



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: July 8, 2024
Re: Rivers Edge/Wilde Property MPD – Phase 1 Final Plats and Construction Drawings
Action: Continued Review, Discussion, and Possible Approval
Note: Italicized language represents new information since previous 06/10/24 staff report

River's Edge/Wilde Property Phase 1 Final Plats and CD's

REQUEST

Continue the review and discussion of the final plats/plans and construction drawings for Phase 1 of the River's Edge/Wilde Property MPD for possible approval.

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 4 lots on 6.66 acres and is in the Highway Commercial (HC) Zone District. The Wilde Property includes 2 lots and 69 multi-family units on 9.35 acres in the Community Commercial (CC/HC) Zone District and 4.51 acres in the Agricultural (AG-20) Zone District.

The applicant, Courtney Richins, received MPD Preliminary Plan approval by the City Council on April 22, 2024 to subdivide and transfer 36 approved multi-family units from the River's Edge Property to the proposed 69 multi-family unit development on the Wilde Property.

The applicant is proposing 4 lots on the River's Edge Property and 2 lots and 28 multi-family units on the Wilde Property as Phase 1 for the development.

Attachment B includes the final subdivision plat for the Rivers' Edge Property.

Attachment C includes the final subdivision plat (DDW Subdivision) for the Wilde property.

Attachment D includes the final undated site plans for the Wilde Property.

The complete final plan set for the Wilde Property MPD can be accessed from the following Dropbox link: https://www.dropbox.com/scl/fi/le3w0x8u3wqg6ksusi061/Rivers-Edge_WildeProperty_Plan-Set-240514.pdf?rlkey=nda5yn05vg0f89tyyj2kqpjje&dl=0

Planning Commission Review

On May 20, 2024 the Planning Commission conducted a public hearing and recommended approval of the final plats/plans and construction drawings to the City Council.

City Council Review

On June 10th the City Council conducted a public hearing and tabled an action on the project until the issues with the fire district were addressed for the River's Edge development.

ANALYSIS

On April 22, 2024 the City Council approved the MPD Preliminary Plans with the following findings and conditions:

Findings:

1. The Rivers Edge Property Storage and Multi-Family Units received initial approval of a Conditional Use Permit (CUP) on July 9, 2018.
2. The CUP approval vested the development with respect to use, density, and configuration.
3. The City Council approved an amended CUP for the development on November 14, 2022 addressing storage unit building locations, surface treatments, and storm drainage.
4. An amended use list in the development code was approved by the City Council on June 24, 2022 which no longer allows multi-family use in the Highway Commercial (HC) Zone.
5. The proposed transfer of the legal non-conforming multi-family 36-units from Rivers Edge to the Wilde Property as a conforming use is acceptable under an MPD.
6. 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.
7. The Wilde Property is located in the Community Commercial (CC) Zone and is eligible for 69 multi-family lots/units in addition to the recently approved and constructed 6-plex building of 6 units for a total of 75 units of density.
8. The applicant may pay the fee-in-lieu of dedicating water shares to serve the previously approved and vested 36 multi-family units for Phase 1 of the development (these 36 units have been accounted for as obligated ERC's in the ERC Status Reports).

Conditions:

1. Address the additional revisions as shown on the attached River's Edge Subdivision Site Plan.
1. 500 West Frontage Road shall be improved to city standards with the development of either Parcel 1 or 2 along the Rivers Edge property to the existing semitruck -parking lot to the north.
2. A sidewalk shall be installed to city standards along the frontage of the Rivers Edge property with the development of either Lot 1 or 2.
3. A Class I Trail easement shall be provided by the applicant from the Wilde Property to I-80 and the trail shall be constructed to the 500 West Frontage Road upon approval of the I-80 tunnel by UDOT for the use of the trail.
4. A Development Agreement (DA) is required for the MPD and shall be reviewed and approved concurrent with the final plat approvals for the project.

5. The DA shall memorialize and addresses the development plan details, MPD approval conditions, City sewer and water services, roadway classification and maintenance, and developer obligations and responsibilities overtime as the project builds out.
6. Public amenities, such as parks and trails, shall be provided with Phase 1 of the Wilde Property development.
7. All remaining units above 36 shall be subject to the water service provisions in Chapter 31-060 of the development code which requires a developer to either dedicate sufficient water rights to the City to serve the proposed development or “pay a fee in lieu” in accordance with the City's duly adopted ordinances, resolutions, policies and/or water dedication agreements.
8. All secondary water connections for the development shall require a transfer of water shares (no “fee-in-lieu” is allowed for secondary water service).
9. The development shall be connected to the city sanitary sewer system.
10. The remaining Staff items of the preliminary plans for the project shall be addressed by the applicant and verified by Staff for compliance with the development code.
11. Trash dumpster locations for multi-family development shall be further reviewed by Staff with the project final plans.

