

VICINITY MAP

WEST 1/4 CORNER OF SECTION 20, T11N, R1E, SLB&M ALUMINUM CAP

#03-166-0074 JAMES & KATHLEEN ROZANSKI

#03-166-0073 JUSTIN & MEGHAN HULET

1000 WEST

BASIS OF BEARING: N89°51'19"W 5306.69' (BETWEEN MONUMENTS)

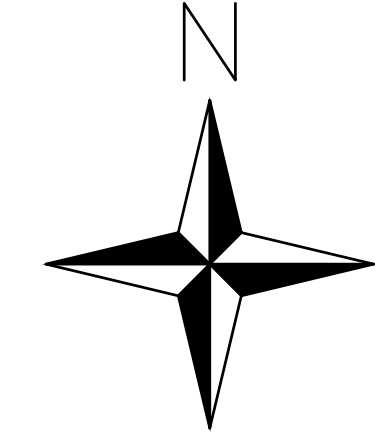
1655.58'

#03-166-0075 JARED NIELSON

#03-018-0007 SHAWN & SHANNON GOOCH

#03-018-0008 CACHE COUNTY SCHOOL DISTRICT

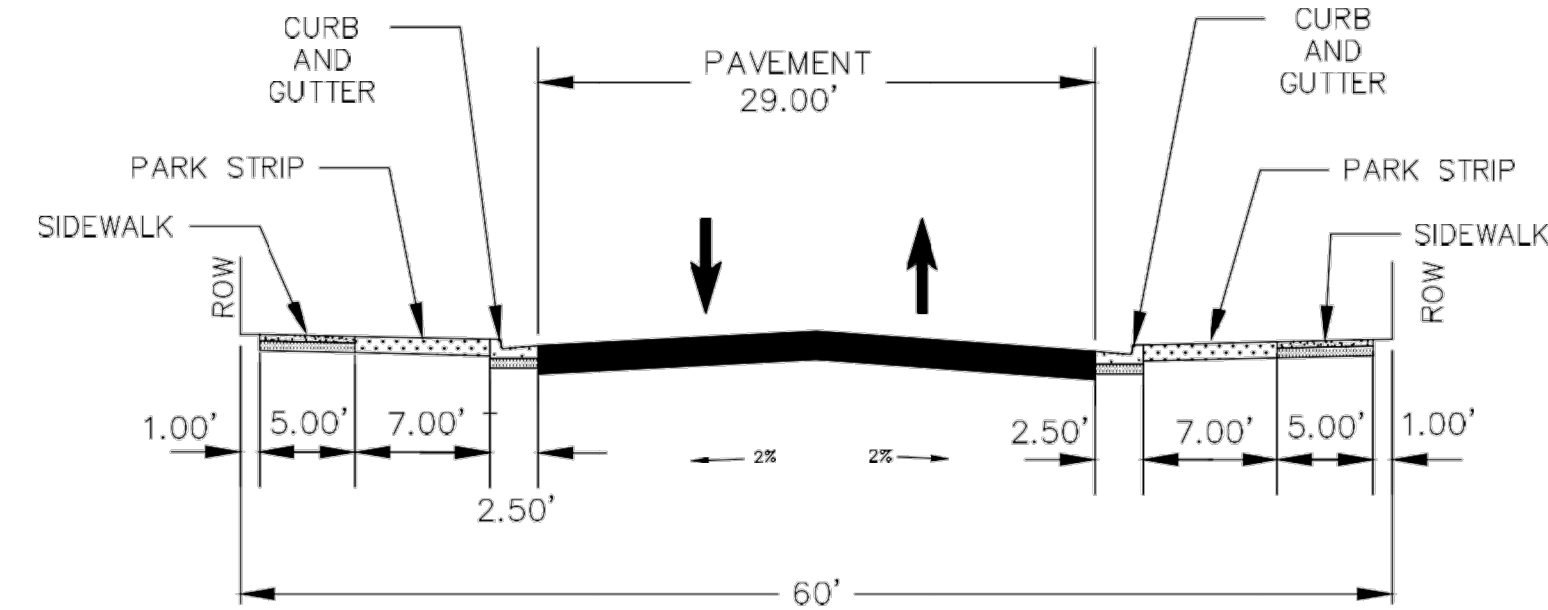
EAST 1/4 OF SECTION 20, T11N, R1E, SLB&M BRASS CORNER



