395-6806</p>
<p>TELEPHONE QWEST CORPORATION 1425 WEST 3100 SOUTH SALT LAKE CITY, UT 84119 GARY WEAVER: 801-626-5380</p>	<p>IRRIGATION WATER COALVILLE CITY 10 NORTH MAIN PO BOX 188, COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2062</p>	<p>CABLE COMCAST CABLE CORPORATION 9602 SOUTH 300 WEST SANDY, UT 84070 PHONE: 888-782-1061</p>

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PRELIMINARY
WILDE PROPERTY APARTMENTS
COVER SHEET
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018



DATE	BY	REVISION

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UTILITY NOTES

- 1. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.
2. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED...

CONTRACTOR SHALL EXCAVATE AND BACKFILL UTILITY TRENCHES AS RECOMMENDED BY A GEOTECHNICAL ENGINEER. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF COALVILLE CITY PUBLIC WORKS.

STORM DRAIN SEE COALVILLE CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN.

LAND DRAIN (NOT APPLICABLE) SEE COALVILLE CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

SANITARY SEWER SEE COALVILLE CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER SEE COALVILLE CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

SECONDARY WATER SEE COALVILLE CITY WATER IMPROVEMENT DIST. STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES...

GENERAL UTILITY NOTE:

- 1. CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
2. THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION...

IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT COALVILLE CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING SAID WORK.

- 1. ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
2. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

SEWER FLOW CALCULATIONS

STATE CODE REQUIRES 100 GALLONS PER CAPITA PER DAY ASSUMING 3.6 PERSONS PER HOUSEHOLD FLOW PER HOME = 3.6 * (100 GAL / 1 DAY) * (1 DAY / 24 HRS) * (1 HR / 60 MIN) = 0.25 GPM

PEAKING FACTOR OF 3 IS HIGHER THAN OTHER STUDIES BASED UPON MEASUREMENTS MADE AT OTHER UTAH CITIES AND WEST POINT CITY DATA.

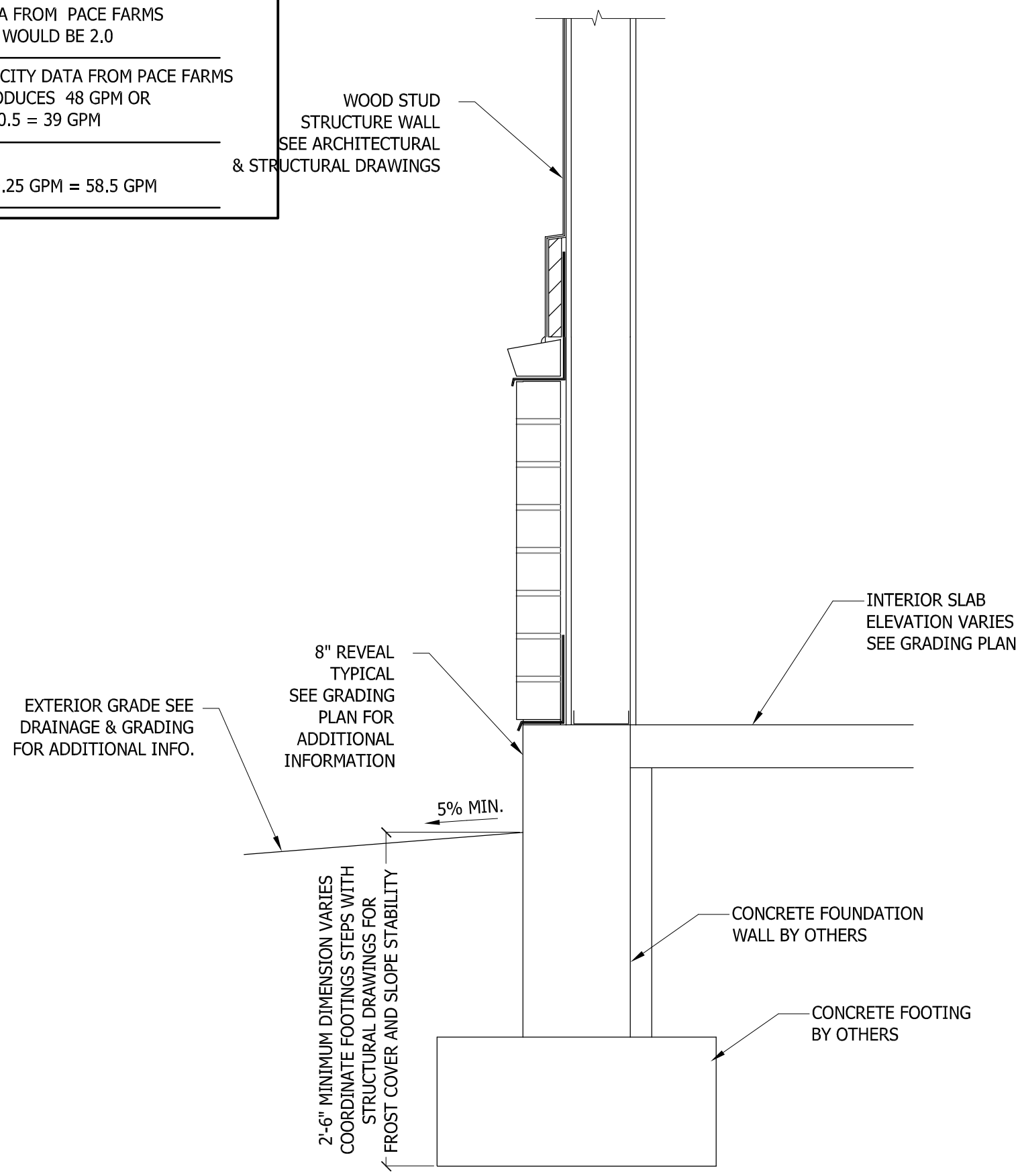
BASED UPON WEST POINT CITY DATA FROM PACE FARMS SUBDIVISION THE PEAKING FACTOR WOULD BE 2.0

FLOW, IF BASED UPON WEST POINT CITY DATA FROM PACE FARMS SUBDIVISION WHERE 96 HOMES PRODUCES 48 GPM OR 0.5 GPM PER HOME WOULD BE 78 * 0.5 = 39 GPM

NUMBER OF HOMES: 78 DESIGN FLOW: 78 * 3 * 0.25 GPM = 58.5 GPM

WATER DEMAND

STATE CODE REQUIRES 800 GALLONS PER DAY PER ERC 78 * 800 = 62,400 GPD ASSUMING A PEAKING FACTOR OF 2 YIELDS 87 GPM REQUIRED FIRE FLOW ASSUMED TO BE 1500 GPM ESTIMATED DEMAND PEAK 1587 GPM



TYPICAL EXTERIOR GRADE N.T.S.

GEOTECHNICAL NOTES

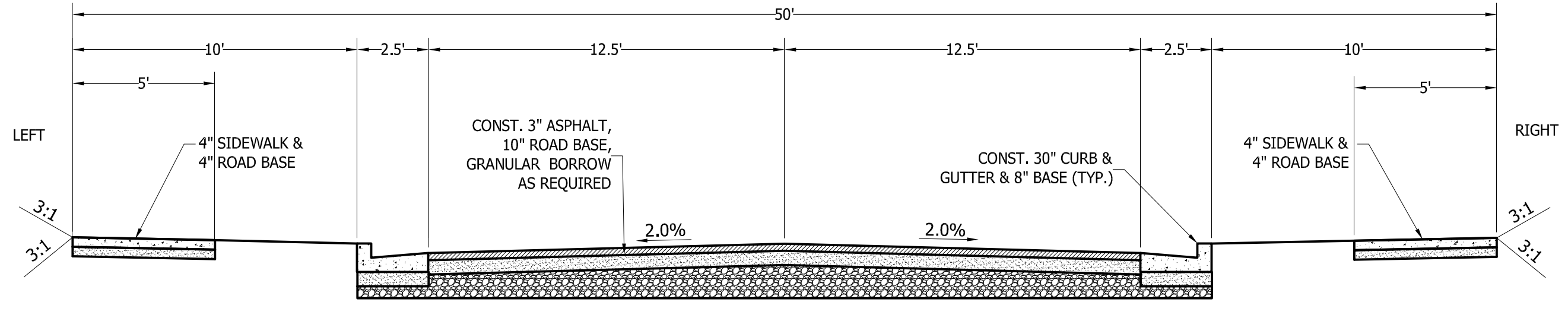
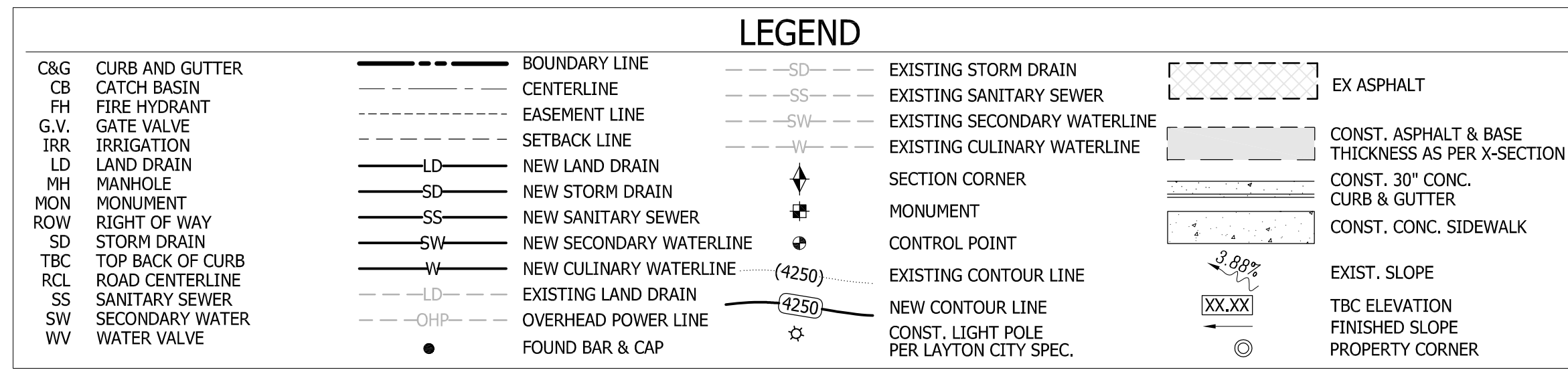
- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS RECOMMENDED BY A GEOTECHNICAL ENGINEER.

DEMOLITION NOTES

- 1. CONTRACTOR SHALL GRUB ROADWAY AREAS PRIOR TO CONSTRUCTION IN THAT AREA 6" MIN. AND REMOVE ORGANIC AND DELETERIOUS MATERIAL AS RECOMMENDED BY A GEOTECHNICAL ENGINEER WITH GRUBBED MATERIAL DISTRIBUTED ON THE PROPERTY AS DIRECTED BY THE DEVELOPER.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.

UNDERGROUND INFORMATION

- 1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE.
2. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.



STREET CROSS-SECTION N.T.S.

PINNACLE Engineering & Land Surveying, Inc. Phone: (801) 773-1910 Fax: (801) 773-1925 327 West Gordon Ave, #3 Layton, UT 84041

PRELIMINARY WILDE PROPERTY APARTMENTS GENERAL NOTES FOR: COURTNEY RICHINS 330 SOUTH MAIN ST COALVILLE, UTAH PROJECT #19-018



Table with columns for DATE and REVISION. The table is currently empty.

DESIGNED BY: DRAWN BY: SPB 11/30/23 APPROVED BY: SPB

CALL BLUESTAKES 1-800-662-4111 AT LEAST 48 HOURS BEFORE DIGGING

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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES AND DEPICT THE TOPOGRAPHY AND UTILITIES OF AND ON THE PARCEL SHOWN HEREON PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS DESCRIPTION IS "NORTH" 2640.10 FEET MEASURED BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN. CORNERS FOR THIS PROPERTY NOT FOUND ARE TO BE SET IF REQUESTED WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE BOUNDARIES WERE RETRACED BASED UPON THE RECORDED DR WILDE SUBDIVISION AND FOUND SURVEY MARKERS

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

RECORD DESCRIPTION (DRW-2)

LOT 2, DR WILDE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

RECORD DESCRIPTION - CT-362

BEGINNING 64.9 FEET NORTH 0DD03' EAST OF SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BAE & MERIDIAN; AND RUNNING THENCE NORTH 0DD03' EAST 446.15 FEET; THENCE NORTH 86DD24' EAST 1679.7 FEET; THENCE SOUTH 9DD22' EAST 455 FEET; THENCE SOUTH 86DD40' WEST 1753.5 FEET TO THE POINT OF BEGINNING. CONTAINING 17.7 ACRES

LESS AND EXCEPTING HIGHWAY I-80-4. SEE BOOK M6, PAGE 556
 ALSO LESS AND EXCEPTING A PARCEL OF LAND DESCRIBED IN BOOK M130, PAGE 744
 ALSO LESS AND EXCEPTING A PARCEL OF LAND DESCRIBED IN BOOK M164, AT PAGE 389
 ALSO LESS AND EXCEPTING A PARCEL OF LAND DESCRIBED IN BOOK 13-76, AT PAGE 278
 ALSO LESS AND EXCEPTING THAT PORTION LYING WEST OF THE STATE RAIL TRAIL DESCRIBED IN BOOK 570, PAGE 471