Staff Review: Staff will verify the final plan details and construction drawings consistent with the development code and conditions of approval for the project prior to plat recordation.

Required Review Process

The MPD final plats/plans and construction drawings for Phase 1 require review and public hearing by both the Planning Commission and City Council.

Fire Protection Review and Approval

At the meeting on June 10th in their motion the City Council suggested to the applicant to explore options with the fire district in addition to water flow pressure including underground storage tank(s), fire wall separations in the buildings, and possible dry hydrant on the Weber River to provide adequate fire protection for the property.

The applicant has been in contact with the fire district and is in the process of finalizing a fire protection plan with the fire district for the River's Edge property of the development.

A condition of approval should be included in a possible motion that the fire protection plan be approved by the fire district prior to recordation of the River's Edge Subdivision Plat.

RECOMMENDATION

Staff recommends the City Council review and discuss the proposed project plans, conduct a public hearing, and determine if the Phase 1 final plan package is sufficient for approval.

If the City Council decides to approve the final plans for Phase 1 of the development, Staff recommends the following conditions of approval:

1. Staff shall verify the final plan and construction drawing details for Phase 1 of the MPD for compliance with the development code and the April 22, 2024 MPD Preliminary Plan approval.

2. The applicant shall submit a draft development agreement for the MPD for Staff review and City Council approval prior to recordation of the subdivision plats.
3. The applicant shall execute a water service agreement and pay the required fee-in-lieu for 6 lots and 28 multi-family units included as Phase 1 of the development.
4. *A fire protection plan including adequate measures for fire protection shall be approved by the fire district prior to recordation of the River's Edge Subdivision Plat.*

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

Attachments:

- A.** Aerial Context Map
- B.** River's Edge Final Subdivision Plat
- C.** DDW Final Subdivision Plat for the Wilde Property
- D.** Updated Wilde Property Site Plans