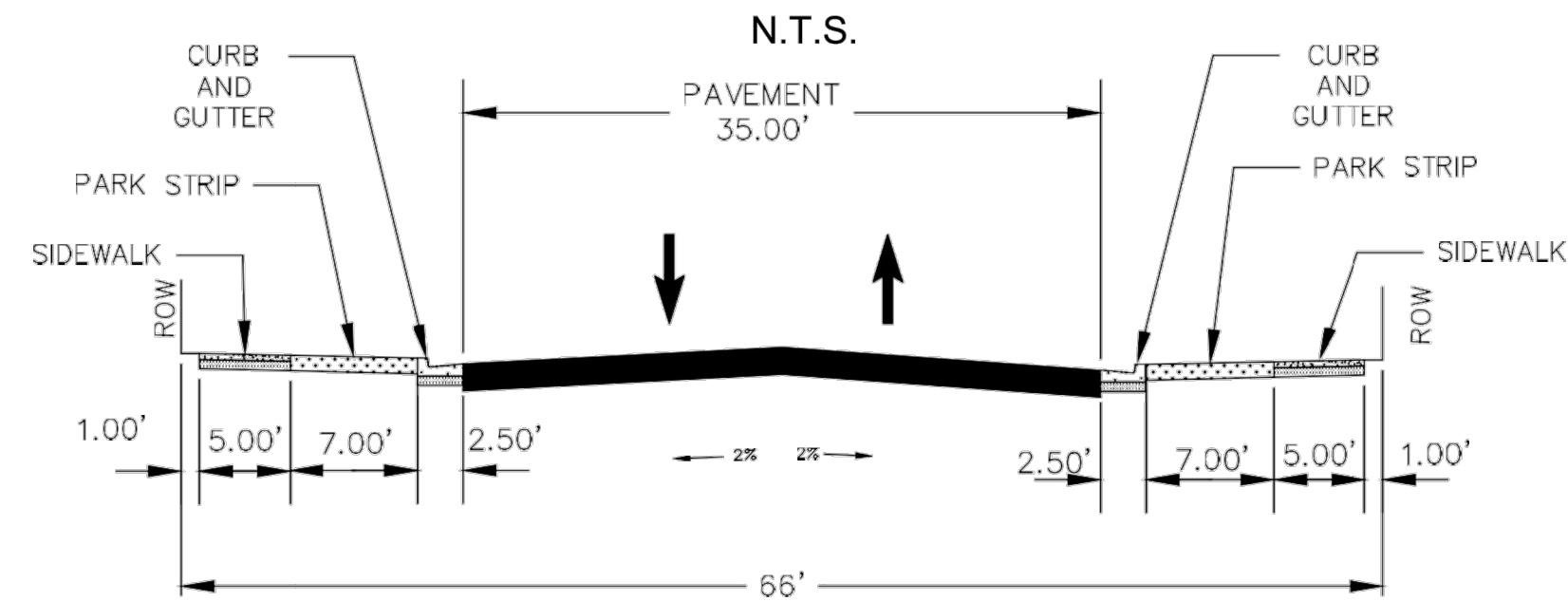
A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '50'' at the midpoint, and '100' at the right end.

Contains: 7.46+/- acres

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	442.34	533.00	47.44	N39° 47' 26"W	429.75
C2	12.90	533.00	1.39	S0° 46' 22"E	12.90
C3	63.35	533.00	6.81	S4° 52' 16"E	63.31
C4	72.99	533.00	7.85	S12° 11' 56"E	72.93
C5	18.57	12.00	88.66	S44° 24' 33"E	16.77
C6	49.64	130.00	21.88	S77° 48' 00"E	49.34
C7	57.78	130.00	25.47	S54° 07' 40"E	57.31
C8	58.78	130.00	26.45	S28° 39' 42"E	57.31
C9	39.28	130.00	17.31	S7° 16' 19"E	39.13
C10	47.63	230.00	11.57	S7° 19' 04"W	47.55
C11	50.21	230.00	12.81	S19° 30' 16"W	50.11
C12	18.71	12.00	89.32	S18° 54' 13"E	16.87
C13	15.50	10.00	88.79	N44° 28' 26"W	13.99
C14	15.92	10.00	91.21	S45° 31' 34"W	14.29



TS-13: LOCAL: 2-LANE LOCAL, 60' ROW

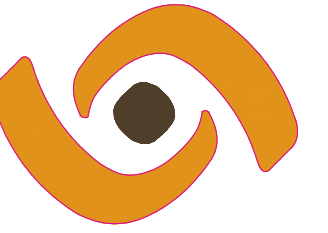


TS-7: COLLECTOR: 2-LANE STREET, ON-STREET PARKING PERMITTED, 66' ROW
N.T.S.

