

Nibley Planning Commission

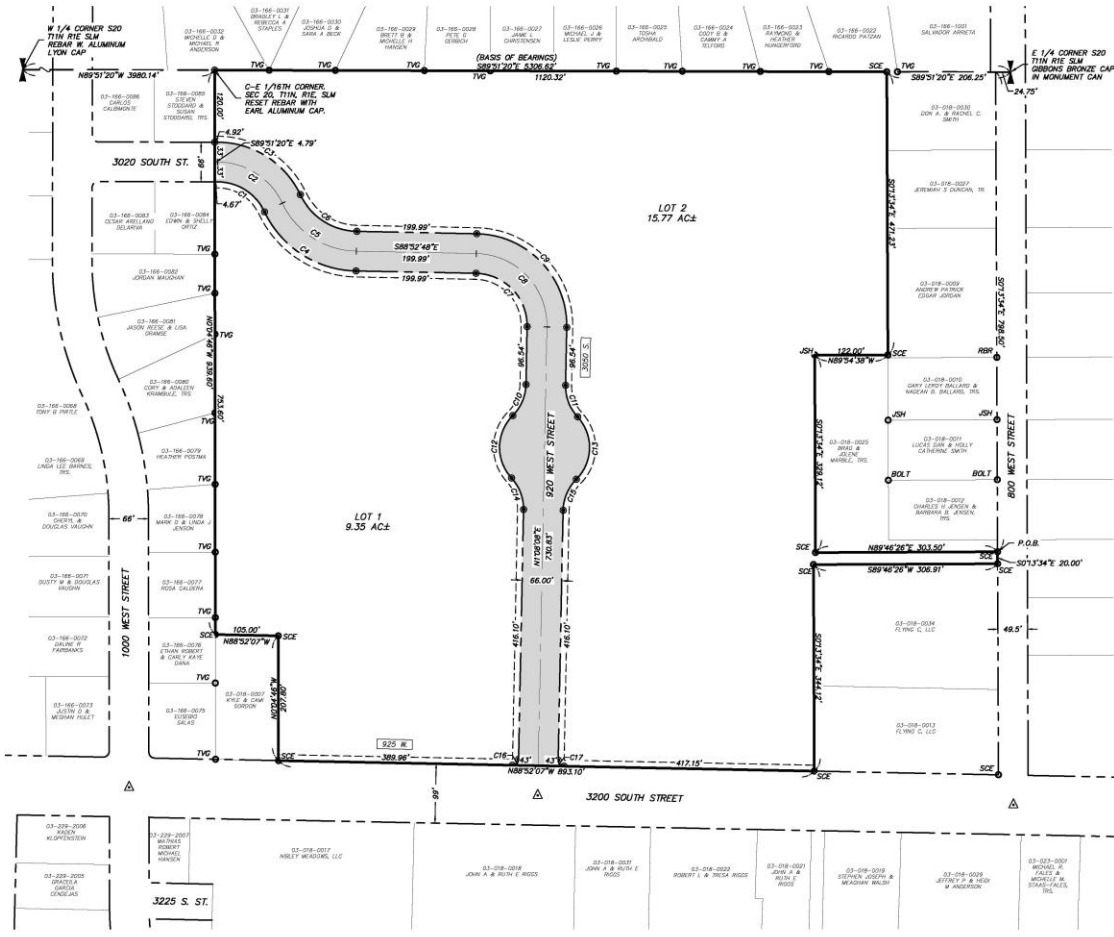
June 4, 2026

Maple View Hawk Preliminary Plat

Background

- Proposed subdivision for 2 lots for Maple View Middle School and Heritage Elementary.
- Primary purpose of subdivision: dedicate 920 W/3020 S as public right-of-way. Street alignment in accordance with Master Plan.
- 'School' is a permitted use in Park/School zone.
- Applicant previously received approval for utilities and street design.
- Adheres to zoning and space requirements
- School districts are exempt from requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes per Utah Code 10-20-304.

MAPLE VIEW HAWK SUBDIVISION
PART OF THE SOUTHEAST 1/4 OF SEC 20, T11N, R1E, SLM
NIBLEY CITY, CACHE COUNTY, UTAH



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	LONG CHORD
C1	97.83	87.00	64°29'39"	107°58'30"W 92.76'
C2	134.94	120.00	64°29'39"	107°58'30"W 127.94'
C3	172.04	153.00	64°29'39"	107°58'30"W 163.12'
C4	191.04	172.50	63°27'08"	107°58'14"E 181.42'
C5	154.49	138.50	63°27'08"	107°58'14"E 146.71'
C6	117.84	106.50	63°27'08"	107°58'14"E 112.01'
C7	136.68	87.00	80°20'56"	143°52'20"W 123.05'
C8	188.53	120.00	80°20'56"	143°52'20"W 169.73'
C9	240.17	153.00	80°20'56"	143°52'20"W 216.40'
C10	275.52	175.00	43°58'44"	123°08'30"W 56.12'
C11	275.52	175.00	43°58'44"	120°51'14"E 56.12'
C12	115.05	75.00	87°53'28"	11°08'08"W 104.10'
C13	115.05	75.00	87°53'28"	11°08'08"W 104.10'
C14	57.52	75.00	43°58'44"	120°51'14"E 56.12'
C15	57.52	75.00	43°58'44"	123°08'30"W 56.12'
C16	15.71	10.00	89°59'45"	148°08'00"E 14.14'
C17	15.71	10.00	89°59'45"	145°20'00"E 14.14'

NOTES & RESTRICTIONS

- AREAS IN NIBLEY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTH OF A WATER TABLE. THE CITY'S APPROVAL OF A FINAL PLAT, BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WOULD SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING SITE. REMAIN SOLELY WITH THE BUILDING PERMIT APPLICATION, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR SUCH CONCERNS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.
- PURSUANT TO UTAH CODE ANN. § 17-27-601(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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 80, DAMAGE TO UNDERGROUND FACILITIES OR
 - (iv) ANY OTHER PROVISION OF LAW.

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY THE CACHE COUNTY SCHOOL DISTRICT FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY AND DEDICATING THE 820 WEST RIGHT-OF-WAY AS SHOWN. RECORD OF SURVEY 2008-0105 WAS RETRACED AND HELD, WITH THE EXCEPTION OF THE BOUNDARY LINES SHARED WITH THAT CERTAIN PARCEL DESCRIBED IN ENTRY #1384175, WHICH HAS CHANGED SINCE SAID SURVEY WAS PERFORMED.

24-INCH LONG 5/8" REBARS WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" WERE SET WHERE INDICATED HEREON. THE BASIS OF BEARINGS USED WAS THE MODIFIED UTAH STATE PLATE COORDINATE SYSTEM, NORTH ZONE, NAD 83, GRID BEARINGS. THE ORIGIN USED WAS LOGAN CITY MONUMENT 110, ALSO KNOWN BY THE UTAH STATE VIRTUAL REFERENCE NETWORK AS POINT PR6803891283391, LOCATED AT BROADCAST COORDINATES: LATITUDE 41°44'3.04741"N AND LONGITUDE 111°50'1.99494"W, USING A PROJECT HEIGHT OF 4500.00, GEOID 18, AND A COMBINED SCALE FACTOR OF 1.0002219277.

UTILITY PROVIDER APPROVALS

ROCKY MOUNTAIN POWER _____ DATE: _____

CENTURY LINK _____ DATE: _____

COMCAST CORPORATION _____ DATE: _____

WATER _____ DATE: _____

SEWER _____ DATE: _____

STORMWATER _____ DATE: _____

CITY 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.

NIBLEY CITY ENGINEER _____ DATE _____

CITY PLANNING COMMISSION APPROVAL

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2025, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN _____

CITY COUNCIL APPROVAL

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 2025, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 2025.