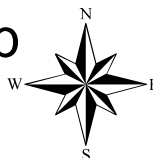
1 in = 376 feet

Aerial Context Map

Summit County Parcel Viewer Application

Printed on: 6/15/2023

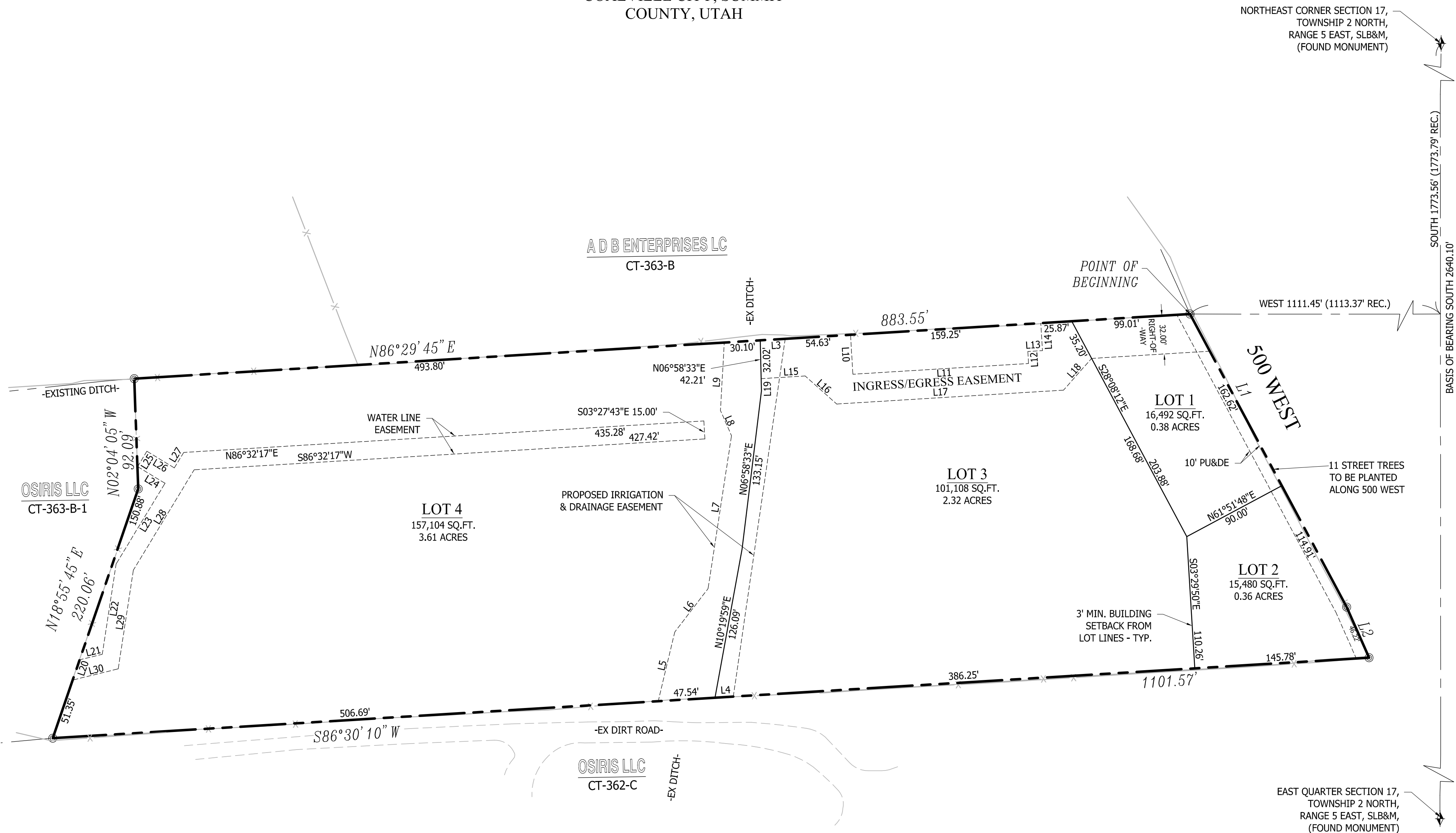
Imagery courtesy of Google



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.

RIVERSEDGE SUBDIVISON

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

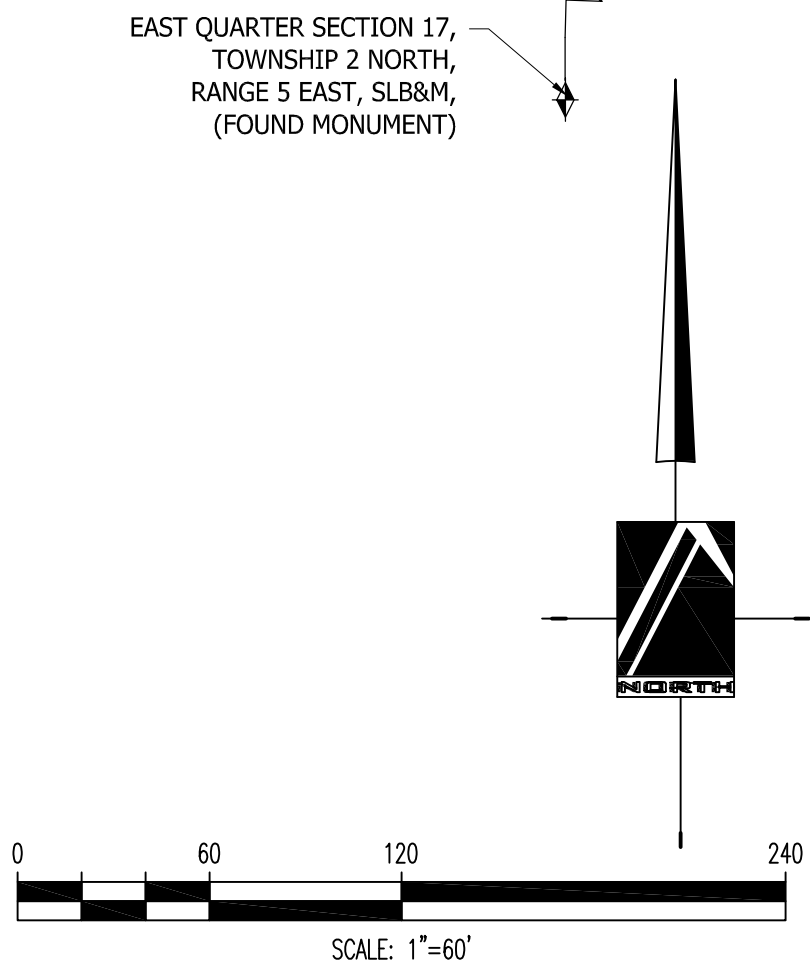


LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- POINT OF BEGINNING
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY CORNER