OWNER

DATE _____

CIVIL SOLUTIONS group 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

PRELIMINARY PLAT

NIBLEY MEADOWS SUBDIVISION PHASE 1

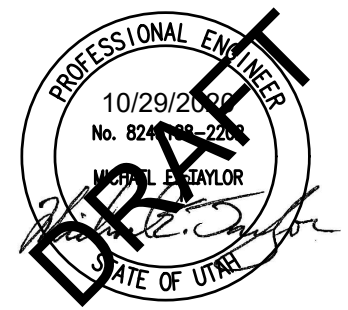
LOCATION: 1100 WEST 3200 SOUTH, NIBLEY, UTAH 84321

PROPERTY OF: 7 POINT ROYAL, LLC.

PREPARED FOR: WESTATES COMPANIES, LLC.

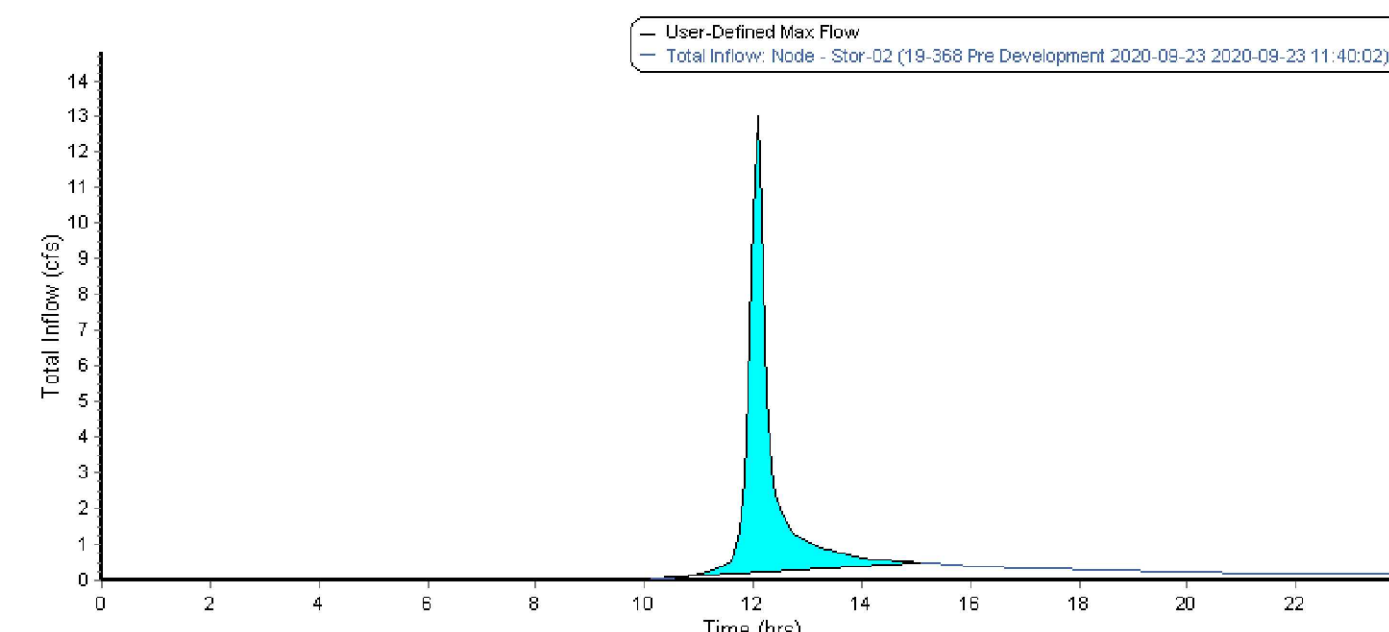
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PROJECT #: 19-376
DRAWN BY: T. GLOVER
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/29/2020