SURVEY DESCRIPTION

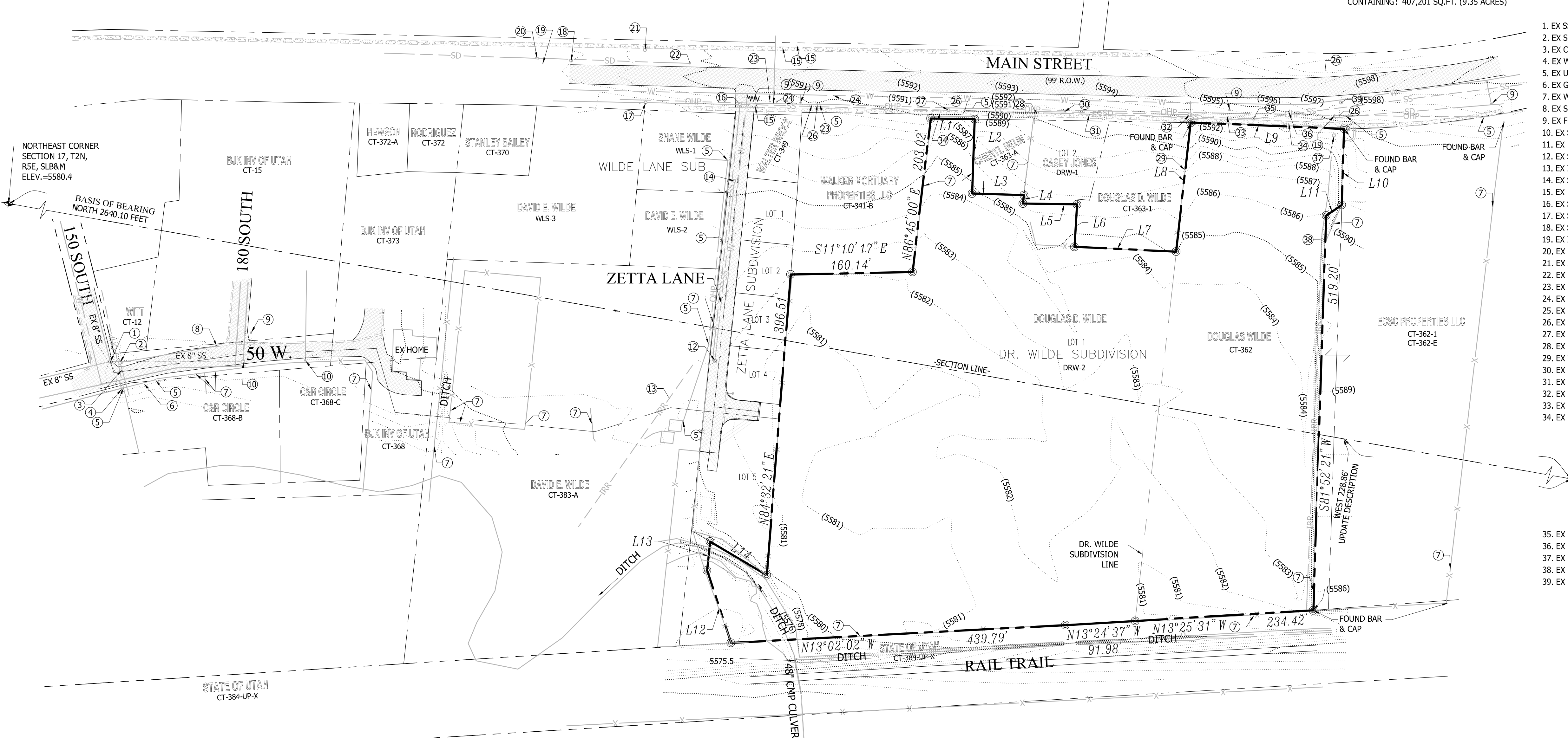
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF ABOVE SAID SECTION 16, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP LOCATED NORTH 349.47 FEET ALONG QUARTER SECTION LINE AND WEST 228.86 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 13°25'31" WEST ALONG AN EXISTING FENCE 234.42 FEET TO THE SOUTHWEST CORNER OF THE DR WILDE SUBDIVISION AS RECORDED AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION ALONG AN EXISTING FENCE NORTH 13°24'37" WEST 91.98 FEET AND NORTH 13°02'02" WEST 439.79 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE FOLLOWING THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING (9) COURSES: (1) NORTH 61°45'21" EAST 100.48 FEET, (2) NORTH 86°00'00" EAST 37.94 FEET, (3) SOUTH 20°40'00" WEST 86.63 FEET, (4) NORTH 84°32'21" EAST 396.51 FEET TO AN EXISTING FENCE CORNER, (5) SOUTH 11°10'17" EAST 160.14 FEET TO AN EXISTING FENCE CORNER, (6) NORTH 86°45'00" EAST 203.02 FEET ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF COALVILLE MAIN STREET, (7) SOUTH 09°07'53" EAST 57.97 FEET TO AN EXISTING FENCE LINE, (8) SOUTH 82°00'54" WEST 97.80 FEET TO AN EXISTING REBAR AND CAP, AND (9) SOUTH 08°18'17" EAST 68.10 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 87°05'47" WEST ALONG THE NORTHERLY LINE OF LOT 1, OF SAID SUBDIVISION 11.19 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 09°07'53" EAST ALONG THE WESTERLY LINE OF SAID LOT 71.00 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID SUBDIVISION LINE SOUTH 83°28'19" WEST 55.99 FEET TO A FENCE CORNER AND SOUTH 07°22'22" EAST 133.83 FEET TO A FENCE CORNER; THENCE NORTH 86°19'56" EAST 170.70 FEET TO THE WEST LINE OF SAID STREET; THENCE SOUTH 07°38'01" EAST ALONG THE WEST LINE OF SAID STREET 201.95 FEET TO A REBAR AND CAP; THENCE SOUTH 81°51'12" WEST 100.00 FEET; THENCE NORTH 44°20'46" WEST 24.79 FEET; AND THENCE SOUTH 81°51'12" WEST 519.20 FEET TO THE POINT OF BEGINNING.

CONTAINING: 407,201 SQ.FT. (9.35 ACRES)

KEYED NOTES

1. EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.50
2. EX SDBX GRATE=5578.5 FL=5575.9
3. EX CULVERT
4. EX WATER METER
5. EX UTILITY POLE
6. EX GUY WIRES
7. EX WIRE FENCE
8. EX SDCB
9. EX FIRE HYDRANT (FH)
10. EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
11. EX LIGHT POLE
12. EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
13. EX IRRIGATION PIPE
14. EX SSMH RIM=5585.53 FL=5581.33
15. EX DRAIN BOX GRATE=5587.75
16. EX SSMH RIM=5588.3 FL=
17. EX SSMH RIM=5586.3 FL=
18. EX SSMH RIM=5588.0 FL=
19. EX IRRIGATION VALVE
20. EX SDCB GRATE=5587.0 FL=5584.7
21. EX AWC MANHOLE
22. EX SDCB GRATE=5589.16 FL=
23. EX CABLE BOX
24. EX 4" WATER LINE
25. EX PHONE BOX
26. EX FIBER OPTIC JUNCTION BOX
27. EX SSMH RIM=5590.43 FL= 5582.17
28. EX SDCB GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
29. EX VINYL RAIL FENCE
30. EX 18" DRAIN PIPE
31. EX SEWER PIPE
32. EX SDBX GRATE=5592.15 FL=
33. EX OPEN DITCH
34. EX CONCRETE SIDEWALK
35. EX SSMH RIM = 5593.87 FL= 5585.58
36. EX WATER VALVE
37. EX IRRIGATION VAULT
38. EX BURIED PRESSURIZED IRRIGATION PIPE
39. EX COMMUNICATIONS MANHOLE



LEGEND

C&G	CURB AND GUTTER	---	BOUNDARY LINE	SD	EXISTING STORM DRAIN	XXXX	EX ASPHALT
CB	CATCH BASIN	---	CENTERLINE	SS	EXISTING SANITARY SEWER	XXXX	CONST. ASPHALT & BASE THICKNESS AS PER X-SECTION
FH	FIRE HYDRANT	---	EASEMENT LINE	SW	EXISTING SECONDARY WATERLINE	XXXX	CONST. 30" CONC. CURB & GUTTER
G.V.	GATE VALVE	---	SETBACK LINE	---	EXISTING CULINARY WATERLINE	XXXX	CONST. CONC. SIDEWALK
JR	IRRIGATION	---	LD	NEW LAND DRAIN	+	SECTION CORNER	
LD	LAND DRAIN	---	SD	NEW STORM DRAIN	+	MONUMENT	
MH	MANHOLE	---	SS	NEW SANITARY SEWER	+	CONTROL POINT	
MON	MONUMENT	---	SW	NEW SECONDARY WATERLINE	+	EXISTING CONTOUR LINE (4250)	
ROW	RIGHT OF WAY	---	W	NEW CULINARY WATERLINE	+	NEW CONTOUR LINE (4250)	
SD	STORM DRAIN	---	---	EXISTING LAND DRAIN	---	CONST. LIGHT POLE PER LAYTON CITY SPEC.	
TBC	TOP BACK OF CURB	---	---	OVERHEAD POWER LINE	---		
RCL	ROAD CENTERLINE	---	---	FOUND BAR & CAP	●		
SS	SANITARY SEWER	---	---				
SW	SECONDARY WATER	---	---				
WV	WATER VALVE	---	---				

LINE TABLE

LINE	BEARING	LENGTH
L1	S 09°07'53" E	57.97
L2	S 82°00'54" W	97.80
L3	S 08°18'17" E	68.10
L4	S 87°05'47" W	11.19
L5	S 09°07'53" E	71.00
L6	S 83°28'19" W	55.99
L7	S 07°22'22" E	133.83
L8	N 86°19'56" E	170.70
L9	S 07°38'01" E	201.95
L10	S 81°51'12" W	100.00
L11	N 44°20'46" E	24.79
L12	N 61°45'21" E	100.48
L13	N 86°00'00" E	37.94
L14	S 20°40'00" W	86.63

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN P. BOTT DATE
 CERTIFICATE NO. 343593-2201

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant • St. George
 327 West Gordon Ave #3 Layton, UT 84041
 Phone: (801) 773-1910
 Fax: (801) 773-1925

WILDE PROPERTY
 BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
 FOR: COURTNEY RICHINS
 300 SOUTH MAIN ST
 COALVILLE, UTAH
 PROJECT #19-018

REVISION	BY	DATE

SURVEYED BY
 DESIGNED BY
 DRAWN BY
 SPB 03/03/21
 APPROVED BY
 SPB

CALL BLUESTAKES
 1-800-662-4111
 AT LEAST 48 HOURS BEFORE DIGGING

SHEET
 3

PRELIMINARY
DDW SUBDIVISION
 A PART OF SECTION 16 & 17, TOWNSHIP 2
 NORTH, RANGE 5 EAST, SALT LAKE BASE AND
 MERIDIAN, COALVILLE CITY, SUMMIT
 COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS
DDW SUBDIVISION
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

LOT 2, DR WILDE AMENDED SUBDIVISION, TOGETHER WITH THE ADJACENT TRACT OF LAND TO THE SOUTH KNOWN AS SUMMIT COUNTY PARCEL CT-362, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF ABOVE SAID SECTION 16, DESCRIBED AS FOLLOWS:
 BEGINNING AT A REBAR AND CAP LOCATED NORTH 349.47 FEET ALONG QUARTER SECTION LINE AND WEST 228.86 FEET FROM THE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 13°25'31" WEST ALONG AN EXISTING FENCE 234.42 FEET TO THE SOUTHWEST CORNER OF THE DR WILDE SUBDIVISION AMENDED AS RECORDED AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION ALONG AN EXISTING FENCE NORTH 13°24'37" WEST 91.98 FEET AND NORTH 13°02'02" WEST 439.79 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE FOLLOWING THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING (9) COURSES: (1) NORTH 61°45'21" EAST 100.48 FEET, (2) NORTH 86°00'00" EAST 37.94 FEET, (3) SOUTH 20°40'00" WEST 86.63 FEET, (4) NORTH 84°32'21" EAST 396.51 FEET TO AN EXISTING FENCE CORNER, (5) SOUTH 11°10'17" EAST 160.14 FEET TO AN EXISTING FENCE CORNER, (6) NORTH 86°48'00" EAST 203.02 FEET ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF COALVILLE MAIN STREET, (7) SOUTH 09°07'53" EAST 57.97 FEET TO AN EXISTING FENCE LINE, (8) SOUTH 82°00'54" WEST 97.80 FEET TO AN EXISTING REBAR AND CAP, AND (9) SOUTH 08°18'17" EAST 68.10 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 87°05'47" WEST ALONG THE NORTHERLY LINE OF LOT 1, OF SAID SUBDIVISION 65.15 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 07°22'22" EAST ALONG THE WESTERLY LINE OF SAID LOT 74.35 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID SUBDIVISION LINE SOUTH 07°22'22" EAST 133.83 FEET TO A FENCE CORNER; THENCE NORTH 86°19'56" EAST 170.70 FEET TO THE WEST LINE OF SAID STREET; THENCE SOUTH 07°38'01" EAST ALONG THE WEST LINE OF SAID STREET 201.95 FEET TO A REBAR AND CAP; THENCE SOUTH 81°51'12" WEST 100.00 FEET; THENCE NORTH 44°20'46" WEST 24.79 FEET; AND THENCE SOUTH 81°51'12" WEST 519.20 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 403.215 SQ.FT. (9.26 ACRES)

LINE	BEARING	LENGTH
L1	S 09°07'53" E	57.97
L2	S 82°00'54" W	97.80
L3	S 08°18'17" E	68.10
L4	S 87°05'47" W	11.19
L5	S 09°07'53" E	71.00
L6	S 83°28'19" W	55.99
L7	S 07°22'22" E	133.83
L8	N 86°26'14" E	170.29
L9	S 07°45'24" E	201.67
L10	S 81°51'12" W	100.00
L11	N 44°20'46" W	24.79
L12	N 61°45'21" E	100.48
L13	N 86°00'00" E	37.94
L14	S 20°40'00" W	86.63
L15	S 08°06'17" E	20.00

STEPHEN P. BOTT
 LICENSE NO. 343593-2201

DATE

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND
DDW SUBDIVISION
 AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY, AND HEREBY DEDICATE, GRANT, AND CONVEY TO THE FAIRVIEW SUBDIVISION HOMEOWNERS ASSOCIATION THE COMMON AREAS AS SHOWN HEREOF.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF COALVILLE CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

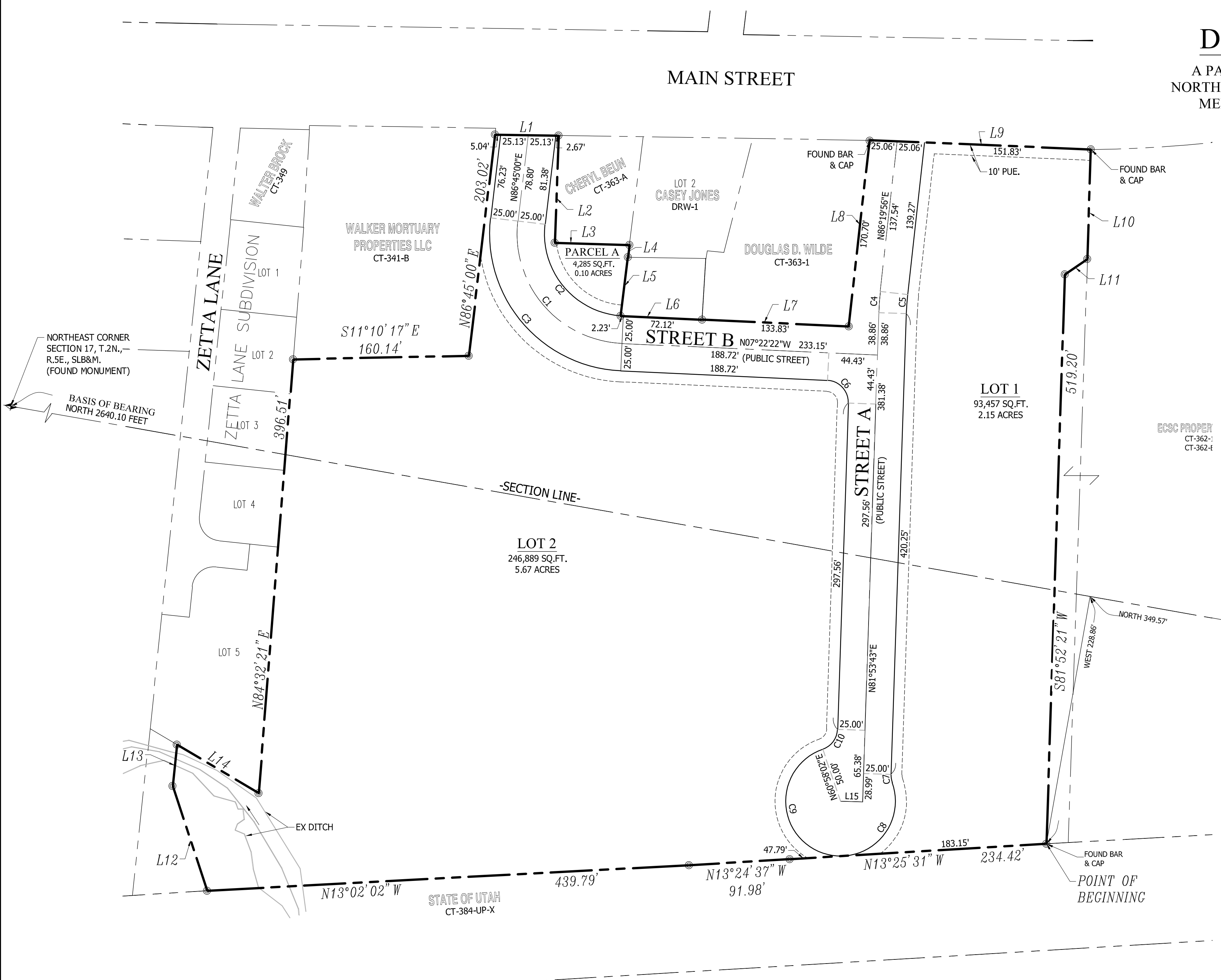
STATE OF UTAH
 COUNTY OF SUMMIT
 ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____
 RESIDING IN _____

