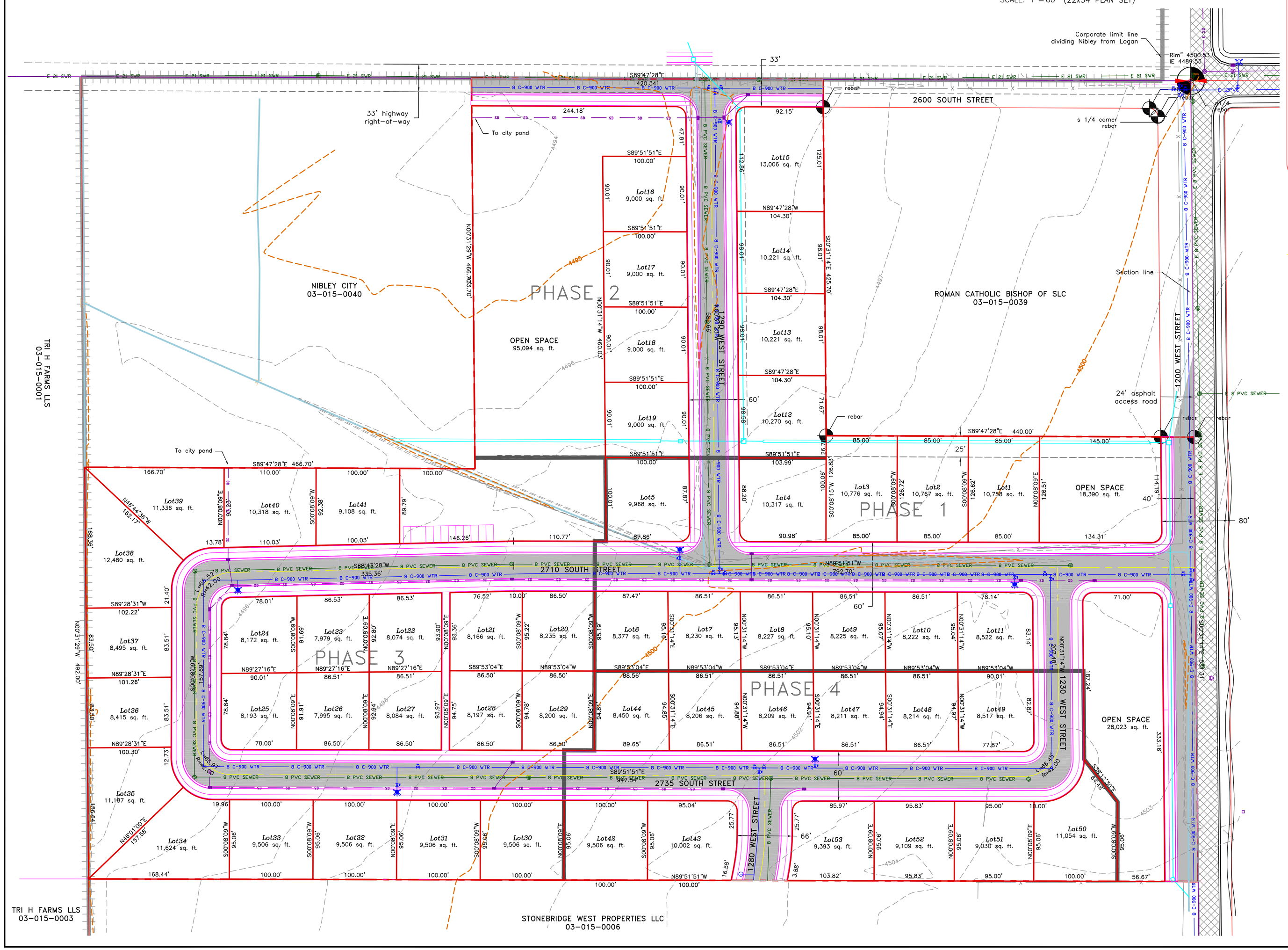
HERITAGE PARKWAY SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT

0 30 60 120

SCALE: 1"=120' (11x17 PLAN SET)
SCALE: 1"=60' (22x34 PLAN SET)



NOTES:

1. Statement of Intent – Subdivide the land into 53 individual building lots with open space.
2. Owner: River Valley Development, LLC
   Developer: River Valley Development
   470 North 2450 West
   Tremonton, Utah 84337
3. Building setbacks are as follows:
   Front yard = 25 feet
   Side yard:
   All lots = 10 feet from adjacent lot
   Corner lots = 20 feet side on street
   Rear yard = 20 feet
4. The datum for this project is the Nibley City Monument with an Elevation of 4546.58.
5. Lot easements unless otherwise noted are as follows:
   Front yard = 10 feet
   Side yard:
   All lots = 5 feet for interior lots
   Corner lot = 20 feet from street
   Rear yard = 10 feet
6. Contour interval: 1'
7. Subdivision size: 19.88 acres
   Total lots=53
8. Nibley City to pay the cost of upsizing any line greater than 8 inches and any street wider than 60 feet.
9. There are no know wetlands on the property per the National Wetlands Inventory.
10. No existing flood areas on the property per FEMA flood map 49005C0390C.

LEGEND

- 1/4 SECTION CORNER
- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT (PUE–PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- CORPORATE LIMIT LINE
- SECTION LINE
- EXISTING FENCE
- EXISTING SEWER (E 21 SVR, E 8 PVC SEWER)
- EXISTING WATER (E-12PVC)
- EXISTING STORM (E SD)
- PROPOSED SEWER (8 PVC SEWER)
- PROPOSED WATER (8 C-900 WTR, 12-WTR)
- PROPOSED STORM (SD)
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING DITCH
- PROPOSED DITCH RE-ROUTE

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Beginning at the N/4 corner of SEC 20 Township 11N Range 1East, thence S 00°32'01" E 425.7 FT to the true poing of beginning and running thence S 00°32'01" E 531.3 FT, thence N 89°52'38" W 1326.95 FT, thence N 00°32'16" W 492.0 FT; thence S 89°48'15" E 466.7 FT, thence N 00°32'16" W 466.7 FT, thence S 89°48'15" E 420.34 FT, thence S 00°32'01" E 425.7 FT, thence S 89°48'15" E 440.0 FT to the true to beginning, containing 19.88 acres.

REGISTERED PROFESSIONAL ENGINEER
NO.366590
MACKEL PRANG
6-16-2016
STATE OF UTAH
SEAL

ALLIANCE CONSULTING ENGINEERS
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Date:	REVISIONS/ SUBMISSIONS	REVIEWED :
		CAD FILE :

PROJECT TITLE: HERITAGE PARKWAY SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN

DRAWING TITLE: PRELIMINARY PLAT

DATE : MAY,2016

DRAWING No. 1