



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA May 28, 2019 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of Final Plat approval for The Ridge located at approximately 650 East Edgecrest Lane, CW Land, applicant
- 3) Report on City Council actions on items recommended by Planning Commission
- 4) Approval of minutes:
 - a. May 14, 2019

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this ____ day of _____, 20__.

Dated this ____ day of _____, 20__.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: May 28, 2019
SUBJECT: Consideration of Final Plat approval for The Ridge PUD located at 650 South Edgecrest Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval to the Planning Commission the final plat for The Ridge PUD located at approximately 650 South Edgecrest Lane, subject to the following:

1. Final zone change approval and development agreement by the City Council;
2. Engineering redline corrections be completed prior to submittal to the City Council;
3. Submission of letter of approval in regards to grading plan within the Kern River and Dominion Energy Pipeline Easements.

BACKGROUND

The Ridge located at approximately 650 South Edgecrest Lane between Edgewood Estates and the Lakeview Rock Products mine. The property contains approximately 49.26 acres and is currently zoned Special Use Restricted, which allows primarily mining operations. The preliminary plan was approved by the City Council on April 2, 2019. Action on the final zone change was tabled by the City Council to allow the developer and staff to complete additional work on the draft development agreement. The intent of the City Council is to approve the final zone change and development agreement with the Final Plat approval.

REVIEW

The project will be recorded in one phase. The Final Plat and construction drawings have been reviewed for compliance with the development agreement and city code. There are some redline corrections outstanding on the construction drawings, due to the size and scope of the project, three separate reviews and corrections have been undertaken by the staff and the developer's engineer and surveyor to resolve the design issues. The City Engineer and the DRC believe that the overall design, layout, grading, and drainage issues have been resolved pending submittal of the final corrections. The DRC recommends that the final redlines be completed prior to placement on the City Council agenda for final plat approval.

The final plat, geotechnical report, and grading permit have been reviewed by the City geotechnical

consultant and are in compliance with the City ordinance. All retaining walls have been designed in conformance to the Geotechnical requirements of the study and consultants.

All previous conditions from preliminary plan approval have been incorporated into the Development Agreement, namely the townhomes are all rear loaded with 12' setbacks and the CC&Rs preclude town home ownership by a single entity of multiple units as rentals.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the Final Plat for The Ridge located at approximately 650 South Edgecrest Lane, with the following conditions:

1. City Council approval of the Final zone change and development agreement;
2. Engineering redline corrections be completed prior to submittal to the City Council;
3. Submission of letters of approval in regards to grading plan within the Kern River and Dominion Energy Pipeline Easements.

Attachments:

- 1) Aerial Map
- 2) Final Plat
- 3) Landscape plan



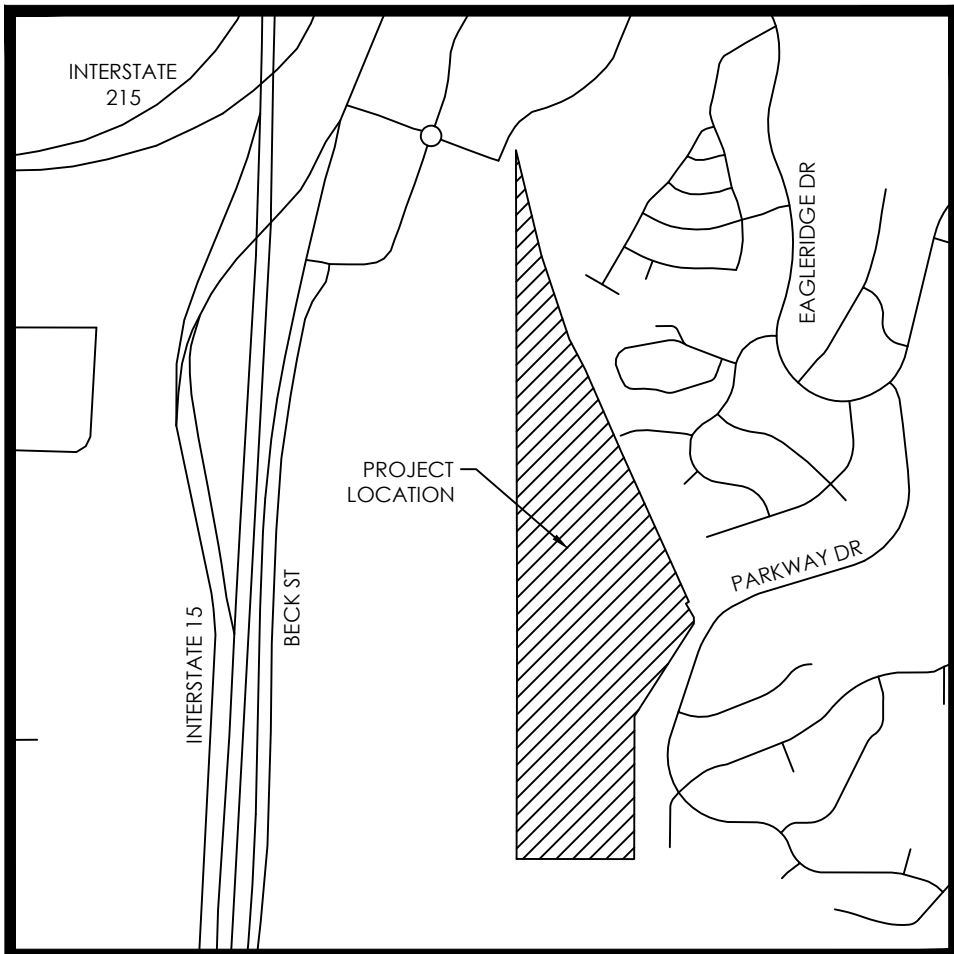
The Ridge Final Plat 650 South Edgcrest Lane



THE RIDGE SUBDIVISION

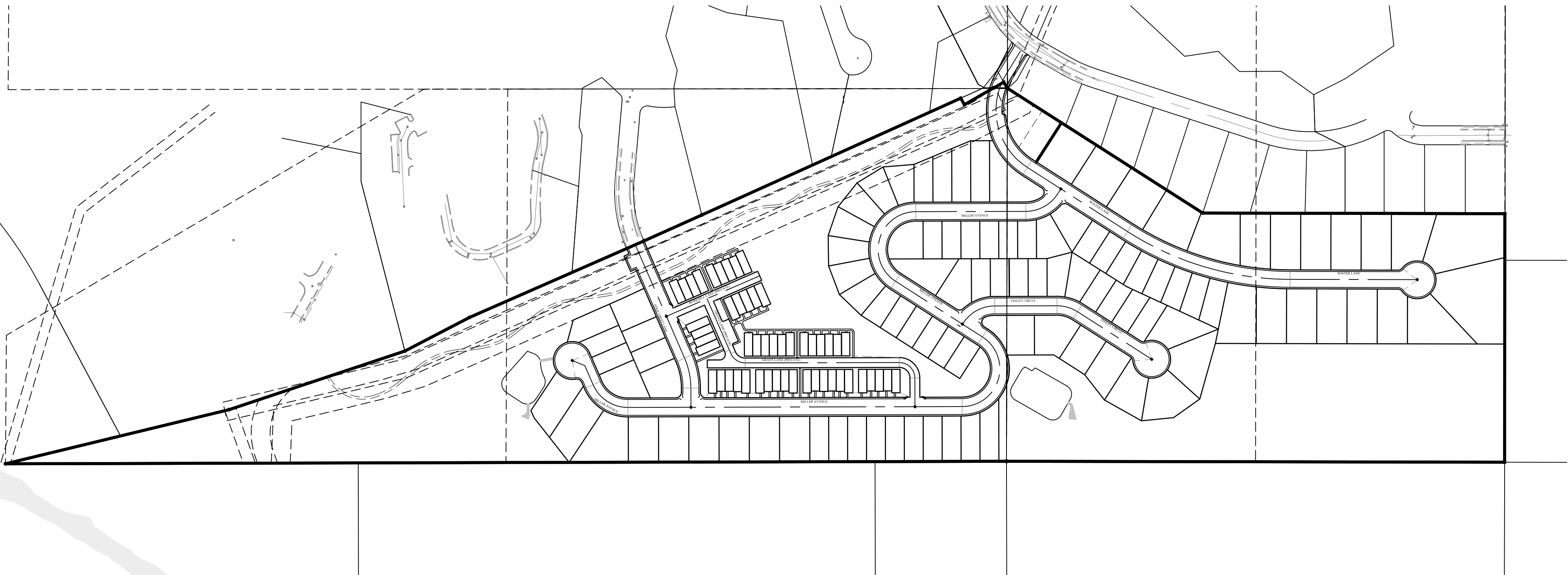
PREPARED FOR:
C. W. LAND CO.