CITY ATTORNEY _____

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, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS MAPLE VIEW HAWK SUBDIVISION, AND THAT THE SAME HAS BEEN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 20, 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 1/4 CORNER OF SAID SECTION 20; THENCE N89°51'20"W 24.75 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 SECTION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 800 WEST STREET;

THENCE S001°34'E 798.50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE S001°34'E 20.00 FEET ALONG SAID WEST LINE;

THENCE S89°46'26"W 306.91 FEET;

THENCE S001°34'E 344.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3200 SOUTH STREET;

THENCE N89°52'07"W 893.10 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NUMBER 1326108, FILED WITH THE CACHE COUNTY RECORDER;

THENCE N00°04'46"W 207.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE N89°52'07"W 105.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE EAST 1/16 LINE OF SAID SECTION;

THENCE N00°04'46"W 339.80 FEET ALONG SAID 1/16 LINE TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION;

THENCE S89°51'20"E 1120.32 FEET ALONG THE NORTH LINE OF SAID 1/4 SECTION TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NUMBER 801467, FILED WITH SAID RECORDER;

THENCE S001°34'E 471.23 FEET ALONG A LINE PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF 800 WEST STREET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NUMBER 1244000, FILED WITH SAID RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- N89°54'38"W 122.00 FEET;
- S001°34'E 329.12 FEET;
- N89°46'26"E 303.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.46 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, AND STREETS ON OTHER PARCELS INTENDED FOR PUBLIC USE, TO BE HEREAFTER KNOWN AS:

MAPLE VIEW HAWK SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND/OR PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE NIBLEY CITY, UTAH, HARMLESS AGAINST ANY EASEMENTS OR ANY OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH NIBLEY CITY, UTAH'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. WE ALSO INCORPORATE THE NOTES & RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF, I HAVE HERETO SET MY SIGNATURE THIS _____ DAY OF _____, 2025.

CACHE COUNTY SCHOOL DISTRICT

BY: JARED BLACK, BUSINESS ADMINISTRATOR

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF CACHE }
ON THIS _____ DAY OF _____, IN THE YEAR 2025, BEFORE ME, JARED BLACK, BUSINESS ADMINISTRATOR OF THE CACHE COUNTY SCHOOL DISTRICT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER §46-1-16(7))

CITY APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE ADMINISTRATIVE LAND USE AUTHORITY ON THIS _____ DAY OF _____, 2025.

LAND USE AUTHORITY _____

COUNTY RECORDER'S ENTRY NO.

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

DATE _____ TIME _____ FEE _____

INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____



PRELIMINARY PLAT

MAPLE VIEW HAWK SUBDIVISION



Cache & Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
S. 5
Logan, UT 84321
435.713.0099

DATE: 7 MAY 2025
SCALE: 1" = 100'
DRAWN BY: W. HENDRICKSON
CHECKED BY: J. JENSEN
APPROVED BY: S. EARL
PROJECT NUMBER: 675-2202
SHEET: _____

1/1

Maple View Hawk Preliminary Plat

Recommendation

Approval of the Preliminary Plat for Maple View Hawk Subdivision with the findings below:

Recommended Findings

1. The Preliminary Plat adheres to zoning and space requirements.
2. Public improvements associated with the subdivision adhere to Nibley City Engineering Design Standards and have been approved by the City Engineer.

Oak Haven Preliminary Plat

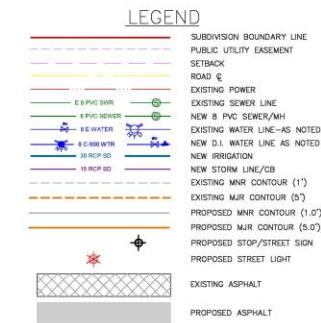
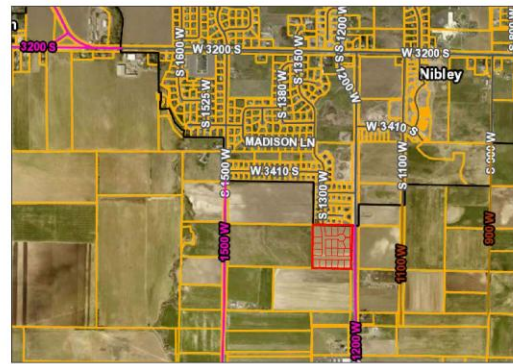
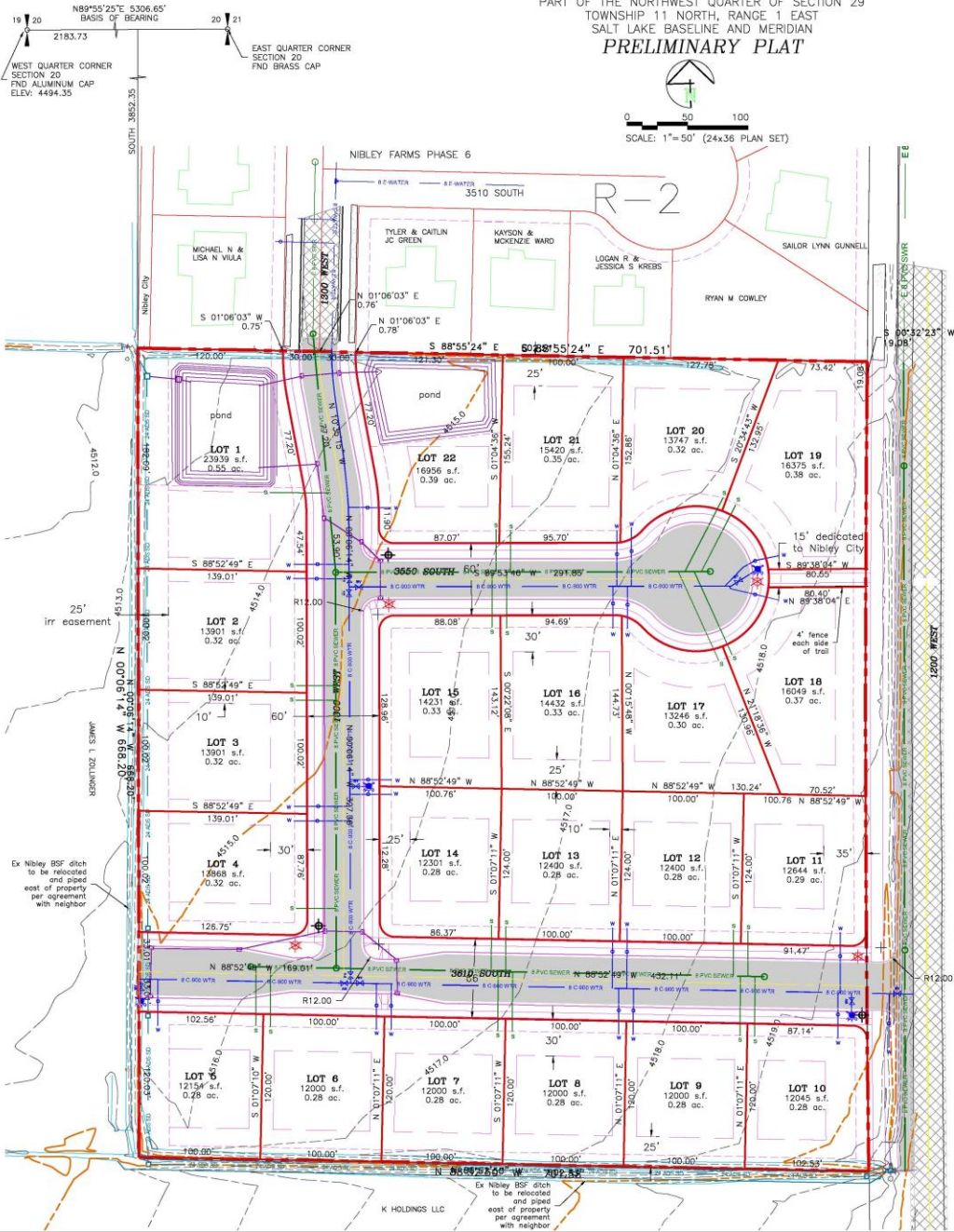
Background

- Standard 22-lot subdivision near 3601 S 1200 W in R-2A zone.
- Meets minimum lot size and frontage requirements.
- Utilities have been reviewed and refined and are subject to further engineering review at final plat.
- Canal impacts have been acknowledged by irrigation company and are subject to final approval prior to final plat approval.