SURVEY PLAN

SHEET 1 OF 2



STORMWATER CALCULATIONS

Phase 1

*Site is approximately 90% Group C and 10% Group D

Post Development

*****		Runoff Summary Table	
Time period		Element ID	Sub-02
From:	12/18/2019, 12:00:00 AM	Maximum Runoff (cfs)	0.50
To:	12/19/2019, 12:00:00 AM	Minimum Runoff (cfs)	0.00
		Event Mean Runoff (cfs)	0.11
Thresholds		Duration of Exceedances (hrs)	N/A
Exceedance:	0	Duration of Deficits (hrs)	N/A
Deficit:	0	Number of Exceedances	N/A
		Number of Deficits	N/A
Detention storage		Volume of Exceedance (ft³)	N/A
Max flow:	0	Volume of Deficit (ft³)	N/A
		Total Runoff (ft³)	9312.66
		Detention Storage (ft³)	N/A

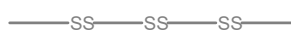
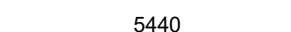
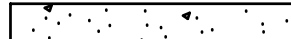
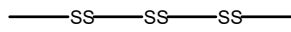
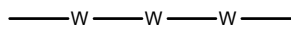
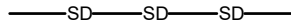
- ### PRELIMINARY NOTES

1. THIS PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE.
2. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE.
3. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 4" SEWER SERVICE.
4. THE DESIGN ENGINEER HAS VERIFIED THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
5. THE DEVELOPMENT OF THE 1000 WEST 66' ROW WILL ONLY BE HALF WIDTH WHERE SHOWN.
6. NO IMPROVEMENTS OR MODIFICATIONS TO THE EXISTING NIBLEY BSF SECONDARY CANAL ARE NECESSARY.