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

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 38°08'12" E	277.52	L16	S 48°30'15" E	35.36
L2	S 23°50'41" E	46.22	L17	N 86°29'45" E	189.76
L3	N 86°29'08" E	20.89	L18	S 41°29'45" W	35.36
L4	N 86°30'10" E	15.31	L19	N 01°21'07" W	10.18
L5	N 13°27'16" E	59.35	L20	N 18°55'45" E	17.83
L6	N 37°29'05" E	45.76	L21	N 76°13'33" E	19.47
L7	N 08°42'47" E	129.12	L22	N 08°43'33" E	76.33
L8	N 23°38'11" W	23.05	L23	N 31°13'33" E	78.75
L9	N 03°15'18" E	56.78	L24	N 58°46'27" W	26.77
L10	S 03°30'15" E	33.00	L25	N 31°13'33" E	15.00
L11	N 86°29'45" E	147.00	L26	S 58°46'27" E	26.77
L12	N 03°30'15" W	10.00	L27	N 31°13'33" E	15.10
L13	N 86°29'45" E	12.25	L28	S 31°13'33" W	98.00
L14	N 03°30'15" W	23.00	L29	S 08°43'33" W	83.37
L15	N 86°29'45" E	36.76	L30	S 76°13'33" W	39.12



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

RIVERSEDGE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF INTERSTATE HIGHWAY 80 BASED ON FOUND RIGHT OF WAY MONUMENTS, SAID POINT BEING LOCATED SOUTH 1773.56 FEET (1773.79 FEET BY RECORD) AND WEST 1111.45 FEET (1113.37 FEET BY RECORD) FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 2640.10 FEET MEASURED BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF THE SAID SECTION 17), AND RUNNING THENCE SOUTH 28°08'12" EAST ALONG SAID HIGHWAY 277.52 FEET; THENCE SOUTH 23°50'41" EAST 46.22 FEET TO THE PROLONGATION OF AN EXISTING OLD FENCE LINE; THENCE ALONG SAID EXISTING OLD FENCE LINE THE FOLLOWING (4) COURSES: (1) SOUTH 86°30'10" WEST 1101.57 FEET, (2) NORTH 18°55'45" EAST 220.06 FEET, (3) NORTH 02°04'05" WEST 92.09 FEET, AND (4) NORTH 86°29'45" EAST 883.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 290,185 SQ.FT. (6.66 ACRES)

DATE

STEPHEN P. BOTT
LICENSE NO. 343593-2201

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND

RIVERSEDGE SUBDIVISION

AND HEREBY DEDICATE THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, 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 DO HEREBY GRANT AND DEDICATE TO THE DITCH COMPANY AN IRRIGATION EASEMENT OVER THE IRRIGATION EASEMENT AS SHOWN HEREON, AND DO HEREBY GRANT, AND DEDICATE A NON-EXCLUSIVE RECIPROCAL INGRESS/EGRESS EASEMENT FOR ACCESS TO LOTS 1 AND 2 AS SHOWN HEREON.

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, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SAID DEDICATION WAS SIGNED FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER : _____

NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

RIVERSEDGE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 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

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF DOMINION ENERGY.

DOMINION ENERGY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY ATTORNEY.

COALVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY PLANNING COMMISSION.

CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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____.