OAK HAVEN SUBDIVISION

PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT



ALLIANCE CONSULTING ENGINEERS
 125 EAST 100 SOUTH SUITE # 100
 SALT LAKE CITY, UT 84143
 (409)758-9121
 allianceconsulting@alliancece.com

Notes:

- Statement of Intent - Create a 22 lot single family subdivision.
- Owner: BRUCE W ALBRETSSEN & CONNIE C ALBRETSSEN REVOCABLE LIVING TRUST 233 S 750 E BOULDERVILLE, UT 84010-3753
- Developer: Heritage Land Development, 470 N. 2450 W. Tremonton, Utah.
- There were no records found for any wells (existing or abandoned) on the site.
- Project to be completed in one phase.
- Per the National Wetlands Inventory there are no wetlands on the site.
- No residential accesses allowed on 1200 West.
- Trails dedicated to the city.

SEWER DISCHARGE CALCULATION
 Number of units: 22
 Wastewater flow: 400 gallons/day/capita
 Peak design flow: 0.014 cfs

LEGAL DESCRIPTION
 Part of the Northwest Quarter of Section 29, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:
 Commencing at the West Quarter Corner of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap, thence N 89°55'25" E 2183.73 feet along the center section line of Section 20, thence South 3852.35 feet to the POINT OF BEGINNING and running
 thence S 88°55'24" E 602.51 feet;
 thence S 00°32'23" W 19.08 feet;
 thence 649.59 feet along a curve to the left having a radius of 2804.50 feet, a central angle of 01°19'37", and a chord which bears S 00°72'55" E 649.57 feet;
 thence N 88°52'50" W 602.53 feet;
 thence N 00°06'14" W 668.20 feet to the point of beginning, containing 9.695 acres, more or less.

Basin Calculations

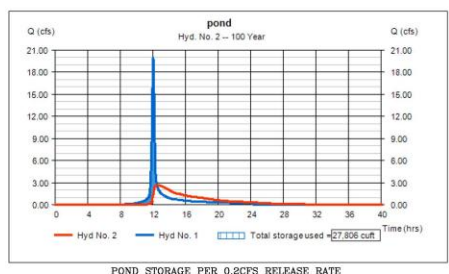
Description	Area (sq ft)	Area (ac)	CN	Area*CN
Impervious Area	0	0	98	0
Commercial	0	0.00	60	0
Open Space	422314	9.69	67	643.464606
Residential	0	0	95	0
Mixed Use/Institutional	0	0	95	0
Pre Development Average CN	422314	9.694995	80	775.5996327
		9.69	87.0	

Initial Abstraction
 for pre dev: 0.30 inches
 for dev: 0.20 inches

Water Retention Storage
 for pre dev: 1.49 inches
 for dev: 2.50 inches

Precipitation (10 Yr)
 24 hour storm: 2.04 inches
 24 hour storm for pre dev (10 Yr): 2.40 inches
 Precipitation (100 Yr)
 24 hour storm: 3.03 inches
 24 hour storm for pre dev (100 Yr): 3.03 inches

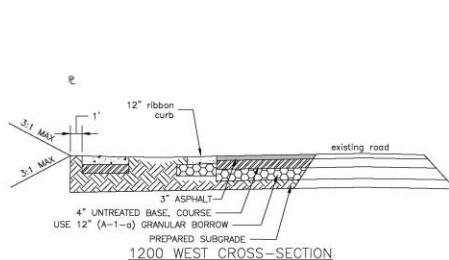
Direct Runoff (10 Yr)
 24 hour storm: 0.94 total runoff depth
 24 hour storm for pre dev (10 Yr): 0.59 total runoff depth
Direct Runoff (25 Yr)
 24 hour storm: 1.24 total runoff depth
 24 hour storm for pre dev (25 Yr): 0.83 total runoff depth
Direct Runoff (100 Yr)
 24 hour storm: 1.77 total runoff depth
 24 hour storm for pre dev (100 Yr): 1.27 total runoff depth



Post Development

10-Year Direct Runoff	0.76 acre-ft	32976.00427 ft ³
25-Year Direct Runoff	1.01 acre-ft	43796.87312 ft ³
100-Year Direct Runoff	1.43 acre-ft	62126.92933 ft ³
Pre Development		
10-Year Direct Runoff	0.47 acre-ft	20659.2385 ft ³
25-Year Direct Runoff	0.67 acre-ft	29351.77848 ft ³
100-Year Direct Runoff	1.03 acre-ft	44784.45465 ft ³
Required Storage		
10-Year Direct Runoff		12316.76577 ft ³
25-Year Direct Runoff		14444.79448 ft ³
100-Year Direct Runoff		17342.07458 ft ³

Required Detention
 0.42 inches
POND STORAGE PRE VERSUS POST
 14780.99 ft³



TYPICAL ROAD CROSS-SECTION

City #	ROW A	B	C	D
TS-13	60'	14.5'	7'	1'
TS-8	66'	19'	5.5'	1'

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 UNAUTHORIZED USE, REPRODUCTION, OR COPYING OF THIS DRAWING IS PROHIBITED. ANY PARTY WHOSE BUSINESS OR INTERESTS ARE AFFECTED BY THIS DRAWING SHALL BE ADVISED BY THE ENGINEER AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY RIGHTS WITHIN 30 DAYS AFTER THE END OF THE PROJECT. COPYRIGHT 2025

NO.	REVISIONS/SUBMISSIONS	DATE	DRAWN	PROJECT NO.	JOB FILE #

OAK HAVEN SUBDIVISION
 PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT

PROJECT TITLE: OAK HAVEN SUBDIVISION
 DRAWING NO.: 1
 DATE: SEPT, 2025

Oak Haven Preliminary Plat

Transportation

- Master-planned streets: 3650 S (collector, bike lane), 1300 W (local, neighborhood byway), 1200 W (arterial, paved path, separated bike lane)
 - 1200 W portion will provide sufficient width for future improvements.
 - 1300 W is proposed at 60' ROW, consistent with ROW to north.
 - 3650 S is slightly different alignment (3610 S).
- 1300 W ends at 3610 S. Meets master plan alignment. Property owner to south indicates no need for stub road.
- Pedestrian ROW connects cul-de-sac to 1200 W.
- Street trees provided, as required.

Oak Haven Preliminary Plat

Recommendation

Approval of the Preliminary Plat for Oak Haven Subdivision with the recommended findings and conditions noted below:

Recommended Findings

1. The Preliminary Plat adheres to zoning and space requirements.
2. Proposed relocated canals require appropriate irrigation easements per NCC 19.24.230.
3. Proposed public improvements are subject to further review in conjunction with Final Plat application.

