WHISPERING PINE GROVE SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NE $\frac{1}{4}$ OF SEC 15, T 12N, R 1E, SLBM HYDE PARK, UT 84318



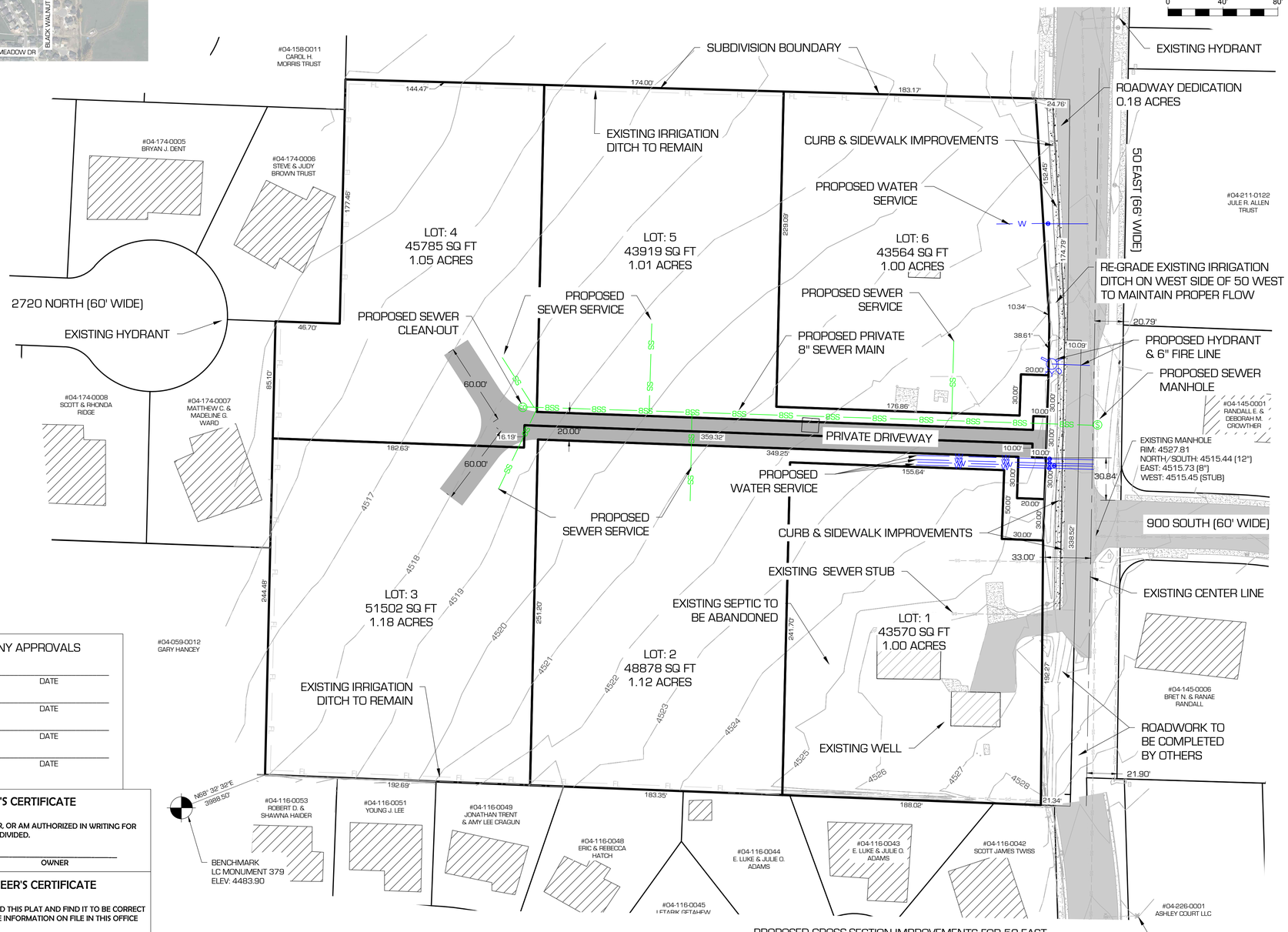
VICINITY MAP

LOT SUMMARY

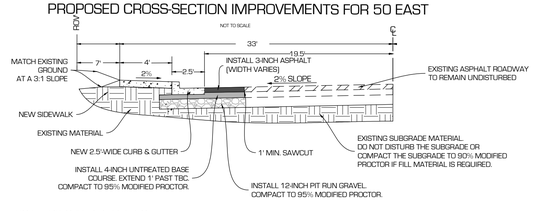
LOT #	TOTAL SF	FLAG SF	STEM SF
LOT 2	48878	46122	2756
LOT 3	51502	47309	4193
LOT 4	45785	41879	3906
LOT 5	43919	41450	2469

N

0 40' 80'



PROPOSED CROSS-SECTION IMPROVEMENTS FOR 50 EAST



UTILITY COMPANY APPROVALS

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST CABLE CO.	DATE

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

DATE _____ OWNER _____

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.

DATE _____ CITY ENGINEER _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE _____ PLANNING COMMISSION CHAIRMAN _____

IRRIGATION COMPANY APPROVAL

PLAT APPROVED BY CANAL COMPANY.