PRELIMINARY DDW SUBDIVISION

A PART OF SECTION 15 & 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
 SUMMIT COUNTY RECORDER
 BY: _____ DEPUTY RECORDER

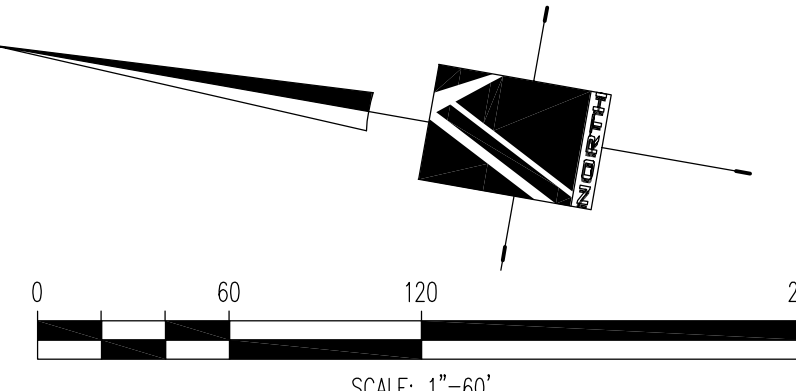


LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ⊕ NEW CENTERLINE MONUMENT
- ⚡ SECTION CORNER
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY CORNER
- ROW RIGHT OF WAY

CURVE TABLE

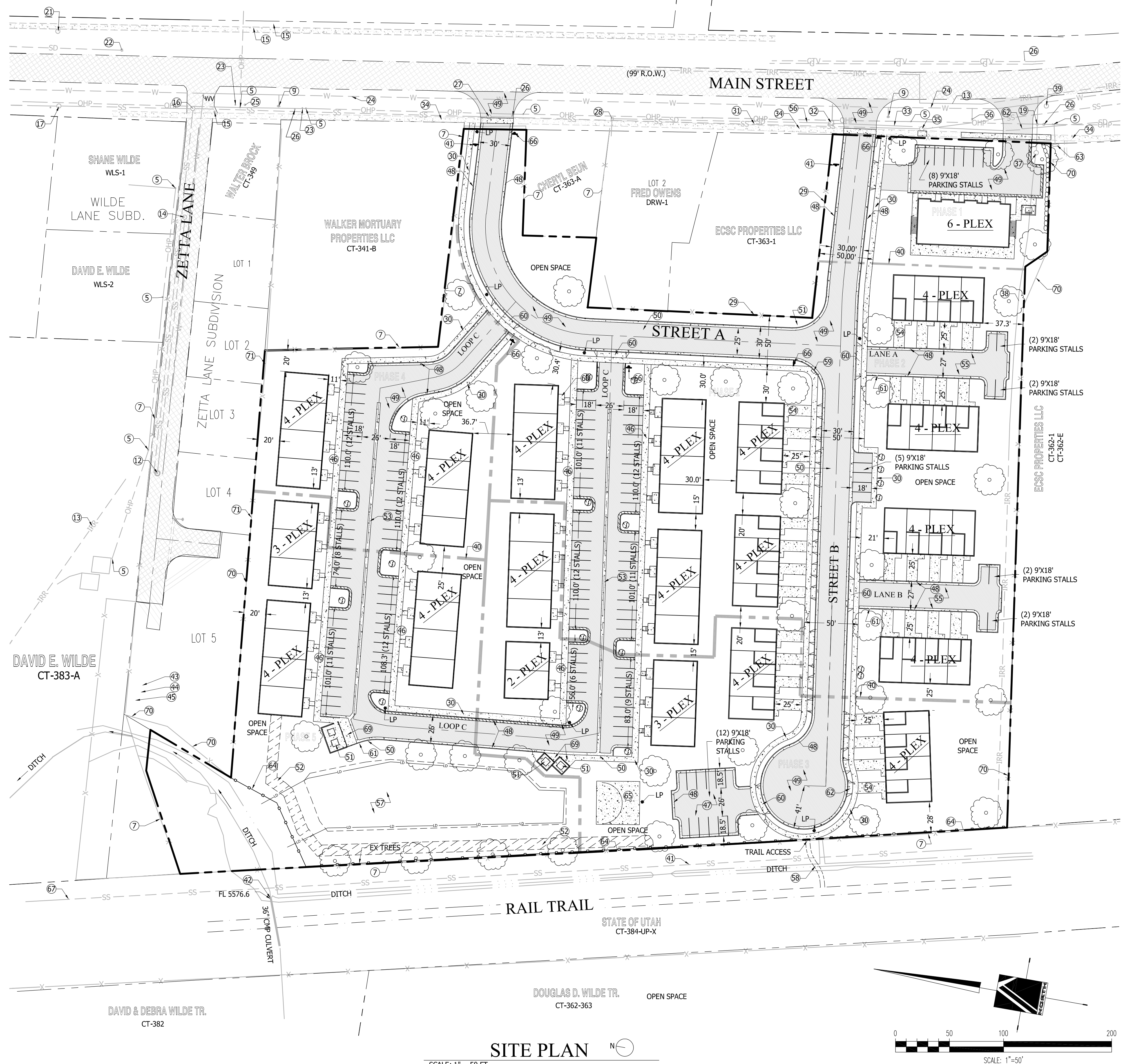
CURVE	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	164.28	100.00	94°07'22"	S39°41'19"W	146.42
C2	120.98	75.00	92°25'20"	S40°32'20"W	108.28
C3	205.34	125.00	94°07'22"	S39°41'19"W	183.02
C4	19.36	250.00	4°26'13"	S84°06'50"W	19.35
C5	17.42	225.00	4°26'13"	S84°06'50"W	17.42
C6	31.16	20.00	89°16'05"	N37°15'41"E	28.10
C7	7.61	20.00	21°47'42"	S70°59'52"W	7.56
C8	91.17	50.00	104°28'38"	S67°39'39"E	79.06
C9	141.72	50.00	162°23'44"	S69°46'10"W	98.82
C10	24.11	20.00	69°04'19"	S63°34'07"E	22.68



PINNACLE
 Engineering & Land Surveying, Inc.
 327 WEST GORDON AVE. #3 LAYTON, UT 84041
 Phone: (801) 773-1910 Fax: (801) 773-1925

<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.</p> <p>ROCKY MOUNTAIN POWER REPRESENTATIVE</p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY A REPRESENTATIVE OF DOMINION ENERGY.</p> <p>DOMINION ENERGY REPRESENTATIVE</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY THE COALVILLE CITY ATTORNEY.</p> <p>COALVILLE CITY ATTORNEY</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY THE COALVILLE CITY PLANNING COMMISSION.</p> <p>CHAIRMAN, COALVILLE CITY PLANNING COMMISSION</p>	<p>CITY ENGINEER'S APPROVAL</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>COALVILLE CITY ENGINEER</p>	<p>CITY COUNCIL APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY THE COALVILLE CITY COUNCIL.</p> <p>ATTEST: COALVILLE CITY RECORDER COALVILLE CITY MAYOR</p>
--	---	---	---	---	---

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



LAND USE SUMMARY

CURB & GUTTER	12,164 SQ. FT. (3.0%)
CONCRETE	25,096 SQ. FT. (6.2%)
DRIVEWAYS	8,841 SQ. FT. (2.2%)
DRIVEWAY APPROACHES	1,731 SQ. FT. (0.4%)
WATERWAY	1,836 SQ. FT. (0.5%)
ASPHALT	89,093 SQ. FT. (22.1%)
BUILDING	75,667 SQ. FT. (18.8%)
OTHER	188,787 SQ. FT. (46.8%)
TOTAL	403,215 SQ. FT. (100%)

PARKING

USE	UNITS	RATIO	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL	78	2:1	156	208

- ### NUMBERED NOTES
1. EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.50
 2. EX SDBX GRATE=5578.5 FL=5575.9
 3. EX CULVERT
 4. EX WATER METER
 5. EX UTILITY POLE
 6. EX GUY WIRES
 7. EX WIRE FENCE
 8. EX SDCB
 9. EX FIRE HYDRANT (FH)
 10. EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
 11. EX LIGHT POLE
 12. EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
 13. EX IRRIGATION PIPE
 14. EX SSMH RIM=5585.53 FL=5581.33
 15. EX DRAIN BOX GRATE=5587.75
 16. EX SSMH RIM=5588.3 FL=
 17. EX SSMH RIM=5588.0 FL=
 18. EX SSMH RIM=5588.0 FL=
 19. EX IRRIGATION VALVE
 20. EX SDCB GRATE=5587.0 FL=5584.7
 21. EX AWC MANHOLE
 22. EX SDCB GRATE=5589.16 FL=
 23. EX CABLE BOX
 24. EX WATER LINE
 25. EX PHONE BOX
 26. EX FIBER OPTIC JUNCTION BOX - UPGRADE FOR TRAFFIC
 27. EX SSMH RIM=5590.43 FL= 5582.17
 28. EX SDCB GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
 29. EX VINYL RAIL FENCE
 30. CONST 5' CONCRETE SIDEWALK
 31. EX SEWER PIPE
 32. EX SDBX GRATE=5592.15 FL=
 33. EX OPEN DITCH
 34. EX CONCRETE SIDEWALK
 35. EX SSMH RIM = 5593.87 FL= 5585.58
 36. EX WATER VALVE
 37. EX IRRIGATION VAULT
 38. EX BURIED PRESSURIZED IRRIGATION PIPE
 39. EX COMMUNICATIONS MANHOLE
 40. PHASE LINE
 41. CONST SIGN "WARNING CHILDREN AT PLAY"
 42. WATER SURFACE MEASURED 05/24/23 ELEV=5577.5
 43. EX STORM WATER DETENTION POND
 44. EX. BOTTOM OF POND ELEV=5577.0
 45. EX TOP OF POND BERM ELEV=5579.7
 46. CONST 6' CONCRETE SIDEWALK
 47. PROPOSED PARKING AREA
 48. CONST 30" CURB & GUTTER
 49. CONST ASPHALT PAVEMENT
 50. DROP CURB SEE GRADING PLAN
 51. CONST DUPSTER ENCLOSURE
 52. CONST DETENTION POND BERM
 53. CONST 36" CONCRETE WATER WAY
 54. CONST CONCRETE DRIVEWAY - TYPICAL
 55. ASPHALT LANE
 56. EX 18" DRAIN LINE
 57. PROPOSED STORM WATER DETENTION POND
 58. GRAVEL TRAIL
 59. CONST ADA RAMP
 60. CONST 6" CONCRETE RAMP
 61. CURB CUT
 62. CONST 6" CONCRETE DRIVE APPROACH - TYP.
 63. EX ELECTRICAL BOX
 64. CONST 6' CHAIN LINK FENCE
 65. CONST 40' SQUARE CONCRETE BASKETBALL PAD
 66. CONST COMBINATION STOP SIGN/STREET SIGN
 67. FUTURE SEWER LINE
 68. CONST WALKWAY AND PORCH - TYP.
 69. CONST 6" MIN. CONCRETE DUMPSTER PAD
 70. EX CHAIN LINK FENCE
 71. EX VINYL FENCE

PARK SPACE

UNITS	RATIO	REQUIRED AREA
78	871:1	67,938 SQ.FT. (1.56 ACRES)

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
LP	UTILITY LIGHT POLE
W/O	WITHOUT
PH	PHONE
PH	PHONE
---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW CULINARY WATERLINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. TELEPHONE LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	EX. CULINARY WATERLINE
---	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
+	SECTION CORNER
*	MONUMENT
*	CONTROL POINT
*	EXISTING TREE
*	EXISTING PINE TREE
○	PARCEL CORNER
---	EXISTING CONCRETE
---	EXIST. CONC. C&G OR SIDEWALK
---	EXISTING ASPHALT
---	NEW ASPHALT
---	ASPHALT SAWCUT
---	NEW CONC. C&G

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PRELIMINARY
WILDE PROPERTY APARTMENTS
SITE PLAN
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018



REVISION	DATE

SURVEYED BY: _____
DESIGNED BY: _____
DRAWN BY: SPB 11/30/23
APPROVED BY: SPB

CALL BLUESTAKES
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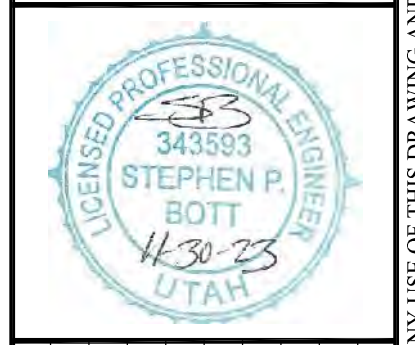