LOCATED IN:
NORTH SALT LAKE, DAVIS COUNTY, UTAH



VICINITY MAP

NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO NORTH SALT LAKE STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

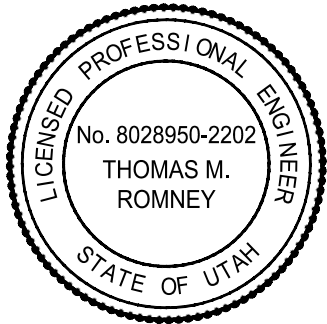
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATHEW WANGSGAARD
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
C. W. LAND CO.
1222 WEST LEGACY CROSSING BOULEVARD, SUITE 6
CENTERVILLE, UTAH 84014
(801) 633-9605
CONTACT: ED GRAMPP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.1	FINAL PLAT
C2.2	FINAL PLAT
C2.3	FINAL PLAT
C2.4	FINAL PLAT
C2.5	FINAL PLAT
C2.6	FINAL PLAT
C2.7	FINAL PLAT
C3.0	SITE PLAN KEY
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C4.0	GRADING PLAN KEY
C4.1	GRADING PLAN
C4.2	GRADING PLAN
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C4.8	GRADING PLAN
C4.9	GRADING PLAN
C4.10	GRADING PLAN
C4.11	GRADING PLAN
C4.12	GRADING PLAN
C4.13	GRADING PLAN
C4.14	GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	DRAINAGE PLAN
C5.5	DRAINAGE PLAN
C5.6	DRAINAGE PLAN AREAS
C5.7	DRAINAGE PLAN REACHES
C5.8	DRAINAGE PLAN REACHES
C5.9	DRAINAGE CALCULATIONS
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C6.3	SEWER PLAN
C6.4	SEWER PLAN
C6.5	SEWER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C7.3	WATER PLAN
C7.4	WATER PLAN
C7.5	WATER PLAN
C8.1	EROSION CONTROL PLAN
C8.2	EROSION CONTROL PLAN
C8.3	EROSION CONTROL PLAN
C8.4	EROSION CONTROL PLAN
C8.5	EROSION CONTROL PLAN
C9.0	WALL GRADING PLAN KEY
C9.1	WALL GRADING PLAN
C9.2	WALL GRADING PLAN
C9.3	WALL GRADING PLAN
C9.4	WALL GRADING PLAN
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C9.11	WALL GRADING PLAN
C9.12	WALL GRADING PLAN
C9.13	WALL GRADING PLAN
C9.14	WALL GRADING PLAN
PP01	WINTER LANE
PP02	WINTER LANE
PP03	WINTER LANE
PP04	WINTER LANE
PP05	WINTER LANE
PP06	MILLER AVENUE
PP07	MILLER AVENUE
PP08	MILLER AVENUE
PP09	MILLER AVENUE
PP10	MILLER AVENUE
PP11	MILLER AVENUE
PP12	MILLER AVENUE
PP13	MILLER AVENUE
PP14	MILLER AVENUE
PP15	FINLEY CIRCLE
PP16	FINLEY CIRCLE
PP17	EDGECREST LANE
PP18	EDGECREST LANE
L1	LANDSCAPE PLAN



THE RIDGE SUBDIVISION
NORTH SALT LAKE, DAVIS COUNTY, UTAH
COVER SHEET

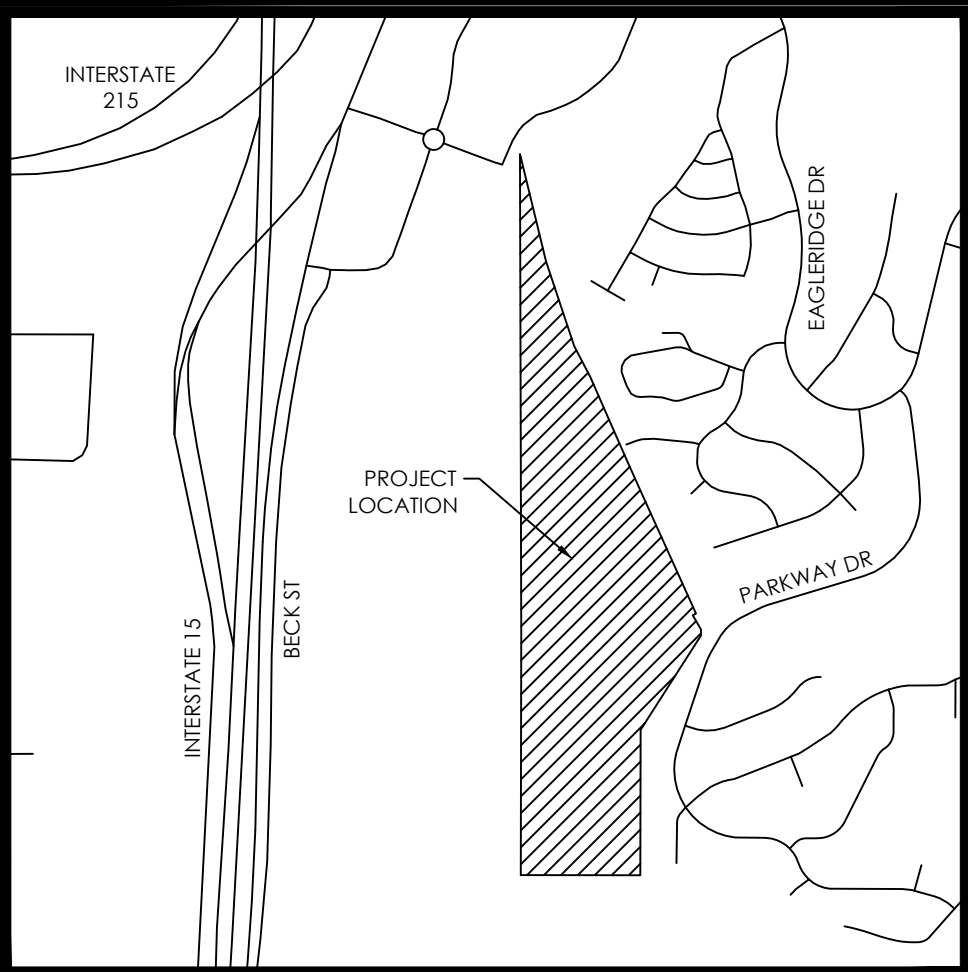
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COVER SHEET

