Nibley City
Joint City Council/Planning Commission Meeting
Thursday, August 4, 2022
455 W. 3200 S.
Nibley, UT

Joint City Council/Planning Commission Meeting

6:30 p.m. Call to Order and Roll Call
Approval of Agenda
Approval of Planning Commission Minutes

1. **Workshop:** Transfer of Development Rights Study and Ordinance

Regular Planning Commission Meeting

7:30 p.m. Call to Order and Roll Call

2. **Discussion and Consideration:** Recommendation for Ridgeline Park Phases 4 and A-D Final Plat, located near 3150 South 250 West (Applicant: Visionary Homes)
3. Staff Report and Action Items

Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. ***No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission****. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or via the Zoom meeting link provided at www.nibleycity.com .

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.

Nibley City Planning Commission Agenda Item Report

August 4, 2022

Agenda Item #1: TDR Study and Ordinance

Description

Workshop: Transfer of Development Rights Study and Ordinance

Department

City Planning

Recommendation

Discuss ongoing Study

Reviewed By

City Planner

Background

People + Place, LLC has been working with the City to Study and develop a Transfer of Development Rights Ordinance. The Transfer of Development Rights (TDR) Ordinance will provide a mechanism to preserve open space in appropriate areas and focus new population growth in areas with supportive infrastructure. Much of the Study has been completed to inform the development of this ordinance, including case study research, community and stakeholder engagement and a market/tipping point analysis. The consultant is now working with City Staff to craft an ordinance with appropriate transfer ratios and designate sending and receiving zones for the TDR ordinance.

The purpose of this workshop is to update the Planning Commission and City Council about the findings from the Study up to this point and get feedback about appropriate transfer ratios, densities, and sending/receiving zones for the TDR ordinance.

Agenda Item #2: Final Plat: Ridgeline Park Phases 4 & A-D

Description

Discussion and Consideration: Recommendation for Ridgeline Park Phases 4 and A-D Final Plat, located near 3150 South 250 West (Applicant: Visionary Homes)

Department

City Planning

Action Type

Administrative

Recommendation

Recommend approval of Ridgeline Park Phase 1 Final Plat with the following conditions:

1. The City Engineer provide final approval of the Construction Drawings and all supportive materials
2. The maintenance plan needs to be updated to include the following information:
    a. The stormwater basins and stormwater lines and facilities outside of the public right-of-way will be owned and maintained by the HOA in accordance with City, State, and Federal guidelines.
    b. Detail that parcel B will be maintained by the HOA unless the City completes additional improvements on this parcel after which the HOA will just be responsible for any landscape related maintenance, consistent with the note on the Plat.
    c. Specify that the HOA will be responsible for all landscape improvements within the ROW that is not in front of a single family detached home.
3. Easement dedications need to be signed and recorded in conjunction with Final Plat.

Reviewed By

City Planner, City Engineer, Public Works

19.48 Transfer of Development Rights

19.48.010 Definitions (suggest these go into your regular definitions chapter)

Conservation Easement: an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.

Deed of Severance: an instrument executed by a property owner and Nibley City by which theoretical developments rights are severed from a Sending Property. A Deed of Severance may be combined with a Conservation Easement. A Deed of Severance shall be in substantially the same form as shown in Exhibit___.

Deed of Transfer: by the owner of a theoretical development right transferring development rights from a sending area to a receiving property. A Deed of Transfer shall be in substantially the same form as shown in Exhibit___.

Determination of Eligibility: a process performed by the City Planner or designee that determines the number of transferrable development rights possible to be eligible for transfer from a Sending Property.

Development Rights: the right of the owner of a parcel of land, under land development regulations in Part 3 of this Title as of date ordinance becomes effective or upon annexation, whichever is later, to place that parcel and the structures thereon to a particular use or to develop that land and the structures thereon to a particular area, density, bulk, or height.

Receiving Area: an overlay zoning district established by Nibley City designated as an area in which purchased development rights may be used.

Receiving Property: a lot or parcel within a receiving area and within which development rights are increased pursuant to a transfer of development rights affixed to the property.

Sending Area: one or more areas identified by this ordinance and designated as an area from which development rights are authorized to be severed and transferred to a receiving area.

Sending Property: a lot or parcel within a sending area from which development rights are authorized to be severed.

Severance of Development Rights: the process by which development rights from a sending property are severed pursuant to this ordinance.

Transfer of Development Rights: the process by which development rights from a sending property are affixed to one or more receiving properties.

Transferable Development Rights (TDRs): all or that portion of development rights that are transferred or are transferable.

Transfer of Development Rights Certificate or TDR Certificate: a certificate issued by the Nibley City Planner or designee that indicates a number of Transferable Development Rights that have been authorized for a Sending Property, which may be transferred to a Receiving Property.

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19.48.020 Transfer of Development Rights Sending Overlay

This Overlay zone is intended to preserve areas in Nibley City that have an agricultural or natural open space use. This intent is accomplished through a voluntary program called Transfer of Development Rights (TDR). This TDR program creates new theoretical development rights and allows for the transfer of those development rights in accordance with provisions contained in this Overlay zone. These provisions are intended to shift development potential and/or rights to areas that are more appropriate for residential development.

1. The purposes of this Transfer of Development Rights Program, or TDR Program, include, but are not limited to:
    a. Protect and enhance private property rights by enabling the transfer of potential development rights.
    b. Maintain the rural heritage of Nibley City.
    c. Promote the public health, safety, and general welfare of Nibley City by establishing procedures, methods, and standards for the transfer of development rights.
    d. Establish a procedure enabling Nibley City and its landowners to voluntarily sever development rights from a sending property.
    e. Establish procedures for the formal transferring of development rights from a sending property, tracking those, and then to establish the use of those transferred development rights on a receiving property.
    f. Establish certain incentives for attaching development rights to receiving properties.
    g. Preserve open space, scenic views, agricultural, riparian and critical/sensitive lands.
    h. Protect lands, resources and structures of aesthetic, architectural, recreational, and historic significance.
    i. Assist in shaping the character and direction of the development of Nibley City.
2. Permitted Uses within Sending Areas after a Deed of Severance and conservation easement is recorded. Uses not listed are not allowed:
    a. Agricultural and horticultural uses, including raising crops wholesale nurseries and associated buildings that are specifically needed to support active, viable horticultural operations. Wholesale nurseries must obtain an operating permit and business license from the City and must comply with all fencing and maintenance requirements of this ordinance. Grazing of animals excluding swine, poultry, mink, and feedlots as per Chapter.
    b. Public rights of way and easements, including quasi-public utility easements
    c. Commercial horse riding, training and boarding stables.
    d. Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry
    e. One (1) single-family dwelling and one Accessory Dwelling Unit on parcels with 20 or more acres.
    f. Municipal facilities required for local service and/or recreation needs.
    g. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the conserved land.

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h. The creation and Transfer of Development Rights in accordance with this chapter
i. Restoration, maintenance, enhancement of native vegetation.
j. Publicly accessible recreational lands and facilities including trails, parks and natural lands.
k. Agritourism
l. Conservation of open land in its natural state, e.g., meadows, tree stands, wetlands, forestland.

3. Permitted uses with additional standards:
   a. Home Occupations as per the definition in 19.04
   b. Seasonal fruit, vegetable, tree, and hay retail sales in structures of less than 500 square feet when at least some of the products being sold are raised on the premises. Subject to having access, parking, and any utility needs approved by the City.

4. Sending Areas Identified.
   a. Sending areas are an overlay that covers agricultural lands and open spaces as shown on the Official Zoning Map of Nibley City. For agricultural parcels, sending areas shall be no smaller than ten (10) acres. For areas identified as sending areas along the Blacksmith Fork River, an undisturbed area at least 150' in depth from the high-water mark and at least 200' in length shall be eligible as a sending area or a trail easement at least 200' in length. Connecting parcels smaller than the minimum may be considered on a case by case basis.
   b. Where a property is partially contained within a Sending Area, only the portion of the property contained within the Sending Area may be used for the purposes of determining transferable development rights (TDRs).
   c. A Deed of Severance and a Conservation Easement shall be recorded on the sending property from which potential development rights were severed, and the property can only be used as outlined in this section. The conservation easement requires the formal commitment from a non-profit, Land Trust, or the City for long term management of the sending property.
   d. Any landowner within the Transfer of Development Rights Sending Overlay Zone may apply to have potential development rights calculated and created for their property based on formulas contained herein. The entire property shall be submitted at the time of application with the City.
   e. All areas within the Sending Overlay are eligible for a determination of potential development rights.

5. Determination of Transferable Development Rights.
   a. The City Planner shall establish and maintain a system for monitoring the determination, severance, ownership, assignment, and transfer of development rights.
   b. A Determination of Eligibility Application for determining the number of development rights available to be severed from a sending property shall be filed with the City.
   c. The following information shall accompany the application:
      i. A map that includes the following:
         1. The boundary of the subject property.
         2. A legal description including the acreage of the property.

Commented [JJ1]: Policy - not that Home Occs area a CUP in all zones - change to CU?

Commented [JJ2]: Policy - I don't clearly see this in the Land Use Chart

Commented [JJ3]: Policy - discuss a minimum effective size

Commented [JJ4R3]: Also, who determines the eligibility of a small connecting parcel

Commented [JJ5R3]: Policy - consider easement for just a trail

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3. Current zoning.

ii. Use of the property.

iii. Title policy or title documentation.

iv. Existing water rights needed to continue the current use on the property. Total water rights available to the property.

v. Applicable fees.

vi. Additional information required by Nibley City to determine the number of development rights being established.

1. The number of development rights shall be determined using the following formula, and rounded to the nearest whole number:

a. TDRs = A x B for agricultural property or TDR = A x OSA for open space properties

b. Where TDR means Transferrable Development Rights, A means the total area (acres) of the property, B means the allowable potential development rights on an agricultural property, OSA means the allowable potential development rights on an open space property.

c. For agricultural parcels the per acre potential development units to transfer shall be 3.

d. For open space parcels from the Blacksmith Fork area, the per acre potential development units to transfer shall be 4. If only a trail easement is offered, it shall be eligible for 1 credit.

6. Severance of Development Rights.

a. Any proposed severance of development rights may be initiated only upon application (Eligibility Application) to the City by the record owners of the sending properties. Once an Eligibility Application/determination is completed, a TDR Certificate shall be issued.

b. Nibley City may not require property owners to sever development rights as a condition of the development of any property.

c. A severance of development rights occurs after the owner of the sending property receives a signed TDR Certificate with the number of allotted TDRs from the City and records a Deed of Severance. The Deed of Severance must transfer development rights to one or more parties, which may include the grantor, and may, but is not required to, affix development rights to one or more receiving properties.

d. The Deed of Severance must be executed by the property owners of the development rights being severed, and by any lien holders of such property.

e. No Deed of Severance may be recorded under this ordinance unless the Deed of Severance contains a copy of the TDR Certificate signed by the City indicating the number of TDRs being severed.

f. The Deed of Severance must contain a Conservation Easement, both of which shall run with the land and must assure that the prohibitions against the use and development of the sending property will bind the landowner and every successor in interest to the landowner. Such conservation easements shall include a legally binding commitment letter from a non-profit, local Land Trust, or the City.

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g. The Deed of Severance and Conservation Easement shall be recorded in the office of the Cache County Recorder. Upon recordation of the Deed of Severance:

   i. The TDRs are severed from the sending property.

   ii. The conservation easement shall be in compliance with the permitted uses in the Transfer of Development Rights Sending Overlay.

h. The Deed of Severance shall be in a form substantially similar to the Deed of Severance attached as an exhibit to this ordinance and must otherwise comply with the requirements of this ordinance. Any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.

19.48.030 Transfer of Development Rights Receiving Overlay

These specific districts are intended to preserve the areas in Nibley to retain its rural heritage by designating areas that could receive density that is transferred from a Sending area.

This TDR program creates development rights and allows for the transfer of development rights in accordance with provisions contained in the Overlay. These provisions are intended to shift existing development potential or rights to areas that are more appropriate for residential development.

1. Permitted Uses in Receiving areas are limited to those uses which are permitted in the underlying zoning districts or as modified in 4 (k) below.
2. Permitted Uses that include written additional standards – such standards shall still apply.
3. Receiving Areas Identified.
   a. Receiving areas shall be designated on the official Zoning Map of Nibley City and shall function as overlay zones, such that all the provisions of the underlying zone shall apply, unless altered by the provisions of the overlay.
   b. Where a property is partially contained within a Receiving Area, only the portion of the property contained within the Receiving Area may be used for the purposes of applying transferable development rights (TDRs).
   c. The City Council may designate additional areas as a Receiving Area. The Zoning Map should be updated upon designation. For future receiving area designations, the Planning Commission and City Council, in accordance with City Code, shall consider the ability of the property, utilities, nearby roadway networks, transportation system capacities and options, and other land use characteristics to accommodate additional density on the property.
   d. A receiving property that brings TDR credits to their property may only use the development rights permitted in accordance with the existing zoning regulations applicable to the receiving property and as shown in the table below:

Base Zoning	Base Density	Receiving Density Allowable Increase
All “R” Zones, except Rural Estate zones	As per zone	Up to 50% Alternate “less” increase over the existing zone requirements
R-PUD	5 units	Up to 15 units per acre
Commercial mixed use buildings	As per existing zone	Up to 15 units per acre

Commented [JJ6]: Policy - suggesting a change in base density

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4. Properties designated as receiving areas and with proof of transferred development credits, as shown in City records, shall be vested in the density of the underlying zone plus the additional development credits up to the limits shown in “d” above. Transfer of Development Rights to Receiving Properties shall comply with the following:
    a. Any proposed transfer of development rights may be initiated only upon completing an Eligibility application by the owners of the sending properties, holders of a TDR Certificate or owners of the receiving properties.
    b. Nibley City may not require property owners to transfer or receive a transfer of development rights as a condition of the development of any property, however no increases in density beyond what the existing zone allows shall be given without proof of transferrable development credits from a sending property.
    c. An application for a determination of eligibility to determine the number of transferrable residential development rights available to be transferred and affixed to one or more receiving properties in compliance with this ordinance shall include:
        i. A completed determination of eligibility application and TDR Certificate from the sending property. Such applications shall be considered using the following criteria:

        Parcel size, community location

        Proximity to the trail system

        For farming or grazing parcels, the soil quality assessment/classification

        Commitment to farming by the owner or a lease for 10 years

        Conservation easement commitment by a non-profit

        Annexation status

        ii. A tax map, plat or site plan outlining the boundaries of the property for each lot, tract or parcel as described in the deed.
        iii. The existing zoning of the property.
        iv. A title policy or other title documentation for the receiving property including a legal description of the receiving property.
        v. A copy of a survey plat of the proposed receiving parcel prepared by a surveyor licensed in the State of Utah.
        vi. Water rights necessary to support the new project.
        vii. A statement of the number of residential development rights proposed to be transferred and affixed as residential development rights to one or more receiving properties, and calculations upon which the number is based.
        viii. All applicable fees.
        ix. A signed conservation easement agreement with a certified Land Trust or a non-profit or Nibley City
        x. Any additional information required by Nibley City, shown in the application, as necessary to determine the number of residential development rights that qualify for transfer.
    d. The City shall provide a written statement of the maximum number of TDRs available to be

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Commented [JJ8R7]: Or simply allow all that want to participate

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transferred and affixed to one or more receiving properties.

e. A transfer of development rights occurs when the owner of the development rights records a Deed of Transfer against the receiving property in the land records of Cache County.

f. The Deed of Transfer shall be executed by the sending area property owners of the development rights being transferred, and any lien holders of such property owners, and shall identify the development rights being severed, and the sending properties and/or the receiving properties, as applicable.

g. No Deed of Transfer may be recorded among the land records of Cache County unless the Deed of Transfer contains a copy of the signed TDR Certificate by the City Planner indicating the number of residential development rights being transferred and/or affixed to one or more receiving properties.

h. Upon recordation of the Deed of Transfer, the transferable development rights are conveyed to one or more parties and/or are affixed to one or more receiving properties stated in the Deed of Transfer.

i. The Deed of Transfer shall be in a form substantially similar to the Deed of Transfer attached as exhibit "C" to this ordinance and shall otherwise comply with the requirements of this ordinance and any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.

j. Any transfer of development rights to a receiving property pursuant to this ordinance only authorizes an increase in maximum residential density over the base density as per the table in "d" above.

k. The existing zoning district regulations maybe reduced/modified in terms of the following table:

Front yard	Side yard	Rear yard	Lot width	Open Space	Building Style in the R-PUD	Lot Sizes
For rear or side loaded units, a minimum 15' setback coupled with staggered setbacks every third SFD or every other building cluster. Front facing garage setback	To the minimum required by the IBC	20' to 25' in keeping with the front yard staggered setbacks. Alley loaded townhomes and garages may have a setback of 5'.	Existing required lot widths may be reduced by 30%	May be reduced by up to 20% over the existing require-ment	Townhouse, Cottage/Patio homes, "U" shaped small complex with up to 18 units facing a shared courtyard, Mansion Style Condo or apt.	R lot sizes may be reduced by 20% for projects that bring at least 20 TDR credits. For projects with 20-40 TDR credits a 30% lot size reduction is

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Commented [JJ10]: Ditto

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shall be 20'.						allowed. For project with over 40 units a 40% lot size reduction is allowed.

5. Projects with bonified TDR credits, shall, when the application meets all City standards, be approved after appropriate administrative processing for a subdivision, PUD, or conditional use.

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When Recorded, return to:
Nibley City
Attn: City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No(s). _____

Deed of Severance and Conservation Easement

This Deed of Severance and Conservation Easement ("Deed") is made this _____, 20__, by and between _____("Grantor") and Nibley City, a Utah municipal corporation ("Holder").

RECITALS

WHEREAS Grantor is the sole owner in fee simple of certain real property, which is more particularly described in Exhibit A, attached hereto and incorporated by this reference ("Property");

WHEREAS Grantor desires to sever the development rights from the Property, which rights may be transferred to other receiving property within Nibley City pursuant to Chapter 19.48 of the Nibley Municipal Code TDR Program;

WHEREAS Grantor desires to convey and dedicate a conservation easement created pursuant to Utah Code Ann. §57-18-1 *et. seq.* on the Property to Holder; and

WHEREAS Holder desires to accept the dedication of conservation easement to further the stated goals of the TDR Program;

NOW, THEREFORE, Grantor and Holder, for and in consideration of the foregoing do hereby agree as follows:

Severance of Transferable Development Rights

The development rights associated with the Property are hereby severed and converted to Transferable Development Rights (TDRs). The TDRs severed from the Property are eligible to transfer to other places within Nibley City consistent with the TDR Program and are evidenced by that certain Certificate of Transferable Development Rights No. _____. Further development of the Property is prohibited except as in accordance with the TDR Program.

Conservation Easement

In consideration of the TDRs granted and the severance of the development rights from the Property, Grantor does hereby grant and convey, pursuant to and in accordance with Utah Code Ann. § 57-18-1 *et. seq.*, in perpetuity, to Holder, its assigns and successors in interest, a conservation easement in said real property of the Grantor of the nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon said real property of the Grantor, which estate, interest, easement and servitude will result from the covenants and restrictions set out below and hereby imposed upon the use of said property of said Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors and assigns, with Holder and its assigns to do and refrain from doing, severally and collectively, upon the Grantor's said property, the various acts hereinafter mentioned. Grantor commits by this easement to _____ use for a period of at least ten years via a lease or continued ownership.

Commented [JJ11]: Policy - new suggestion

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The restrictions hereby imposed upon the use of said property of the Grantor, and the acts which said Grantor so covenants to do and refrain from doing upon its said property in connection therewith are and shall be as follows:

1. The easement property herein described shall be kept in a manner consistent with the TDR Program.
2. Except as allowed by the TDR Program, there shall be on or in the easement property no fillings, excavating, removal of topsoil, sand, gravel, rock, minerals, or other materials nor any building of roads or change in the topography of the land in any manner, other than that caused by the forces of nature, or as reserved hereafter.
3. Herbicides and pesticides can be sprayed, when it is necessary for the raising of crops. Fencing will be allowed where necessary for farming operations or confining livestock.
4. No power lines with voltage in excess of 12kV m ay be erected, nor any interest in the easement property shall be granted for this purpose. The Grantor reserves the right and easement on the real property to maintain and repair existing telephone, electric, water wells, or other utility lines or mains needed to provide for the needs of the Grantor, its successors or assigns. The area needed to repair said facility shall be the minimum necessary to accomplish the task as agreed upon in writing by the Grantor and Grantee. Upon completion, the area shall be restored to its previous state or as near as practical.
5. The land shall at all times be kept free of garbage, trash, and inoperable machinery; and no other unsightly material shall be allowed to accumulate or be stored thereon.
6. Each and every other activity or construction which might reasonably endanger the natural, agricultural, or scenic state of the easement property is forbidden.
7. Nibley City reserves the right to periodically inspect said property for violations of the easement property, and if upon sixty (60) days advance written notice the Grantor has not eliminated said violations, Nibley City may remove or eliminate, at the expense of the landowner, any violation by Grantor of the easement. A Nibley City authorized representative may enter upon said lands for the purpose of inspection. Said easement is not a public easement.
8. Nibley City reserves the right to post or clearly mark the boundaries of said easement.

The conservation easement granted hereunder and the covenants heretofore made are subject to the following rights of the Grantor which are expressly reserved hereunder.

1. Except as expressly limited herein, the Grantor reserves for itself, its heirs, successors and assigns, all rights as owner of the easement property, including the right to use the easement property for all ownership purposes not inconsistent with this easement or the TDR Program, including agricultural uses or other uses allow ed by the TDR Program.
2. The right to build structures for agricultural use and occupancy subject to following applicable rules of the TDR Program, building codes, and setback regulations.
3. The lands of the Grantor, herein above referred to and to which the provisions of this instrument apply, are situated in Nibley City, Cache County of Utah, the State of Utah, and are more particularly described as follows:
    a. See Attached "Exhibit A: Property Description".

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TO HAVE AND TO HOLD unto Nibley City and its assigns forever. The covenants agreed to and the restrictions imposed, as aforesaid, shall be binding upon the grantor, its heirs, successors, and assigns, and each of them, and shall constitute a servitude upon the above described land.

IN WITNESS WHEREOF, the Grantor has hereunto set hand on the day and year first above written, Signed and acknowledged in the presence of the notary public below:

_____
Printed Name of Grantor

_____ _____
Signature of Grantor Date

CACHE COUNTY, STATE OF UTAH

Before me, a notary public in and/or said county and state, personally appeared the above-named Grantor, who acknowledged that he/she did sign the forgoing instrument and that the same is his/her free act and deed whereof I hereunto set my hand and official seal this day _____, _____.

_____
Notary Public

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EXHIBIT A: PROPERTY DESCRIPTION

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EXHIBIT B: TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE

Certificate of Transferable Development Rights

TDR Certificate Number: #

This document certifies that:

1. Owners of real property located in Nibley, Utah, have filed a Determination of Eligibility Application with the Nibley City Community Development Department to determine whether the property is eligible for the creation of Transferable Development Rights.
2. The Nibley City Planner has determined that the property is eligible for the creation of Transferable Development Rights in accordance with Chapter 19.48 of the Nibley City Municipal Code.
3. The Nibley City Planner has determined the number of Transferable Development Rights that the property is eligible for in accordance with Chapter 19.48 of the Nibley City Municipal Code.
4. The owners of the property have signed a Deed of Severance and a Conservation Easement or trail easement has been established with _____.
5. This Certificate represents the creation of Transferable Development Rights that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Code upon the lawful and proper recordation of the Deed of Severance and Conservation Easement.
6. The following number of Transferable Development Rights are created and severed from the property identified by the Parcel ID Number below and further described by the attached legal description.
7. The Transferable Development Rights represented by this Certificate are eligible to be transferred to Receiving Areas in Nibley City in accordance with Chapter 19.48 of the Nibley Municipal Code.

Transferable Development Rights granted: _____

Property from which Transferable Development Rights originated (Cache County Parcel ID Number):
_____

_____ _____
Signature of City Planner Date

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EXHIBIT C: DEED OF TRANSFER

Deed of Transfer

When Recorded, return to:
Nibley City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No.: _____

Deed of Transfer Number: _____

Name(s) of Owners: _____

This document certifies that:

1. Owners are the holders of a Certificate of Transferable Development Rights (TDR Certificate) No. _____, which evidences transferable development rights (TDRs) eligible for transfer to a receiving property consistent with Nibley City pursuant to Chapter 19.48 of the Nibley City Municipal Code.
2. Owners have filed a Determination of Eligibility Application with the Nibley City Com m unity Development Department to determine whether the TDRs are eligible to be transferred to receiving property within Nibley City.
3. The Nibley City Planner has determined, in accordance with Chapter 19.48 of the Nibley City Municipal Code, that _(number) TDRs are eligible to be transferred to property
4. located at _____, County Parcel No(s). _____ (Receiving Property).
5. This Certificate represents the transfer of TDRs that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Cod e upon the lawful and proper recordation of this Deed of Transfer.
6. Up on recordation of this Deed of Transfer, the TDRs associated with TDR Certificate No. _____shall be extinguished. Holder of the TDR Certificate shall surrender the TDR Certificate before this Deed of Transfer is issued.

Transferable Development Rights: _____

Cache County Parcel ID Number: _____

_____ _____
Signature of City Planner Date

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Legal Description:

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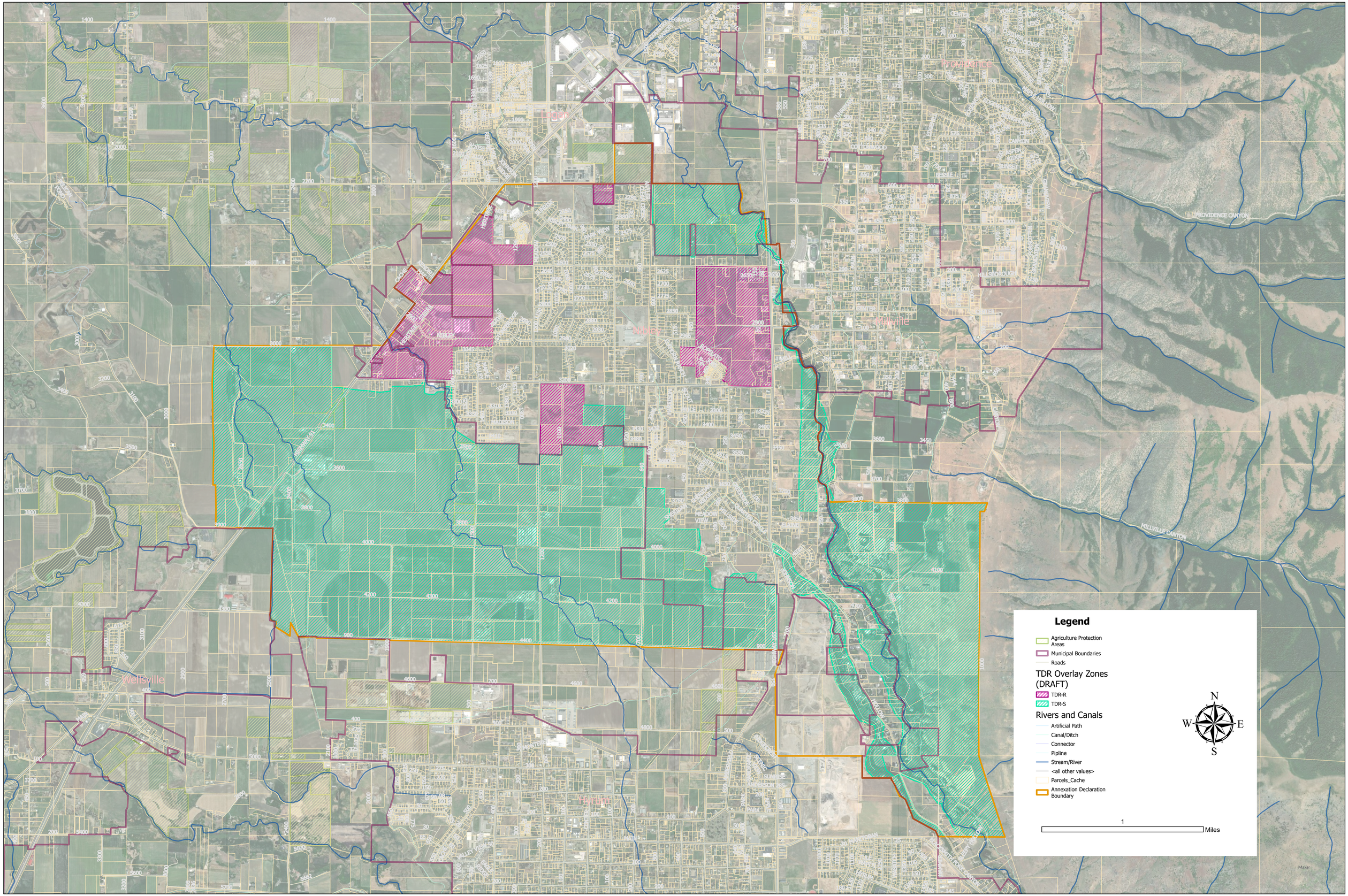

Legend
Agriculture Protection Areas
Municipal Boundaries
Roads
TDR Overlay Zones (DRAFT)
TDR-R
TDR-S
Rivers and Canals
Artificial Path
Canal/Ditch
Connector
Pipline
Stream/River
<all other values>
Parcels_Cache
Annexation Declaration Boundary
1
Miles
N
W
E
S
Logan
Providence
Millville
Wellsville
PROVIDENCE CANYON
MILLVILLE CANYON
Maxar

Background

Visionary Homes has submitted an application and supporting materials for Ridgeline Park Phase 4 and A-D Final Plat. Ridgeline Park East received preliminary plat approval on February 10, 2022. Phase 4, built on 11.81 acres includes 34 townhomes, 2.81 acres of common open area, which includes the 1.54 acre area to be occupied by the Club House and Pool and a 1.14 acre wetland mitigation area. Phase A includes a 10-unit condominium building on 0.51 acres with 13,106 sq. ft. of common area. Phase B includes a 10-unit condominium building on 0.47 acres with 11,618 sq. ft. of common area. Phase C includes a 10-unit condominium building on 0.44 acres with 10,174 sq. ft. of common area. Phase D includes a 10-unit condominium building on 0.43 acres with 9,903 sq. ft. of common area. Each condominium building will be three stories tall, with 2 units and all garages on ground level, and 4 units on both the 2nd and 3rd levels.

The Final Plat for these phases does not deviate from the Preliminary Plat with the exception of the plat phasing. The applicant has submitted separate plats for each of the condominium buildings (phases A-D) that were noted on the phasing plan as a portion of Phase 4. The applicant has indicated that this is proposed due to financing requirements. However, as they are proposing all public improvements as part of phase 4 and are applying for the same area with this application, Staff does not consider this to be a significant deviation.

Zoning and Space Requirements

Staff finds that each plat meets the zoning requirements for the total number of lots, lot sizes, unit type ratio and the proportion of proposed open space as shown on the approved preliminary plat. Each of the townhome and condo buildings meet the setback requirements of NCC 19.32.060(C).

Streets

The Developer shows the proper dedication for the roadways with an appropriate level of connectivity. The proposed cross section design of each roadway is in accordance with the Transportation Master Plan and Nibley City Design Standards and consistent with the approved preliminary plat. 250 West will be designed as a TS-8 with space for on-street parking, 2 shared 12’ traffic lanes, a 5.5’ park strip and a 5’ sidewalk, 3200 S will be widened along the length of the project, with a turn lane and continuance of the existing bike lane. The remaining local loop street will be designed as a TS-13 with 29’ of asphalt, 7’ park strip, and 5’ sidewalk. All public streets will include curb and gutter. The 24’ private drives, which provide driveway access to some of the units, include 23’ of asphalt with a ribbon or a Type “H” curb and gutter. For the units that have driveway access, trails or a public street provide primary pedestrian access in accordance with NCC 19.32.080(B). A roundabout is proposed at 3150 S & 250 W. The City Engineer has reviewed the design for conformance with our Design Standards.

The applicant will provide temporary turnarounds with dedicated easements for all stub streets in this phase.

Utility Lines and Easements

The applicant has provided the proper public utility easements and utility connections on the plat according to the review of the City Engineer and Public Works Director. The City Engineer has reviewed the design of the each utility system in detail to verify that each system meets City Standards.

Construction Drawings

Staff has reviewed the construction drawings and the City Engineer has determined that the drawings are sufficiently compliant with Nibley City Code and Design Standards to recommend approval of the plat. At the time of this writing, there are a few outstanding items that need to be resolved prior to final approval of the construction drawings. A summary of these outstanding comments includes the following:

- There are some adjustments to slopes, contours and grading needed.
- Need to add some warning signage for roundabout.
- Some added details needed for meter plan.

It is recommended that the final plat is approved conditional upon the final approval of construction drawings, resolving all engineer's comments.

Geotechnical Report

The applicant has provided a Geotechnical Investigation and determined that the site is suitable for the proposed construction based upon the soil and seismic conditions. This report has been reviewed by the City Engineer.

Architectural Design

NCC 19.32.080(A) provides architectural design standards for townhomes with an R-PUD. The applicant submitted renderings in conjunction with the R-PUD approval and a description of building materials. The applicant has submitted updated elevation drawings for the condo buildings in conjunction with this Final Plat Application. The updated design of the buildings includes stucco, masonry, and hardboard paneling/lap siding. Staff has determined that the updated design meets the architectural design standards in relation to required building materials. The townhomes will be built of a combination of hardboard lap, hardboard shakes, hardboard bat & board, stone and brick. The proposed design pf both the townhomes and condos also features vertical and horizontal variation, as required.

Landscaping, Open Space Amenities and Maintenance

The developer has submitted a Street Tree and Landscaping Plan for Phase 4 and A-D which complies with NCC 19.32.080 (B)(2)&(6), NCC 21.12.170, and Nibley City's Tree Care Plan. Street trees are proposed to be spaced every 50 feet, except where utility conflicts exist. Landscaped areas include the proper amount trees and shrubs to meet site design requirements.

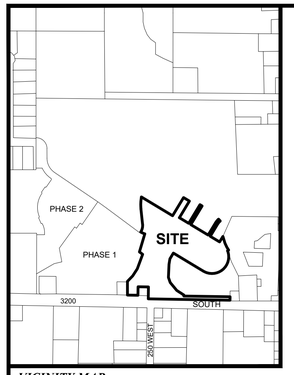
This phase of development includes the following open space amenities: A playground, a Pool/Hot Tub, and Club House, accordance with the approved preliminary plat. The applicant previously provided cost estimates all amenities in the development, including this phase. Based upon cost estimates provided, Staff has determined that the value of these amenities is proportional to the number of units in the development as provided in NCC 19.32.050(A)(3).

A Final Maintenance Plan for landscaping and amenities has been provided which complies with NCC 19.32.050(B)(4). The Common Area located within Ridgeline Park will be owned by the Ridgeline Park Homeowners Association. All maintenance will be the responsibility of this entity directly, or its assigns as directed by Board and Officers of the HOA. The applicant has also provided estimated staffing, insurance and associated costs of the maintenance for the entire development, including this phase.

The only open space that will not be dedicated to the HOA is a 673 sq. ft parcel that will be dedicated to the City and may be used at a future date as a roadway connection to 3125 S to the adjacent parcel. This section of Open Space will be maintained by the HOA, until such time as other improvements are made. This is noted on the Plat, but the maintenance plan needs to be updated to be consistent with the Plat.

In addition, the maintenance plan needs to specify that the stormwater basins and stormwater lines and facilities outside of the public right-of-way will be owned and maintained by the HOA in accordance with City, State, and Federal guidelines and that the HOA will be responsible for all landscape improvements within the ROW that is not in front of a single family detached home.

FINAL PLAT
OF
RIDGELINE PARK SUBDIVISION
PHASE 4
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

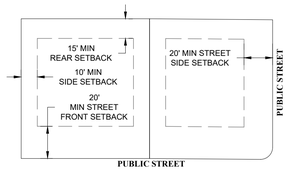


VICINITY MAP

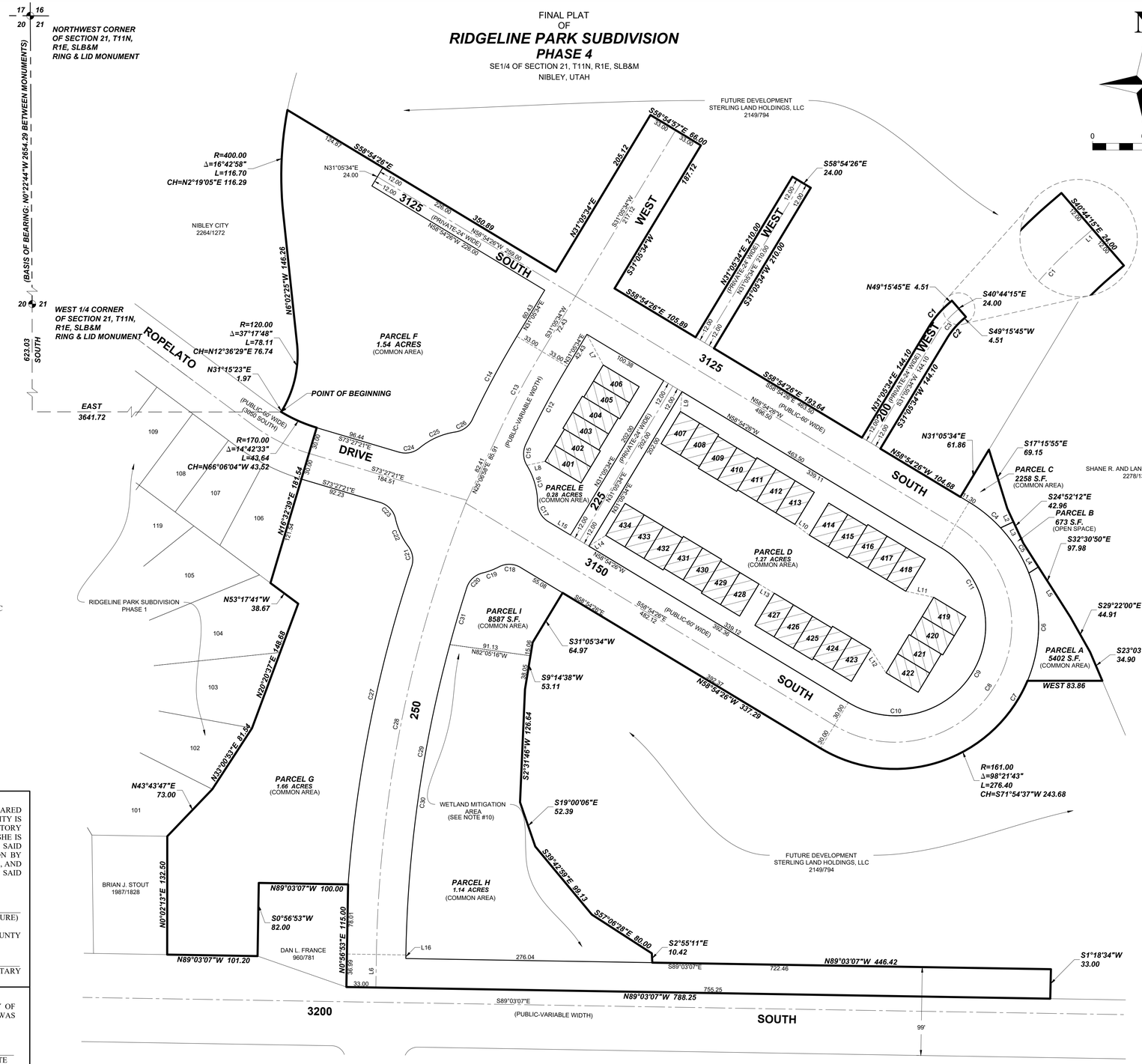
LEGEND

PRIVATE OWNERSHIP

COMMON AREA
(EXCLUDES RESIDENTIAL LOTS
401-434, PUBLIC ROW, AND PARCEL B)



TOWNHOME SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS



N

0 60' 120'

ENGINEER & SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS P. CARLISLE, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

DATE OF PREPARATION
MARCH 9, 2022

OWNER(S)/SUBDIVIDER
VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY DATE

ENGINEER'S APPROVAL
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.

CITY ENGINEER DATE

CORPORATE ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR DATE

civilsolutionsgroup 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

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 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 ALSO 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.

DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Ropelato Drive as defined and described as part of RIDGELINE PARK Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located South 623.03 feet and East 3,641.72 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence along the easterly line of that Real Property described in Deed Book 2264 Page 1272 of the Official Records of Cache County the following 4 (four) courses and distances: N31°15'23"E 1.97 feet; thence along the arc of a 120.00 foot radius curve to the left 78.11 feet through a central angle of 37°17'48" (chord: N12°36'29"E 76.74 feet); thence N6°02'25"W 146.26 feet; thence along the arc of a 400.00 foot radius curve to the right 116.70 feet through a central angle of 16°42'58" (chord: N2°19'05"E 116.29 feet); thence S58°54'26"E 350.89 feet; thence N31°05'34"E 205.12 feet; thence S58°54'57"E 66.00 feet; thence S31°05'34"W 187.12 feet; thence S58°54'26"E 105.89 feet; thence N31°05'34"E 210.00 feet; thence S58°54'26"E 24.00 feet; thence S31°05'34"W 210.00 feet; thence S58°54'26"E 193.63 feet; thence N31°05'34"E 144.10 feet; thence along the arc of a 112.00 foot radius curve to the right 35.52 feet through a central angle of 18°10'11" (chord: N40°10'40"E 35.37 feet); thence N49°15'45"E 4.51 feet; thence S40°44'15"E 24.00 feet; thence S49°15'45"W 4.51 feet; thence along the arc of an 88.00 foot radius curve to the left 27.91 feet through a central angle of 18°10'11" (chord: S40°10'40"W 27.79 feet); thence S31°05'34"W 144.10 feet; thence S58°54'26"E 104.67 feet; thence N31°05'34"E 61.86 feet to an Allen rebar & cap (found); thence S17°15'55"E along a fence line 69.15 feet to an Allen rebar & cap (found); thence S24°52'12"E along a fence line 42.96 feet to a rebar (found); thence S32°30'50"E along a fence line 97.98 feet to a rebar (found); thence S29°22'00"E along a fence line 44.91 feet; thence S23°03'00"E along a fence line 34.90 feet; thence West 83.86 feet; thence Southwesterly along the arc of a 161.00 foot radius non-tangent curve (radius bears: N67°16'13"W) to the right 276.40 feet through a central angle of 98°21'43" (chord: S71°54'37"W 243.68 feet); thence N58°54'26"W 337.29 feet; thence S31°05'34"W 64.97 feet; thence S9°14'38"W 53.11 feet; thence S2°31'46"W 126.64 feet; thence S19°00'06"E 52.39 feet; thence S39°42'59"E 99.13 feet; thence S57°06'28"E 80.00 feet; thence S2°55'11"E 10.42 feet; thence S1°18'34"W 33.00 feet to the northerly line of 3200 South Street; thence N89°03'07"W (deed: N89°02'W) 788.25 feet to the southeast corner of that Real Property described in Deed Book 960 Page 781 of the Official Records of Cache County; thence along said deed the following 3 (three) courses and distances: N0°56'53"E (deed: N0°58'E) 115.00 feet; thence N89°03'07"W (deed: N89°02'W) 100.00 feet; thence S0°56'53"W (deed: S0°58'W) 82.00 feet; thence N89°03'07"W (deed: N89°02'W) 101.20 feet to a rebar (found) at the southeast corner of that Real Property described in Deed Book 1987 Page 1828 of the Official Records of Cache County; thence N0°02'13"E (deed: N0°03'20"E) along said deed 132.50 feet to the southeast corner of Lot 101, Phase 1, RIDGELINE PARK Subdivision; thence along said Plat the following 6 (six) courses and distances: N43°43'47"E 73.00 feet; thence N33°00'53"E 81.54 feet; thence N20°20'37"E 148.68 feet; thence N53°17'41"W 38.67 feet; thence N16°32'39"E 181.54 feet; thence Northwesterly along the arc of a 170.00 foot radius non-tangent curve (radius bears: N16°32'39"E) to the right 43.64 feet through a central angle of 14°42'33" (chord: N66°06'04"W 43.52 feet) to the point of beginning.

Contains: 11.81+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

RIDGELINE PARK SUBDIVISION
PHASE 4

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC

BY: _____(PRINTED NAME)

ITS: _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR DATE

NIBLEY CITY RECORDER DATE

SHEET 1 OF 2

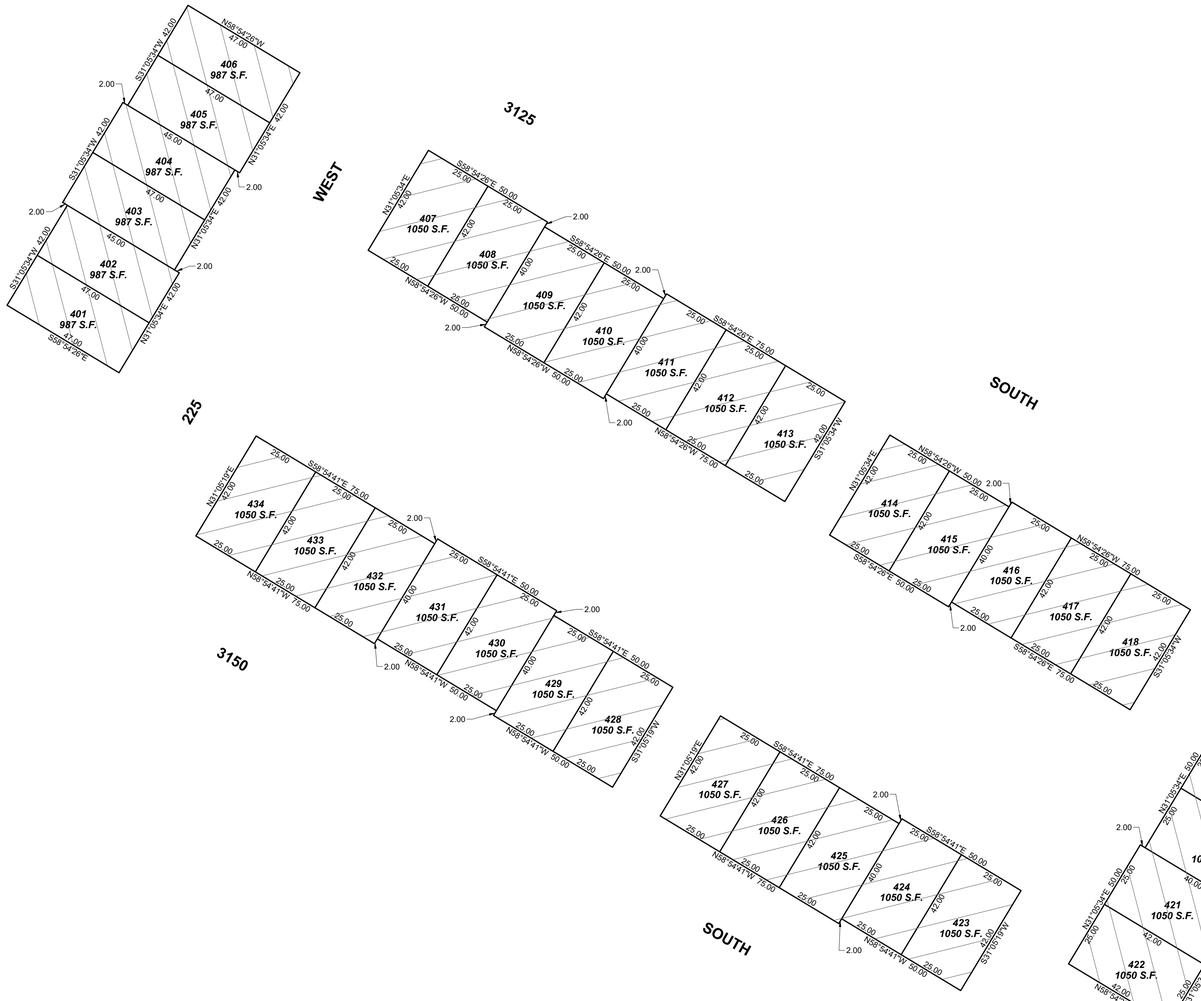
FINAL PLAT
OF
RIDGELINE PARK SUBDIVISION
PHASE 4
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER

FINAL PLAT
OF
RIDGELINE PARK SUBDIVISION
PHASE 4
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



ADDRESS TABLE			
LOT #	ADDRESS	LOT #	ADDRESS
401	3147 S 250 W	418	186 W 3125 S
402	3143 S 250 W	419	179 W 3150 S
403	3141 S 250 W	420	181 W 3150 S
404	3137 S 250 W	421	183 W 3150 S
405	3131 S 250 W	422	185 W 3150 S
406	3127 S 250 W	423	187 W 3150 S
407	222 W 3125 S	424	191 W 3150 S
408	220 W 3125 S	425	195 W 3150 S
409	218 W 3125 S	426	197 W 3150 S
410	214 W 3125 S	427	199 W 3150 S
411	210 W 3125 S	428	201 W 3150 S
412	206 W 3125 S	429	203 W 3150 S
413	202 W 3125 S	430	207 W 3150 S
414	198 W 3125 S	431	211 W 3150 S
415	194 W 3125 S	432	215 W 3150 S
416	190 W 3125 S	433	217 W 3150 S
417	188 W 3125 S	434	221 W 3150 S

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. PARCELS A AND C-I ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCELS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
7. PARCEL B IS AN OPEN SPACE PARCEL HEREBY DEDICATED TO NIBLEY CITY AND WILL BE MAINTAINED BY THE PROJECT HOA, UNTIL SUCH TIME AS THE CITY CAUSES ADDITIONAL IMPROVEMENTS TO BE CONSTRUCTED UPON SAID PARCEL. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCELS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
8. STORM WATER SYSTEMS LOCATED WITHIN OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY PROJECT HOA.
9. WETLAND MITIGATION AREA IS SUBJECT TO A DEED RESTRICTION ACCORDING TO THE OFFICIAL RECORD THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER.
   BOOK: _____ PAGE: _____
10. WETLAND AREA AQUATIC RESOURCE DELINEATION WAS PERFORMED BY COLEMAN KLINE, ENVIRONMENTAL PROFESSIONAL, OF CIVIL SOLUTIONS GROUP. APPROVAL OF DELINEATION AND NATIONWIDE PERMIT #14 APPROVED BY U.S. ARMY CORP OF ENGINEERS ON AUGUST 3, 2021 (SPK-2021-00107).

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	***112.00***	***18°10'11"***	***35.52***	***N40°10'40"E 35.37***
C2	***88.00***	***18°10'11"***	***27.91***	***S40°10'40"W 27.79***
C3	100.00	18°10'11"	31.71	S40°10'40"W 31.58
C4	161.00	16°14'52"	45.66	N50°47'00"W 45.50
C5	161.00	21°22'57"	60.08	S31°58'05"E 59.74
C6	161.00	44°00'21"	123.66	S0°43'35"W 120.64
C7	161.00	179°59'04"	505.75	N31°05'56"E 322.00
C8	131.00	179°59'52"	411.54	N31°05'31"E 262.00
C8	101.00	59°20'45"	104.62	S31°34'14"W 100.00
C9	101.00	180°55'37"	318.95	S31°05'30"W 202.00
C10	101.00	60°18'43"	106.32	S88°36'03"E 101.48
C11	101.00	61°16'10"	108.01	N28°44'14"W 102.94
C12	967.00	5°51'31"	98.88	N28°09'49"E 98.83
C13	1000.00	5°58'37"	104.32	N28°06'15"E 104.27
C14	1033.00	5°52'17"	105.86	N28°09'25"E 105.81
C15	24.50	56°54'47"	24.34	N3°13'20"W 23.35
C16	80.50	31°30'15"	44.26	N15°55'36"W 43.71
C17	24.50	57°53'11"	24.75	N29°06'44"W 23.71
C18	24.50	58°43'47"	25.11	S88°16'19"E 24.03
C19	80.50	14°06'06"	19.81	N69°24'50"E 19.76
C20	24.50	58°35'08"	25.05	N47°10'19"E 23.97
C21	24.50	55°06'36"	23.57	S9°32'20"E 22.67
C22	80.50	24°33'03"	34.49	S24°48'44"E 34.23
C23	24.50	60°54'58"	26.05	S43°00'00"E 24.84
C24	24.50	56°29'47"	24.16	N78°17'45"E 23.19
C25	80.50	31°51'57"	44.77	N65°58'44"E 44.20
C26	24.50	56°41'30"	24.24	N53°34'02"E 23.26
C27	1484.00	14°03'27"	364.10	S11°18'29"W 363.19
C28	1450.00	20°28'24"	518.12	N11°11'05"E 515.37
C29	1417.00	16°55'47"	418.69	S9°24'48"W 417.17
C30	1417.00	14°14'08"	352.06	S8°03'58"W 351.16
C31	1417.00	2°41'41"	66.64	N16°31'52"E 66.64

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S49°15'45"W	4.51
L2	S24°52'06"E	16.38
L3	N24°52'16"W	26.58
L4	N32°30'50"W	31.27
L5	N32°30'50"W	66.71
L6	N0°56'53"E	36.99
L7	N27°58'54"W	38.92
L8	S77°32'45"W	20.93
L9	N4°31'40"E	22.36
L10	S53°11'48"E	20.10
L11	S77°39'08"E	31.95
L12	N32°57'27"W	31.42
L13	N58°54'41"W	20.00
L14	S57°40'34"W	22.36
L15	N58°54'26"W	29.24
L16	S0°56'53"W	4.00

LEGEND

COMMON AREA

PRIVATE OWNERSHIP

civilsolutionsgroup 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

FINAL PLAT
OF
RIDGELINE PARK SUBDIVSION
PHASE 4
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

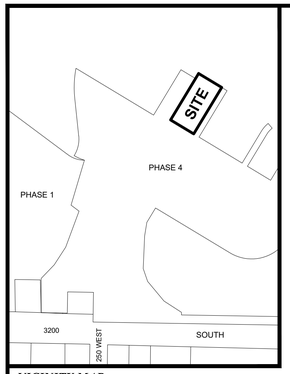
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE A

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



VICINITY MAP

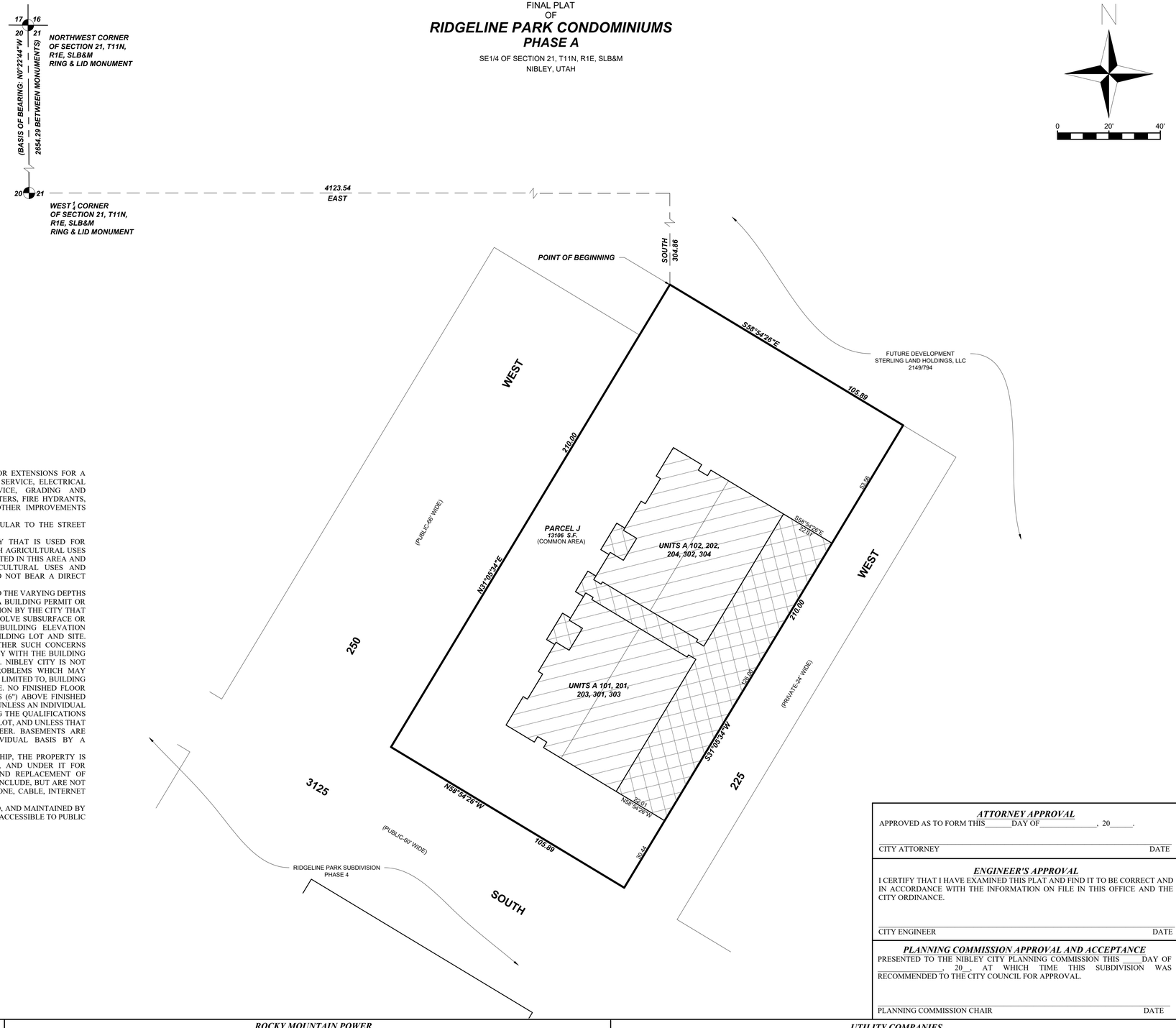
LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

DATE OF PREPARATION
MARCH 23, 2022

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL J IS AN COMMON AREA PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS A, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,123.54 feet and South 304.86 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S58°54'26"E 105.89 feet; thence S31°05'34"W 210.00 feet; thence N58°54'26"W 105.89 feet; thence N31°05'34"E 210.00 feet to the point of beginning.

Contains: 0.51+/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

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

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

ENGINEER'S APPROVAL

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.

CITY ENGINEER — DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20___ AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

civilsolutionsgroup 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

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SHEET 1 OF 2

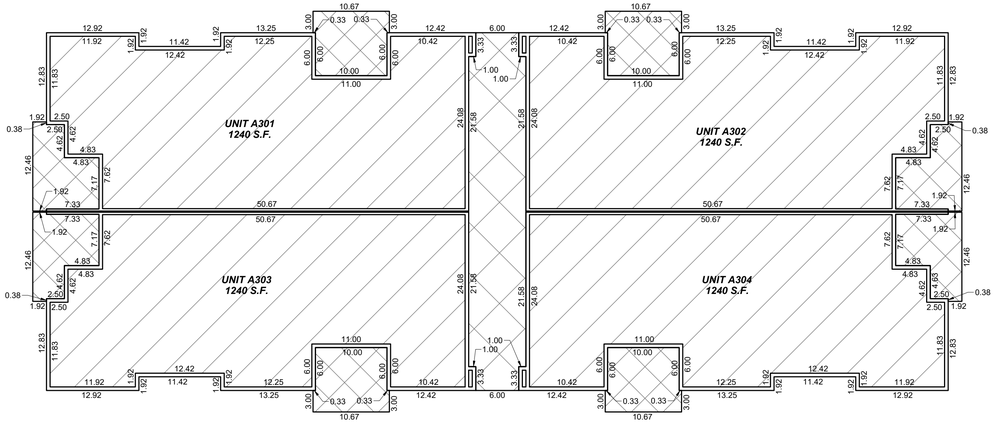
FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE A

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

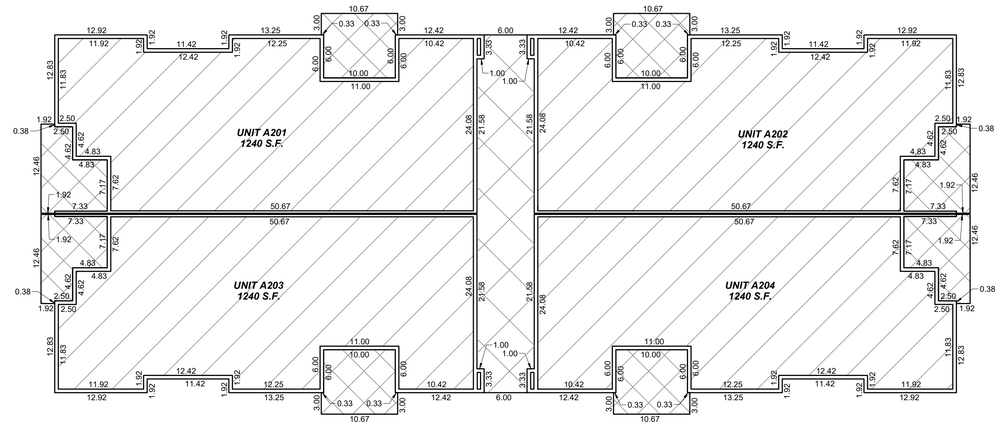
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

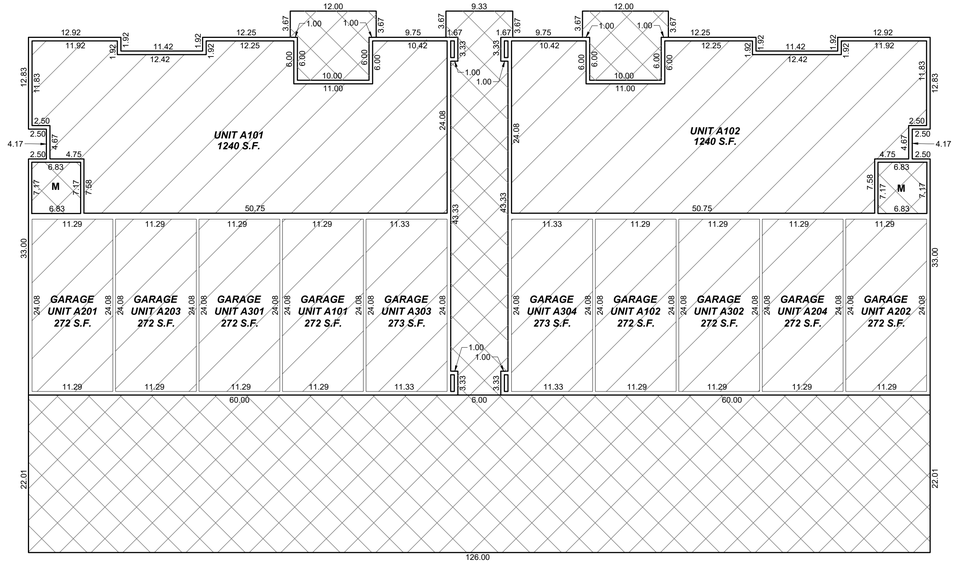
$_____ _____
FEE — CACHE COUNTY RECORDER



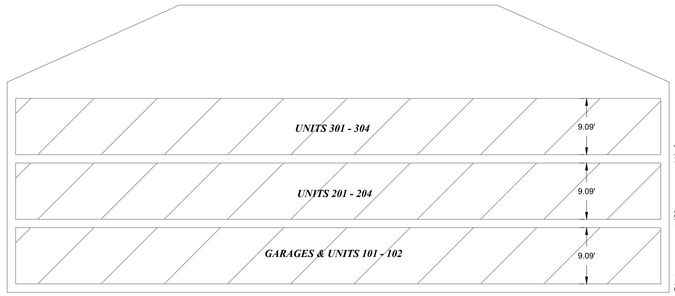
BUILDING A - 3rd FLOOR



BUILDING A - 2nd FLOOR



BUILDING A - 1st FLOOR



THIRD LEVEL FLOOR
21.40

SECOND LEVEL FLOOR
10.70

MAIN LEVEL FLOOR
0.0

BUILDING ELEVATION
NTS

civilsolutionsgroup 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

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

FINAL PLAT
OF

RIDGELINE PARK CONDOMINIUMS PHASE A

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

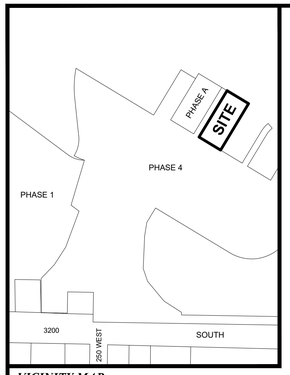
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

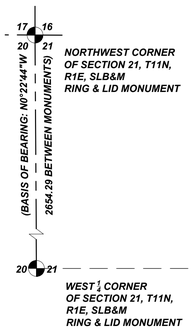
$ _____ _____
FEE CACHE COUNTY RECORDER

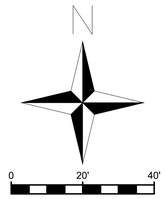
FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE B

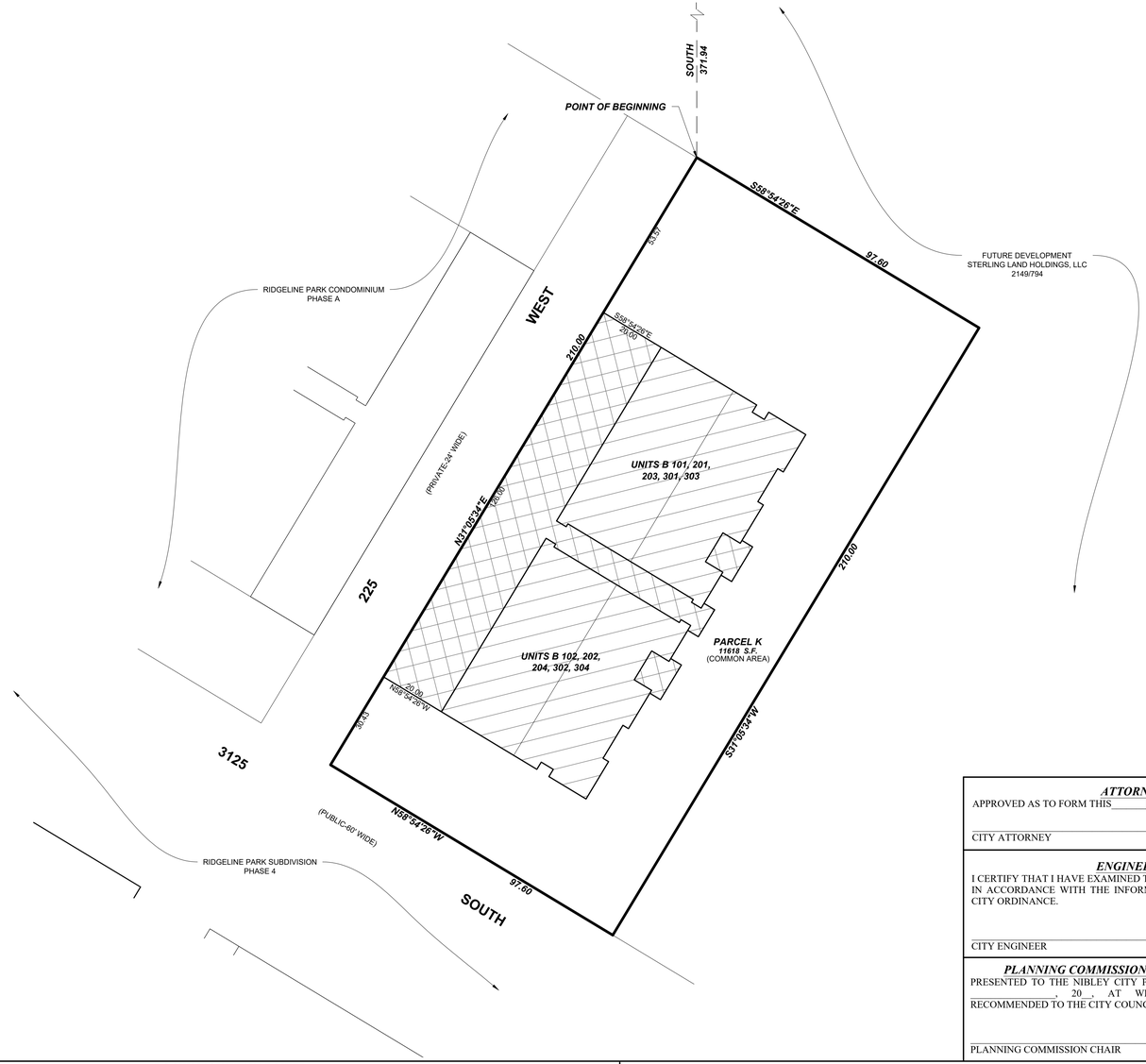
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



VICINITY MAP







LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

DATE OF PREPARATION

MARCH 23, 2022

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL K IS AN COMMON AREA PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS B, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,234.77 feet and South 371.94 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S58°54'26"E 97.60 feet; thence S31°05'34"W 210.00 feet; thence N58°54'26"W 97.60 feet; thence N31°05'34"E 210.00 feet to the point of beginning.

Contains: 0.47+/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

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

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____ PRINTED FULL NAME OF NOTARY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

ENGINEER'S APPROVAL

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.

CITY ENGINEER — DATE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

SHEET 1 OF 2

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE B

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — CACHE COUNTY RECORDER

civilsolutionsgroup 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

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

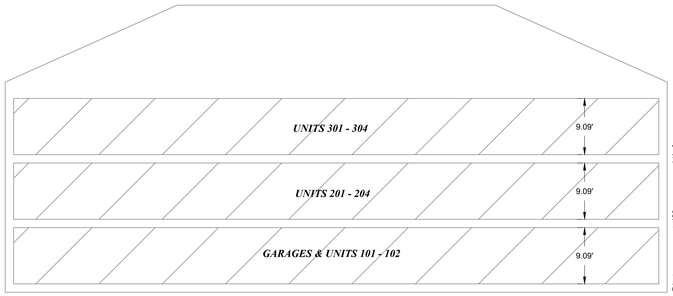
UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

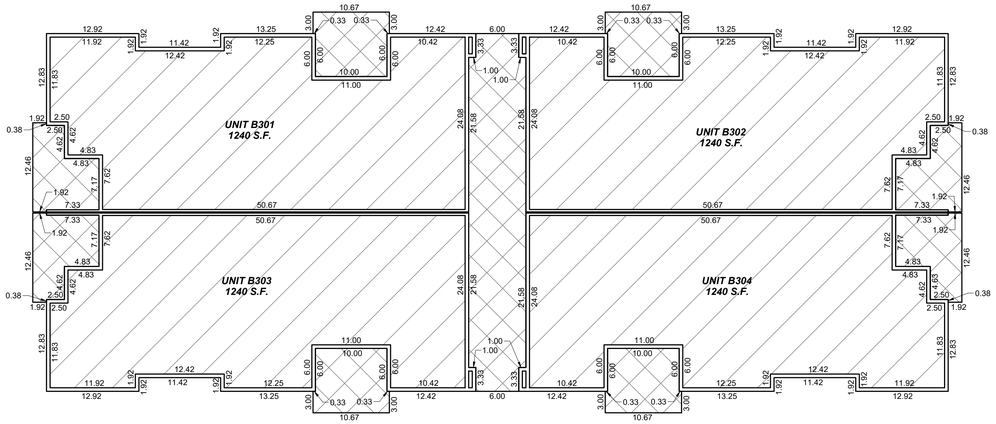
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

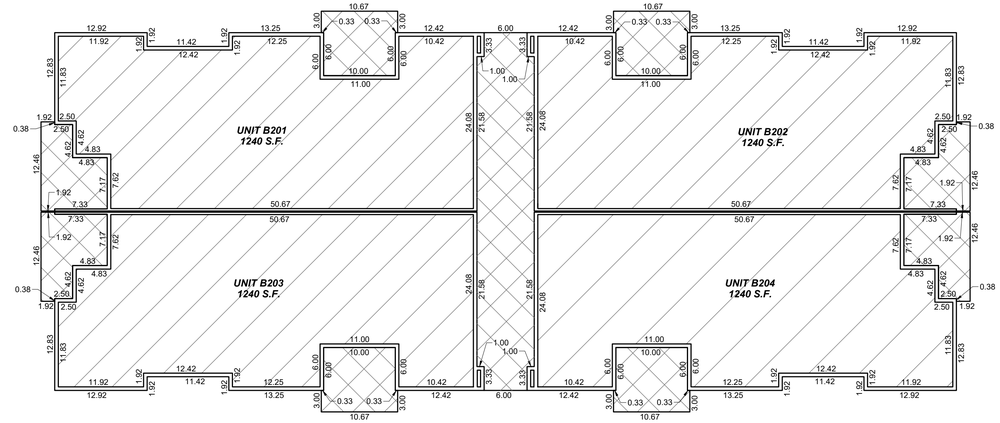
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



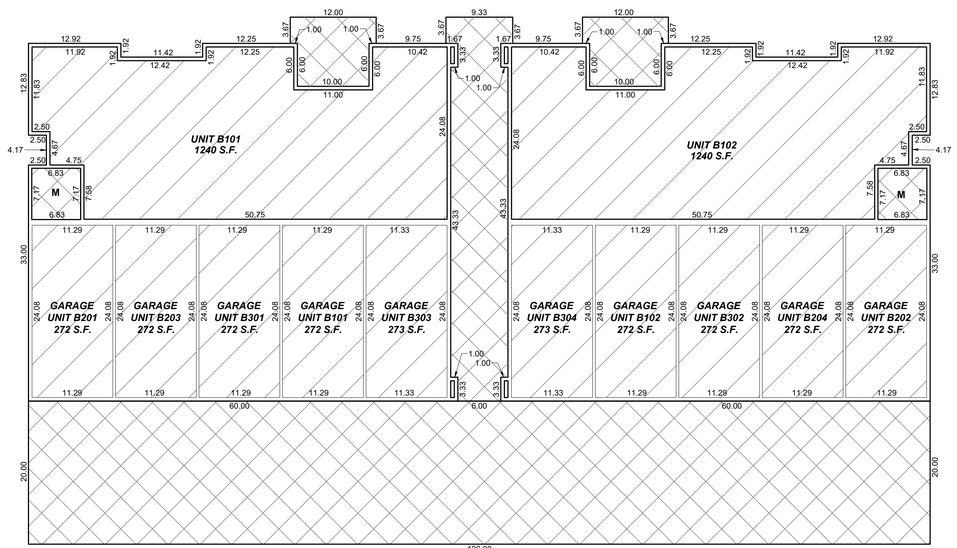
BUILDING ELEVATION
NTS



BUILDING B - 3rd FLOOR



BUILDING B - 2nd FLOOR



BUILDING B - 1st FLOOR

civilsolutionsgroup 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

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS PHASE B

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

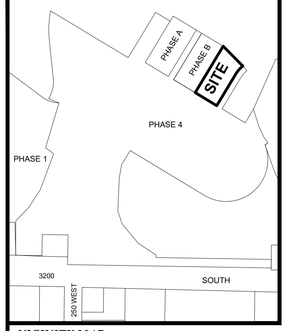
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE C

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



VICINITY MAP

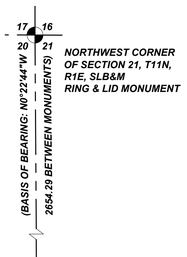
LEGEND

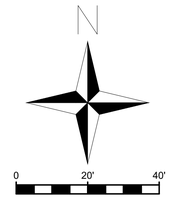
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

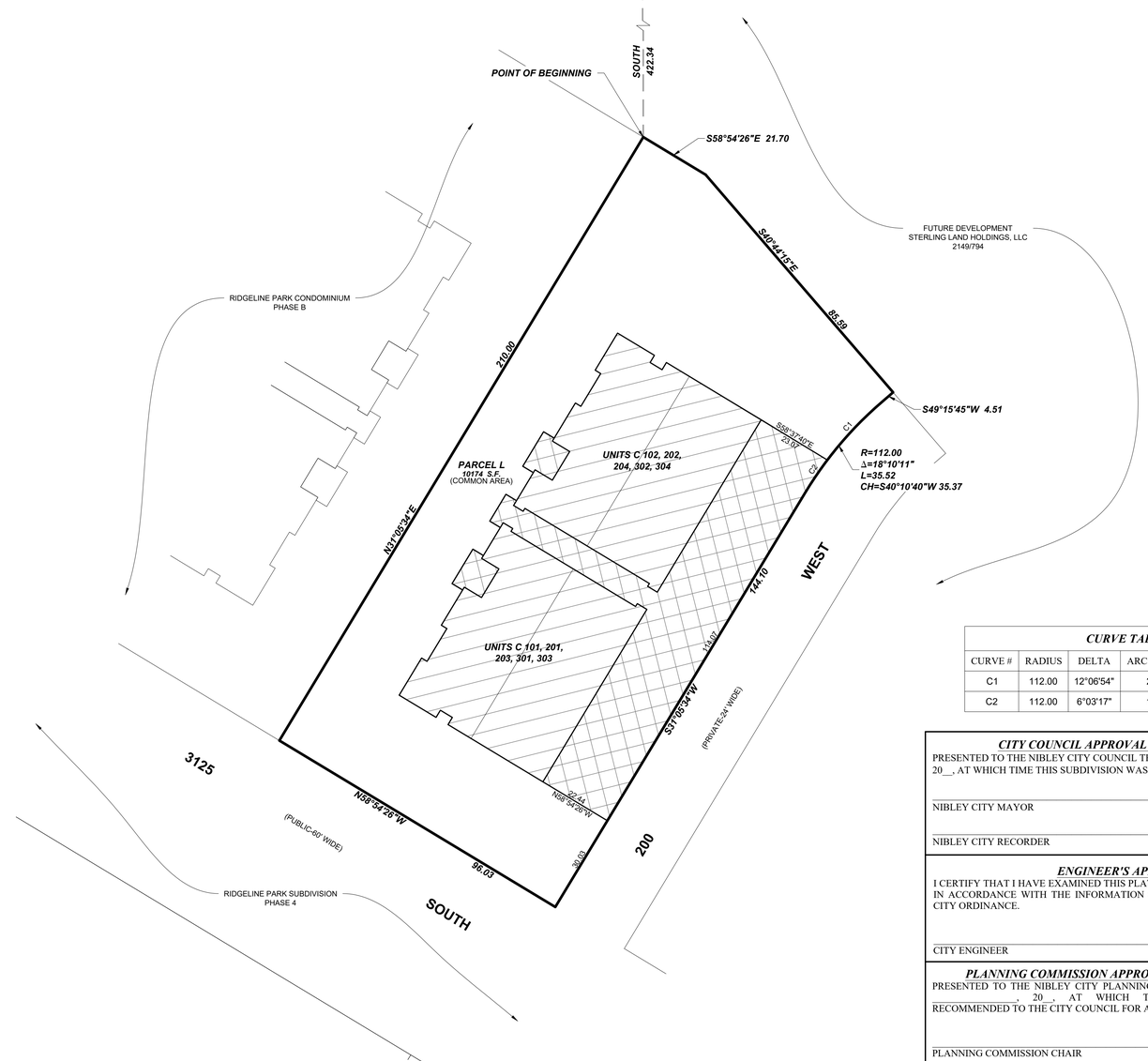
DATE OF PREPARATION
MARCH 23, 2022

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL L IS AN COMMON AREA PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.







CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	112.00	12°06'54"	23.68	S43°12'18"W 23.64
C2	112.00	6°03'17"	11.84	S34°07'13"W 11.83

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS C, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,318.35 feet and South 422.34 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S58°54'26"E 21.70 feet; thence S40°44'15"E 85.59 feet; thence S49°15'45"W 4.51 feet; thence along the arc of a 112.00 foot radius curve to the left 35.52 feet through a central angle of 18°10'11" (chord: S40°10'40"W 35.37 feet); thence S31°05'34"W 144.10 feet; thence N58°54'26"W 96.03 feet; thence N31°05'34"E 210.00 feet to the point of beginning.

Contains: 0.44+/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

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

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE_____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

ENGINEER'S APPROVAL

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.