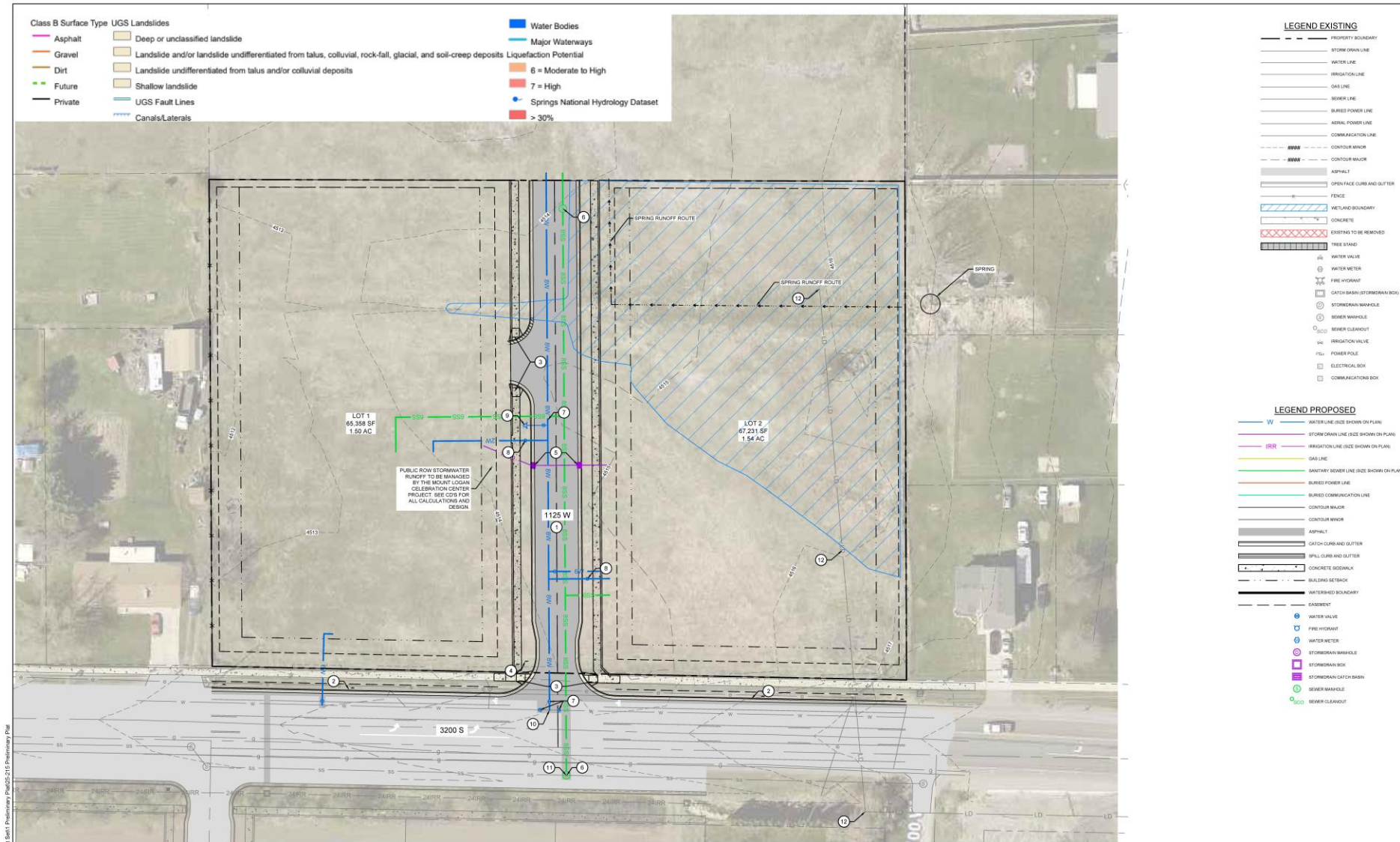
Recommended Conditions

1. Street, stormwater, sewer and water design subject to final approval of City Engineer to ensure adherence to Engineering Design Standards and master plans.
2. Adequate irrigation easements to be dedicated, including on adjacent properties where applicable, to accommodate relocated canal.
3. Street trees to be modified in accordance with Tree Policy Plan and per approval of City Arborist.
4. Irrigation system for sidewalk connector at the end of cul-de-sac to be modified subject to approval of City Engineer and Parks Supervisor.
5. A Stormwater Agreement will be needed at final plat and will be recorded on the property.
6. At Final Plat application, water and sewer models will need to be run and updated with cost born by the developer.

Mount Logan Celebration Center Preliminary Plat

Background

- Standard 2-lot subdivision near 1125 West 3200 South in C-N zone.
- Meets minimum lot size and frontage requirements.
- Utilities have been reviewed and refined and are subject to further engineering review at final plat.
- 3200 S improvements and local road (1125 W) adhere to design standards.
- Canal impacts have been acknowledged by irrigation company and are subject to final approval prior to final plat approval.
- USACE Fill permit for disturbed wetland provided.



- Class B Surface Type UGS Landslides**
- Asphalt
 - Gravel
 - Dirt
 - Future
 - Private
- UGS Landslides**
- Deep or unclassified landslide
 - Landslide and/or landslide undifferentiated from talus, colluvial, rock-fall, glacial, and soil-creep deposits
 - Landslide undifferentiated from talus and/or colluvial deposits
 - Shallow landslide
 - UGS Fault Lines
 - Canals/Laterals
- Water Bodies**
- Major Waterways
- Liquefaction Potential**
- 6 = Moderate to High
 - 7 = High
 - > 30%
- Springs National Hydrology Dataset**

- LEGEND EXISTING**
- PROPERTY BOUNDARY
 - STORM DRAIN LINE
 - WATER LINE
 - IRRIGATION LINE
 - GAS LINE
 - SEWER LINE
 - BURIED POWER LINE
 - ASBESTOS CEMENT PIPE
 - COMMUNICATION LINE
 - CONTOUR MINOR
 - CONTOUR MAJOR
 - ASPHALT
 - OPEN FACE CURB AND GUTTER
 - FENCE
 - WETLAND BOUNDARY
 - CONCRETE
 - EXISTING TO BE REMOVED
 - TREE STAND
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - CATCH BASIN (STORMSEAN BOX)
 - STORMSEAN MANHOLE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - IRRIGATION VALVE
 - POWER POLE
 - ELECTRICAL BOX
 - COMMUNICATIONS BOX

- 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 MINOR
 - CONTOUR MAJOR
 - ASPHALT
 - CATCH CURB AND GUTTER
 - SPILL CURB AND GUTTER
 - CONCRETE SIDEWALK
 - BUILDING SETBACK
 - WATERSHED BOUNDARY
 - EASEMENT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - STORMSEAN MANHOLE
 - STORMSEAN BOX
 - STORMSEAN CATCH SKIM
 - SEWER MANHOLE
 - SEWER CLEANOUT

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

MOUNT LOGAN CELEBRATION CENTER
 1125 W 3200 S
 NIBBLEY, UT 84321

MARK	DATE	DESCRIPTION

PROJECT #: 24-224
 DRAWN BY: A. LANGE
 PROJECT MANAGER: C. SCHAFFNER
 ISSUED: 5/5/2026



CIVIL PLAN
 2 OF 3

① SITE 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.

- 60' ROW CROSS-SECTION
- CATCH CURB & GUTTER
- CORNER ADA RAMP
- STOP SIGN AND STOP BAR
- STORM DRAIN BOX
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CONNECT TO EXISTING WATERLINE
- CONNECT TO EXISTING SANITARY SEWER LINE
- ANTICIPATED LOCATION OF EXISTING LAND DRAIN. TO BE PROTECTED IN PLACE.

STORMWATER NARRATIVE:
 STORMWATER RUNOFF FROM THE RIGHT OF WAY WILL BE MANAGED BY THE MOUNT LOGAN CELEBRATION CENTER PROJECT. SEE CONSTRUCTION DOCUMENTS FOR CALCULATIONS AND DESIGN.

GENERAL NOTES:

- ALL LOTS TO BE SERVICED BY A 2" Ø CULINARY WATER SERVICE & METER AND A 4" Ø SANITARY SERVICE.
- SCHEMATIC LANDS.
- NO FLOOD PLAINS LOCATED ON OR WITHIN 100' OF TRACT.
- NO FAULT LINES LOCATED ON OR WITHIN 100' OF TRACT.
- NO STEEP SLOPES LOCATED ON OR WITHIN 100' OF TRACT.
- NO WELLS LOCATED ON OR WITHIN 100' OF TRACT.
- SPRINGS SHOWN ON EAST ADJACENT PROPERTY.
- THE PROPOSED IMPROVEMENTS OF THIS DEVELOPMENT WILL NOT IMPACT ANY:
- TREE STANDS
- WETLANDS



Mount Logan Celebration Center Preliminary Plat

Recommendation

Approval of the Preliminary Plat for Mount Logan Celebration Center Subdivision with the recommended findings and conditions noted below:

Recommended Findings

1. The Preliminary Plat adheres to zoning and space requirements.
2. Proposed public improvements are subject to further review in conjunction with Final Plat application.