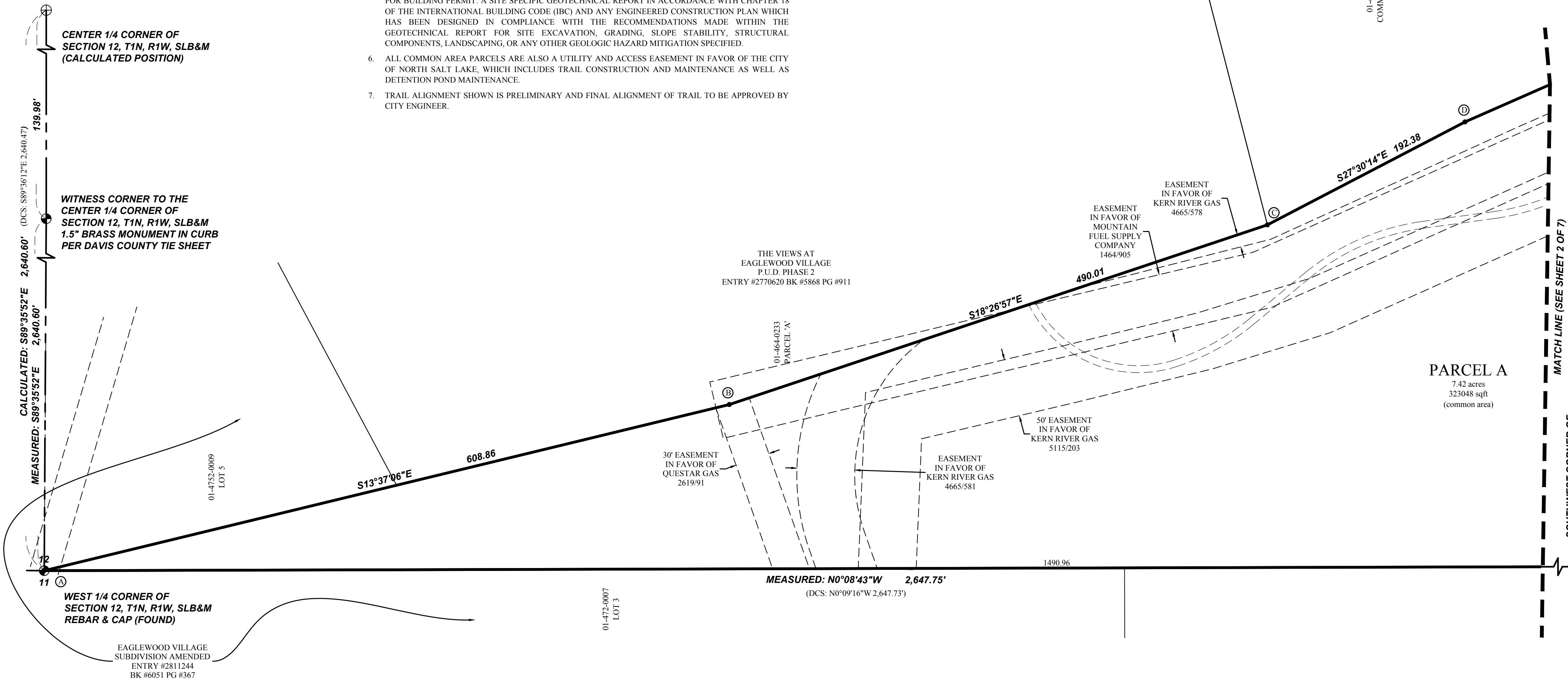
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Sheet: C1

Drawn: MHW
Job #: 18-410





VICINITY MAP
N.T.S



THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

1 OF 7

NOTES:

- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:

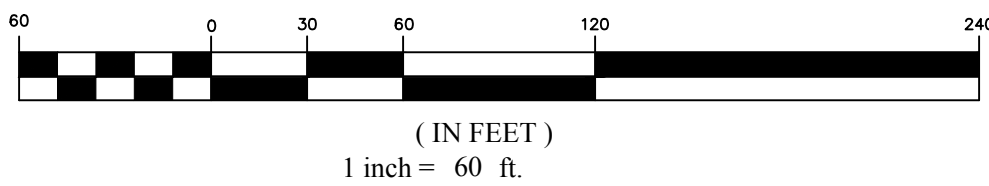
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- ALL COMMON AREA PARCELS ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



GRAPHIC SCALE



SURVEYORS CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 12 and the NW 1/4 of Section 13, Township 1 North, Range 1 West, Salt Lake Base & Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Section 12, T1N, R1W, SLB&M (Basis of Bearing: S89°51'14"E between the Southwest Corner and South 1/4 Corner of Section 12, T1N, R1W, SLB&M); thence N00°08'49"W 2,647.75 feet along the Section line to West 1/4 Corner of said Section 12, said point also being on the southerly line of EAGLEWOOD VILLAGE AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2811244 in Book #6051 at Page #367; thence S13°37'06"E 608.86 feet along said plat and along the westerly line of THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. VILLAGE PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2770620 in Book #5868 at Page #911; thence S18°26'57"E 490.01 feet along said plat to the northwest corner of THE VILLAS AT BELLA VIDA, PHASE 3 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2994702 in Book #6679 at Page #930; thence S27°30'14"E 192.38 feet along said plat; thence S23°41'31"E 504.09 feet along said plat and along the westerly line of THE VILLAS AT BELLA VIDA, PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2604394 in Book #5301 at Page #400 and along the westerly line of EDGEWOOD ESTATES P.U.D. PHASE 1 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #1822155 in Book #3206 at Page #3206 to the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT F Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2151973 in Book #3990 at Page #1273; thence S24°09'11"E 167.73 feet along said plat to the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT E Subdivision according to the Official Plat thereof on file in the office of the Davis County Recorder as Entry #2151972 in Book #3990 at Page #1272; thence S24°17'13"E 751.53 feet along said plat and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT I Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2570069 in Book #5160 at Page #2067 and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT J Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #287793 in Book #5944 Page #852; thence S60°28'00"W 19.82 feet; thence S29°59'42"E 89.54 feet; thence South 0.76 feet; thence S30°00'00"E 29.74 feet; thence S60°00'00"W 19.11 feet; thence S05°05'38"W 0.88 feet to the northwest corner of EAGLEPOINTE ESTATES PHASE 13, AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2695680 in Book #5633 at Page #1619; thence S32°35'35"W 612.24 feet along said plat and along the westerly line of EAGLEPOINTE ESTATES PHASE 13 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2272417 in Book #4287 at Page #1113; thence S00°06'49"W 799.12 feet along said plat to the south line of the Northwest 1/4 of the Northwest 1/4 of Section 13, T1N, R1W, SLB&M; thence N89°57'02"W 657.84 feet along the 16th Section (40 acre) line to the west line of said Section 13; thence N00°06'49"E 1,317.77 feet along the Section line feet to the point of beginning.

Contains: 49.22 acres +/-

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

THE RIDGE SUBDIVISION FINAL PLAT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

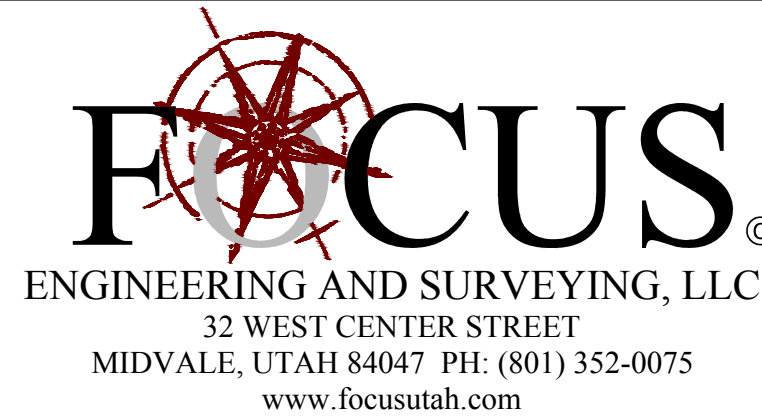
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20 ____.

RECORDED

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

\$ _____
FEE _____ COUNTY RECORDER



PLANNING COMMISSION

RECOMMEND APPROVAL AS TO FORM THIS ____ DAY OF _____ 20 ____ BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

RECOMMEND APPROVAL AS TO FORM THIS ____ DAY OF _____ A.D., 20 ____.