CITY ENGINEER — DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

SHEET 1 OF 2

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE C

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — CACHE COUNTY RECORDER

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

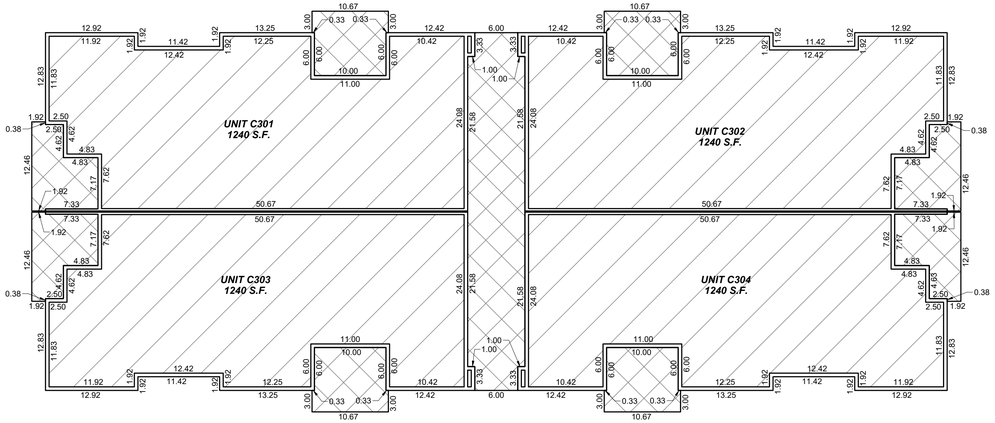
UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

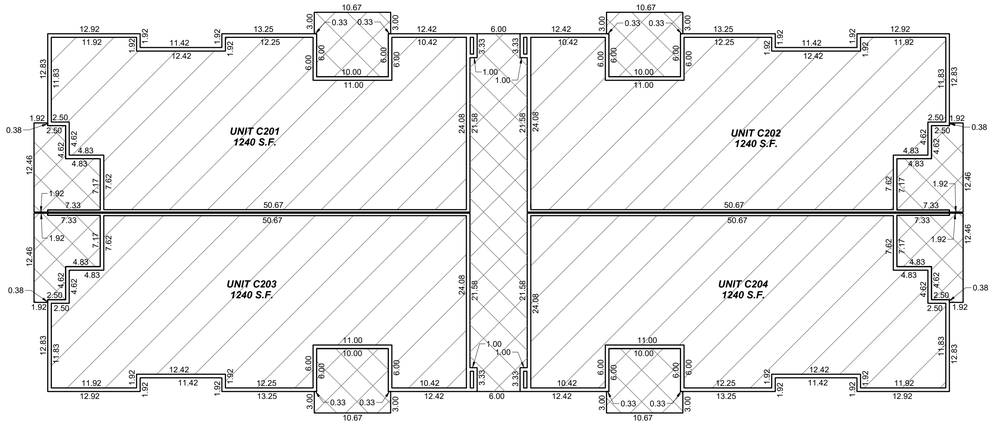
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

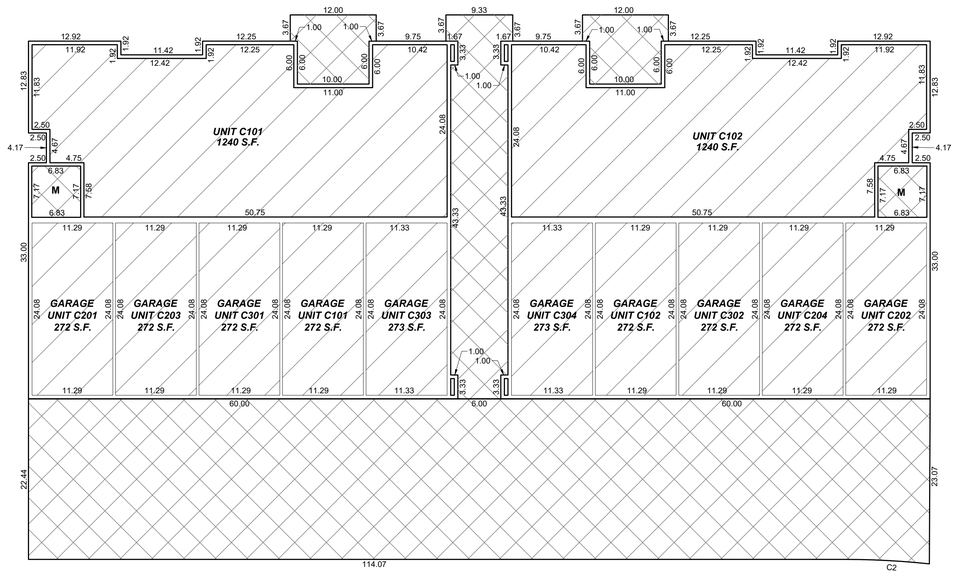
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



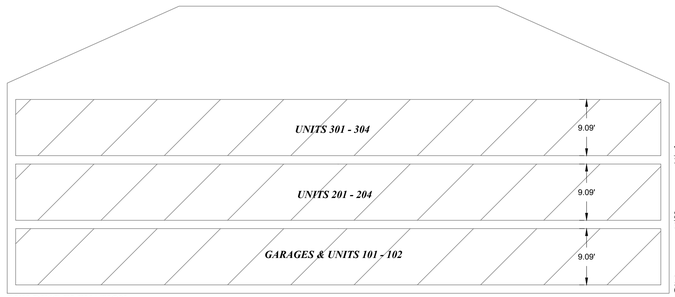
BUILDING C - 3rd FLOOR



BUILDING C - 2nd FLOOR



BUILDING C - 1st FLOOR



THIRD LEVEL FLOOR
21.40

SECOND LEVEL FLOOR
10.70

MAIN LEVEL FLOOR
0.0

BUILDING ELEVATION
NTS

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LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

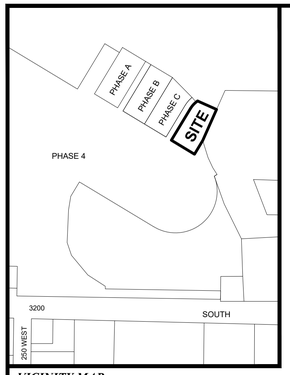
FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE C

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

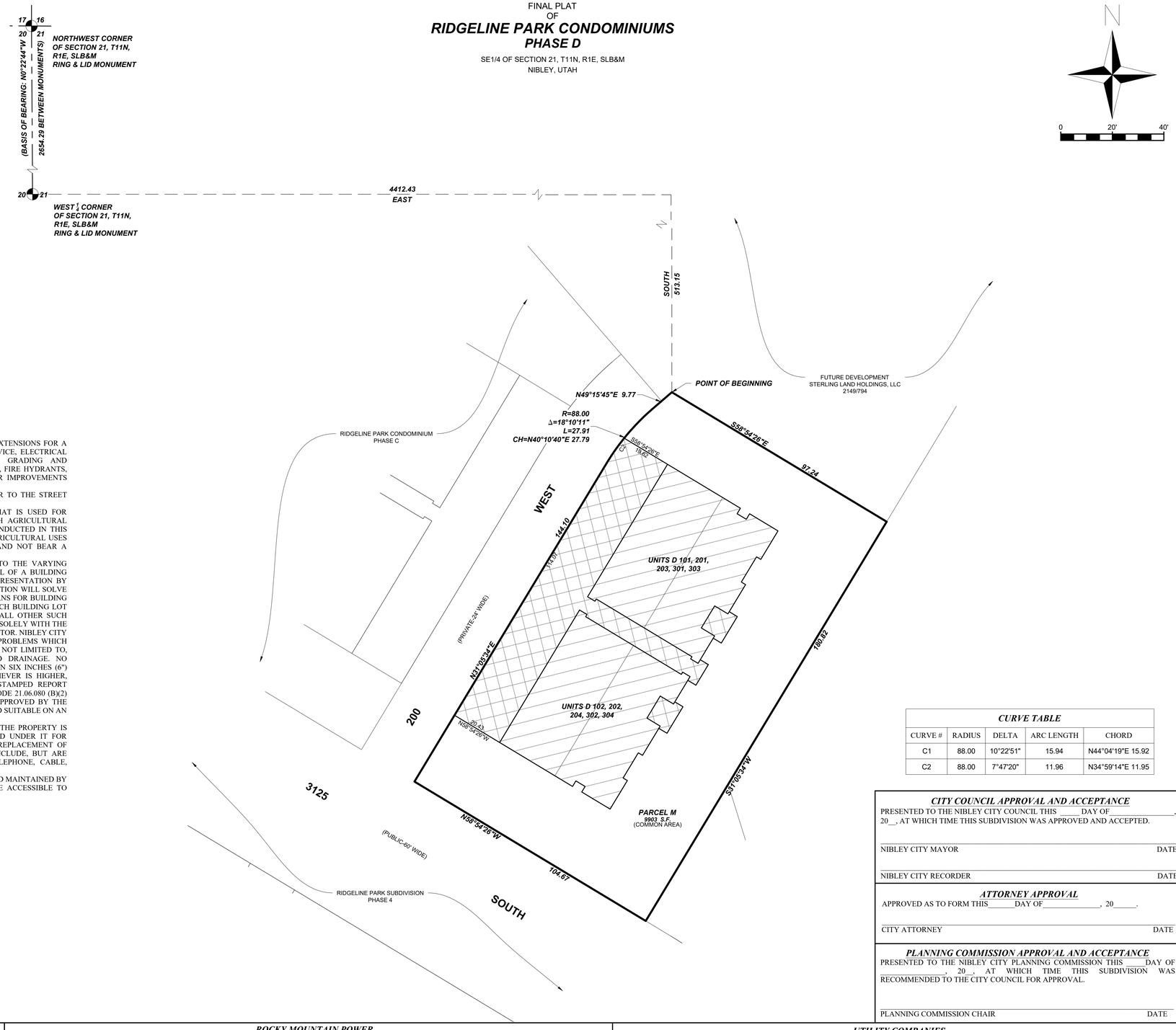
$ _____ _____
FEE CACHE COUNTY RECORDER



VICINITY MAP

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE D

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

DATE OF PREPARATION

MARCH 23, 2022

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. PARCEL M IS A COMMON AREA PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE.
8. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
9. NO HAZARDOUS SETBACKS ARE REQUIRED.

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	88.00	10°22'51"	15.94	N44°04'19"E 15.92
C2	88.00	7°47'20"	11.96	N34°59'14"E 11.95

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED RIDGELINE PARK CONDOMINIUMS D, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located East 4,412.43 feet and South 513.15 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S58°54'26"E 97.24 feet; thence S31°05'34"W 180.82 feet; thence N58°54'26"W 104.67 feet; thence N31°05'34"E 144.10 feet; thence along the arc of an 88.00 foot radius curve to the right 27.91 feet through a central angle of 18°10'11" (chord: N40°10'40"E 27.79 feet); thence N49°15'45"E 9.77 feet to the point of beginning.

Contains: 0.43+/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

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

_____(SIGNATURE)
STERLING LAND HOLDINGS, LLC.

BY:_____(PRINTED NAME)

ITS:_____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STERLING LAND HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR — DATE

NIBLEY CITY RECORDER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20_____.

CITY ATTORNEY — DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE

ENGINEER'S APPROVAL

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.

CITY ENGINEER — DATE

SHEET 1 OF 2

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE D
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED #_____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — CACHE COUNTY RECORDER

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

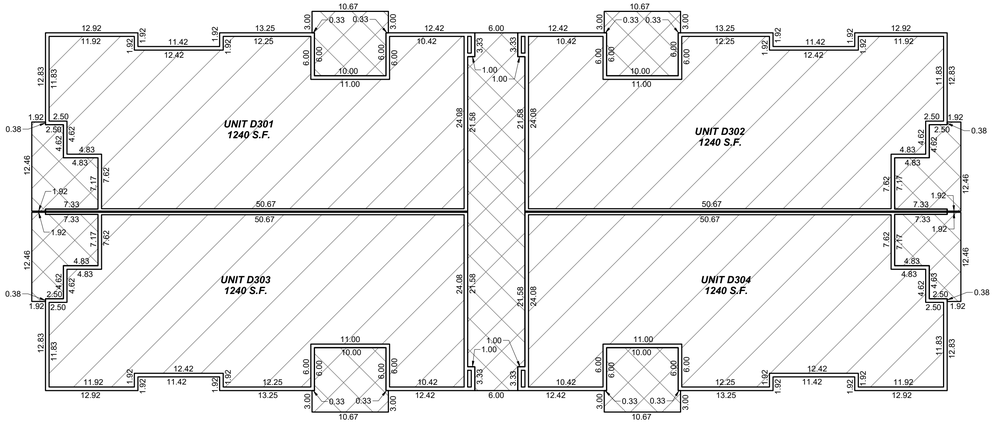
UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

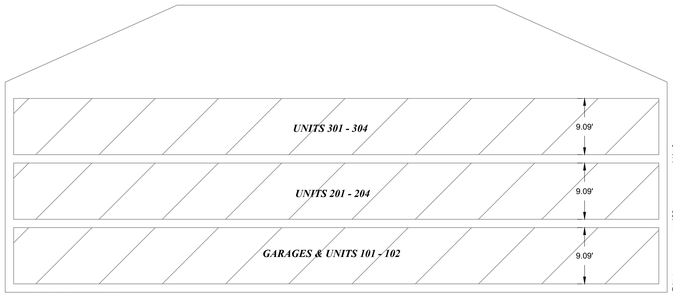
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



BUILDING D - 3rd FLOOR

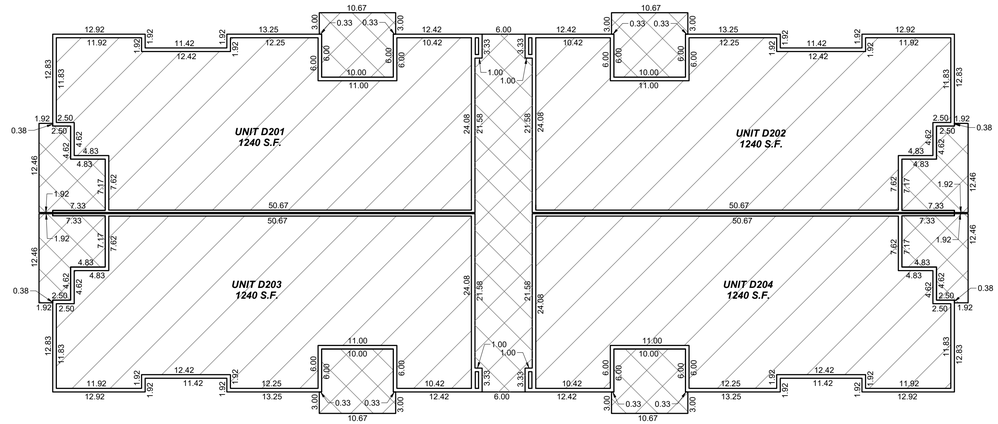


THIRD LEVEL FLOOR
21.40

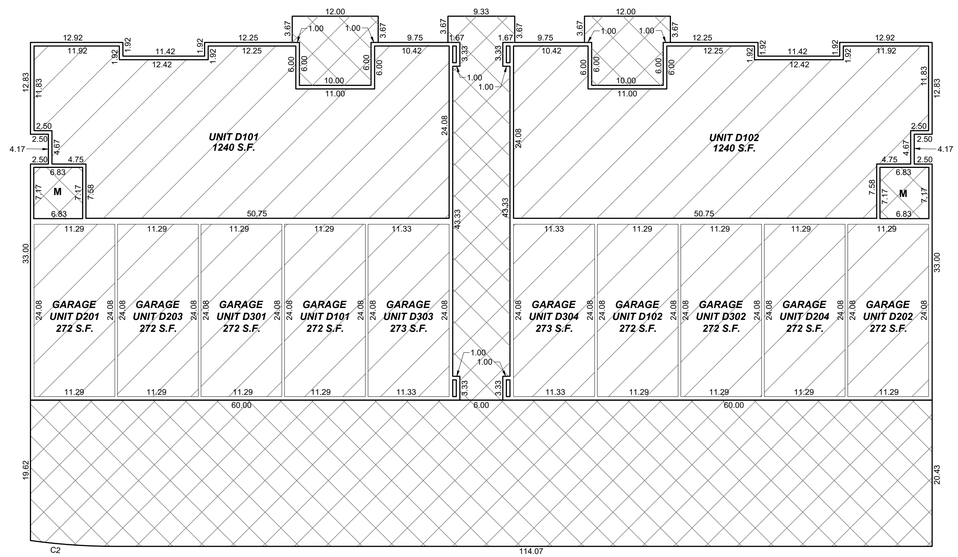
SECOND LEVEL FLOOR
10.70

MAIN LEVEL FLOOR
0.0

BUILDING ELEVATION
NTS



BUILDING D - 2nd FLOOR



BUILDING D - 1st FLOOR

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UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- M — MECHANICAL ROOM

FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE D

SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER

RIDGELINE PARK PHASE 4
CONSTRUCTION DOCUMENTS

7/22/2022

VICINITY MAP:

Sheet List Table	
Sheet Number	Sheet Title
C001	INDEX
C002	LEGEND
C101	DEMOLITION PLAN
C201	PHASE 4 OVERVIEW
C301	GRADING OVERVIEW
C302	STORM WATER & EC PLAN
C303	STORMWATER PROFILES
C304	STORMWATER PROFILES
C305	POND CROSS-SECTIONS
C401	PLAN & PROFILE
C402	PLAN & PROFILE
C403	PLAN & PROFILE
C404	PLAN & PROFILE
C405	PLAN & PROFILE
C406	PLAN & PROFILE
C407	PLAN & PROFILE
C408	RETAINING WALL PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF NIBLEY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND NIBLEY CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF NIBLEY.
8. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
10. ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.

STANDARD SPECIFICATIONS:

1. NIBLEY CITY CORPORATION DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. AMERICAN PUBLIC WORKS ASSOCIATION 2017 STANDARD DRAWINGS W/ NIBLEY AMENDMENTS.

NIBLEY CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ DATE:_____

GENERAL NOTES:

1. CURRENT ZONE: R-2 WITH R-PUD OVERLAY
2. SETBACKS: PER CITY CODE
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
4. ELEVATIONS SHOWN ARE TIED TO NATIONAL GEODETIC SURVEY BENCHMARK #MR-0450 WITH ELEVATION 4783.47, NAVD88 DATUM.
5. NIBLEY CITY MONUMENT KNOWN ELEVATION=4543.58. MEASURED ELEVATION = 4543.30.

PROJECT CONTACTS:

1. CIVIL ENGINEER

   CIVIL SOLUTIONS GROUP
   MICHAEL E. TAYLOR
   540 WEST GOLF COURSE ROAD SUITE B1
   PROVIDENCE, UT 84332
   P. 435.890.4498
   E. MTAYLOR@CIVILSOLUTIONSGROUP.NET

2. SURVEYOR

   DENNIS CARLISLE
   669 NORTH 1690 WEST SUITE 47B
   PROVO, UT 84601
   DCARLISLE@CSG.WORK
   P. 801.874.4132 EXT. 712

3. NIBLEY PUBLIC WORKS DIRECTOR:

   STEPHEN ELIASON
   455 WEST 3200 SOUTH
   NIBLEY, UT 84321
   P. 435.770.0727

5. HYRUM CITY FIRE DEPARTMENT

   P. 435-245-7654

6. ROCKY MOUNTAIN POWER:

   JENNIFER PETERSEN
   P. 435.563.2921

7. UTAH STORM WATER PERMIT:

   UTAH DEPARMENT OF WATER QUALITY
   P.O. BOX 144870
   SALT LAKE CITY, UTAH 84114-4870
   P. 801.538.6146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm

8. DOMINION ENERGY:

   CRISTI FIEDEL
   895 WEST 800 NORTH
   LOGAN, UT 84321
   P. 435.752.7751

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www.bluestakes.org
1-800-662-4111

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www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

INDEX

C001

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Index

LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

LEGEND PROPOSED

- WATER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- BURIED COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- CLOSED FACE CURB AND GUTTER
- CONCRETE SIDEWALK.
- BUILDING SETBACK
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN

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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
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ISSUED: 7/22/2022

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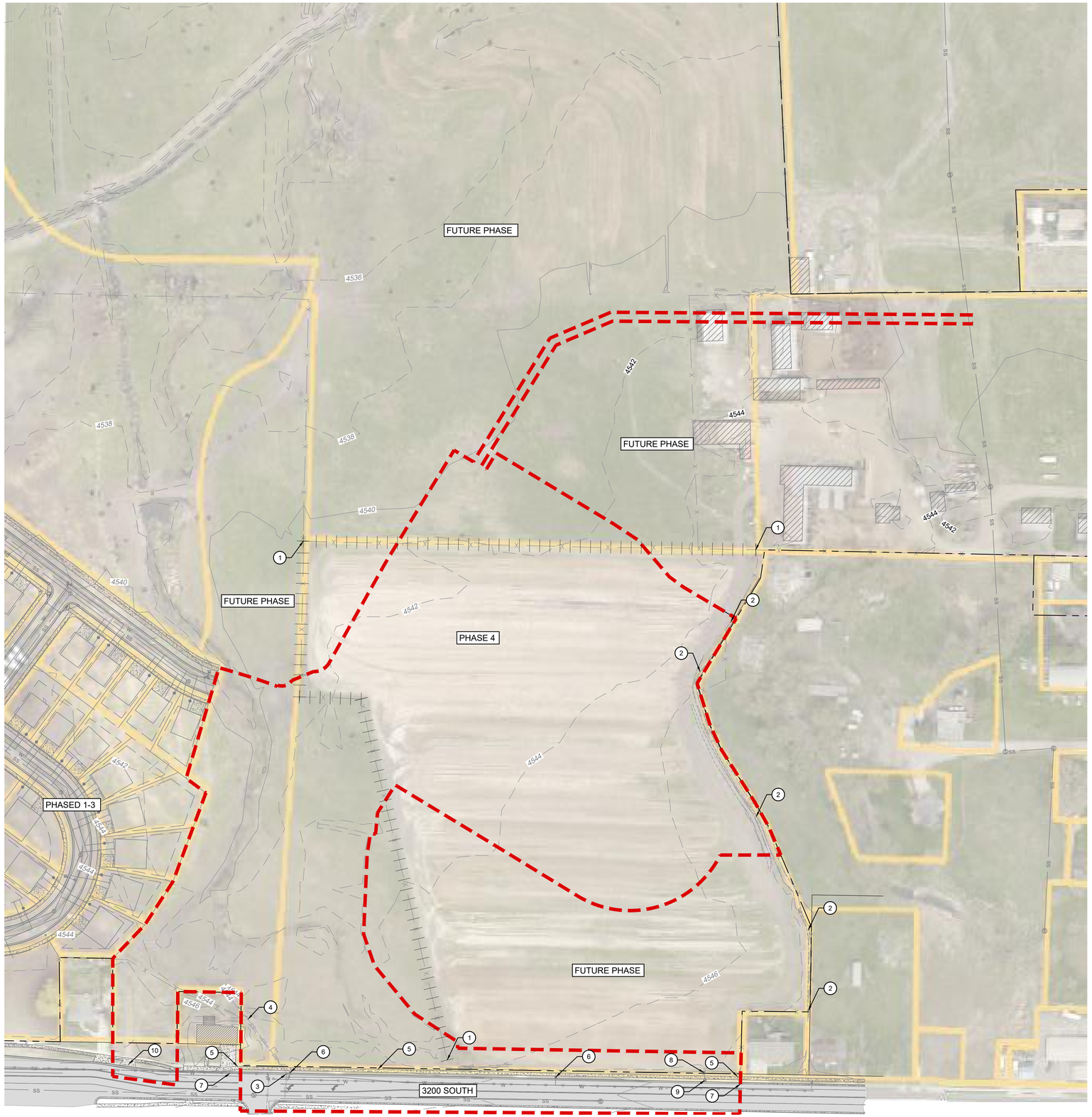
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

LEGEND

C002

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Index



① SHEET KEY NOTES:

1. BEGIN/END FENCE REMOVAL.
2. PRESERVE AND PROTECT EXISTING STORMWATER CANAL.
3. PRESERVE AND PROTECT EXISTING STORWATER BOX. REPLACE GRATE WITH STORMWATER LID AND ADJUST RIM ELEVATION AS NECESSARY.
4. REMOVE EXISTING STORM DRAIN PIPE
5. BEGIN/END SIDEWALK REMOVAL TO NEAREST JOINT.
6. RELOCATE EXISTING FIRE HYDRANT INTO PROPOSED PARK STRIP. SEE SHEET C407
7. BEGIN/END CURB & GUTTER REMOVAL TO NEAREST JOINT.
8. REMOVE EXISTING IRRIGATION BOX AND PIPE. CAP END OF LINE.
9. PRESERVE AND PROTECT EXISTING STORWATER BOX. REPLACE GRATE WITH STORMWATER LID AND ADJUST RIM ELEVATION AS NECESSARY.
10. REMOVE EXISTING DRIVEWAY AND CURB & GUTTER. REPLACE CURB & GUTTER.

GENERAL NOTES:

1. GENERAL SITE CLEARING AND GRUBBING WILL BE REQUIRED. STRIP AND STOCKPILE EXISTING TOPSOIL FOR USE IN PROPOSED LANDSCAPED AREAS.
2. ALL FLOOD IRRIGATION DITCHES WITHIN THE PROJECT BOUNDARY WILL BE ELIMINATED, WITH THE EXCEPTION OF THOSE THAT SHALL BE PIPED AS SHOWN ON THE STORMWATER PLAN (C-202).
3. SEE PLAN & PROFILE SHEETS FOR RE-ROUTING OF SEWER.

N

0 80' 160'

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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #:	19-384
DRAWN BY:	C. SCHAFFNER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DEMOLITION PLAN

C101

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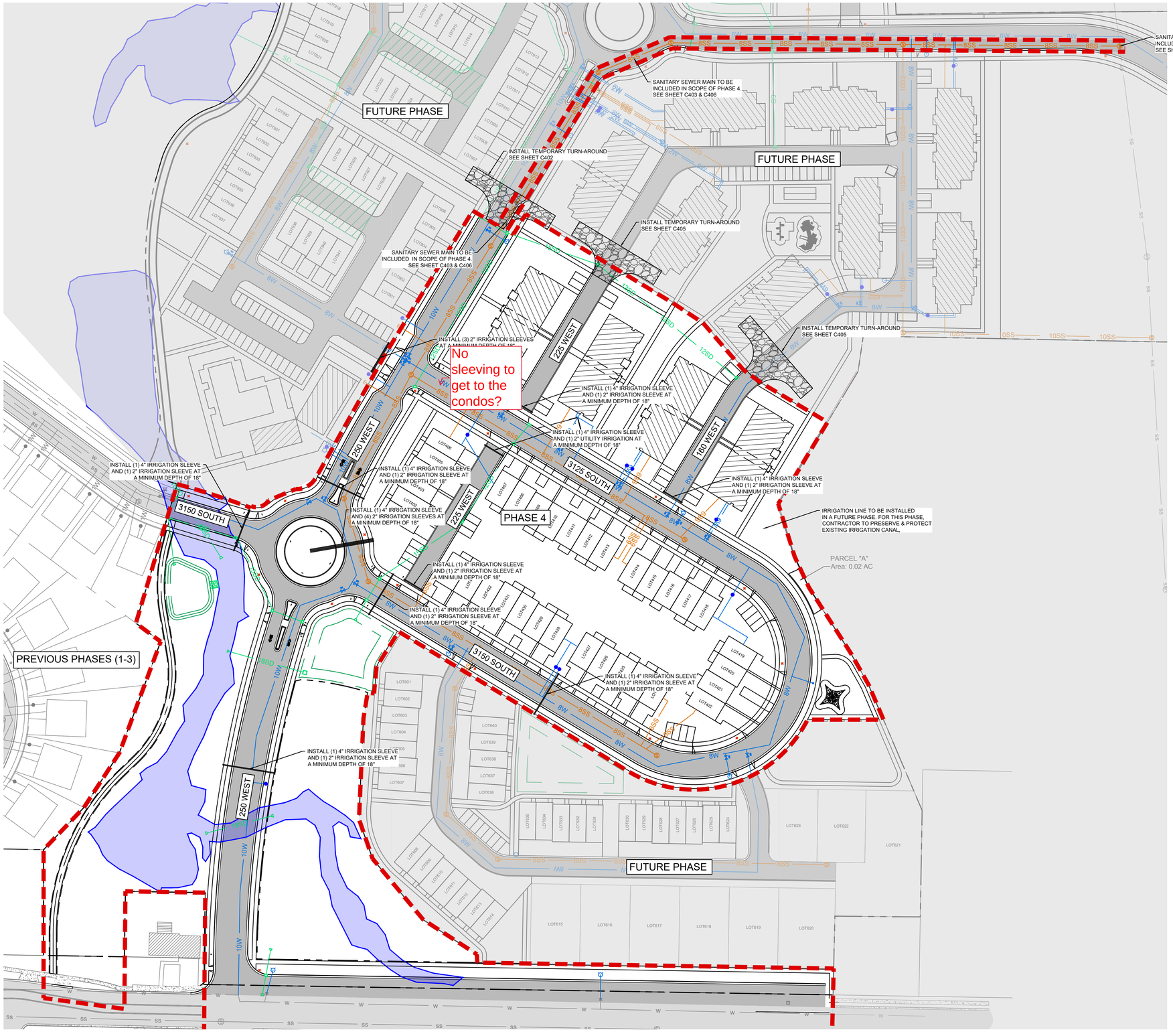

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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PHASE 4 OVERVIEW

C201

LEGEND:

PHASE 4 BOUNDARY

DIRECTION OF FLOW

GENERAL NOTES:

1. FOR GRADING DETAILS, SEE THE PLAN & PROFILE SHEETS. (400-SERIES SHEETS)

N

0 50' 100'

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ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

GRADING OVERVIEW

C301

MATCH LINE. SEE RIGHT

FUTURE PHASE

TEMPORARY DITCH
MIN 2-FT DEEP.
SIDE SLOPES TO BE 3:1 SLOPE
MAINTAIN MIN OF 0.50% LONGITUDINAL SLOPE.
INV IN: 4539.07

STORM DRAIN PIPE STUB TO OUTLET
INTO TEMPORARY DITCH
INV OUT: 4539.07' 12"

35.00' of 12" @ 0.34%

SD BOX #13 (2X3)
RIM: 4541.93' SUMP:4538.07'
STA: 40+23.22 OFF: -21.50L
INV IN: 4539.07' 18"
INV OUT: 4539.07' 18"

40.51' of 18" @ 0.25%

SD BOX #6 (2X3)
RIM: 4541.93' SUMP:4538.18'
STA: 40+22.43 OFF: 21.50R
INV IN: 4539.18' 12"
INV IN: 4539.18' 15"
INV OUT: 4539.18' 18"

114.60' of 15" @ 0.53%

SD BOX #15 (2X3)
RIM: 4541.79' SUMP:4538.80'
STA: 42+02.54 OFF: -26.03L
INV IN: 4539.80' 12"
INV OUT: 4539.80' 15"

SD BOX #7 (2X3)
RIM: 4542.93' SUMP:4539.68'
STA: 33+69.57 OFF: -18.86L
INV OUT: 4540.68' 12"

225 WEST

SD BOX #8 (2X3)
RIM: 4545.33' SUMP:4542.08'
STA: 32+22.27 OFF: 17.00R
INV OUT: 4543.08' 12"

31.40' of 12" @ 0.50%

SD BOX #14 (2X3)
RIM: 4544.13' SUMP:4540.88'
STA: 51+64.49 OFF: -26.00L
INV OUT: 4541.88' 12"

250 WEST

SD BOX #9 (2X3)
RIM: 4545.30' SUMP:4541.91'
STA: 32+27.78 OFF: -17.00L
INV IN: 4542.91' 12"
INV OUT: 4542.99' 12"

112.06' of 12" @ 0.71%

260 WEST

3125 SOUTH

INV OUT: 4537.59'

SD BOX #3 (2X3)
RIM: 4540.48' SUMP:4537.48'
STA: 10+02.54 OFF: -15.00L
INV OUT: 4538.48' 12"
27.88' of 12" @ 0.25%

138.50' of @ 0.22%
INV IN: 4537.80
INV OUT: 4537.50

85.10' of 15" @ 2.52%

3150 SOUTH

SD BOX #4 (2X3)
RIM: 4540.47' SUMP:4537.40'
STA: 10+02.00 OFF: 15.00R
INV IN: 4538.40' 12"
INV IN: 4538.40' 15"
INV OUT: 4538.40' 15"
54.47' of 15" @ 1.86%

SD BOX #2.1 (2X3)
RIM: 4542.83' SUMP:4539.60'
STA: 10+89.15 OFF: 15.00R
INV IN: 4540.60' 15"
INV OUT: 4540.60' 15"

SD BOX #11 (2X3)
RIM: 4545.19' SUMP:4541.73'
STA: 20+91.75 OFF: -17.00L
INV IN: 4541.73' 15"
INV OUT: 4541.73' 18"

SD BOX #12 (2X3)
RIM: 4545.19' SUMP:4540.61'
STA: 20+91.74 OFF: 17.00R
INV IN: 4541.61' 18"
INV OUT: 4541.61' 18"

SD BOX #10 (2X3)
RIM: 4545.02' SUMP:4541.17'
STA: 40+99.99 OFF: 2.00R
INV IN: 4542.17' 12"
INV OUT: 4542.17' 15"

121.53' of 15" @ 0.35%

SD BOX #17 (2X2 BUBBLE-UP)
RIM: 4539.60' SUMP:4536.35'
STA: 10+24.48 OFF: 66.78R
INV IN: 4537.35' 15"

SEE POND CROSS-SECTION ON
SHEET C305 FOR POND
OVERFLOW DESIGN.

INV IN: 4537.50'

31.01' of 18" @ 0.35%

97.80' of 15" @ 0.90%

SD BOX #2 (2X3)
RIM: 4544.00' SUMP:4540.50'
STA: 34+69.97 OFF: -21.50L
INV IN: 4541.50' 12"
INV OUT: 4541.50' 15"

SD BOX #1 (2X3)
RIM: 4543.97' SUMP:4540.72'
STA: 34+68.46 OFF: 21.60R
INV OUT: 4541.72' 12"

26.51' of 18" @ 0.39%

41.03' of 12" @ 0.50%

INV OUT: 4539.83'

96.65' of @ 1.71%
INV IN: 4541.50
INV OUT: 4539.83

SD BOX #5 (3X3) WITH SLOPED RIM
RIM: 4545.50/4544.50' SUMP:4541.50'
STA: 34+05.41 OFF: 40.51R
ORIFICE TO BE CORED ON SIDE OF BOX
ORIFICE INV: 4543.30' (3.60")
INV OUT: 4541.50' 18"

FUTURE PHASE

82.16' of @ 0.61%
INV IN: 4542.00
INV OUT: 4541.50

INV IN: 4542.00'

INV OUT: 4541.50'

INV OUT: 4543.40'

INSTALL SNOUT ON OUTLET SIDE OF BOX

29.08' of 12" @ 0.44%

SD BOX #16 (2X3)
RIM: 4546.02' SUMP:4542.53'
STA: 10+45.67 OFF: -47.62L
INV IN: 4543.53' 12"
INV OUT: 4543.53' 12"

23.64' of 12" @ 0.44%

EX BOX #1
RIM: 4546.83' SUMP:4539.65'
STA: 10+41.25 OFF: -21.81L
INV IN: 4543.65' 8"
INV OUT: 4543.65' 12"

PARCEL "A"
Area: 0.02 AC

FUTURE PHASE

DESIGNING OUR FUTURE

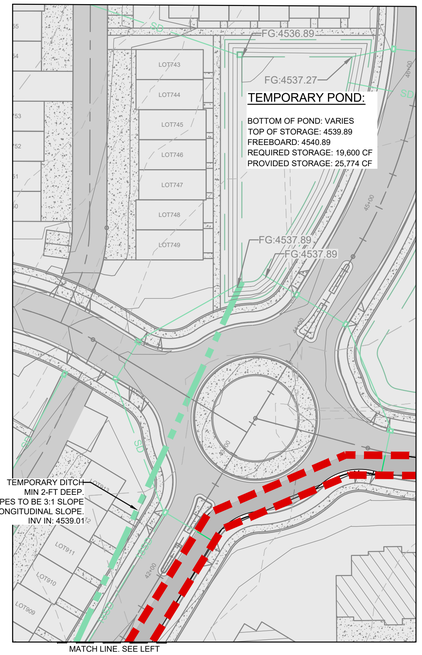
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Stormwater & Erosion Control Plan

GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE MADE OF DUAL-WALL CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
2. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN 100-FT OF THE PROJECT SHALL HAVE GRAVEL SOCKS INSTALLED PER DETAIL IN SWPPP.
3. ALL STORM DRAIN BOXES SHALL BE INSTALLED WITH GRATE, NOT LID, UNLESS OTHERWISE NOTED.
4. SEE DETAIL (1/C503) FOR ALL PIPE INSTALLATION
5. INSTALL FLARED HDPE END SECTION WITH TRASH GUARD AT OPEN END OF ALL STORM DRAIN LINES (2/C505)
6. ALL EROSION CONTROL ITEMS TO BE INSTALLED PER DETAILS IN THE SWPPP.
7. FOR ALL STORMDRAIN PROFILE VIEWS, SEE SHEET C409 & C410.