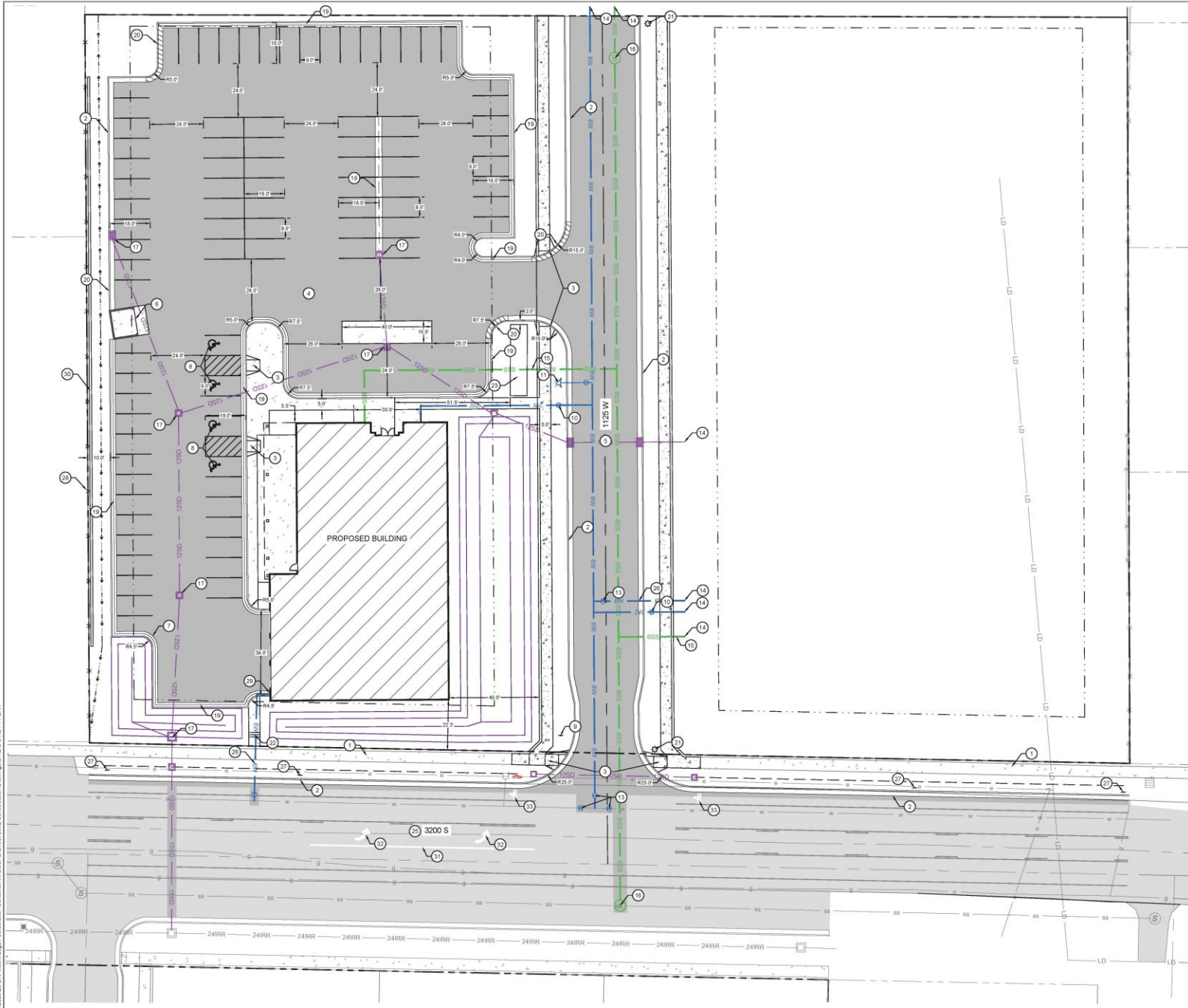
Recommended Conditions

1. Street, stormwater, sewer and water design subject to final approval of City Engineer to ensure adherence to Engineering Design Standards and master plans.
2. Final approval letter from Irrigation Company required prior to construction.
3. Provide an engineer's estimate for the cost of public infrastructure and public and private utilities such as communications, stormwater, etc.
4. Provide required dedication of water shares or rights prior to recordation of final plat or building permit.

Mount Logan Celebration Center Commercial Site Plan

Background

- Applicant proposes to build 9,984 ft² Funeral Home at 1145 W 3200 S in C-N zone.
- Planning Commission is approval authority, based upon building size.
- Application is in conjunction with proposed subdivision.



GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
- MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL SANITARY SEWER LINES.
- ALL SEWER, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAILS FOUND IN STANDARD DRAWING 01 ON SHEET C-502.
- ALL CULINARY WATER LINES SHALL BE ANWW C90 DR14. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 2' OF COVER.
- CONTRACTOR SHALL PLACE CONCRETE THROST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 07 ON SHEET C-501.
- 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, SEC, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
- TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
- GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
- CONTRACTOR TO INSTALL A SANITARY SEWER CLEANOUT AT EVERY BEND EXCEEDING 45°; TEE INTERSECTION, OR AT A SPACING NO GREATER THAN 100 FEET. (PROPOSED CLEAN-OUT LOCATIONS SHOWN IN PLAN).
- DUE TO HIGH GROUND WATER IN AREA, INSTALLATION OF DODHOUSE MANHOLE WILL NOT BE ALLOWED. CONTRACTOR TO BYPASS SECTION OF SEWER MAIN AND INSTALL PRECAST MANHOLE.

○ SITE 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:
- CONCRETE SIDEWALK (4'X5')
 - CATCH CURB & GUTTER (C620)
 - ADA RAMP (C631)
 - STANDARD DUTY ASPHALT PAVEMENT (AC501)
 - CITY ROAD CROSS SECTION (AC504)
 - QUIPSTER ENCLOSURE LOCATION
 - 4" YELLOW PAINT STRIPE
 - ADA MARKING STALL WITH ADA SIGNAGE AND MARKINGS
 - STOP SIGN AND STOP BAR
 - 3" WATER SERVICE & WATER METER, TYP. (H503)
 - FIRE HYDRANT ASSEMBLY, TYP. (C503)
 - FIRE WATER SERVICE CROSSING. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
 - GATE VALVE, TYP. (C503)
 - UTILITY STUB, CAP AND MARK END OF LINE. BLOCK IF PRESSURIZED
 - SANITARY SEWER MANHOLE (C504)
 - STORM DRAIN STRUCTURE (SEE STORM WATER / GRADING & DRAINAGE PLAN)
 - 2" CONCRETE WATERWAY (SEE C41 FOR DESIGN) (C630)
 - SPILL CURB & GUTTER
 - TRANSITION CURB & GUTTER
 - STREET LIGHT
 - 3" STAIRS
 - BIKE PARKING (USE ULINE BIKE RACK OR APPROVED EQUIVALENT)
 - HEAVY DUTY ASPHALT PAVEMENT (TC501)
 - 300# B BOM CROSS SECTION (C630)
 - 6" FIRE LINE
 - NO STREET PARKING SIGN
 - 4'-7" TALL OPAQUE VINYL FENCE
 - FIRE DEPARTMENT CONNECTION (SEE ARCHITECTURAL PLANS)
 - BOULDER RETAINING WALL
 - 6" SOLID WHITE PAINT STRIPE
 - LEFT TURN ARROW
 - BIKE LANE MARKING