NORTH SALT LAKE CITY ENGINEER

CITY ATTORNEY

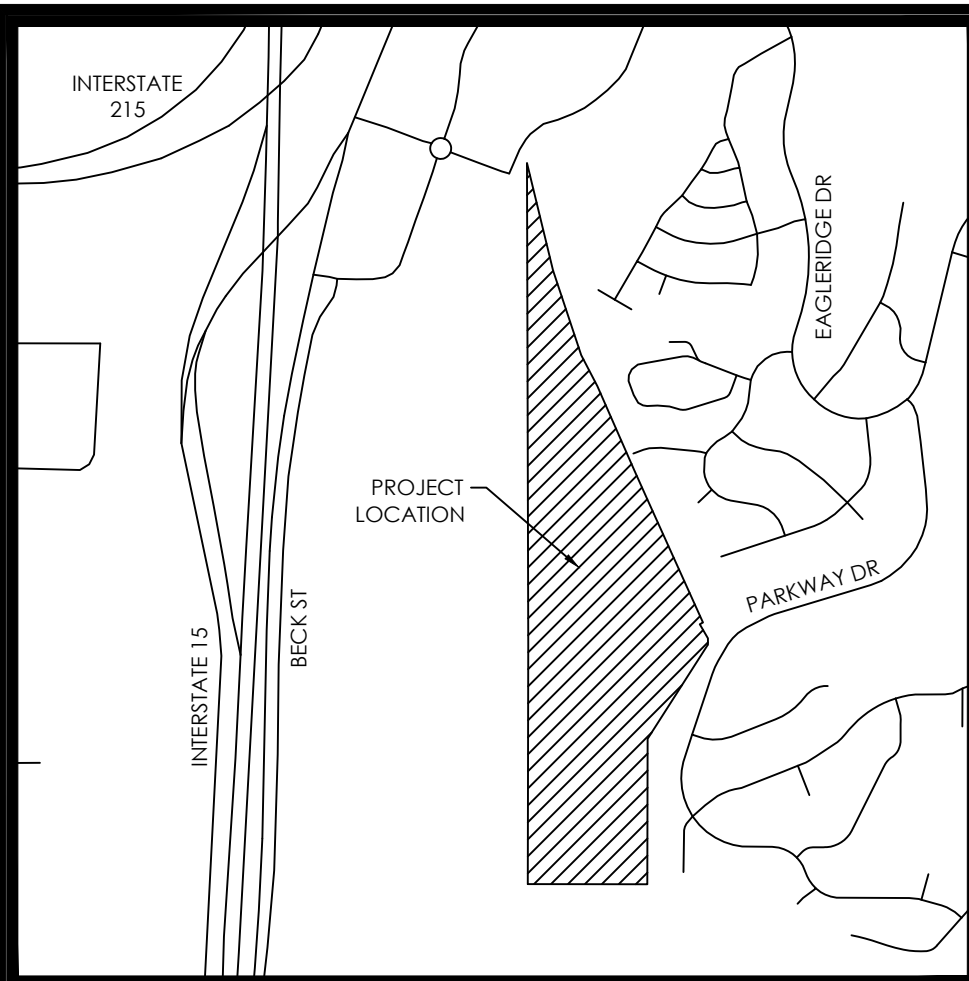
RECOMMEND APPROVAL AS TO FORM THIS ____ DAY OF _____ A.D., 20 ____.

NORTH SALT LAKE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS ____ DAY OF _____, 20 ____ AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED APPROVAL AND ACCEPTED.

MAYOR _____
ATTST: _____
CITY RECORDER



VICINITY MAP
N.T.S.

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

2 OF 7

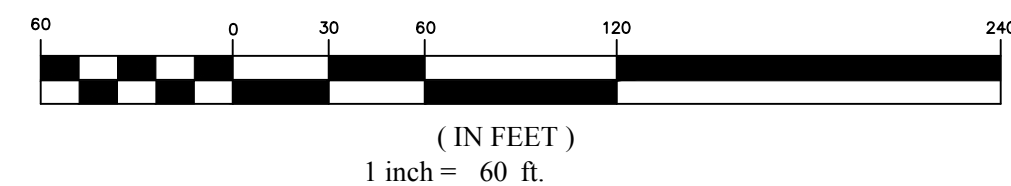
EDGEWOOD ESTATES
PHASE 2, PLAT E
ENTRY #2151973 BK #3990 PG #1272

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



GRAPHIC SCALE



NOTES:

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VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
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LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK

LIVING AREA/PORCH - 12'

GARAGE - 20'

SIDE SETBACK (50'-79' WIDE LOTS)

INTERIOR LOT LINE - 5'

SIDE STREET - 10'

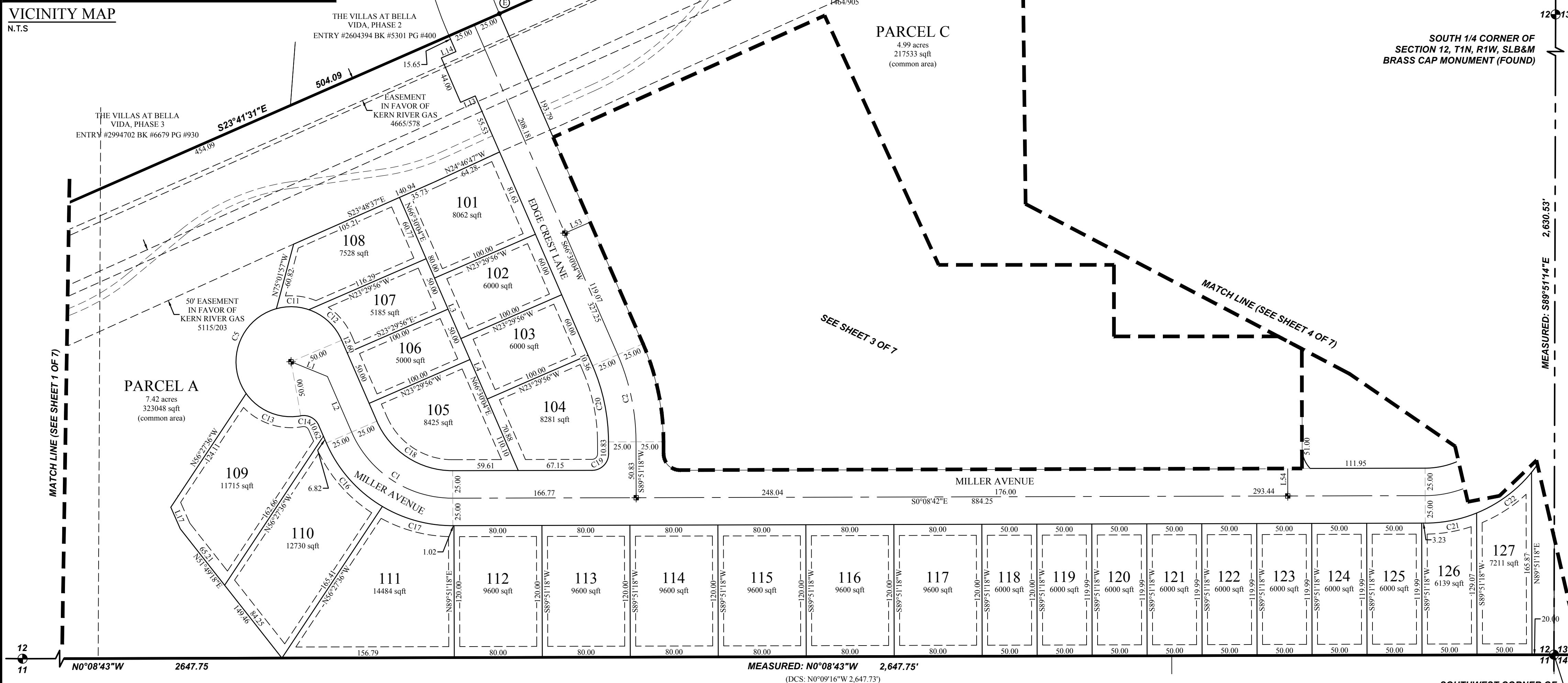
SIDE SETBACK (80'+ WIDE LOTS)

INTERIOR LOT LINE - 5', COMBINED WIDTH 15'

SIDE STREET - 10'

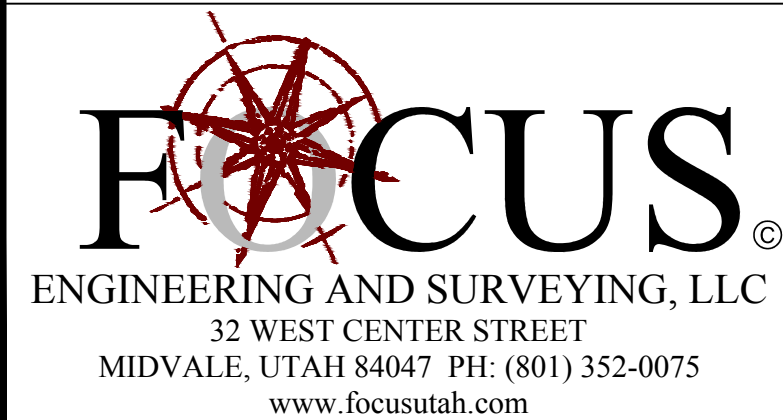
REAR SETBACK

REAR SETBACK 15'