KEYED NOTES

- (NOT ALL ITEMS MAY APPLY)
- EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.50
 - EX SDBX GRATE=5578.5 FL=5575.9
 - EX CULVERT
 - EX WATER METER
 - EX UTILITY POLE
 - EX GUY WIRES
 - EX WIRE FENCE
 - EX SDCB
 - EX FIRE HYDRANT (FH)
 - EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
 - EX LIGHT POLE
 - EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
 - EX IRRIGATION PIPE
 - EX SSMH RIM=5585.53 FL=5581.33
 - EX DRAIN BOX GRATE=5587.75
 - EX SSMH RIM=5588.3 FL=
 - EX SSMH RIM=5586.3 FL=
 - EX SSMH RIM=5588.0 FL=
 - EX IRRIGATION VALVE
 - EX SDCB GRATE=5587.0 FL=5584.7
 - EX AWC MANHOLE
 - EX SDCB GRATE=5589.16 FL=
 - EX CABLE BOX
 - EX WATER LINE
 - EX PHONE BOX
 - EX FIBER OPTIC JUNCTION BOX - UPGRADE FOR TRAFFIC
 - EX SSMH RIM=5590.43 FL= 5582.17
 - EX SDCB GRATE=5590.1 FL(S)=5586.9 FL(W)=5580.7
 - EX VINYL RAIL FENCE
 - EX 18" DRAIN PIPE
 - EX SEWER PIPE
 - EX SDBX GRATE=5592.15 FL=
 - EX OPEN DITCH
 - EX CONCRETE SIDEWALK
 - EX SSMH RIM = 5593.87 FL= 5585.58
 - EX WATER VALVE
 - EX IRRIGATION VAULT
 - EX BURIED PRESSURIZED IRRIGATION PIPE
 - EX COMMUNICATIONS MANHOLE
 - PHASE LINE
 - FUTURE SEWER LINE
 - WATER SURFACE MEASURED 05/24/23 ELEV=5577.5
 - EX STORM WATER DETENTION POND
 - EX BOTTOM OF POND ELEV=5577.0
 - EX TOP OF POND BERM ELEV=5579.7
 - CONST STORM WATER DETENTION POND TOP=5582.0 TOE=5579.5
 - PROPOSED PARKING AREA
 - NEW 30" CURB & GUTTER - TYP.
 - CONST HOT-TAP & WATER VALVE
 - NEW 8" CULINARY WATER LINE
 - NEW FIRE HYDRANT
 - CONST 4" SEWER SERVICE LINE @ 2% GRADE - TYP.
 - NEW DETENTION POND BERM
 - NEW CONCRETE DRIVEWAY - TYPICAL
 - ASPHALT LANE
 - DROP CURB
 - NEW STORM DRAIN OUTLET CONTROL STRUCTURE TOP=5582.0 OVERFLOW=5581.0 FL(IN)=5579.5 FL(OUT)=5579.75
 - NEW WATER METER
 - CONST SDCB
 - CONST STORM DRAIN PIPE
 - CURB CUT
 - NEW STORM DRAIN CLEANOUT
 - EX ELECTRICAL BOX
 - PHASE LINE - TYPICAL
 - NEW 6" CHAIN LINK FENCE
 - NEW BASKETBALL PAD
 - NEW STOP SIGN
 - NEW LIGHT POLE
 - NEW DUMPSTER ENCLOSURE
 - CONNECT TO EXISTING PRESSURE IRRIGATION LINE
 - CONST 3" PVC SCHED 40 PRESSURE IRRIGATION LINE
 - CONST 5" SSMH RIM=5581.0 FL(IN)=5574.05 FL(OUT)=5573.85
 - CONST 372LF 8" SDR35 PVC SS @ 0.83%
 - CONST 4" SSMH RIM=5584.2 FL(IN)=5577.23 FL(OUT)=5577.13
 - CONST 133LF 8" SDR35 PVC SS @ 1.3%
 - CONST 4" SSMH RIM=5585.97 FL(OUT)=5578.94
 - CONST 5" SSMH RIM=5581.0 FL(IN)=5573.30 FL(OUT)=5573.10
 - CONST 110LF 8" SDR35 PVC SS @ 0.33%
 - CONST 5" SSMH RIM=5581.75 FL(IN)=5573.86 FL(OUT)=5573.66
 - CONST 232LF 8" SDR35 PVC SS @ 0.9%
 - CONST 4" SSMH RIM=5583.0 FL(OUT)=5576.00
 - CONST 209LF 8" SDR35 PVC SS @ 0.33%
 - CONST 4" SSMH RIM=5581.75 FL(IN)=5574.76 FL(OUT)=5574.56
 - CONST 214LF 8" SDR35 PVC SS @ 0.5%
 - CONST 4" SSMH RIM=5582.87 FL(OUT)=5575.83
 - CONST STORM DRAIN PIPE END
 - CONST DETENTION POND TOE DRAIN 12" ADS ADVANT-EDGE FLAT OR EQUIVALENT ALL AROUND POND TOE FL=5578.5 - DISCHARGE TO DITCH

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WILDE PROPERTY APARTMENTS
UTILITY PLAN
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018



BY	DATE	REVISION

SURVEYED BY
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DRAWN BY
SPB 11/30/23
APPROVED BY
SPB

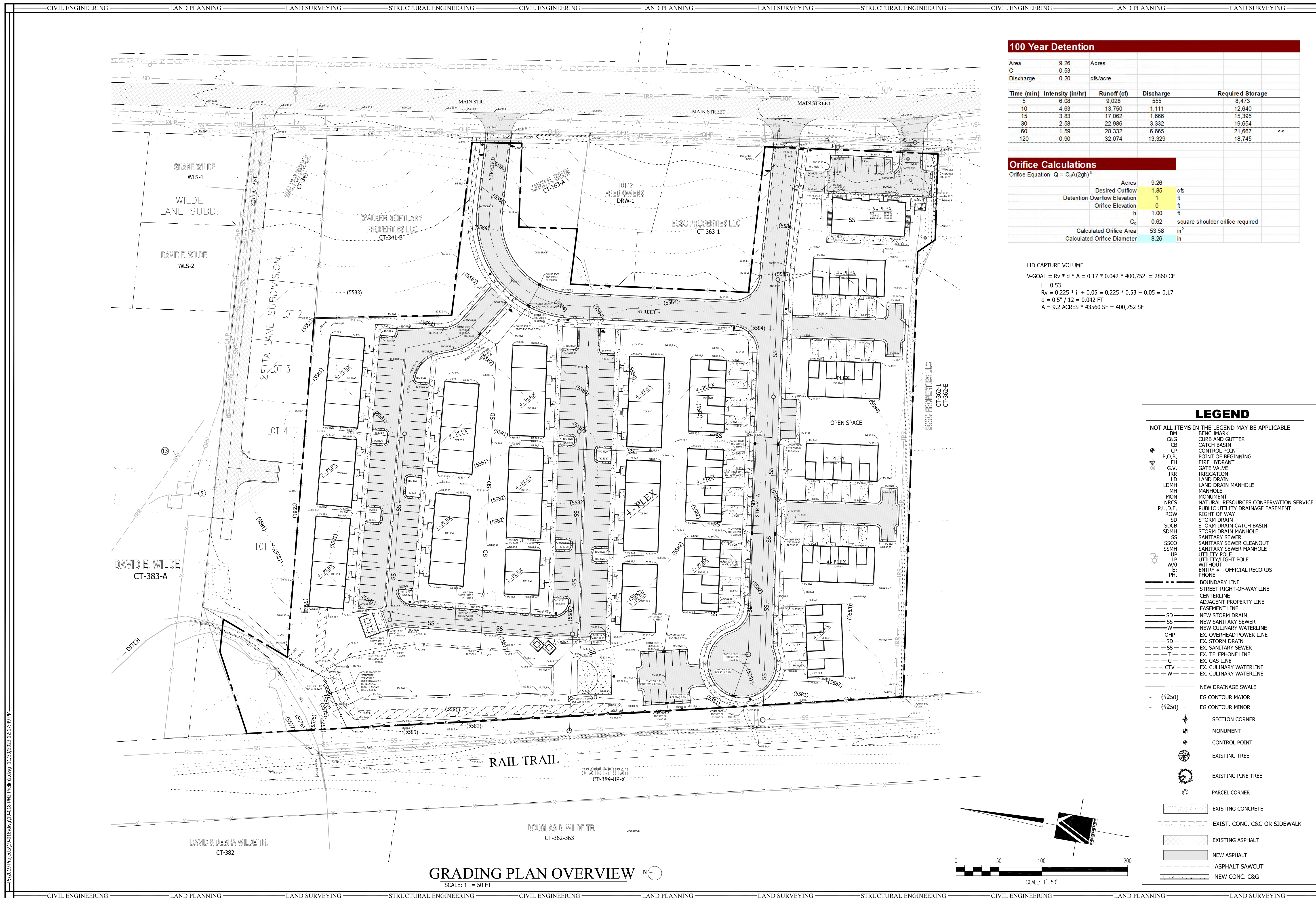
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GRADING PLAN OVERVIEW
 SCALE: 1" = 50 FT

100 Year Detention

Area	9.26	Acres	
C	0.53		
Discharge	0.20	cfs/acre	

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage
5	6.08	9,028	555	8,473
10	4.63	13,750	1,111	12,640
15	3.83	17,062	1,666	15,395
30	2.58	22,986	3,332	19,654
60	1.59	28,332	6,665	21,667
120	0.90	32,074	13,329	18,745

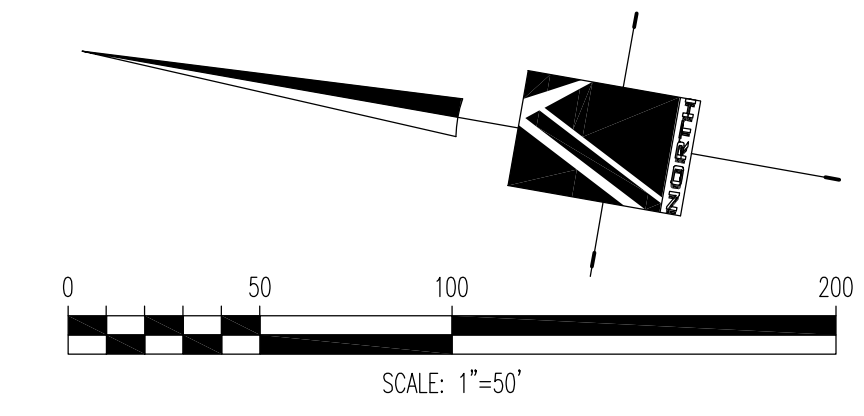
Orifice Calculations
 Orifice Equation $Q = C_d A(2gh)^{0.5}$

Desired Outflow	Acres	9.26	cfs
Detention Overflow Elevation	ft	1.85	
Orifice Elevation	ft	0	
h	ft	1.00	
C_d		0.62	square shoulder orifice required
Calculated Orifice Area	in ²	53.58	
Calculated Orifice Diameter	in	8.26	

LID CAPTURE VOLUME
 $V_{GOAL} = Rv * d * A = 0.17 * 0.042 * 400,752 = 2860 CF$
 $i = 0.53$
 $Rv = 0.225 * i + 0.05 = 0.225 * 0.53 + 0.05 = 0.17$
 $d = 0.5" / 12 = 0.042 FT$
 $A = 9.2 ACRES * 43560 SF = 400,752 SF$

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BM BENCHMARK
 - C&G CURB AND GUTTER
 - CB CATCH BASIN
 - CP CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - FH FIRE HYDRANT
 - G.V. GATE VALVE
 - IRR IRRIGATION
 - LD LAND DRAIN
 - LDMH LAND DRAIN MANHOLE
 - MH MANHOLE
 - MON MONUMENT
 - NRCS NATURAL RESOURCES CONSERVATION SERVICE
 - P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
 - ROW RIGHT OF WAY
 - SD STORM DRAIN
 - SDCB STORM DRAIN CATCH BASIN
 - SDMH STORM DRAIN MANHOLE
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SSSMH SANITARY SEWER MANHOLE
 - UP UTILITY POLE
 - LP UTILITY/LIGHT POLE
 - W/O WITHOUT
 - E: ENTRY # - OFFICIAL RECORDS
 - PH PHONE
 - BOUNDARY LINE
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 - CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - SD NEW STORM DRAIN
 - SS NEW SANITARY SEWER
 - W NEW CULINARY WATERLINE
 - OHP EX. OVERHEAD POWER LINE
 - SD EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - T EX. TELEPHONE LINE
 - G EX. GAS LINE
 - CTV EX. CULINARY WATERLINE
 - W EX. CULINARY WATERLINE
 - NEW DRAINAGE SWALE
 - (4250) EG CONTOUR MAJOR
 - (4250) EG CONTOUR MINOR
 - SECTION CORNER
 - MONUMENT
 - CONTROL POINT
 - EXISTING TREE
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 - ASPHALT SAWCUT
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PRELIMINARY
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 GRADING PLAN OVERVIEW
 FOR: COURTNEY RICHINS
 330 SOUTH MAIN ST
 COALVILLE, UTAH
 PROJECT #19-018