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 CACHE VALLEY | P: 435.213.762
 UTAH VALLEY | P: 801.216.3192
 IRI | P: 801.874.1432
 info@civilsolutionsgroup.net
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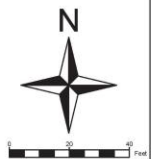
MOUNT LOGAN CELEBRATION CENTER
 1125 W 3200 S
 NIBLEY, UT, 84321

MARK	DATE	DESCRIPTION

PROJECT #: 25-215
 DRAWN BY: A. LANGE
 PROJECT MANAGER: C. SCHAFFNER
 ISSUED: 5/27/2025



SITE, UTILITY & DIMENSION PLAN
 C201





CARTWRIGHT
ARCHITECTS & ENGINEERS

635 SOUTH 400 EAST
LOGAN, UT 84341
T435 753-2850
F435 753-3851
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PROFESSIONAL STAMP

AGENCY APPROVAL

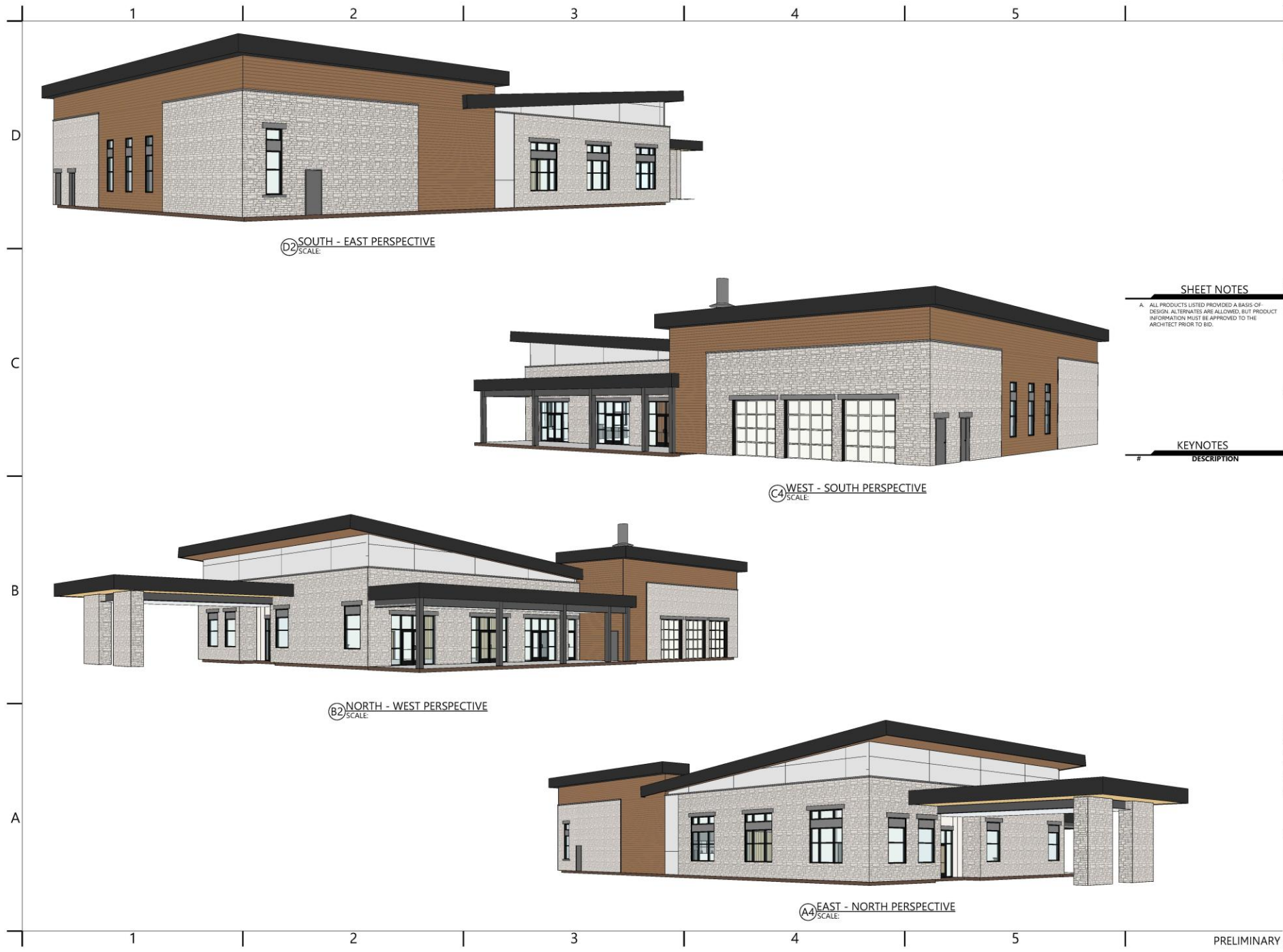
MOUNT LOGAN MORTUARY
1125 WEST 3200 SOUTH, NIBLEY, UTAH

CARTWRIGHT PROJECT # 124022
DATE 05/05/2026

REVISIONS	DATE	DESCRIPTION

ARCHITECTURAL ELEVATIONS
A201

PRELIMINARY



CARTWRIGHT
ARCHITECTS & ENGINEERS

635 SOUTH 100 EAST
LOGAN, UT 84341
1435.753.2850
FAX: 753.3351
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PROFESSIONAL STAMP

AGENCY APPROVAL

SHEET NOTES

A. ALL PRODUCTS LISTED PROVIDED A BASIS OF DESIGN. ALTERNATES ARE ALLOWED, BUT PRODUCT INFORMATION MUST BE APPROVED TO THE ARCHITECT PRIOR TO BID.

KEYNOTES

#	DESCRIPTION

MOUNT LOGAN MORTUARY

1125 WEST 3200 SOUTH, NIBLEY, UTAH

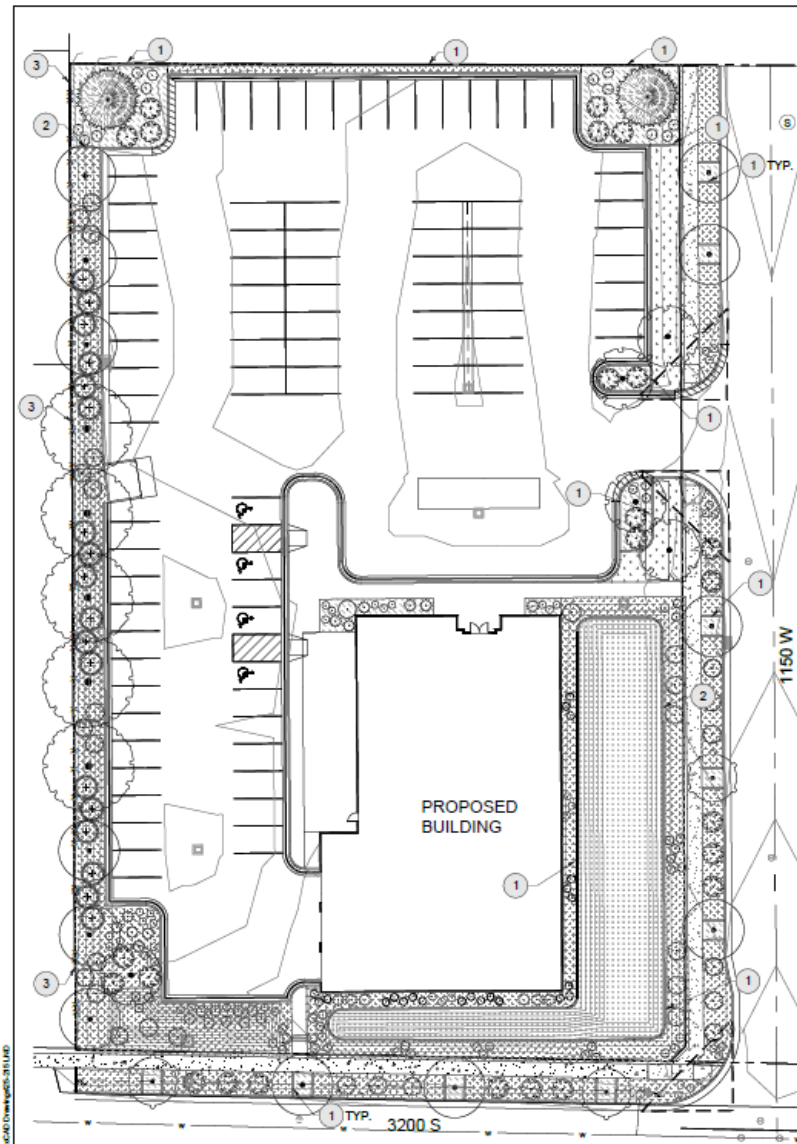
CARTWRIGHT PROJECT # 124992
DATE 06/06/2016