LEGEND:

PHASE 4 BOUNDARY



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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

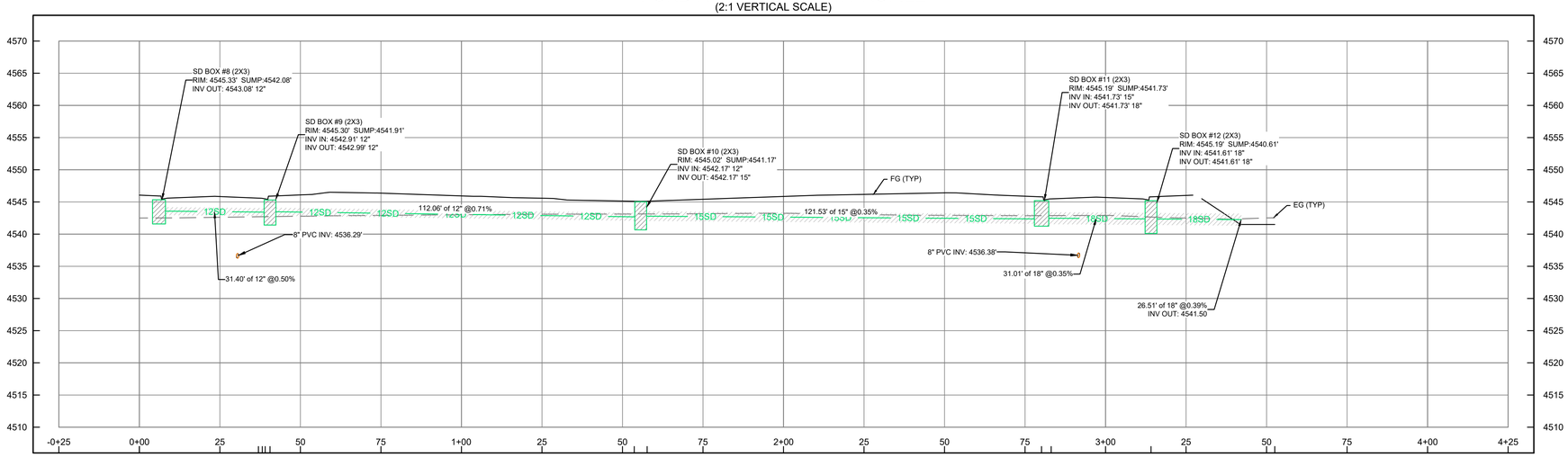
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

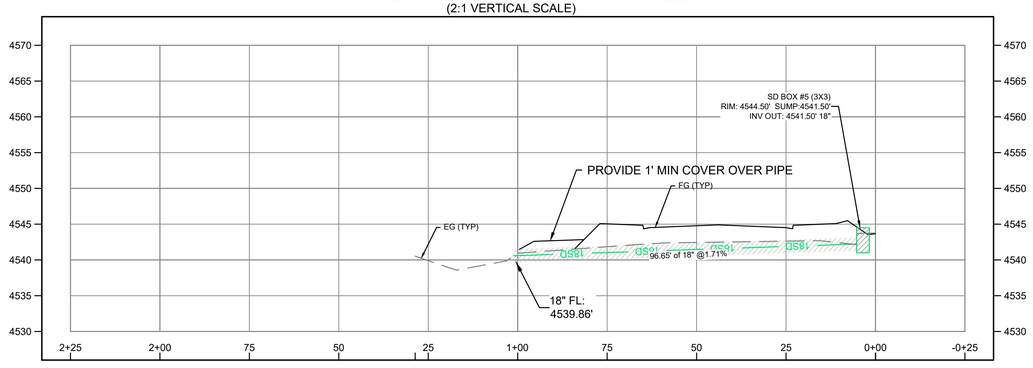
STORM WATER & EC PLAN

C302

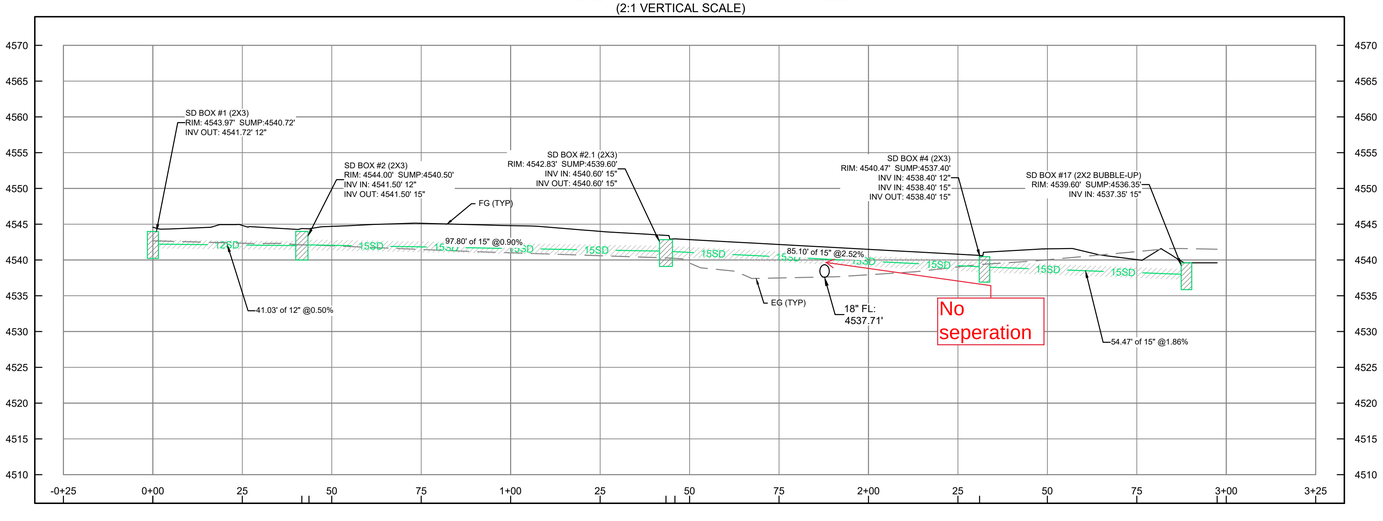
POND A INLET SYSTEM PROFILE
(2:1 VERTICAL SCALE)



POND A OUTLET SYSTEM PROFILE
(2:1 VERTICAL SCALE)



POND D INLET SYSTEM PROFILE
(2:1 VERTICAL SCALE)



0 20' 40'

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RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
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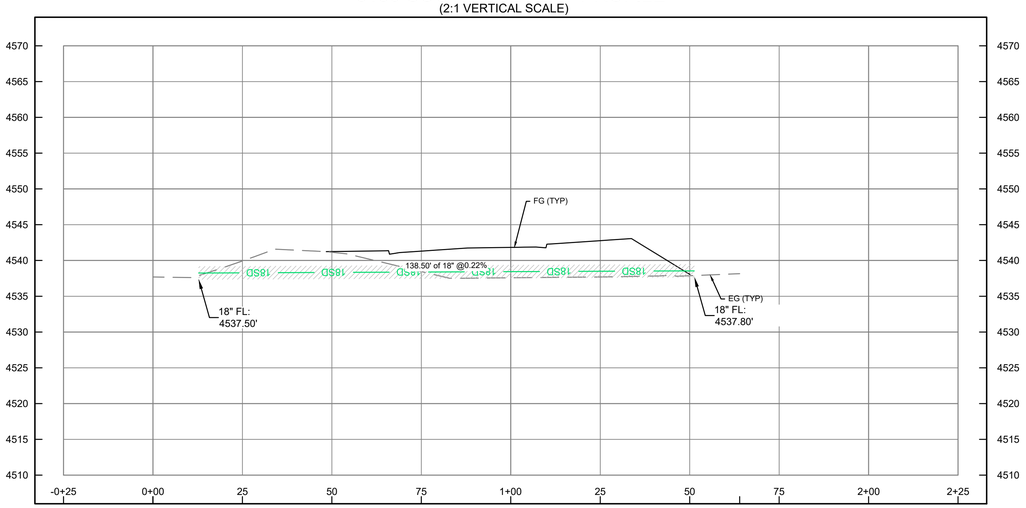
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

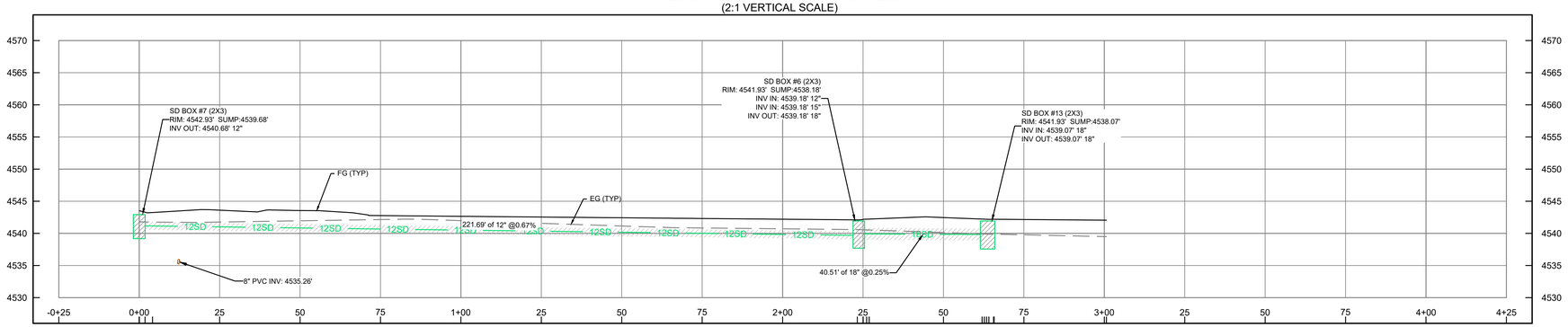
STORMWATER PROFILES

C303

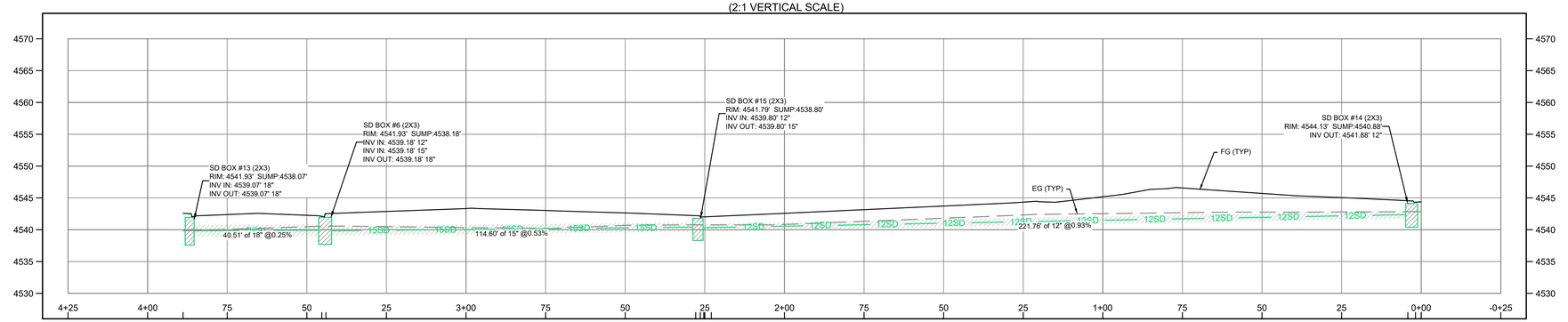
3150 SOUTH CULVERT PROFILE
(2:1 VERTICAL SCALE)



250 W NETWORK PROFILE
(2:1 VERTICAL SCALE)



PRIVATE DRIVE SYSTEM PROFILE
(2:1 VERTICAL SCALE)



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MICHAEL E. TAYLOR
STATE OF UTAH

STORMWATER PROFILES

C304

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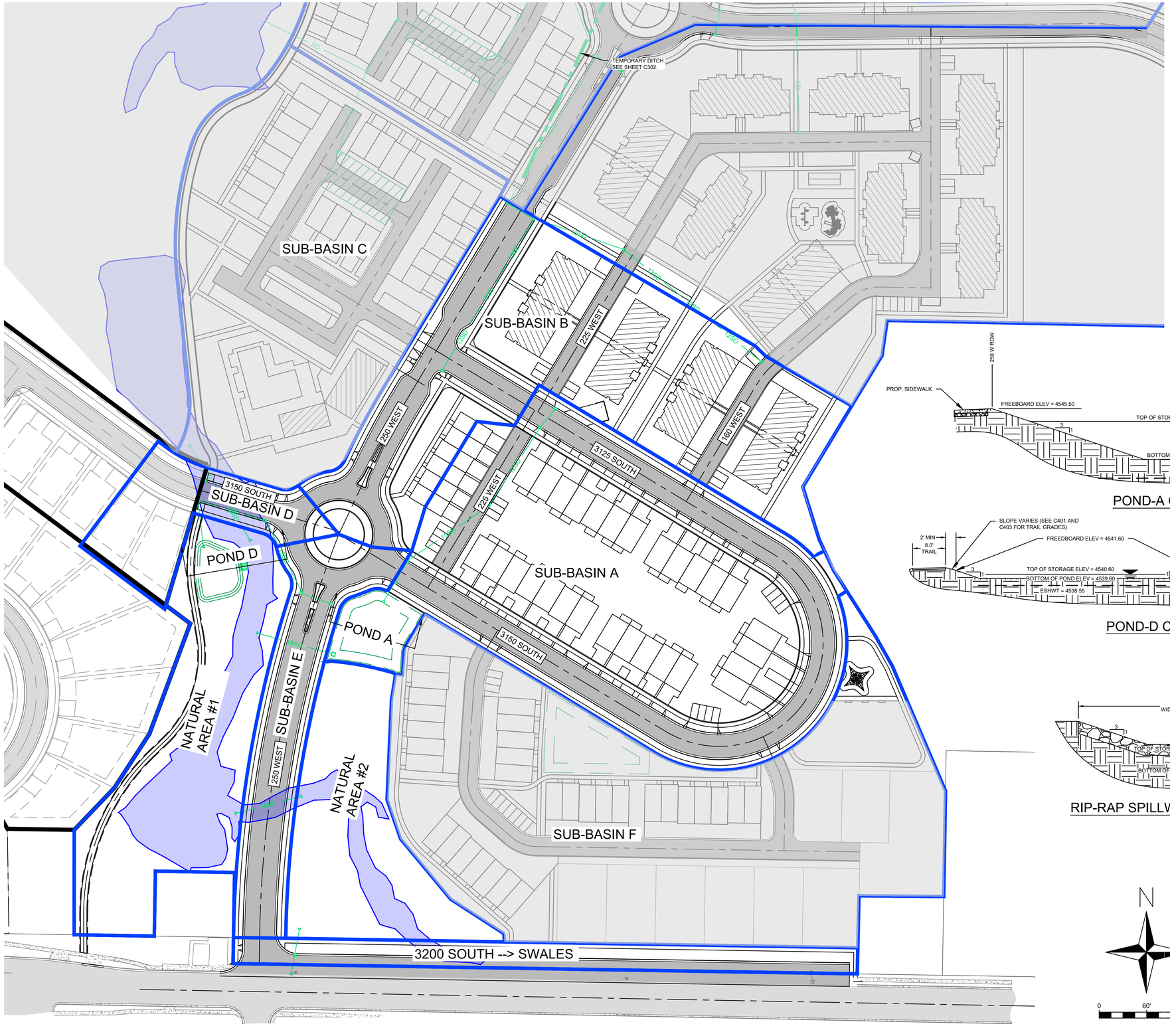
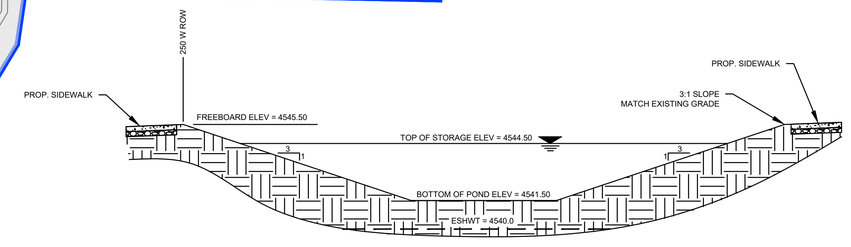
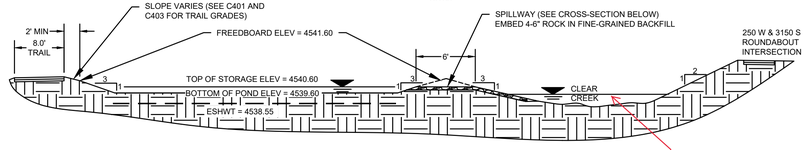




POND-A CROSS-SECTION

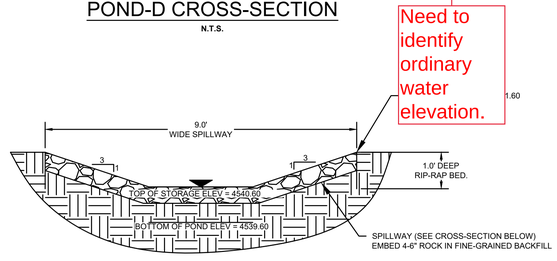
N.T.S.



POND-D CROSS-SECTION

N.T.S.

Need to identify ordinary water elevation.



RIP-RAP SPILLWAY CROSS-SECTION

N.T.S.

N

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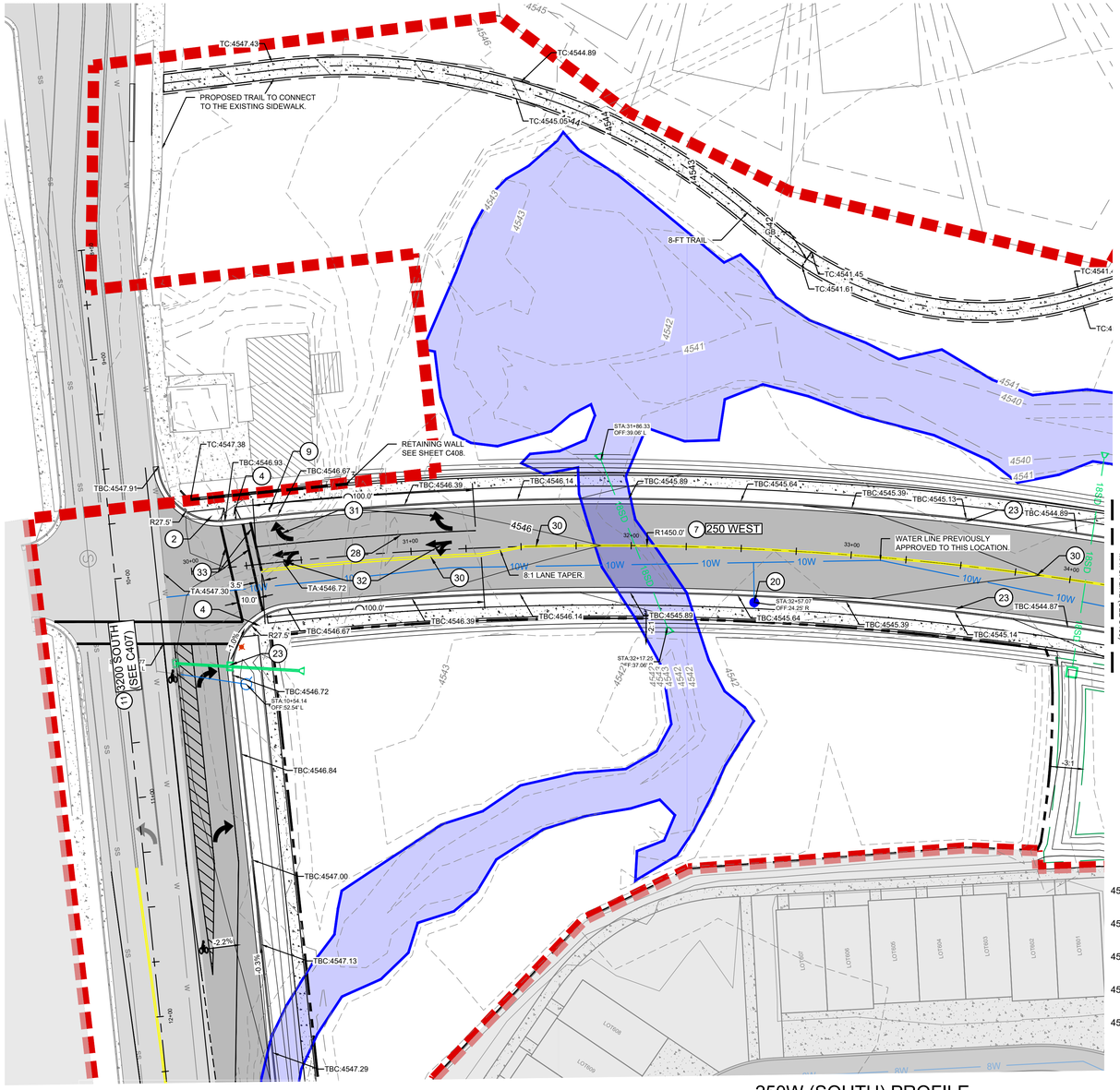
MICHAEL E. TAYLOR
STATE OF UTAH

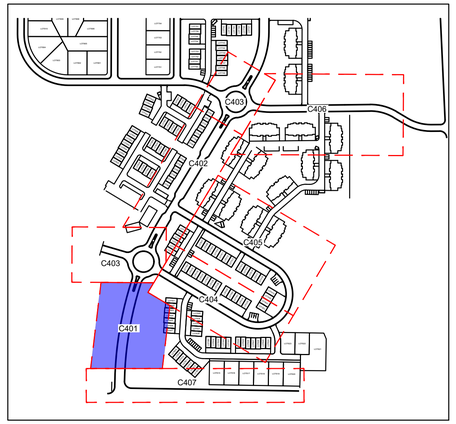
POND CROSS-SECTIONS

C305

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Stormwater & Erosion Control Plan



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MUNICIPAL UTILITY NOTES:
   - 2.1. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
   - 2.2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
   - 2.3. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
   - 2.4. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
   - 2.5. ALL 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
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1. INSTALL BLOW-OFF VALVE
2. STREET NAME SIGN.
3. CONNECT TO EXISTING WATERLINE
4. INSTALL ADA RAMP (1/C502)
5. FIRE HYDRANT ASSEMBLY & GATE VALVE. INSTALL TEE ON MAINLINES WITH A 6" FLANGE FOR HYDRANT SERVICE LINE. (2/C504)
6. INSTALL NIBLEY CITY 60' CROSS SECTION (1/C501)
7. INSTALL NIBLEY CITY 66' CROSS SECTION (2/C501)
8. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
9. STOP SIGN
10. YIELD SIGN
11. INSTALL 3200 SOUTH ROAD SECTION (4/C504)
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15. 250 WEST ISLAND. (4/C505)
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18. INSTALL 6"Ø FIRE LINE
19. CURB-CUT SCUPPER-INLET (5/C504)
20. 1"Ø IRRIGATION METER. SEE LANDSCAPE PLANS FOR CONTINUATION.
21. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
22. HEAVY-DUTY CONCRETE DUMPSTER ENCLOSURE. (7/C501)
23. STORMWATER STRUCTURE. (SEE SHEET C302 FOR PLAN VIEW DESIGN AND SEE SHEETS C409 & C410 FOR PROFILE VIEWS)
24. "PEDESTRIAN CROSSING" SIGN. (SEE MUTCD SIGN W11-2)
25. "KEEP RIGHT" SIGN. (SEE MUTCH SIGN R4-7C)
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27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.

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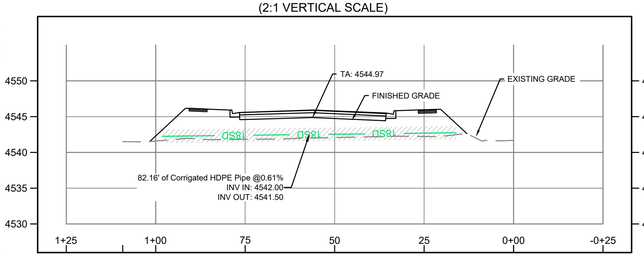
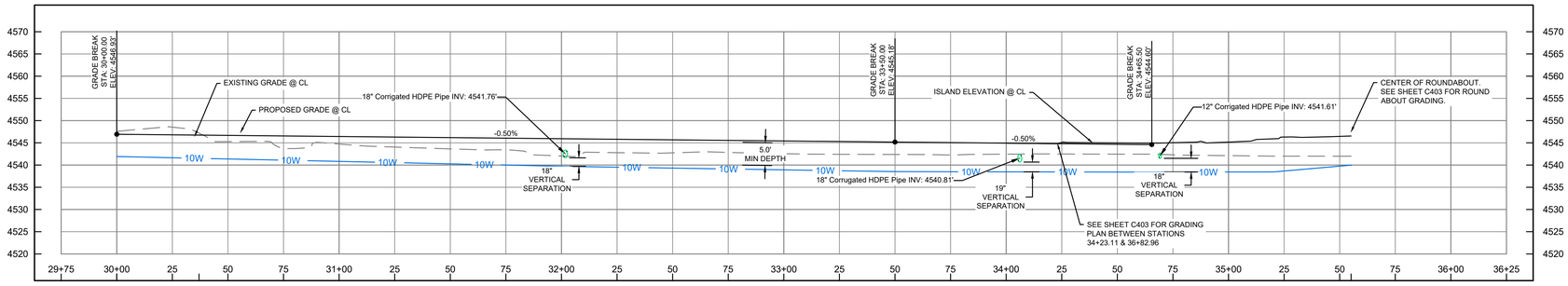
250 W CULVERT (STA: 32+01.76) PROFILE

(2:1 VERTICAL SCALE)



250W (SOUTH) PROFILE

(2:1 VERTICAL SCALE)



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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C401

KEY MAP

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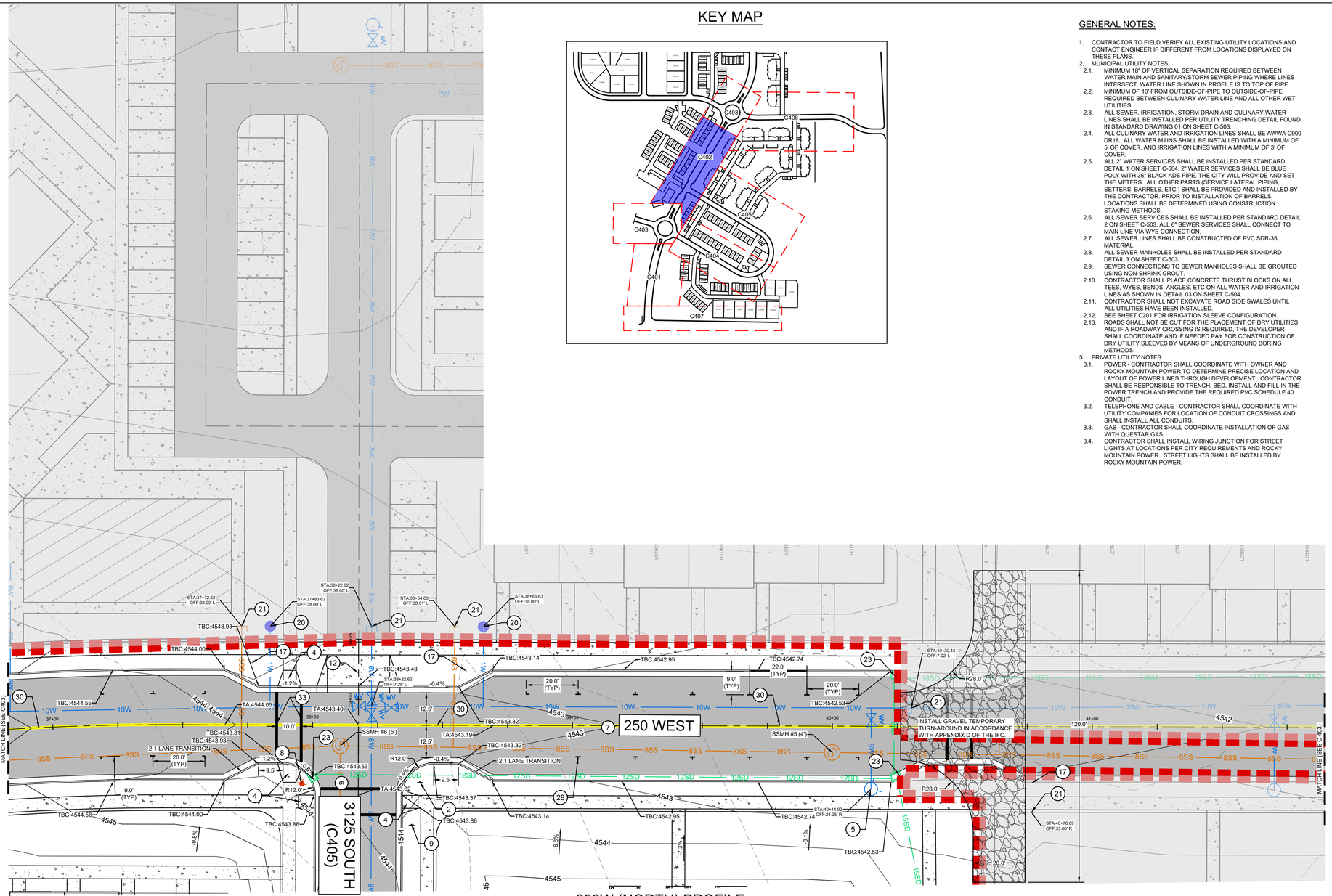

250W (NORTH) PROFILE
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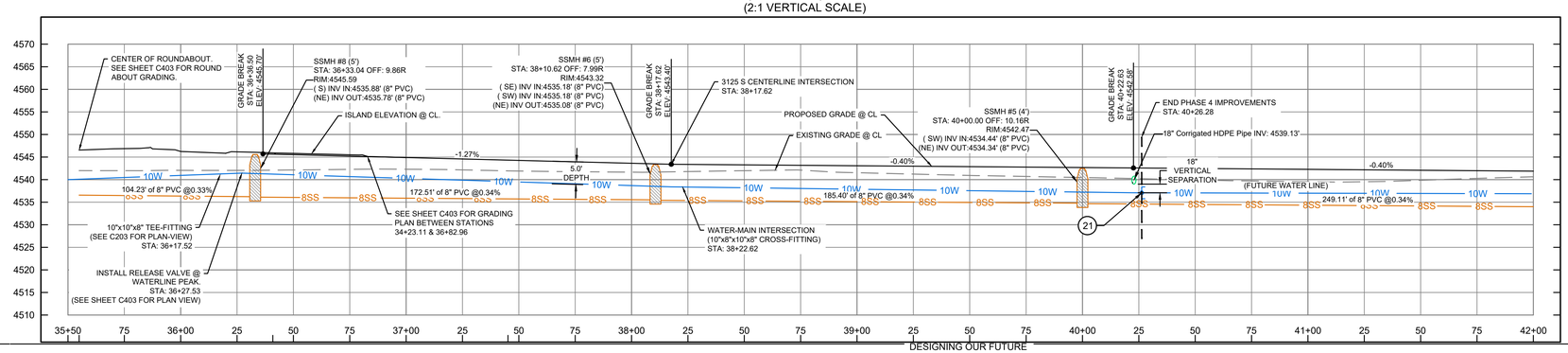

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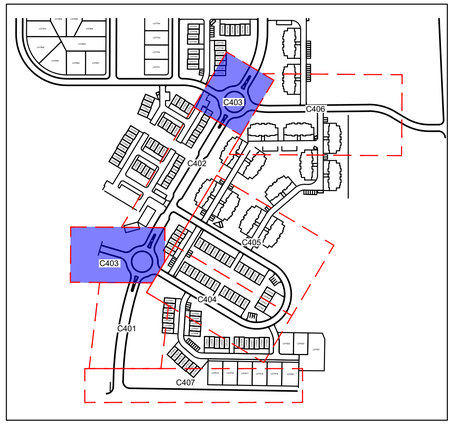
MICHAEL E. TAYLOR
STATE OF UTAH

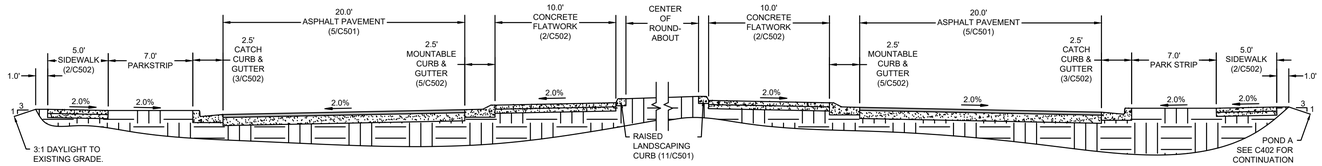
PLAN & PROFILE

C402

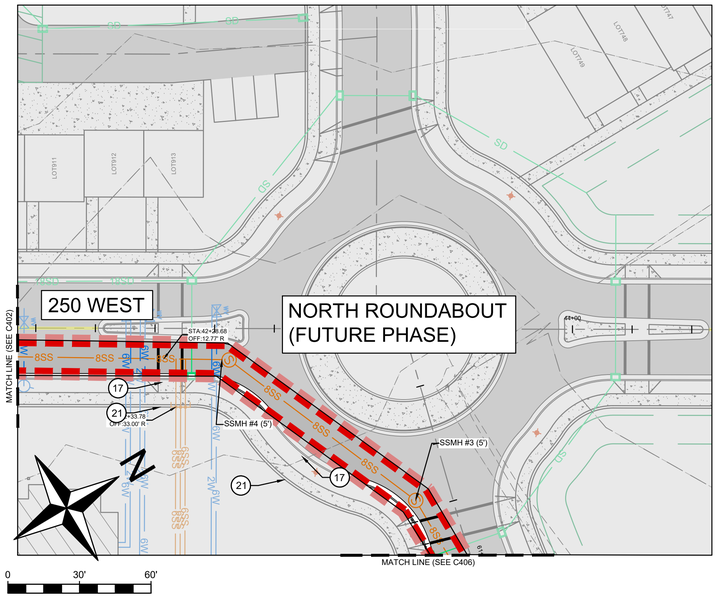
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Plan & Profile

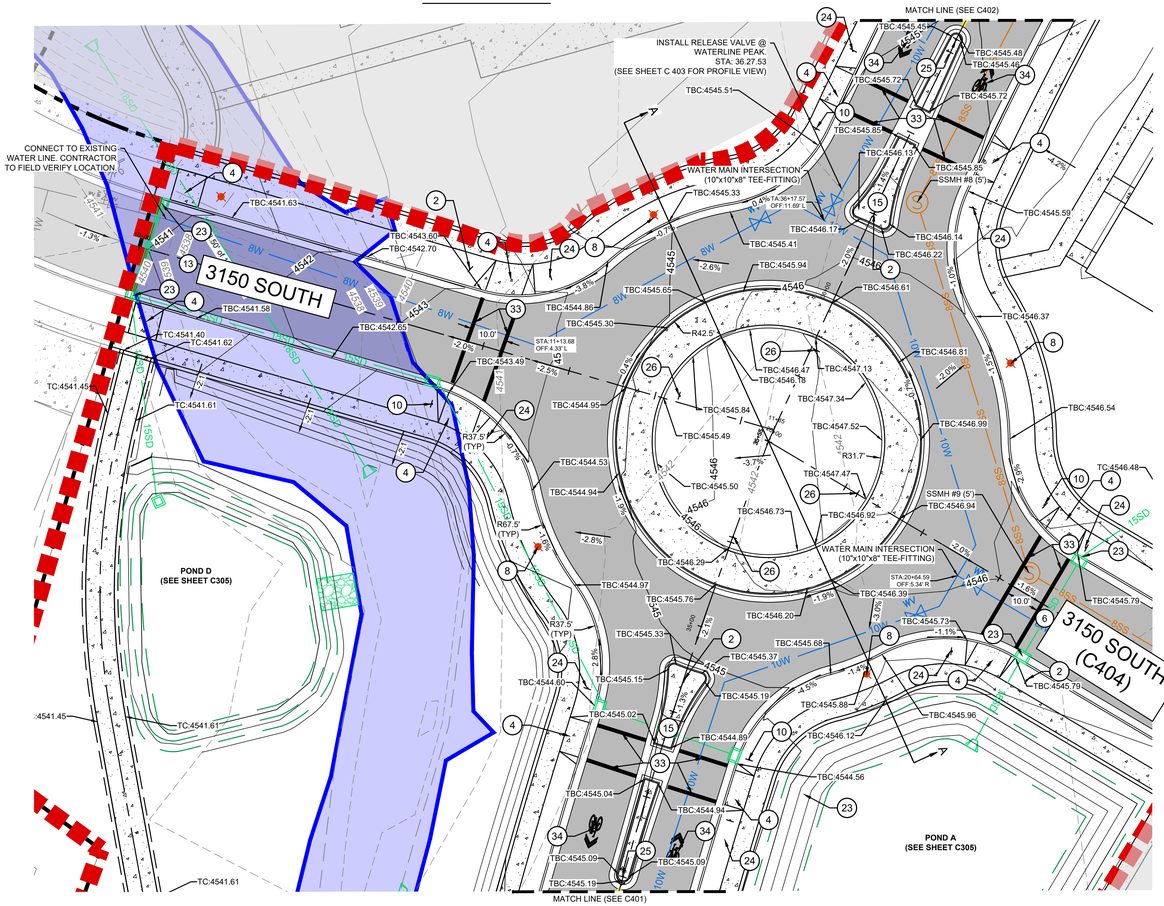
KEY MAP





SECTION A-A





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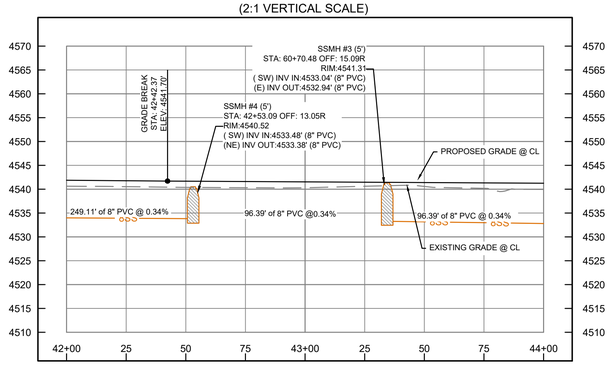
32. THRU/LEFT-TURN ARROW.
33. 12" WHITE LINE.
34. SHARED LANE MARKING (SEE MUTCD)

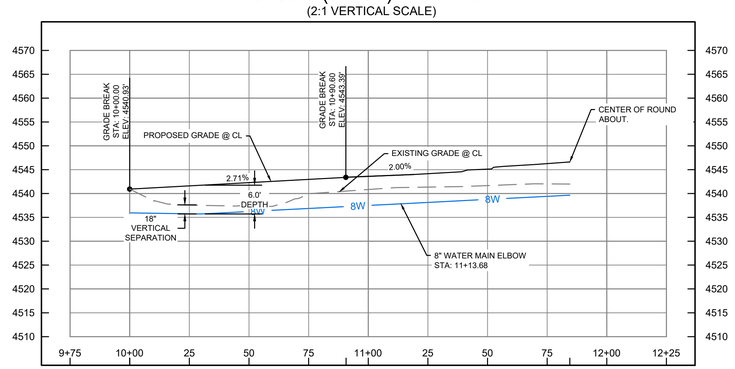
250W (NORTH) PROFILE

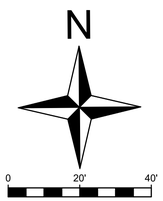
(2:1 VERTICAL SCALE)



3150 S (WEST) PROFILE

(2:1 VERTICAL SCALE)





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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

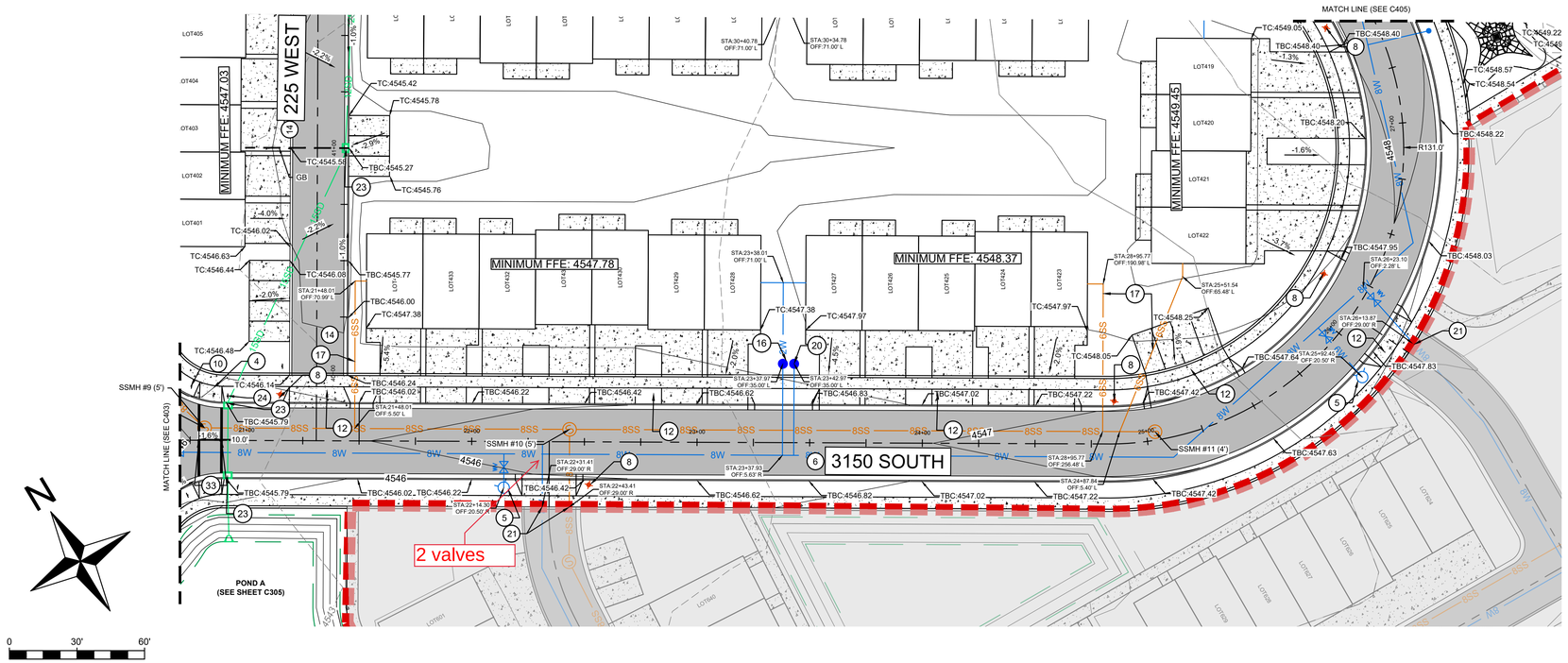
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

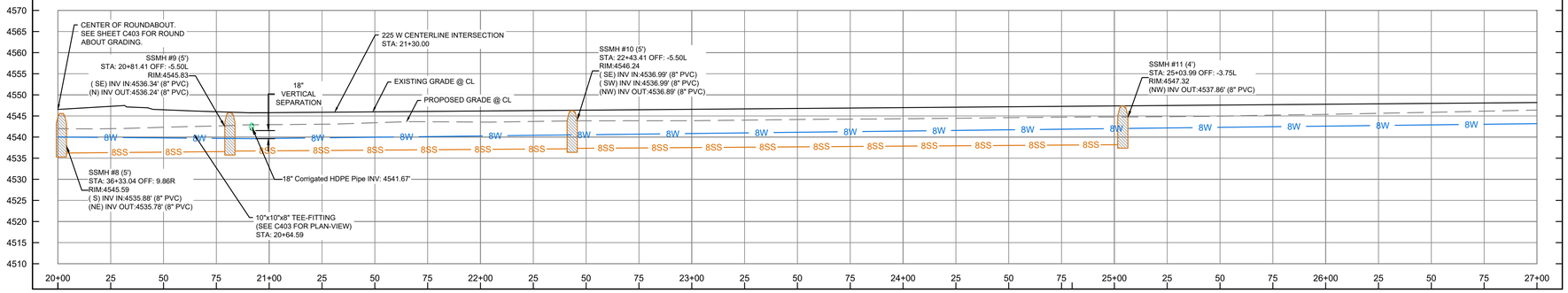
PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