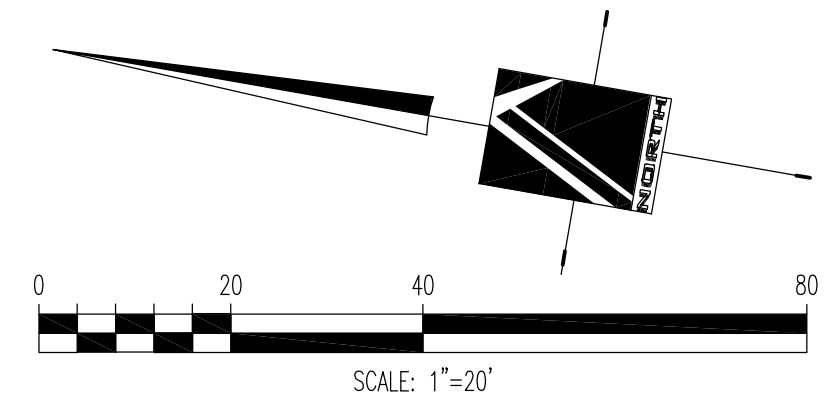
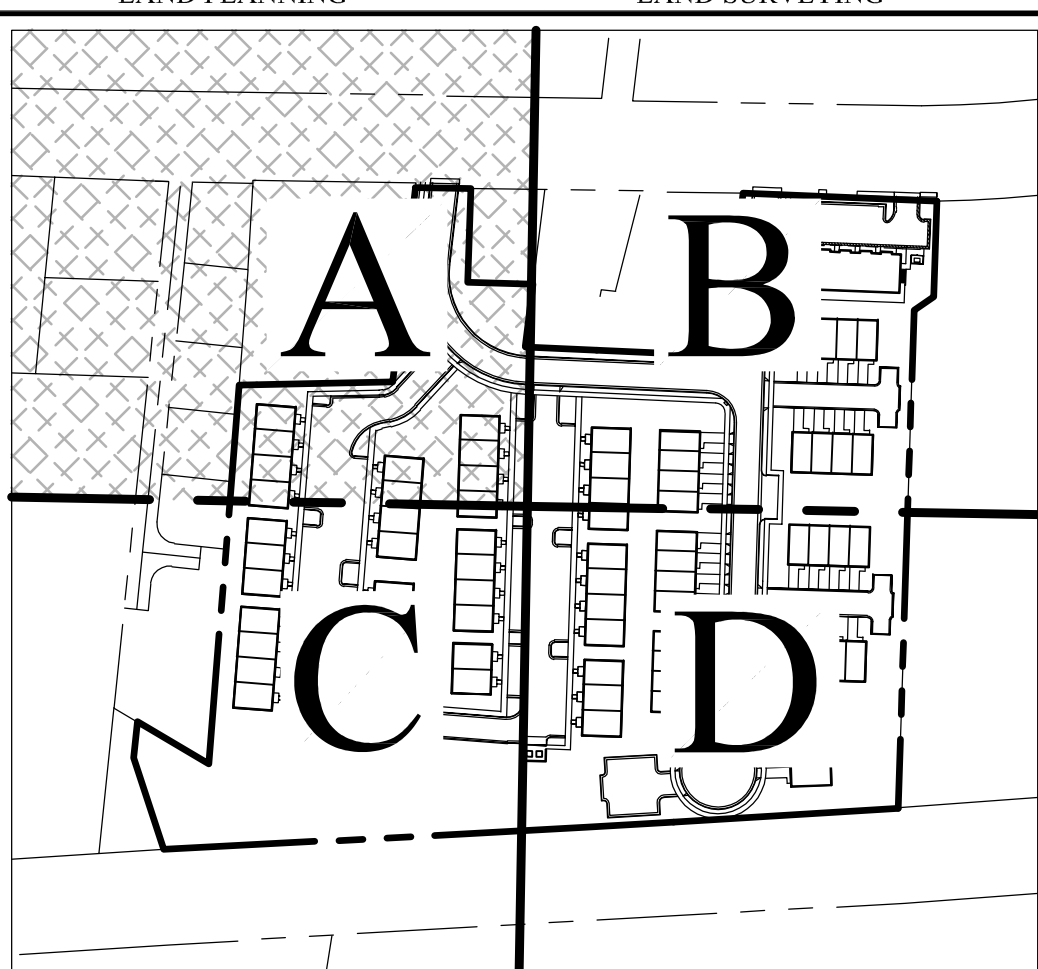
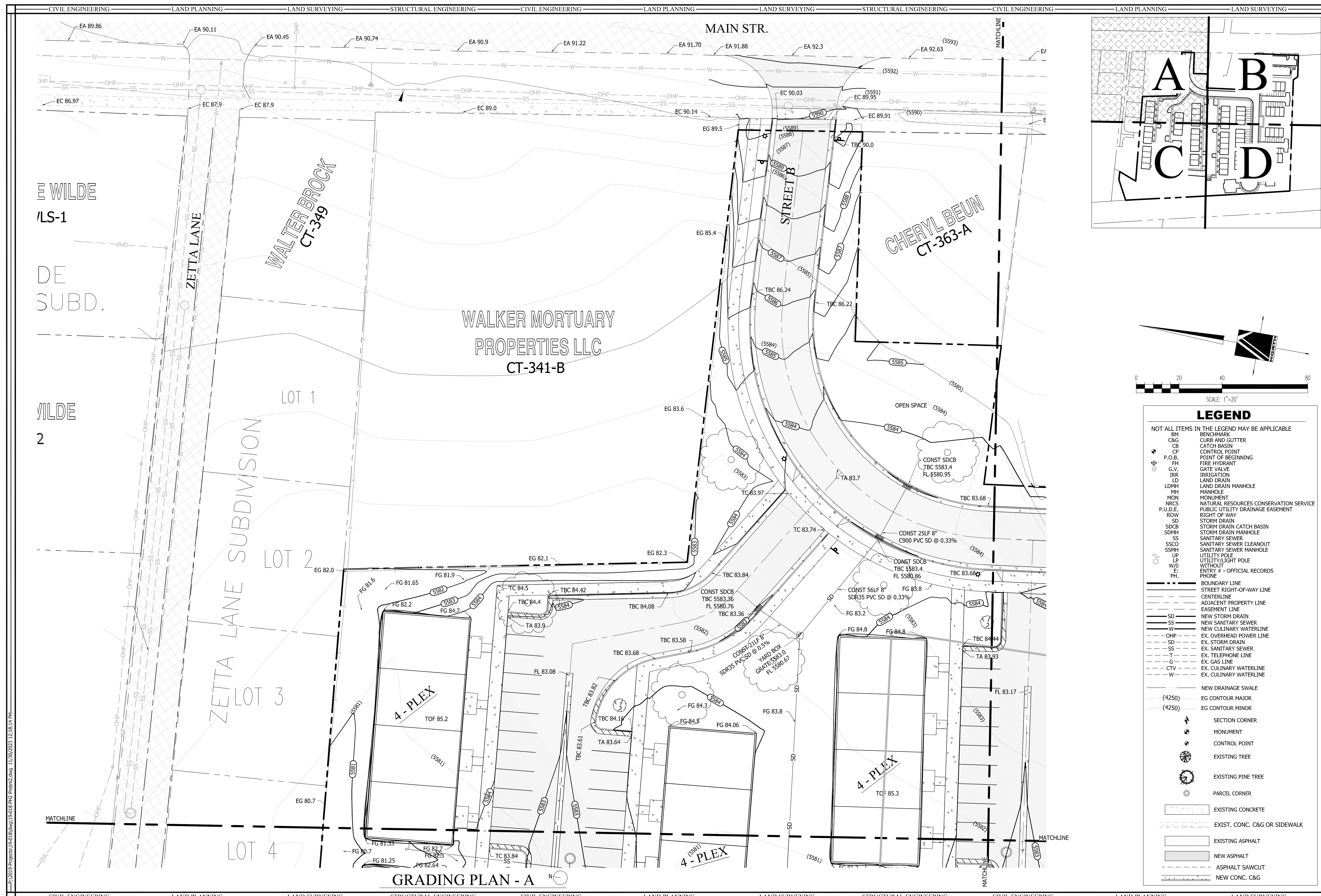
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REVISION	DATE

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BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
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P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
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UP	UTILITY POLE
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PH	PHONE
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PRELIMINARY
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GRADING PLAN - A
FOR: COURTNEY RICHINS
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COALVILLE, UTAH
PROJECT #19-018



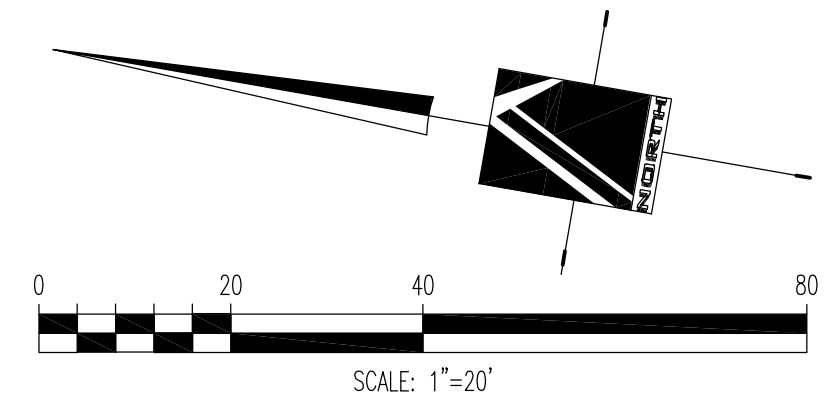
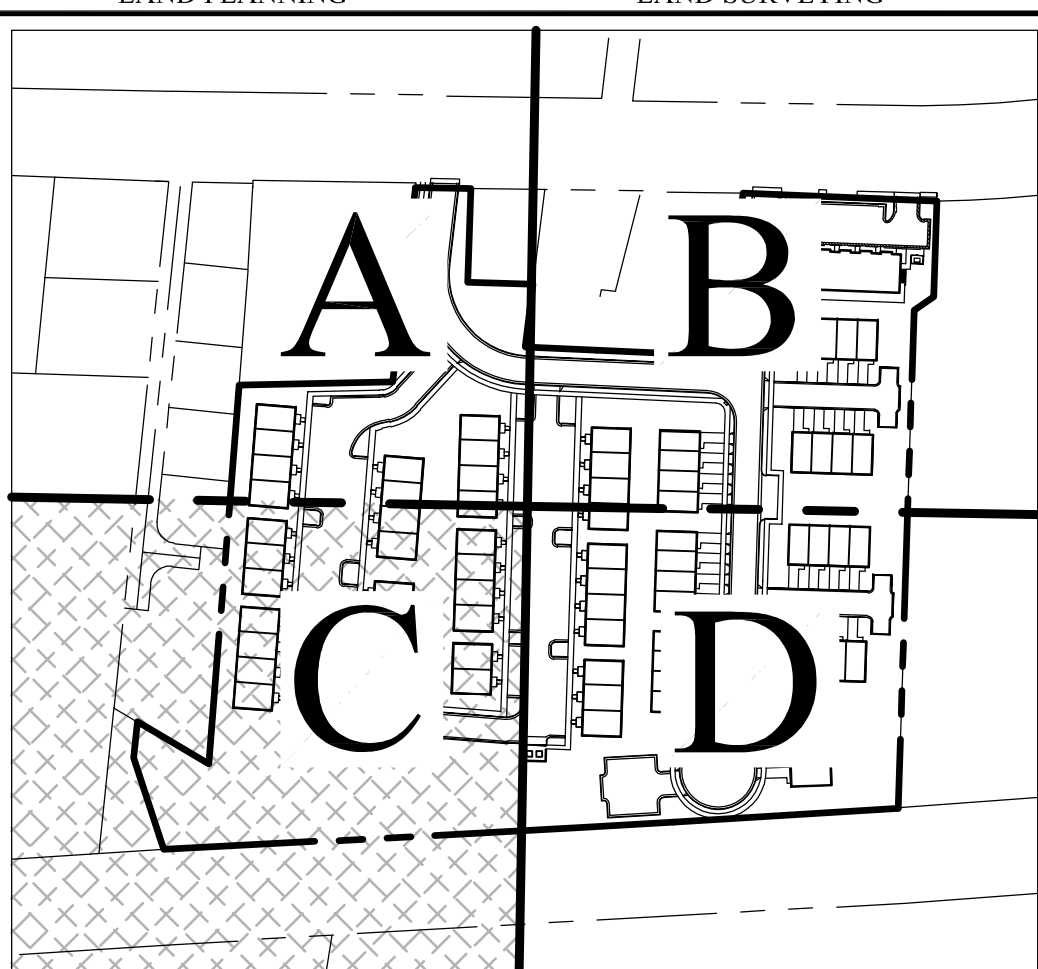
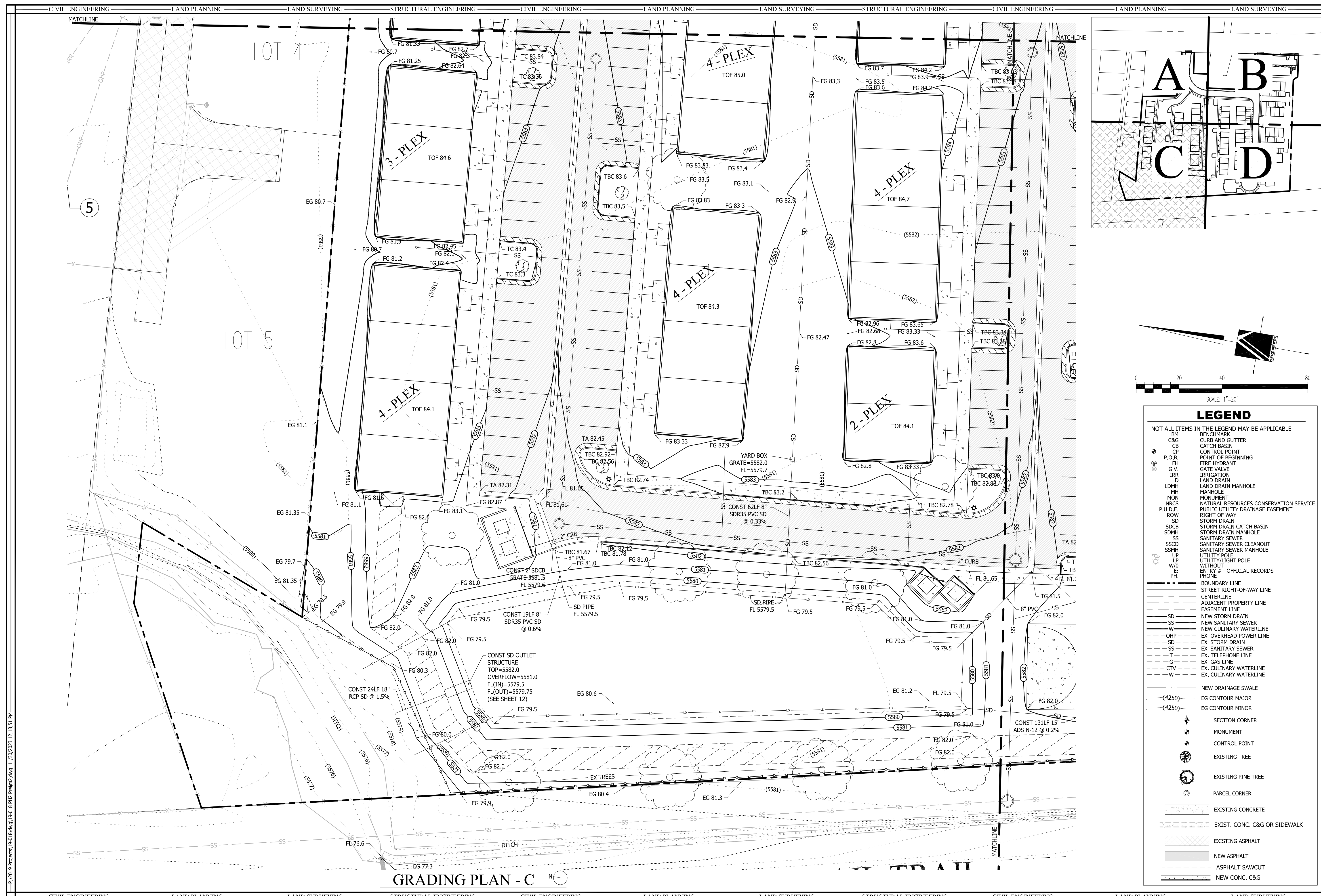
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C&G	CURB AND GUTTER
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GRADING PLAN - C

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PRELIMINARY
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GRADING PLAN - C
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