DATE	REVISIONS DESCRIPTION

ARCHITECTURAL PERSPECTIVES

A202

PRELIMINARY



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
TREES					
●	AG	3	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8/8"	2"
●	JW	2	JUNIPERUS SCOOPULORUM 'WICHTA BLUE' / WICHTA BLUE JUNIPER	6"	HT
●	JBS	22	JUNIPERUS SCOOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	3'-4"	HT
●	MS	12	MALLUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	8/8"	2'CAL
●	PD	2	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6"	HT
●	SI	5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	8/8"	2'CAL
●	TS	5	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	8/8"	2'CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
●	CA	17	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL	
●	PH2	18	PEROVSKIA ATRIPICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	1 GAL	
●	PW	21	PINUS MUGO 'WHITE BUD' / WHITE BUD MUGO PINE	5 GAL	
●	PA2	18	PINUS SYLVESTRIS 'ALBYN PROSTRATA' / ALBYN PROSTRATA SCOTCH PINE	5 GAL	
●	PP2	30	PRUNUS BESEYI 'P0112' / PAWNEE BUTTES SAND CHERRY	5 GAL	
●	RS	24	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
PERENNIALS AND GRASSES					
●	DB	18	DASYPLOIA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL	1 GAL	
●	SP	42	SALVIA NEMOROSA / MEADOW SAGE	1 GAL	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CONCRETE MOWSTRIP, 6"X8"		5L301
2	6" COLMET METAL EDGING (BROWN) - LENGTH VARIES - 1/4" WIDTH - OR APPROVED EQUAL		7A302
3	PRIVACY FENCE (BY OWNER)		
	TURF GRASS: 100 (EMPERIAL BLUE FROM CHANDHARE SOO OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.	1,311 SF	5L301
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT NEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS.	2,847 SF	5L301
	ROCK MULCH, 1" (ROCK FROM RISSGAH STONE PRODUCTS OR APPROVED EQUAL) INSTALLED AT DEPTH OF 2" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC. SEE DETAIL.	11,486 SF	7A302
	COBBLE, 3-4" (CACHIE COBBLE FROM STAKER PARSONS OR APPROVED EQUAL) INSTALLED 2" DEEP OVER DEWITT PRO 5 BARRIER FABRIC.	4,928 SF	5L301
1	3-5' BOULDERS "COPPER CANYON" FROM "STAKER PARSON" OR 2 APPROVED EQUAL. ALL GROUND LEVEL BOULDERS SHALL BE INSTALLED WITH 1/4-1/2" OF THE BOULDER BELOW GRADE. SEE DETAIL.	/	/

GENERAL NOTES:

1. CONSULTOR TO VERIFY QUANTITIES
2. CALL 911 BEFORE YOU DIG

NIBLEY CITY - COMMERCIAL AND NEIGHBORHOOD

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
SITE TREES	1 tree per 300 sq. ft. of landscape area	50	50
STREET TREES- 1150 W	1 per 50 ft.	6	7
STREET TREES- 3200 S	1 per 50 ft.	4	4
TOTAL LANDSCAPE	20% TO BE LANDSCAPED	15,039	17,027

civilsolutionsgroup inc.



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UTAH VALLEY | P. 801.874.1482
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

MOUNT LOGAN CELEBRATION CENTER

1125 W 3200 S
Nibley, UT 84321

MARK	DATE	DESCRIPTION

PROJECT #: 25-215
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 03.19.25



LANDSCAPE PLAN

L101



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. SHALL BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE UNLESS NOTED OTHERWISE AND SHALL BE PRINTED ON A 1/4" X 1/4" SCALE OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

Mount Logan Celebration Center Commercial Site Plan

Architectural Design

- Nibley City Design Standards for Commercial and Institutional Uses provides architectural design standards that apply to new commercial and institutional development.
- Textures, colors and finishes meet standards
- Brick, Cut Stone, or Concrete Block must be utilized as the primary building material (60% or greater of the building), especially on street-facing facades.
 - Applicant proposes exception to allow 52% of façade facing 3200 S as Stone with 48% wood.
 - Design standards allow for “exception[s] in the case of innovative design, and variances are allowed at the discretion of the governing bodies. Innovative design that achieves improved energy efficiency is an example of where the governing body may consider specific exceptions to these standards.”
 - Applicants justification:
 - *“Our goal is to provide a high-quality design for the community. We feel that a variety of quality building materials brings interest and character. The alternative materials are not cheaper in cost or value.”*

Mount Logan Celebration Center Commercial Site Plan

Architectural Design (cont)

- Fenestration (doors and windows): Standards require 60% of fenestration at the pedestrian level.

- Applicant has proposed 12% fenestration with the following justification:

Our goal is to design a building that provides a balance between the dignity and sacredness of the passing of a family member and friend while providing quality building design for the community. We strongly feel that the 60% glass serves many commercial uses but does not fully align with the function of a mortuary. We have expanded the glass to the maximum extent possible, while maintain the reference and sacredness of the use, both from the back-of-house preparation rooms, to the viewing and meeting rooms.

- Dumpster location provided but need to provide elevation drawings to ensure enclosure meets design standard.

Mount Logan Celebration Center Commercial Site Plan

Landscaping, Parking, Utilities

- Minimum landscaping requirements for commercial development met, including trees, shrubs and water wise landscaping standards.
- Minimum parking for vehicular and bike parking met. Fence on edge of parking lot noted, but more detail needed at time of fence permit to ensure standards are met.
- Construction drawings for public improvements have been reviewed by City Engineer for conformance to engineering design standards.

Mount Logan Celebration Center Commercial Site Plan

Recommendation

Approve Commercial Site Plan for Mount Logan Celebration Center at 1145 West 3200 South with the findings and conditions noted below:

Recommended Findings

1. The application is compliant with Nibley City Design Standards for Commercial and Institutional Uses with the exception of minimum fenestration on the primary building façade and required primary building materials, but has provided a justification for an exception to these standards.
2. More detail is needed to ensure compliance with NCDSCIU 3.6.3 and NCC 19.14.070(L) for dumpster enclosure.
3. The application is compliant with minimum parking standards of NCC 19.24.160.
4. The proposed utility plan complies with Nibley City Engineering Design Standards and Specifications.
5. The proposed use is a permitted use in the Neighborhood Commercial (C-N) Zone.

Mount Logan Celebration Center Commercial Site Plan

Recommended Conditions

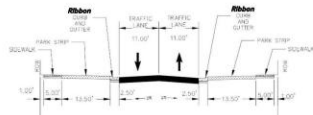
1. A Stormwater Agreement must be in place and recorded on the property prior to construction.
2. Need final approval letter from canal company prior to building permit.
3. Provide an engineer's estimate for the cost of public infrastructure and public and private utilities such as communications, stormwater, etc.
4. Fence permit will be required prior to construction of fence to ensure compliance with NCC. Fence in front yard area (front 20') is limited to 4' tall. Change in elevation between neighboring property may impact maximum fence height.
5. All exterior lighting will need to adhere to Nibley City Outdoor Lighting standards. This will be verified at time of building permit.
6. Need to provide elevations and/or rendering of enclosure to ensure design is compatible with primary structure with 3 opaque sides and one movable opaque side. Compliance with standard to be verified by City Planner.
7. Based on the pretreatment plan provided, this facility is considered high risk with regard to the possibility of backflow. This will need to be addressed at the building permit, construction, and occupancy stages of the project.