SOUTHWEST CORNER OF
SECTION 12, T1N, R1W, SLB&M
BRASS CAP MONUMENT (FOUND)

POINT OF
BEGINNING



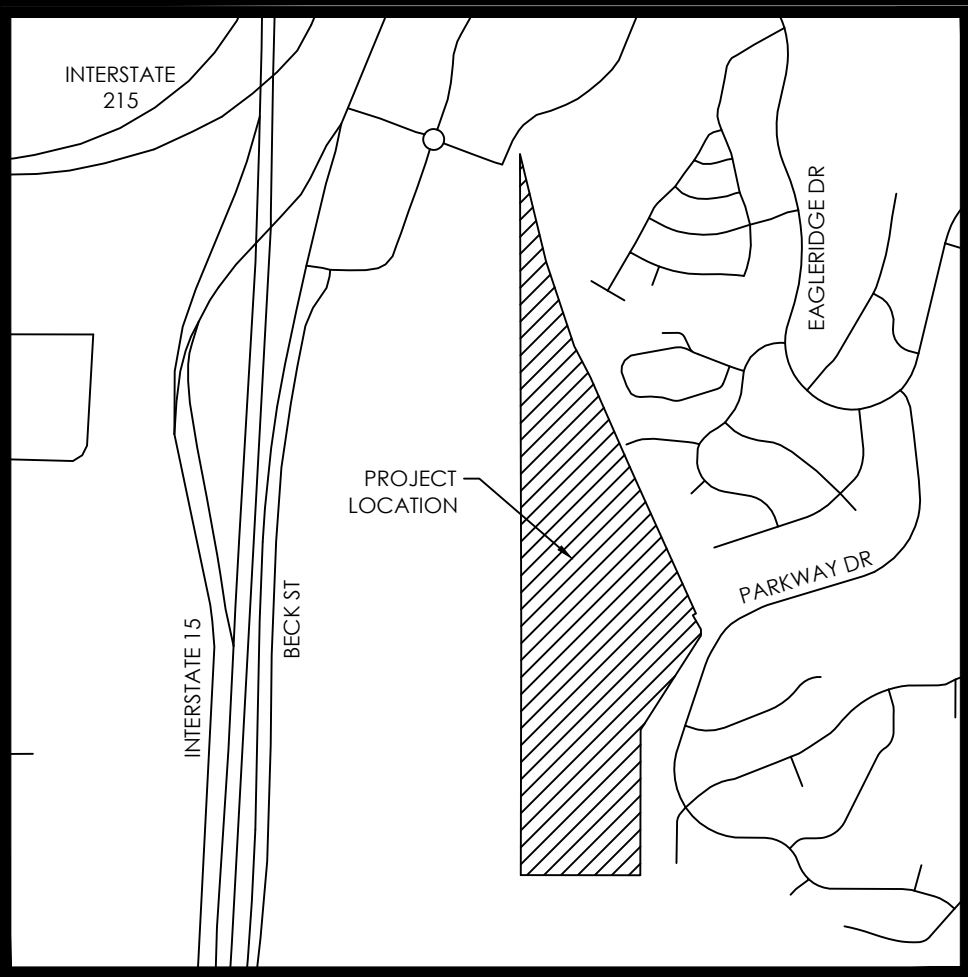
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STATE OF UTAH, COUNTY OF DAVIS
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\$ _____ COUNTY RECORDER

Z:_2018\18-410 Granite NSL\Design 18-410.dwg Sheets\FINAL\C2.2 - FINAL PLAT - PHASE 1.dwg



VICINITY MAP
N.T.S

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

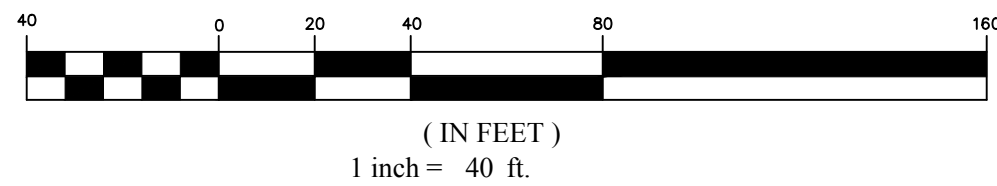
3 OF 7

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



GRAPHIC SCALE



NOTES:

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LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

SIDE SETBACK (50'-79' WIDE LOTS)
INTERIOR LOT LINE - 5'
SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS)
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'
SIDE STREET - 10'

REAR SETBACK
REAR SETBACK 15'

RECORDED

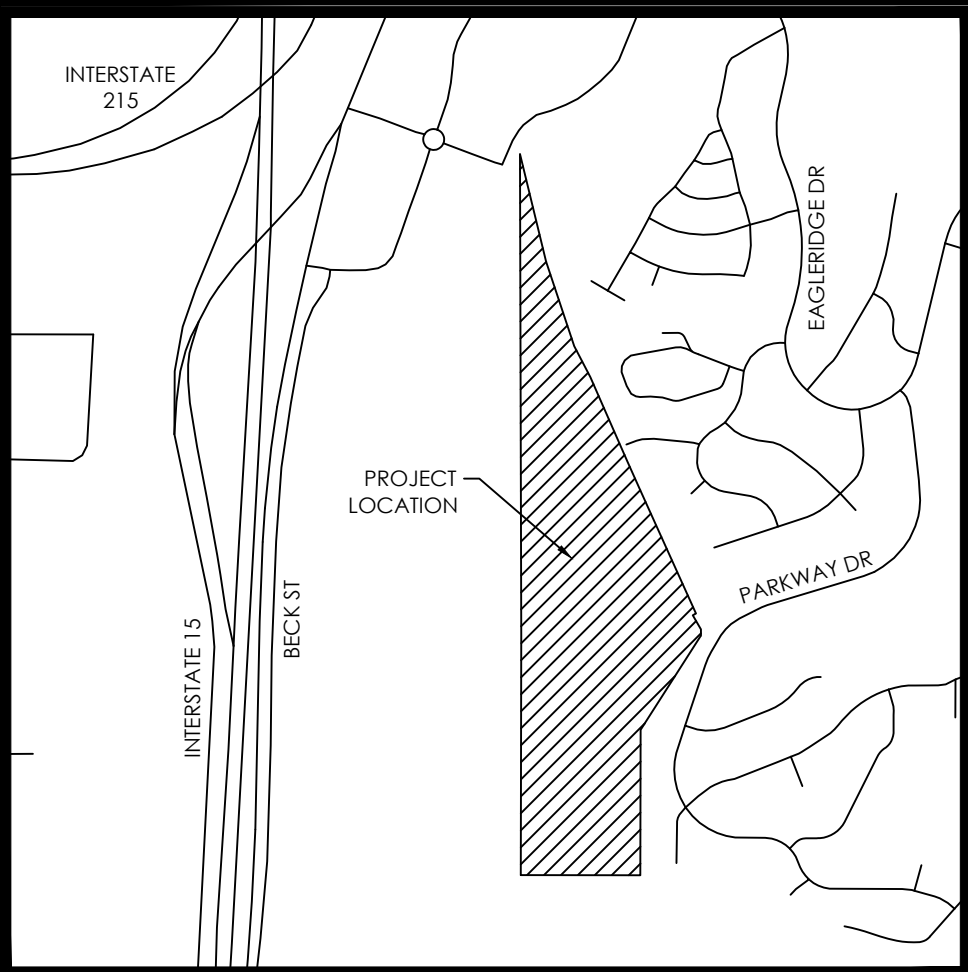
STATE OF UTAH, COUNTY OF DAVIS
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VICINITY MAP
N.T.S.

NOTE: LOT 244 MUST FRONT FINLEY CIRCLE AND WILL NOT BE ALLOWED TO FRONT MILLER AVENUE.