DATE	BY	REVISION

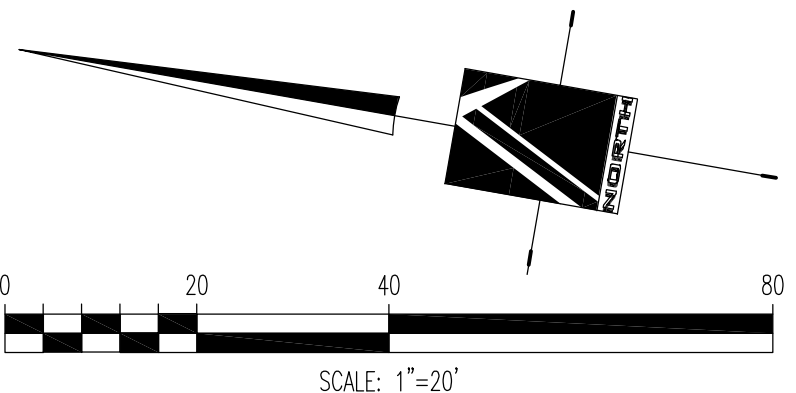
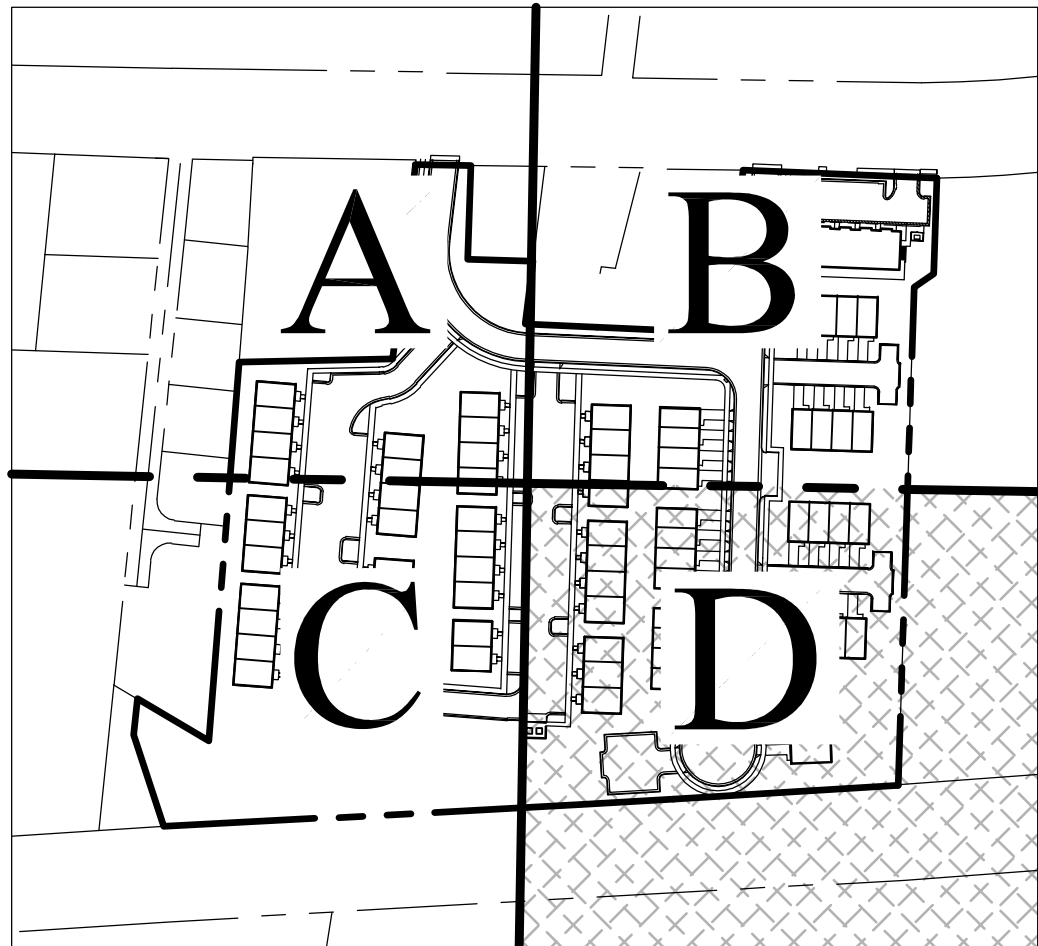
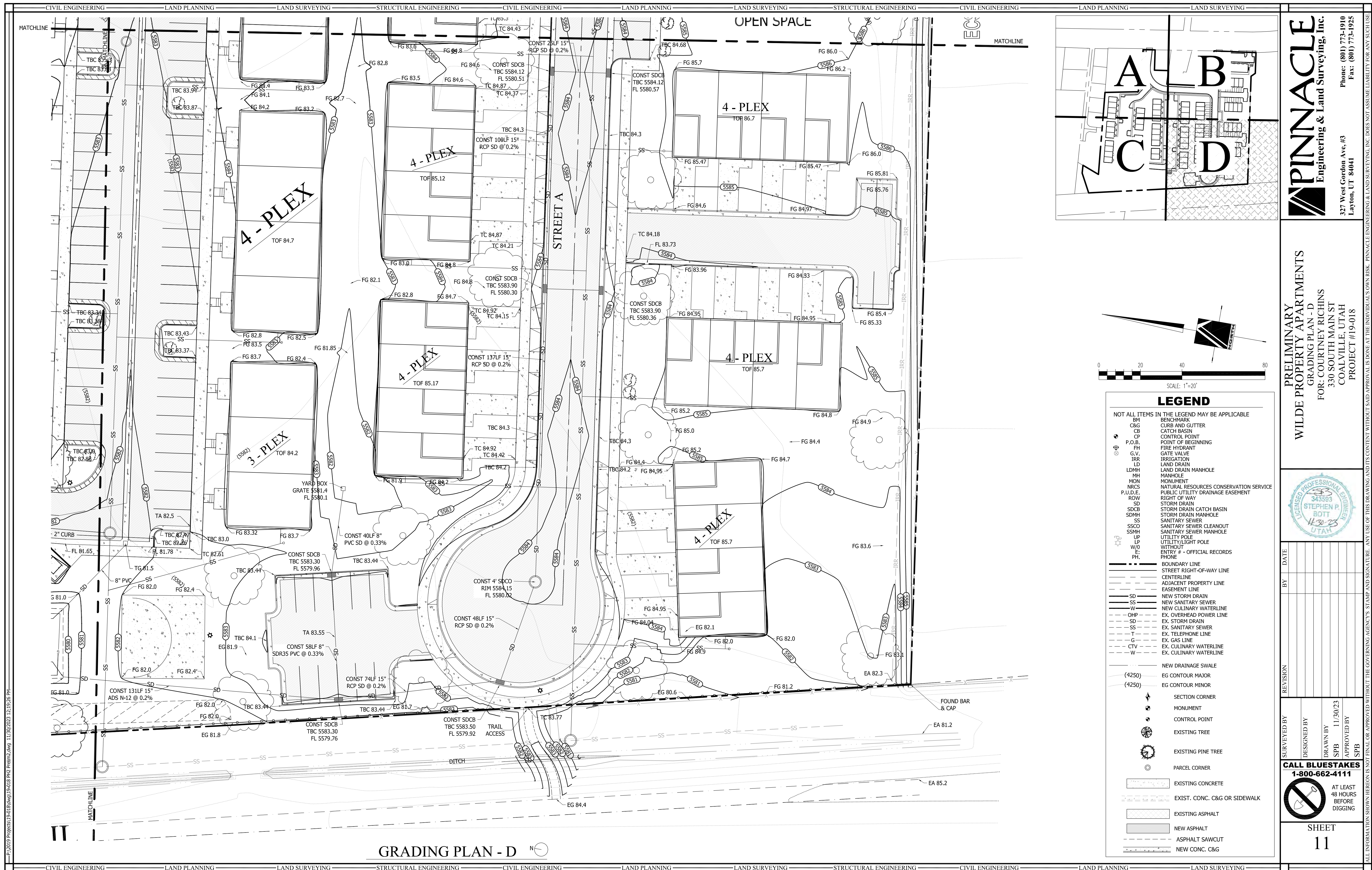
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*	CONTROL POINT
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(Tree Symbol)	EXISTING PINE TREE
(Circle Symbol)	PARCEL CORNER
(Dotted)	EXISTING CONCRETE
(Dotted)	EXIST. CONC. C&G OR SIDEWALK
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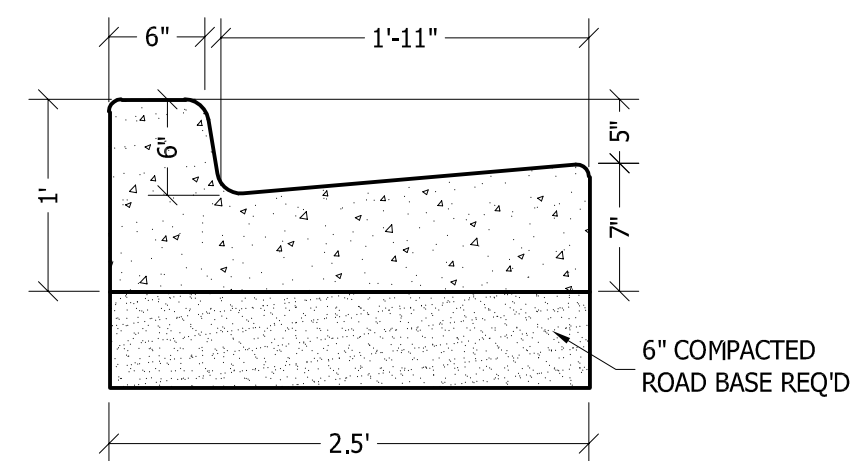
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PROJECT #19-018



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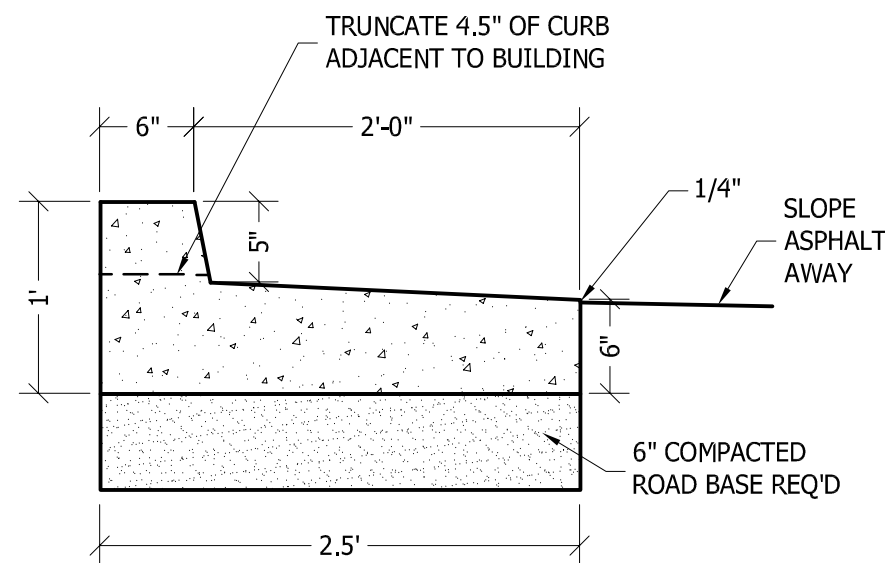
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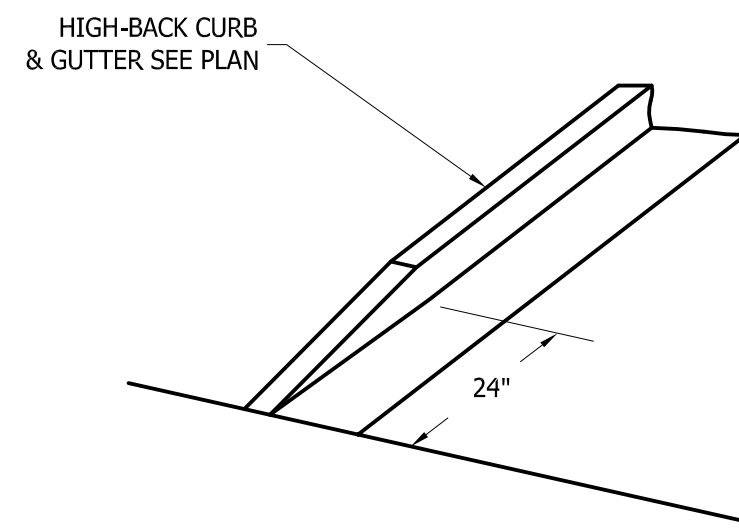
30" HIGH-BACK CURB & GUTTER

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N.T.S.



30" RELEASE CURB & GUTTER

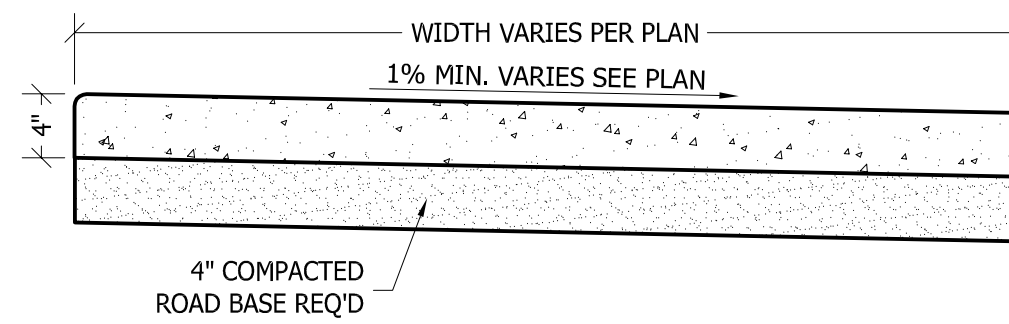
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TAPER CURB & GUTTER TRANSITION

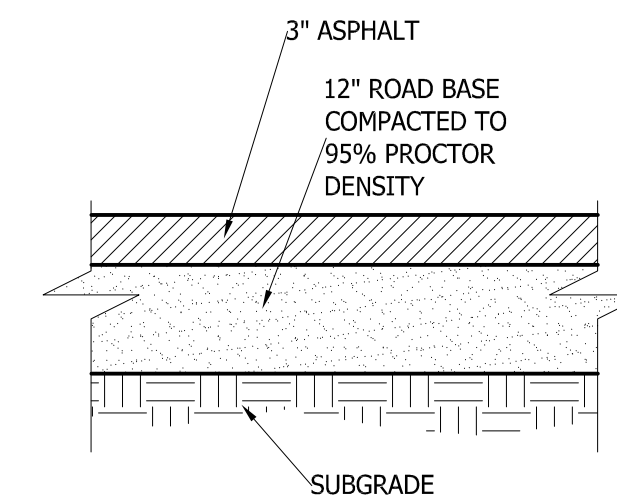
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NOTE:
1. WHERE SIDEWALK IS SUBJECT TO VEHICULAR TRAFFIC INCREASE SIDEWALK AND ROADBASE THICKNESS TO 6 INCHES
2. RECOMMEND 4000 PSI MIN. AND AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE FLATWORK.



CONCRETE FLATWORK

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N.T.S.