4150 S Hollow Road Subdivision

Background

- Standard 2-lot subdivision near 1125 West 3200 South in C-N zone.
- Meets minimum lot size and frontage requirements.
- Public improvements have been reviewed and are subject to further engineering review at final plat.
- Proposed street improvements (curb, sidewalk) are limited to frontage along undeveloped (new) lot in accordance with Property Rights Ombudsman opinion.

Preliminary Plat for
4150 Hollow Road Subdivision
 A Part of the Southwest Quarter of Section 27,
 Township 11 North, Range 1 East of the Salt Lake Base and Meridian



(Modified)
 18" COLLECTOR, 24" WATER MAIN, NO BIKE FACILITY, 6" ROW

ENBRIDGE ENERGY NOTE:

Overseer Gas Company, DBA Enbridge Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility assessments. Enbridge Energy Utah may require additional assessments in order to serve this development. This approval does not constitute a guarantee of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute an endorsement, approval or endorsement of any terms contained in the plat, including those set forth in the owner's 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 Enbridge Energy Utah's right-of-way department at 800-368-6332.

Approved by Enbridge Energy, this _____ day
 of _____ A.D., 20__.

By: _____ Title: _____

POWER NOTE:

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. 17-27-603(4)(v)(i) 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 assessments and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other assessments 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 6a, damage to underground utility facilities or
- (4) any other provision of law.

Approved by the Rocky Mountain Power, this _____ day
 of _____ A.D., 20__.

By: _____ Title: _____

GENERAL NOTES:

1. Areas in Nibley have groundwater problems due to the varying depth of a water table. The City's approval of a final plat, building permit or construction plans does not constitute a representation by the City that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each building site, remain solely with the building permit application, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for such concerns including, but not limited to, building location and/or elevation, site grading and drainage.
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, electric and landscaping, storm drain systems, curbs and gutters, fire hydrants, pavement, sidewalks, street lighting and signing, and other improvements shall be financed by the 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 as 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. Trees every 50' are required along the street frontage as well as landscaping the park strip.
6. All excavation and improvements, including ribbon curbs, park strip, and sidewalk, are provisional and contingent upon the final opinion of the State Ombudsman and/or a formal agreement with the City.

LEGEND

	Subdivision Boundary		Section Corner
	Lot Line		Found Survey Point
	Adjoining property Line		Set 3/8" by 24" Rebar With Cap
	Existing Water		Public Utility Easement
	Existing Fence Line		* 10' on Front
	Existing Concrete Edge		* 5' on Rear
	Existing Storm Sewer		* 10' on Side
	Existing Sewer		Setback Line
	Existing Flow Line		* 30' from Street
	1' Contour Minor		* 10' Side
	5' Contour Major		* 25' Rear
	Existing Power Pole		Proposed Sewer
	Existing Fire Hydrant		Proposed Water
	Existing Sewer Manhole		Proposed Concrete

NARRATIVE

The purpose of this survey was to divide the parcel as shown and described herein. The survey was ordered by Michael Rigby. The control used to establish the property corners was the existing Cache County Survey monumentation located in the Southwest Quarter of Section 27, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the South line of said Southwest Quarter, which bears North 89°37'36" East, "Utah Coordinate System 1983 North Zone".



ADVANCED LAND SURVEYING INC.
 396 NORTH 300 EAST
 CLOVER, UT 84302
 (435) 799-0400
 ADV@ADVLS.COM

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 in this office and the city ordinance

City Engineer Date

PLANNING COMMISSION APPROVAL
 This plat recommended for approval by the Nibley City Planning Commission this _____ day of _____, A.D., 20__.

Chairman Date

COUNCIL APPROVAL
 Approved & Accepted by the Nibley City Council, this _____ day of _____, A.D., 20__.

Chairman Aftest: City Clerk

RECORD OWNERS
 S DEVELOPERS
 Michael & Marie Rigby
 4150 S Hollow Road
 Nibley UT



COUNTY RECORDER
 State of Utah
 County of Cache

This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah.

Filed and Recorded:
 Filing No.: _____
 Date: _____
 Time: _____
 Book: _____
 Page: _____
 Request of: _____

Cache County Recorder

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 7881387, as prescribed under the 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 hereafter to be known as 4150 Hollow Road Subdivision and the same had been correctly surveyed and all streets are the dimensions shown.



Clinton G. Hansen Date
 F.L.S. No. 7881387

SUBDIVISION BOUNDARY

A Part of the Southwest Quarter of Section 27, Township 11 North, Range 1 East of the Salt Lake Base and Meridian
 Beginning at the Southwest Corner of Hollow Road Subdivision, Entry Number 940897, of a Point Located 1310.48 Feet North 89°37'36" East Along the South Line of said Southwest Quarter and 297.26 Feet North 0°22'24" West from the Southwest Corner of said Southwest Quarter and RUNNING THENCE North 40°49'48" West 425.70 Feet (North 39°48'50" West 446.60 Feet by Record) Along the Northeastly Right-of-Way Line of Hollow Road; Thence North 66°48'23" East 363.43 Feet (North 67°49'42" East 367.68 Feet by Record) to the West Line of said Hollow Road Subdivision; Thence Along said West Subdivision Line the Following Three (3) Courses: (1) South 02°11'47" West 369.39 Feet (2) South 07°32'07" West 88.94 Feet; (3) South 48°15'52" West 14.11 Feet to the Point of Beginning. Containing 1.758 Acres.

OWNER'S DEDICATION

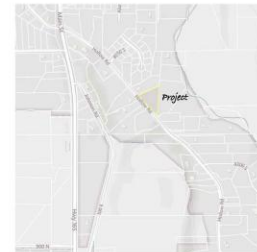
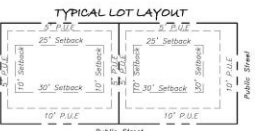
Know all men by these presents that we, the undersigned owners of the tract of land (Parcel 03-043-0036) depicted and described hereon, having caused the same to be subdivided into lots, parcels, and streets (as herein), together with assessments as set forth to be hereafter known as the 4150 Hollow Road Subdivision, as depicted hereon and we 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 owner's also 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 installation, maintenance, and operation of public utility service lines and facilities. The undersigned owner's also hereby convey any other easements as shown on this plat to the parties indicated and for the purpose shown hereon.

Michael Rigby Date
 Marie Rigby Date

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 20__, Michael Rigby and Marie Rigby, husband and wife, personally appeared before me, the undersigned Notary Public in and for said State and County, the signers of the attached Owners Dedication, whom duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public Signature
 Notary Public Commissioned In Utah (Print Name)
 Commission Number - Expires



VICINITY MAP - NO SCALE

4150 S Hollow Road Subdivision

Recommendation

Approval of the Preliminary Plat for Rigby Home Subdivision with the recommended conditions noted below:

Recommended Findings

1. The Preliminary Plat adheres to zoning and space requirements with the exception of rear setbacks that may be corrected with the Final Plat application.
2. Proposed public improvements are subject to further review in conjunction with Final Plat application.
3. The Property Rights Ombudsman has concluded that requirement curb and sidewalk along the entire frontage of the subdivision is an unlawful exaction. Street frontage improvements should be limited to the frontage of Lot 1.

Recommended Conditions

1. Financial surety will need to be provided for infrastructure prior to recordation of final plat. Provide an engineer's estimate for roadside improvements and utilities.
2. On the Final Plat, will need to include a note restricting floor elevations or symbology such as hatching shall be added to the final plat denoting areas in which groundwater.
3. Need to increase rear setback to 30' on final plat.