DATE _____ CANAL COMPANY _____

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

PROJECT CONTACTS & GENERAL NOTES:

1. PROJECT SURVEYOR:
   CIVIL SOLUTIONS GROUP, INC.
   DENNIS CARLISLE, PLS
   540 WEST GOLF COURSE RD, SUITE B1
   PROVIDENCE, UT 84332
   P: 801.633.6982
   E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
2. PROJECT ENGINEER:
   CIVIL SOLUTIONS GROUP, INC.
   MICHAEL E. TAYLOR, PE
   540 W GOLF COURSE RD, SUITE B1
   PROVIDENCE, UT 84332
   P: 435.213.3762
   E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
3. PROPERTY OWNER:
   WHISPERING PINE GROVE, LLC
   C/O BRAD ROBINSON
   P: 435.232.4572
   909 S 50 E
   HYDE PARK, UT 84318
4. PARCEL #04-059-0013
   TOTAL SUBDIVISION AREA: 6.62 ACRES
   TOTAL LOTS: 5
   MIN. LOT SIZE: 28,869 SF
5. PUBLIC UTILITY EASEMENTS (PUEs) ARE PROPOSED AT 5-FT WIDE ON ALL SIDES OF ALL LOTS.
6. THE WEST HALF OF 50 EAST WILL BE IMPROVED AS SHOWN IN THE PROPOSED CROSS-SECTION ON THIS PLAN.
7. ALL LOTS WILL BE CONNECTED TO HYDE PARK CITY SANITARY SEWER.
8. ALL LOTS WILL BE CONNECTED TO HYDE PARK CITY CULINARY WATER.
9. NO FLOOD PLAINS OR JURISDICTIONAL WETLANDS EXIST WITHIN THE PROPERTY BOUNDARY.
10. THE DEVELOPER IS IN POSSESSION OF THE IRRIGATION RIGHTS FOR THIS PROPERTY AND WILL APPROPRIATE THE SAME TO INDIVIDUAL LOT BUYERS IN PROPORTION TO THEIR LOT ACREAGE.
11. ALL STORM WATER WILL BE COLLECTED AT THE SOUTH-WEST SIDE OF EACH LOT. A 2' DOWNHILL BERM AREA WILL RETAIN THE 100-YEAR 48-HOUR STORM PER RATIONAL METHOD. REQUIRED STORAGE IS 23,349 CU FT. EMERGENCY OVERFLOW WILL BE DIRECTED INTO 2720 NORTH.
12. GAS, COMMUNICATION AND POWER ARE AVAILABLE FROM 50 EAST. CONTRACTOR TO FIELD VERIFY LOCATION. PROPOSED LOCATION OF SAID LINES SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY SERVICE COMPANIES.
13. LOTS 2-5 WILL BE ACCESSED VIA A SHARED PRIVATE DRIVEWAY.

LEGAL DESCRIPTION:

A PORTION OF THE NE1/4 OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, HYDE PARK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE POST ON THE EASTERLY LINE OF SPRINGFIELD PUD (AMENDED) SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER LOCATED N89°26'51"E 3,718.17 FEET ALONG A LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 15, T12N, R1E, S.L.B.&.M AND SOUTH 1,643.87 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE S88°25'00"E (RECORD: EAST) ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1849 BOOK 1190 OF THE OFFICIAL RECORDS OF CACHE COUNTY 526.40 FEET; THENCE S0°34'59"W (RECORD: S0°46'16"E) 174.79 FEET; THENCE S88°38'45"E (RECORD: EAST) 10.09 FEET; THENCE S1°21'15"W (RECORD: SOUTH) 338.52 FEET; THENCE N87°40'22"W (PLAT: N87°41'23"W) 183.60 FEET; THENCE N87°49'04"W (PLAT: N87°50'05"W) 401.81 FEET TO A REBAR & CAP (FOUND) AT A FENCE POST, THE PREVIOUS 2 (TWO) CALLS ALONG THE EXTENSION OF, AND ALONG THE NORTHERLY LINE OF ASPEN MEADOWS PUD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER; THENCE N1°18'00"E 164.87 (RECORD: NORTH 165.00) FEET TO THE SOUTHEAST CORNER OF LOT 7, SMITH/PRICE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: N1°21'15"E 164.73 FEET; THENCE S87°55'39"E 46.70 FEET; THENCE N1°20'31"E 155.57 FEET TO THE SOUTHEAST CORNER OF SAID SPRINGFIELD PUD (AMENDED) SUBDIVISION; THENCE N1°21'35"E ALONG SAID PLAT 21.89 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.62+/- ACRES

LEGEND

- SS — SS — EXISTING SEWER MAIN
- SD — SD — EXISTING STORM DRAIN
- W — W — EXISTING WATER MAIN
- X — X — EXISTING FENCE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING BUILDINGS
- SS — SS — PROPOSED SEWER LINE
- W — W — PROPOSED WATER LINE
- FL — FL — EXISTING IRRIGATION DITCH

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WHISPERING PINE GROVE
SUBDIVISION PRELIMINARY PLAT
A PORTION OF THE NE $\frac{1}{4}$ OF
SEC 15, T 12N, R 1E, SLBM
PROVIDENCE, UT 84318

MARK	DATE	DESCRIPTION

PROJECT #:	18-320
DRAWN BY:	B. REES
REVIEWED BY:	M.TAYLOR
ISSUED:	1/17/2019

PROFESSIONAL ENGINEER
01.17.19
No. 8243188 - 2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

1 OF 1