PARKING LOT ASPHALT & BASE X-SECTION

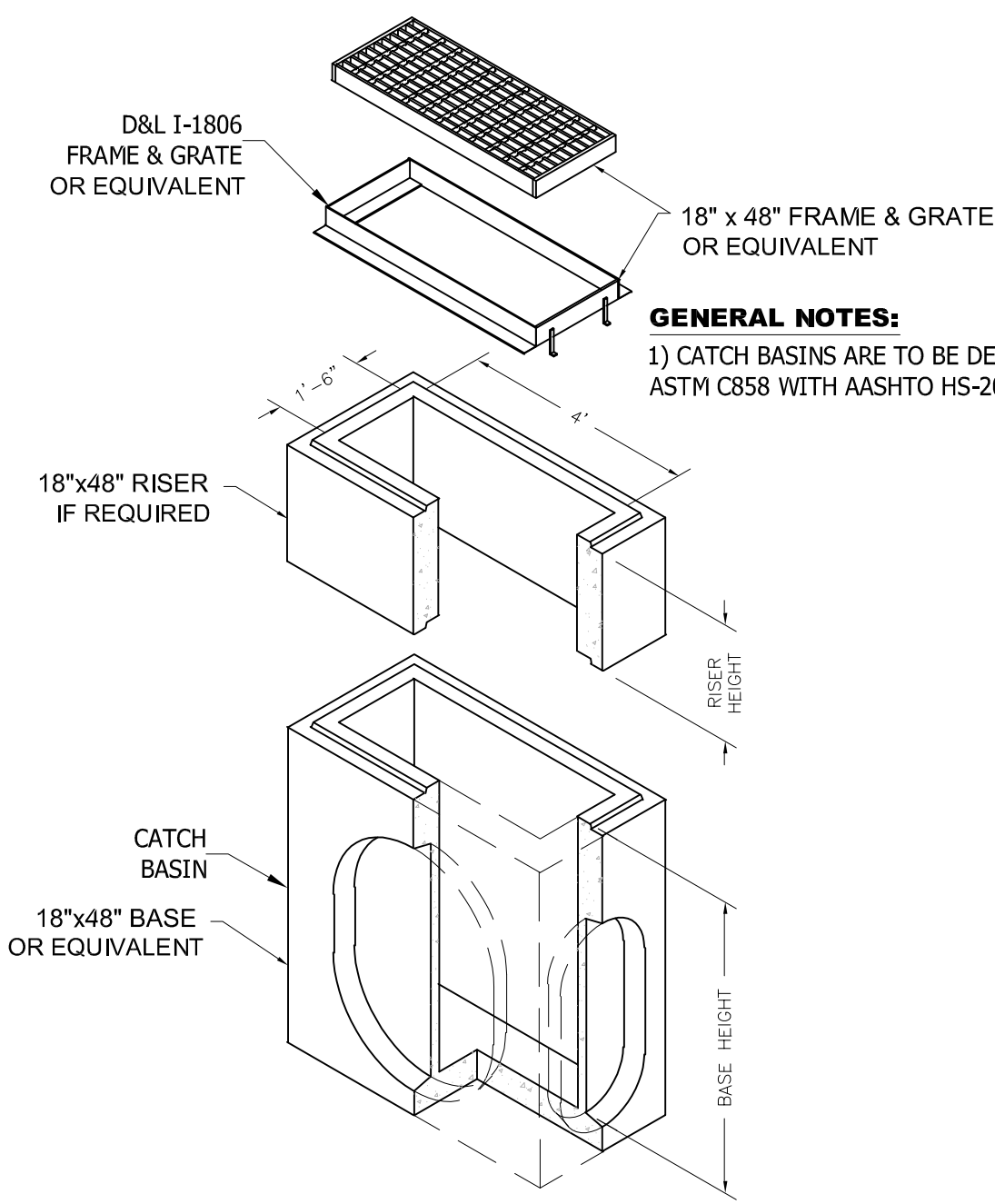
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DISTURBED SUBGRADE: REMOVE ANY NON-GRANULAR OR DELETERIOUS MATERIALS & REPLACE WITH GRANULAR FILL.

SUBGRADE CUT: CUT SUBGRADE AS NECESSARY TO BRING UNDISTURBED SURFACE DOWN TO REQ'D ELEVATION. PROOF ROLL EXISTING MATERIAL PRIOR TO PLACING ROAD BASE.

SUBGRADE FILL: PROOF ROLL EXISTING UNDISTURBED MATERIAL PRIOR TO PLACING FILL. FILL & COMPACT AS NECESSARY WITH GRANULAR MATERIALS TO BRING SURFACE TO REQ'D ELEVATION.

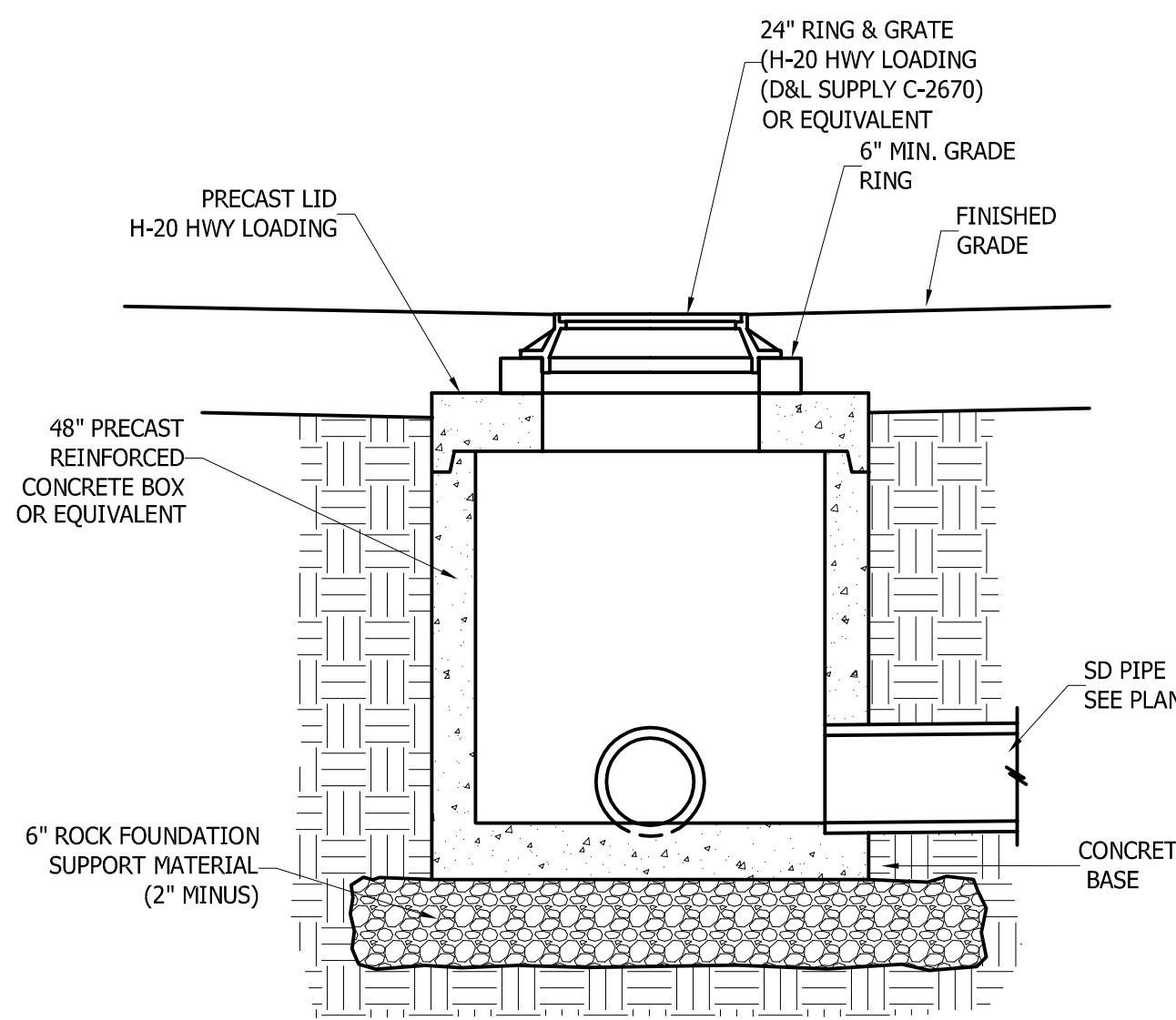
FILL COMPACTION: PLACE & COMPACT GRANULAR MATERIAL TO 95% PROCTOR DENSITY IN 8" LIFTS.



CURB INLET

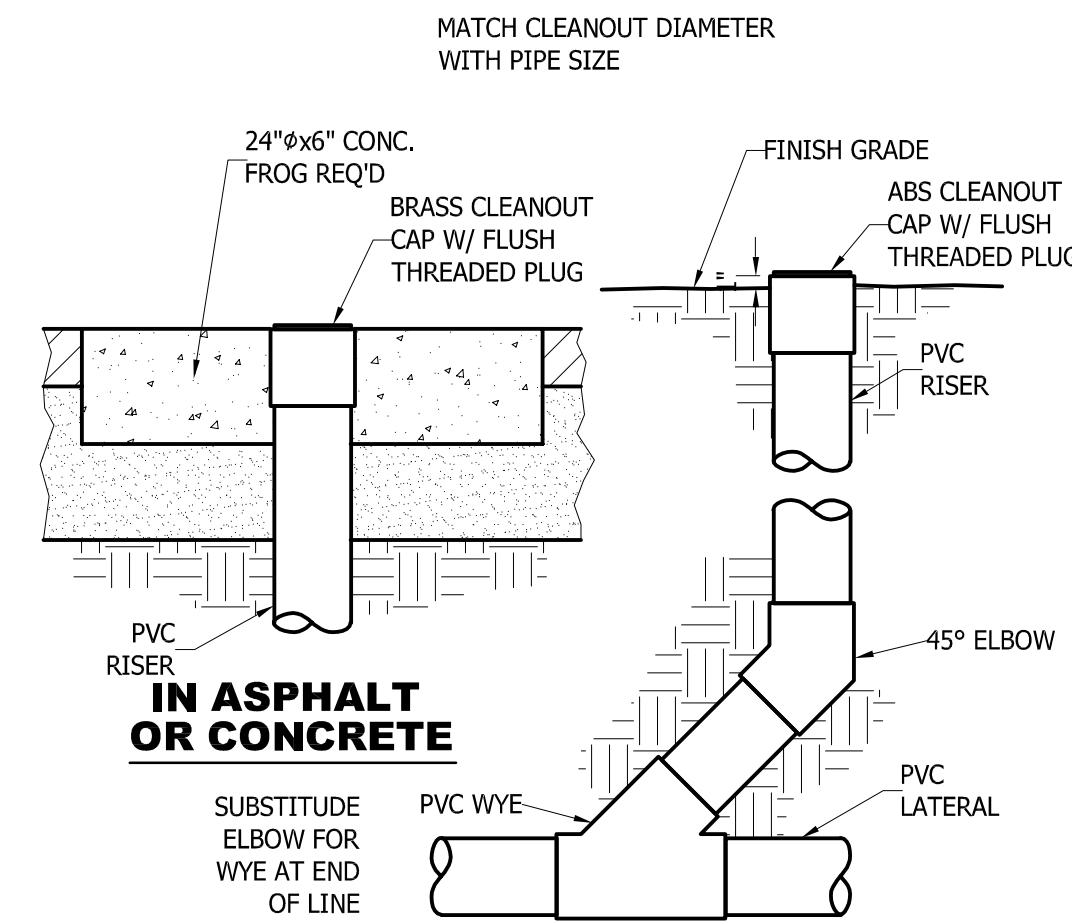
F N.T.S. - TYPICAL

GENERAL NOTES:
1) CATCH BASINS ARE TO BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING



