

PRELIMINARY PLAT
7-POINT ROYAL SUBDIVISION PHASE 1
LOCATED IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, CACHE COUNTY, UTAH
SCALE: 1"=50'

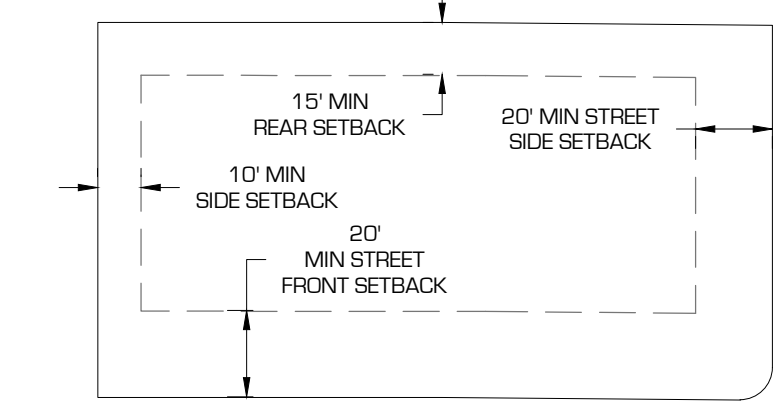


PROJECT CONTACTS & GENERAL NOTES:

- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
- TYPE OF DEVELOPMENT: RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD)
- TOTAL AREA: 6.33-ACRES
 - NET DEVELOPABLE LAND (80%): 5.53-ACRES
 - TOWNHOME LOTS: 56
 - DENSITY: 14 UNITS/ACRE
- PARKING:
 - REQUIRED [2.33 STALLS UNIT]: 131 STALLS
 - GARAGE PROVIDED: 112 STALLS
 - SURFACE GUEST PROVIDED: 36 STALLS
 - TOTAL PROVIDED: 148 STALLS
- OPEN SPACE
 - REQUIRED: 2.22 ACRES (35%)
 - PROVIDED: 2.73 ACRES (43%)
 - ALL OPEN SPACE TO BE RETAINED UNDER HOA OWNERSHIP
 - ALL OPEN SPACE WILL ALSO SERVE AS A BLANKET PUE
- PROPERTY OWNER:
 - PARCEL 03-018-0017
 - 7 POINT ROYAL LLC
 - 95 RIVER BEND WAY STE A
 - N SALT LAKE, UT 84054
- DEVELOPER:
 - 7 POINT ROYAL, LLC
 - AGENT: TRAVIS TAYLOR
 - 95 S RIVER BEND WAY ST A NORTH SALT LAKE, UT 84054
- CIVIL ENGINEER:
 - CIVIL SOLUTIONS GROUP, INC.
 - MICHAEL TAYLOR, PE
 - 540 WEST GOLF COURSE ROAD SUITE B1
 - PROVIDENCE, UT 84332
 - P: 435.213.3762
 - E: M.TAYLOR@CSG.WORK
- LAND SURVEYOR:
 - CIVIL SOLUTIONS GROUP, INC.
 - DENNIS CARLISLE, PLS
 - 669 NORTH 1890 WEST SUITE 47B
 - PROVO, UT 84601
 - P: 801.874.1432 EXTENSION 712
 - E:DCARLISLE@CSG.WORK

LEGEND

- PHASE LINE
- PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT - CONSERVATION & CANAL
- EX. SEWER LINE
- EX. WATER LINE
- PROPOSED SEWER SERVICE
- PROPOSED WATER LINE
- EXISTING EASEMENT LINE
- CONTOUR EXISTING
- EXISTING BUILDING
- PROPOSED PIT RUN SECONDARY ACCE
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE



BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Book 2098 Page 582 of the Official Records of Cache County, being a part of Lot 9, Block 16, MILLVILLE WEST FIELD SURVEY, located in the SE1/4 of Section 20, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Nibley, Utah, more particularly described as follows:

Beginning at a point on the south side of 3200 South Street located S88°52'07"E along the lot line 153.77 feet from the northwest corner of Lot 9, Block 16, MILLVILLE WEST FIELD SURVEY, said point is also located N89°51'19"W along the 1/4 Section line 1,501.85 feet and South 1,243.36 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S88°52'07"E 508.25 feet; thence S1°23'06"W 704.18 feet; thence N63°33'55"W 218.02 feet; thence along the arc of a 533.00 foot radius curve to the right 590.59 feet through a central angle of 63°29'10" (chord: N31°49'20"W 560.83 feet); thence N0°04'45"W 140.42 feet to the point of beginning.

Contains: 6.33+/- acres

civilsolutionsgroupinc.

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PHASE 1

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NIBLEY, CACHE COUNTY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-368
DRAWN BY: T.REES
PROJECT MANAGER: M.TAYLOR
ISSUED: 01.23.20



PRELIMINARY
PLAT