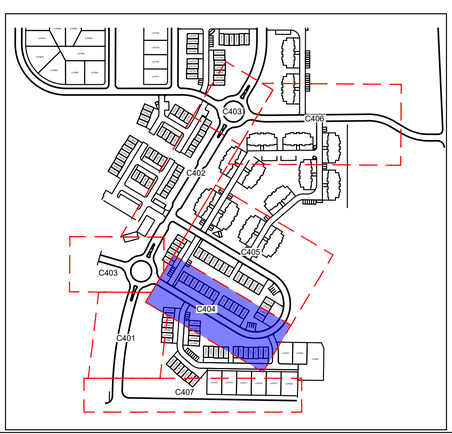
C403



HARRIS LOOP PROFILE
(2:1 VERTICAL SCALE)



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MUNICIPAL UTILITY NOTES:
   - 2.1. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
   - 2.2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
   - 2.3. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
   - 2.4. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
   - 2.5. ALL 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
   - 2.6. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
   - 2.7. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
   - 2.8. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
   - 2.9. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
   - 2.10. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
   - 2.11. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
   - 2.12. SEE SHEET C201 FOR IRRIGATION SLEEVE CONFIGURATION.
   - 2.13. ROADS SHALL NOT BE CUT FOR THE PLACEMENT OF DRY UTILITIES AND IF A ROADWAY CROSSING IS REQUIRED, THE DEVELOPER SHALL COORDINATE AND IF NEEDED PAY FOR CONSTRUCTION OF DRY UTILITY SLEEVES BY MEANS OF UNDERGROUND BORING METHODS.
3. PRIVATE UTILITY NOTES:
   - 3.1. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
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   - 3.4. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

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1. INSTALL BLOW-OFF VALVE
2. STREET NAME SIGN.
3. CONNECT TO EXISTING WATERLINE
4. INSTALL ADA RAMP (1/C502)
5. FIRE HYDRANT ASSEMBLY & GATE VALVE. INSTALL TEE ON MAINLINES WITH A 6" FLANGE FOR HYDRANT SERVICE LINE. (2/C504)
6. INSTALL NIBLEY CITY 60' CROSS SECTION (1/C501)
7. INSTALL NIBLEY CITY 66' CROSS SECTION (2/C501)
8. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
9. STOP SIGN
10. YIELD SIGN
11. INSTALL 3200 SOUTH ROAD SECTION (4/C504)
12. CONCRETE DRIVEWAY APPROACH (4/C502)
13. INSTALL MODIFIED NIBLEY CITY 60' CROSS SECTION (4/C501)
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15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (1/C504)
17. 6" SANITARY SEWER SERVICE, TYP. (2/C503)
18. INSTALL 6"Ø FIRE LINE
19. CURB-CUT SCUPPER-INLET (5/C504)
20. 1"Ø IRRIGATION METER. SEE LANDSCAPE PLANS FOR CONTINUATION.
21. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
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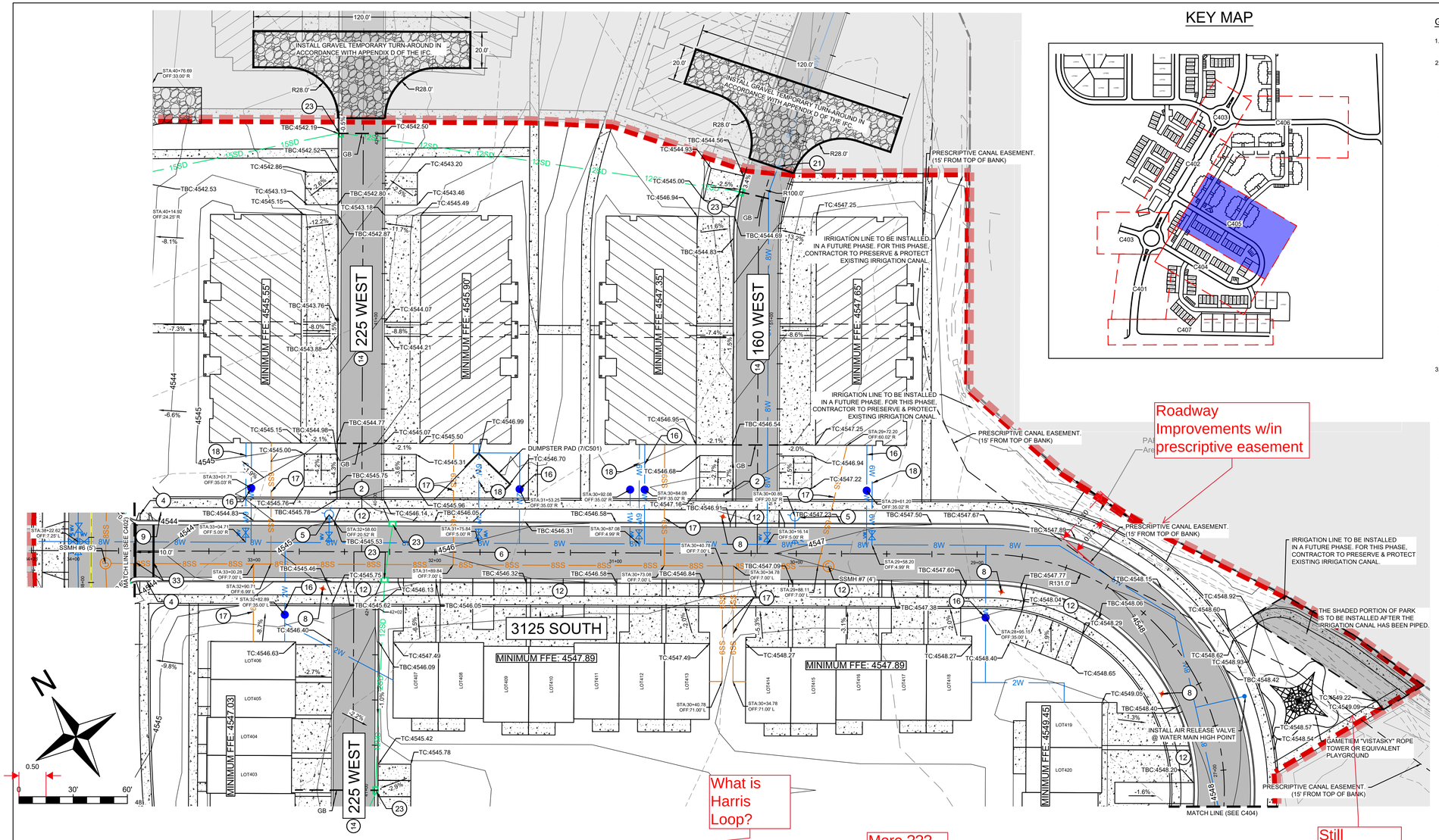

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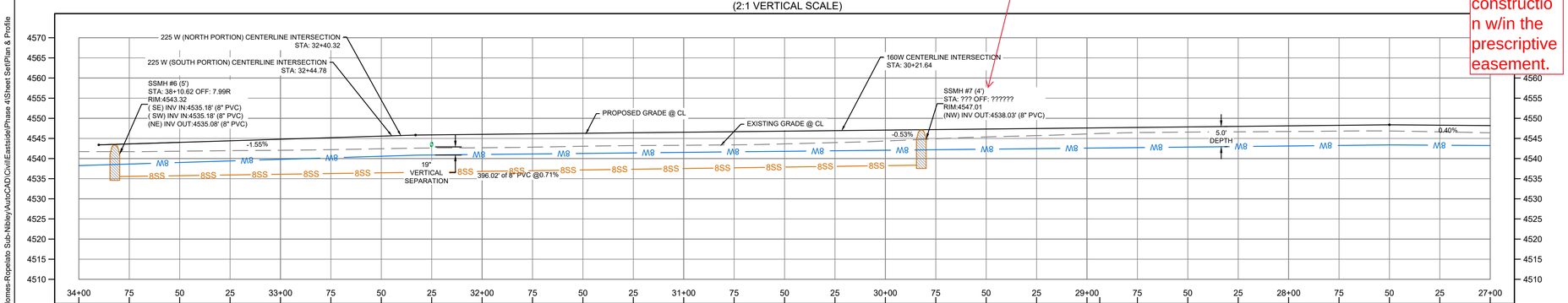

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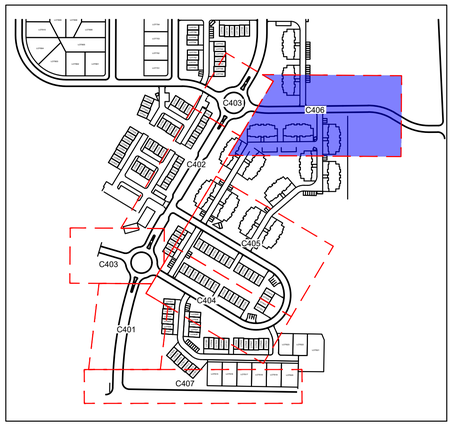
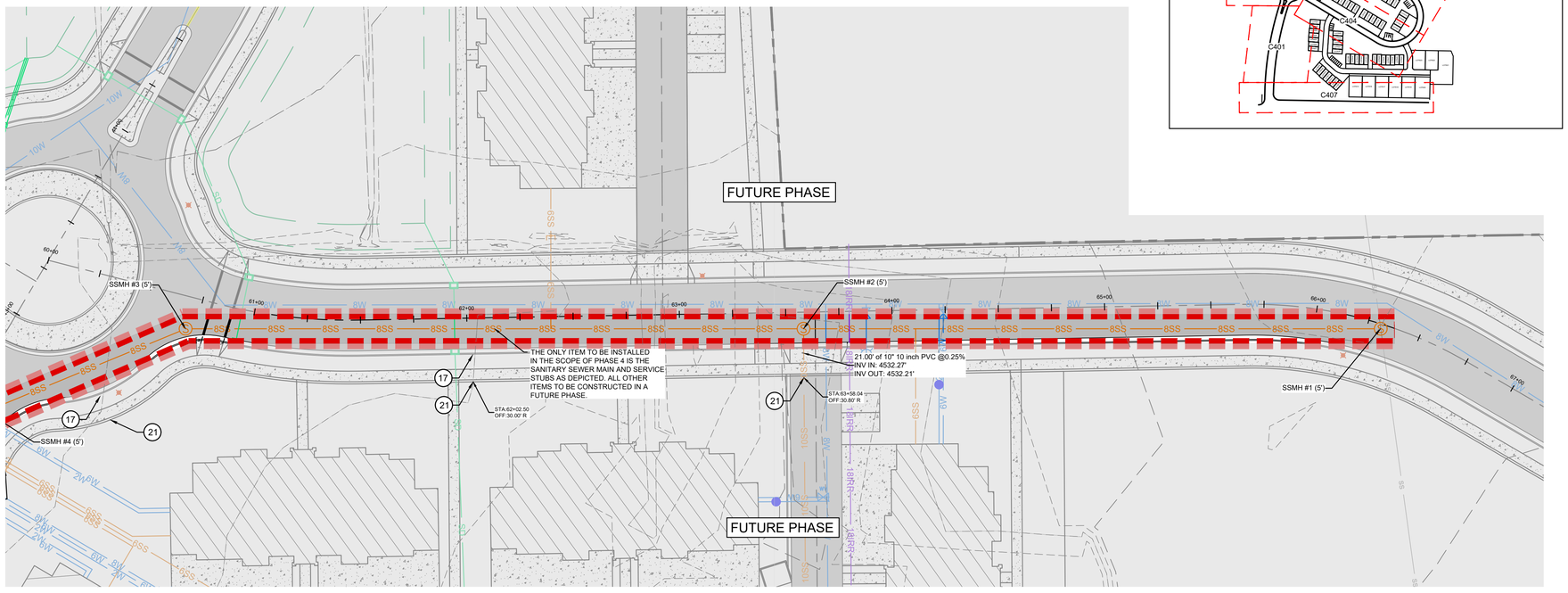
PLAN & PROFILE

C405

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Plan & Profile

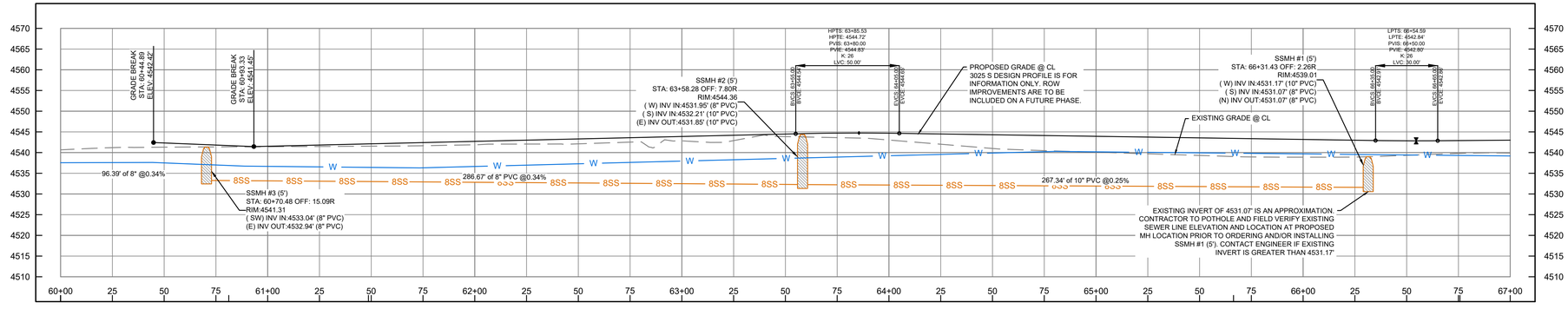
KEY MAP





3025S (EAST) PROFILE

(2:1 VERTICAL SCALE)



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   - 3.4. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL BLOW-OFF VALVE
2. STREET NAME SIGN.
3. CONNECT TO EXISTING WATERLINE
4. INSTALL ADA RAMP (1/C502)
5. FIRE HYDRANT ASSEMBLY & GATE VALVE. INSTALL TEE ON MAINLINES WITH A 6" FLANGE FOR HYDRANT SERVICE LINE. (2/C504)
6. INSTALL NIBLEY CITY 60' CROSS SECTION (1/CS01)
7. INSTALL NIBLEY CITY 66' CROSS SECTION (2/CS01)
8. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
9. STOP SIGN
10. YIELD SIGN
11. INSTALL 3200 SOUTH ROAD SECTION (4/C504)
12. CONCRETE DRIVEWAY APPROACH (4/C502)
13. INSTALL MODIFIED NIBLEY CITY 60' CROSS SECTION (4/CS01)
14. PRIVATE DRIVE CROSS SECTION (3/CS01)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (1/C504)
17. 6" SANITARY SEWER SERVICE, TYP. (2/CS03)
18. INSTALL 6"Ø FIRE LINE
19. CURB-CUT SCUPPER-INLET (5/C504)
20. 1"Ø IRRIGATION METER. SEE LANDSCAPE PLANS FOR CONTINUATION.
21. UTILITY STUB FOR FUTURE PHASE. CAP AND MARK END OF LINE. BLOCK FOR PRESSURIZED LINES.
22. HEAVY-DUTY CONCRETE DUMPSTER ENCLOSURE. (7/C501)
23. STORMWATER STRUCTURE. (SEE SHEET C302 FOR PLAN VIEW DESIGN AND SEE SHEETS C409 & C410 FOR PROFILE VIEWS)
24. "PEDESTRIAN CROSSING" SIGN. (SEE MUTCD SIGN W11-2)
25. "KEEP RIGHT" SIGN. (SEE MUTCH SIGN R4-7C)
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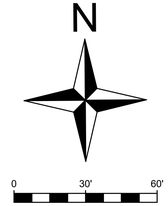
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.



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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C406

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MUNICIPAL UTILITY NOTES:
   - 2.1. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
   - 2.2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
   - 2.3. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
   - 2.4. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
   - 2.5. ALL 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
   - 2.6. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
   - 2.7. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
   - 2.8. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
   - 2.9. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
   - 2.10. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
   - 2.11. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
   - 2.12. SEE SHEET C201 FOR IRRIGATION SLEEVE CONFIGURATION.
   - 2.13. ROADS SHALL NOT BE CUT FOR THE PLACEMENT OF DRY UTILITIES AND IF A ROADWAY CROSSING IS REQUIRED, THE DEVELOPER SHALL COORDINATE AND IF NEEDED PAY FOR CONSTRUCTION OF DRY UTILITY SLEEVES BY MEANS OF UNDERGROUND BORING METHODS.
3. PRIVATE UTILITY NOTES:
   - 3.1. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
   - 3.2. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
   - 3.3. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
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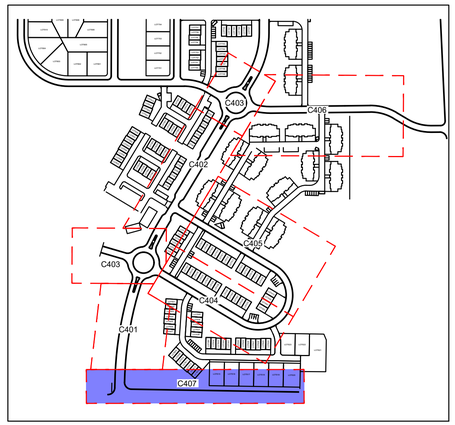
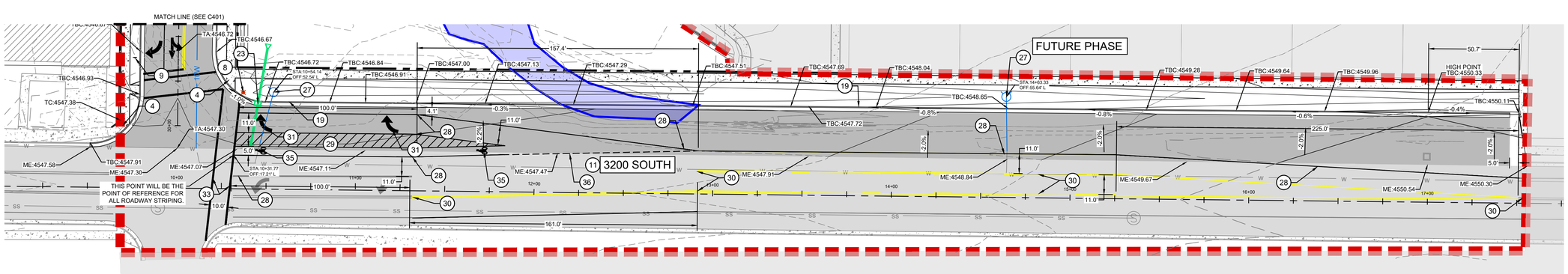
① STRIPING-PLAN KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

28. 4" SINGLE WHITE LINE.
29. WHITE CHEVRONS
30. 4" DUAL YELLOW LINE.
31. RIGHT-TURN ARROW.
32. THRU/LEFT-TURN ARROW.
33. 12" WHITE LINE.
34. SHARED LANE MARKING (SEE MUTCD)
35. BIKE LANE MARKING. (SEE MUTCD)
36. 8" WHITE DOTTED LINE.

KEY MAP





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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

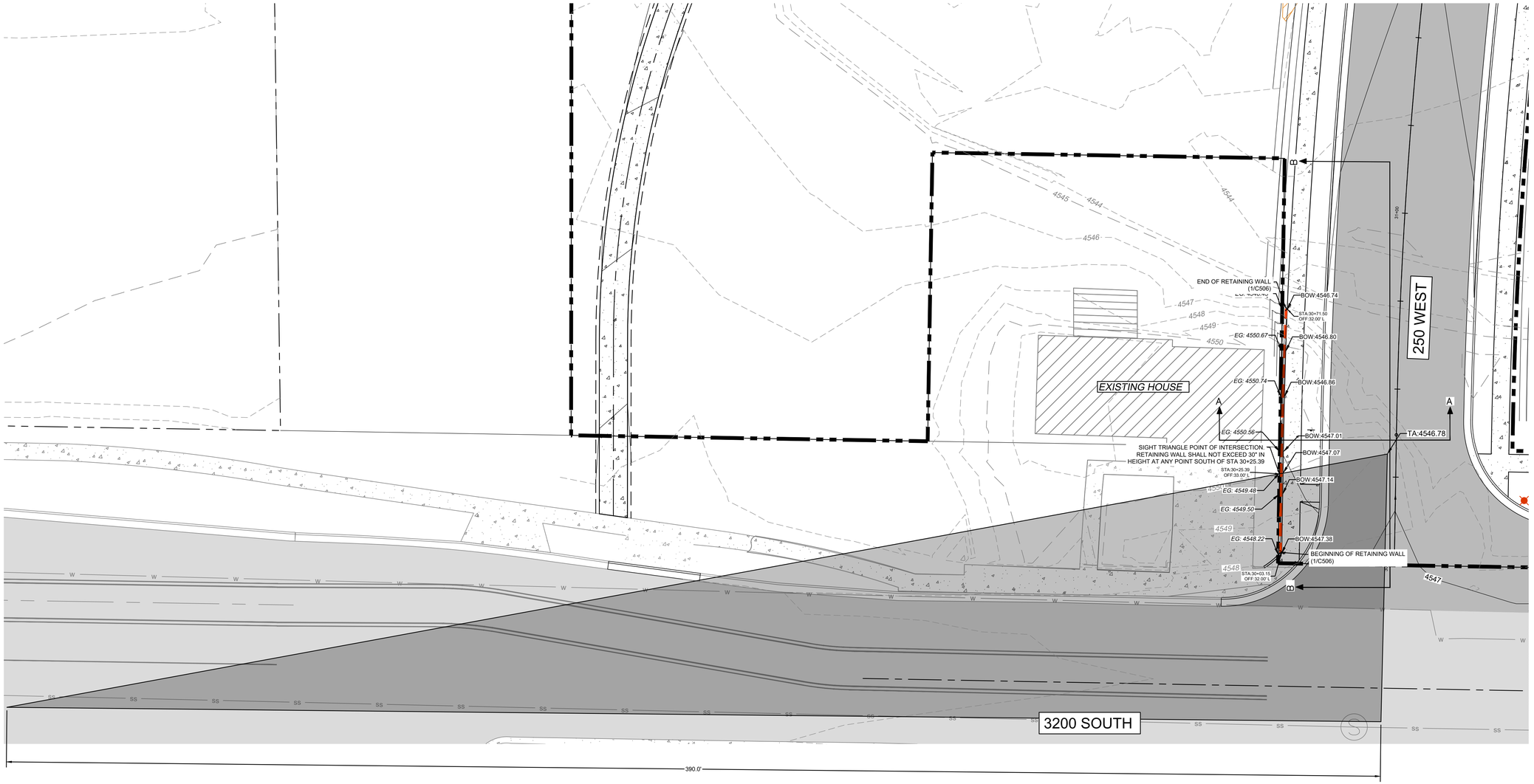
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

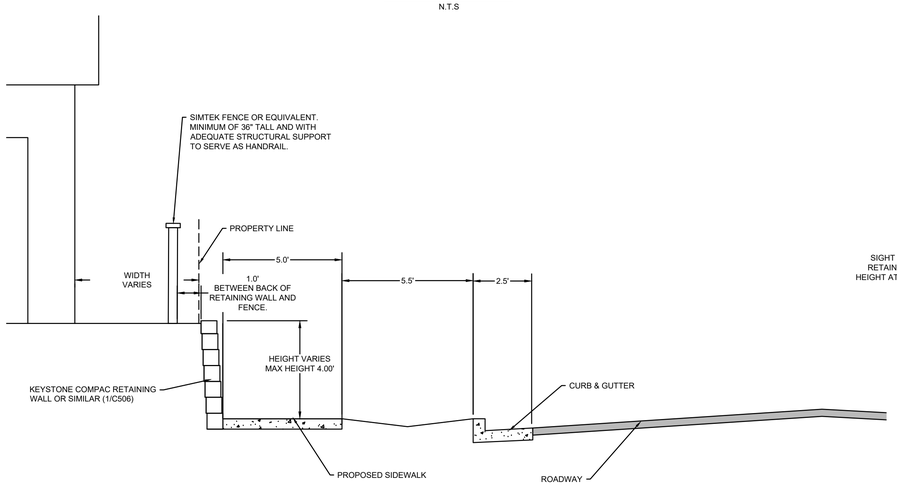
PLAN & PROFILE

C407



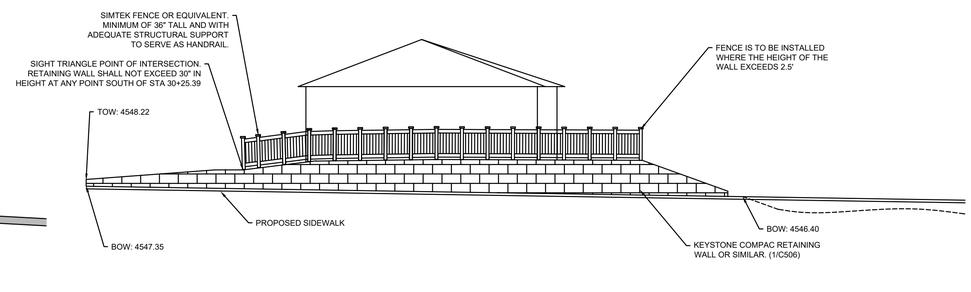
SECTION A-A

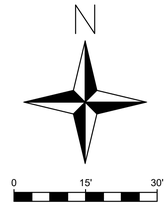
N.T.S



SECTION B-B

N.T.S.





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RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

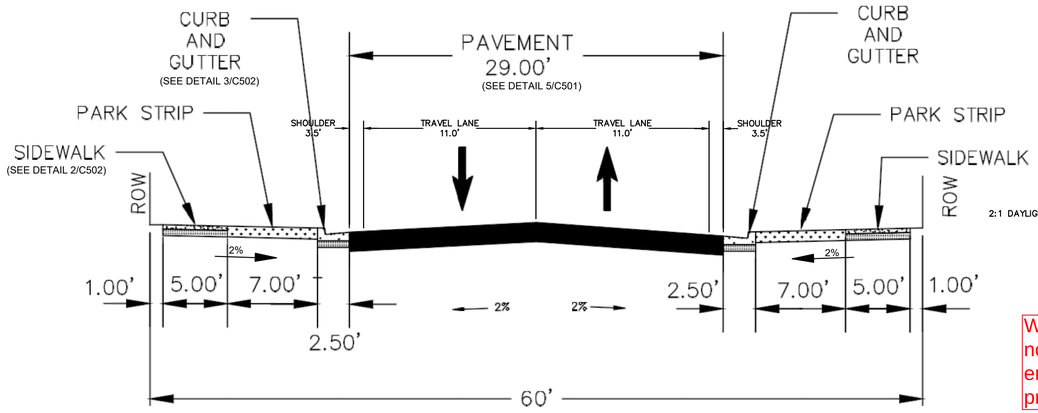
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

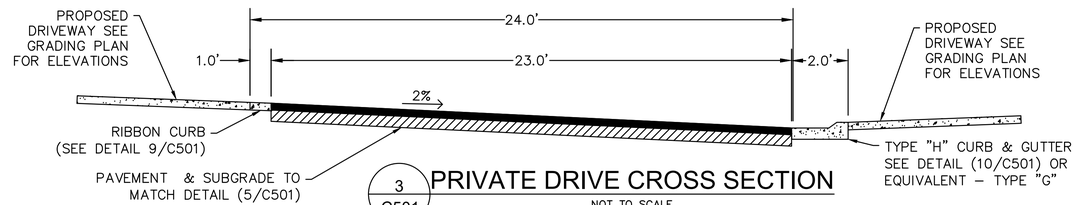
RETAINING WALL PLAN

C408



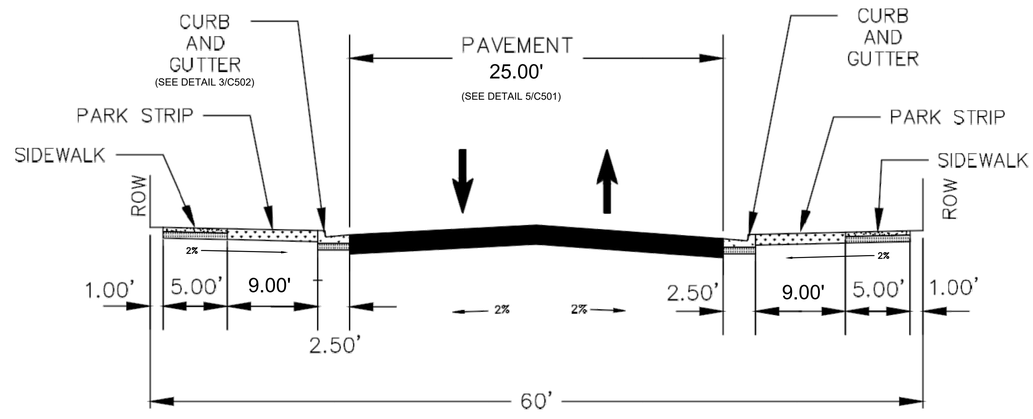
1 / C501 — TS-13: 2-LANE LOCAL, 60' ROW

NOT TO SCALE



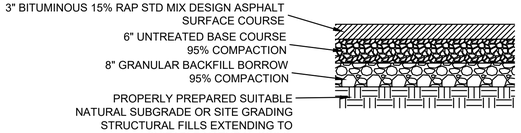
3 / C501 — PRIVATE DRIVE CROSS SECTION

NOT TO SCALE



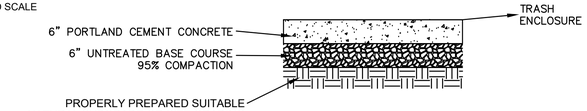
4 / C501 — TS-13 (MOD): 2-LANE LOCAL, 60' ROW

NOT TO SCALE



5 / C501 — STANDARD DUTY ASPHALT

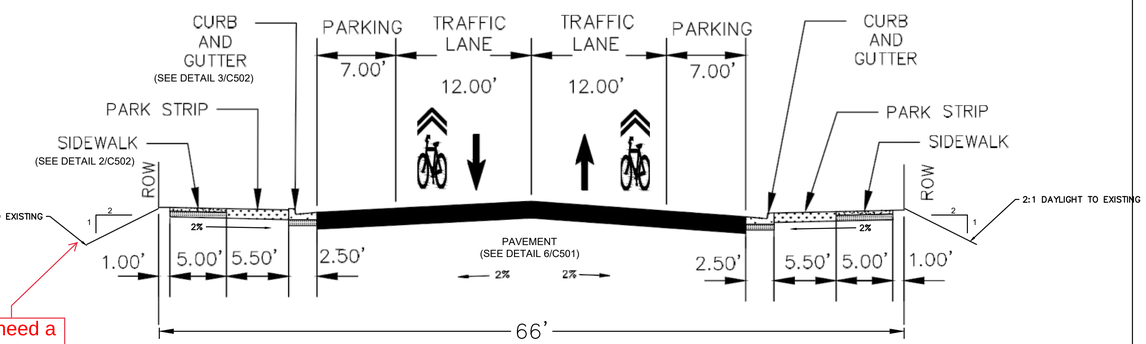
NOT TO SCALE



NOTES:
1. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH.
2. CONCRETE SHALL BE AIR ENTRAINED WITH APPROXIMATELY 6 PERCENT AIR.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

7 / C501 — HEAVY DUTY CONCRETE PAVEMENT

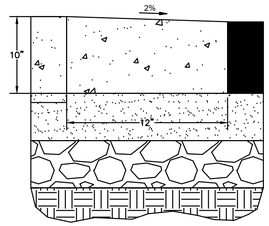
NOT TO SCALE



We need a note about erosion protection

2 / C501 — TS-8: 2-LANE COLLECTOR, 66' ROW

NOT TO SCALE



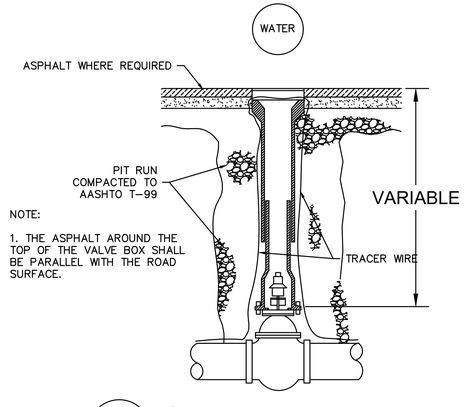
NOTES:
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
2. PROVIDE CONTRACTION JOINTS @ 10' - 0" O.C.
3. PROVIDE EXPANSION JOINTS @ 50' - 0" O.C.
4. BASE COURSE MATERIAL SHALL EXTEND 1 FOOT BEYOND CURB.

9 / 501 — RIBBON CURB (PRIVATE DRIVE ONLY)

NOT TO SCALE

6 / C501 — NOT USED

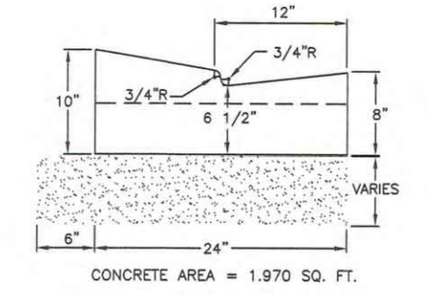
NOT TO SCALE



NOTE:
1. THE ASPHALT AROUND THE TOP OF THE VALVE BOX SHALL BE PARALLEL WITH THE ROAD SURFACE.

8 / C501 — GATE VALVE DETAIL

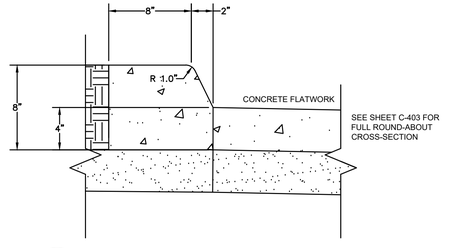
NOT TO SCALE



Type H

10 / C501 — TYPE H CURB & GUTTER (PRIVATE DRIVES)

NOT TO SCALE



11 / C501 — LANDSCAPING CURB (ROUND-ABOUT)

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RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

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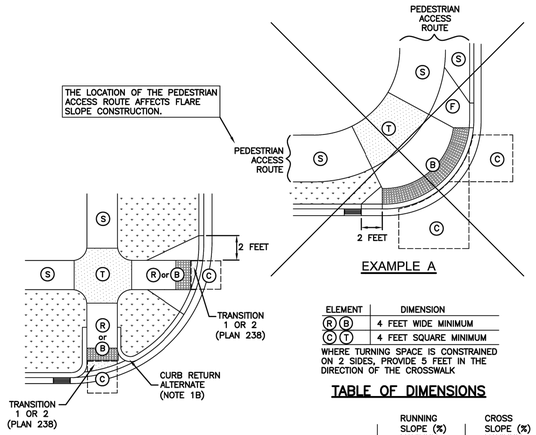
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243185-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C501

TURNING SPACE AT SIDEWALK LEVEL



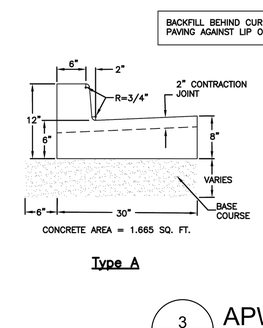
EXAMPLE A

EXAMPLE B

ELEMENT	DIMENSION
(R)(B)	4 FEET WIDE MINIMUM
(C)(T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	—

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

Corner curb cut assembly

Plan **235** Sheet 1 of 4

September 2011 63

Corner curb cut assembly

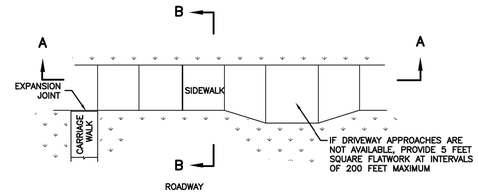
1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   *B. ~~Installation of flares or curb returns is ENGINEER's choice.~~
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

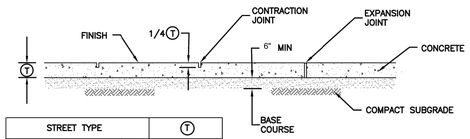
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

* Per Nibley City ammendment Installation of flares or curb returns is not allowed without pre approval in writing by public works director.

NOTE: ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.



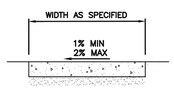
PLAN



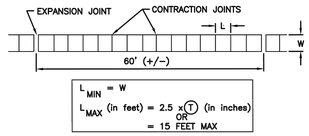
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A–A



SECTION B–B



SIDEWALK JOINT DETAIL

2 C502 SIDEWALK DETAIL
NOT TO SCALE

Sidewalk

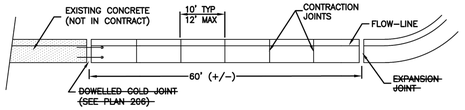
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

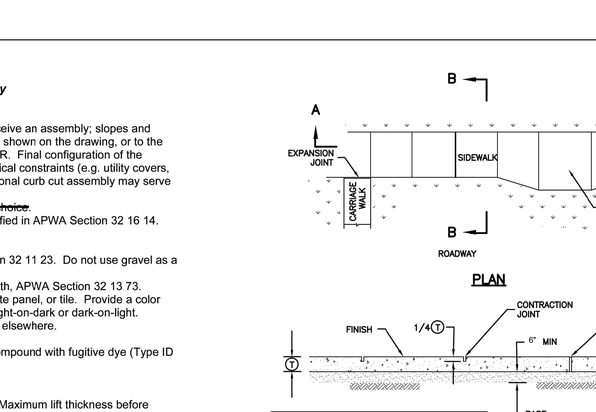
1 C502 ADA CORNER RAMP
NOT TO SCALE

Type A



JOINT DETAIL

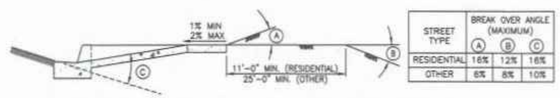
3 C502 APWA TYPE A CURB & GUTTER
NOT TO SCALE



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H) : (L)
YES	1 : 12
NO	1 : 6

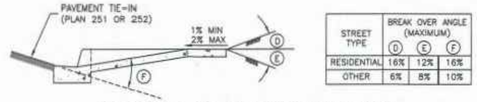
STREET TYPE	LENGTH (T)	(T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

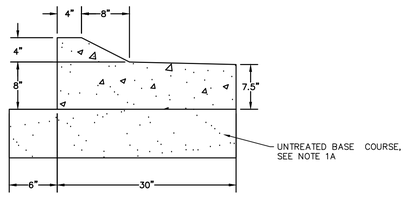


STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter 4 C502 *Flare driveway approach*

Plan **221.1** December 2009



CONCRETE AREA = 1.87 SQ. FT.

5 C502 30" SPILL MOUNTABLE CURB (ROUND-ABOUT)
NOT TO SCALE

Know what's below. 811
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UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

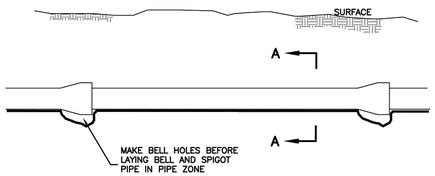
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER 7/22/2022 No. 8243188-2202 MICHAEL E. TAYLOR STATE OF UTAH

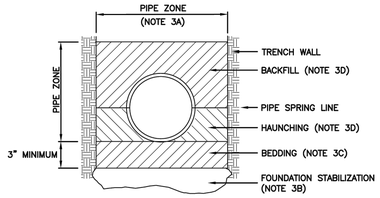
DETAILS

C502

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Details



ELEVATION VIEW



SECTION A–A

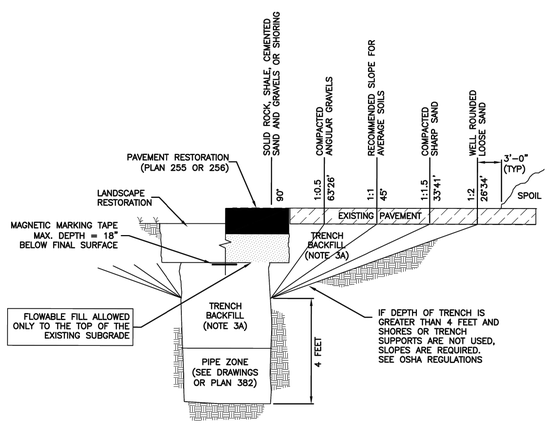
INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS."

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES."