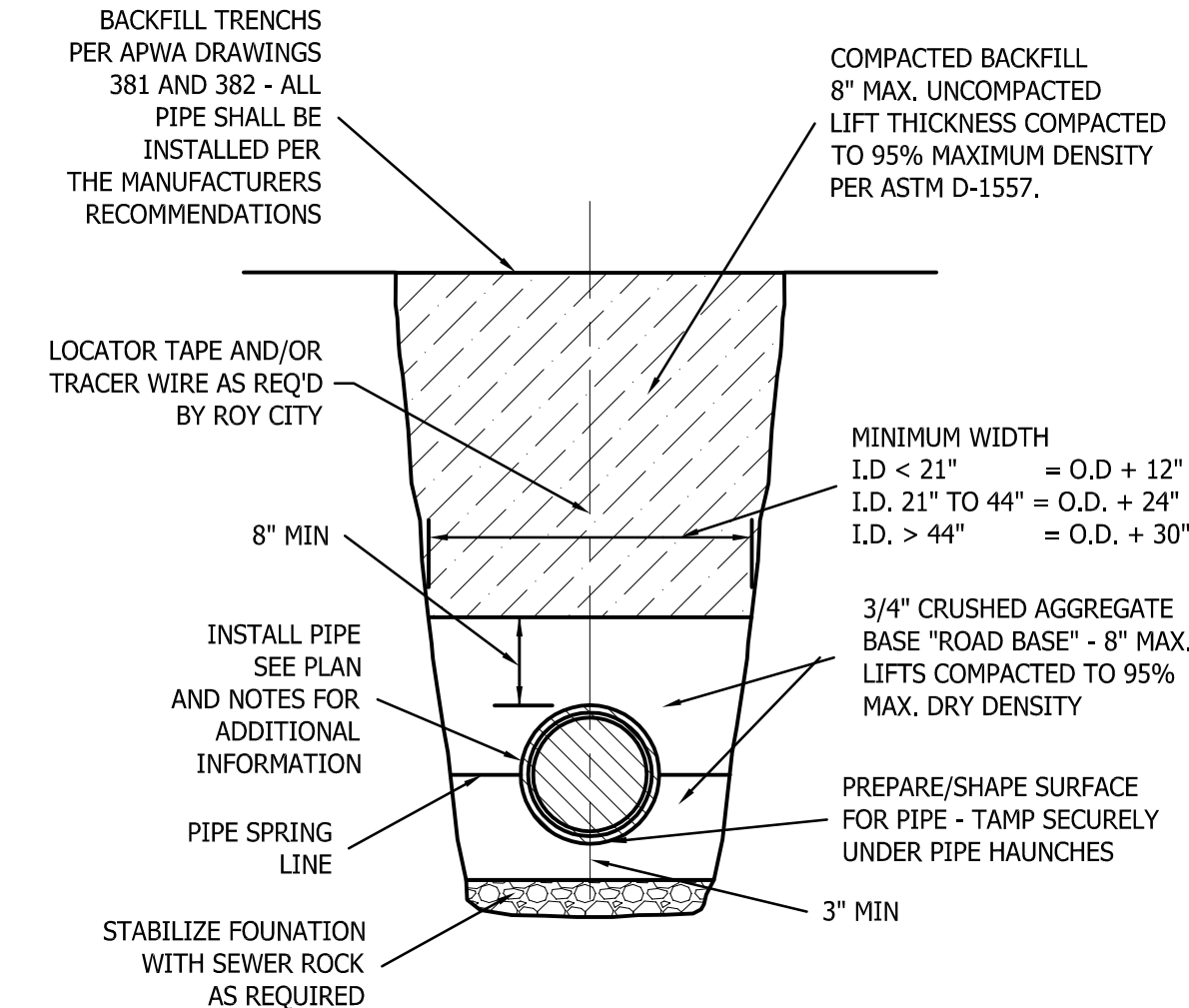
TYPICAL STORM DRAIN MANHOLE

G NOT TO SCALE



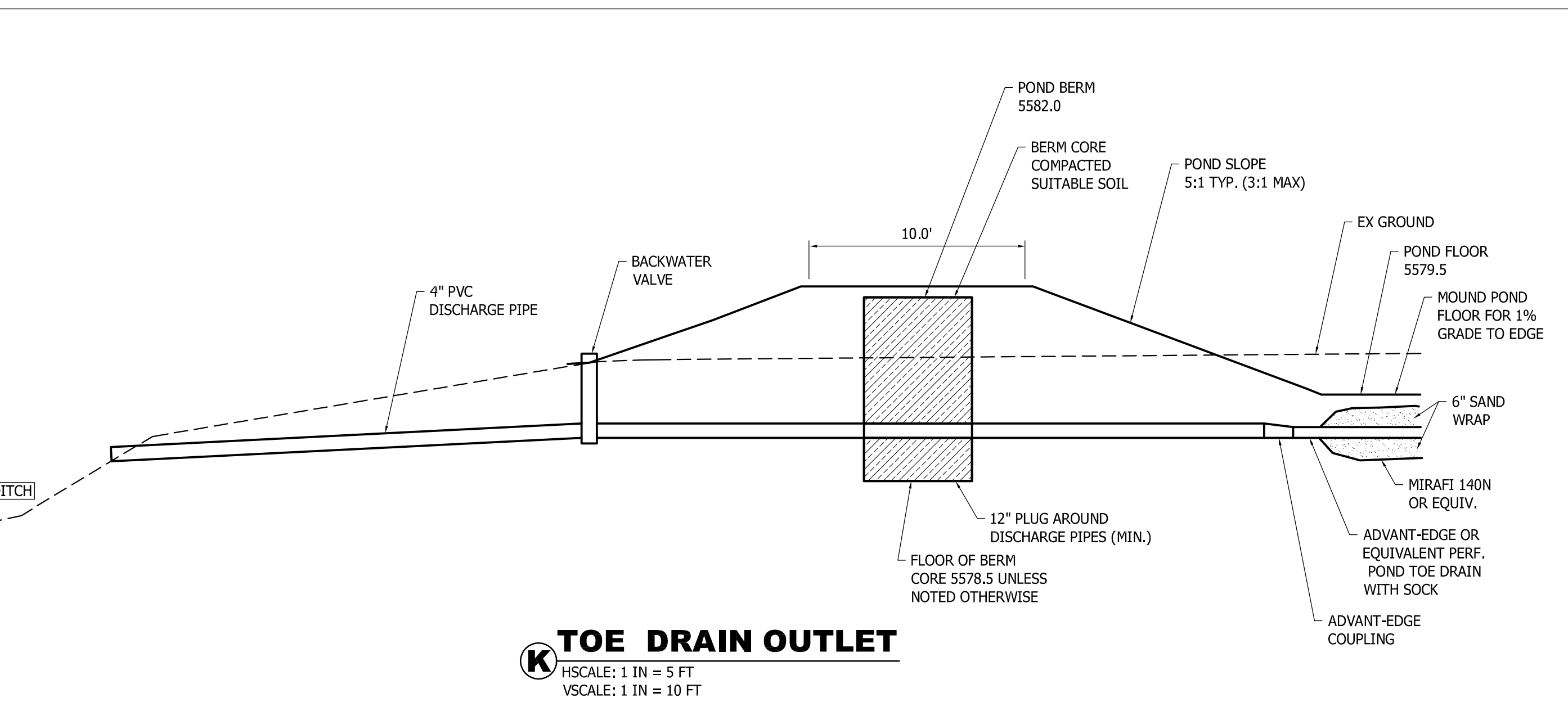
CLEANOUT DETAIL

H N.T.S.



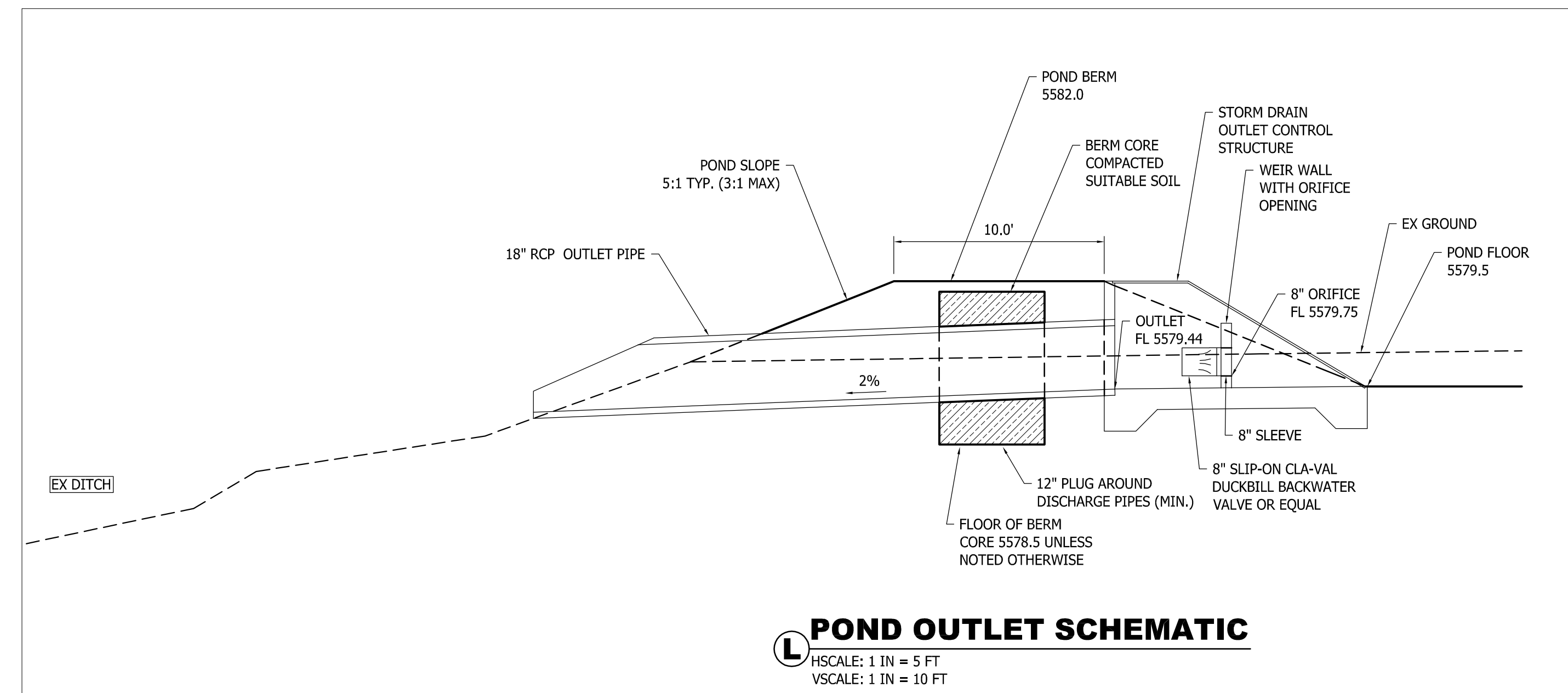
TYPICAL TRENCH DETAIL

J N.T.S.



TOE DRAIN OUTLET

K HSCALE: 1 IN = 5 FT
VSCALE: 1 IN = 10 FT



POND OUTLET SCHEMATIC

L HSCALE: 1 IN = 5 FT
VSCALE: 1 IN = 10 FT

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave, #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
WILDE PROPERTY APARTMENTS
GENERAL NOTES
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

LICENSED PROFESSIONAL ENGINEER
343583
STEPHEN P. BOTT
11-30-23
UTAH

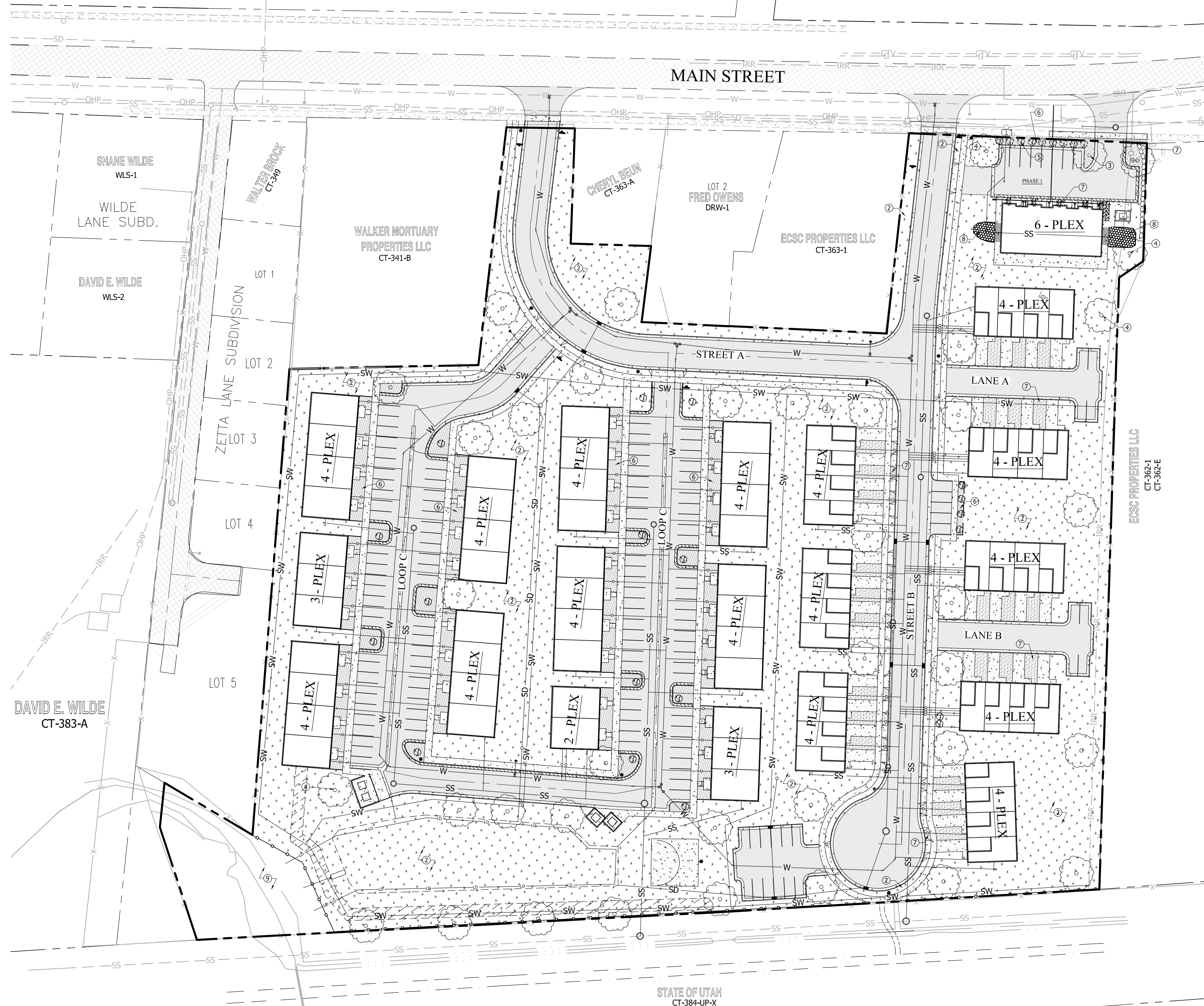
BY	DATE

REVISION	DATE

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
12

P:\2019 Projects\19-018 Wilde Property Apartments.dwg 11/30/2023 12:20:20 PM



- ### KEYED NOTES
1. DROUGHT TOLERANT NATIVE GRASS MIX "BIO-MEADOW" OR EQUAL
 2. KENTUCKY BLUEGRASS FESCUE BLEND IRRIGATED GRASS
 3. GINKGO - GOLDSPIRE BILOBA COLUMNAR TREE AS DIRECTED BY OWNER
 4. NORWAY COLUMNAR MAPLE AS DIRECTED BY OWNER
 5. RAINBOW PILLAR SERVICE BERRY
 6. CHOCOLATE BROWN BARK WITH WEED BARRIER
 7. CRUSHED ROCK COORDINATE COLOR WITH OWNER
 8. COBBLE
 9. EX STREAM - NATIVE GRASS

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
PH	PHONE
PH	ENTRY # - OFFICIAL RECORDS
---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
---	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
+	SECTION CORNER
*	MONUMENT
+	CONTROL POINT
+	EXISTING TREE
+	EXISTING PINE TREE
+	PARCEL CORNER
+	EXISTING CONCRETE
+	EXIST. CONC. C&G OR SIDEWALK
+	EXISTING ASPHALT
+	NEW ASPHALT
+	ASPHALT SAWCUT
+	NEW CONC. C&G

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PRELIMINARY
WILDE PROPERTY APARTMENTS
LANDSCAPE PLAN
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

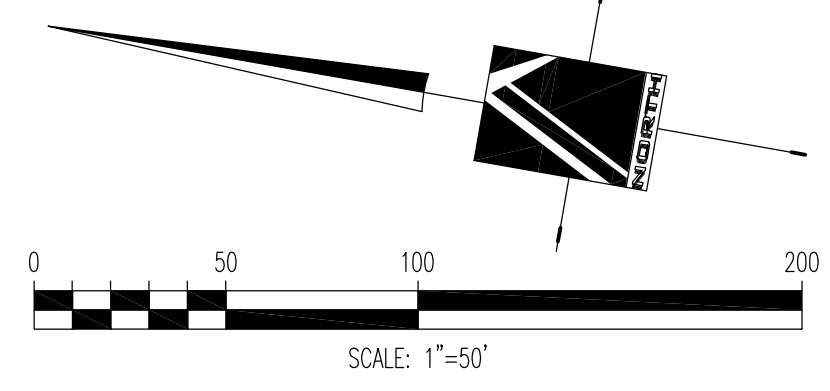


BY	DATE

REVISION	DATE

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING
SHEET 13

LANDSCAPE PLAN
SCALE: 1" = 50 FT



ATTACHMENT D

May 15, 2023

Good afternoon Don,

I'm writing this email to you on behalf of Mr. Courtney Richins regarding a recent wetland assessment on his properties. Mr. Richins contracted with my firm, Civil Solutions Group, to complete a wetland assessment on his properties, Summit County Parcels DRW-2-AM and CT-362 located at 270 South Main Street in Coalville.

No potential wetlands were identified on Mr. Richins property, with the exception of an emergent marsh/ stream complex in the northwest corner of the property. Mr. Richins intends to build exclusively on the upland alfalfa field on-site, and therefore will not require any state or federal permits to build on wetlands or other aquatic resources. Additionally, no potential habitat that would host federally endangered species was identified on the property.

I visited with Mr. Richins on his property this morning, May 15th, 2023 to conduct a visual assessment for potential wetland habitat on his property. The property is primarily an irrigated alfalfa field that utilizes pressurized irrigation. Common vegetation observed in the upland fields include alfalfa (*Medicago sativa*), common dandelion (*Taraxacum officinale*), and fescue species (*Festuca sp.*). These identified plant species are classified as either FACU or UPL species in the Arid West region and are not tolerant of wetland conditions. This area is uplands and does not have any wetlands, streams, or any other aquatic resources on it.

An emergent marsh/ stream complex was identified in the northwest corner of the property. This area is located within a distinct low-lying area with cattails (*Typha sp.*) and flowing surface water. Mr. Richins shared with me that he does not intend to fill, pipe, or otherwise alter this area. If fill impacts were proposed to this wetland area, permitting under Section 404 of the Clean Water would be required.

I have attached a basic site map and resume below for your reference. Should you have any questions I can help answer, please do not hesitate to get in touch.

Sincerely,

Coleman Kline, Environmental Manager



www.civilsolutionsgroup.net

CELL 717.479.1368

CACHE VALLEY | SALT LAKE | UTAH VALLEY

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Wetland Assessment Map: May 15, 2023

Parcels DRW-2-AM and CT-362

Fieldwork Completed by Coleman Kline, Environmental Manger at Civil Solutions Group, Inc.