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

SIDE SETBACK (50-79' WIDE LOTS)
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REAR SETBACK
REAR SETBACK 15'

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	P.U. & D.E. (PUBLIC UTILITY AND DRAINAGE)
	LOT LINE
	CENTER LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

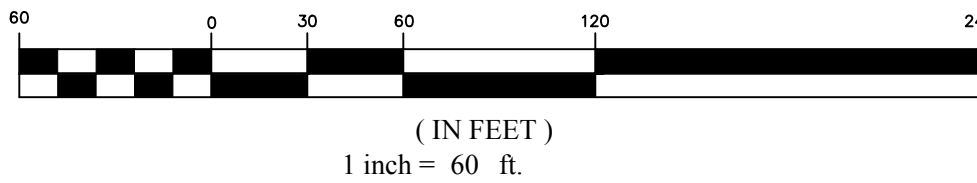
THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
4 OF 7

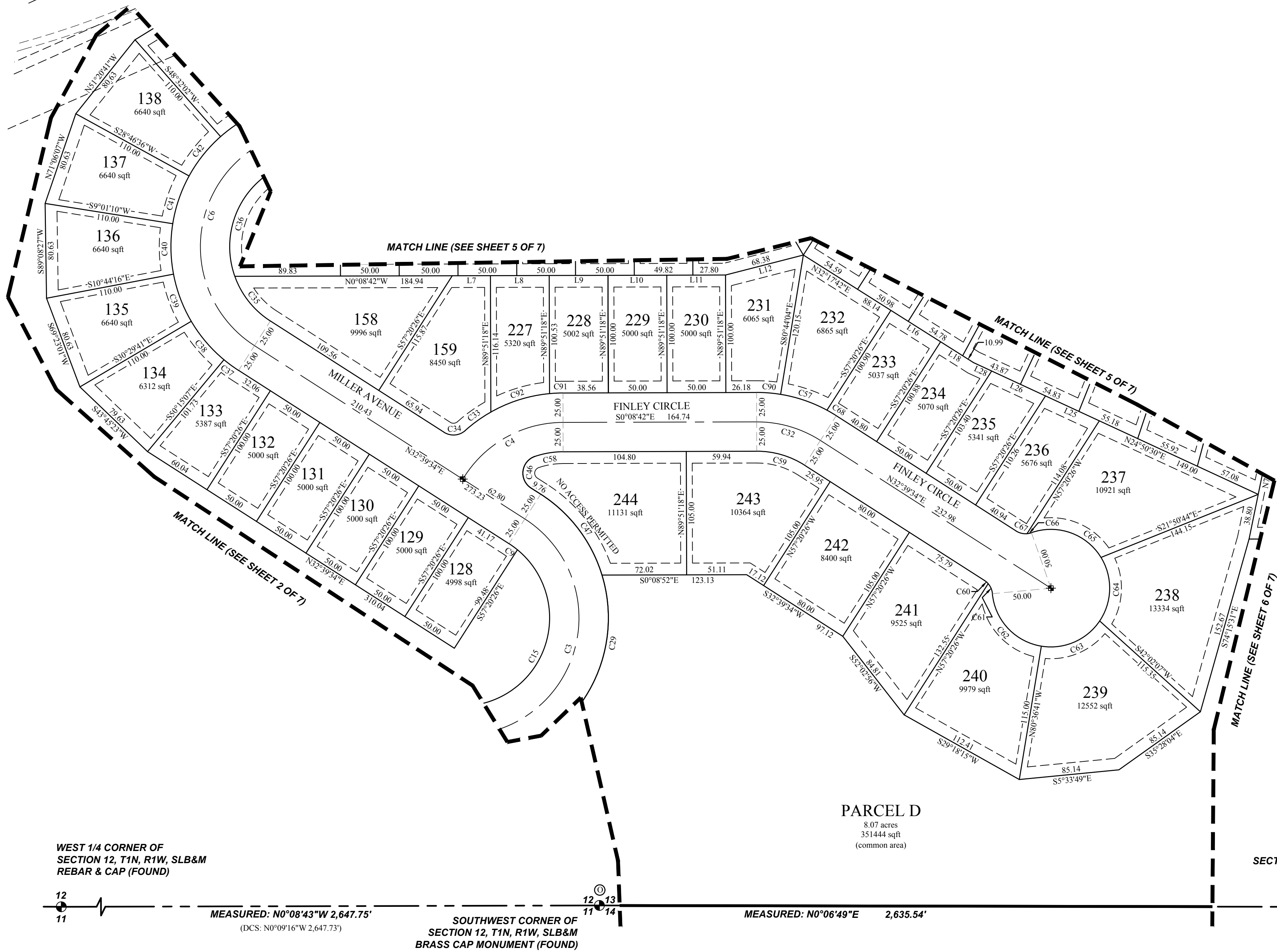


GRAPHIC SCALE



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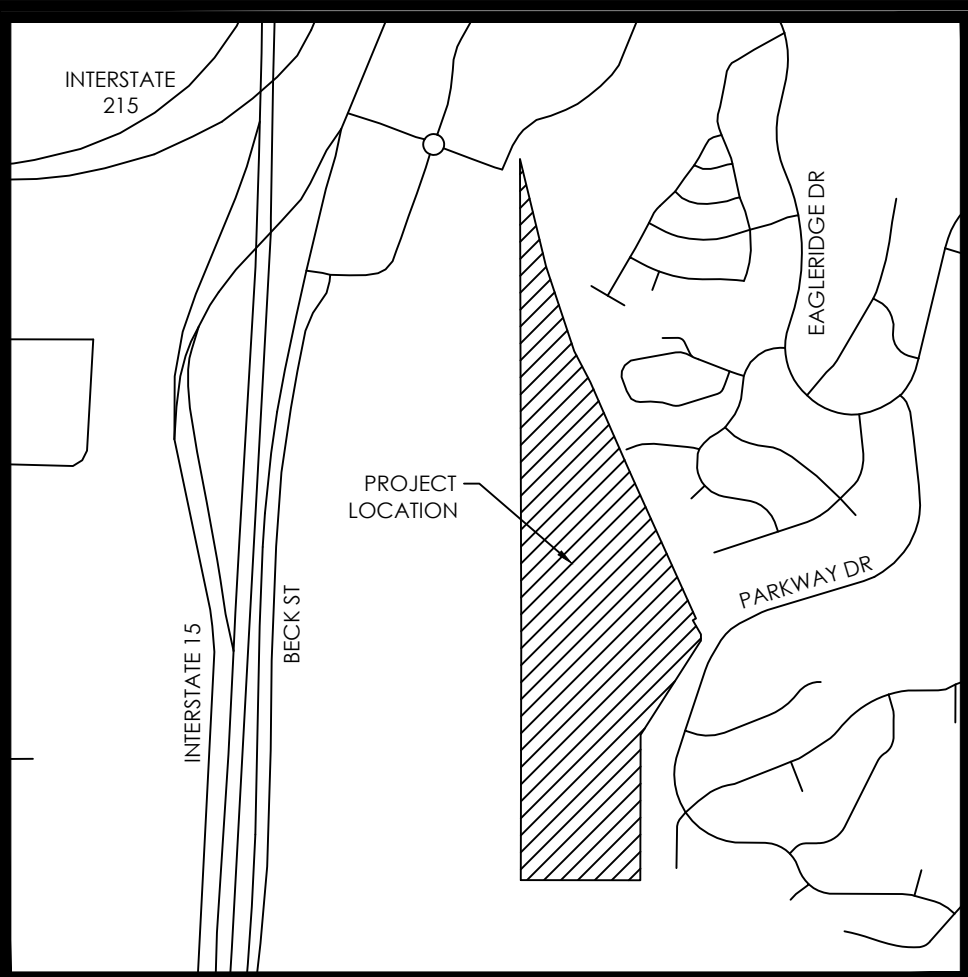
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THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