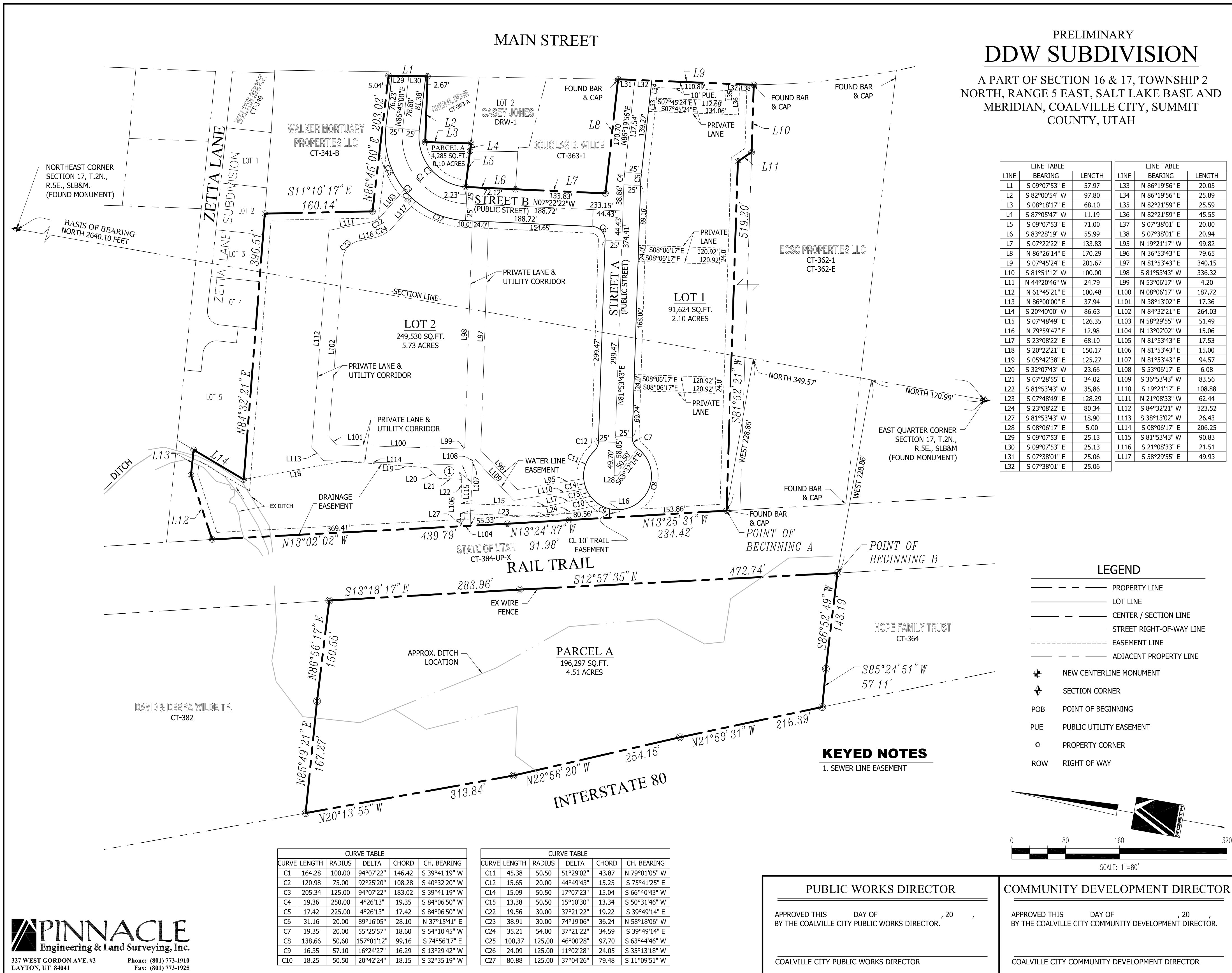
COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY COUNCIL.

ATTEST:

COALVILLE CITY RECORDER COALVILLE CITY MAYOR



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, HEREFTER TO BE KNOWN AS

DDW SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT WHERE REQUIRED.

STEPHEN P. BOTT
LICENSE NO. 343593-2201

DATE

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°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 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)

ALSO: A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF ABOVE SAID SECTION 17 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 170.99 FEET AND WEST 291.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE RAIL TRAIL FORMERLY KNOWN AS THE UNION PACIFIC RAILROAD) AND RUNNING SOUTH 86°52'49" WEST 143.19 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 85°24'51" WEST 57.11 FEET ALONG SAID FENCE LINE TO THE EASTERLY RIGHT OF WAY FENCE OF INTERSTATE 80; THE NEXT 3 COURSES ARE ALONG SAID RIGHT OF WAY FENCE; THENCE NORTH 21°59'31" WEST 216.39 FEET; THENCE NORTH 22°56'20" WEST 254.15 FEET; THENCE NORTH 20°13'55" WEST 313.84 FEET TO A FENCE LINE; THENCE NORTH 85°49'21" EAST 167.27 FEET ALONG A FENCE LINE; THENCE NORTH 86°56'17" EAST 150.55 FEET TO THE WESTERLY FENCE LINE OF ABOVE SAID RAIL TRAIL; THENCE SOUTH 13°18'17" EAST 283.96 FEET ALONG SAID RAIL TRAIL FENCE LINE; THENCE SOUTH 12°57'35" EAST 472.74 FEET ALONG SAID RAIL TRAIL FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 4.51 ACRES.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON 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 HEREON, 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.