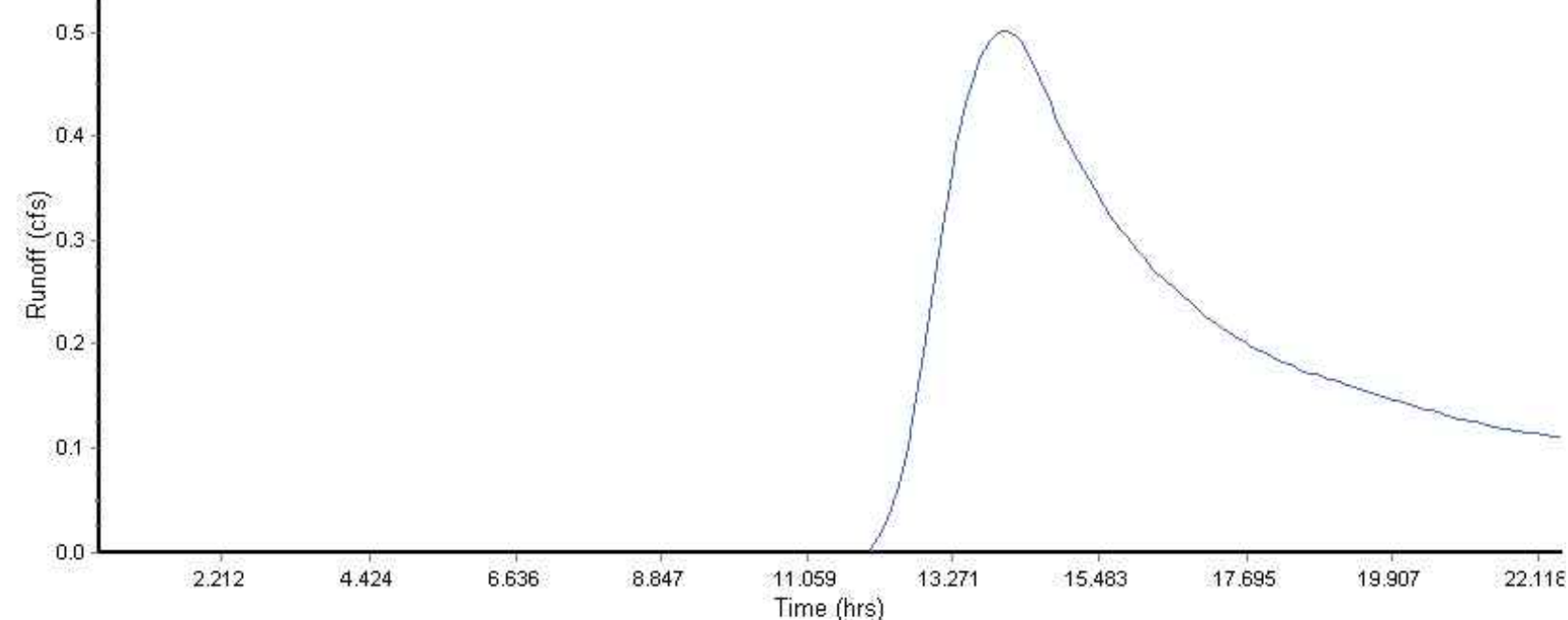
① **SHEET KEY NOTES**

1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 10" WATERLINE, TYP.
3. PROPOSED 1" CULINARY WATER SERVICE, TYP.
4. PROPOSED FIRE HYDRANT ASSEMBLY, TYP.
5. PROPOSED 8" SEWER LINE, TYP.
6. PROPOSED 4" SEWER SERVICE
7. PROPOSED STORM DRAIN DETENTION AREA.
8. PROPOSED SEWER MANHOLE, TYP.
9. PROPOSED 66" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
10. PROPOSED 60" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
11. CONNECT PROPOSED SEWER LINE TO EXISTING MAIN WITH NEW MANHOLE.
12. CONNECT PROPOSED 10" WATER LINE TO EXISTING WATER LINE.
13. PHASE I STORM WATER TO TEMPORARILY DISCHARGE INTO EXISTING NIBLEY BSF SECONDARY CANAL LATERAL AT CONTROLLED RATE.
14. EXISTING FIRE HYDRANT.
15. PROPOSED BLOW-OFF HYDRANT.
16. CAP PROPOSED 8" WATER LINE FOR FUTURE CONNECTION.
17. CAP PROPOSED 10" WATER LINE FOR FUTURE CONNECTION.
18. PROPOSED TEMPORARY TIECH.
19. PROPOSED STORM DRAIN PIPE OUTFALL PIPE.
20. TEMPORARY 1100 WEST SECONDARY ACCESS TO BE REMOVED AT LATER DATE WHEN ADDITIONAL EMERGENCY ACCESS POINT IS ADDED TO THE DEVELOPMENT.
21. PROPOSED CROSSWALK

LEGEND

- | | |
|---|----------------------------------|
|  | EXISTING WATER LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING STORM DRAIN LINE |
|  | EXISTING FENCELINE |
|  | EXISTING CONTOUR |
|  | EXISTING ASPHALT |
|  | EXISTING CONCRETE |
|  | EXISTING UTILITY POLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING DRAIN MANHOLE |
|  | EXISTING ELECTRICAL BOX |
|  | EXISTING COMMUNICATIONS BOX |
|  | EXISTING COMMUNICATIONS PEDESTAL |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | PROPOSED SANITARY SEWER MANHOLE |
|  | PROPOSED SEWER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED WATER METER |
|  | PROPOSED IRRIGATION LINE |
|  | PROPOSED STORM DRAIN LINE |
|  | PROPOSED FIRE HYDRANT |

— Runoff: Subbasin - Sub-02 (19-368 Pre Development 2020-09-23 2020-09-23 11:38:28)



civilsolutionsgroup inc.



NIBLEY MEADOWS SUBDIVISION PHASE 1

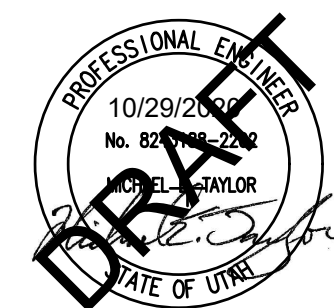
LOCATION: 1100 WEST 3200 SOUTH, NIBLEY, UTAH 84321

PROPERTY OF: 7 POINT ROYAL, LLC.

PREPARED FOR: WESTATES COMPANIES, LLC;

[illegible]

PROJECT #: 19-368
DRAWN BY: T. GLOVE
PROJECT MANAGER: M. TAYLO
ISSUED: 10/29/202



ENGINEERING PLAN

SHEET 2 OF 2