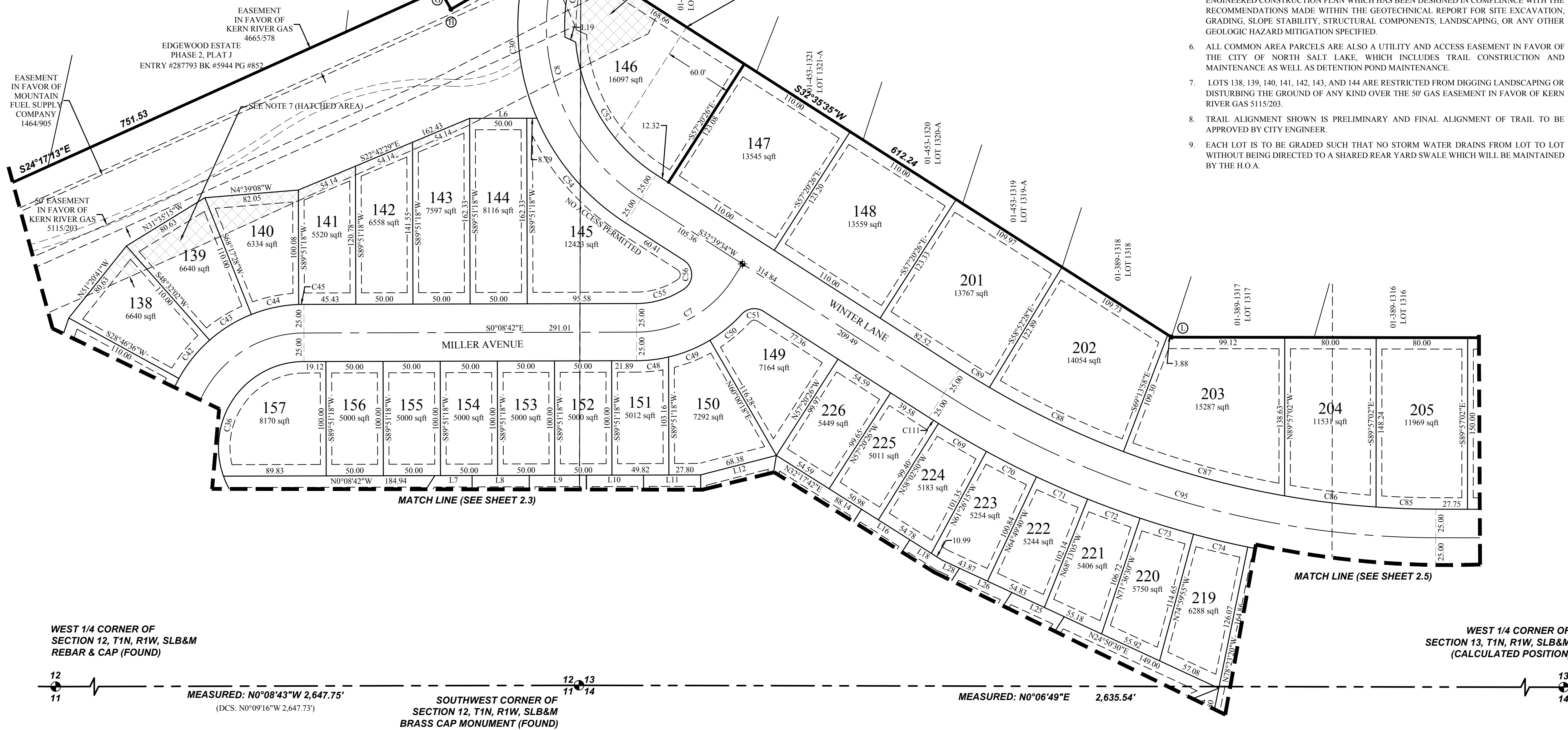
LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

5 OF 7



VICINITY MAP

N.T.S.



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- LOTS 138, 139, 140, 141, 142, 143, AND 144 ARE RESTRICTED FROM DIGGING LANDSCAPING OR DISTURBING THE GROUND OF ANY KIND OVER THE 50' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 5115/203.
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GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

SIDE SETBACK (50'-79' WIDE LOTS)

INTERIOR LOT LINE - 5'
SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS)

INTERIOR LOT LINE - 5', COMBINED WIDTH 15'
SIDE STREET - 10'

REAR SETBACK

REAR SETBACK 15'

Z:_2018\18-410 Granite NSL\Design 18-410.dwg Sheets\FINAL\C2.5 - FINAL PLAT - PHASE 1.dwg

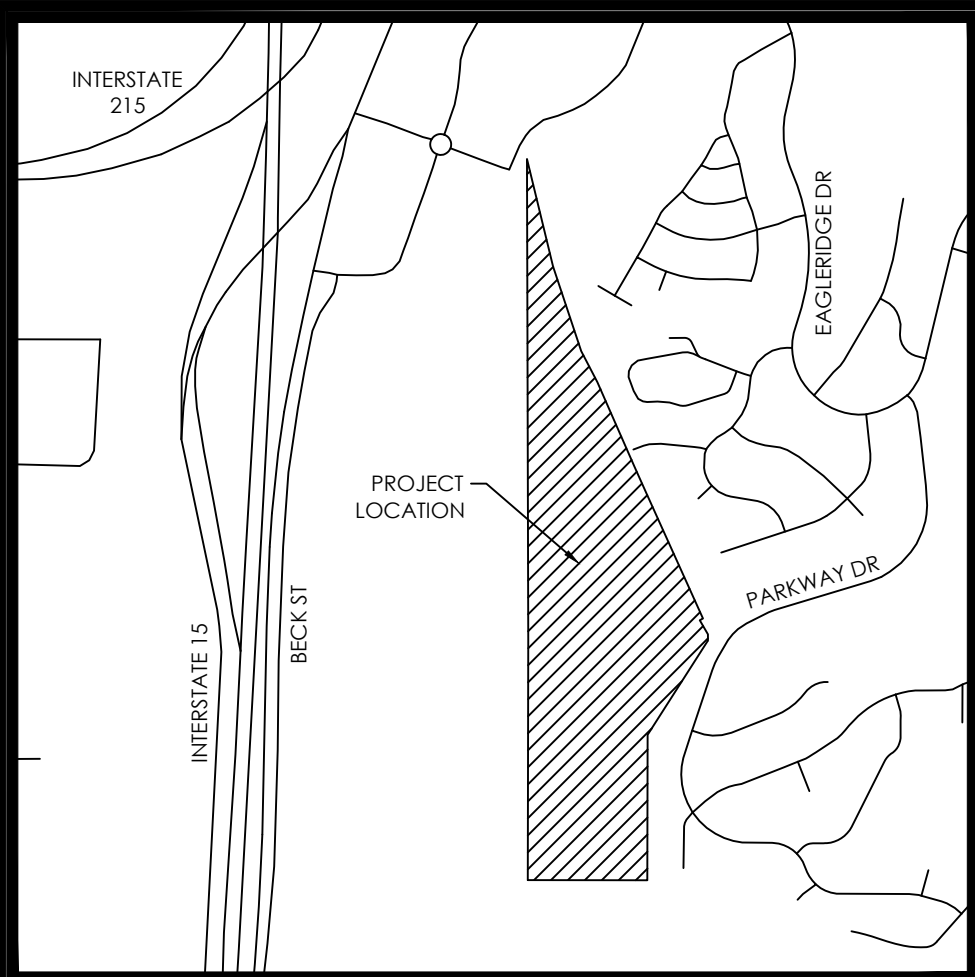


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VICINITY MAP
N.T.S.