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 SIGNER(S) 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

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

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF DOMINION ENERGY.

DOMINION ENERGY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY ATTORNEY.

COALVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY PLANNING COMMISSION.

CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEARBY 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____.

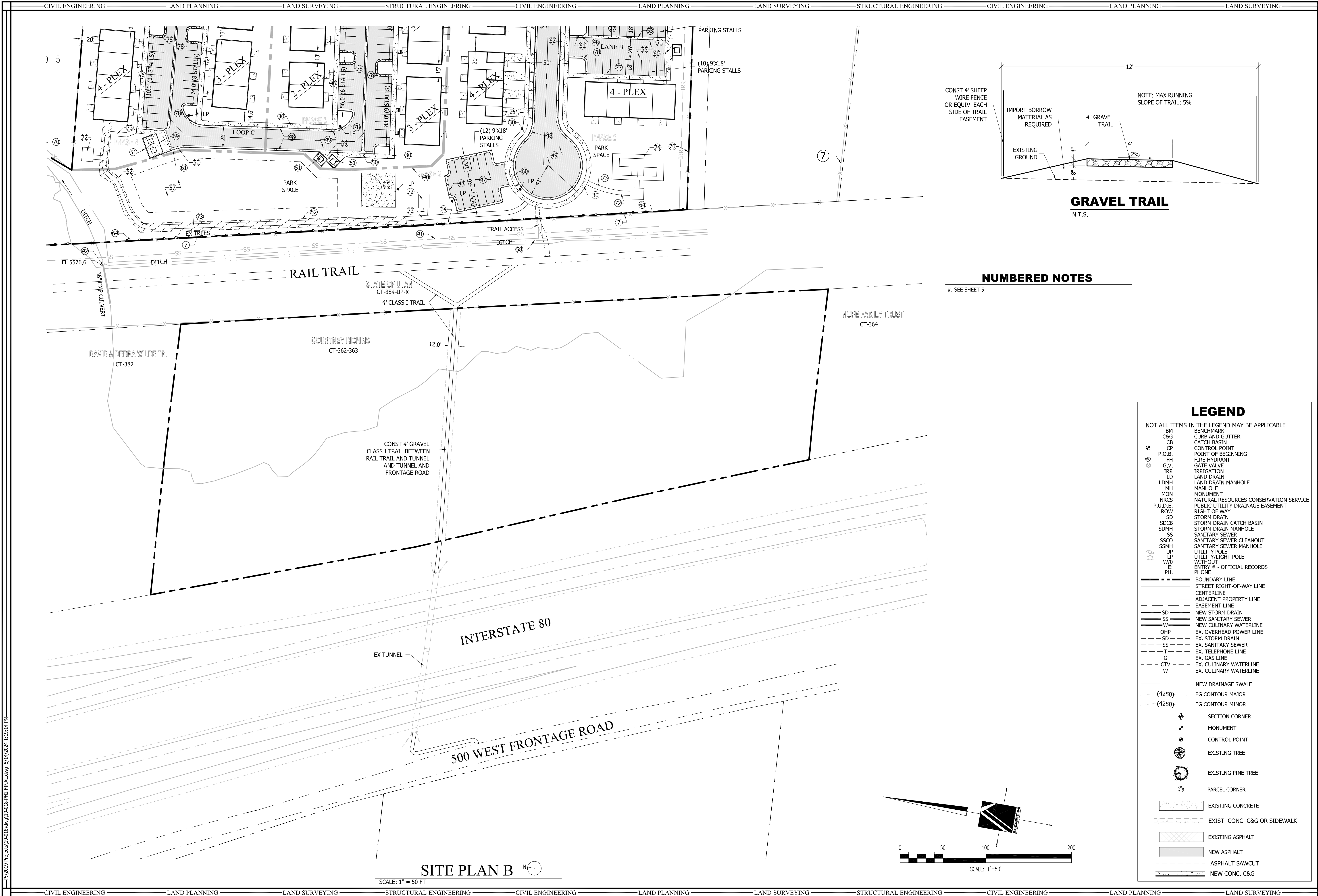
COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY COUNCIL.

ATTEST:

COALVILLE CITY RECORDER COALVILLE CITY MAYOR



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
SITE PLAN B
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

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
E: ENTRY # - OFFICIAL RECORDS
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
EG CONTOUR MAJOR
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

0 50 100 200
SCALE: 1"=50'

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

SHEET 5.1

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