1
C503

WATER & SANITARY SEWER TRENCHING DETAIL

NOT TO SCALE

Pipe zone backfill

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   * D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Base Course:
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

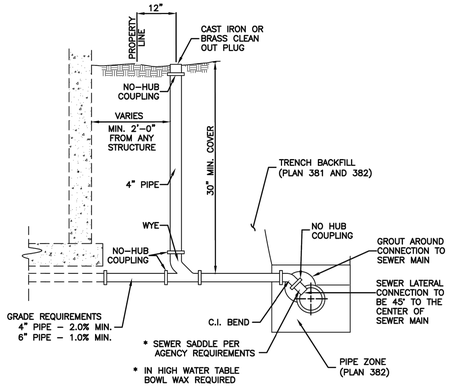
* Per Nibley City amendment does not flowable fill without written prior approval by Public Works Director .

1. **GENERAL**
   A. The drawing applies to backfilling the trench above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   * B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill:
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
      4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
   C. Surface Restoration:
      1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
      2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).

* Per Nibley City amendment does not flowable fill without written prior approval by Public Works Director .



Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

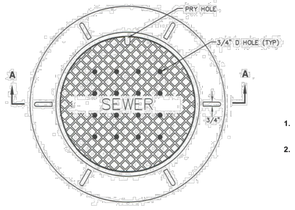
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

* Per Nibley City amendment if not being connected to a structure at the time of stub from main, lateral must have 45° bend up, and extend to within one foot of the ground surface and capped. If buried, place marker for location.

2
C503

SANITARY SEWER SERVICE DETAIL

NOT TO SCALE



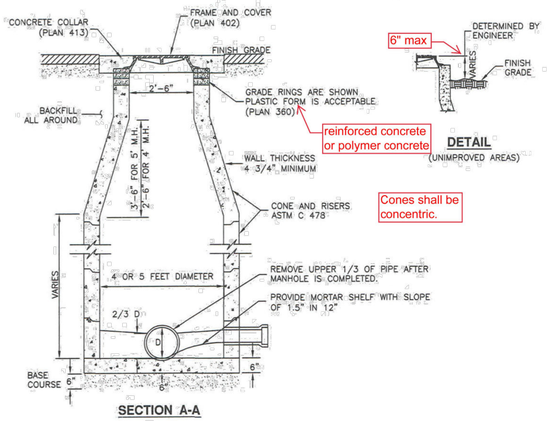
30" Frame and cover

1. **GENERAL**
   A. The frame and cover fits the manhole in Plan 411.

2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1) Cast the heat number on the frame and cover.
      2) Give the frame and cover a machine finish so the cover will not rock.
      3) √ designates machined surface.
      4) Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. **EXECUTION**
   A. ~~Except in paved streets, provide locking manhole covers in easements, alleys,~~ parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

Provide locking manhole covers or watertight manhole covers as identified by the City Engineer. Generally these are required in areas such as



Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter that have no more than two intersecting pipes.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole or manholes that receive force main discharges.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

3
C503

SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE

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RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

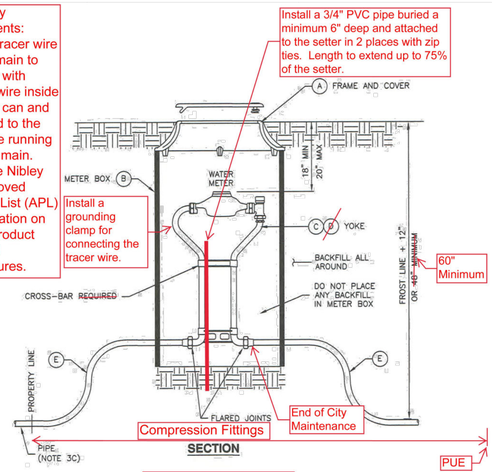
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C503

Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



Replace "box" with "can" or "barrel" all instances.

No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER 502
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, ~~CMP~~ OR MATERIAL ACCEPTABLE TO AGENCY
C		~~3/4" METER YOKE~~	~~OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS~~
D		~~1" METER YOKE~~	~~OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS~~
E		~~COPPER PIPE~~ HDPE (per Approved Materials List)	

* FURNISHED BY UTILITY AGENCY

As required by the City Engineer

1 / C504

WATER METER & SERVICE DETAIL

NOT TO SCALE

3/4" and 1" meter

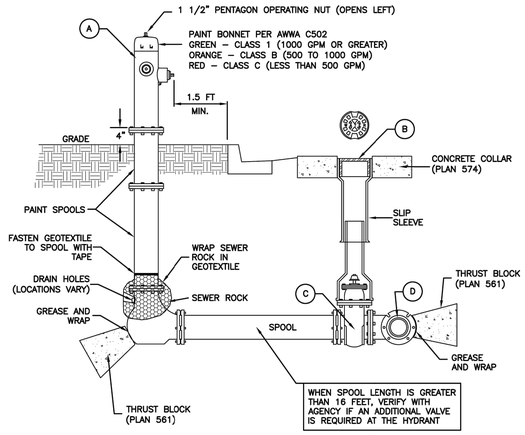
Not allowed in streets.

1. **GENERAL**
   A. ~~In street surfaces or other vehicular traffic areas (like driveway approaches), install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.~~
   B. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
3. **EXECUTION**

Replace "box" with "can" or "barrel" all instances.

   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
   B. Meter ~~Box~~: Set ~~box~~ so grade of the frame and cover matches the grade of the surrounding surface.
   C. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   D. Inspection: Before backfilling around meter ~~box~~, secure inspection of installation by ENGINEER.
   E. Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.

Nibley City Amendments:
1. Install tracer wire from the water main to the meter with exposed wires inside the meter can and connected tot the tracer wire that runs along the main.
2. See the Nibley City Approved Materials List for information on specific product types and manufactures.



No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2-PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

Fire hydrant with valve

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.
2. **PRODUCTS**
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice,.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.
3. **EXECUTION**
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

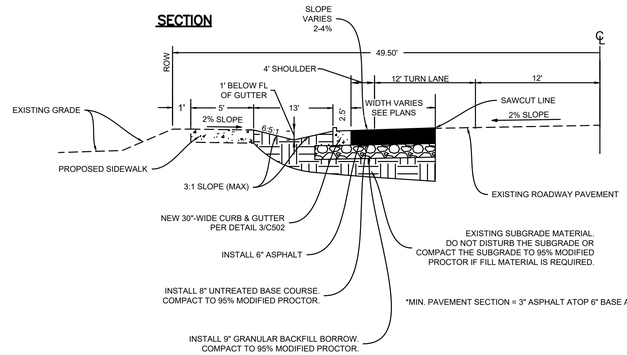
A. Per Nibley City amendment contractor to use Muller Hydrant only, no other hydrant shall be accepted.
B. Painted Bonnet per pressure zone not required.
C. MJ X FL tee on main line required.

*

2 / C504

FIRE HYDRANT ASSEMBLY

NOT TO SCALE

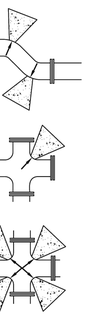


NOTES:
1. INSTALL 4" ROAD BASE OR GRAVEL UNDER THE CURB AND EXTEND ROAD BASE AND PIT RUN GRAVEL 1-FOOT BEHIND CURB.
2. THE CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
3. THE CONTRACTOR SHALL BUILD THE ROAD ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.

4 / C504

3200 SOUTH WIDENING X-SECTION WITH TURN LANE

NOT TO SCALE



SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT. TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

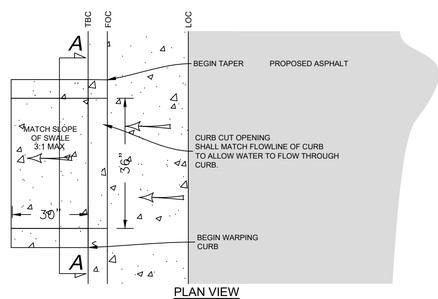
3 / C504

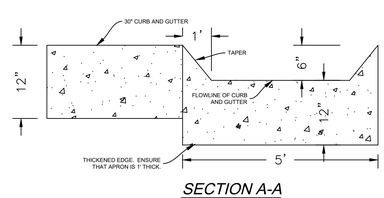
THRUST BLOCKING DETAIL

NOT TO SCALE

Direct bearing thrust block

1. **GENERAL**
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   D. Grease: Non-oxide poly-FM.
3. **EXECUTION**
   A. Pour concrete against undisturbed soil.
   B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.





5 / C504

CURB CUT SCUPPER

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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

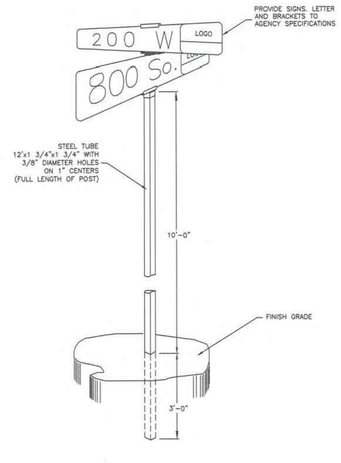
C504

Street name signpost

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.

2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.

3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



1 / C505 **ROAD-SIGN**
NOT TO SCALE

ROUND WITH FLARE

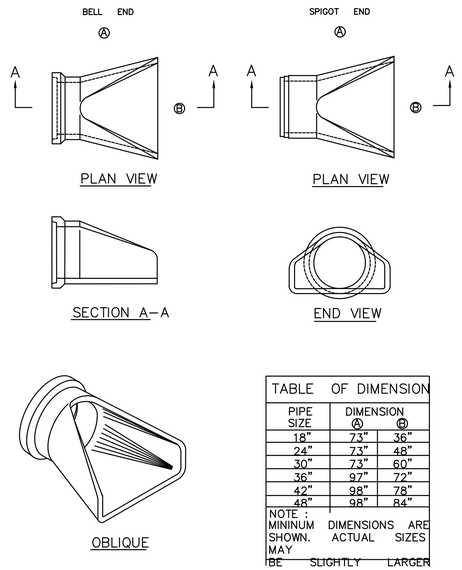


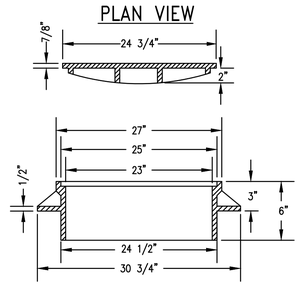
TABLE OF DIMENSION		
PIPE SIZE	DIMENSION Ⓐ	Ⓑ
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE : MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

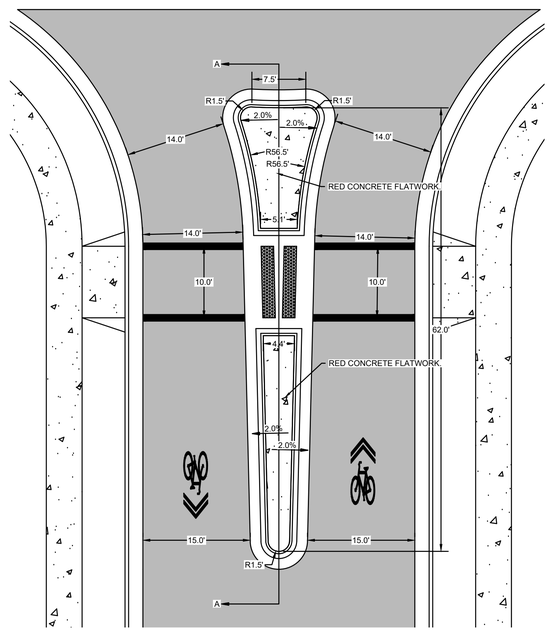
2 / C505 **ADS FLARED-END SECTION**
NOT TO SCALE

STANDARD COVER

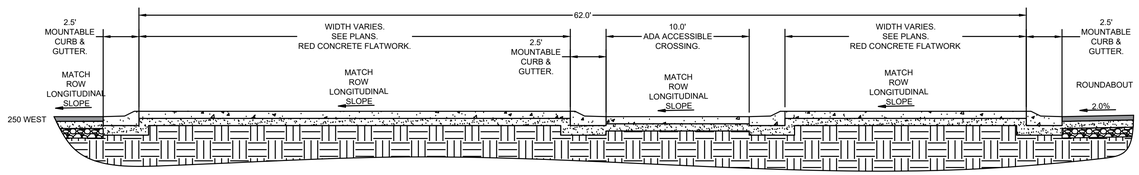
PLAN VIEW



3 / C505 **STORMDRAIN LID**
NOT TO SCALE



SECTION A-A



4 / C505 **250W ISLAND**
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RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

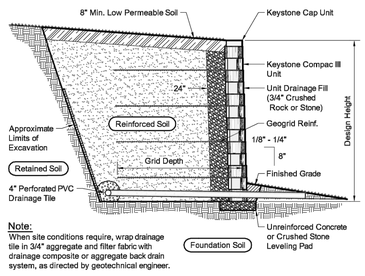
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/22/2022

PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

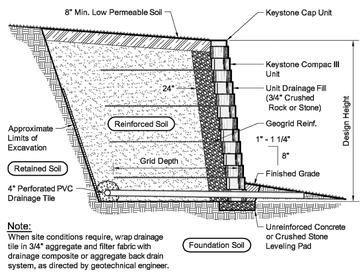
C505

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Details



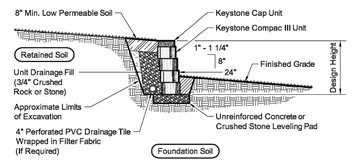
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Compac III Unit - 1" Setback



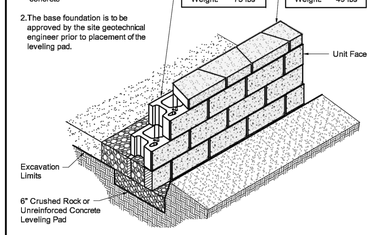
Typical Gravity Wall Section
Compac III Unit - 1" Setback

Base Leveling Pad Notes:

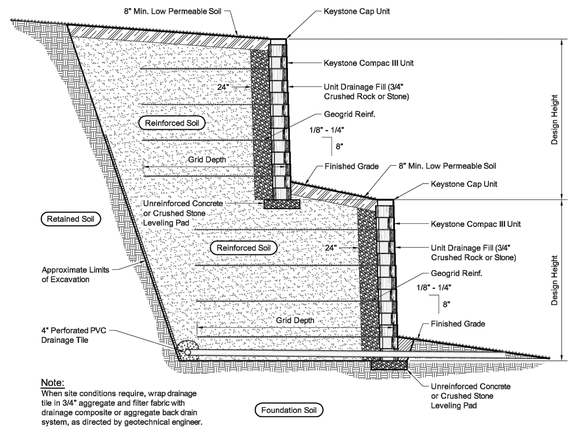
1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Compac III Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	75 lbs

Universal Cap Unit	
Width:	18"/12"
*Depth:	10 1/2"
Height:	4"
*Weight:	49 lbs



Compac III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback

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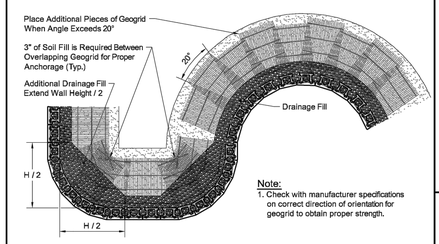
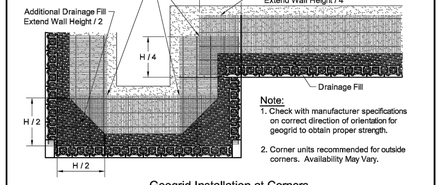


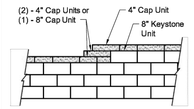
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



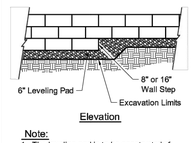
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



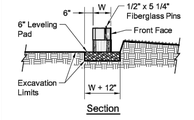
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



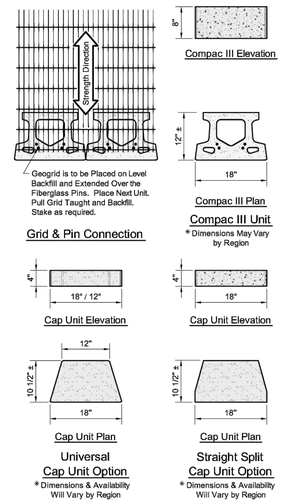
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



Section

Leveling Pad Detail



Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

KEYSTONE RETAINING WALL SYSTEMS
A CUNTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By: RKM	Title: Compac III Unit - Straight Face Details		Date:
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details		Project No:
Scale: No Scale			Drawing No:

1
C506

COMPAC RETAINING WALL

NOT TO SCALE

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RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
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PROFESSIONAL ENGINEER
7/22/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C506

FINAL MAINTENANCE PLAN

RIDGELINE PARK – Phases 4, A, B, C, & D

350 WEST 3200 SOUTH, NIBLEY, UT

April 28, 2022

Introduction

The following maintenance plan was prepared in accordance with § 19.32.050(B)(3) of the Nibley City Municipal Code (NCC). The purpose of this document is to 1) outline the ownership and responsibility for maintenance of the amenities, 2) show the proposed use of each amenity and how each parcel of amenities meets the standards listed in Chapter 32 of Title 19 of the NCC, 3) outline the type of each amenity, and 4) the proposed plan for landscaping of the amenities. A copy of the landscape plan is attached as exhibit 'A' at the conclusion of this document. Where there are inconsistencies with this maintenance plan and the Final Plat, the plat controls.

Common Area Ownership

Each parcel of open space and the private drives contained within these phases will be common area and owned by the Ridgeline Park Homeowners Association, the only exception being parcel B, an open space parcel to be dedicated to the city.

See Figure 1 below for the location of amenities throughout the entire eastside of Ridgeline Park. Phases 4 and A-D will also be shown on Figures 2 through 6, to illustrate the individual common area and open spaces. Each area will be discussed to outline ownership and responsibility, proposed use and type, together with the plan for landscaping and irrigation.

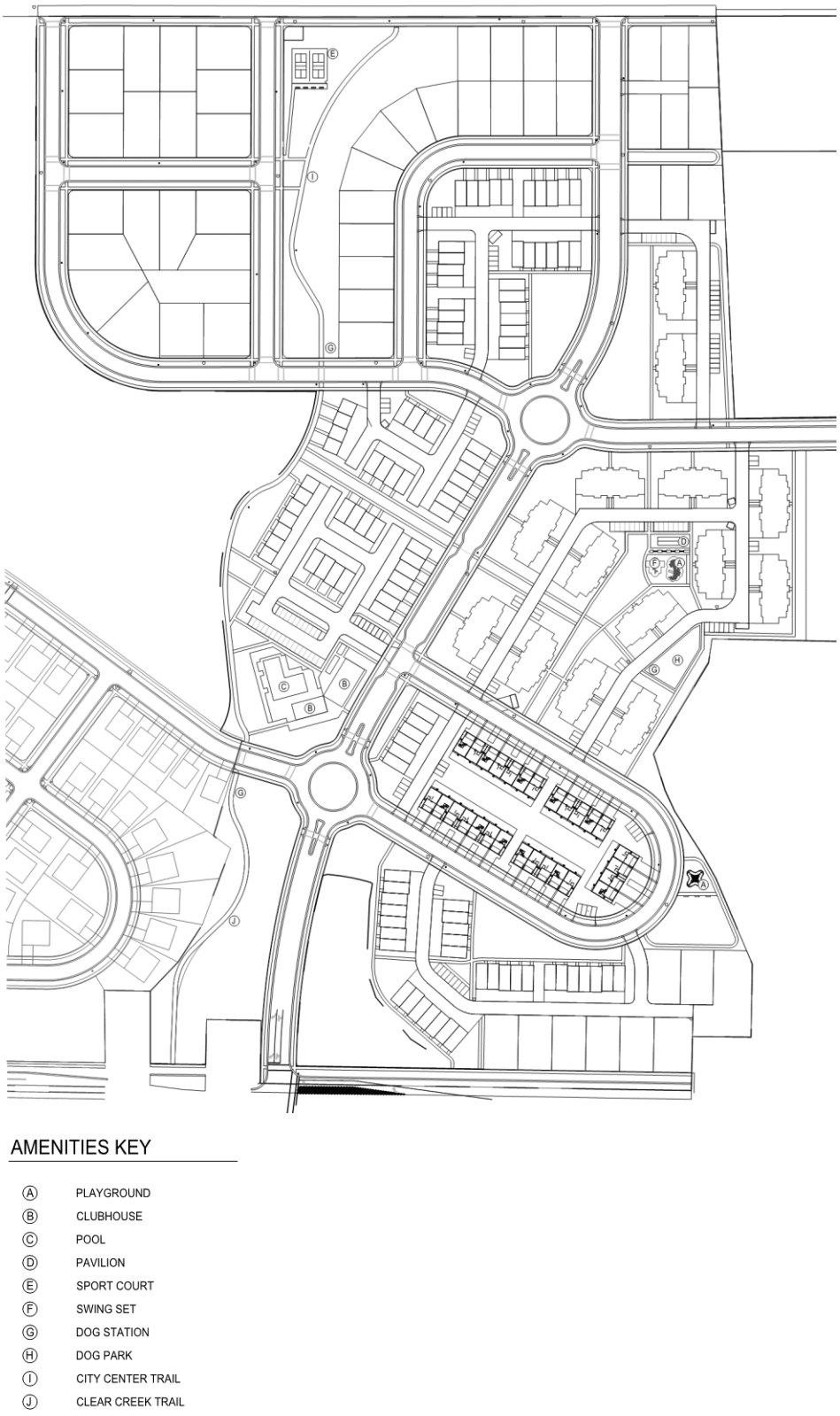


Figure 1. Amenities and Trails of phase 4 and (phases 5-9)

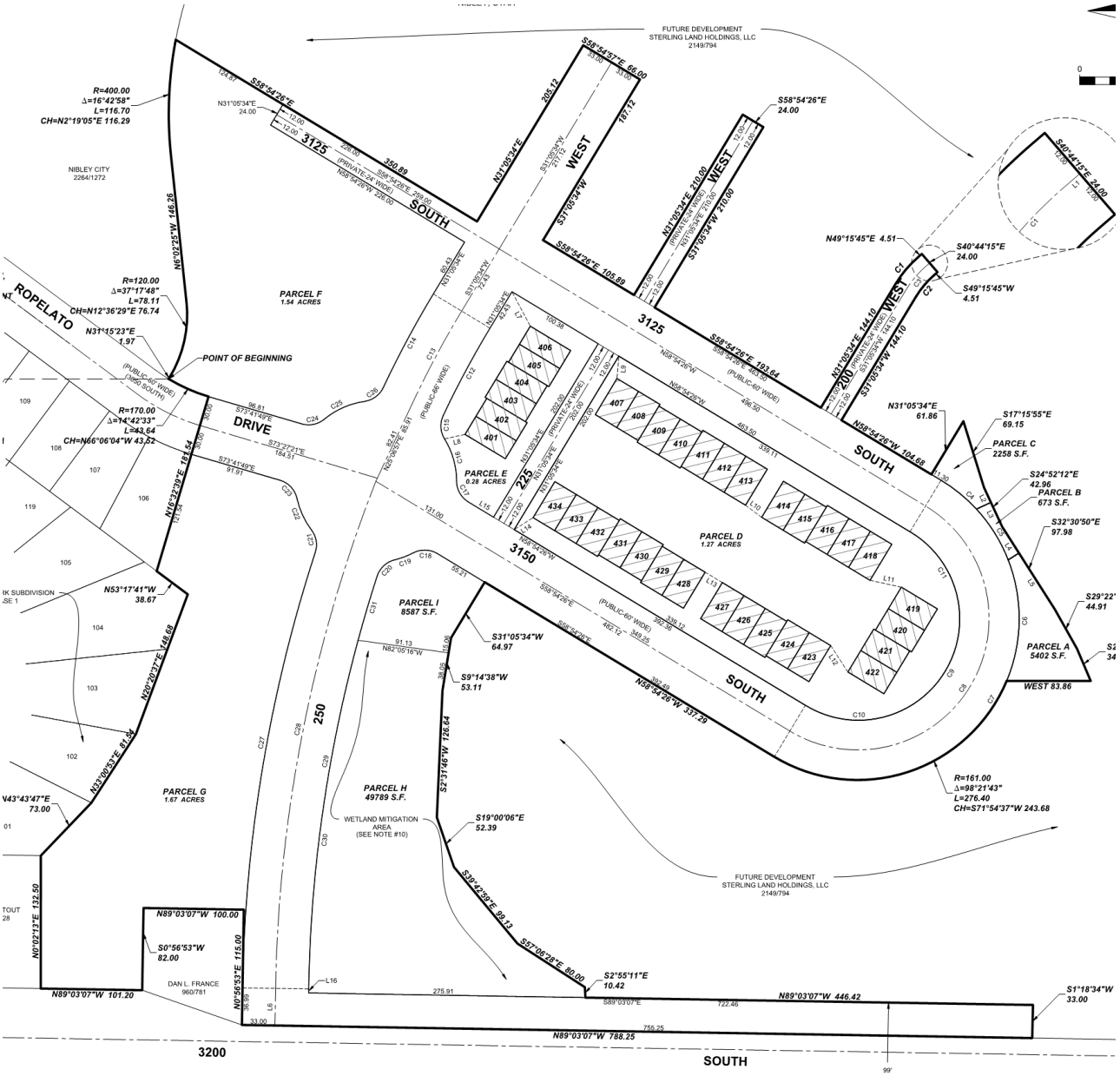


Figure 2. Phase 4

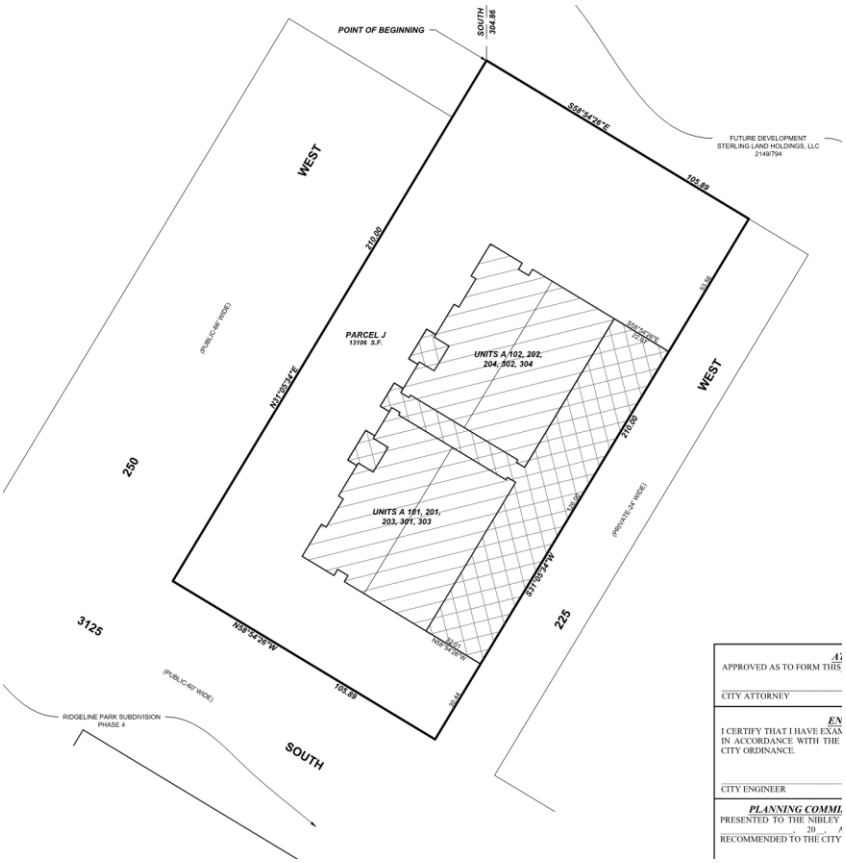


Figure 3. Condo phase A

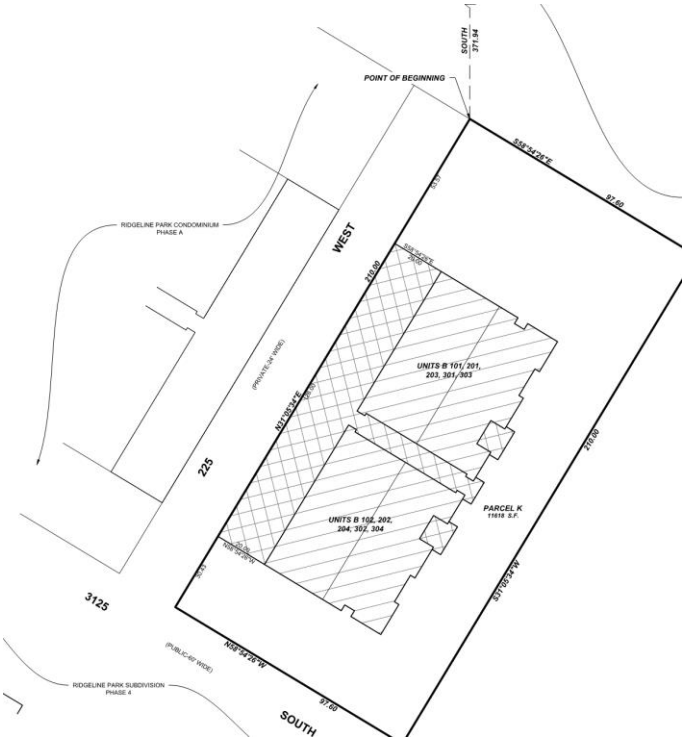


Figure 4. Condo phase B

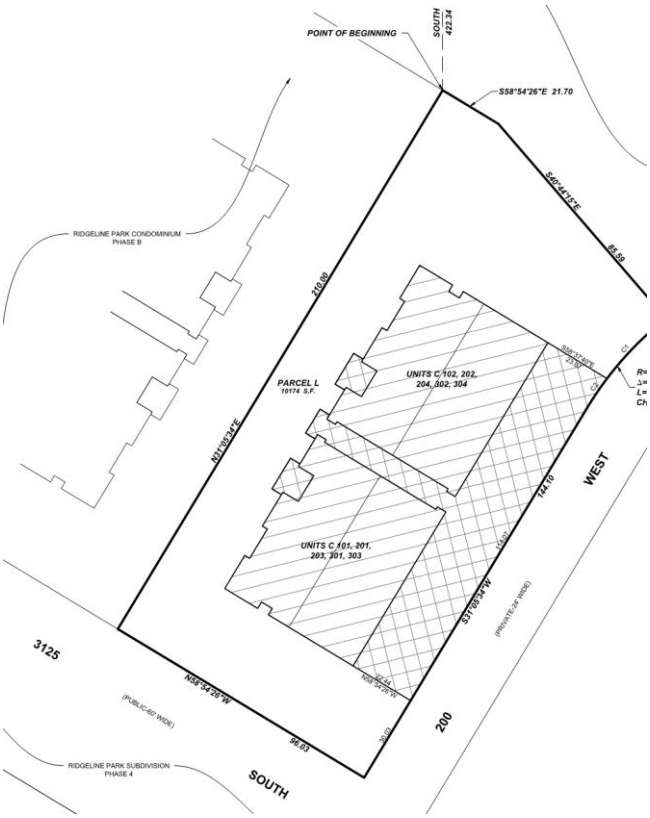


Figure 5. Condo phase C

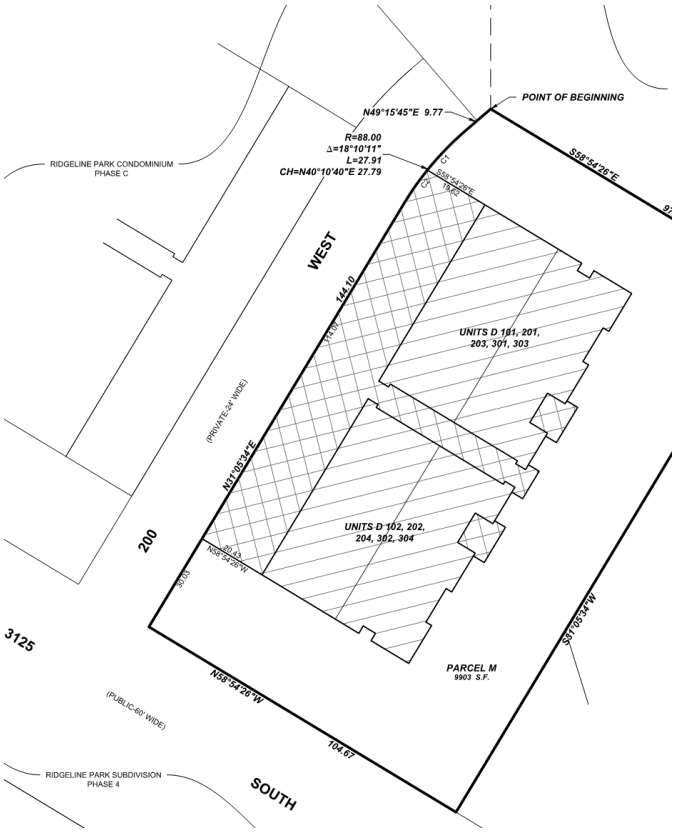


Figure 6. Condo phase D

Maintenance Responsibility

The Common Area located within Ridgeline Park will be owned by the Ridgeline Park Homeowners Association. All maintenance will be the responsibility of this entity directly, or its assigns as directed by Board and Officers of the HOA. At the moment, Visionary Homes contracts through FCS Community Management, a professional management company that specializes in working with developer/owners through the comprehensive creation and management of Homeowner Associations. Formation of potential budgets, determination and allocation of HOA/unit owner responsibilities, and the continued smooth operation of the HOA organization during the construction phase is part of their services to Ridgeline Park.

This organization will also help with the transition of the HOA to the residents and Board after the project is fully built out. FCS will be responsible for establishing the necessary HOA dues and collecting said dues in order to pay those hired by the HOA to maintain the property. All maintenance of the common area parcels will be done by private maintenance companies that are contracted through that FCS Community Management.

Staffing

Although we are planning to allocate office space (within the clubhouse) for HOA utilization, the HOA for this subdivision is not planning to require any full time employees. Staffing needs will be met with occasional visits from FCS employees or when necessary 3rd party help.

All long-term maintenance and improvement projects will be funded by HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The reinvestment fee is intended to be 0.50% of the home purchase price. The fee schedule will be sufficiently robust for the HOA to have the financial ability to manage the proposed facilities without concern and to keep the common area maintained in a prompt and professional manner.

Insurance Requirements

The Ridgeline Park Homeowners Association will maintain liability insurance on the common areas that are privately owned and will be paid for out of the HOA's monthly budget from membership dues. The HOA will also maintain Directors and Officers insurance as the case demands. The estimate annual insurance expenses for the Master Association is currently set at $12,000.

Estimate Budget

From Figure 7 below you can see that the estimated revenues and expenses of the Ridgeline Park Master Association.

RIDGELINE PARK MASTER BUDGET

	ANNUAL	Monthly Cost/Unit
	CONDO/TH 334	
	SFH/AA 126	
	460	
INCOME		
PRIMARY		
Assessments - Condo/TH Master Monthly	324,648.00	**81.00**
Assessments - SFH/Active Adult Master Monthly	114,912.00	**76.00**
TOTAL INCOME	439,560.00	
EXPENSE		
ADMINISTRATION		
Fees (Bank, Licensing, Professional, etc)	1,499.00	**0.27**
Copies & Postage	5,299.20	**0.96**
Management - Association	27,600.00	**5.00**
Insurance	12,000.00	**2.17**
TOTAL - ADMINISTRATION	46,398.20	**8.41**
COMMON AREAS		
Clubhouse	30,000.00	**5.43**
Pool	25,000.00	**4.53**
Landscaping	75,286.60	**13.64**
Snow Removal	100,000.00	**18.12**
Maintenance and Repairs	40,000.00	**7.25**
Common Water/Sewer/Electric	17,995.20	**3.26**
TOTAL - COMMON AREAS	288,281.80	**52.22**
TOTAL EXPENSE	334,680.00	**60.63**
Savings/Reserves	104,880.00	**19.00**
NET INCOME	**0.00**	**0.00**

Figure 7. Master Association Estimate Budget

Amenities

Section 19.32.050 of the Nibley City Municipal Code describes the minimum open space amenities that should be provided in each development. The amount and type of amenity required under the NCC is determined by the total number of units. As Ridgeline Park (East) with its 6 residential phases contains 333 units in total. The entire Ridgeline Park project with all phases falls between the 401 – 500 category for minimum amenities.

In total for all phases 1-10, 7.5 acres of park area is required with 2 pavilions, 2 swing sets, and 3 playgrounds, a clubhouse and pool, 2 sports court/fields and dog stations/parks as agreed during the R-PUD approvals. A pavilion, playground, swing-set, dog station and sports court are currently being installed with phases 1-3 of Ridgeline Park (West).

Common Area Parcel A - Playground

A playground feature will be installed with phase 4 to be located in common area Parcel A.

Open Space Parcel B

Open Space Parcel B is to be dedicated to Nibley City and will be the responsibility of the city to maintain.

Common Area Parcel C, D, E, J, K, L, M

Parcel C, D, E, J, K, L, and M will be owned and maintain by the HOA and will be fully landscaped for the benefit of the residents. This area is the yard ways surrounding or near townhomes and condominiums.

Common Area Parcel F, Clubhouse & Pool

A nearly 4,000 square foot Clubhouse and associated pool/hot tub is presently being designed and will be constructed with phase 4. The clubhouse is scheduled to be open early 2023 with the opening of the pool and hot tub that Summer 2023. The pool will be at least 800 square feet as the code requires.

Common Area Parcel G, Clear Creek Trail

An 8' wide asphalt trail will be constructed connecting pedestrian traffic from 3200 South along the Clear Creek corridor and runs through common area Parcel G. This trail leads to the City Center Park Space. Both sides of the trail will be landscaped with special attention to preserving the wetland areas within Parcel G.

Common Area Parcel H, Wetland Mitigation Area

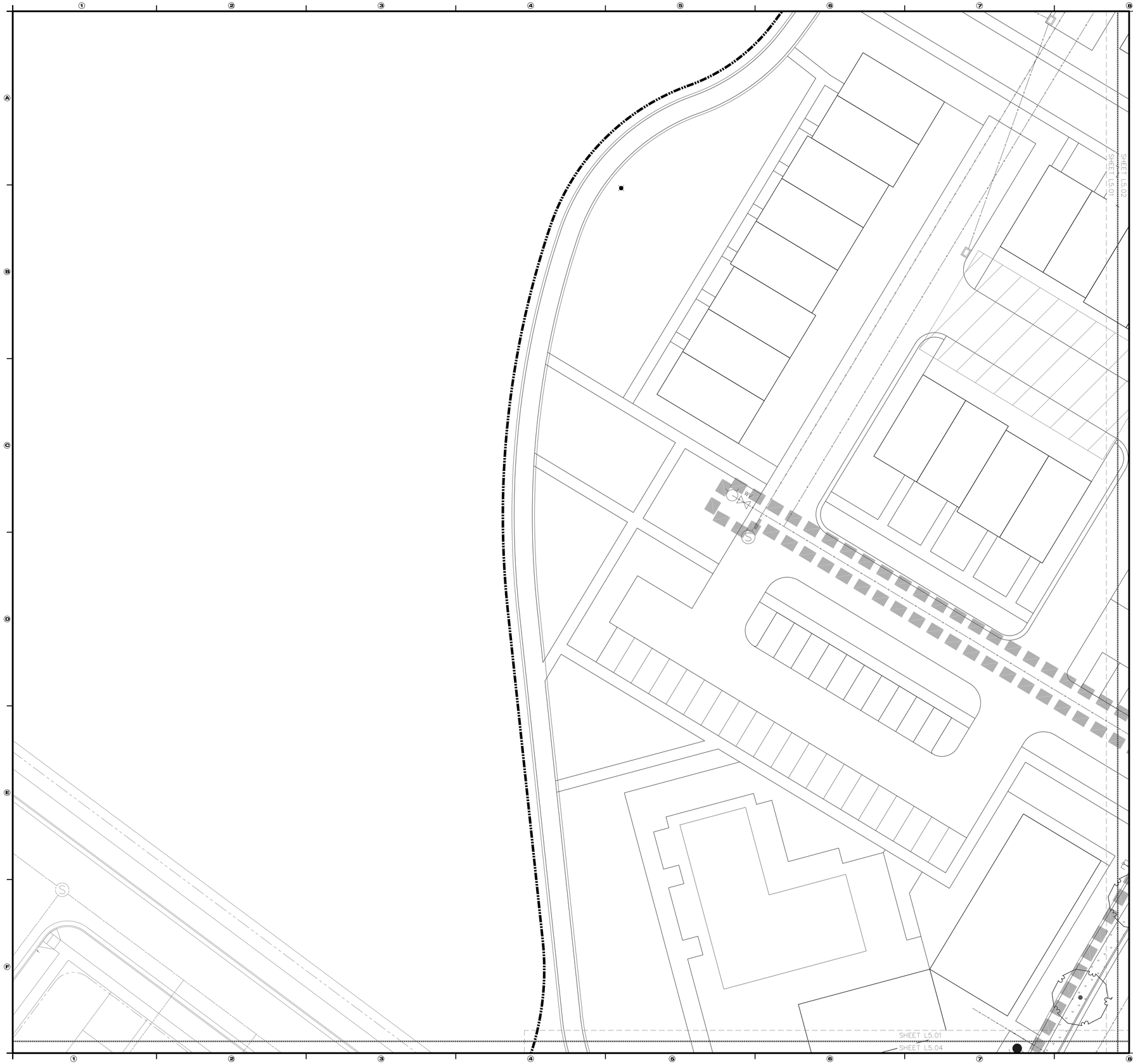
Parcel H is just over an acre large and contains already existing wetland areas. However, those existing wetlands will be added upon to also comprise the mitigation of wetlands impacts project wide, all 10 phases of the Ridgeline Park community. This parcel is deed restricted as a wetland preserve area and will be somewhat shielded from public intrusion by a ring of dogwoods planted on its border and some open type fencing (2 or 3 rail). Signage will also be erected to give notice to passersby of the preservative nature of the wetland area. The wetland area will be maintained by the HOA.

Common Area Parcel I

Parcel I is a detention basin to be landscaped and maintained by the HOA that will serve the storm drain network of phase 4 and to some extent phase 6.

Exhibit 'A'

Landscape Plan



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER GRANDIDENTATUM 'JFS-NUMEX 3' TM	MESA GLOW BIGTOOTH MAPLE	2" CAL	15
	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2" CAL	10
	AMELANCHIER LAEVIS 'JFS-ARB' TM	SPRING FLURRY ALLEGHENY SERVICEBERRY	2" CAL	23
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	2
	CATALPA SPECIOSA 'HAWATHA 2' TM	HEARTLAND NORTHERN CATALPA	2" CAL	6
	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2" CAL	9
	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	4
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	PHELLODENDRON AMURENSE (AVALLE) 'LONGENECKER' TM	EYESTOPPER CORKTREE	2" CAL	15
	SALIX AMYGDALOIDES	PEACH LEAF WILLOW	2" CAL	6
	SALIX BABYLONICA	WEEPING WILLOW	2" CAL	5
	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CAL	6
	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL	3
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SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	102
	ARONIA MELANOCARPA 'UCONNAM117' TM	GROUND HUG BLACK CHOKEBERRY	3 GAL	73
	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	1 GAL	10
	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	36
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	189
	MAHONIA REPENS	CREEPING MAHONIA	5 GAL	68
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	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	288
	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	32
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	298
	FESTUCA MAREI	ATLAS FESCUE	1 GAL	600
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	178
	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	1 GAL	103
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	TURF SOD BIOMEADOW	BIO GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

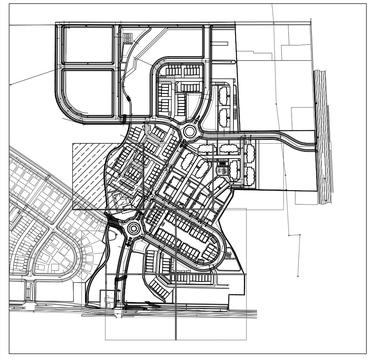
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
ANY TREE PLANTED WITHIN A SIGHT VISIBILITY TRIANGLE MUST HAVE A CANOPY HEIGHT OF 7' OR GREATER AT PLANTING.

Landscape Area Requirements	Requirement	Area (acres)
Total Gross land (Excludes Non-Plantable Areas)		10.4
Required Useable Open Space	20% of total	2.08
Required Planted Landscape Area	50% of Open Space	1.04
Total Planted Landscape Area on Plan		3.2

Required Plants (from design standards)		Required	Total Plan Count
Trees	20/acre gross land	208	216
Shrubs	50/acre gross land	520	2431

Non-Plantable Areas	Area (acres)
Wetland Mitigation Area	0.58
Designated Wetland	1.14
3200S Outside of Prop Boundary	1.38
Total	**3.1**



NORTH

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STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT
12/21/2018
Terrall V. Budge
108545-5301
Terrall Budge

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.01

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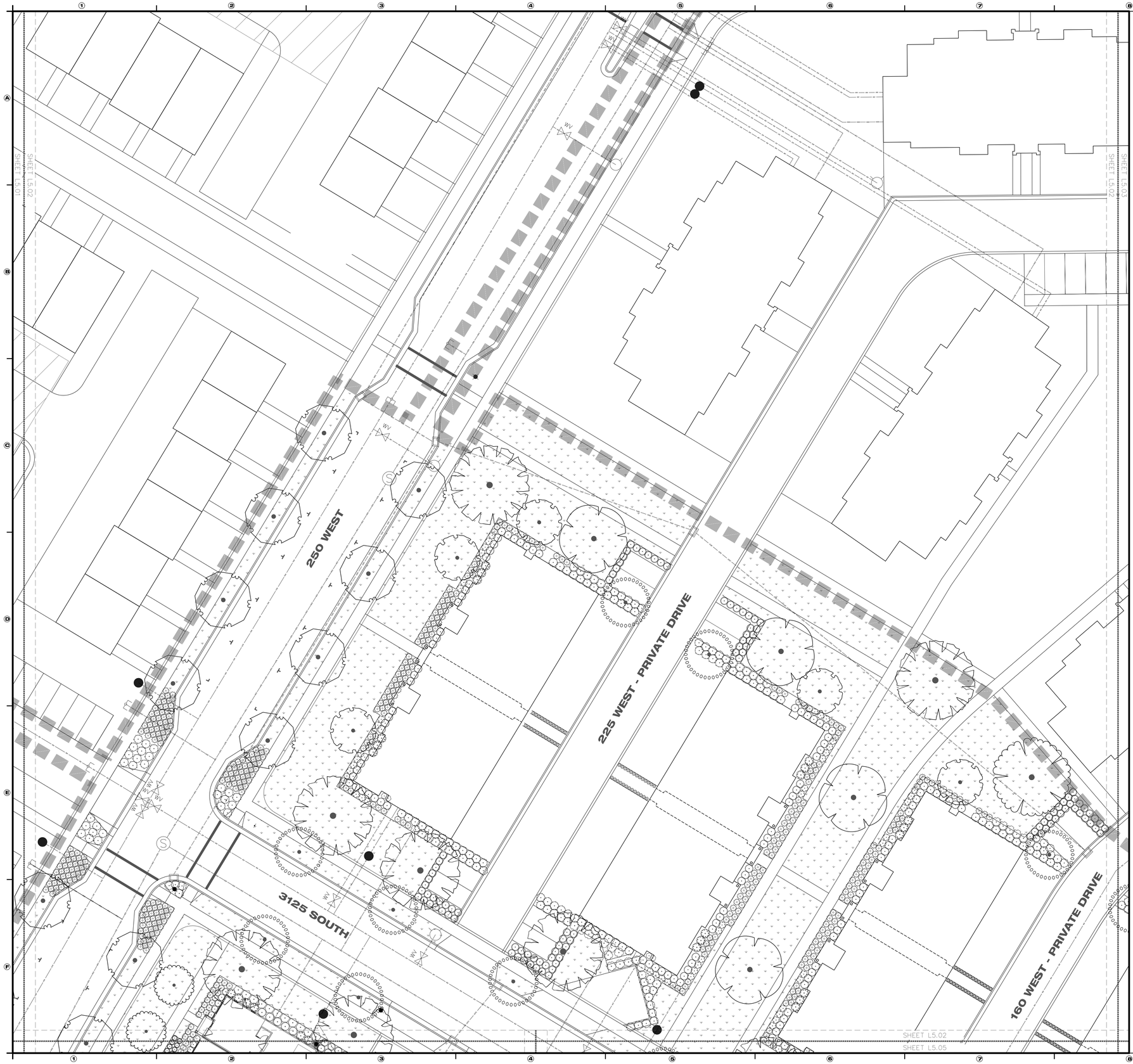

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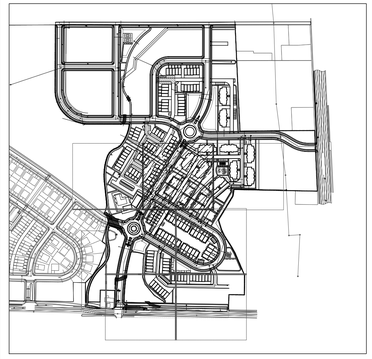

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Terrall V. Budge
168545-5301
REGISTERED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

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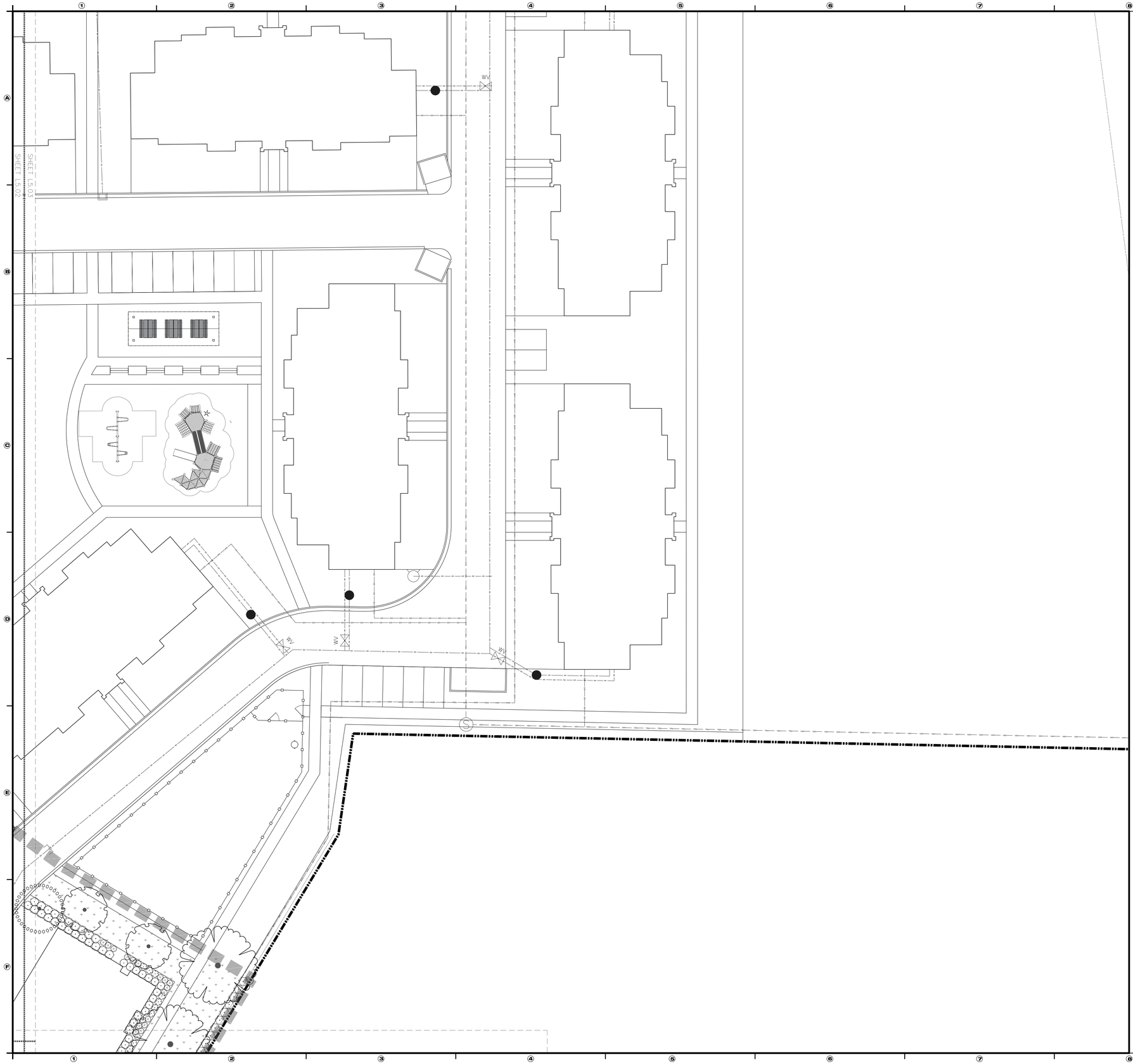

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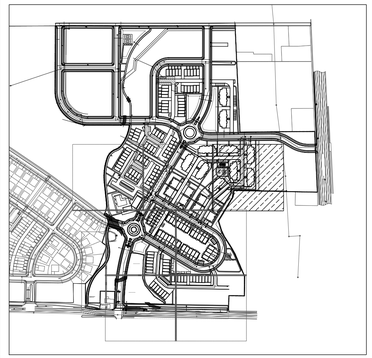

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PLANTING PLAN - PHASE 4

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	PRUNUS BESSEYI 'PO110' TM	PAWNEE BUTTES SAND CHERRY	5-GAL	50
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5-GAL	288
	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	5-GAL	32
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1-GAL	298
	FESTUCA MAREI	ATLAS FESCUE	1-GAL	600
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1-GAL	178
	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	1-GAL	103
	PENNISETUM ALOPECUROIDES 'DESERT PLAINS'	DESERT PLAINS FOUNTAIN GRASS	1-GAL	188
	PENNISETUM ALOPECUROIDES `JS JOMIENIK` TM	LUMEN GOLD DWARF FOUNTAIN GRASS	1-GAL	137
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	130,606 SF
	TURF SOD BIOMEADOW	BIO GRASSTMBIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

NOTE:
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NOTE:
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Landscape Area Requirements	Requirement	Area (acres)
Total Gross land (Excludes Non-Plantable Areas)		10.4
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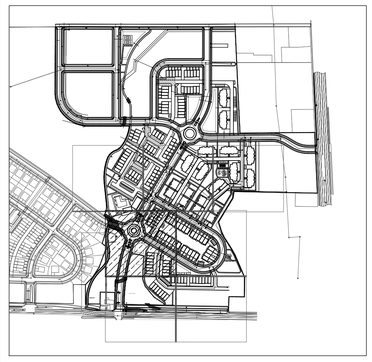
Required Planted Landscape Area	50% of Open Space	1.04
Total Planted landscape Area on Plan		3.2

Required Plants (from design standards)		Required	Total Plan Count
Trees	20/acre gross land	208	216
Shrubs	50/acre gross land	520	2431

Non-Plantable Areas	Area (acres)
Wetland Mitigation Area	0.58
Designated Wetland	1.14
32005 Outside of Prop Boundary	1.38
Total	**3.1**



NORTH

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SCALE: 1" = 20'

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Terrall V. Budge
10854545-5501
LICENSED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.04

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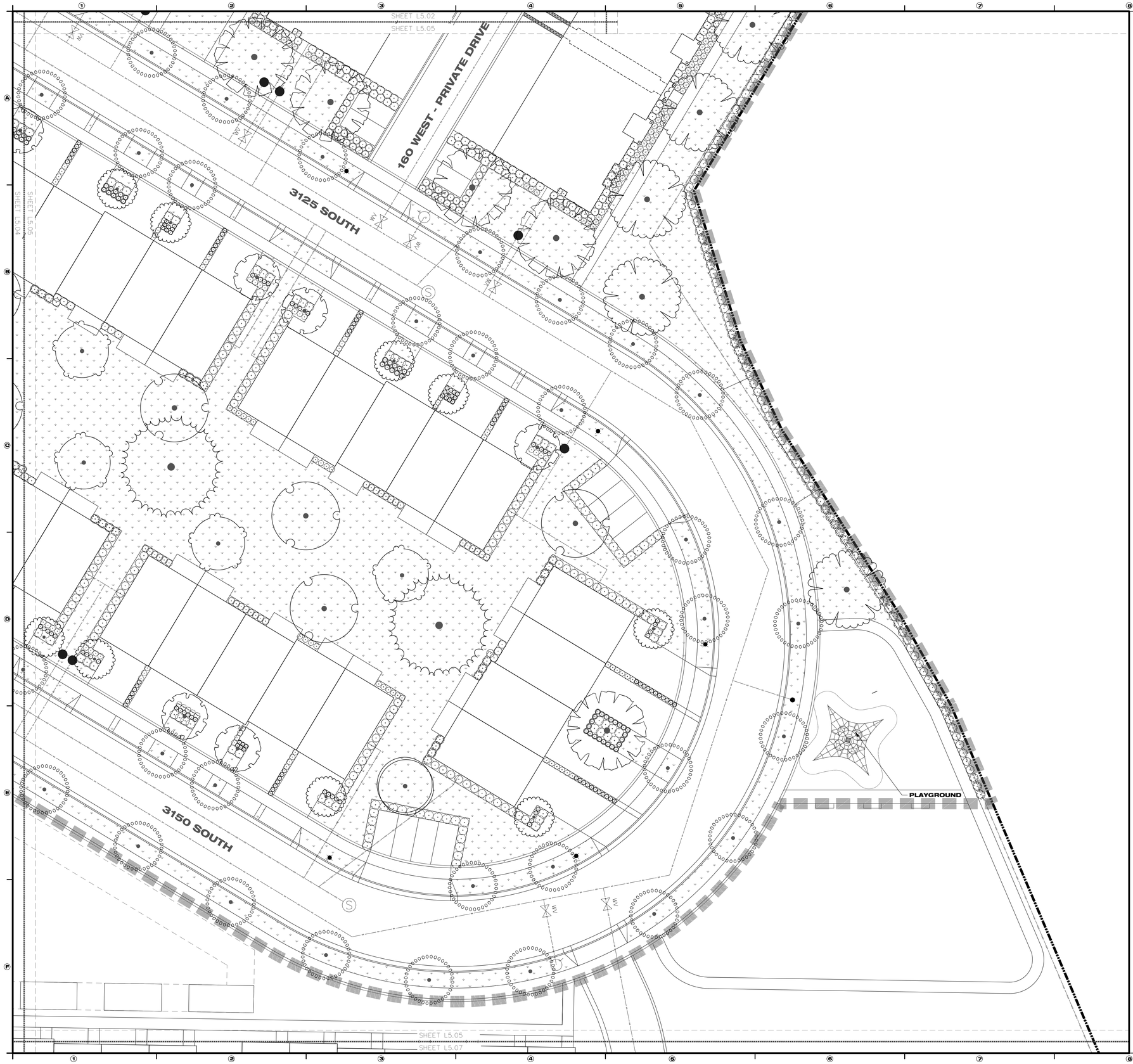

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER GRANDIDENTATUM 'JFS-NUMEX 3' TM	MESA GLOW BIGTOOTH MAPLE	2" CAL	15
	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2" CAL	10
	AMELANCHIER LAEVIS 'JFS-ARB' TM	SPRING FLURRY ALLEGHENY SERVICEBERRY	2" CAL	23
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	2
	CATALPA SPECIOSA 'HAWATHA 2' TM	HEARTLAND NORTHERN CATALPA	2" CAL	6
	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2" CAL	9
	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	4
	MAACKIA AMURENSIS 'JFS-SCHECTELI' TM	MAACHIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	60
	PHELLODENDRON AMURENSE (AVALLE) 'LONGENECKER' TM	EYESTOPPER CORKTREE	2" CAL	15
	SALIX AMYGDALOIDES	PEACH LEAF WILLOW	2" CAL	6
	SALIX BABYLONICA	WEEPING WILLOW	2" CAL	5
	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CAL	6
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EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	102
	ARONIA MELANOCARPA 'UCONNMAY2' TM	GROUND HUG BLACK CHOKEBERRY	3 GAL	73
	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	1 GAL	10
	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	36
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	189
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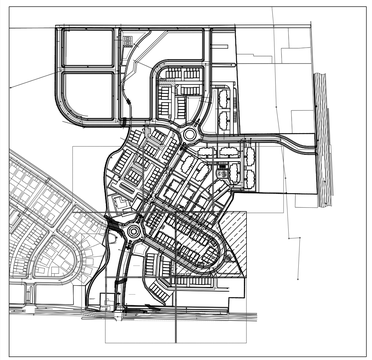

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108545-5001
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Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley
Job No.
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PLANTING PLAN - PHASE 4

L5.05

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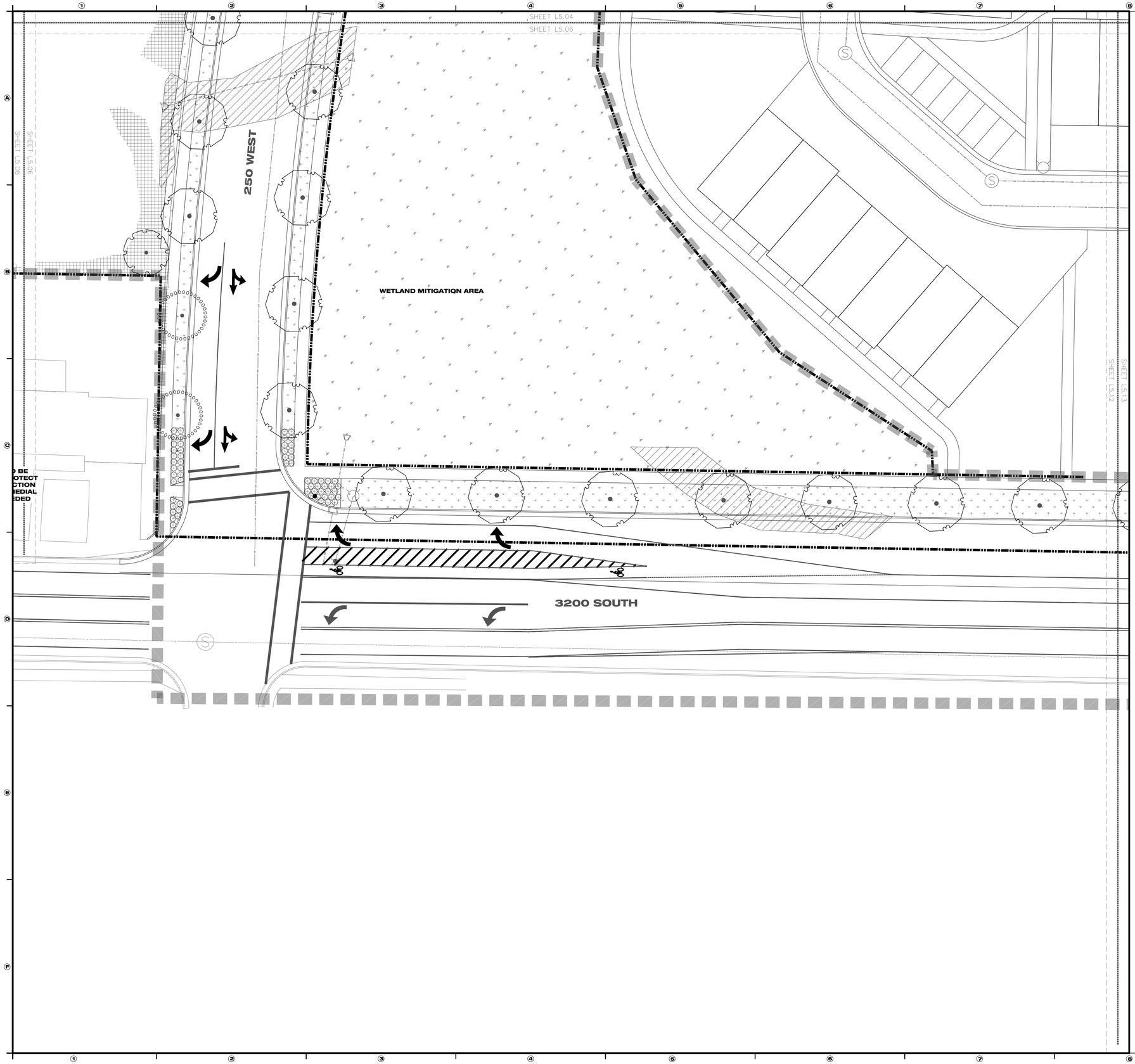

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	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	102
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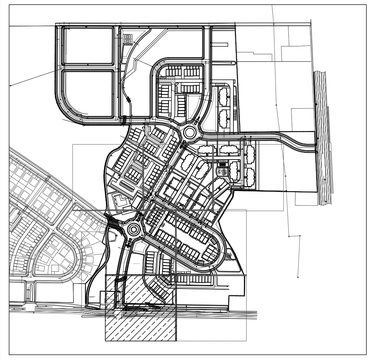

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190545-5501
LICENSED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
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100% CD SET

PLANTING PLAN - PHASE 4

L5.06

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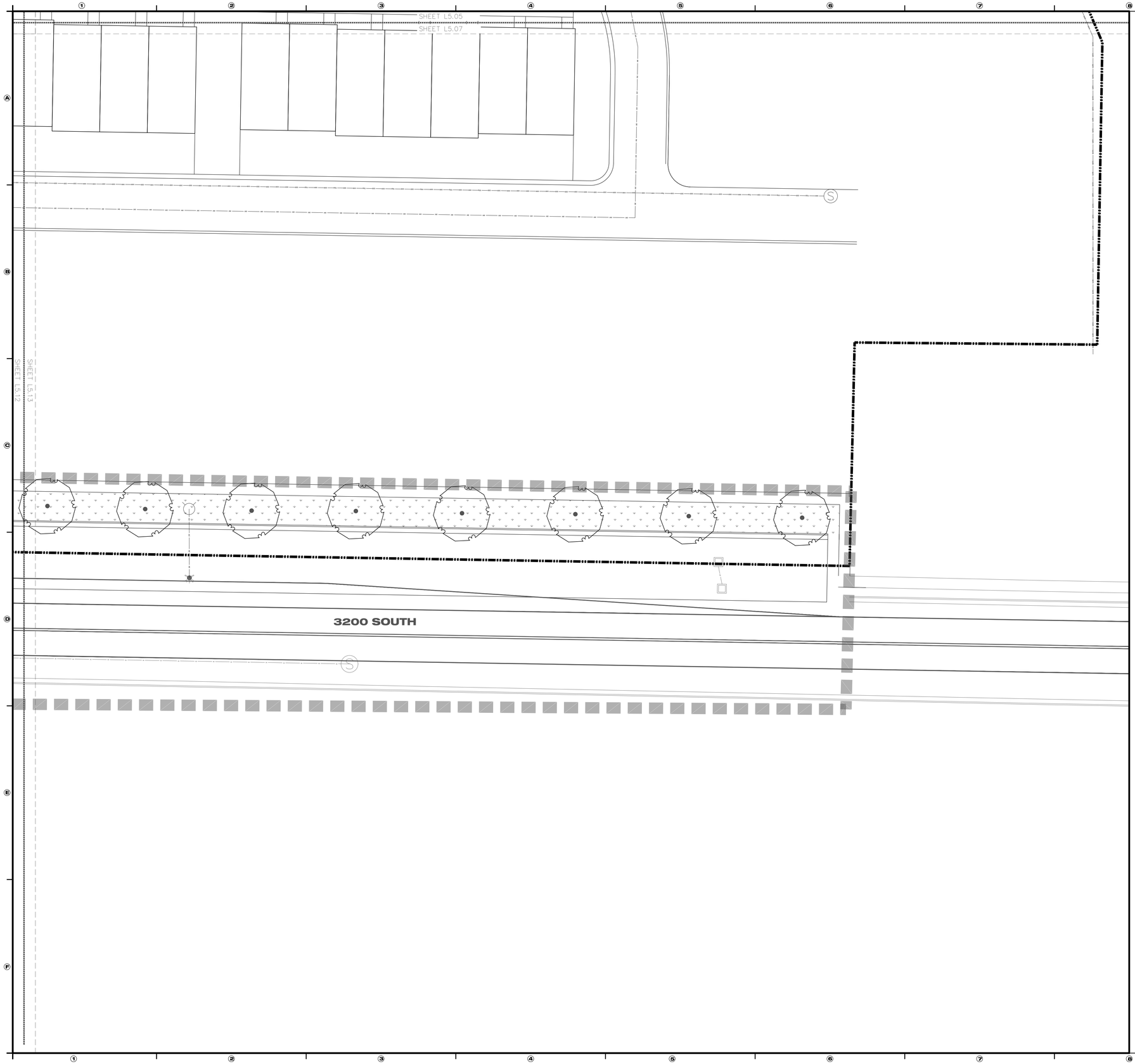

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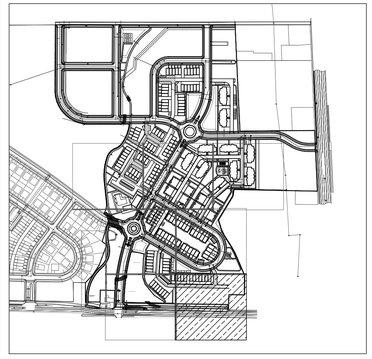

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PLANTING PLAN - PHASE 4

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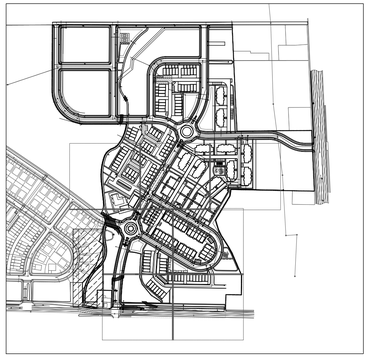
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	189
	MAHONIA REPENS	CREEPING MAHONIA	5 GAL	68
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOMM EASY NINEBARK	5 GAL	102
	PRUNUS BESSEYI 'PO115' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	50
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	288
	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	5 GAL	32
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	298
	FESTUCA MAREII	ATLAS FESCUE	1 GAL	600
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	178
	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	1 GAL	103
	PENNISETUM ALOPECUROIDES 'DESERT PLAINS'	DESERT PLAINS FOUNTAIN GRASS	1 GAL	188
	PENNISETUM ALOPECUROIDES `JS JOMMENK` TM	LUMEN GOLD DWARF FOUNTAIN GRASS	1 GAL	137
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	130,606 SF
	TURF SOD BIOMEADOW	BIO GRASSTMBIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
ANY TREE PLANTED WITHIN A SIGHT VISIBILITY TRIANGLE MUST HAVE A CANOPY HEIGHT OF 7' OR GREATER AT PLANTING.

Landscape Area Requirements	Requirement	Area (acres)	
Total Gross land (Excludes Non-Plantable Areas)		10.4	
Required Useable Open Space	20% of total	2.08	
Required Planted Landscape Area	50% of Open Space	1.04	
Total Planted Landscape Area on Plan		3.2	
Required Plants (from design standards)		Required	Total Plan Count
Trees	20/acre gross land	208	216
Shrubs	50/acre gross land	520	2431

Non-Plantable Areas	Area (acres)
Wetland Mitigation Area	0.58
Designated Wetland	1.14
32005 Outside of Prop Boundary	1.38
Total	**3.1**



NORTH

0 5 10 20 40
SCALE: 1" = 20'

PROJECT NAME:
Ridgeline Park East Phase 4
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

STATE OF UTAH
12/21/2018
Terrall V. Budge
108545-5301
LICENSED LANDSCAPE ARCHITECT

Principal M. Budge
Project Manager A. Rhodes
Drawn By D. Slater
A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.08

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER GRANDIDENTATUM 'JFS-NUMEX 3' TM	MESA GLOW BIGTOOTH MAPLE	2" CAL	15
	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2" CAL	10
	AMELANCHIER LAEVIS 'JFS-ARB' TM	SPRING FLURRY ALLEGHENY SERVICEBERRY	2" CAL	23
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	2
	CATALPA SPECIOSA 'HAWATHA 2' TM	HEARTLAND NORTHERN CATALPA	2" CAL	6
	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2" CAL	9
	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	4
	MAACKIA AMURENSIS 'JFS-SCHECTELL' TM	MAGNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	60
	PHELLODENDRON AMURENSE LAVALLEI 'LONGENECKER' TM	EYESTOPPER CORKTREE	2" CAL	15
	SALIX AMYGDALOIDES	PEACH LEAF WILLOW	2" CAL	6
	SALIX BABYLONICA	WEEPING WILLOW	2" CAL	5
	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CAL	6
	ULMUS X ' ACCOLADE'	ACCOLADE ELM	2" CAL	3

EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ULMUS PUMILA	SIBERIAN ELM	EXISTING	1

NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

NOTE:
ANY TREE PLANTED WITHIN A SIGHT VISIBILITY TRIANGLE MUST HAVE A CANOPY HEIGHT OF 7' OR GREATER AT PLANTING.

NORTH

PROJECT NAME:
Ridgeline Park East Phase 4
Nibley, Utah

loci

801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

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A. Rhodes
J. Quigley

Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

OVERALL TREE PLAN

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civilsolutionsgroup inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

Ropelato Subdivision Geotechnical Investigation

Prepared For:

Visionary Homes
Attn: Dallas Nicoll
50 E 2500 N
North Logan, UT 84341

Prepared By:

Civil Solutions Group, Inc.
Danny Macfarlane, P.E.
John Powell, Field Engineer
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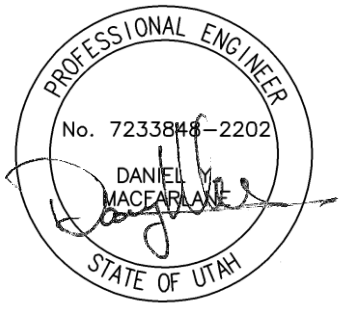
Original Submittal: February 5, 2020
Job Number: 19-384



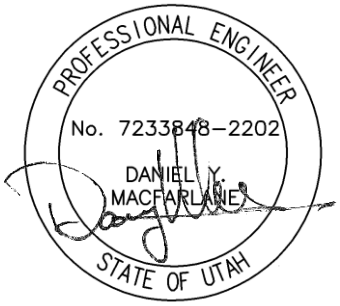
RE: Ropelato Subdivision Geotechnical Investigation

Dear Mr. Nicolls,

Per your request this geotechnical engineering investigation is submitted for the subject property located approximately at 3200 S 250 W in Nibley, UT. This report contains the findings of the field investigation and the analysis conducted by Civil Solutions Group. This report also contains recommendations pertaining to construction and design of earth related portions of this project.

Civil Solutions Group completed the field investigation on January 3, 2020 and January 8-9, 2020 at which time one bore hole and fifteen test pits were drilled/excavated, examined, and recorded in detail. The bore and excavation locations were selected based upon the proposed location of the building footprint and other site features. Civil Solutions Group recommends the site is suitable for proposed construction within the parameters defined within this report. Thank you for the opportunity to provide these services to you.

Sincerely,



Danny Macfarlane, P.E.
Civil Solutions Group, Inc.

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Executive Summary

A geotechnical study was performed for the subject property at 3200 S 250 W in Nibley, UT. Our scope of services included drilling one bore hole designated B-1, and excavating fifteen test pits designated TP-1 to TP-15. The boreholes were drilled with hollow stem augers, or excavated with a backhoe, and advanced to a maximum depth of 16-feet below existing site grade. All field work was contained in the proposed development area and was completed on January 3, 2020 and January 8-9, 2020.

The findings and recommendations generated from this exploration are summarized below:

Seems high for the swamp conditions.

- Onsite Soil – The site is composed mostly of silty sand in gravels and cobbles, and silty clay. Thick layers of gravels/cobbles were encountered throughout most of the site. Groundwater was encountered between 4.0 and 9.0-feet below existing grade.
- Foundations - The planned structure should be supported entirely on continuous spread footings or spot footings. The recommended bearing capacity of in-situ soil is 1,500 pounds per square foot.
- Seismic Considerations - The 2018 International Building Code Seismic Design Category for this site is Category D (Risk Category II), with a soil site class of D. The site is located in an area with high to moderate liquefaction potential according to the Utah Geological Survey. Sandy soils and groundwater were encountered during the field investigation. A full liquefaction analysis was not performed for this site.

Why not?

- Pavement - Minimum pavement sections are as follows:

Section	Recommended Pavement Sections (Inches)				
	Asphalt Concrete	Portland Cement Concrete	Untreated Base Course	Granular Borrow	Total
Local Street	3.0	-	6.0	6.0	15.0
Collector Street	3.0	-	6.0	10.0	19.0
Parking Area	3.0	-	8.0	-	11.0
Private Road	3.0	-	8.0	-	11.0
	-	5.0	6.0	-	11.0
Dumpster Pads	-	6.0	6.0	-	12.0

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The entire report should be read for an understanding of the report limitations.

Introduction

General

Civil Solutions Group, Inc. (CSG) was contacted by Mr. Nicolls and was asked to conduct a geotechnical engineering investigation on the subject property located at 3200 S 250 W in Nibley, UT. The general location of the site may be seen in Figure 1, Vicinity Map. A more detailed location of the site showing the proposed development and surrounding improvements is shown in Figure 2, Site Map. It was described that the proposed construction for the Ropelato Subdivision is anticipated to be one to two stories in height and of wood frame construction.

Objectives and Scope

The objectives and scope of our study were defined between Mr. Nicolls and Mr. Michael Taylor of Civil Solutions Group. In general, the objectives of this study were to:

- Define and evaluate subsurface soil and groundwater conditions across the site
- Provide foundation, earthwork, drainage, and geo-seismic recommendations

To accomplish these objectives, our scope has included the following:

- A field program consisting of the drilling/excavating, logging, and sampling of the boring and test pits
- A laboratory testing program
- An office program consisting of correlating available data, engineering analyses, and report preparation

Authorization

Civil Solutions Group, Inc. (CSG) was authorized to proceed with this scope of work through an executed contract returned to our office by Mr. Nicolls of Visionary Homes. The executed contract was dated November 27, 2019.

Professional Statements

We at CSG certify that our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time. Supporting data upon which our recommendations are based is presented in the subsequent sections of this report. Recommendation made herein are governed by the physical properties of the soils encountered in the exploration borings, observed and projected groundwater conditions, and the layout and design data as summarized in the Proposed Construction section of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, CSG must be informed so that our recommendations can be reviewed and amended, if necessary.

Proposed Construction

The proposed construction is as follows: a mixture of singly family and multi-family residential and roadways. It is anticipated that the structures will be one to two stories of height of typical wood frame construction. If structural engineering plans are different than assumed, they should be provided to our office for review.

The site development will likely require moderate earthwork. It is estimated that in certain areas 5 to 6-foot cuts and/or fills will be required to achieve site grades and tie in-to the adjacent properties.

Traffic is assumed to consist of automobiles and occasionally medium to heavy weight trucks.

Column and wall loadings are anticipated to be on the order of 10-24 kips and 1-2.25 kips per lineal foot respectively.

Existing Site Conditions

General

The site lies approximately at 3200 S 250 W in Nibley, UT. The existing property contains several old barns and storage sheds for livestock feed. The site is divided by fences and waterways. The properties to the west are used for residential, while the north properties and some along the east are used for agriculture. More residential homes are along the east side of the site. Several areas within the site are currently (or very recently) have been used for agricultural farming. The majority of the site is relatively flat, with a few spots within the property, and along the south, that slope steeply before leveling off again. On-site there were streams, canals, and standing water observed at the time of the site visit. There are large areas of wetland located throughout the site.

Site Soils

The soil conditions encountered in each of the test pits and the boring, to the depths explored, had two general soil profiles. In bore hole number 1 (B-1), there was approximately 1.5-feet of topsoil with roots extending from vegetation. From approximately 1.5-feet beneath existing grade to 7-feet we encountered brown gravels and small cobbles with silty sand. From 7-feet to 12-feet, we encountered a course sandy gravel with some cobbles. From 12-feet to 15-feet course to medium grain sand was encountered. From 15-feet to the full depth explored, 16-feet, silty sand was encountered. In test pit number 11 (TP-11), there was approximately 1.5-feet of topsoil with roots extending from vegetation. From 1.5-feet to 10-feet silty clay was encountered. From 10-feet to the full depth explored, 11.5-feet, silty sand in gravels and cobbles was encountered. TP-12 had similar characteristics as TP-11, and the remaining test pits throughout the site had similar characteristics as B-1. Groundwater was encountered between 4.0 and 9.0-feet. Soil encountered during the investigation can be referenced in the Soil Logs in the Appendix of this report. Materials encountered in the bore holes will exhibit required strength and compressibility characteristics under the anticipated loading range.

Subsurface Exploration and Testing Programs

General

To define and evaluate the subsurface soil and groundwater conditions across the site, one boring and fifteen test pits were drilled or excavated to depths of up to 16-feet below existing grade. The test pits were excavated with a back hoe, while the boring was drilled using a truck mounted drilling rig equipped with 3.25-inch inside diameter hollow stem augers. Soil sampling equipment was advanced through the hollow stem to retrieve disturbed samples of the in-situ soil. Locations of the boring and test pits are presented in Figure 2.

Field Program

The field portion of our study was conducted on January 3, 2020 and January 8-9, 2020. Continuous logs of the subsurface findings were created and maintained as part of the field program. The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. Field classifications were logged, and any adjustments made once the laboratory data and analyses were received.

The CSG geotechnical team collected both disturbed samples of typical soils that were found in the bore holes. The disturbed samples were taken using bagged grab samples and a SPT split spoon sampler. The SPT split spoon sampler had an outside diameter of 2-inches and an inside diameter of 1.38-inches. The sampler was driven into the undisturbed soil a total of 18-inches utilizing a 140-pound auto hammer falling a vertical distance of 30-inches. The blow counts recorded on the Soil Logs represent the total number of blows from the safety hammer that were required to drive the sampler a vertical distance of 6-inches.

Graphical depictions of the subsurface findings are shown in the Soil Logs contained within the Appendix of this report.

Laboratory Program

CSG partnered with RB&G Engineering to conduct a laboratory testing program on the samples retrieved from the sites. This laboratory testing program was conducted to provide data necessary for our engineering analyses. The program included partial gradation (sieve) analysis, Atterberg limits (if applicable), and chemical tests. The following describes the tests and summarize the test data. Samples from the field will be maintained in our office for a period of 90 days at which time they will be disposed of unless a written request is received from Visionary Homes that they should be retained.

Sieve Analysis

Gradation tests (sieve analysis) were conducted on disturbed samples which were collected from the site. The gradation test aids in classifying the soils and can provide general index parameters. Gradation tests aid the design team in determining the overall composition of the soil and behaviors that the soil may exhibit under certain situations. The results of the tests are shown in Table 1 below:

Table 1 - Gradation & Soil Classifications

Boring/Excavation Number	Depth (feet)	Percent Passing #200 Sieve	Soil Classification
B-1	9-11	7	SP-SM
TP-4	7-7.5	65	ML
TP-8	9-9.5	96	MH
TP-11	4-4.5	83	CL
TP-12	6-7	98	CL

Atterberg Limits

Atterberg Limits were performed on relatively undisturbed samples to understand the plastic and liquid limits of the cohesive soil. Atterberg limits allow the design team to understand the potential for the soil to shrink and expand based on water content. The results are presented in Table 2 below:

Table 2 - Atterberg Limits

Boring Sample No.	Depth (feet)	Classification	Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
B-1	9-11	SP-SM	--	--	NP
TP-4	7-7.5	ML	--	--	NP
TP-8	9-9.5	MH	67	33	34
TP-11	4-4.5	CL	30	20	10
TP-12	6-7	CL	37	23	14

Chemical

To determine if the site soils will react detrimentally with concrete, chemical Sulfate tests were performed on a representative sample of the natural soils at approximately the depth of the soil that will come into direct contact with concrete improvements for the proposed development. The results of the chemical tests are shown in Table 3 below:

Table 3 - Chemical Properties of Soil

Boring Sample No.	Depth (feet)	Sulfate (mg/kg)
TP-8	2.5-3	15.3
TP-12	3-4	<6.05

Discussions & Recommendations

Summary of Findings

It is recommended that the owner have a CSG field engineer or a qualified assistant oversee the site work, especially the footing excavation and preparation. Also, the building code requires inspection and reports on all structural site work.

Detailed discussions pertaining to earthwork, structural considerations, geoseismic setting, and groundwater are included in the following sections:

Earthwork

Site Preparation

Initial site preparation will consist of the removal of surface vegetation, topsoil, root balls, sod or any other deleterious materials extending at least three feet beyond the perimeter of all areas to be developed. Non-engineered fills will be completely removed three feet beyond the extents of all spread and continuous footings, rigid pavement areas, floor slabs and other areas that require a

stabilized foundation. Stripped materials consisting of vegetation and organic materials should be wasted from the site or used to revegetate landscape areas.

Non-engineered fills may remain in areas where flexible pavements are to be placed if they are properly prepared. Proper preparation will consist of scarifying and moisture conditioning the upper nine inches and recompacting to the requirements of structural fill. It should be noted that compaction of fine-grained soils (silts and clays) as structural site fill will be very difficult, if not impossible, during wet and cold periods of the year.

The exposed natural subgrade should be proof-rolled prior to the placement of structural site grading fill, footings, floor slabs, or any other structural improvement made to the site. The proof-roll should be completed by driving a loaded piece of construction equipment, mounted with rubber tires, over the exposed natural subgrade surface at least twice. A CSG field engineer should oversee the proof roll and provide recommendations as needed. Soft spots should be completely excavated and removed if they are discovered. The soft spots should be replaced with granular structural fill. It is not anticipated that removal depth would be more than 2 vertical feet. If an excavation of more than 2 vertical feet is required, CSG should be notified to provide further recommendation.

In flexible pavement areas, unsuitable materials encountered during compaction and proof-rolling operations must be removed to a maximum depth of two feet and replaced with compacted granular structural fill.

Although evidence of underground facilities such as utilities, septic tanks, cesspools, basements, etc. was not observed during the field investigation, such features could be encountered during construction. If unexpected fills, debris or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Temporary Excavations

All temporary excavations should follow OSHA Sloping and Benching – 1926 Subpart P App B requirements, which take precedence over any recommendations presented in this report.

Temporary excavations in cohesive soil, above or below the water table, not exceeding four feet in depth, may be excavated with nearly vertical sideslopes. Excavations within loose and/or cohesionless soils will be very difficult as they tend to flow into the excavation. They will require very flat sideslopes and/or shoring, bracing and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability, excessive sloughing or other signs of potential failure are noted, immediate remedial action shall be initiated.

Structural Fill

The on-site native soils were either finer by nature, or very rocky and cannot be used as structural fill. However, the on-site soils can be used as fill in landscape areas that are not expected to carry a load. The use of fine-grained soils (silts and clays) as landscape fill will be very difficult, if not impossible, during wet and cold periods of the year. Proper moisture control and conditioning will be required.

Fine-grained soils (silts and clays) are not recommended as structural fill in confined areas, such as around foundations and within utility trenches. This fill material should be composed of granular material.

All imported granular structural fill should consist of a fairly well-graded mixture of sand and gravel containing less than 15 percent fines (percent by weight of material passing the No. 200 sieve).

To stabilize soft subgrade conditions (if required), a mixture of coarse gravels and cobbles (stabilizing fill) should be utilized. A layer of 12 to 18 inches thick of stabilizing fill is typically sufficient to stabilize most soft/disturbed areas.

Table 4 shown below is indicative of the material that should be used as structural fill and road base throughout the site:

Table 4 – Structural Fill Gradation Requirements

Fill Type *	**Application**	**Requirements**		
		Gradation		**Plasticity**
		Size	**% Finer by Weight**	
Structural Fill	Required for all fill under foundations and floor slabs	3-inch No. 4 Sieve No. 200 Sieve	100 25 - 60 15-max	Liquid Limit 30-max Plasticity Index 6-max
Site Grading Fill	Fill in pavement and non-structural areas	4-inch No. 200 Sieve	100 35-max	Liquid Limit 36-max Plasticity Index 10-max
Stabilization Fill	Fill used to stabilize soft, potentially pumping subgrade	5-inch No. 200 Sieve	100 5-max	NA
Free Draining Granular Backfill	Retaining Walls	1½-inch 1-inch ½-inch No. 4	100 95 – 100 25 – 60 5-max	NA
Road Base	Fill used under the pavement sections	3/4” 3/8” No. 10 No. 40 No. 200	100 78-92 55-67 28-38 7-11	Non-Plastic

*All fill should consist of approved materials that are free of organic matter and debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the geotechnical engineer for evaluation.

Fill Placement and Compaction

All fill should be placed in lifts not exceeding 8 inches in loose thickness. Moisture should be adjusted to within ± 2% of optimum moisture content. Lifts will need to be compacted in thinner lifts if smaller compaction equipment is used. Structural fills should be compacted in accordance

with the percent of maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) compaction criteria and according to Table 5 below:

Table 5 - Fill Compaction Requirements

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the footprint of a structure	0 to 8	95
Beneath pavements and travelled ways	0 to 8	95
Landscaped areas or areas not expected to carry a load	0 to 5	85
Landscaped areas or areas not expected to carry a load	5 to 8	92
Road Base	-	96

Prior to placement of fills, the subgrade must be prepared as discussed in the Site Preparation section of this report. In confined areas, subgrade preparation should consist of the removal of all loose and disturbed soils. Fill should be tested frequently for moisture content and compaction during placement. Should the results of the in-situ density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified compaction is achieved. This may require adjustment of the moisture content.

Utility Trenches

We recommend that all utility trenches on-site or as a part of this site, should utilize a Type A-1a or A-1b (AASHTO Designation) soil as backfill material. The on-site materials can be used for trench backfill if they meet these classifications and are properly moisture conditioned. This should be verified by the materials testing agency. All utility trenches which will ultimately bear structural loads should be compacted at the structural density requirements established in Table 5.

Drainage

Positive drainage should be provided during construction and maintained throughout the life of the development. Infiltration of water into utility trenches or foundation excavations should be prevented. Planters and other surface features which might retain water in areas adjacent to the buildings or pavements should be sealed, mechanically drained, or eliminated. In areas where sidewalks or paving do not immediately adjoin the structure, we recommend that protective slopes be provided with a minimum grade of approximately five percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration. Roof runoff should be collected in rain gutters and downspouts. Downspouts, roof drains or scuppers should discharge into extensions when the ground surface beneath such features is not protected by exterior slabs or paving to divert collected water a minimum of 10 feet away from structures. Sprinkler systems should not be installed within five feet of foundation walls. Landscaped irrigation adjacent to the foundation systems should be minimized.

Infiltration

An infiltration test was not performed on site. However, it was observed that in all areas with gravels and cobbles near the surface, the groundwater flowed into the test pits so quickly that the excavator could not remove the water faster than it was entering the test pit. In areas where silty clayey soils were encountered, the infiltration was very slow. These areas were encountered at TP-11 and TP-12, and would not be good for storm water storage or infiltration unless over excavated and replaced with free draining material to the existing gravel layer.

Structural Considerations

Spread and Continuous Wall Foundations

It is understood that the proposed structure will be supported on conventional spread and continuous wall foundations. These foundations should be established on undisturbed native soils. Under no circumstances shall footings be placed overlying non-engineered fills, loose soils, frozen soils, soil containing foreign debris, and any other deleterious material. Unsuitable material must be removed and replaced with an adequate structural fill as discussed in this report. For structural fill replacement beneath footings, the width of the structural fill shall be equal to width of the footing plus one foot on each side for each foot of fill thickness. For example, if the depth of structural fill is three feet then three feet of structural fill needs to extend past the edge of the footing on each side.

The footing should be placed such that there is a minimum of 4 feet of separation between groundwater and the bottom of footing.

For design, the following parameters are provided:

Table 6 - Structural Design Parameters

Design Element	Standard
Recommended minimum depth of embedment for frost conditions	30 inches
Recommended minimum depth of embedment for non-frost conditions	15 inches
Recommended maximum bearing capacity of in-situ soil	1,500 pounds per square foot
Recommended width for continuous wall footings	18 inches
Recommended width for isolated spread footings	36 to 48 inches
Recommended bearing pressure increase for seismic loading	33%
Coefficient of friction between footing and native gravelly soils	0.55
Coefficient of friction between footing and native clayey soils	0.35

Settlement of foundation elements are expected to be on the order of 1" or less with approximately 50% occurring during construction. This settlement can be expected if the project is constructed in accordance with recommendations found within this report.

Lateral Resistance

Passive resistance provided by properly placed and compacted structural fill above the water table may be considered to a fluid with a pressure of 442 pounds per cubic foot (K_p =3.69). Active resistance may be considered equivalent to a fluid with a pressure of 33 pounds per cubic foot (K_a = 0.27). Lateral earth pressure can be assumed to be much higher if material behind structural walls is

not free draining. Passive and active resistance pressures will vary if groundwater is encountered. At this site, structures should be constructed such that the groundwater is below the depth of foundations, and therefore should not affect lateral resistance.

Floor slabs

Due to the intended use and anticipated loading, floor slabs should be constructed with a minimum of 4" of concrete (4,000 psi, air-entrained – 6% ± 1%) over 4" of clean gravel material. The subgrade material shall be properly prepared as discussed previously in this report. Under no circumstances should floor slabs be established over non-engineered fill, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or soils with ponded water. If constructed in accordance with this section, settlements of at-grade floor slabs supporting loads of 200 pounds per square foot should be on the order of ¼" or less.

Where appropriate, saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual. Jo any cracks that develop should be sealed with a water-proof, non-extruding compressible co specifically recommended for heavy duty concrete pavement and wet environments.

The use of a vapor barrier should be considered beneath concrete slabs on grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or wher slab will support equipment sensitive to moisture. When conditions warrant the use of a vap barrier, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cauti regarding the use and placement of a vapor barrier.

This seems high for the type of soils encountered. Provide actual data or justification for the % used. Please talk with the City if you have questions.

Pavements

Pavement sections were designed using AASHTO 93 design methodologies and assumed traffic volumes from the traffic study completed by our office. Based on laboratory test results, N-values obtained from the SPT tests during the field exploration, and the in-situ soils, a CBR value of 6% was used for the underlying subgrade soils. This resulted in a subgrade resilient modulus (M_{RSG}) of 8,000 pounds per square inch. The anticipated traffic loading consists of mostly automobiles with the occasional medium to heavy weight truck. The following design traffic (18-k Equivalent Single Axle Loads) were assumed.

Section	Total Design ESALs*	Reliability Level	Design Life
Local Street	240,000	90%	20 years
Collector Street	700,000	90%	20 years
Parking Area	60,000	90%	20 years
Private Road	60,000	90%	20 years

*If the traffic anticipated on site is different from that assumed, Civil Solutions Group should be notified.

Considering the underlying subgrade material and anticipated traffic and loading, the following pavement sections are recommended as shown in Table 7:

Table 7 - Pavement Recommendations

Section	Recommended Pavement Sections (Inches)				
	Asphalt Concrete	Portland Cement Concrete	Untreated Base Course	Granular Borrow	Total
Local Street	3.0	-	6.0	6.0	15.0
Collector Street	3.0	-	6.0	10.0	19.0
Parking Area	3.0	-	8.0	-	11.0
Private Road	3.0	-	8.0	-	11.0
	-	5.0	6.0	-	11.0
Dumpster Pads	-	6.0	6.0	-	12.0

The rigid pavement section is for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI). The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ± 1 percent air entrainment.

Public pavement areas are to follow minimum design standards set by the reviewing authority, or the recommendations found in this report if they are greater than the minimum design standards.

Pavement Maintenance

All paved areas should have adequate crown and slope to provide positive drainage and prevent ponding of surface water and infiltration below the pavement section. Water collection devices such as gutters and ditches should be incorporated into the parking lot design to prevent percolation of surface water below the pavement section.

Pavement sections have not been designed to support construction equipment. As such, the contractor should protect pavement areas from damage that may result from construction traffic.

The pavement sections provided in this report are minimums for the given design criteria. Periodic maintenance is critical to the long-term performance of the pavement sections. A maintenance program that includes surface sealing, joint cleaning and sealing, joint grinding, repair and replacement of cracked slabs and timely repair of cracks and deteriorated areas will be critical to the pavement meeting its design life.

Soil Corrosiveness

The soil was sampled for Sulfate levels at soil depths that will come into direct contact with the footings and foundations. These chemical levels are shown in Table 3 for reference.

Cement Use

Type I or IA mixes may be used in the design of these improvements. The soil tested contained a negligible amount of water soluble sulfates. Based on our test results, concrete in contact with the in-situ soils will have a low potential for sulfate reaction and therefore the mix types of I or IA are acceptable. Other types of mixtures may be used by the design team if other strength/functionality parameters are desired.

Construction Considerations

On most project sites, the site grading is generally accomplished early in the construction phase. However, as construction proceeds the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, rainfall, etc. As a result, the floor slab or footing subgrade may not be suitable for placement of crushed gravel and concrete and corrective action will be required. We recommend areas underlying floor slabs and footings be rough graded and then thoroughly proof-rolled with a loaded tandem axle water or dump truck prior to final grading and placement of crushed gravel or concrete. Attention should be given to high traffic areas that were rutted and previously disturbed and to areas containing backfilled trenches. Areas where unsuitable conditions are located should be repaired by removing and replacing the affected material with properly compacted structural fill. All structural subgrade areas should be moisture conditioned and properly compacted to the recommendations in this report immediately prior to placement of the gravel and concrete.

Geoseismic Setting

Faulting

Based on a review of Utah Geological Survey fault maps, the site is approximately 1.7 miles east of the East Cache fault zone central section.

Soil Class

The soil site class is D (S_1 =0.32 g & S_S = 0.999 g), with a Seismic Design Category D (Risk Category II) in accordance with Chapter 20 of ASCE 7 and IBC 2018.

Liquefaction

The site is in an area that has been classified as high to moderate liquefaction potential by the Utah Geological Survey. Liquefaction requires water, seismic activity, and loose sandy soils. Water and sandy soils were encountered during the site investigation. Due to the nature of the project, a full liquefaction analysis was not completed for the site.

Estimated Historic High Water Table

In order to determine the Estimated Historic High Water Table (EHHWT) elevation for the site, test pits were excavated with a back hoe excavator to a depth of 12-feet, or until the EHHWT was encountered. The EHHWT was observed in the soil pit based upon the soil characteristics of reduction/oxidation cycles that occur in soil over many years, possibly even centuries. The accepted methodology for determining the EHHWT is observing the soil layer where mottling occurs. Mottling can be described as contrasting or blotchy color patterns within a dominant soil horizon. Mottling is formed when the seasonal water table rises into soil with aerobic conditions changing the conditions in the soil from aerobic (oxygen rich) to anoxic (lacking oxygen).

Another indicator of anoxic soil conditions is the presence of ferrous iron in the soil. The prolonged soil-saturation results in anaerobiosis leading to the formation of ferrous iron. As the groundwater migrates from the historic high water mark and below the ferrous iron is distributed throughout the soil profile. This type of occurrence is referred to as redoximorphic features. The EHHWT measurements (as measured down from existing grade) are tabulated in Table 9 below:

Table 8 - Estimated Historic High Water Table

Bore Hole Number	EHHWT Depth (feet)
TP-1	3.5
TP-2	4.5
TP-3	4.5
TP-4	3.0
TP-5	4.0
TP-6	3.5
TP-7	*
TP-8	*
TP-9	*
TP-10	*
TP-11	6.0
TP-12	3.5
TP-13	4.5
TP-14	2.8
TP-15	*

*Due to in-situ soil conditions, typical EHHWT indicators were difficult to determine. Due to seasonal changes, we recommend using an EHHWT level of 1.0 feet above the encountered groundwater depth shown in Table 9.

Groundwater

Immediately following drilling operations, the groundwater was measured in each boring. Seasonal and longer-term groundwater fluctuations on the order of one and one-half to three feet are projected, with the highest seasonal levels generally occurring during the late spring and early summer months. The groundwater measurements (as measured down from existing grade) are tabulated in Table 9 below:

Table 9 - Groundwater Depth

Bore Hole Number	Time of Drilling (feet)
B-1	4.5
TP-1	4.5
TP-2	5.5
TP-3	8.5
TP-4	4.5
TP-5	4.7
TP-6	4.6
TP-7	4.0
TP-8	5.5
TP-9	4.5
TP-10	6.5
TP-11	9.0
TP-12	6.0
TP-13	5.5

TP-14	3.2
TP-15	4.5

Closure

Civil Solutions Group should be retained to provide observations during grading, excavation, foundation construction, and other earth-related construction activities related to this project. The conclusions and recommendations presented in this report are based on the results of the field and laboratory tests which, in our opinion, define the characteristics of the soils at this site in a satisfactory manner. However, this report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. If during or after construction, conditions are encountered which appear to be different than those presented in this report, it is requested that our office be advised, in order that appropriate action be taken.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. Any persons using this report for bidding or construction purposes should perform independent investigations as they deem necessary to determine subsurface conditions. The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. If changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Civil Solutions Group reviews the changes and either verifies or modifies the conclusions of this report in writing.

Glossary/Explanation of Terms or Procedures

Throughout this report, we have used a number of words or phrases which may be unfamiliar in nature. Also, several procedural concepts have been mentioned repeatedly. For this reason, we have decided to define or discuss these items to better communicate with the reader(s).

Compaction and Lift Size - Contractors should be aware that there is direct relationship between lift size and size of the compacting equipment. The smaller the compactor, the smaller the maximum lift height. With "wacker" compactors, the maximum lift should be held at about 3-4-inches. With walk-behind trench compactors (2-tons or so), the lifts should be no more than 6-inches thick. Eight-inch lifts can be used with large ride-on devices (7-10-tons or greater) that roll and vibrate/pound. Hoe pack devices on track hoes or backhoes can compact 6-8-inch lifts depending on size. However, the maximum lift size should not exceed 8-inches for most compactors. Note: a lift is defined as the loose or un-compacted thickness of the soil layer being compacted

Groundwater level - The groundwater level is a "rough guess" of where the uppermost water level is in a soil. We look for the first sign of free water coming in from the trench walls or appearing on the soil. In the soil logs, the groundwater level is identified by a solid or darkened triangle with a wavy line below it.

Liquefaction - Loss of bearing strength of saturated and very fine-grained silts and sands during severe earthquakes. This strength-loss is due to the slow dissipation of pore pressure (due to low permeability) and the subsequent reduction of particle-to-particle contact induced by the shaking motion of the earthquake.

Piezowater or Piezometer - To measure the groundwater level after a soil test pit is excavated, a pipe (a piezometer) is placed in the pit and left for at least 48-hours. The bottom 12-inches of the piezometer is slotted and capped to keep soil from entering and plugging up the pipe. The piezometer is then backfilled. After 48-hours, the water level in the piezometer is recorded. This level is the piezowater level. It is often higher than the point where water is first seen in a test pit during excavation. The importance is that the piezometer level is the potential depth of the groundwater for a site location should a 'dig' be done at the site. However, this level may change over time depending on weather conditions (wet or dry years and periods); rust or mottling of the soils may indicate an historical level of the water. In the soil logs, the piezowater level is a line with an "open" triangle above it and a wavy line below the triangle. The "open" triangle signifies the fact that the overlying soil "cap" has been removed.

Topsoil - It is generally defined as surface soils (silts or clays) with greater than 2-percent organics; this soil is often dark brown to black in color. It generally has visible roots or organic matter and is highly compressible. Topsoil should never be used under a footing or load bearing structure; it is generally, too compressible and with loading, settles over time. It should be stockpiled for use in landscaped areas, used for wetland mitigation/re-seeding, as a pond liner, or exported from the site.

Undisturbed soil - This is soil in its natural state, undisturbed by past excavation, farming, construction, or perturbation of any type. It is a most important feature. Areas that have been filled are always considered disturbed. On the other hand, "cut" areas can be considered undisturbed if the soil was cut with a straight bladed bucket edge, and not tines. If soils are disturbed, and footings or walls will be bear on these soils, they must be re-compacted.

Non-Engineered Fill – Non-engineered fill material is non-native (imported) material that has not been tested in the lab for engineering properties nor has a record of proper placement and compaction. Therefore, it should not be used for structural fill. This material can be used if properly prepared, but Civil Solutions Group recommends any non-engineered material in which loads will bear on be tested prior to placement. Once placed, this material should be tested to ensure structural properties are met. Recommendations in this report are based upon the materials encountered during the field investigation.

Appendix

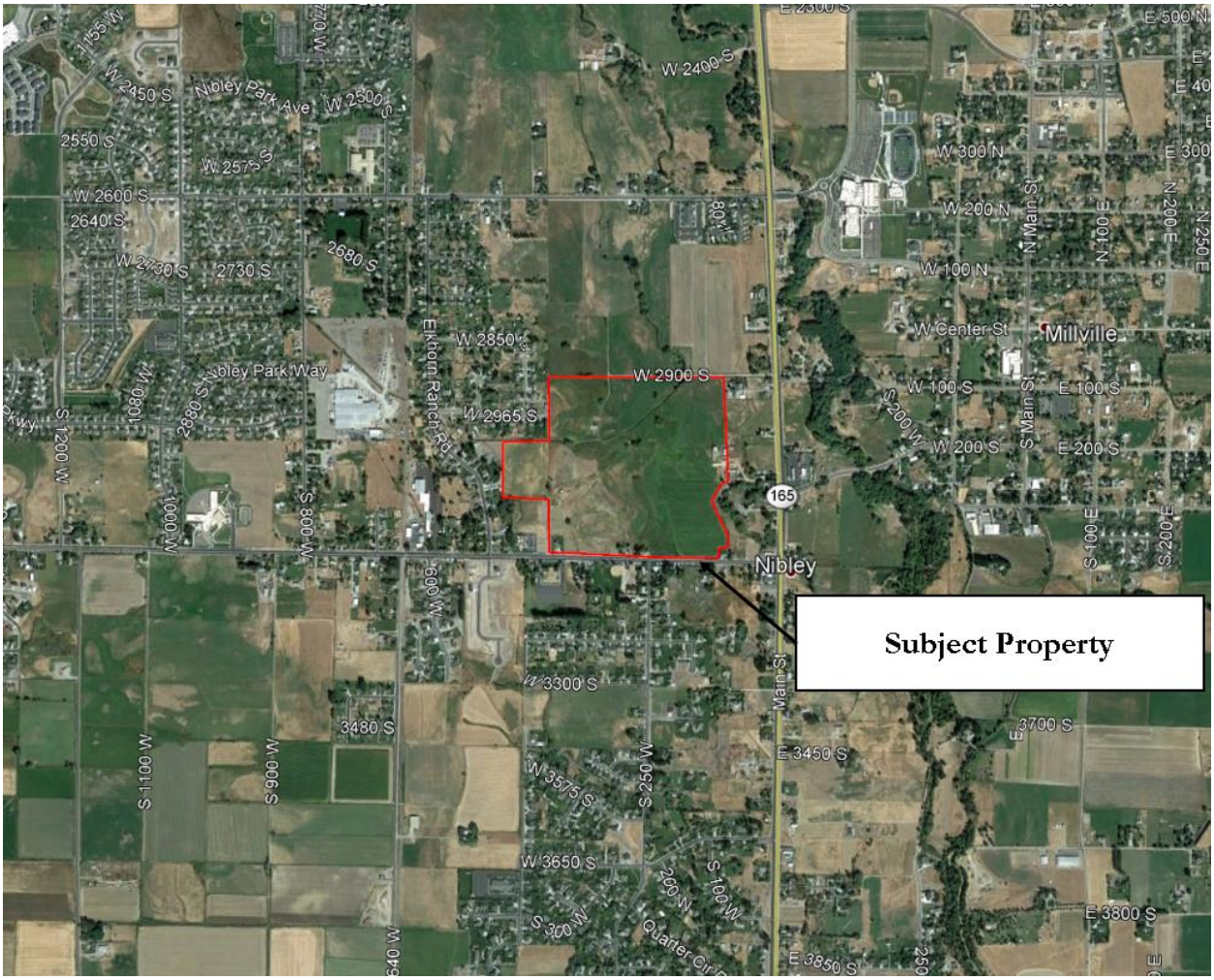

Figure 1 - Vicinity Map

1 - 3.5
2 - 4.5
3 - 4.5
4 - 3
5 - 4
6 - 3.5
7 - 3
8 - 4.5
9 - 3.5
10 - 5.5
11 - 6
12 - 3.5
13 - 4.5
14 - 2.8
15 - 3.5

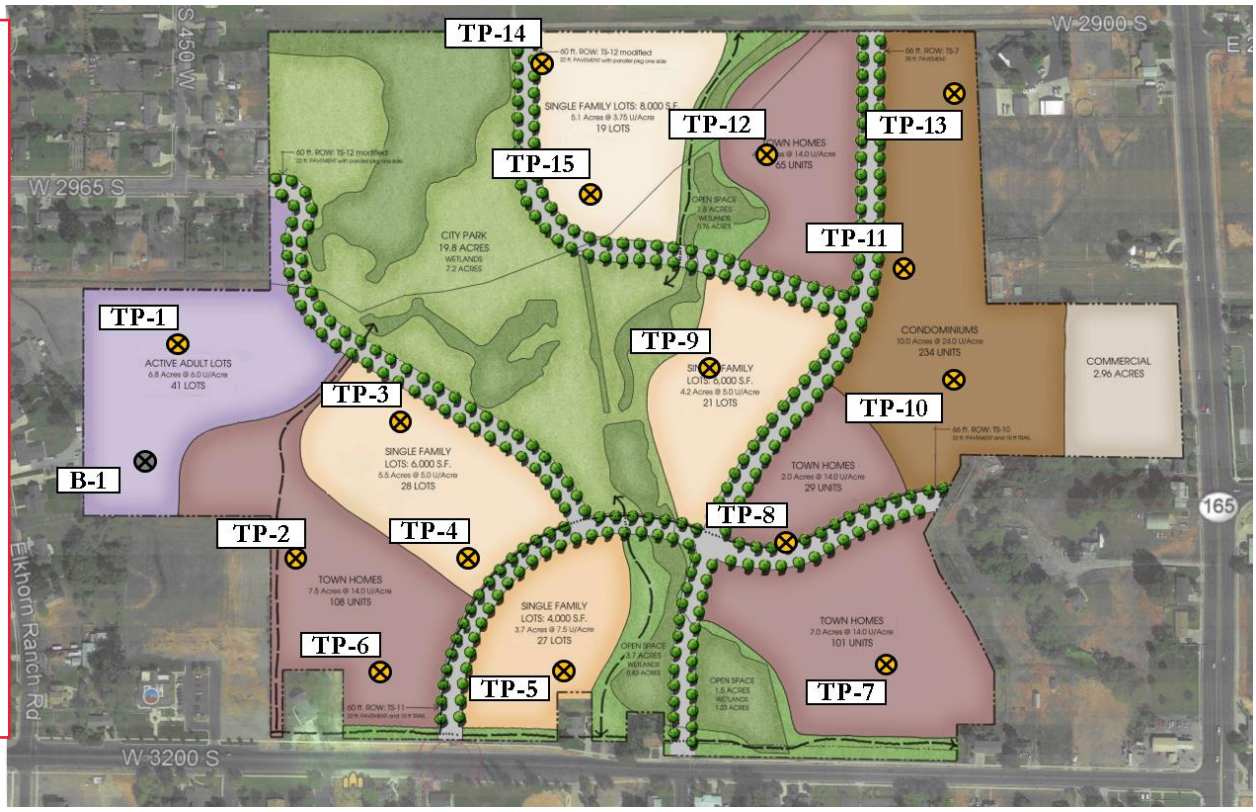

Figure 2 - Site Map

How does the shallow water table work with retention basins.

Figure 3 - Looking North

Figure 4 – Looking North

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
1	2	3	4	5	6	7	8	9	10	11	12

COLUMN DESCRIPTIONS

1 **Water Level**: Depth to measure groundwater table. See symbol below.

2 **USCS**: Graphic depiction of subsurface material encountered; typical symbols are explaned below.

3 **Description**: Description of material encountered; may include color, moisture, grain size, and density/consistency.

4 **Depth (ft.)**: Depth in feet below the ground surface.

5 **Blow Count**: Number of blows required to advance SPT sampler (12") beyond first 6" using a 140-lb hammer with a 30 inch drop.

6 **Sample Symbol**: Type of soil sample collected at depth interval shown; sampler symbols are explained below.

7 **Moisture (%)**: Water content of soil sample measured in laboratory; expressed as percentage of dry weight of specimen.

8 **Dry Density (pcf)**: The density of a soil measured in laboratory; expressed as pounds per cubic foot.

9 **% Passing 200:** Fines content of soil sample passing a No. 200 sieve measured in laboratory, expressed as a percentage.

10 **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

11 **Placsticity Index (%):** Range of water content at which a soil exhibits plastic properties.

12 **Remarks**: Comments and observations regarding drilling or sampling made by driller or field personnel. Other field and laboratory test results; using the following abbreviations:

CEMENTATION	MODIFIERS	MOISTURE CONTENT (FIELD TEST)
Weakly: Crumbles or breaks with handling of slight finger pressure.	Trace <5 %	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger pressure.	Some 5 - 12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	With >12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS Graph	SYMBOLS Letter	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS: More than 50% of No. 200 sieve size.	GRAVELS: More than 50% of coarse fraction retained in No. 4 sieve.	CLEAN GRAVELS (little or no fines)		GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
				GP	Poorly Graded Gravel, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS: More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)		SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
				SP	Poorly Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)		SM	Silty Sands, Sand-Silt Mixtures
				SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS: More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS: Liquid limit less than 50%			ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
				CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS: Liquid limit greater than 50%			MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
				CH	Inorganic Clays of High Plasticity, Fat Clays
				OH	Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS				PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications

STRATIFACTION

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" - 12"

STRATIFACTION

Occasional: One or less per 6" of thickness.

Numerous: More than one per 6" of thickness.

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD 2.42" ID D&M Sampler
- 3.0" OD 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

LOG KEY SYMBOLS

- Water Level

Figure 5 – Key to Soil Logs

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup inc.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/3/2020	LOGGED BY:	JP
METHOD OF DRILLING:	CME 45C	BORE NUMBER:	B-1

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	GRAVELS AND COBBLES WITH SOME FINES (GP), BROWN, MEDIUM DENSE											
5				1.1			5 6 9	15				
	COURSE SAND WITH GRAVELS AND COBBLES (SP-SM), BROWN, MEDIUM DENSE											
10				1.2			2 6 12	18		7.8	--	NP
	COURSE TO MEDIUM GRAIN SAND (SP-SM), BROWN, MEDIUM DENSE											
15				1.3			2 3 5	8				

GEOTECHNICAL INVESTIGATION BORE LOG

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PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
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					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N–VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	COURSE TO MEDIUM GRAIN SAND (SP–SM), BROWN, MEDIUM DENSE			1.3			2 3 5	8				
	END OF DRILLING											
20												
25												
30												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-1

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	GRAVELS AND COBBLES WITH SOME FINES (GP), BROWN, MEDIUM DENSE											
5												
	END OF DRILLING											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-2

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SANDY SILT (ML), BROWN, MEDIUM STIFF					12.0						
5	GRAVELS AND COBBLES WITH SOME FINES (GP), BROWN, MEDIUM DENSE											
	END OF INVESTIGATION											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-3

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	GRAVELS AND COBBLES WITH SOME FINES (GP), BROWN, MEDIUM DENSE											
5												
	SILTY SAND (SM), BROWN, MEDIUM DENSE			3.1								
10	SANDY SILT (ML), BROWN, MEDIUM STIFF			3.2								
	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-4

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	GRAVELS AND COBBLES WITH SOME SANDS (GP), BROWN, MEDIUM DENSE											
	SILTY SAND (SM), BROWN, MEDIUM DENSE											
	COURSE SANDY GRAVELS AND COBBLES (GM), BROWN, MEDIUM DENSE											
5												
	GRAVELS AND COBBLES WITH SOME SANDS (GP), BROWN, MEDIUM DENSE											
	SANDY SILT (ML), BROWN, MEDIUM STIFF			4.1						26.2	--	NP
	END OF INVESTIGATION											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-5

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	SANDY GRAVELS WITH COBBLES (GM), BROWN, MEDIUM DENSE											
5	GRAVELS AND COBBLES WITH SOME SAND (GP), BROWN, MEDIUM DENSE											
10	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-6

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	SANDY GRAVELS WITH COBBLES (GM), BROWN, MEDIUM DENSE											
5												
	END OF INVESTIGATION											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-7

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SILTY CLAY (CL), GRAY, MEDIUM STIFF					10.0						
5	SANDY GRAVELS WITH COBBLES (GM), GRAY, MEDIUM DENSE											
10	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup inc.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-8

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SILTY CLAY (CL), DARK GRAY, MEDIUM STIFF			8.1		12.0						
5	CLAYEY SANDY GRAVELS WITH COBBLES (GM), GRAY, MEDIUM DENSE											
	CLAYEY SILT (MH), DARK GRAY, SOFT			8.2						64.3	67	33
10	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-9

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SILTY CLAY (CL), DARK GRAY, MEDIUM STIFF					8.0						
5	CLAYEY SANDY GRAVELS WITH COBBLES (GM), GRAY, MEDIUM DENSE											
	CLAYEY SILT (MH), DARK GRAY, SOFT											
10	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19–384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/8/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP–10

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N–VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN, SOME GRAVELS											
	MEDIUM TO COURSE SANDY GRAVELS AND COBBLES (GM), BROWN, MEDIUM DENSE											
5												
10												
	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/9/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-11

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN, SOME GRAVELS											
	SILTY CLAY (CL), BROWN, MEDIUM STIFF											
5				11.1		5.0				24.5	30	20
	SILTY CLAY (CL), GRAY, MEDIUM STIFF											
				11.2								
10	SILTY SAND WITH GRAVELS AND COBBLES (GM), GRAY, MEDIUM DENSE											
	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19–384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/9/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP–12

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N–VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN, SOME GRAVELS											
	SILTY CLAY (CL), DARK GRAY, MEDIUM STIFF											
				12.1		12.0						
	SILTY CLAY (CL), BROWN, MEDIUM STIFF											
5												
	SILTY CLAY (CL), GRAY, MEDIUM STIFF					5.0						
	▽			12.2						30.4	37	23
	SILTY SAND WITH GRAVELS AND COBBLES (GM), GRAY, MEDIUM DENSE											
10												
	END OF INVESTIGATION											
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19–384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/9/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP–13

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N–VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SANDY SILT (ML), BROWN, MEDIUM STIFF					5.0						
5	SILTY SAND WITH GRAVELS AND COBBLES (GM), BROWN, MEDIUM DENSE											
	END OF INVESTIGATION											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19-384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/9/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP-14

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SILTY SAND WITH GRAVELS AND COBBLES (GM), GRAY, MEDIUM DENSE											
5												
	END OF INVESTIGATION											
10												
15												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	ROPELATO SUBDIVISION	LOCATION:	3200 S 250 W NIBLEY UT, 84321
PROJECT NUMBER:	19–384	CLIENT:	VISIONARY HOMES
DATE DRILLED:	1/9/2020	LOGGED BY:	JP
METHOD OF DRILLING:	BACKHOE	BORE NUMBER:	TP–15

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N–VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	TOPSOIL DARK BROWN											
	SILTY CLAY (CL), GRAY, MEDIUM STIFF											
	SILTY SAND WITH GRAVELS AND COBBLES (GM), GRAY, MEDIUM DENSE											
5	▽											
	END OF INVESTIGATION											
10												
15												

FRONT LEFT

FRONT RIGHT

REAR LEFT

REAR RIGHT

PERSPECTIVE VIEWS

PLANS PRINTED ON 11X17 PAPER ARE 1/2 THE SCALE NOTED

visionary HOMES

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RPAC0A000
PERSPECTIVE VIEWS

Date:	8/2/2022 4:33:23 PM
Drawn By:	Aaron
Checked By:	Checker
Scale:	

C10P003B

SHEET:

A6.0

FRONT ELEVATION

EXTERIOR MATERIALS FRONT		
Description	Area	Percentage
HARDBOARD LAP SIDING	545 SF	16%
HARDBOARD PANELING	228 SF	7%
MASONRY	783 SF	23%
STUCCO	1817 SF	54%

RIGHT ELEVATION

EXTERIOR MATERIALS RIGHT		
Description	Area	Percentage
HARDBOARD LAP SIDING	302 SF	19%
HARDBOARD PANELING	44 SF	3%
MASONRY	67 SF	4%
STUCCO	1167 SF	74%

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FRONT & RIGHT ELEVATIONS

Date:	8/2/2022 4:33:25 PM
Drawn By:	Aaron
Checked By:	Jade
Scale:	3/16" = 1'-0"

C10P003B

SHEET:

A6.1

REAR ELEVATION

EXTERIOR MATERIALS REAR		
Description	Area	Percentage
HARDBOARD LAP SIDING	414 SF	14%
HARDBOARD PANELING	228 SF	7%
MASONRY	726 SF	24%
STUCCO	1675 SF	55%

LEFT ELEVATION

EXTERIOR MATERIALS LEFT		
Description	Area	Percentage
HARDBOARD LAP SIDING	301 SF	19%
HARDBOARD PANELING	43 SF	3%
MASONRY	67 SF	4%
STUCCO	1172 SF	74%

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REAR & LEFT ELEVATIONS

Date: 8/2/2022 4:33:27 PM

Drawn By: Aaron

Checked By: Checker

Scale: 3/16" = 1'-0"

C10P003B

SHEET:

A6.2