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

6 OF 7



GRAPHIC SCALE



(IN FEET)
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LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE)
	LOT LINE
	CENTER LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

WEST 1/4 CORNER OF
SECTION 12, T1N, R1W, SLB&M
REBAR & CAP (FOUND)

MEASURED:
N0°08'43"W 2,647.75'
(DCS: N0°09'16"W 2,647.73')

SOUTHWEST CORNER OF
SECTION 12, T1N, R1W, SLB&M
BRASS CAP MONUMENT (FOUND)

WEST 1/4 CORNER OF
SECTION 13, T1N, R1W, SLB&M
(CALCULATED POSITION)

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

SIDE SETBACK (50'-79' WIDE LOTS)
INTERIOR LOT LINE - 5'
SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS)
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'
SIDE STREET - 10'

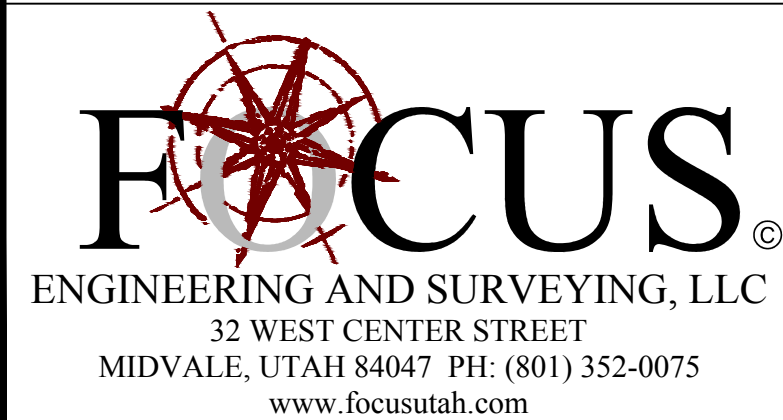
REAR SETBACK
REAR SETBACK 15'

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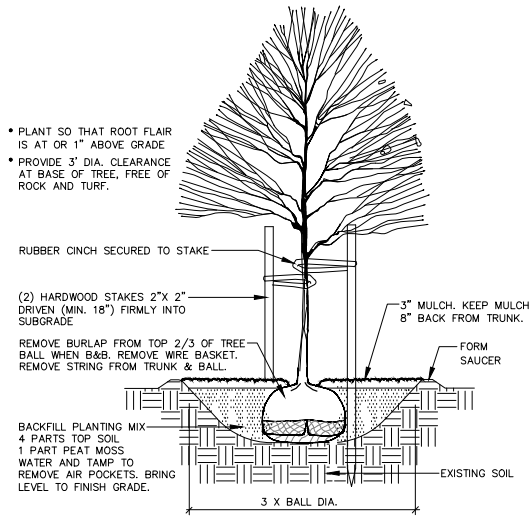
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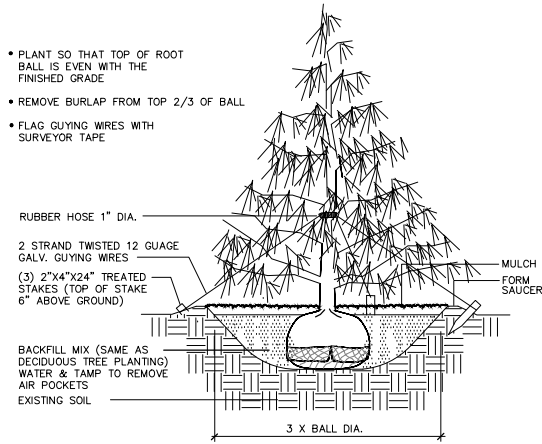
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A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE

TREE LEGEND

- Prunus serrulata 'Kwanzan' Kwanzan Cherry 2" cal. Qty 89
- Cercis canadensis Eastern Redbud 2" cal. Qty 56
- Koelreuteria paniculata Golden Raintree 2" cal. Qty 11
- Acer grandidentatum Bigtooth Maple 1 1/2" cal. Qty 9
- Crataegus douglasii Black Hawthorn 1 1/2" cal. Qty 16
- Malus 'Royal Raindrops' Royal Raindrops Crab 2" cal. Qty 23
- Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear 2" cal. Qty 36
- Quercus gambellii Scrub Oak 1 1/2" cal. Qty 24
- Juniperus osteosperma Utah Juniper 6' height Qty 21
- Koelreuteria paniculata 'Golden Candle' Golden Candle Goldenrain Tree 1 1/2" cal. Qty 10 (35' x 4')
- Pyrus calleryana 'Capital' Flowering Pear 2" cal. Qty 9
- Prunus cerasifera 'Crimson Pointe' Flowering Plum 2" cal. Qty 10

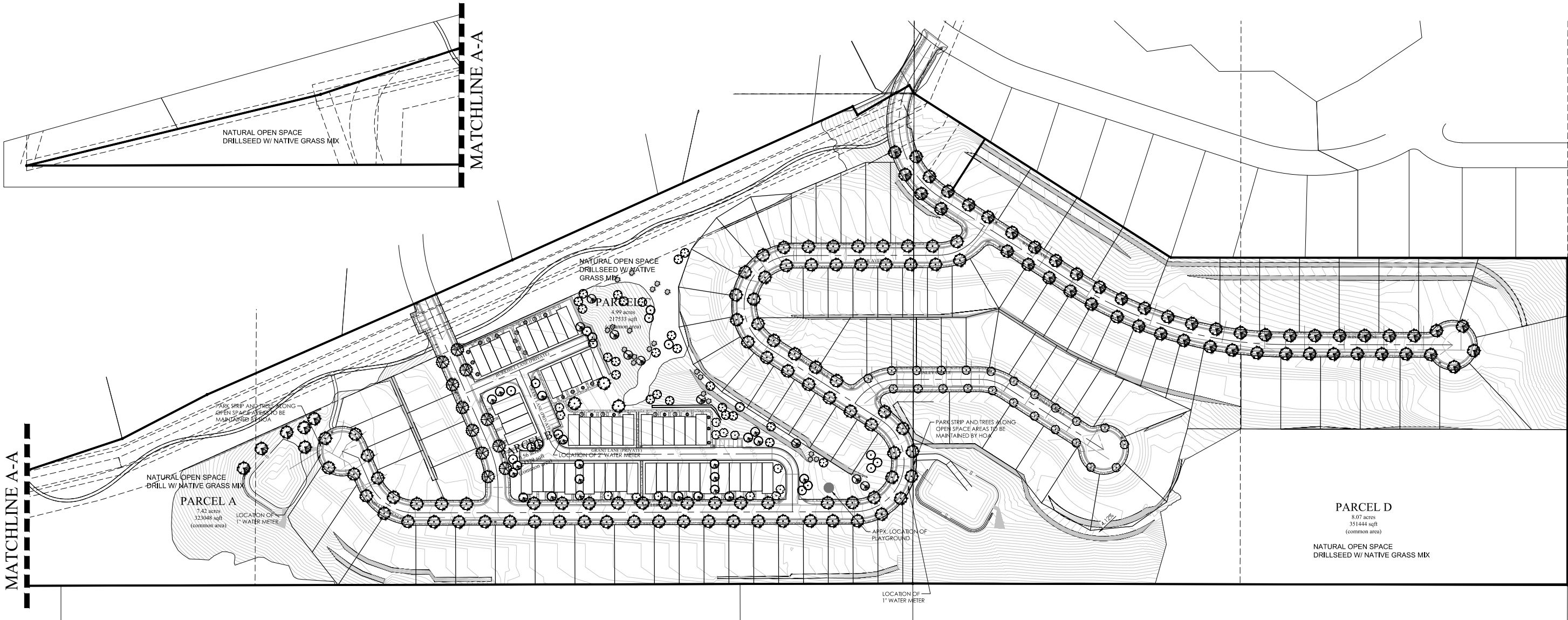
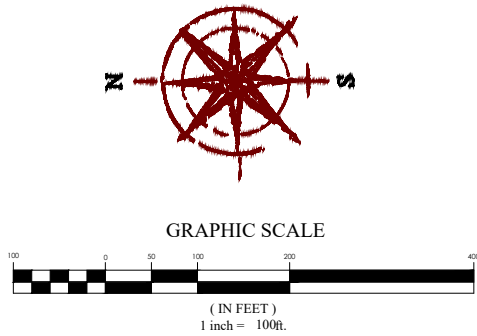
LANDSCAPE NOTES

- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
- INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN LAWN AREAS AND NATIVE GRASS.
- TREE CALIPER TO BE MEASURED AT FOUR (4') ABOVE GROUND

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA WHERE NATIVE SOIL HAS BEEN STRIPPED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)



THE RIDGE SUBDIVISION
NORTH SALT LAKE, DAVIS COUNTY, UTAH
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1"=100' Drawn: SV
Date: 05/20/19 Job #: 18-410
Sheet:

