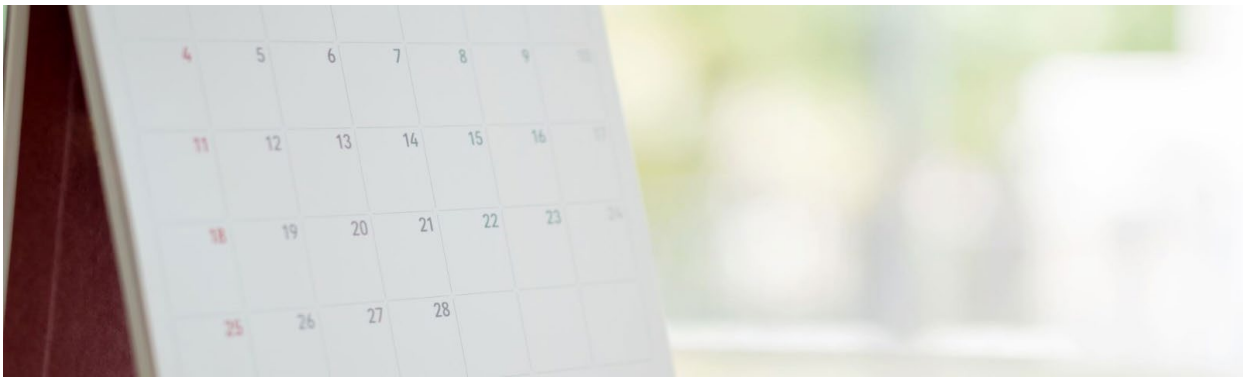
NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, August 25, 2022 – 6:30 p.m.

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 also participate in the meeting via the Zoom meeting link provided at www.nibleycity.com. Public comment should be submitted to cheryl@nibleycity.com by 6:30 p.m. and will be read into the public record.

1. Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the August 4, 2022 Joint Planning Commision and City Council Meeting Minutes and the August 11, 2022, City Council Meeting Minutes and August 11, 2022, Executive Session Meeting Minutes and the Current Agenda (Chair)
4. Public Comment Period[1] (Chair)
5. Planning Commission Report
6. **Public Hearing:** Truth in Taxation Hearing
7. **Discussion and Consideration:** – Resolution 22-22: A RESOLUTION ADOPTING THE FINAL BUDGET FOR VARIOUS FUNDS OF NIBLEY CITY FOR FISCAL YEAR 2021-22, AND ADOPTING THE BUDGET FOR THE VARIOUS FUNDS OF NIBLEY CITY AND OTHER BUDGETARY MATTERS FOR FISCAL YEAR 2022-23 AND ADJUSTING CERTAIN FEES AND PAYMENTS FOR SERVICES (First Rading)
8. **Discussion and Consideration:** Ridgeline Park Phases 4 and A-D Final Plat, located near 3150 South 250 West (Applicant: Visionary Homes)
9. **Discussion and Consideration:** Ordinance 22-16: Exemption to Subdivision Requirements for Combining Lots and Amending Subdivision Plat Amendment Approval Authority (First Reading)
10. **Discussion and Consideration:** Ordinance 22-17: Amending Subdivision Submission Requirements (First Reading)
11. **Workshop:** Discussion about potential amendments to Street Improvement and Dedication Agreement with Nibley Development regarding 2600 South, west of 1200 West
12. Council and Staff Report

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431.

[1] *Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.*



8-25-22 Council Meeting Change Summary

- Amendments to Street Improvements and Dedication Agreement with Nibley Development was changed to a Workshop and *moved to the end of the 8-25-22 agenda.*
- The titles for Ordinance 22-16 and Ordinance 22-17 were edited.
    - Ordinance 22-16: Exemption to Subdivision Requirements for Combining Lots and Amending Subdivision Plat Amendment Approval Authority
    - Ordinance 22-17: Amending Subdivision Submission Requirements
- Background for the Truth in Taxation was added to Agenda Item Report
- Background for the Resolution 22-22 was added to Agenda Item Report
- Presentation for the Truth in Taxation was amended
- Final Budget .pdf was added and amendments made since 2nd reading of Draft Budget:
    - Beginning balances updated to most accurate data to date
    - Updated year end expenses for FY 20/21 and FY21/22 expenses
    - Added Stormwater Expense line item for watering of detention facilities
    - Changed stormwater cleaning account number to a new number - 275
    - Removed firefly reimbursement from county, out of last FY Revenue, and put it into FY 22/23
    - Updated pay table to 4 digits to avoid rounding errors
    - Updated debt tables for Sewer and MBA to reflect most recent numbers
    - Corrected typo on Capital Projects Revenue Transfer from Gen Fund
    - Added expense to Stormwater Account for watering detention ponds, splitting it with Parks Utilities

Nibley City Council
Agenda Report for
August 11, 2022

Agenda Item #6

Description	Truth in Taxation Hearing
Presenter	Justin Maughan, City Manger
Recommendation	Hold the hearing and receive comments from Nibley City Residents.
Reviewed By	City Manager, City Treasurer, Mayor

Background

It has been the City's practice to adjust the tax rate up or down back to the City's historic rate of 0.001667 each year. However, based on historic increases in home values, the City is only proposing to set the property tax rate for FY 22/23 to 0.00148. This value coincides with the half way point between the historic rate, and the certified rate calculated by the County. Also coincidently, is the rate that was calculated as the certified rate in FY 21/22.

Property tax revenue is determined by multiplying the property tax rate by the value of property in the City. The County reviews property valuations annually and new valuations are released each June. Based on the valuations determined by Cache County, the County adjusts the City's tax rate to a level that, when multiplied against the new year's property value, generates the same amount of revenue for the City as was generated the previous year.

If property values go up, that results in the tax rate being established at a lower amount than the previous year's tax rate. This rate is referred to as the Certified Rate. The Certified Rate provided to Nibley City by Cache County is 0.001302. In order to allow the property tax revenue, the city receives to grow with inflation and expansion, and to maintain sustainable and predictable service as the City grows, it is the City's practice to adjust the City's tax rate annually. This may be an increase or decrease depending on the state of the economy. If the certified rate is raised or lowered by Cache County, a vote of the City Council is required to adjust the tax rate.

The projected revenue for the next fiscal year, based on a rate of 0.001485 and adding the value from all of the new homes built in the past year, would be approximately $958,448, based on the assessed property values. Homeowners are taxed on 55% of the value of their primary

residence. The average home value in Nibley is $482,000, up from $353,000 last year. This proposed rate will add $48.51 to an average home's yearly tax assessment, which would total $393.67.

In order to adjust the rate up to the proposed rate, the City is required to hold Truth in Taxation Hearing.

Agenda Item #7

Description	Resolution 22-22: ADOPTING THE FINAL BUDGET FOR THE VARIOUS FUNDS OF NIBLEY CITY AND OTHER BUDGETARY MATTERS FOR FISCAL YEAR 2022-23 AND ADJUSTING CERTAIN FEES AND PAYMENTS FOR SERVICES (First Reading)
Presenter	Justin Maughan, City Manager
Recommendation	Move to approve Resolution 21-22: ADOPTING THE FINAL BUDGET FOR THE VARIOUS FUNDS OF NIBLEY CITY AND OTHER BUDGETARY MATTERS FOR FISCAL YEAR 2021-22 AND ADJUSTING CERTAIN FEES AND PAYMENTS FOR SERVICES, and waive the second reading.
Reviewed By	Mayor, City Manager, City Treasurer, Department Heads

Background

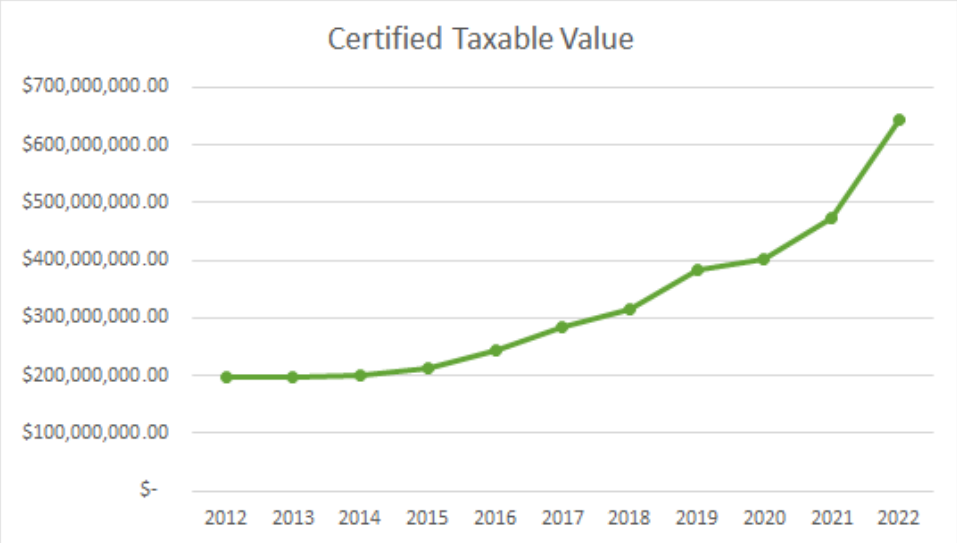
Changes to budget since last reading on 6/9/2022

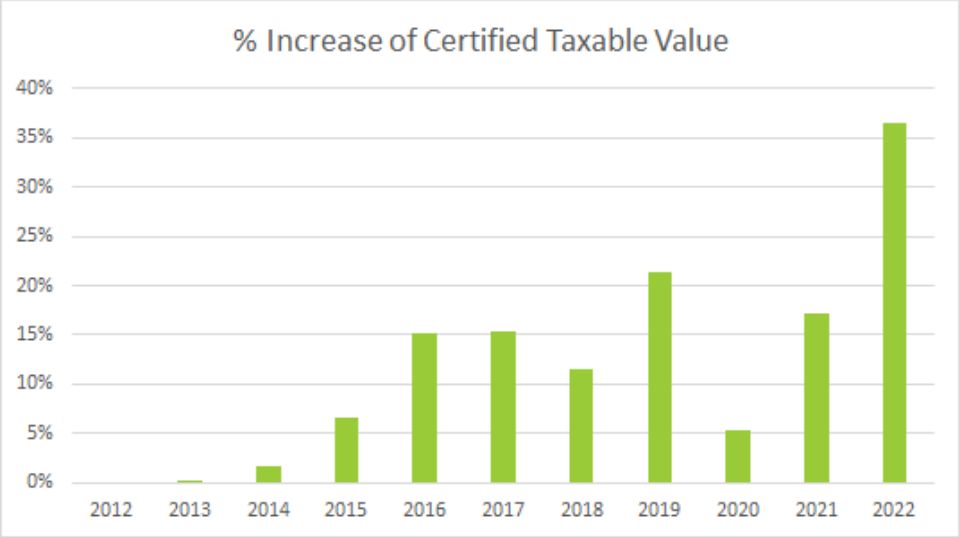
- Beginning balances updated to most accurate data to date
- Updated year end expenses for FY 20/21 and FY21/22 expenses
- Added Stormwater Expense line item for watering of detention facilities (Changed stormwater cleaning account since no money has been spent in that line item for a few years)
- Removed firefly reimbursement from county, out of last FY Revenue, and put it into FY 22/23
- Updated pay table to 4 digits to avoid rounding errors
- Updated debt tables for Sewer and MBA to reflect most recent numbers
- Corrected typo on Capital Projects Revenue Transfer from Gen Fund

Previous background:
On 6/2/2022, Cache County Assessors office contacted Nibley City Staff and notified them that the Certified Taxable Value and Certified Tax Rate, have been set. The Certified Taxable Value is the total taxable value of property in Nibley, and the Certified Tax Rate is the rate that would be revenue neutral from last year, ignoring growth. During the past presentations that have been made to Council, regarding the Budget, it was estimated that the County would increase property values by about 15%. This number was used because historically, increases have been around that amount, as you can see in the chart below:

	Cert Tax Value	% increase	Cert Rate
2012	$ 196,104,667.00	0%	0.001723
2013	$ 196,426,496.00	0%	0.001703
2014	$ 199,745,255.00	2%	0.001649
2015	$ 212,836,109.00	7%	0.001608
2016	$ 245,124,052.00	15%	0.001484
2017	$ 282,728,262.00	15%	0.001518
2018	$ 315,514,600.00	12%	0.001548
2019	$ 383,027,057.00	21%	0.001398
2020	$ 403,394,643.00	5%	0.00162
2021	$ 472,779,745.00	17%	0.001484

The Certified Taxable Value for 2022 came in at an unprecedented 37% increase! Which increased Nibley Cities Certified Taxable Value to $645,419,830.00. The following charts show how the Certified Taxable Value and the percent change over the past several years.





The revenue generated from Property Tax into the General Fund is the Certified Taxable Value multiplied by whatever rate that the Council adopts. The following chart shows the revenue that would be brought into the General Fund from Property Tax in FY 2022/23, based on the Certified Tax Value of $645,419,830.00. Three rates are presented in the chart. The first rate is the Certified Tax Rate, that would bring in the same amount of money into the General Fund from property taxes as last fiscal year without growth. The Third is the historic rate that has been adopted in Nibley for the past decade of 1/600 or 0.001667. The second is the halfway point between the two.

	Rate	Revenue
Certified Tax Rate	0.001302	$ 840,336.62
Mid Point Tax Rate	0.0014845	$ 958,125.74
Historic Tax Rate	0.001667	$ 1,075,914.86

The proposed FY 22/23 budget, has been constructed on only receiving $830,000 of income from property tax. This number was the result of an assumed 15% increase in Cert Taxable Value and the historic 1/600 tax rate but did not include increased revenue from new growth. By comparing last year's budgeted revenue of about $740k, which was the product of the 1/600 historic rate and last year's Certified Taxable Value, the increased property tax from new growth is about $840k - $740k = $100,000.

The next chart shows how the three rates presented above will impact individuals, based on the value of their properties. The last two columns show the cost difference between adopting the Certified Rate of 0.001302 and the Historic Rate of 0.001667. Last year, the average home was valued at $352,623. Based on the Certified Taxable Value increase of 37%, staff estimates that the average home in Nibley is now valued between $400,000 and $500,000, putting the increase to a household around $90.00 per year if the Council adopts the historic rate.

	Cert Rate	Mid Point	Historic Rate	Non	Primary
Market	0.001302	0.0014845	0.001667	Primary	Residence
$ 250,000.00	$ 325.50	$ 371.13	$ 416.75	$ 91.25	$ 50.19
$ 352,623.64	$ 459.12	$ 523.47	$ 587.82	$ 128.71	$ 70.79
$ 400,000.00	$ 520.80	$ 593.80	$ 666.80	$ 146.00	$ 80.30
$ 500,000.00	$ 651.00	$ 742.25	$ 833.50	$ 182.50	$ 100.38
$ 600,000.00	$ 781.20	$ 890.70	$ 1,000.20	$ 219.00	$ 120.45
$ 700,000.00	$ 911.40	$ 1,039.15	$ 1,166.90	$ 255.50	$ 140.53
$ 800,000.00	$ 1,041.60	$ 1,187.60	$ 1,333.60	$ 292.00	$ 160.60
$ 900,000.00	$ 1,171.80	$ 1,336.05	$ 1,500.30	$ 328.50	$ 180.68
$ 1,000,000.00	$ 1,302.00	$ 1,484.50	$ 1,667.00	$ 365.00	$ 200.75

The good news is that the proposed FY22/23 budget, was constructed such that no matter what the Council decides to do with the rate, there will not have to be major cuts, or changes to the plan. Ultimately, the decision comes down to how much money is put towards future Capital Projects. By holding the historic rate, an additional $235,578 would come into the General Fund than what has been planned in the draft FY 22/23 budget.

If the Council adopts any rate above the Certified Rate, we must go through the Truth in Taxation process, as we have historically done every year by adopting the historic rate. If the Council desires to adopt a rate, other than what has been proposed in the draft budget of 1/600 or 0.001667, a motion will have to be made during the Council meeting. Another topic of discussion during first reading was the EMS fee that Nibley currently charges of $6.00 per month. Mayor Jacobsen and City Manager Maughan met with Cache County Fire Chief Rod Hammer to discuss the future of EMS. The short answer is that there are probably a lot of changes coming, but nothing definitive at this time. Chief Hammer expects that costs are going to have to go up, but is waiting to get two solid years of operation in the books, before anything is really looked at. That milestone will be reached in December of 2022. The current agreement with Cache County increases the annual cost to Nibley by 3% (based on population estimates) for next fiscal year. This would put the fee for EMS at $116,323 and the fee for managing the First Responders unit at $24,000, for a total of $140,323 that Nibley would pay to the County for EMS services, which is covered in the proposed FY 22/23 budget. Reducing the monthly fee to $5 per month would bring in an estimated $136,370.00. This would be just shy of covering the cost for the year, but is easily covered by what has been built up over the last year.

If the Council desires to change the EMS fee to something other than $6.00 per month, a motion will have to be made to do so.

Original Background:

The first draft of the budget for the next fiscal year will be presented to the City Council and public.

Staff will present and review various changes and proposals in the budget. State law requires the City Council to adopt the first draft of the annual budget by the Council's first meeting in May

.

Also by state law, the budget will also need to be adopted by the first meeting in June if there is not a tax increase, or by the second meeting in August if there is a tax increase. Upon final adoption, this resolution would adopt the budget for the next fiscal year, as well as make any final adjustments to the current-year budget.

This resolution proposes to keep the property tax rate at its current rate of 0.001667. If Cache County certifies a tax rate lower than this rate, which is likely based on real estate value increases over the past year, this rate will not become the final adopted rate until after the City holds a truth in taxation hearing in August.

RESOLUTION 22-22

A RESOLUTION ADOPTING THE FINAL BUDGET FOR VARIOUS FUNDS OF NIBLEY CITY FOR FISCAL YEAR 2021-22, AND ADOPTING THE BUDGET FOR THE VARIOUS FUNDS OF NIBLEY CITY AND OTHER BUDGETARY MATTERS FOR FISCAL YEAR 2022-23 AND ADJUSTING CERTAIN FEES AND PAYMENTS FOR SERVICES

BE IT RESOLOVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. The attached Fiscal Year 2021-2022 current-year budget is hereby adopted and approved as the amended budget for the current fiscal year ending June 30, 2023, with amendments, if any, as reflected in the attached budget document and the minutes of this meeting.
2. The attached budget, entitled Nibley City Budget Fiscal Year 2022-23, is hereby adopted and approved for the fiscal year ending June 30, 2023, with amendments, if, any, as reflected in the budget document and the minutes of this meeting.
3. The monthly charge for Emergency Medical Services shall be $5.00 per month per residential utility customer effective July 1, 2022.
4. The adopted property tax rate is 0.0014845.

PASSED BY THE NIBLEY CITY COUNCIL THIS 25 DAY OF AUGUST, 2022.

_____

Larry Jacobsen, Mayor

ATTEST:

_____

Cheryl Bodily, City Recorder

Agenda Item #8

Description	**Discussion and Consideration:** Ridgeline Park Phases 4 and A-D Final Plat, located near 3150 South 250 West (Applicant: Visionary Homes)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ridgeline Park Phases 4 and A-D Final Plat with the following condition: • The City Engineer provide final approval of the Construction Drawings and all supportive materials
Reviewed By	City Manager, City Engineer, City Planner, Planning Commission

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.

The applicant has submitted updated construction drawings to address these comments but the City Engineer has not given final approval of the updated plans. 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 which meet the standards of this section. Specifically, the townhomes and condos will be built of a combination of hardboard lap, hardboard

shakes, hardboard bat & board, stone and brick. The proposed design 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 and the maintenance plan.

In addition, the maintenance plan specifies 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.

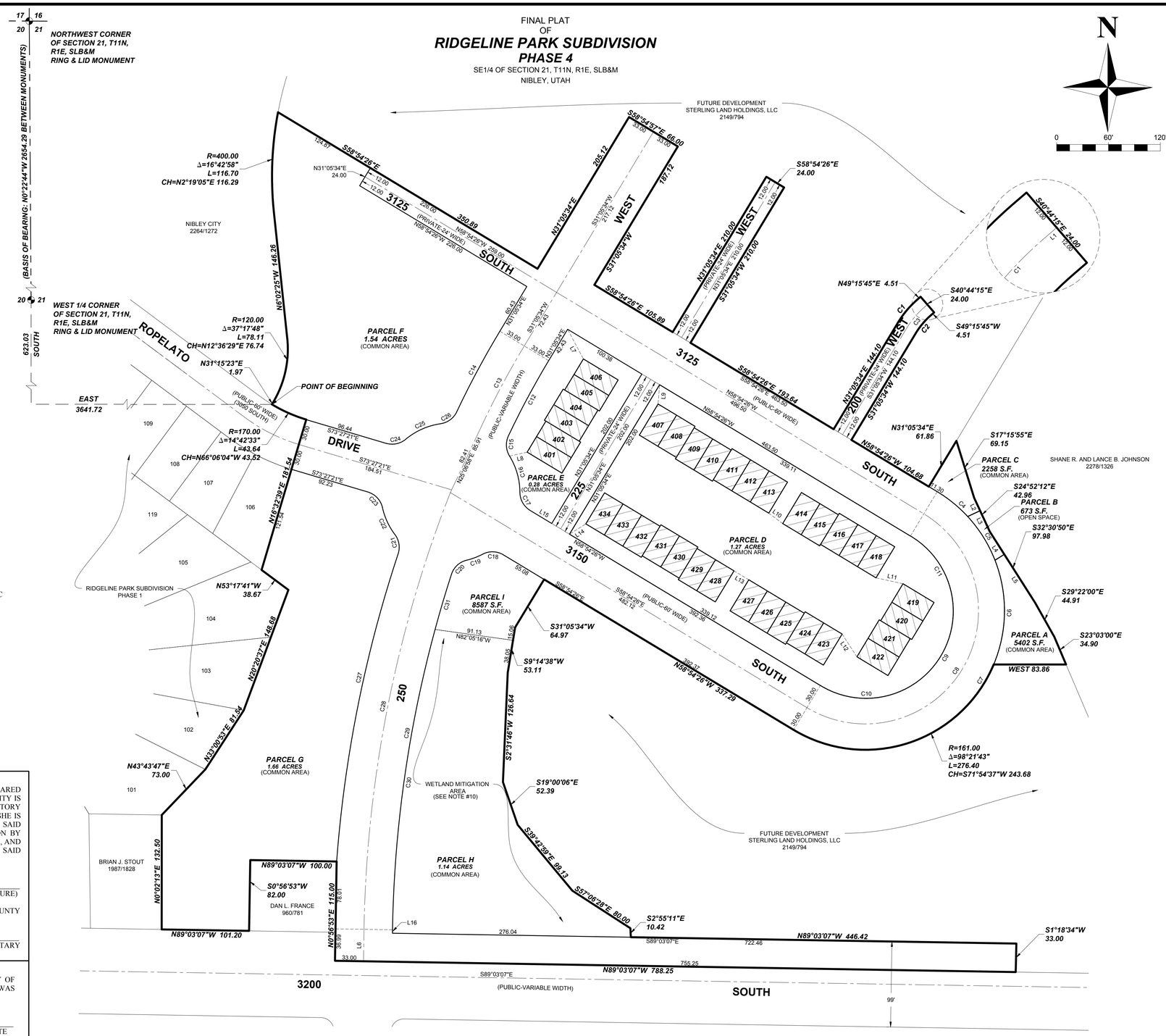
Planning Commission Recommendation

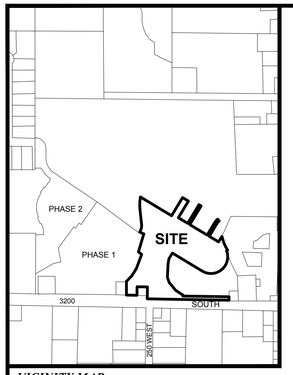
Recommend approval of Ridgeline Park Phase 1 Final Plat with the following conditions:

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.

Since the Planning Commission meeting, the applicant has submitted an updated Plat, Construction Drawings and Maintenance Plan. Staff has reviewed the updated maintenance plan and determined that Condition 2 has been met. Condition 1 still needs to be verified but the City Manager/Engineer has determined that the Construction drawings substantially comply with City standards and recommends approval subject to final approval of the construction drawings.

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



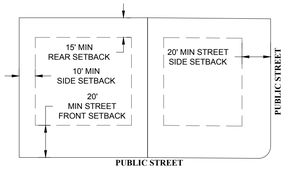


VICINITY MAP

LEGEND

PRIVATE OWNERSHIP

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



TOWNHOME SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

DATE OF PREPARATION
MARCH 9, 2022

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

OWNER
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

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 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 S89°03'07"E 722.46 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.

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

_____(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

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

SHEET 1 OF 2

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).

N

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:

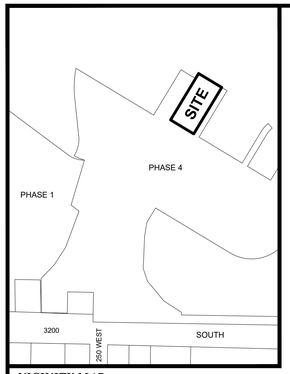
_____

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

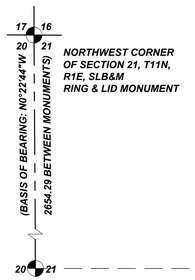
$ _____ _____
FEE CACHE COUNTY RECORDER

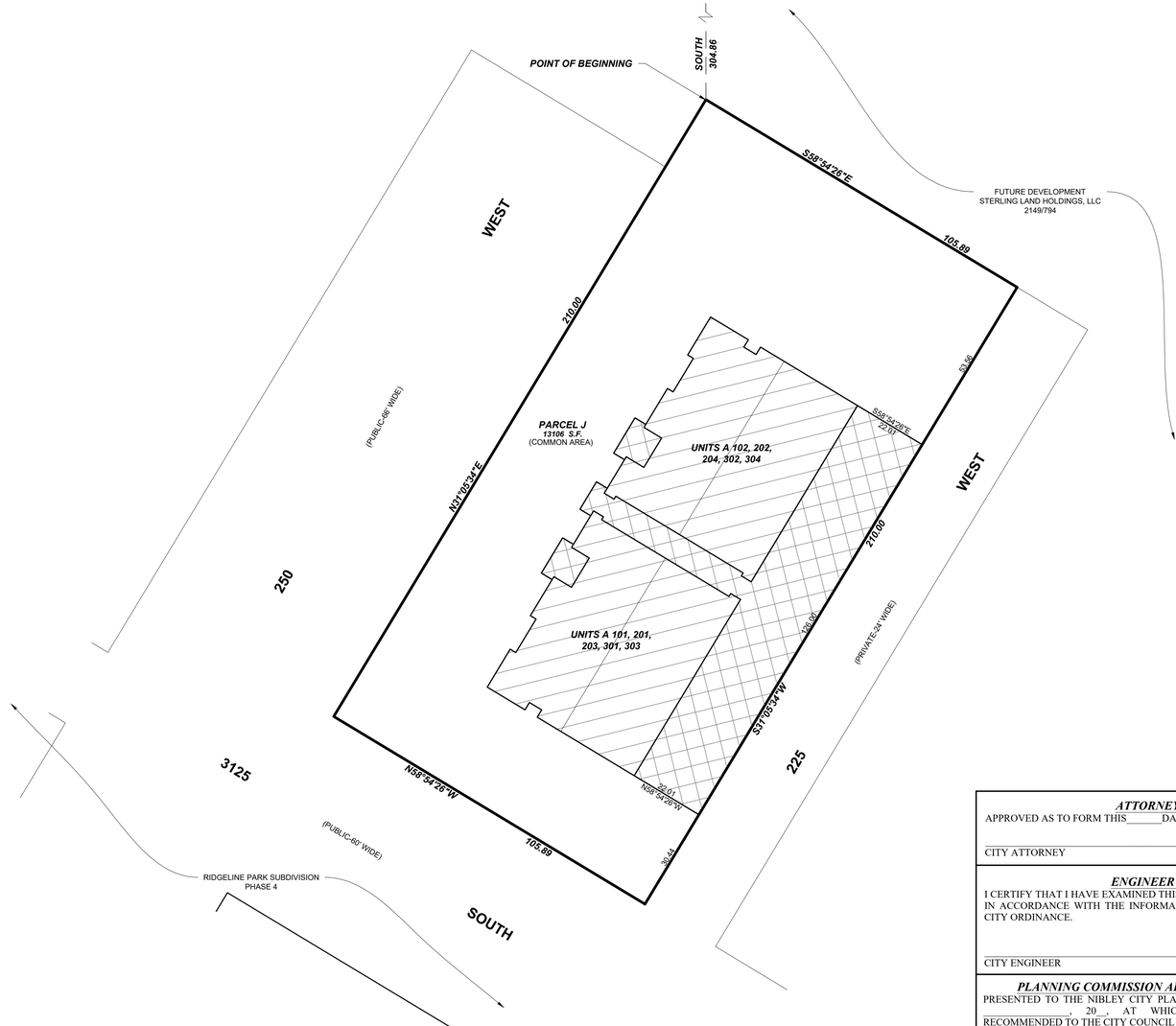
FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE A

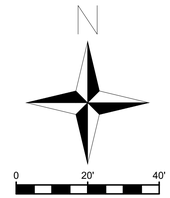
SE1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH



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

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

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.

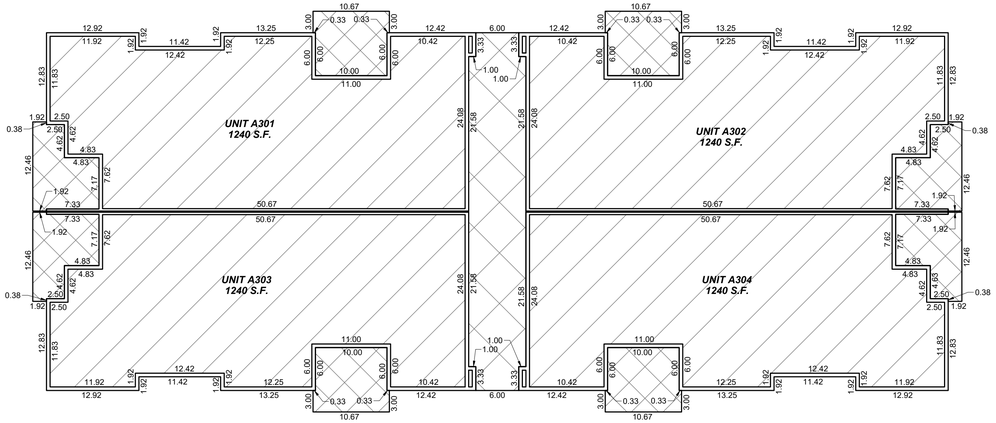
UTILITY COMPANIES

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

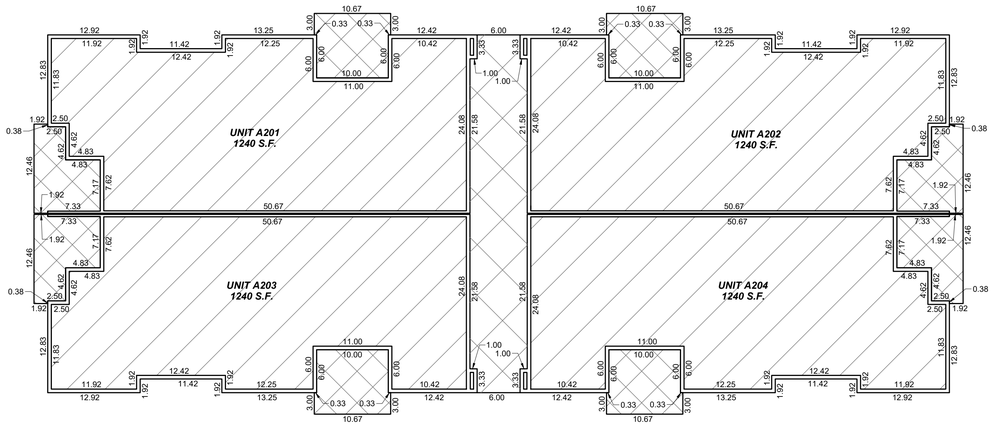
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

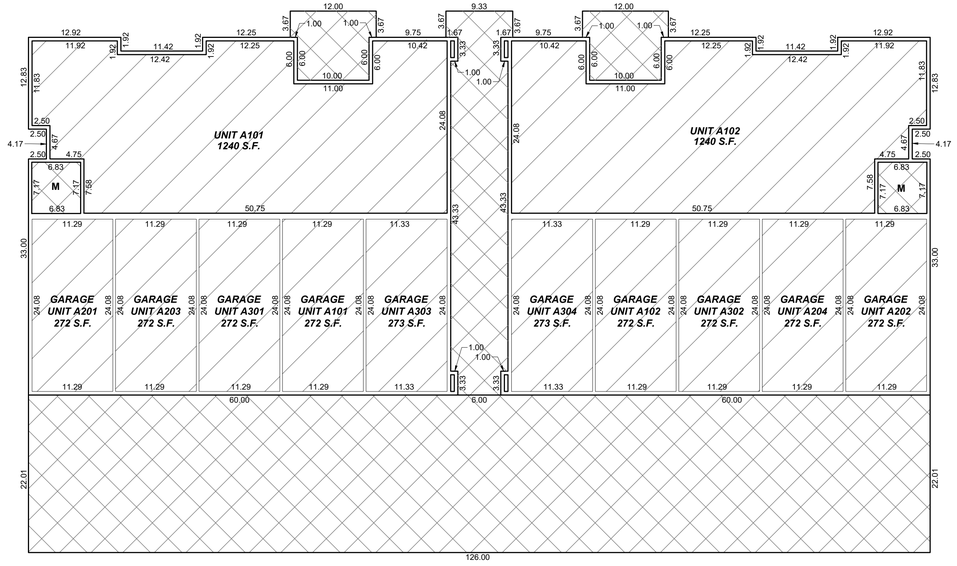
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 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.



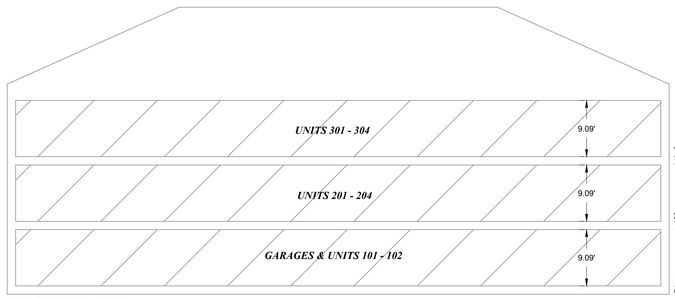
BUILDING A - 3rd FLOOR



BUILDING A - 2nd FLOOR



BUILDING A - 1st FLOOR



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

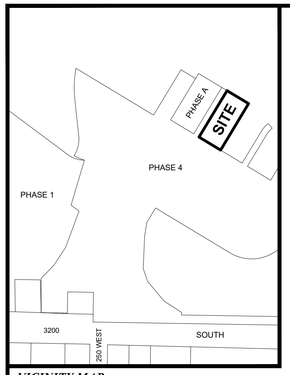
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

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

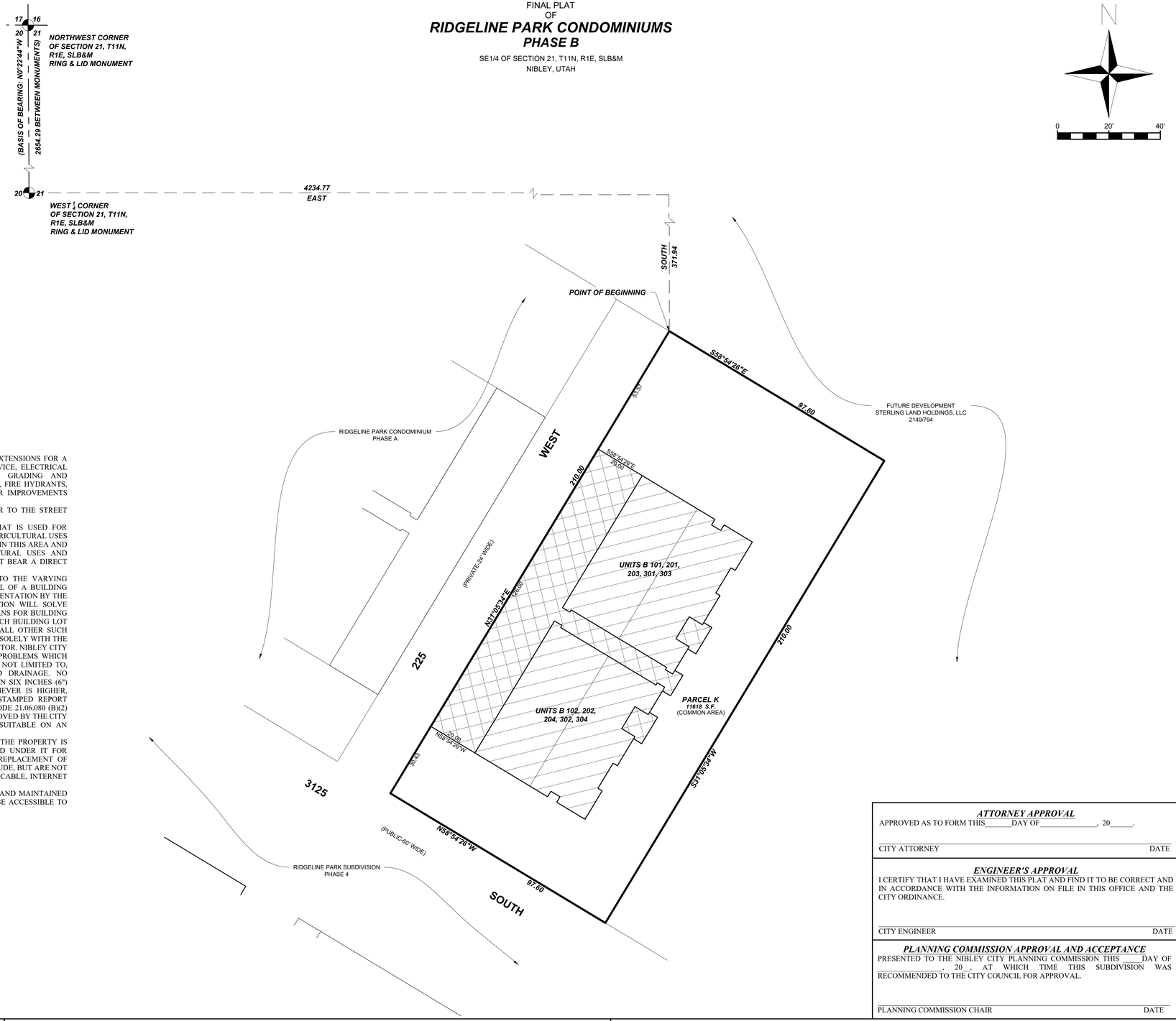
LEGEND

- 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

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 _____

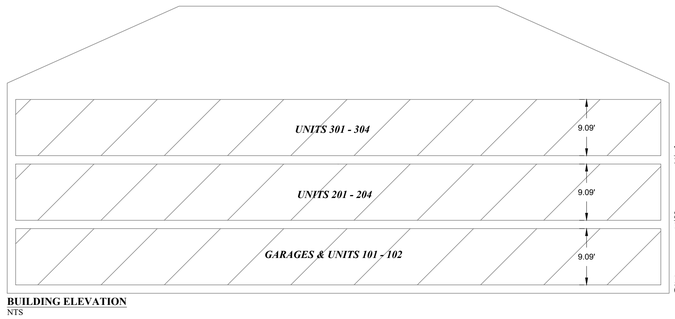
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 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.

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

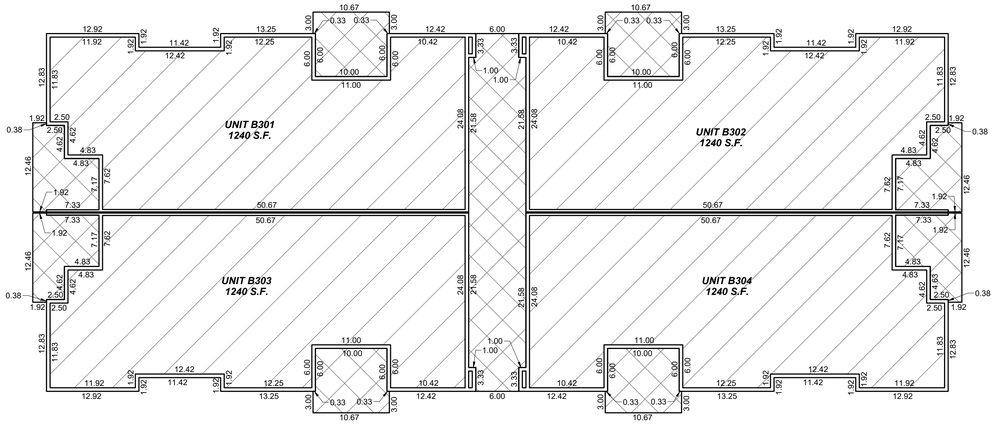


THIRD LEVEL FLOOR
21.40

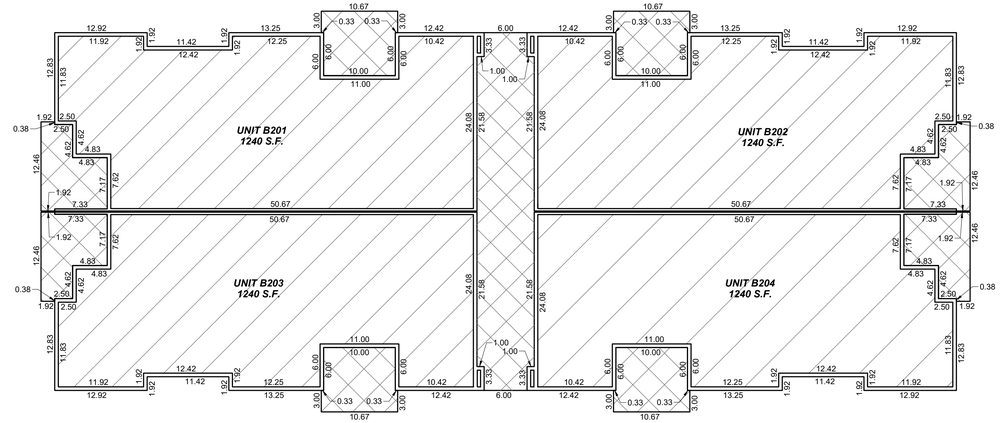
SECOND LEVEL FLOOR
10.70

MAIN LEVEL FLOOR
0.0

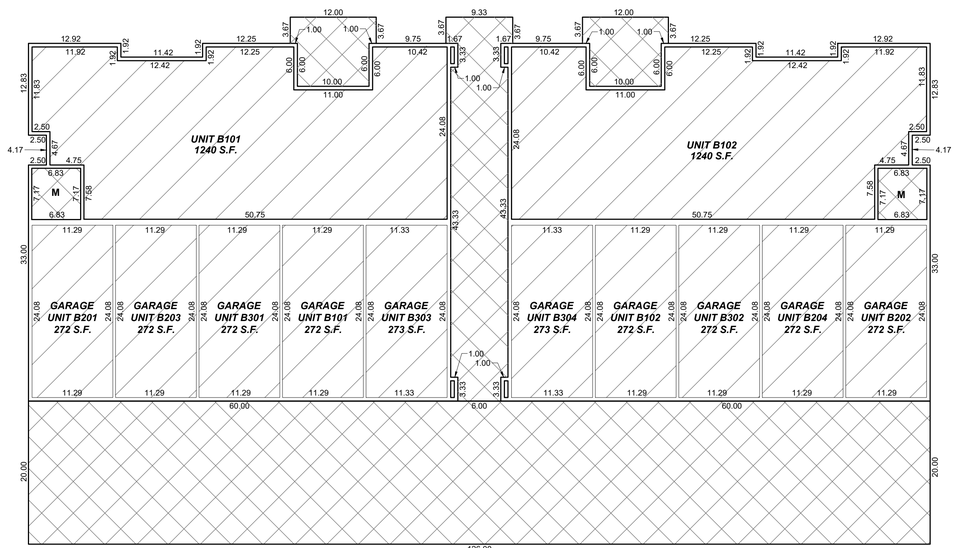
BUILDING ELEVATION
NTS



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:

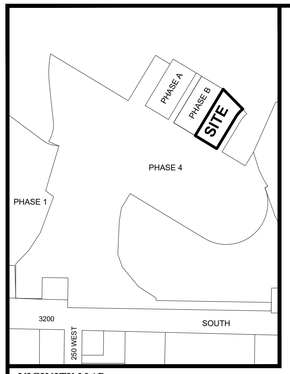
_____

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

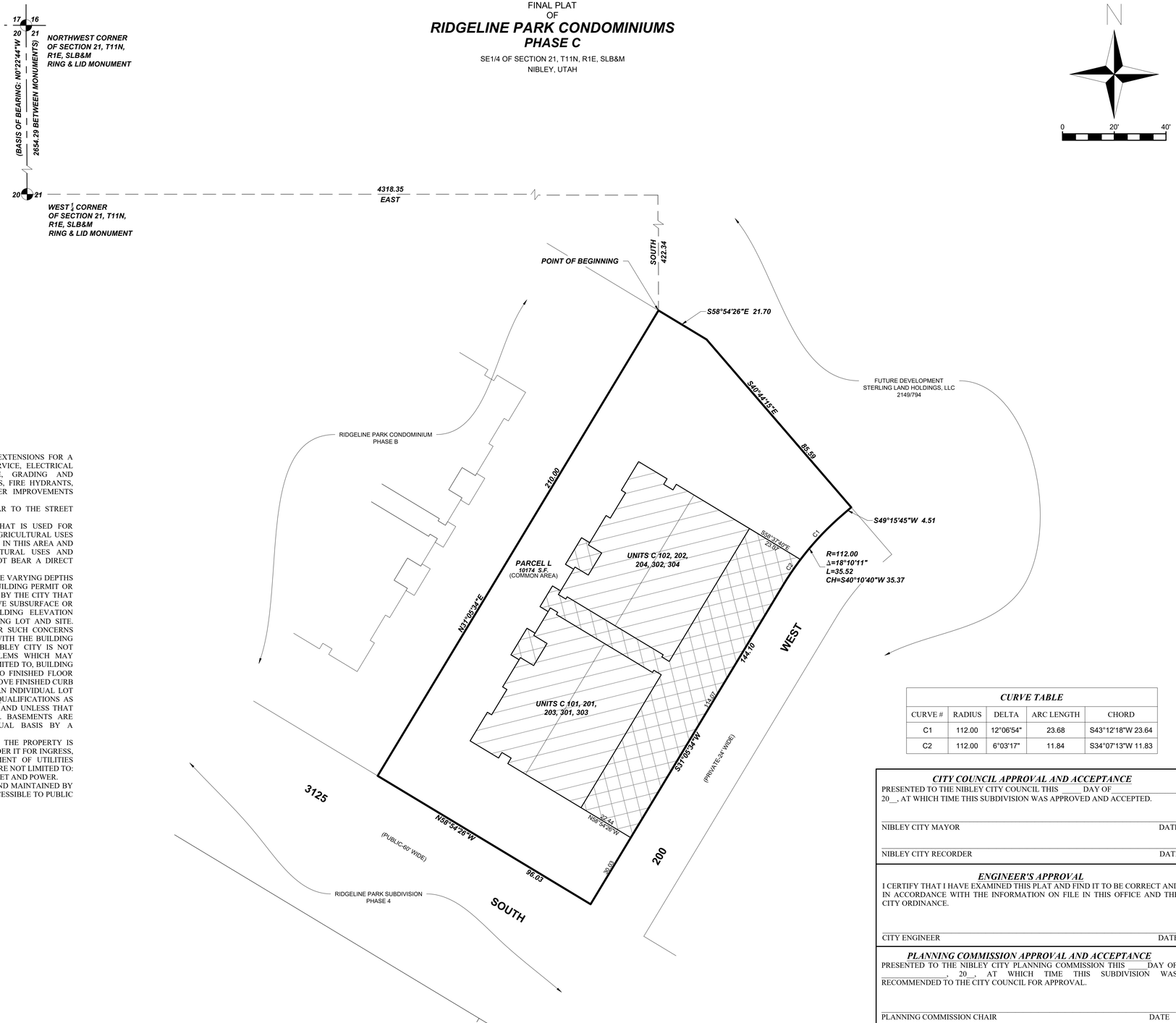
LEGEND

- 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

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

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

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

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.

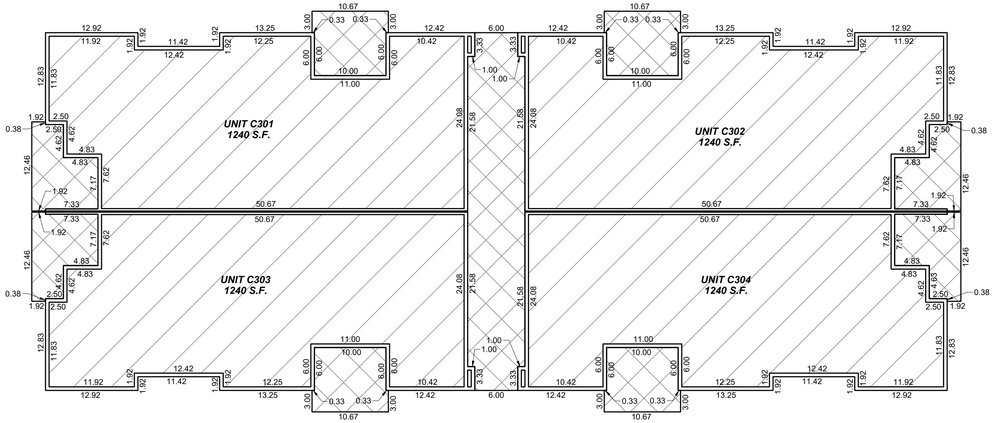
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT 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.

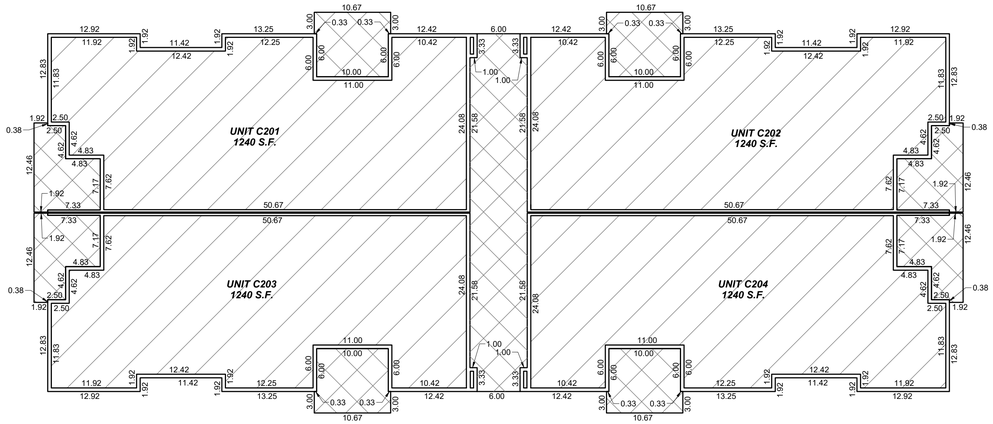
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

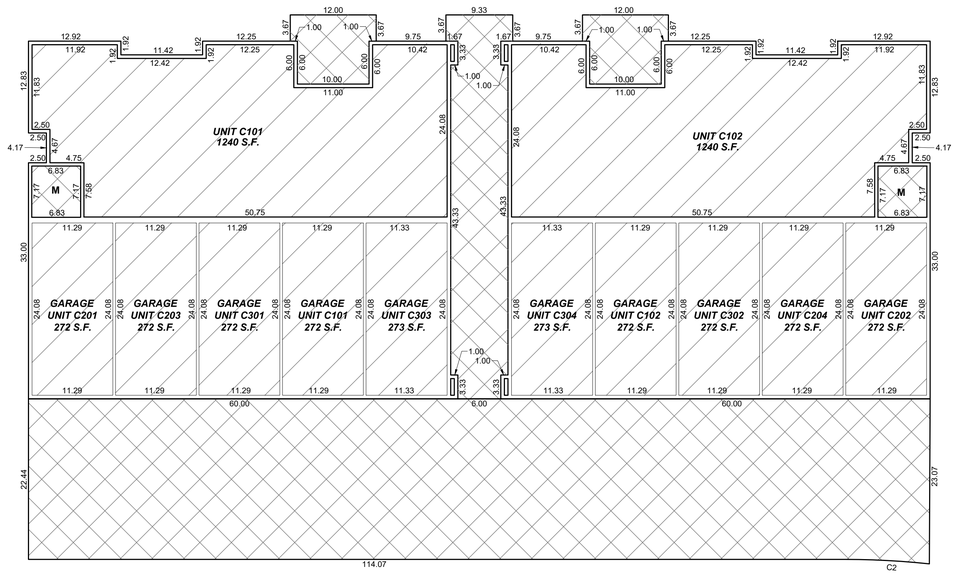
*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 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.



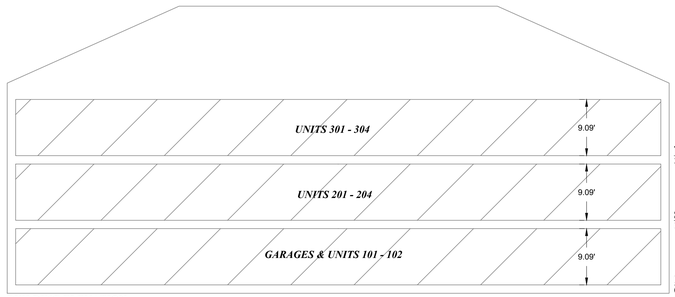
BUILDING C - 3rd FLOOR



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

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

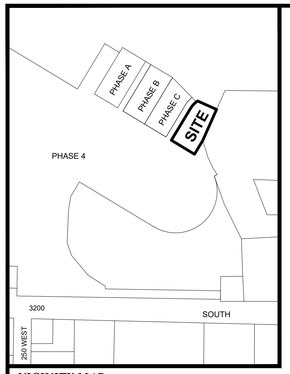
FINAL PLAT
OF
RIDGELINE PARK CONDOMINIUMS
PHASE C

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: _____

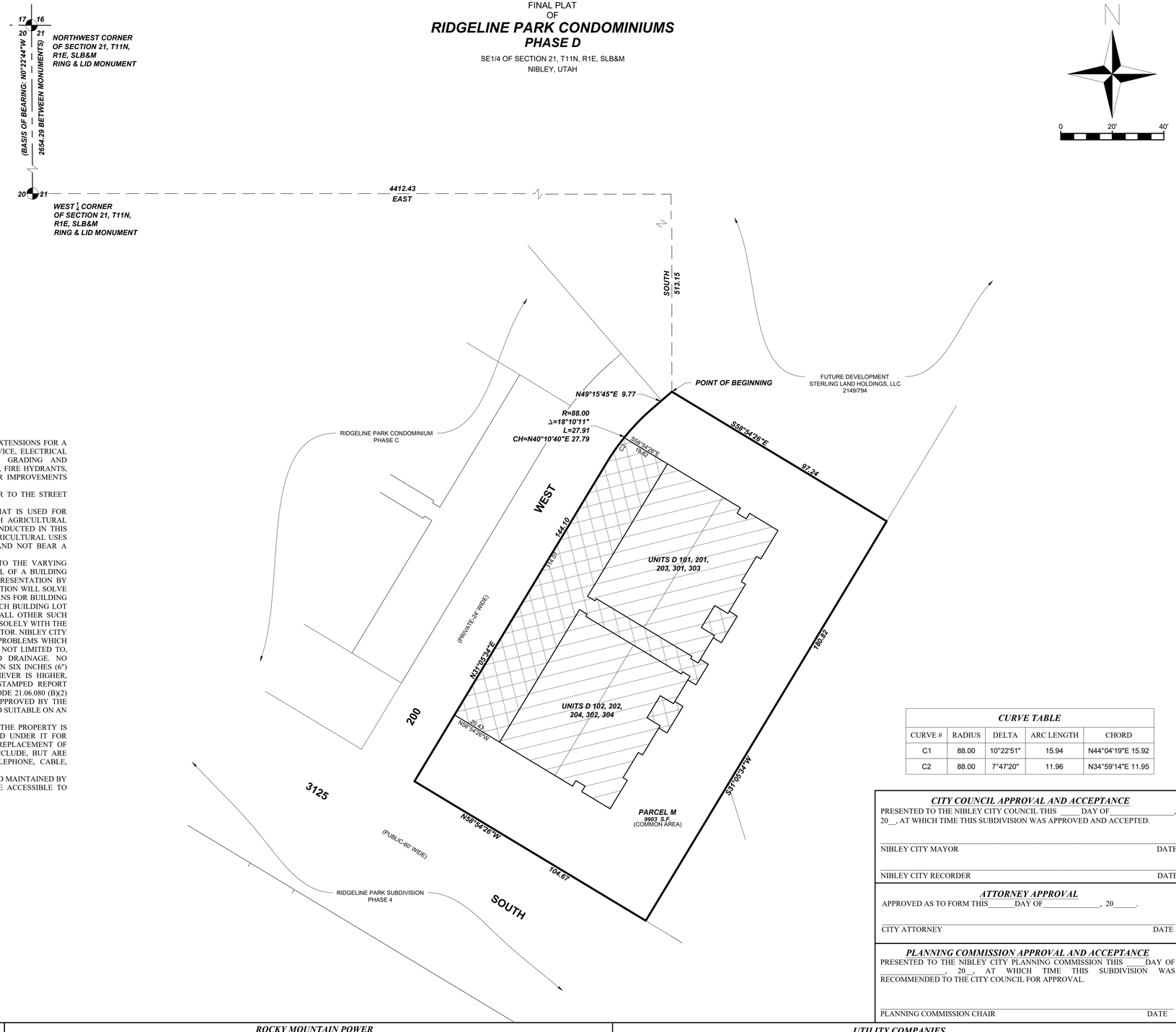
$ _____ _____
FEE CACHE COUNTY RECORDER



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

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.

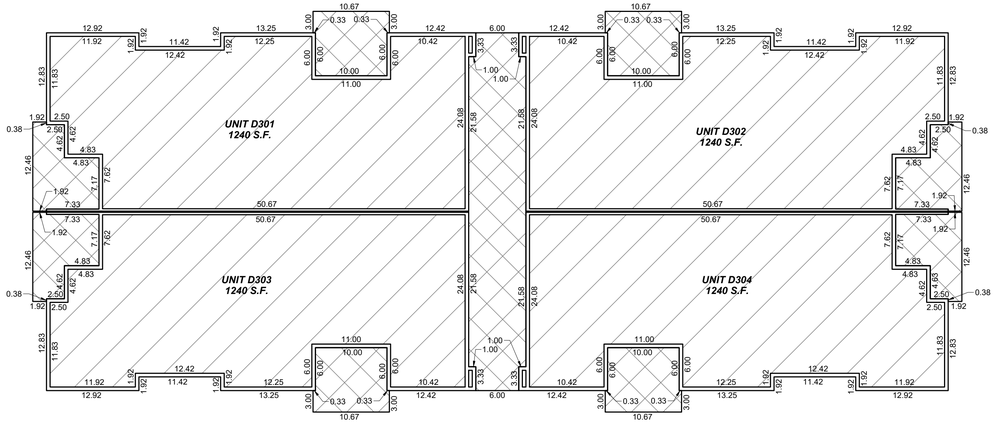
UTILITY COMPANIES

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

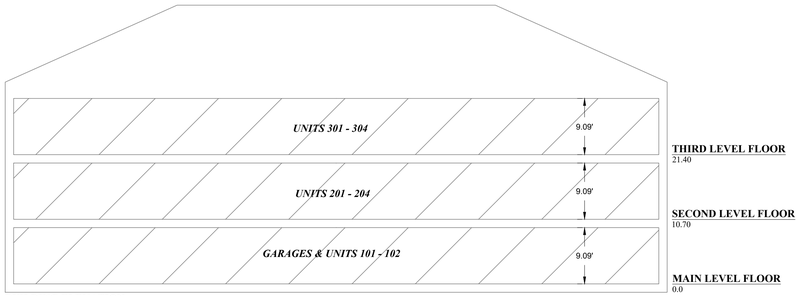
DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

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 D - 3rd FLOOR

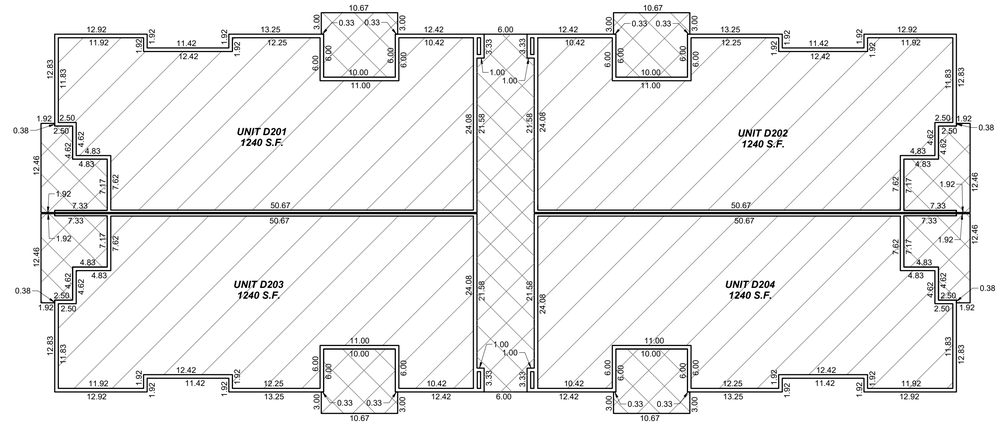


THIRD LEVEL FLOOR
21.40

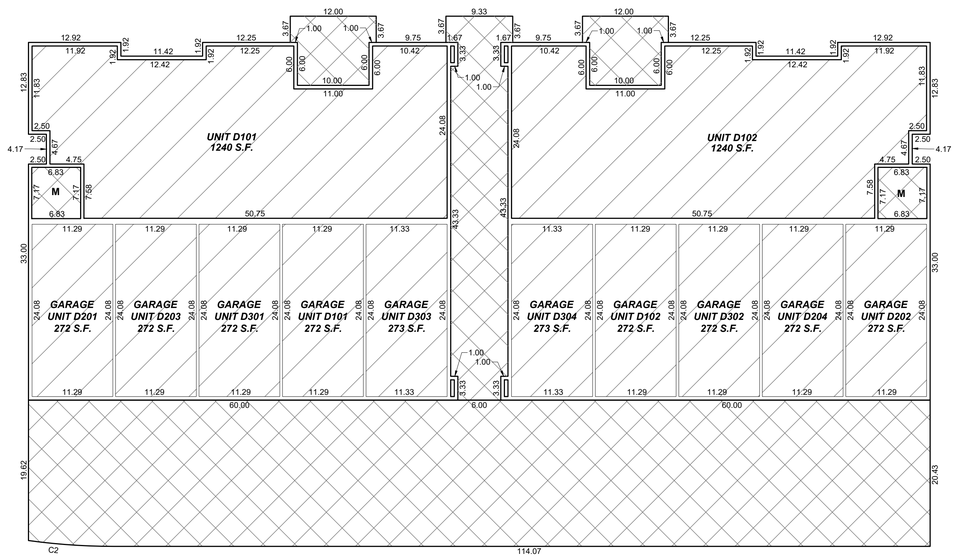
SECOND LEVEL FLOOR
10.70

MAIN LEVEL FLOOR
0.0

BUILDING ELEVATION
NTS



BUILDING D - 2nd FLOOR



BUILDING D - 1st FLOOR

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 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

8/8/2022

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
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
- WETLAND IMPACT LIMITS

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

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:	8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

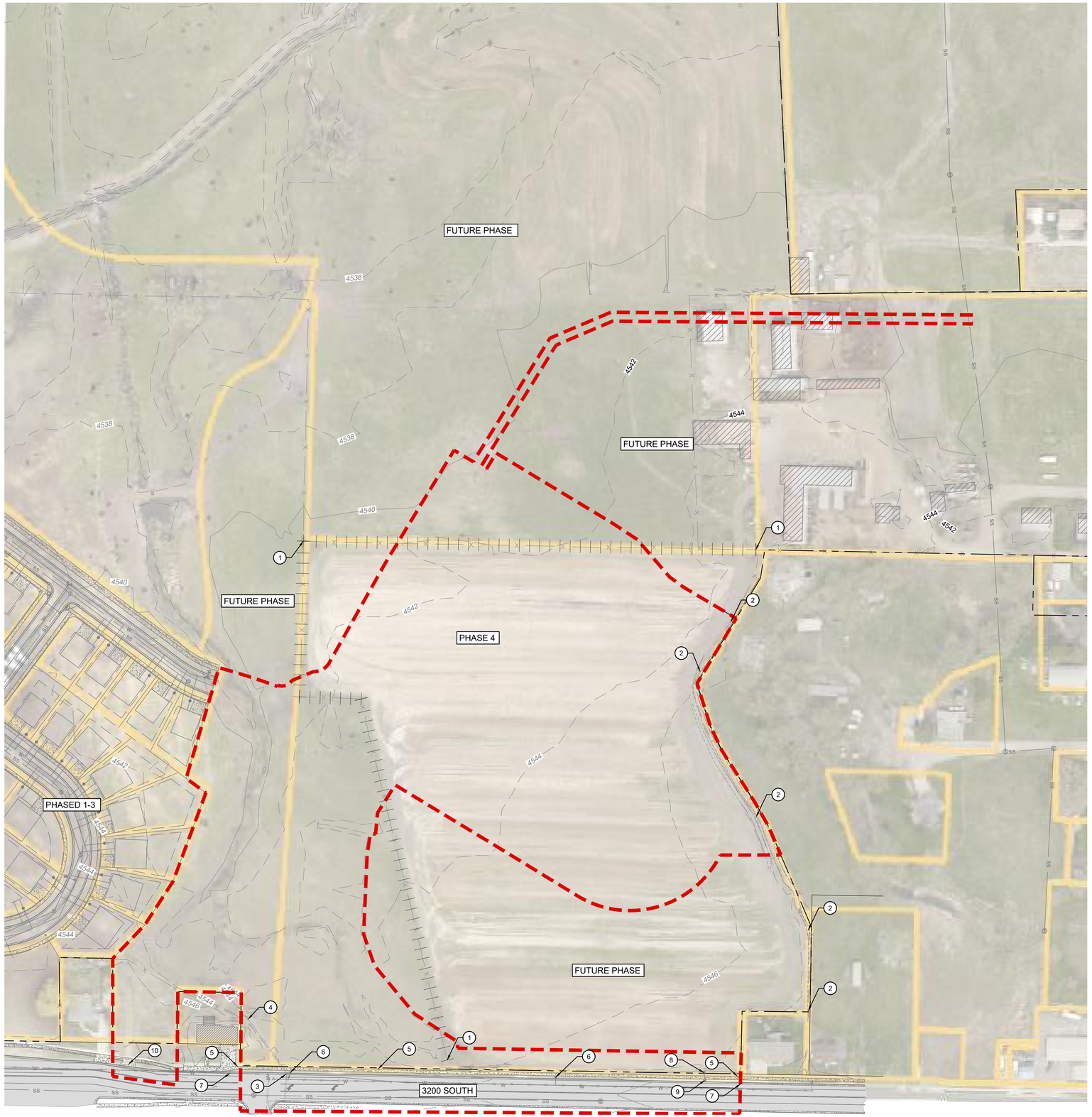
LEGEND

C002



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

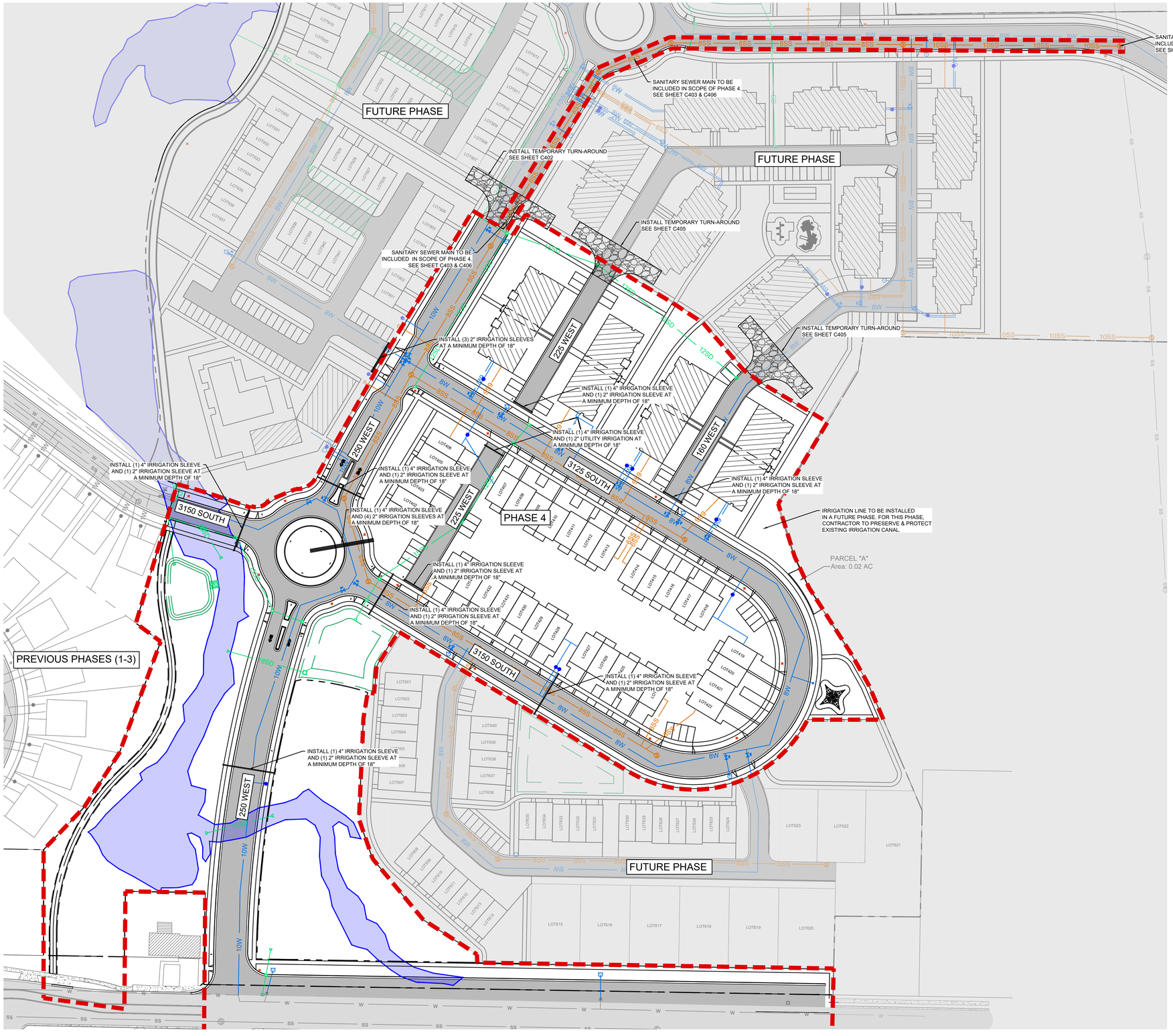
PROJECT #:	19-384
DRAWN BY:	C. SCHAFFNER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DEMOLITION PLAN

C101

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



N

0 60' 120'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243186-2202
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'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
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:4537.68'
STA: 40+23.22 OFF: -21.50L
INV IN: 4538.68' 15"
INV OUT: 4538.68' 24"

40.53' of 15" @ 1.16%

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' 15"

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"

FUTURE PHASE

225 WEST

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

250 WEST

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

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%

260 WEST

SD BOX #9 (2X3)
RIM: 4545.39' 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%

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"

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

27.88' of 12" @ 0.25%

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%

INV OUT: 4537.50'

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 OUT: 4541.50'

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:4540.50'
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"

PARCEL "A"
Area: 0.02 AC

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

INV IN: 4542.00'

INV OUT: 4541.50'

FUTURE PHASE

INV OUT: 4543.40'

INSTALL SNOUT ON OUTLET SIDE OF BOX

29.08' of 12" @ 0.44%

23.64' 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"

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"

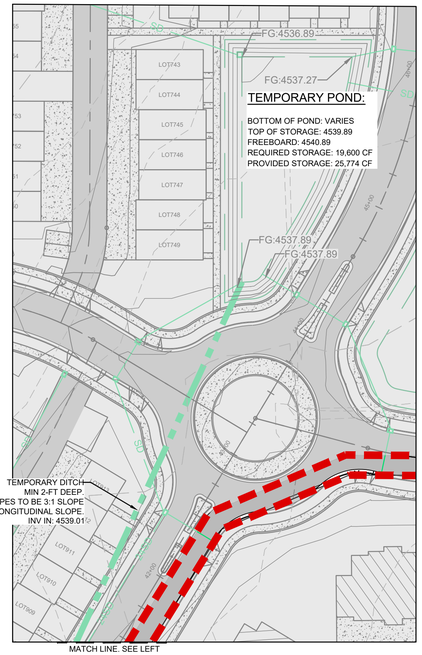
DESIGNING OUR FUTURE

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



N

0 50' 100'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

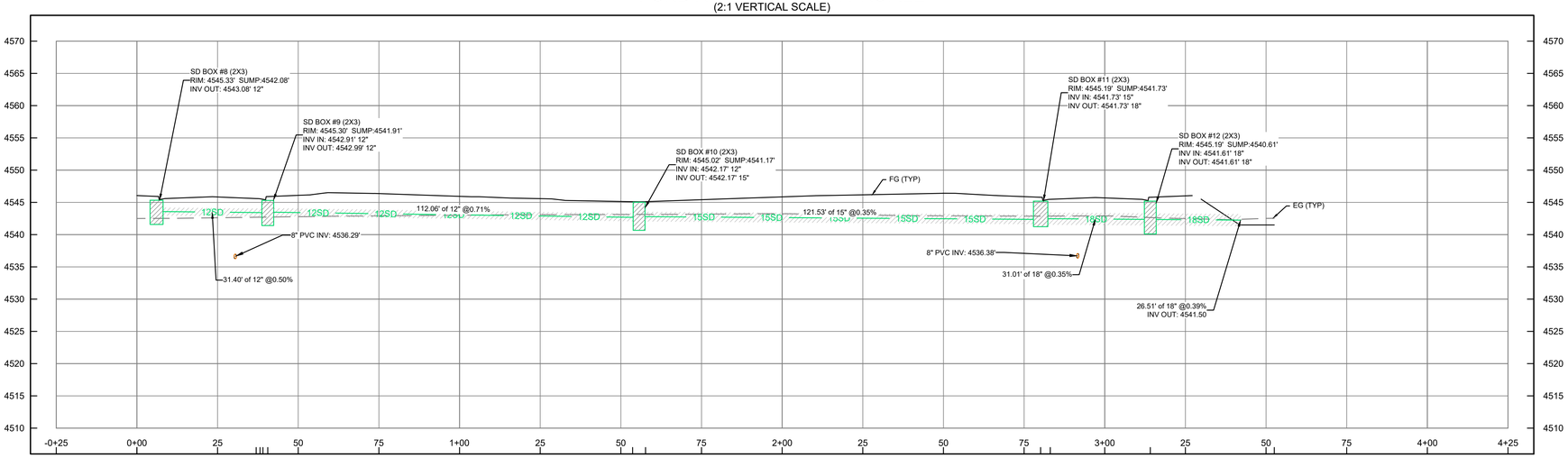
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

STORM WATER & EC PLAN

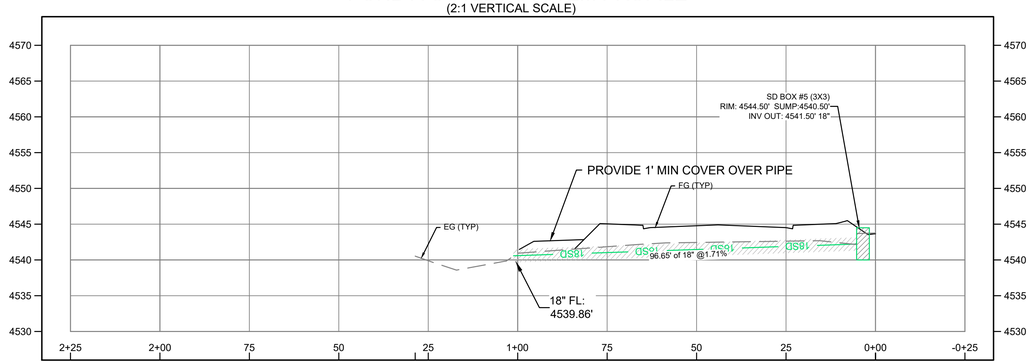
C302

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

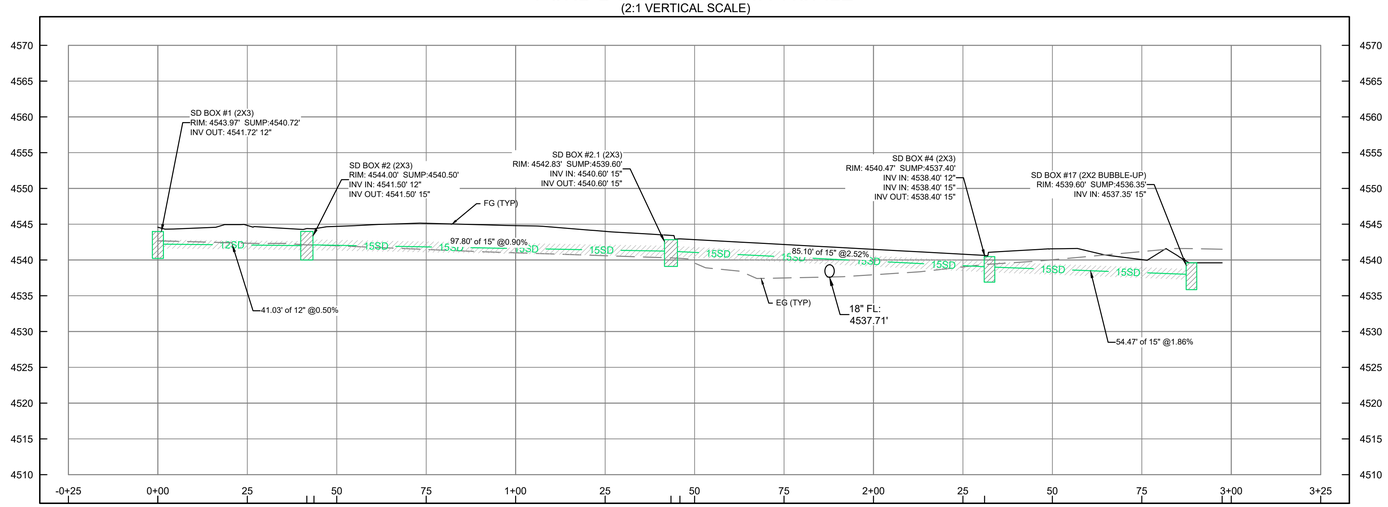
POND A INLET SYSTEM PROFILE
(2:1 VERTICAL SCALE)



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



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



0 20' 40'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

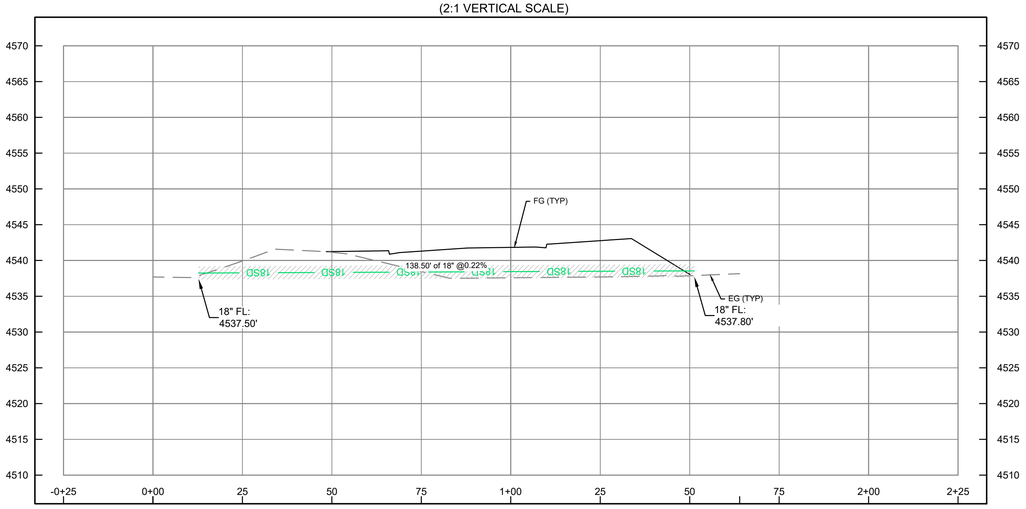
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

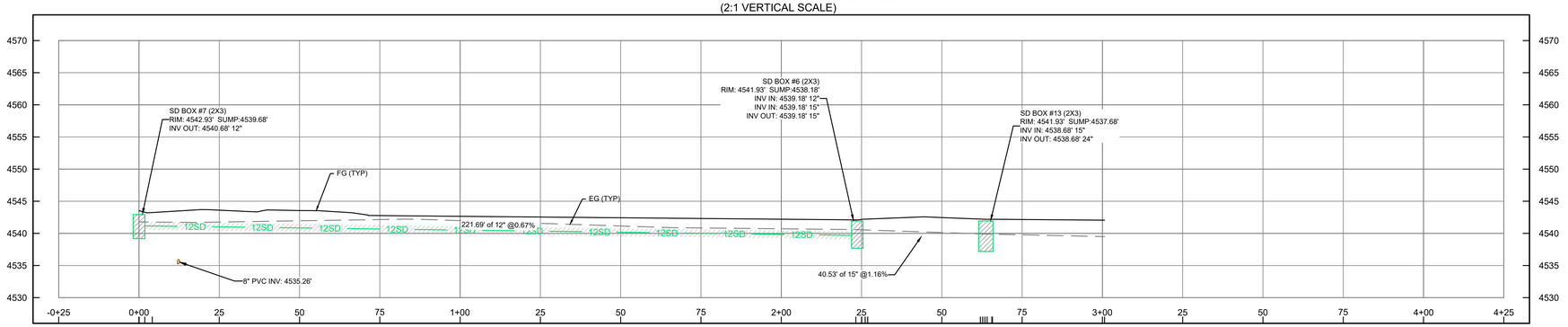
STORMWATER PROFILES

C303

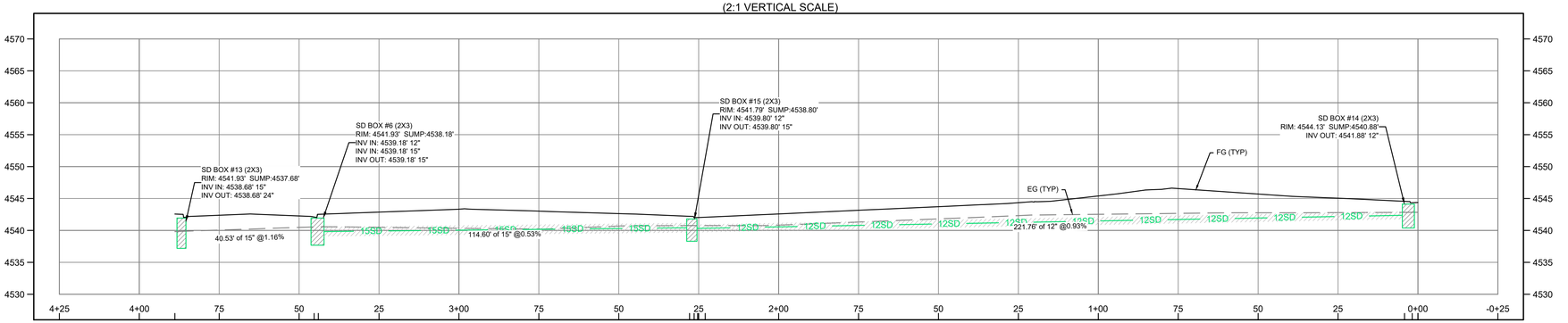
3150 SOUTH CULVERT PROFILE
(2:1 VERTICAL SCALE)



250 W NETWORK PROFILE
(2:1 VERTICAL SCALE)



PRIVATE DRIVE SYSTEM PROFILE
(2:1 VERTICAL SCALE)



0 20' 40'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

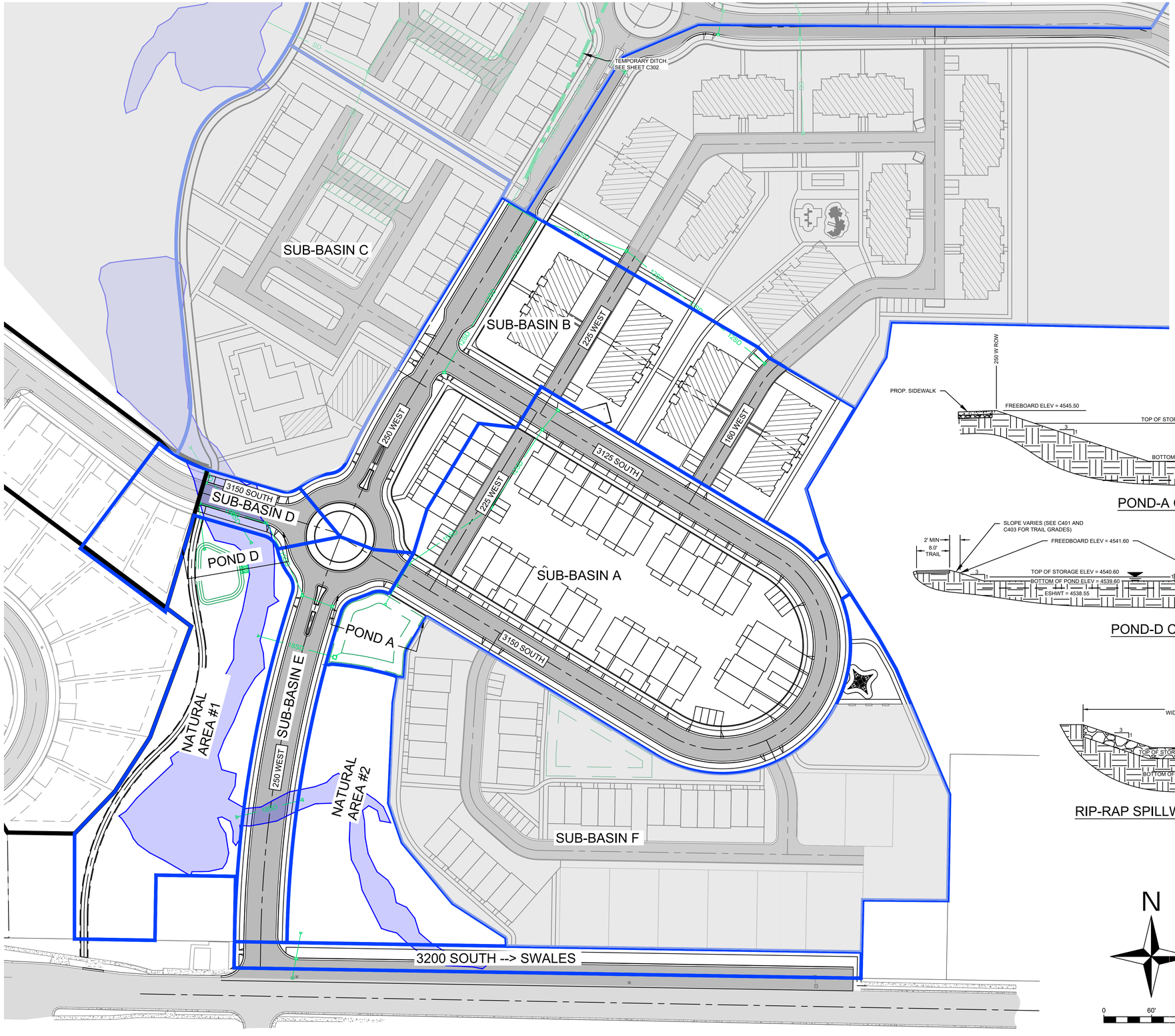
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

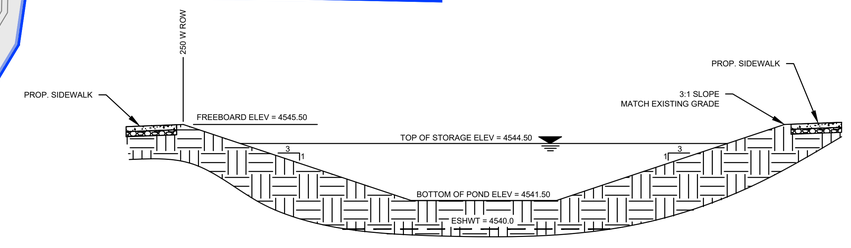
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

STORMWATER PROFILES

C304

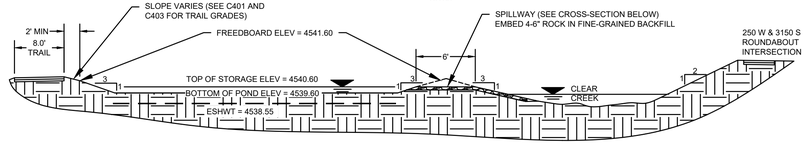
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Plan & Profile





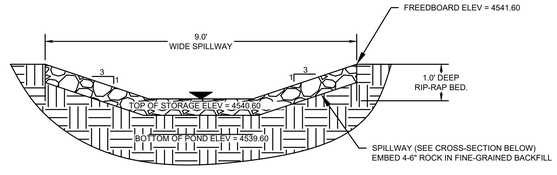
POND-A CROSS-SECTION

N.T.S.



POND-D CROSS-SECTION

N.T.S.



RIP-RAP SPILLWAY CROSS-SECTION

N.T.S.

N

0 60' 120'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

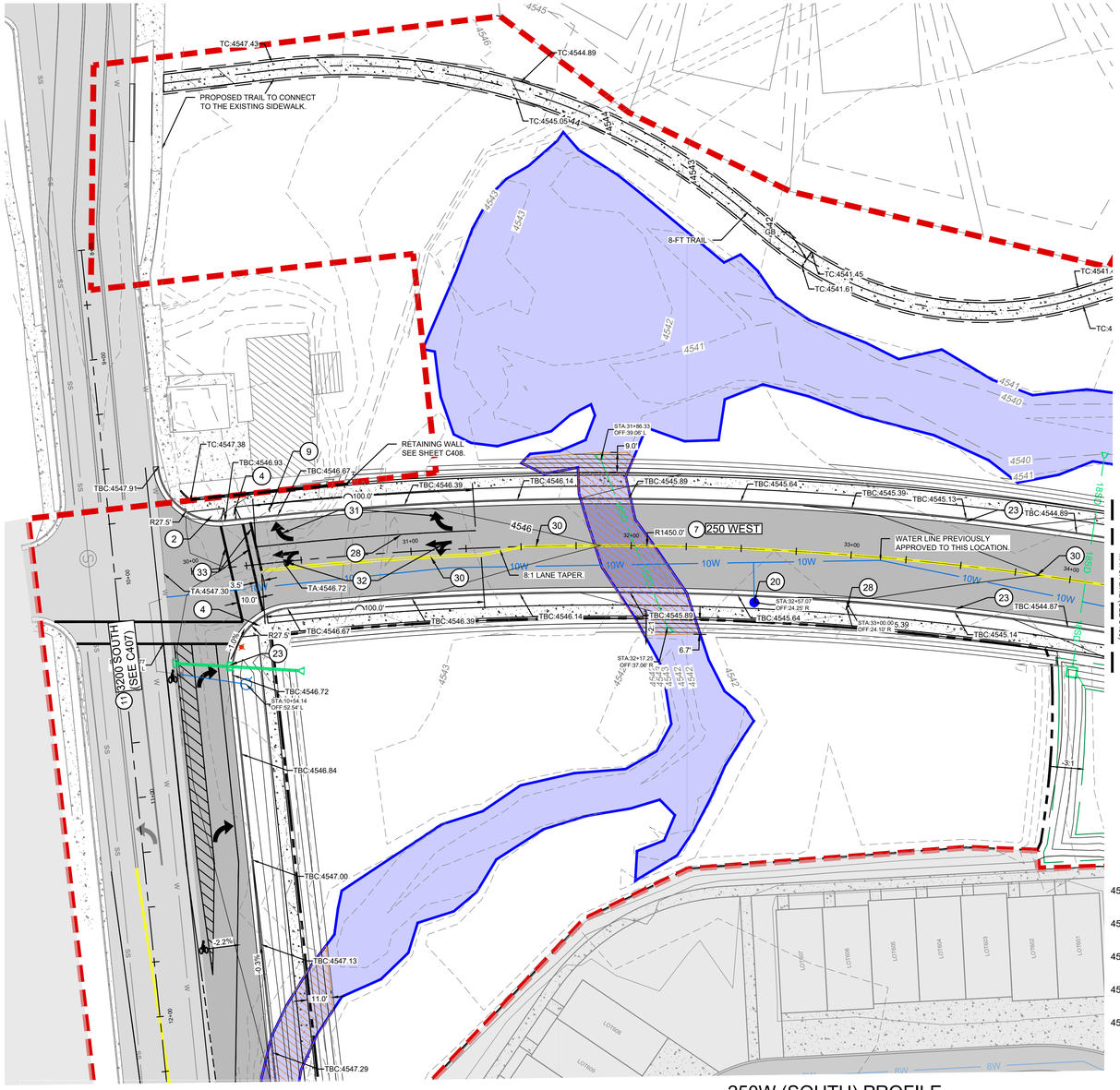
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

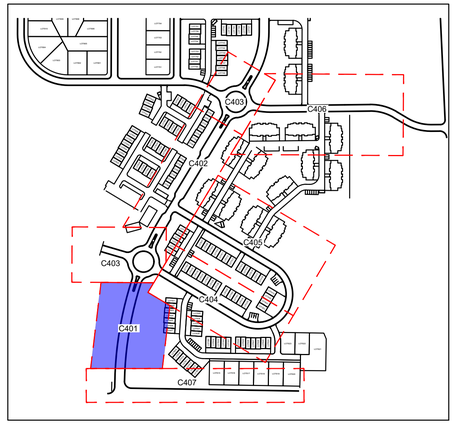
POND CROSS-SECTIONS

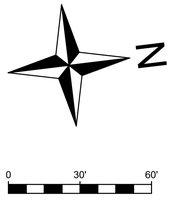
C305

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.
   - 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.
   - 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.

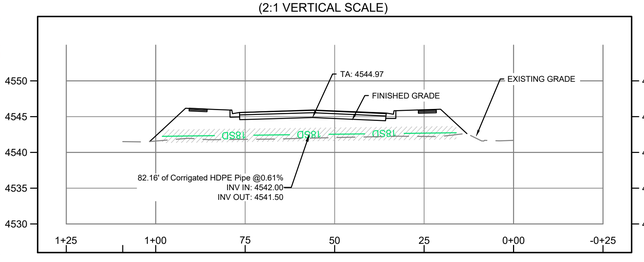
(1) SHEET KEY NOTES:

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/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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

250 W CULVERT (STA: 32+01.76) PROFILE

(2:1 VERTICAL SCALE)



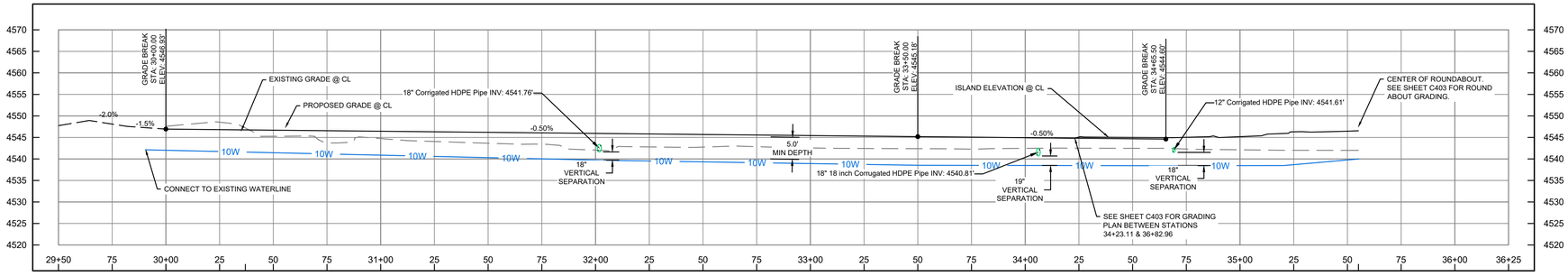
(1) STRIPING-PLAN KEY NOTES:

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)

250W (SOUTH) PROFILE

(2:1 VERTICAL SCALE)



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

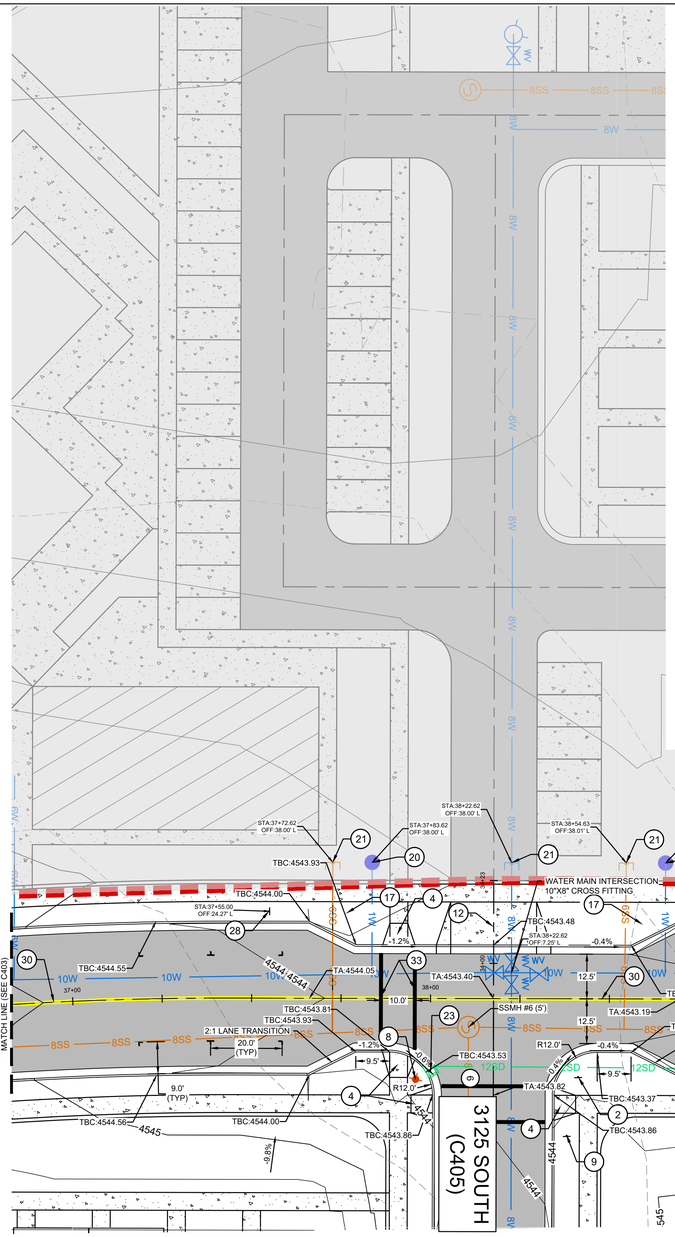
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

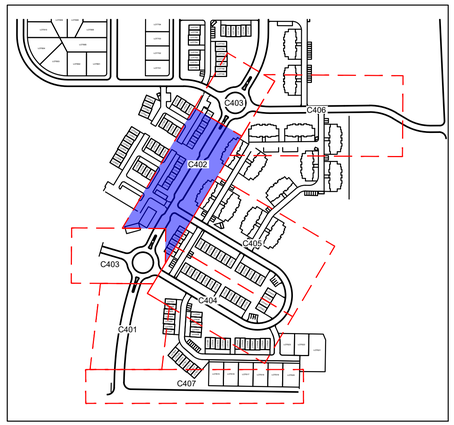
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C401



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 35" 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.
   - 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:

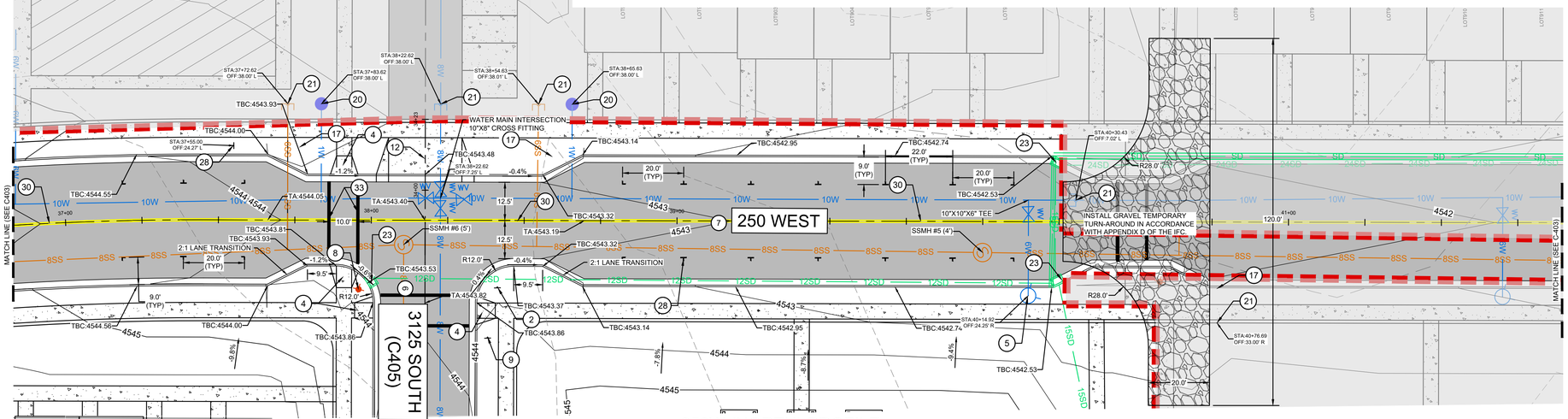
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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/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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
17. 6" SANITARY SEWER SERVICE, TYP. (2/C503)
18. INSTALL 6"Ø FIRE LINE
19. CURB-CUT SCUPPER-INLET (5/C504)
20. 1Ø 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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

(1) STRIPING-PLAN KEY NOTES:

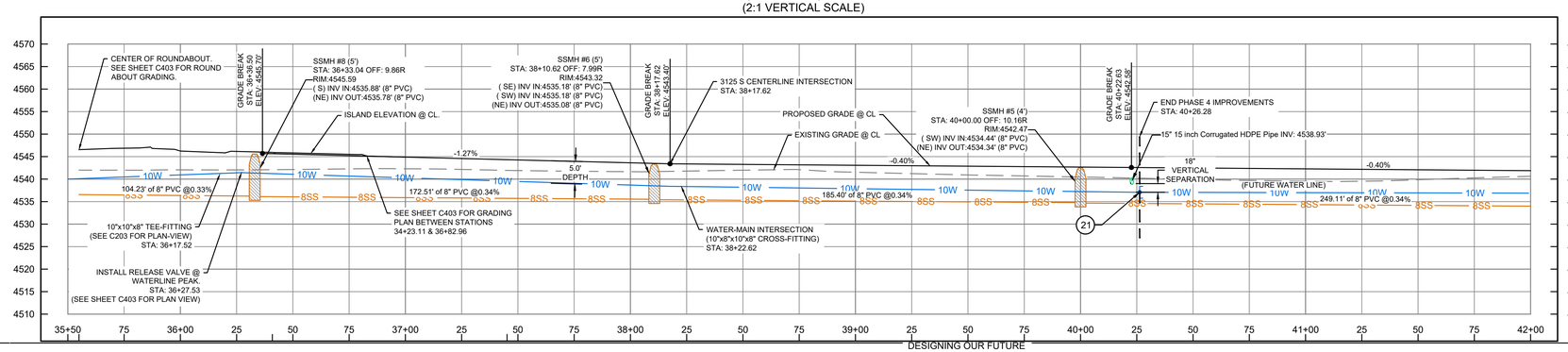
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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)



250W (NORTH) PROFILE

(2:1 VERTICAL SCALE)





Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

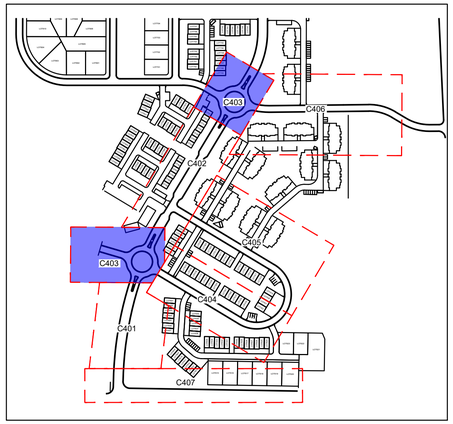
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

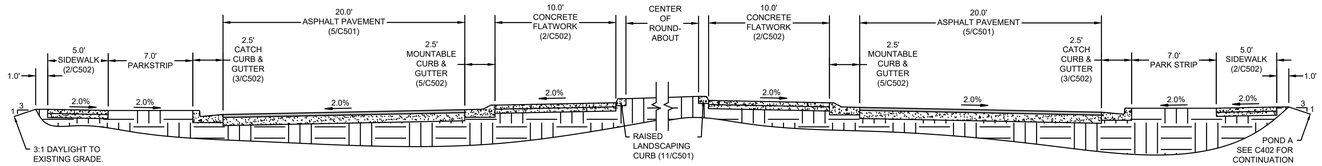
PLAN & PROFILE

C402

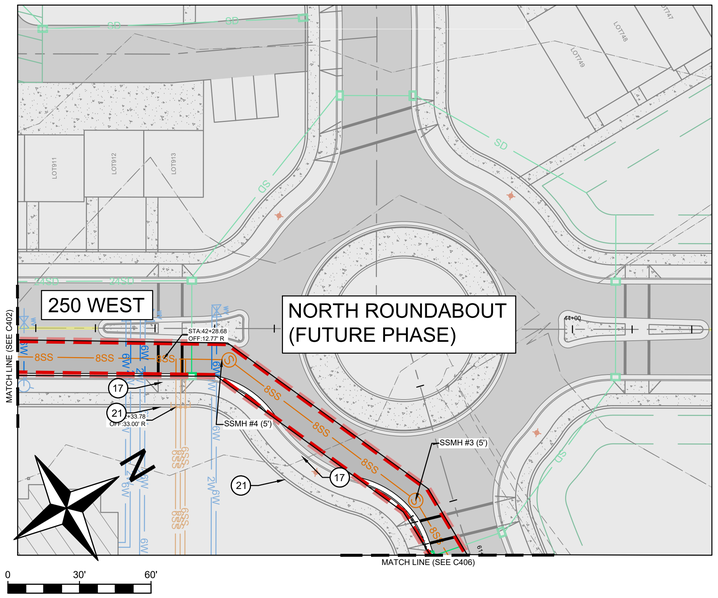
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Plan & Profile

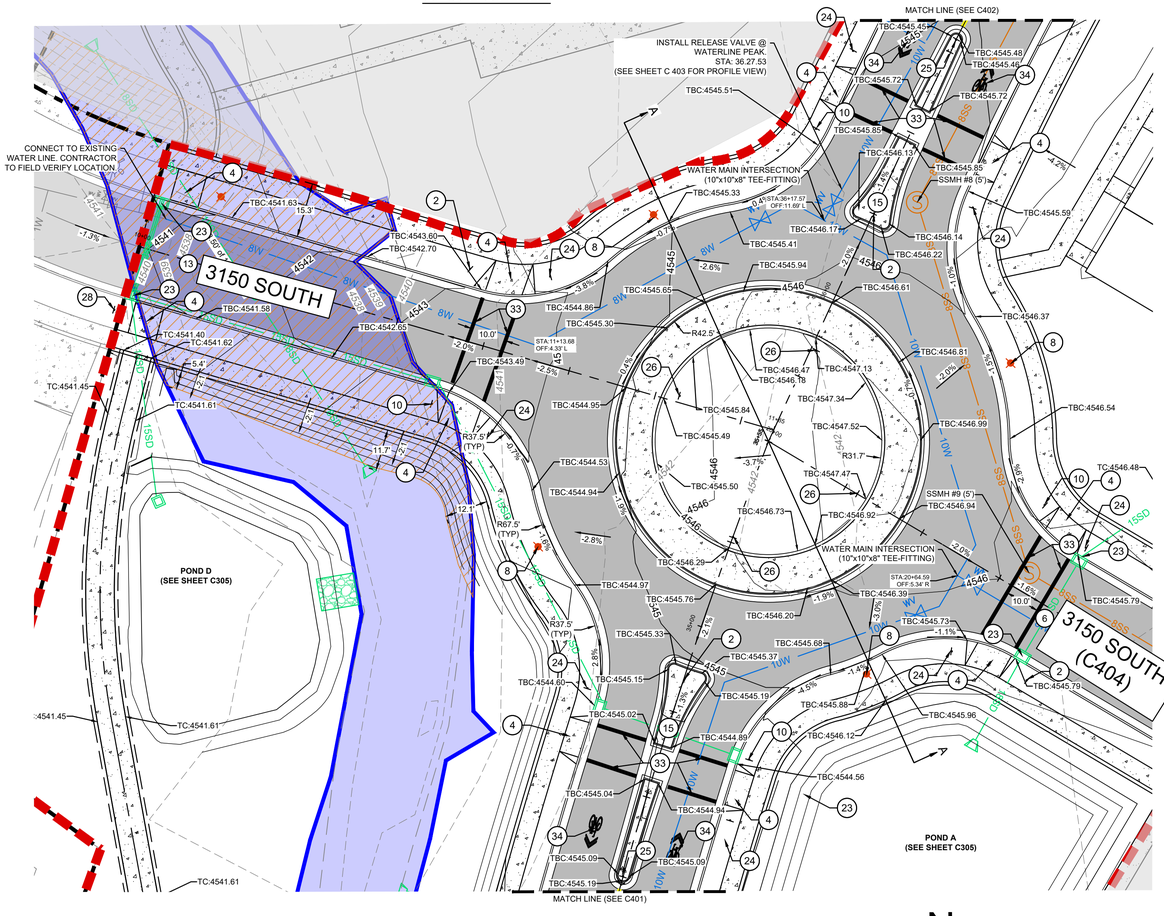
KEY MAP





SECTION A-A





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.
   - 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/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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

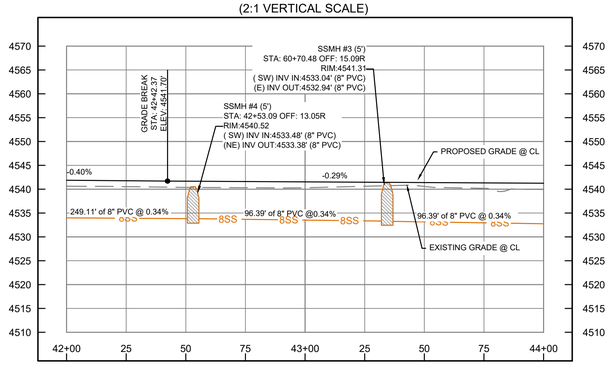
(1) STRIPING-PLAN KEY NOTES:

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)

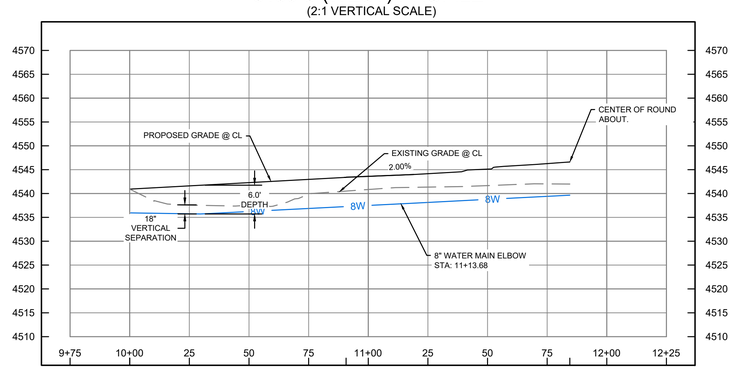
250W (NORTH) PROFILE

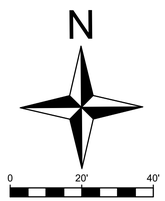
(2:1 VERTICAL SCALE)



3150 S (WEST) PROFILE

(2:1 VERTICAL SCALE)





Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

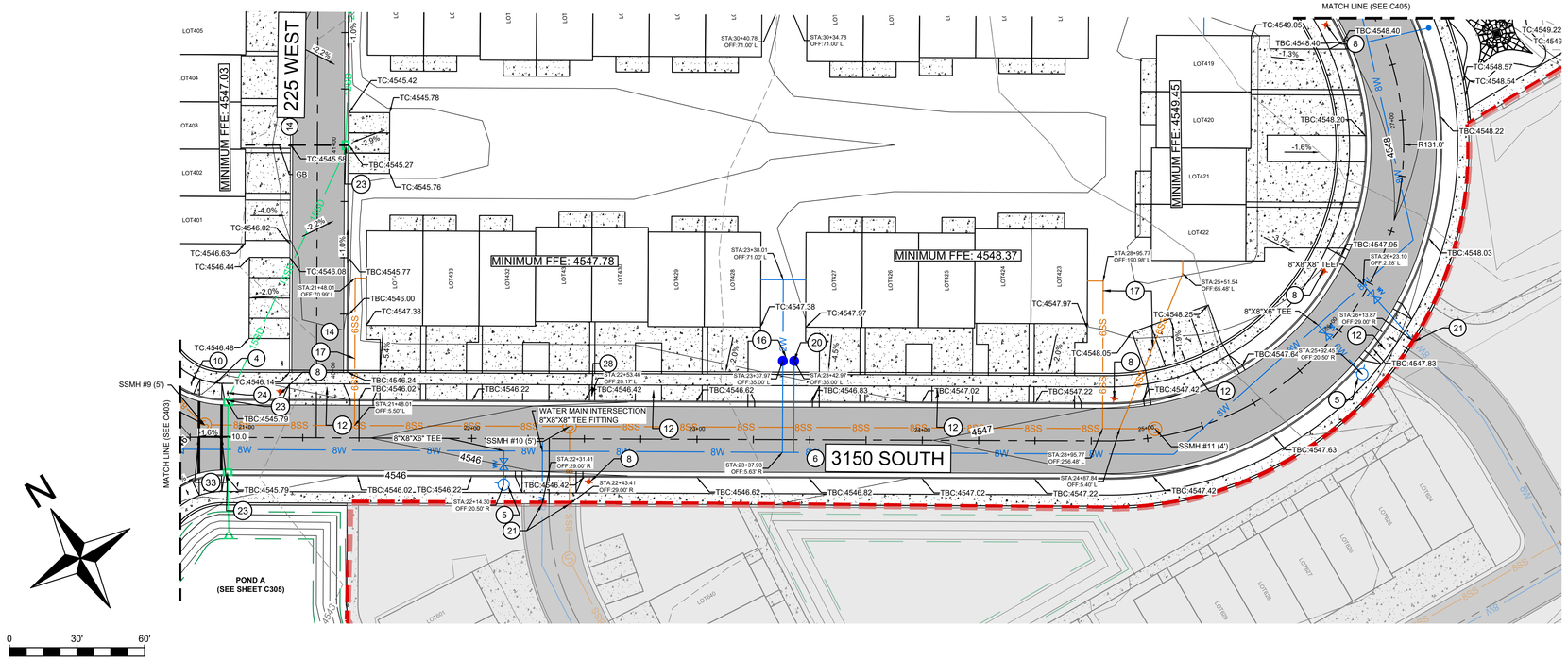
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

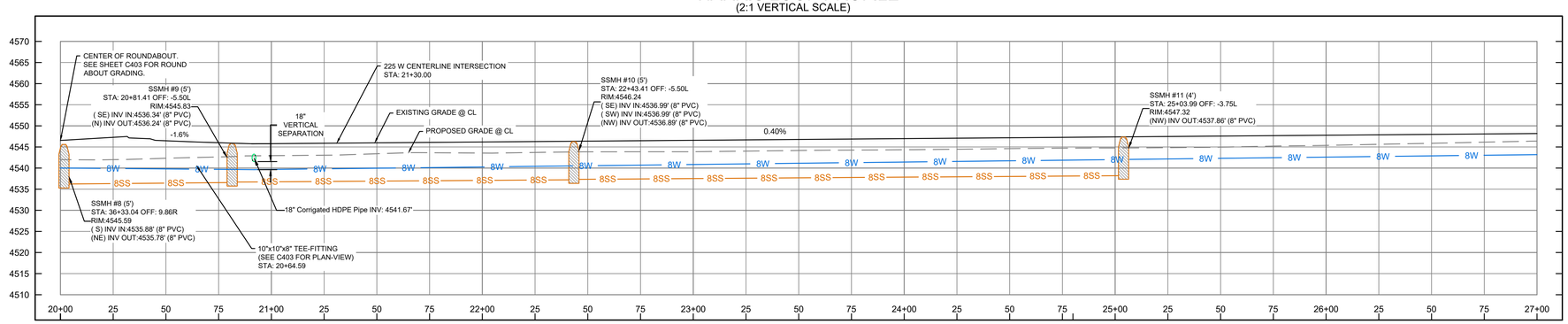
PLAN & PROFILE

C403

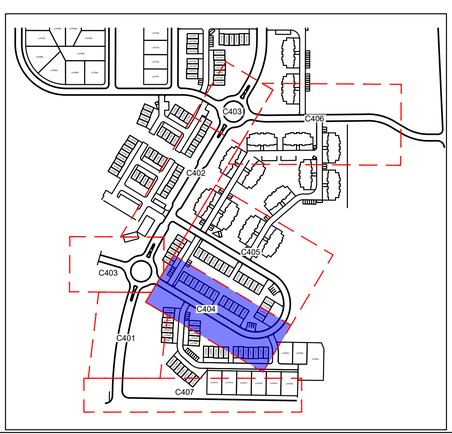
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Eastside\Phase 4\Sheet Set\Plan & Profile



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.
   - 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.
   - 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/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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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 MUTCD SIGN R4-7C)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

(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)

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

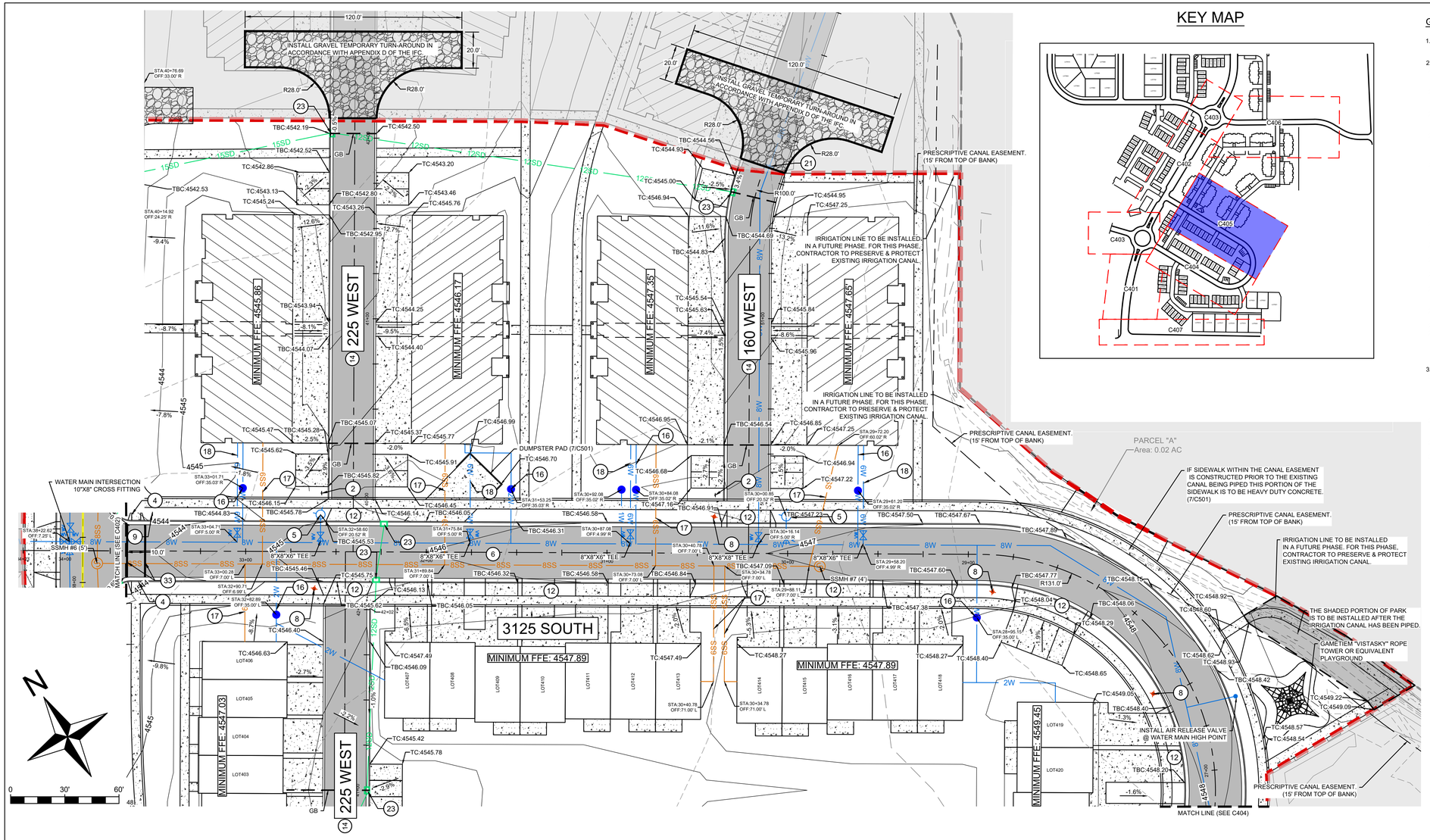
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C404



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.
   - 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.
   - 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/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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

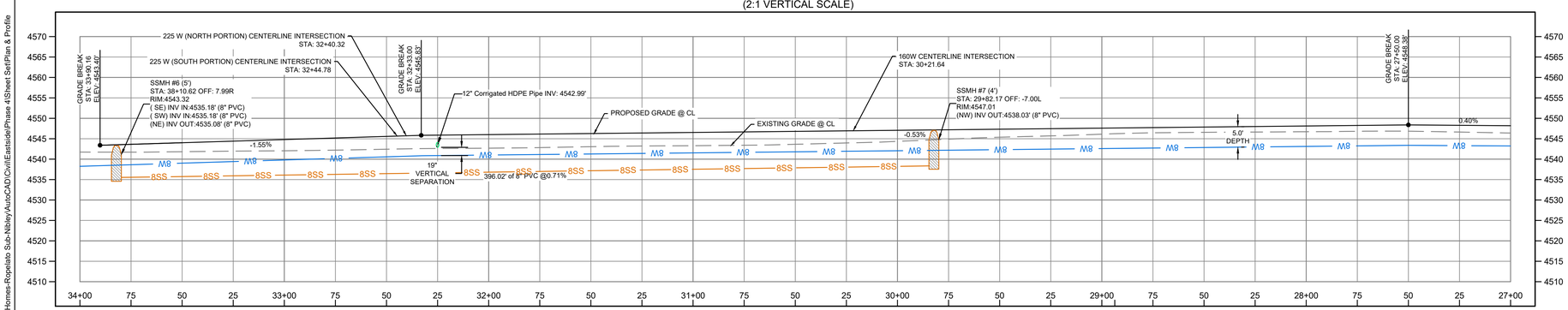
(1) STRIPING-PLAN KEY NOTES:

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)

HARRIS LOOP PROFILE

(2:1 VERTICAL SCALE)



Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

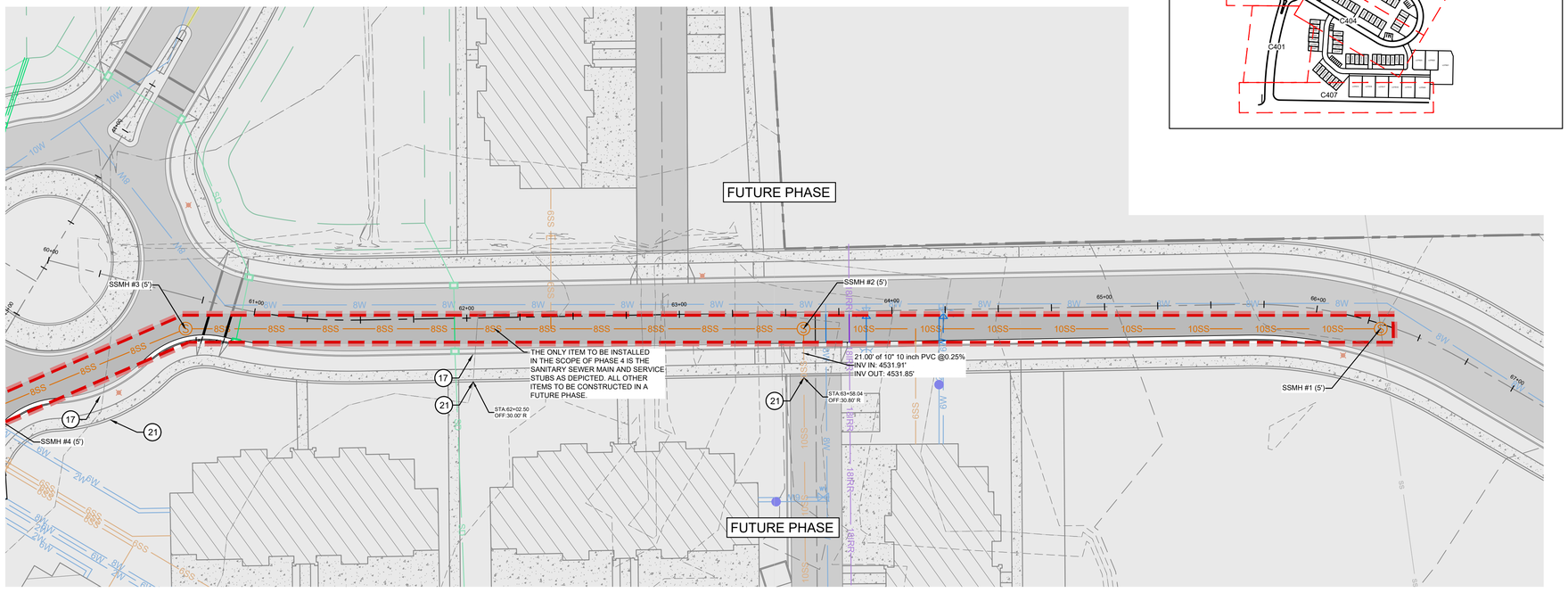
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

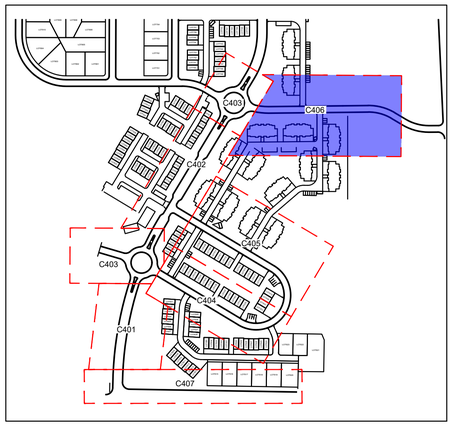
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C405

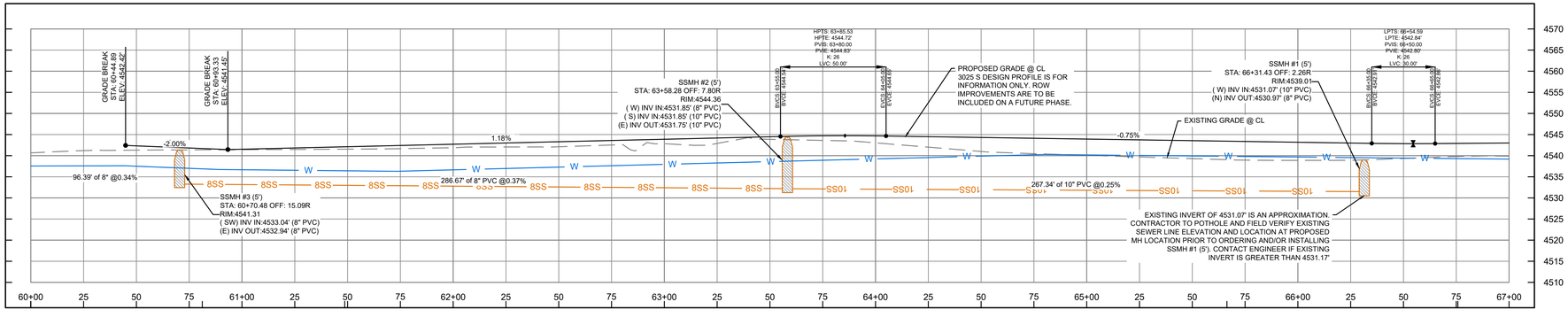


KEY MAP



3025S (EAST) PROFILE

(2:1 VERTICAL SCALE)



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.
   - 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/C501)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
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.
   - 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:

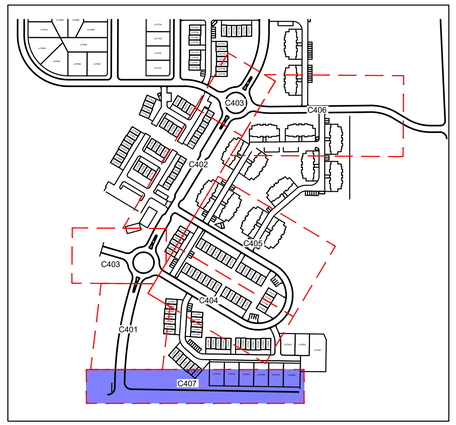
1. INSTALL BLOW-OFF VALVE
2. STREET NAME SIGN.
3. CONNECT TO EXISTING WATERLINE
4. INSTALL ADA RAMP (1/C502)
5. FIRE HYDRANT ASSEMBLY & GATE VALVE. INSTALL TEE ON MAINLINES WITH A 6" FLANGE FOR HYDRANT SERVICE LINE. (2/C504)
6. INSTALL NIBLEY CITY 60' CROSS SECTION (1/C501)
7. INSTALL NIBLEY CITY 66' 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)
14. PRIVATE DRIVE CROSS SECTION (3/C501)
15. 250 WEST ISLAND. (4/C505)
16. INSTALL 2"Ø WATER METER & SERVICE (5/C505)
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.
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)
26. "ROUNDABOUT DIRECTIONAL (2 CHEVRONS)" SIGN. (SEE MUTCD SIGN R6-4)
27. RELOCATED FIRE HYDRANT. MATCH EXISTING PIPE MATERIAL AND DIAMETER.
28. ADVANCED WARNING SIGN (W2-6) WITH A (W13-1P) "25 MPH".

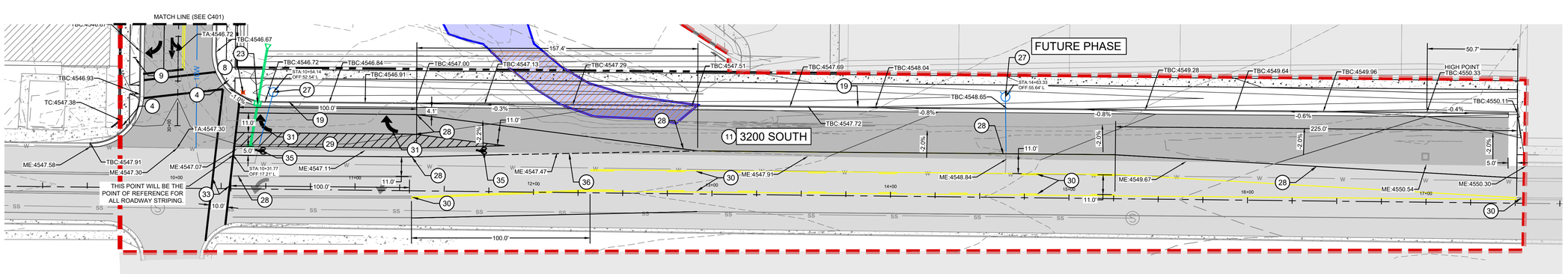
① STRIPING-PLAN KEY NOTES:

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







Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

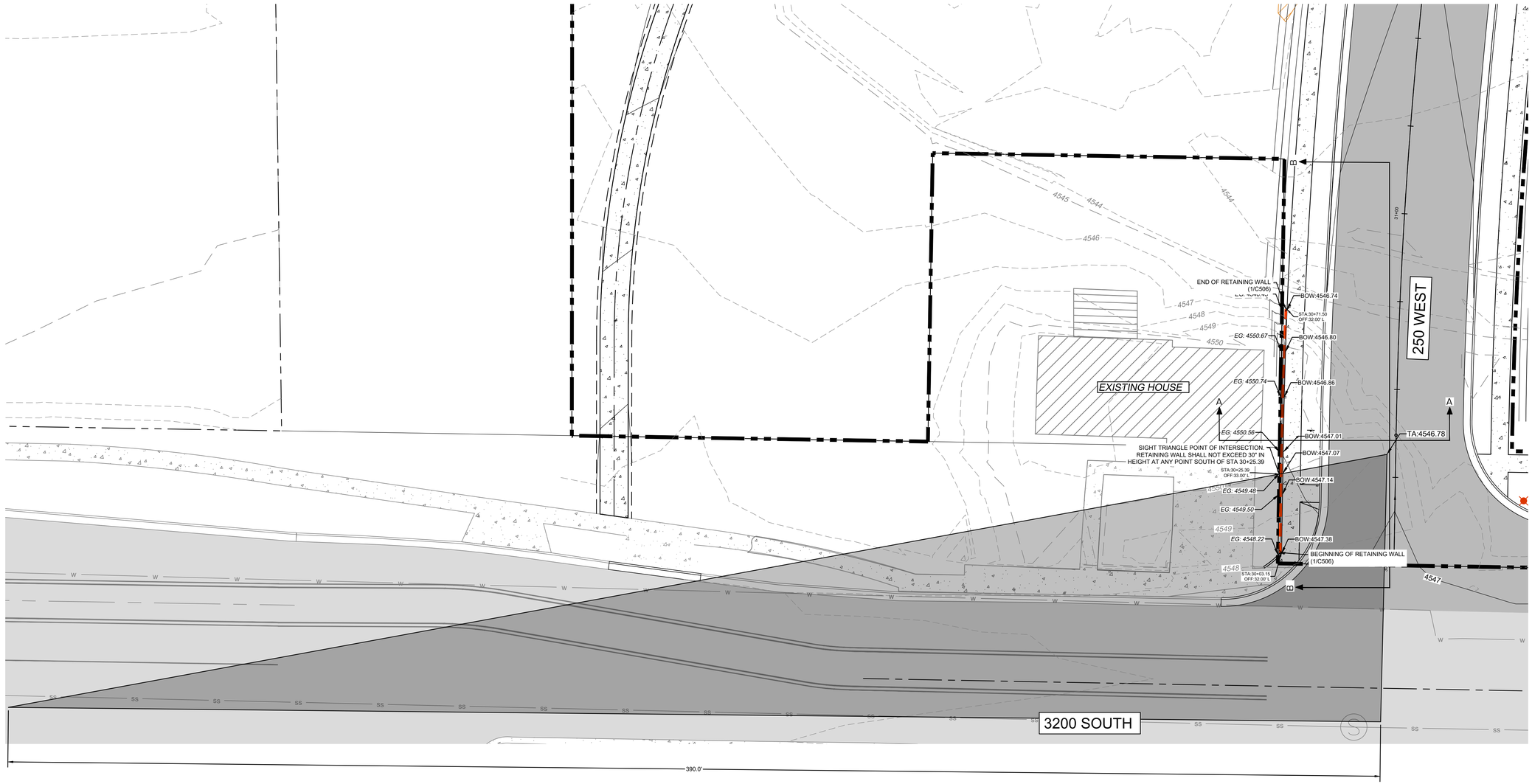
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

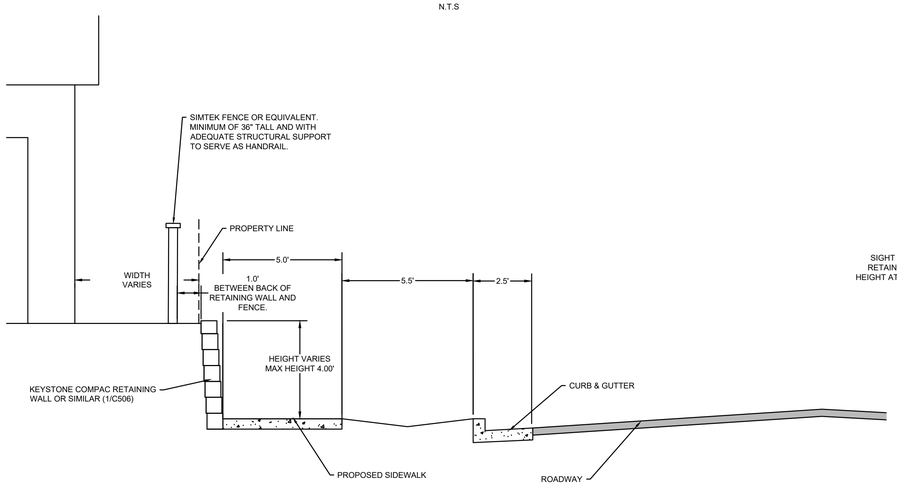
C407

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



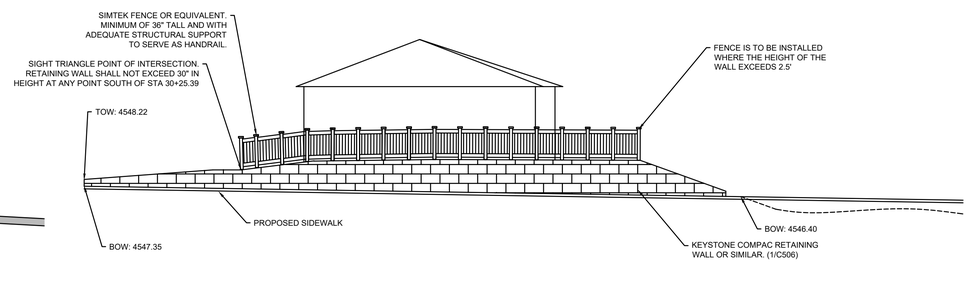
SECTION A-A

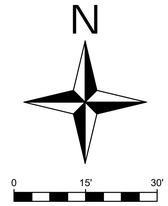
N.T.S



SECTION B-B

N.T.S.





Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

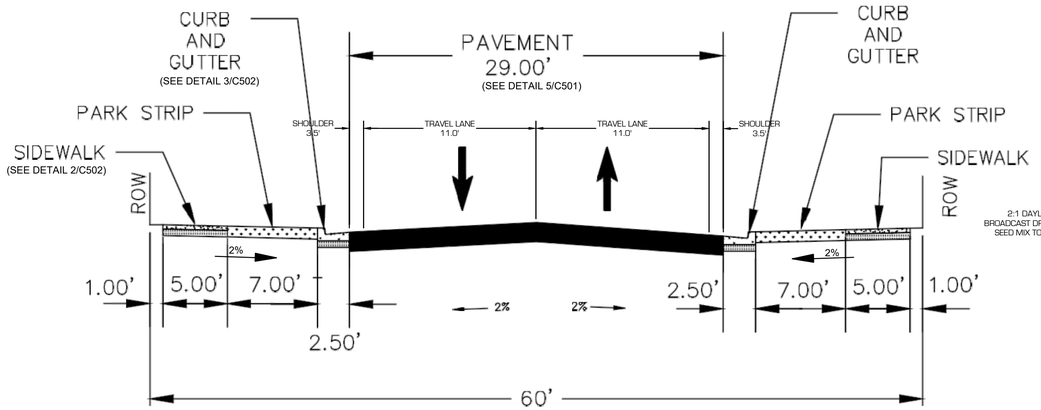
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

RETAINING WALL PLAN

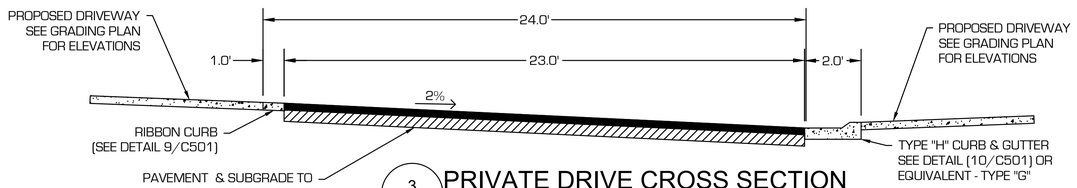
C408

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



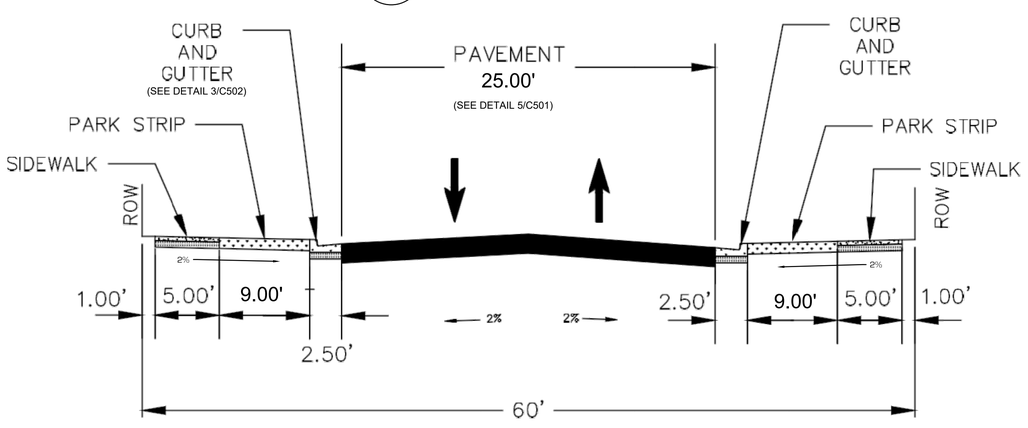
1 / C501 — TS-13: 2-LANE LOCAL, 60' ROW

NOT TO SCALE



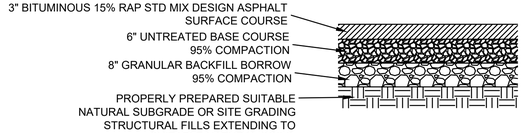
3 / C501 — PRIVATE DRIVE CROSS SECTION

NOT TO SCALE



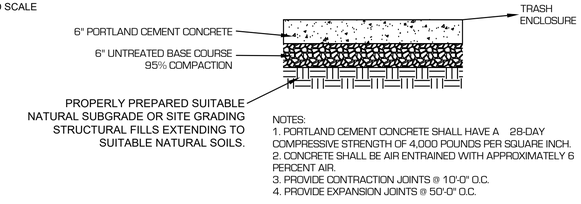
4 / C501 — TS-13 (MOD): 2-LANE LOCAL, 60' ROW

NOT TO SCALE



5 / C501 — STANDARD DUTY ASPHALT

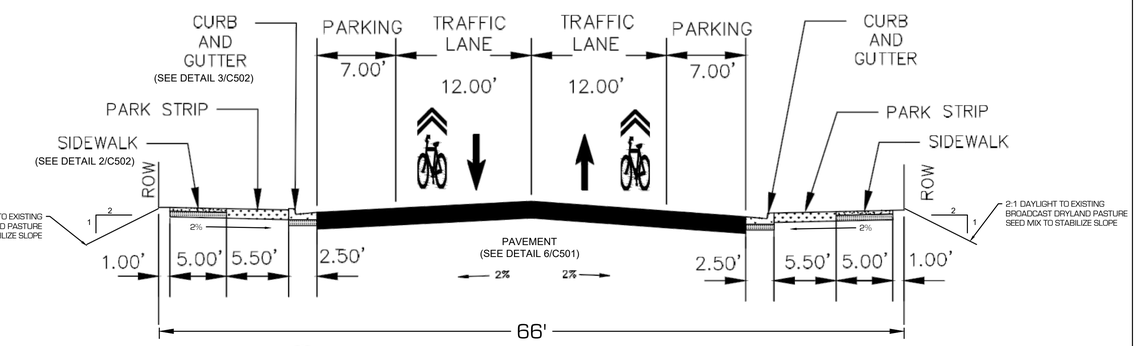
NOT TO SCALE



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.

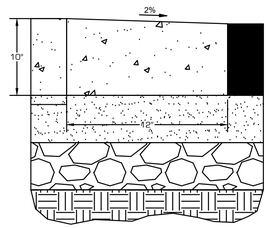
7 / C501 — HEAVY DUTY CONCRETE PAVEMENT

NOT TO SCALE



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

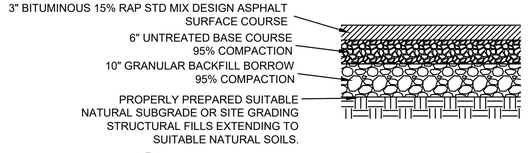
NOT TO SCALE



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.

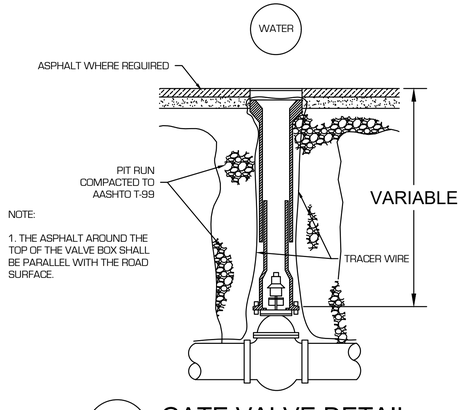
9 / 501 — RIBBON CURB (PRIVATE DRIVE ONLY)

NOT TO SCALE



6 / C501 — HEAVY DUTY ASPHALT

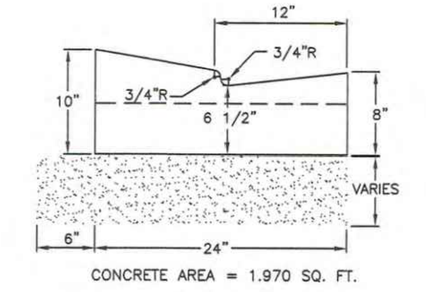
NOT TO SCALE



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

8 / C501 — GATE VALVE DETAIL

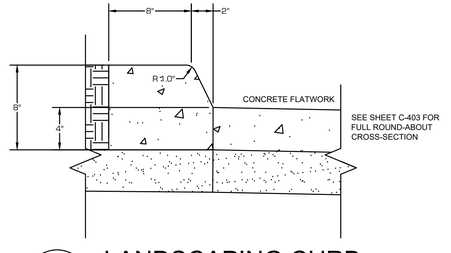
NOT TO SCALE



Type H

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

NOT TO SCALE



11 / C501 — LANDSCAPING CURB (ROUND-ABOUT)

NOT TO SCALE

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

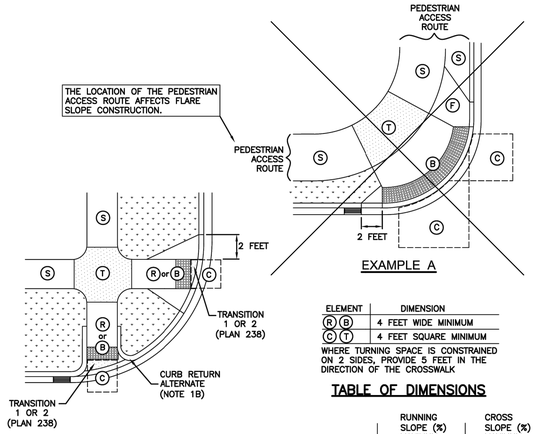
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243189-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C501

TURNING SPACE AT SIDEWALK LEVEL



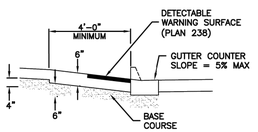
EXAMPLE A

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

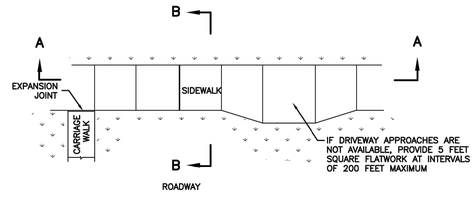
1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. 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.

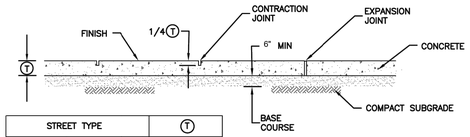
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb 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.



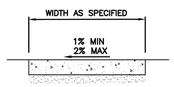
PLAN



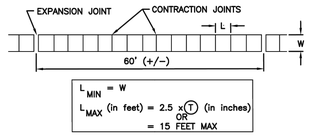
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

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

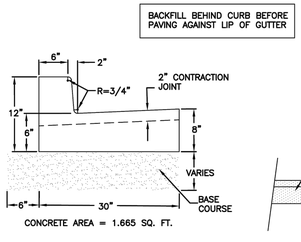
Sidewalk

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.

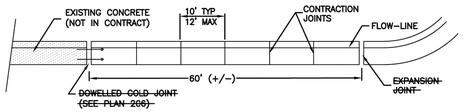
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide 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

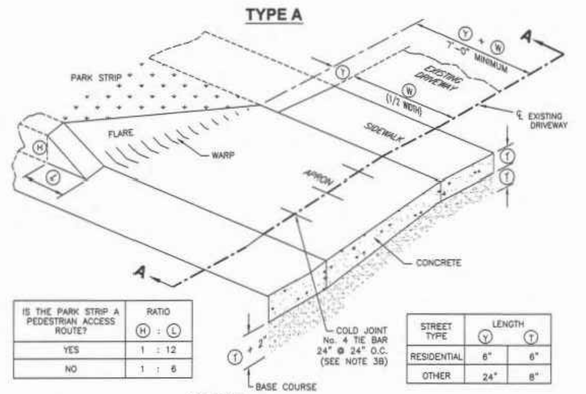


Type A



JOINT DETAIL

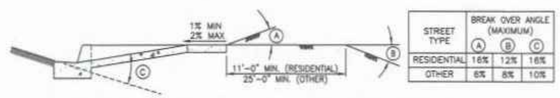
3 C502 APWA TYPE A CURB & GUTTER
NOT TO SCALE



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

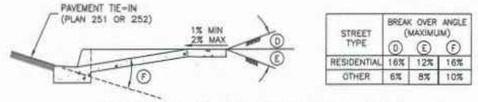
STREET TYPE	LENGTH (T)	(T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

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



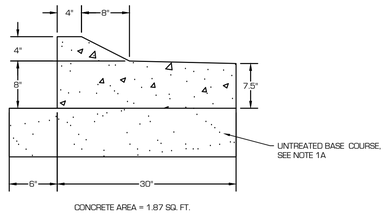
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

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
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

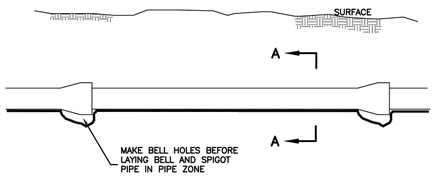
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

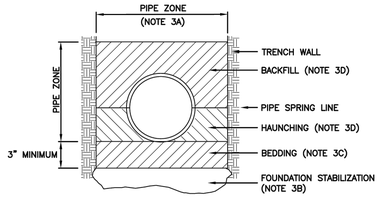
PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C502



ELEVATION VIEW



SECTION A–A

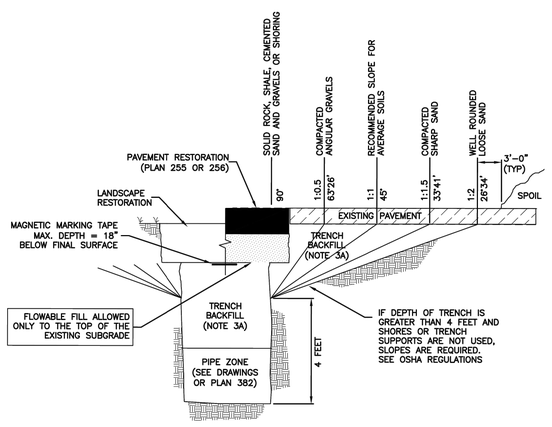
INSTALLATION

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.

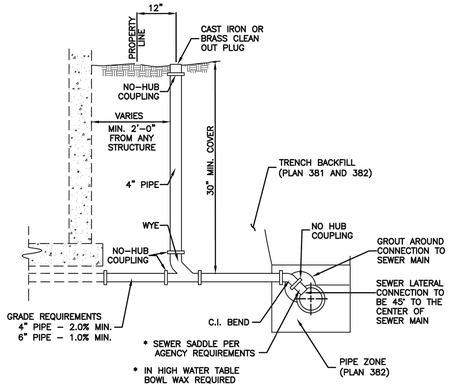
* Per Nibley City amendment does not flowable fill without written prior approval by Public Works Director .

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.

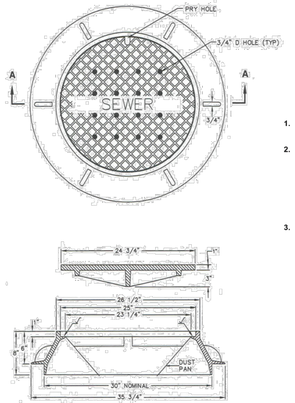
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to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



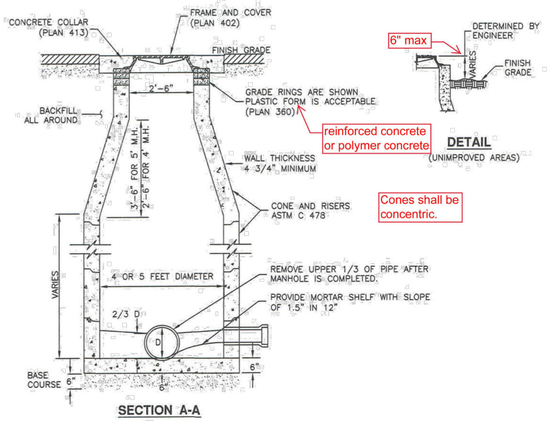
30" Frame and cover

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.

18"

3 C503

SANITARY SEWER
MANHOLE DETAIL

NOT TO SCALE

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASE 4
250 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

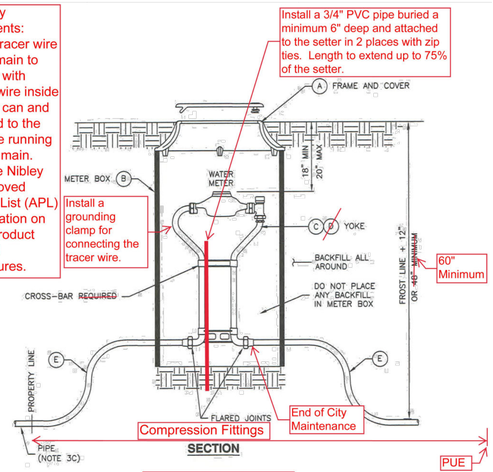
PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022



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

1" WATER METER & SERVICE DETAIL

NOT TO SCALE

3/4" and 1" meter

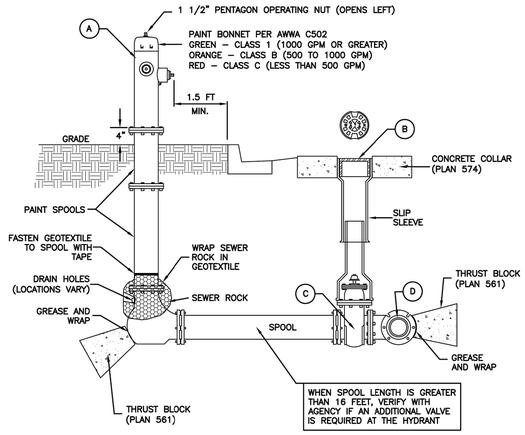
Not allowed in streets.

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.

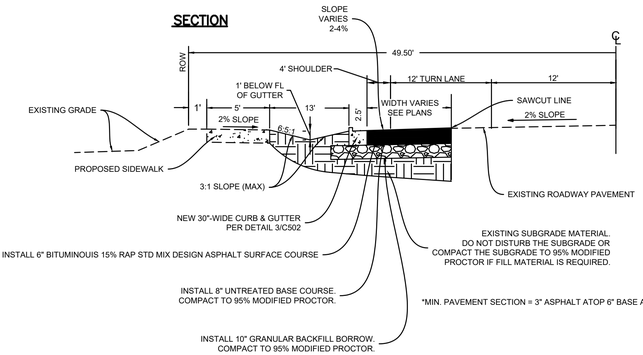
A. Per Nibley City amendment contractor to use Muller Hydrant only, no other hydrant shall be accepted.
B. Painted Bonnet per pressure zone not required.
C. MJ X FL tee on main line required.

*

2 / C504

FIRE HYDRANT ASSEMBLY

NOT TO SCALE

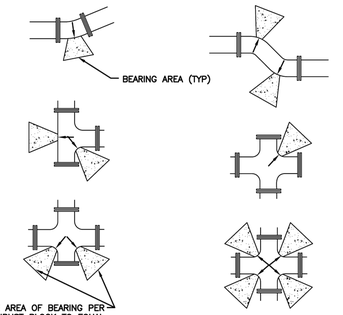


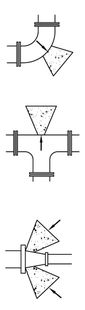
NOTES:
1. INSTALL 4" ROAD BASE OR GRAVEL UNDER THE CURB AND EXTEND ROAD BASE AND PIT RUN GRAVEL 1-FOOT BEHIND CURB.
2. THE CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
3. THE CONTRACTOR SHALL BUILD THE ROAD ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION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

4 / C504

3200 SOUTH WIDENING X-SECTION WITH TURN LANE

NOT TO SCALE





Direct bearing thrust block

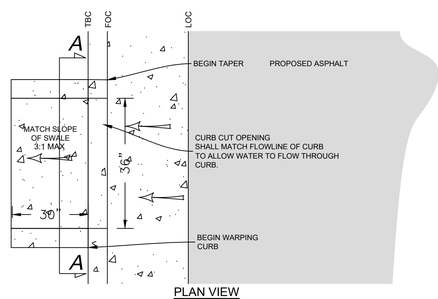
1. **GENERAL**
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a 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.

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

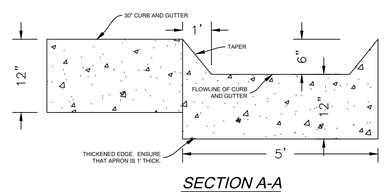
3 / C504

THRUST BLOCKING DETAIL

NOT TO SCALE



PLAN VIEW



SECTION A-A
NOTES:
1. *THE CONCRETE APRON SHALL BE CAST IN PLACE CONCURRENTLY WITH THE CURB AND GUTTER.*
2. *THE CONCRETE APRON SHALL BE 4,000 PSI, 28 DAY STRENGTH.*

NOT TO SCALE

5 / C504

CURB CUT SCUPPER

NOT TO SCALE

DESIGNING OUR FUTURE

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

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

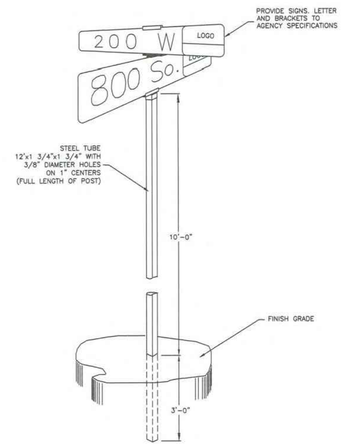
C504

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

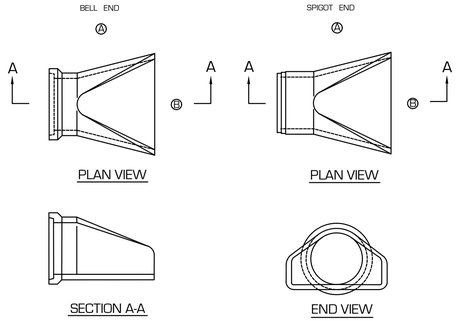


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION Ⓐ	DIMENSION Ⓑ
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

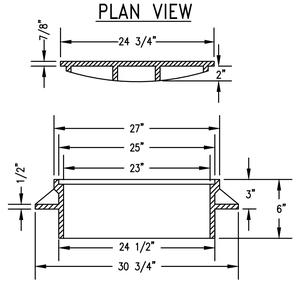
NOTE : MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

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

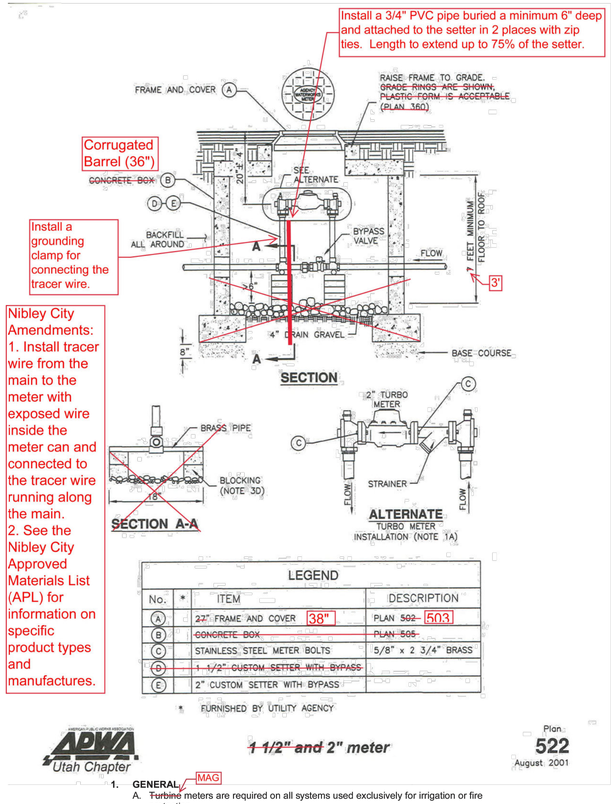


STANDARD COVER

PLAN VIEW



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



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER 38"	PLAN ~~502~~ 503
(B)		~~CONCRETE BOX~~	~~PLAN 505~~
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		~~1 1/2" CUSTOM SETTER WITH BYPASS~~	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter

1 1/2" and 2" meter

Plan No. **522** August 2001

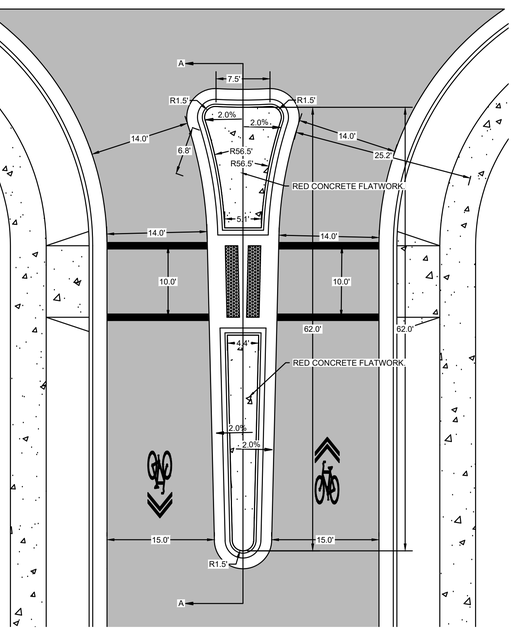
1. **GENERAL** MAG
   A. ~~Turbine~~ meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.

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.

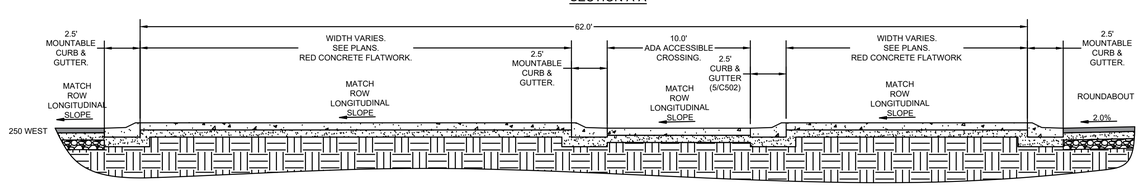
3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed ~~in the park strip or within 7 foot of the property line (street side)~~. in the PUE behind sidewalk or as approved by the City Engineer if a PUE cannot be dedicated by the applicant.
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at ~~center of lot or per agency requirements~~. At a lot corner adjacent to the street, combined with an adjacent water meter where possible.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. ~~Blocking: Use clay brick or concrete block.~~
   E. ~~Concrete Box:~~ Meter Barrel: 36" corrogated HDPE, PVC, or other as approved.
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through ~~concrete box~~ wall. Seal opening with compressible seal.
   F. 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.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

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.

5 / C505 **2" WATER METER & SERVICE**
NOT TO SCALE



SECTION A-A



4 / C505 **250W ISLAND**
NOT TO SCALE

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

RIDGELINE PARK PHASE 4

250 WEST 3200 SOUTH
NIBLEY, UTAH

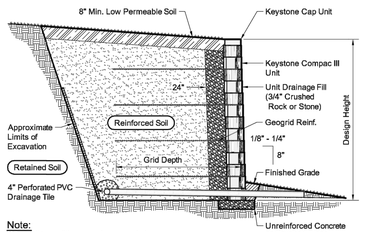
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

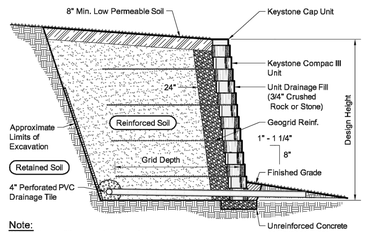
DETAILS

C505



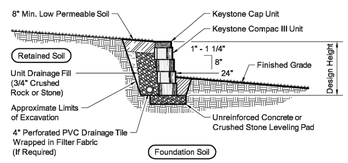
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

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



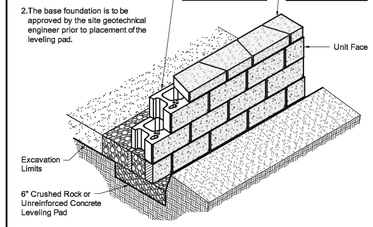
Typical Gravity Wall Section
Compac III Unit - 1" Setback

Base Leveling Pad Notes:

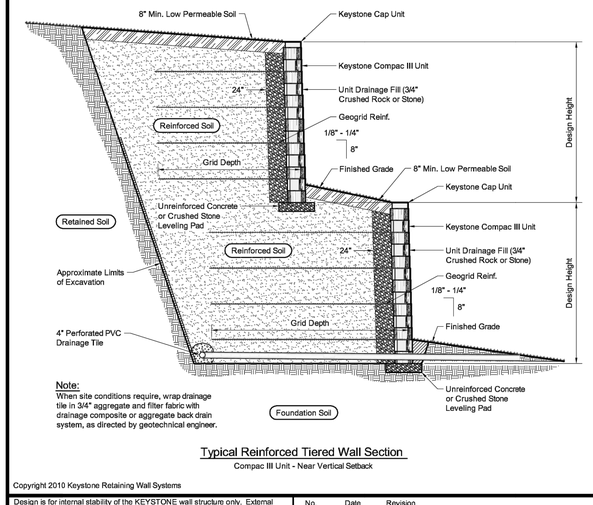
1. The leveling pad is to be constructed of crushed stone or 2,000 psis unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

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

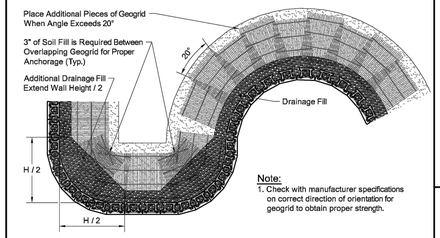


Compac III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



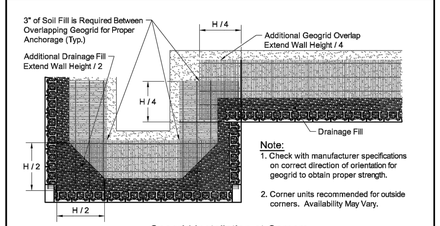
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

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



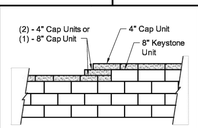
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



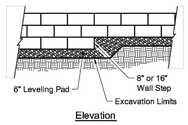
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



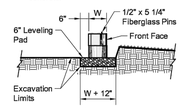
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



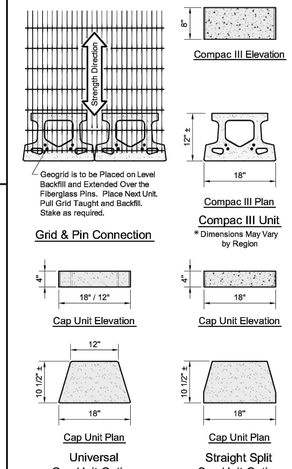
Elevation

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



Section

Leveling Pad Detail



Grid & Pin Connection

Compac III Unit
* Dimensions May Vary by Region

Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region

Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

Copyright 2010 Keystone Retaining Wall Systems

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.

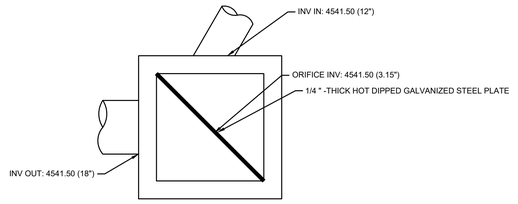
No.	Date	Revision	By

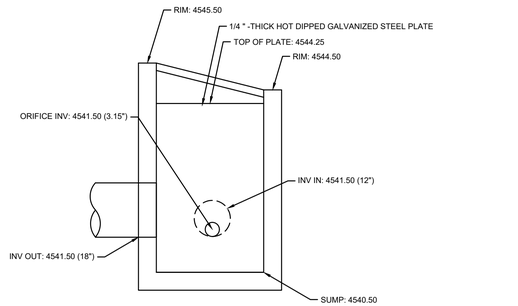
KEYSTONE RETAINING WALL SYSTEMS
A CUNTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

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

SD BOX #5 (3'X3')





2 / C506 SE POND OUTLET STRUCTURE
NOT TO SCALE

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

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: 8/8/2022

PROFESSIONAL ENGINEER
8/8/2022
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C506

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

visionary HOMES

FINAL MAINTENANCE PLAN

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

350 WEST 3200 SOUTH, NIBLEY, UT

August 17, 2022



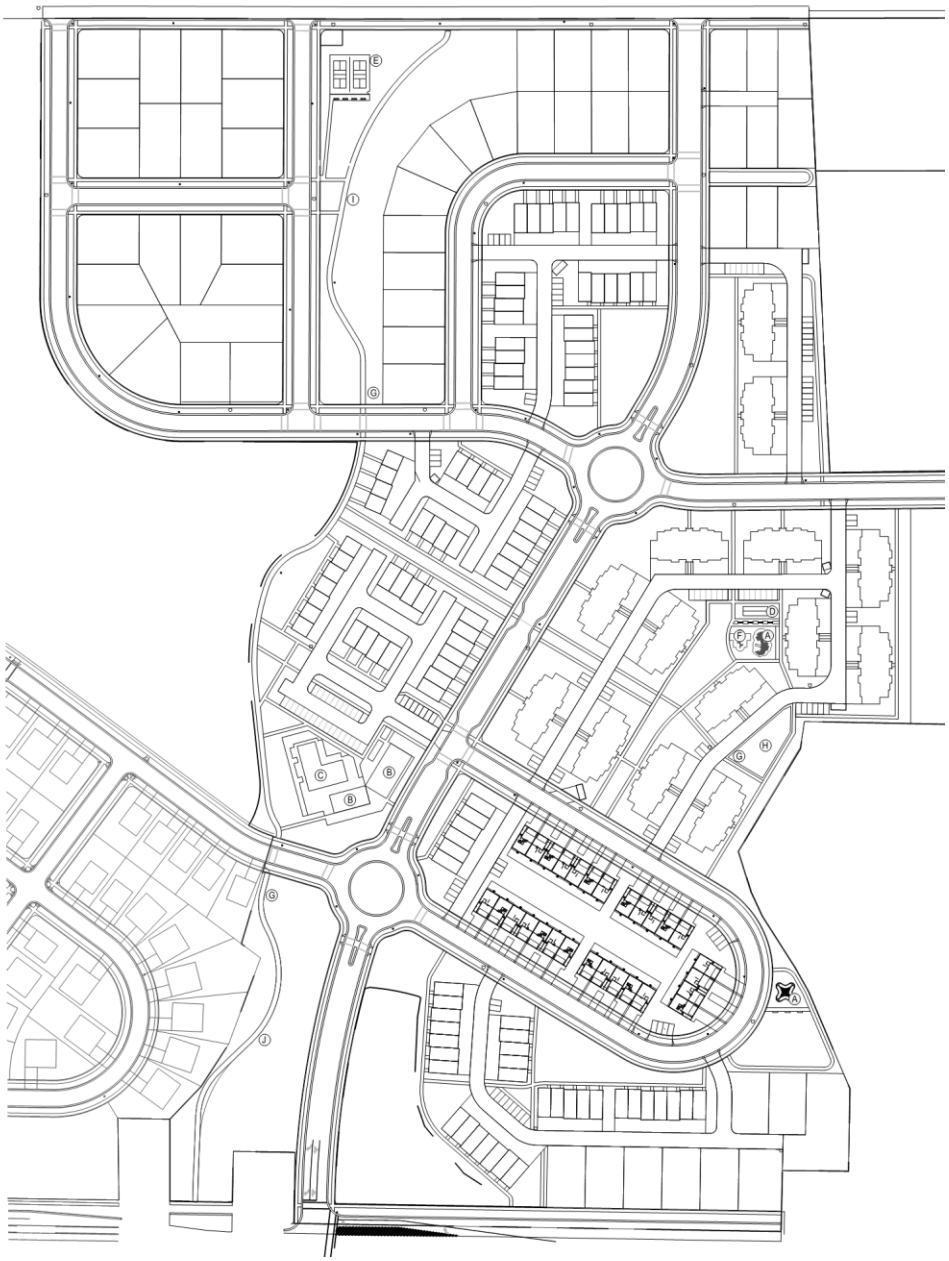
Introduction

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.

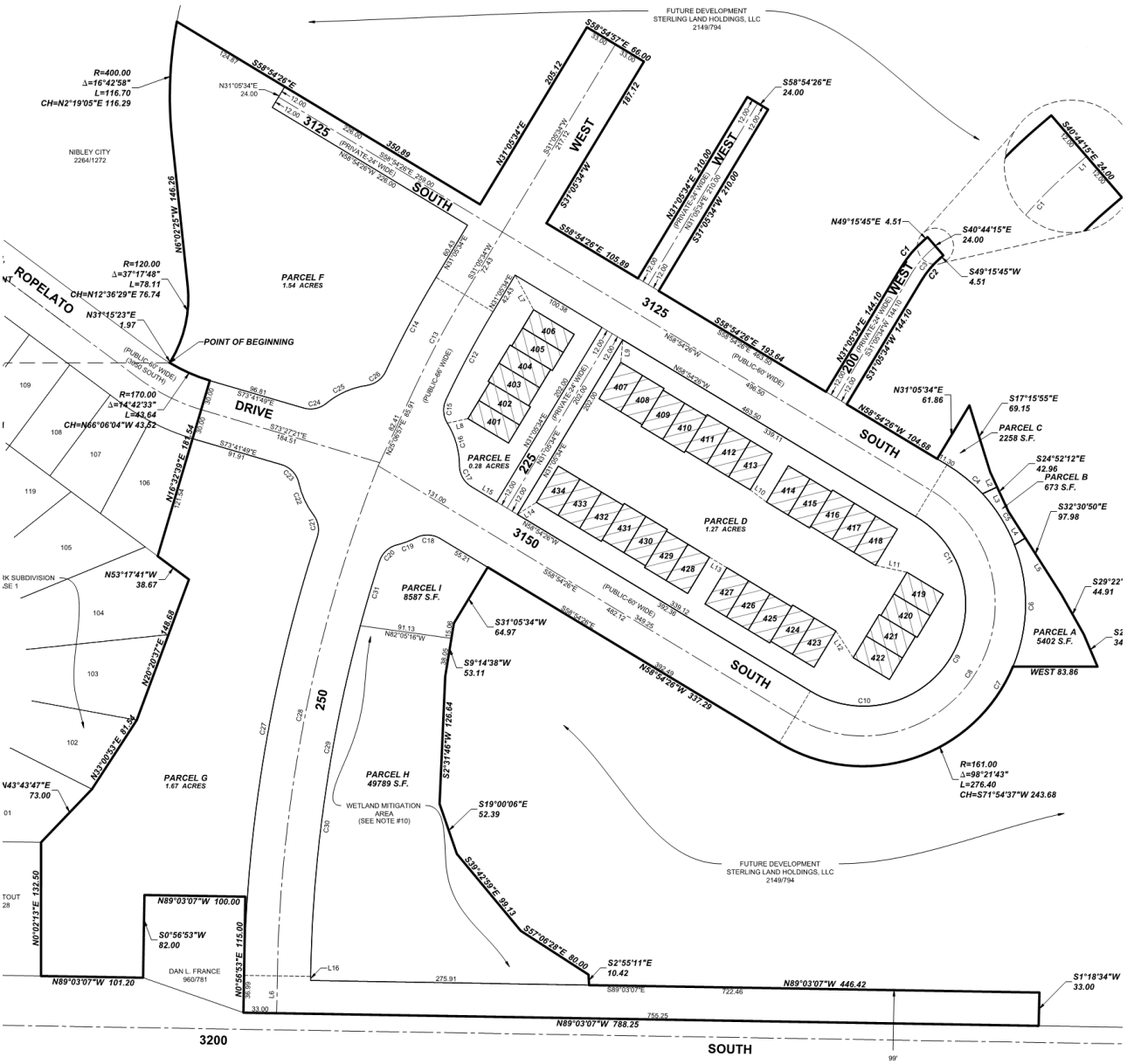
See Figure 1 below for the location of amenities throughout the entire eastside of Ridgeline Park. Phases 4 and A-D will also be shown on Figures 2 through 6, to illustrate the individual common area and open spaces. Each area will be discussed to outline ownership and responsibility, proposed use and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



AMENITIES KEY

- Ⓐ PLAYGROUND
- Ⓑ CLUBHOUSE
- Ⓒ POOL
- Ⓓ PAVILION
- Ⓔ SPORT COURT
- Ⓕ SWING SET
- Ⓖ DOG STATION
- Ⓗ DOG PARK
- Ⓘ CITY CENTER TRAIL
- Ⓙ CLEAR CREEK TRAIL

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


FUTURE DEVELOPMENT
STERLING LAND HOLDINGS, LLC
2149/794
NIBLEY CITY
2264/1272
PARCEL F
1.54 ACRES
POINT OF BEGINNING
ROPELATO
DRIVE
3125
SOUTH
WEST
PARCEL E
0.28 ACRES
PARCEL D
1.27 ACRES
PARCEL C
2258 S.F.
PARCEL B
673 S.F.
PARCEL A
5402 S.F.
PARCEL I
8587 S.F.
PARCEL H
49789 S.F.
PARCEL G
1.67 ACRES
WETLAND MITIGATION
AREA
(SEE NOTE #10)
DAN L. FRANCE
960/781
3150
3200
225
250
200
R=400.00
Δ=16°42'58"
L=116.70
CH=N2°19'05"E 116.29
R=120.00
Δ=37°17'48"
L=78.11
CH=N12°36'29"E 76.74
R=170.00
Δ=14°42'33"
L=43.64
CH=N66°06'04"W 43.52
R=161.00
Δ=98°21'43"
L=276.40
CH=S71°54'37"W 243.68
N31°15'23"E 1.97
N53°17'41"W 38.67
S43°43'47"E 73.00
N89°03'07"W 100.00
S0°56'53"W 82.00
N89°03'07"W 101.20
N89°03'07"W 788.25
N89°03'07"W 446.42
S58°54'26"E 24.00
S40°44'15"E 24.00
S49°15'45"W 4.51
N49°15'45"E 4.51
S17°15'55"E 69.15
N31°05'34"E 61.86
S24°52'12"E 42.96
S32°30'50"E 97.98
S29°22'
44.91
WEST 83.86
S31°05'34"W 64.97
S9°14'38"W 53.11
S19°00'06"E 52.39
S2°55'11"E 10.42
S1°18'34"W 33.00
S31°46'W 126.64
S37°06'29"E 80.00
S30°42'29"E 99.13
S58°54'26"W 337.29
S58°54'26"E 193.64
S58°54'26"E 105.89
S58°54'26"E 66.00
S31°05'34"W 210.00
N31°05'34"E 210.00
S31°05'34"W 144.10
N31°05'34"E 144.10
N0°02'51"W 146.26
N16°32'39"E 181.54
N20°29'37"E 146.68
N31°05'51"E 81.24
N0°02'51"E 132.50
S58°54'26"E 358.89
N31°05'34"E 205.12
S31°05'34"W 18.12
S58°54'26"W 496.50
N58°54'26"W 339.11
S58°54'26"E 339.12
S58°54'26"E 482.12
S58°54'26"E 349.25
N58°54'26"W 104.68
S73°41'49"E 91.91
S73°27'21"E 184.51
N25°05'57"E 65.91
N82°05'16"W 91.13
S89°03'07"E 722.46
275.91
755.25
33.00
99'
FUTURE DEVELOPMENT
STERLING LAND HOLDINGS, LLC
2149/794
SOUTH
SOUTH
SOUTH
(PUBLIC-66' WIDE)
(PUBLIC-66' WIDE)
(PUBLIC-66' WIDE)
(PRIVATE-24' WIDE)
(PRIVATE-24' WIDE)
(PRIVATE-24' WIDE)
(PUBLIC-66' WIDE)
(PUBLIC-66' WIDE)
(PUBLIC-66

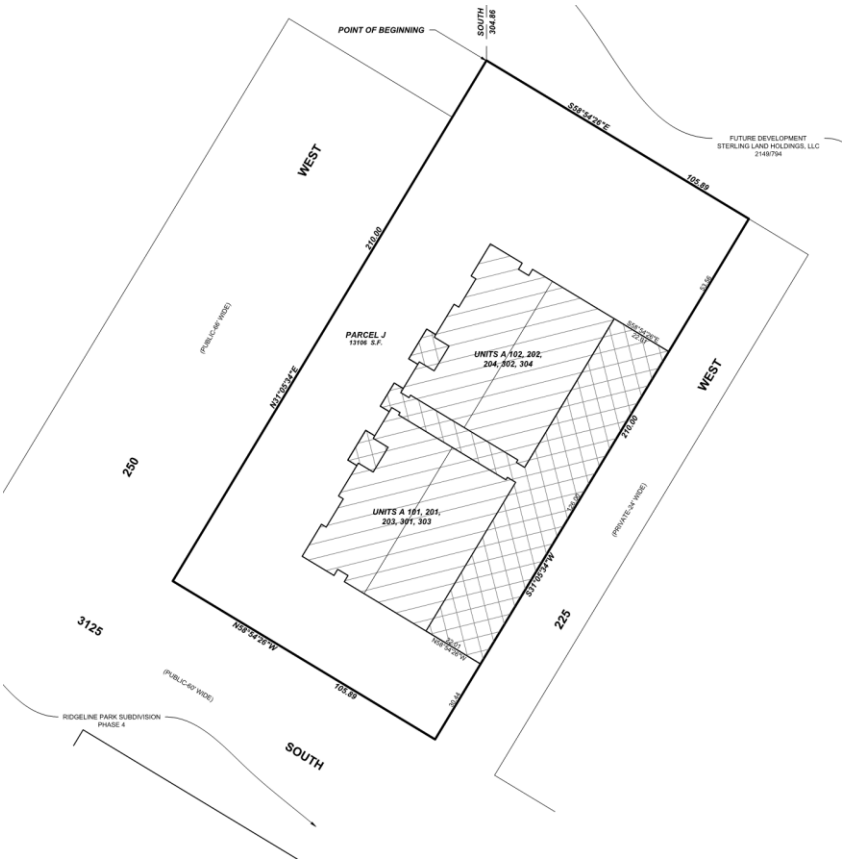


Figure 3. Condo phase A

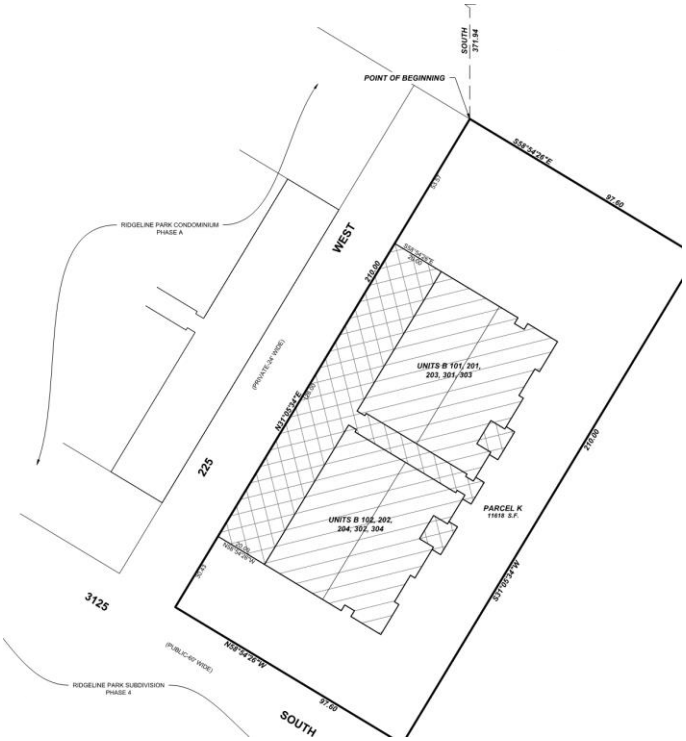


Figure 4. Condo phase B

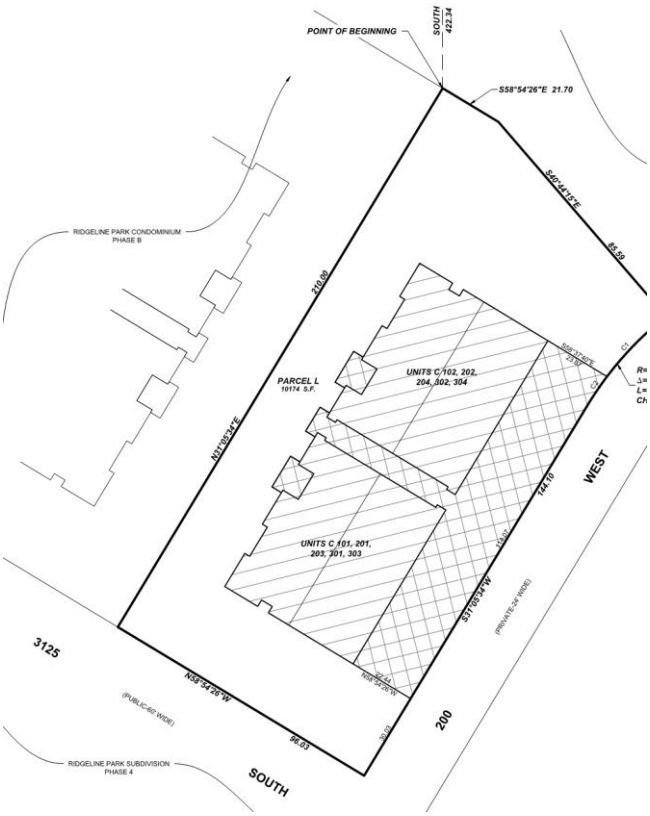


Figure 5. Condo phase C

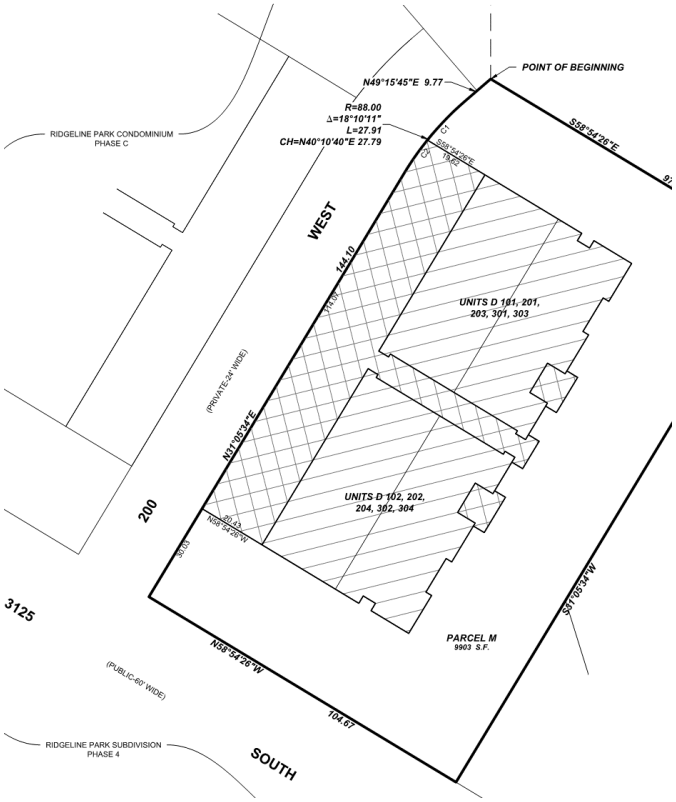


Figure 6. Condo phase D

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.

Landscaping

The HOA will be responsible for all landscape improvements that fall within the rights of way that are in not in front, to the side or on the rear of a single family residence. This means all common areas landscaping will be under the care and management of the HOA including park strips that front those common areas and landscaping within the round abouts.

Storm Water Facilities

The stormwater basins, lines and facilities outside the public rights of way will be owned and maintained by the HOA in accordance with City, State and Federal guidelines.

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 maintained by the HOA unless the City completes additional improvements on this parcel after which the HOA will only be responsible for any landscape related maintenance as is consistent with the note on the plat.

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 and pool/hot tub are scheduled to be open 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

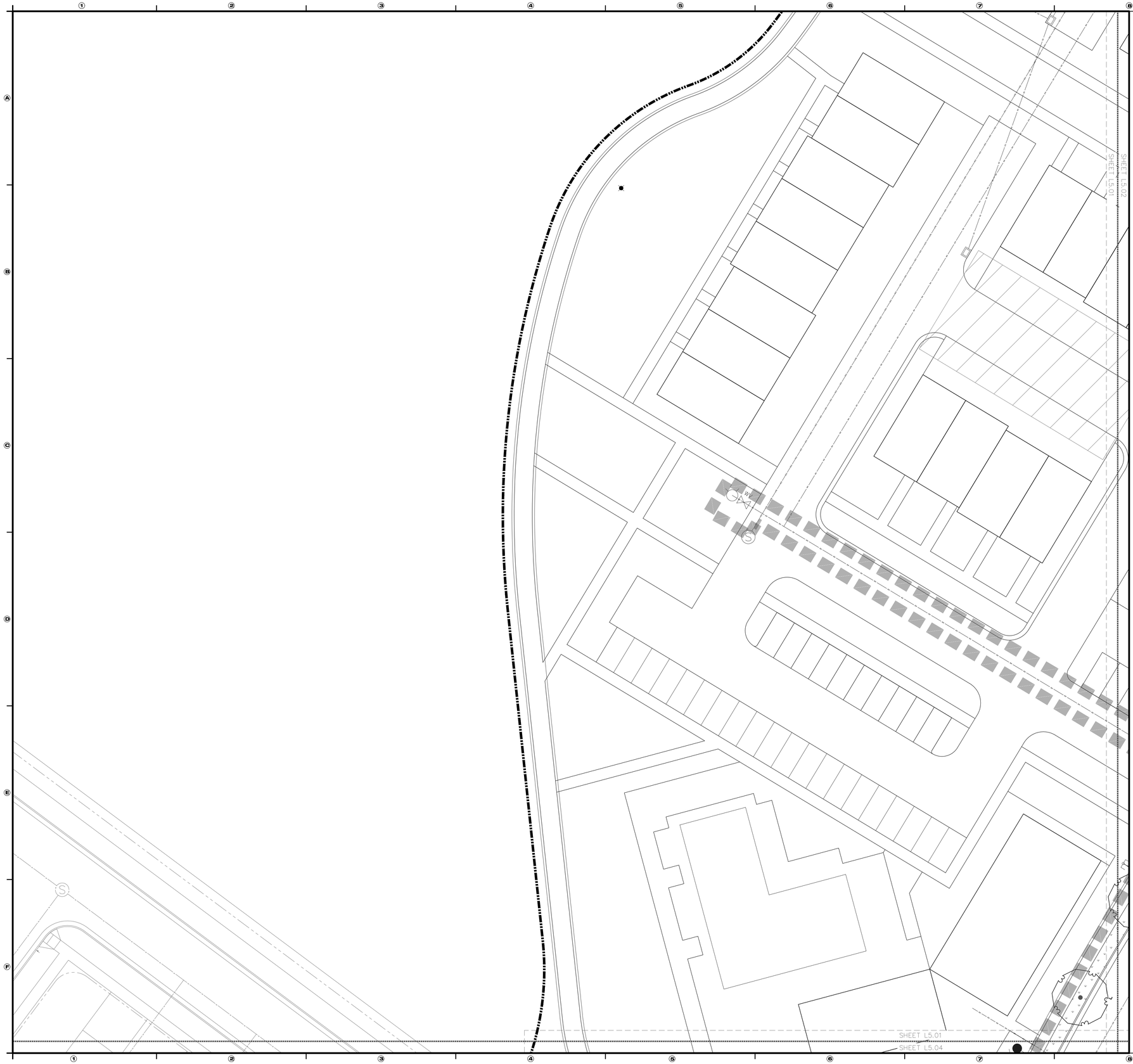
Parcel H is just over an acre large and contains already existing wetland areas. However, those existing wetlands will be added upon to also comprise the mitigation of wetlands impacts project wide, all 10 phases of the Ridgeline Park community. This parcel is deed restricted as a wetland preserve area 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
	MAACKIA AMURENSIS 'JFS-SCHECTELL' TM	MAACNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	80
	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
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	3 GAL	96
	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
	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 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 JOMMENIK' TM	LUMEN GOLD DWARF FOUNTAIN GRASS	1 GAL	137
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	120,606 SF
	TURF SOD BIOMEADOW	BIO GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,682 SF

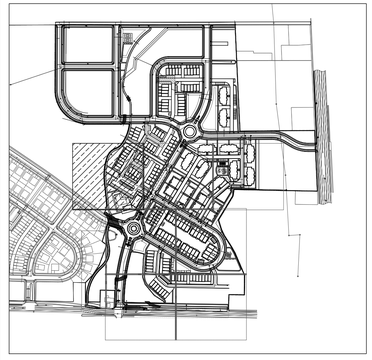
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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

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

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

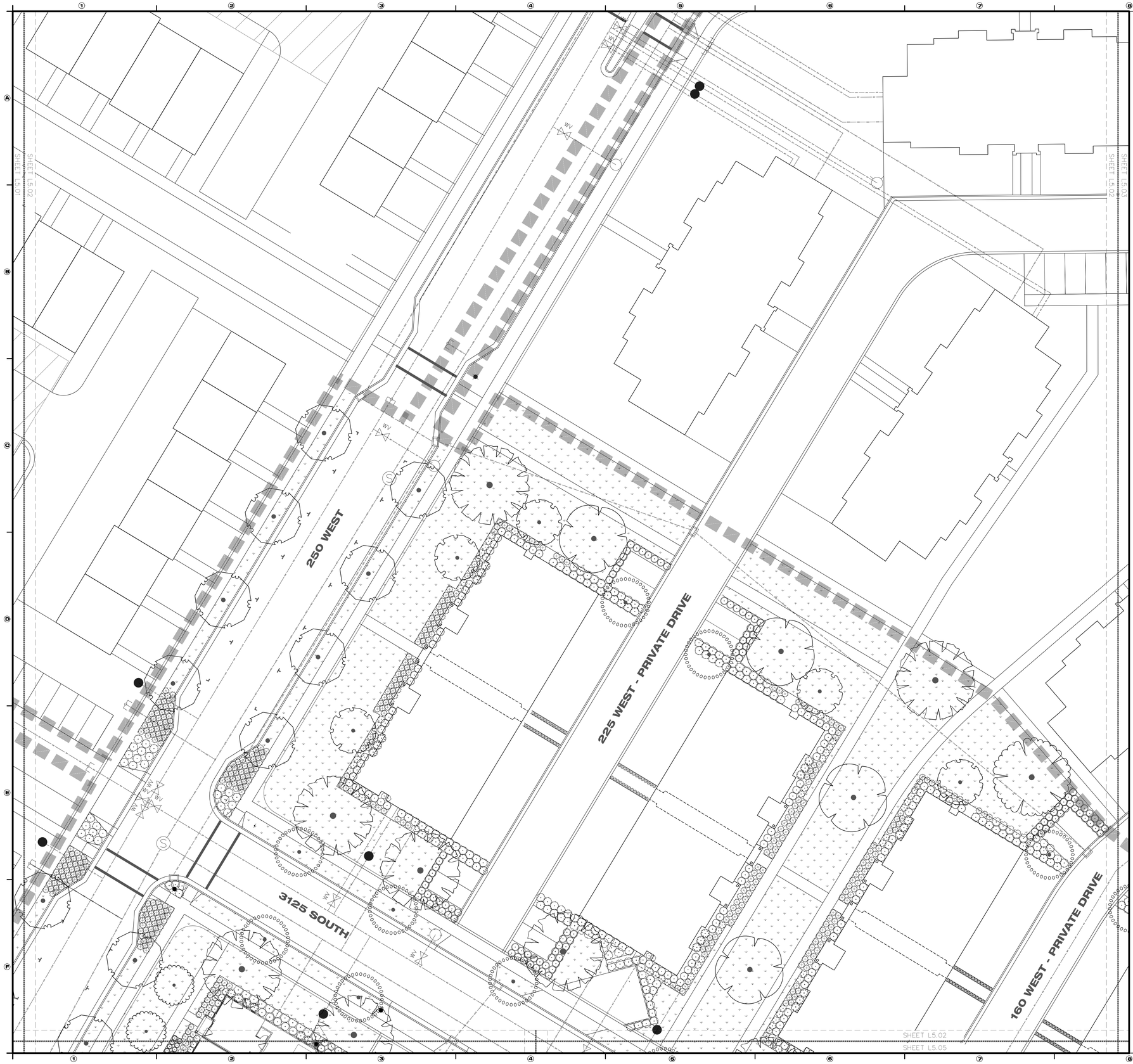
Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.01

Jul 07, 2022 - 4:47pm
C:\Users\evan.brogden (Loci)\Projects (loci)\0132-Ridgeline Park East\3-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg



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 'HAWKTHA 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	MAACNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	80
	PHELLODENDRON AMURENSE LAVALLE '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
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	3 GAL	96
	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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMIN' 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	296
	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 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 GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

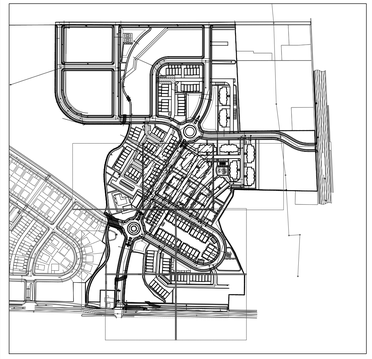
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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

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
10854S-5301
REGISTERED LANDSCAPE ARCHITECT

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

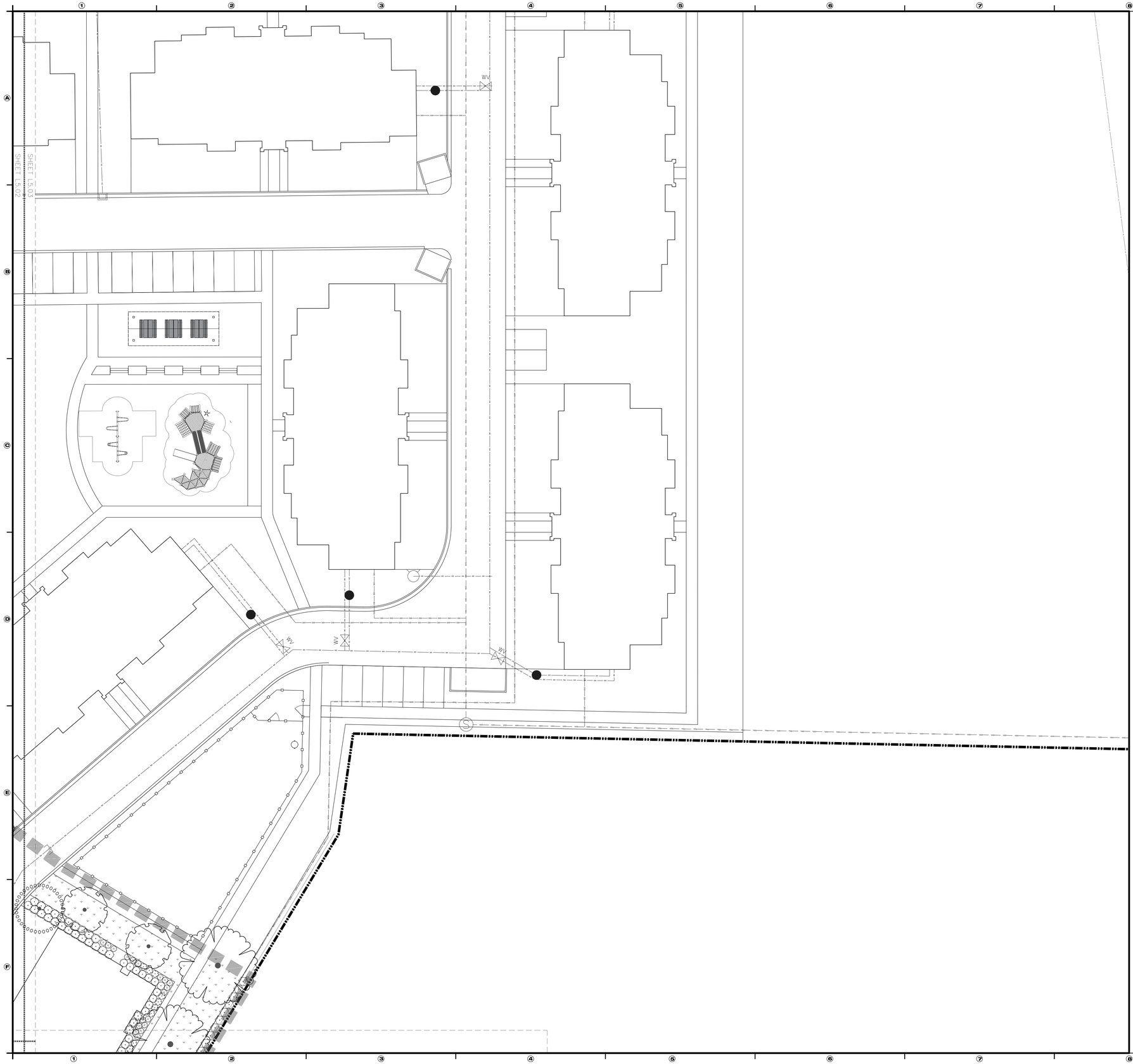
Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.02

Jul 07, 2022 - 4:47pm
\\loci-server\Projects (loci)\0132-Ridgeline Park East\D-CAD\02- Sheets\0132 - L5 - Planting Plan - Phase 4.dwg

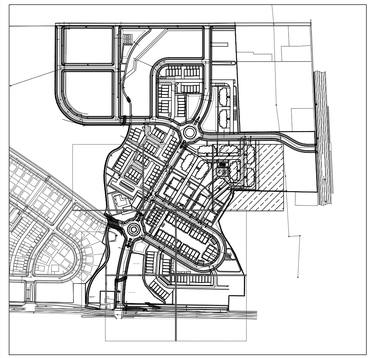


PLANT SCHEDULE

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	MAACNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	80
	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
EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ULMUS PUMILA	SIBERIAN ELM	EXISTING	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSSETTS'	MASSACHUSETTS KINNIKINNICK	1 GAL	56
	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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMIN' 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 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 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 GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,682 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.



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
168545-5001
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

L5.03

Jul 07, 2022 - 4:47pm
\\loci-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg



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
	ULMUS X `ACCOLADE`	ACCOLADE ELM	2" CAL	3
EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ULMUS PUMILA	SIBERIAN ELM	EXISTING	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	1-GAL	96
	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5-GAL	102
	ARONIA MELANOCARPA 'UCONNAM117' TM	GROUND HUG BLACK CHOKEBERRY	2-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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMM' EASY NINEBARK	5-GAL	102
	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

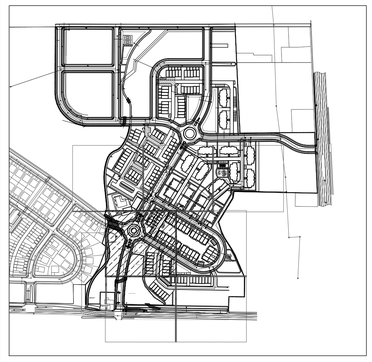
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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
10854545-5501
LICENSED LANDSCAPE ARCHITECT

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

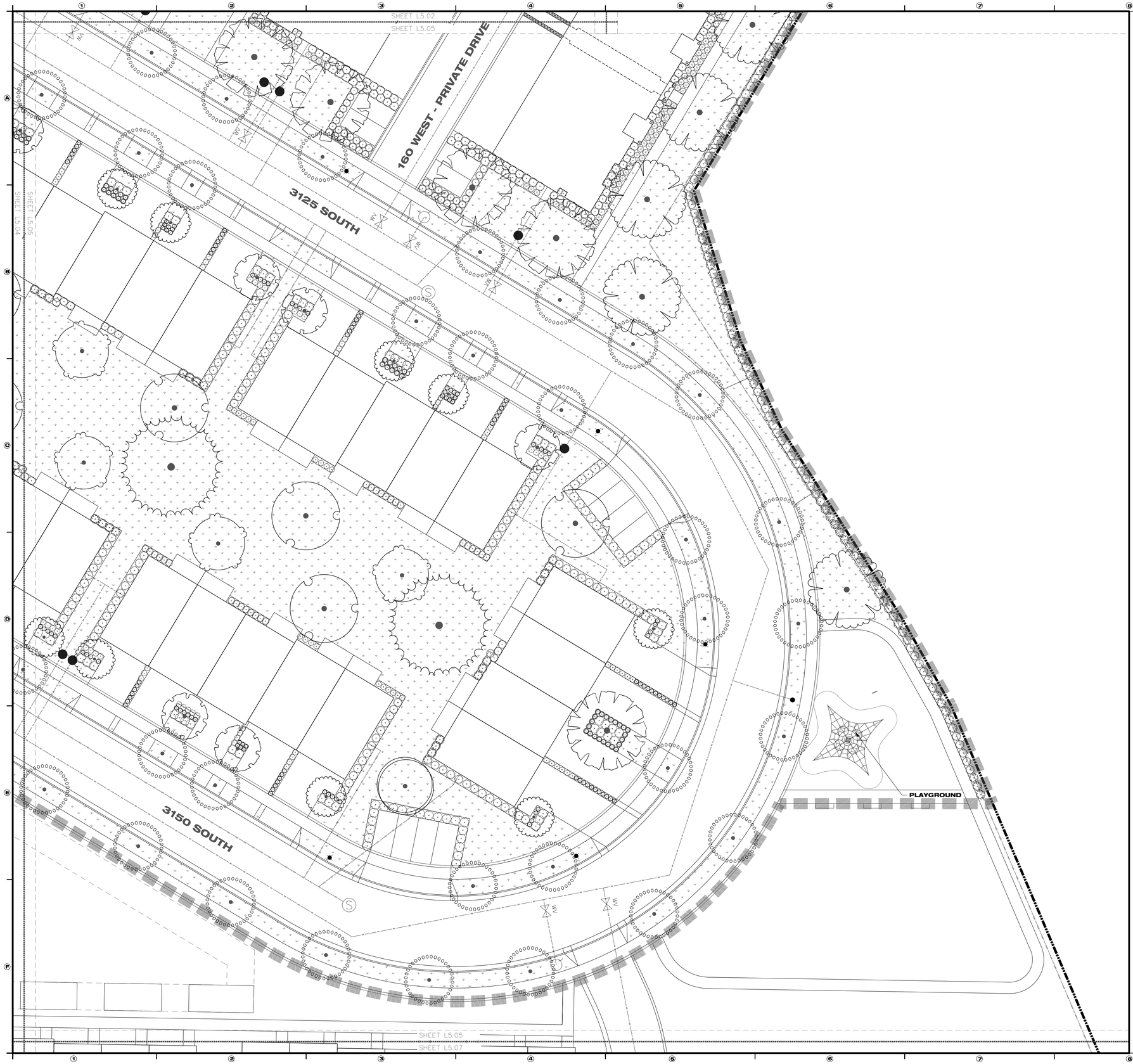
Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.04

Jul 07, 2022 - 4:48pm
\\loci-server\Dropbox (Loci)\Projects (loci)\0132-Ridgeline Park East\0-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg



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	MAACNIFICENT 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
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	3 GAL	96
	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
	PHYSOCARPUS OPULIFOLIUS 'NK' TM	PANTHER BLOOMIN' 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	296
	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 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	38,652 SF

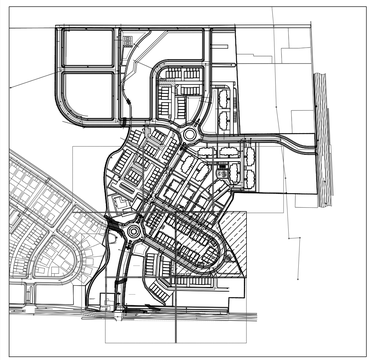
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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
108545-5001
LICENSED LANDSCAPE ARCHITECT

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

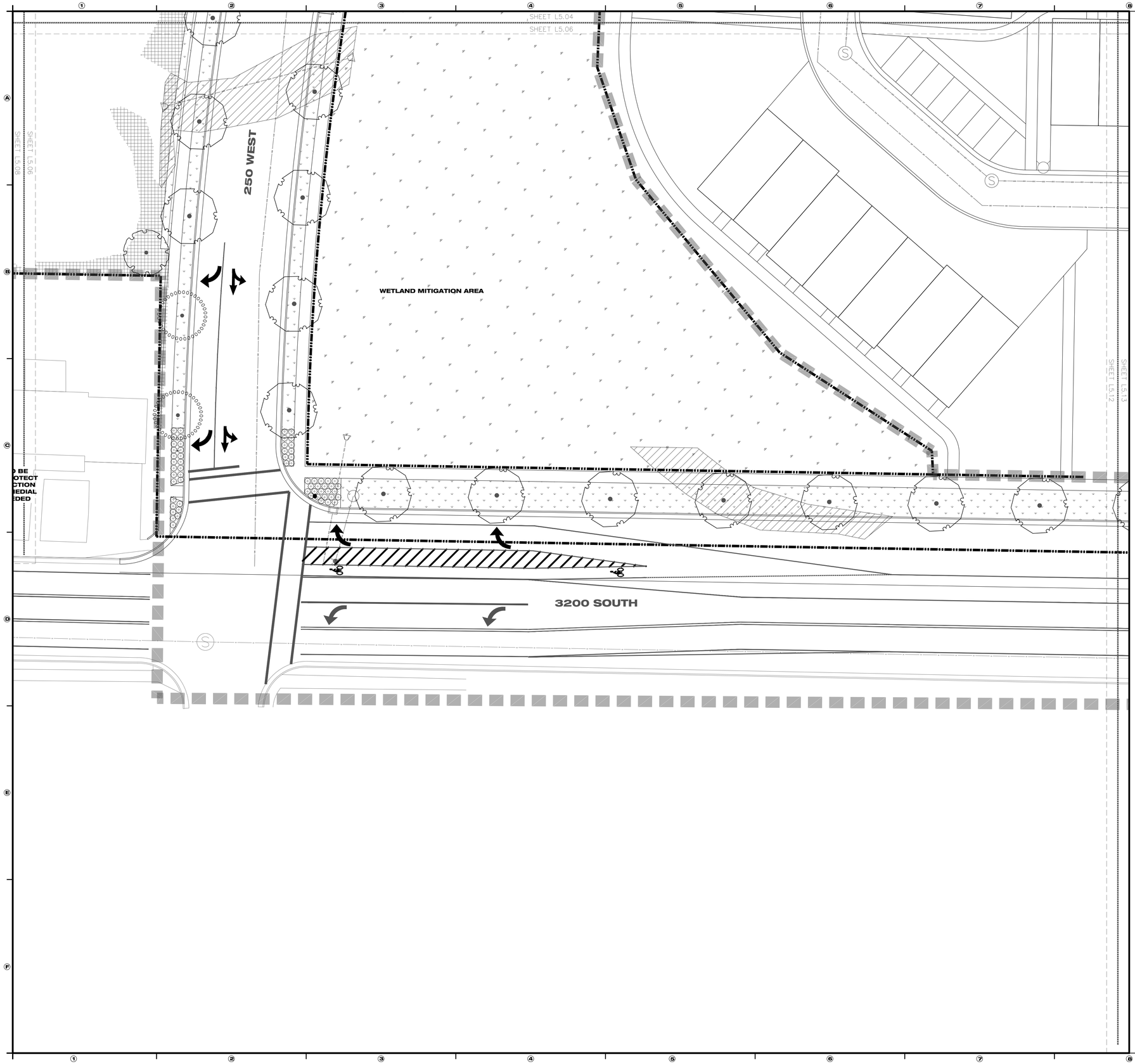
Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.05

Jul 07, 2022 - 4:43pm
\\loci-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg



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	80
	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
EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ULMUS PUMILA	SIBERIAN ELM	EXISTING	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	1-GAL	56
	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	102
	ARONIA MELANOCARPA 'UCONNAM01' TM	GROUND HUG BLACK CHOKEBERRY	2 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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMM' 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 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 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 GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

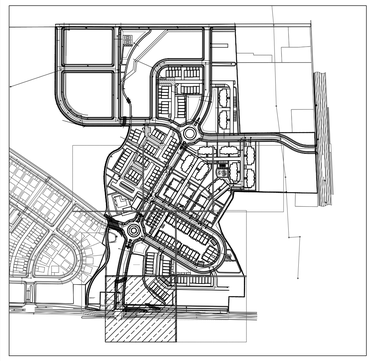
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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

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
190545-5501
LICENSED LANDSCAPE ARCHITECT

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

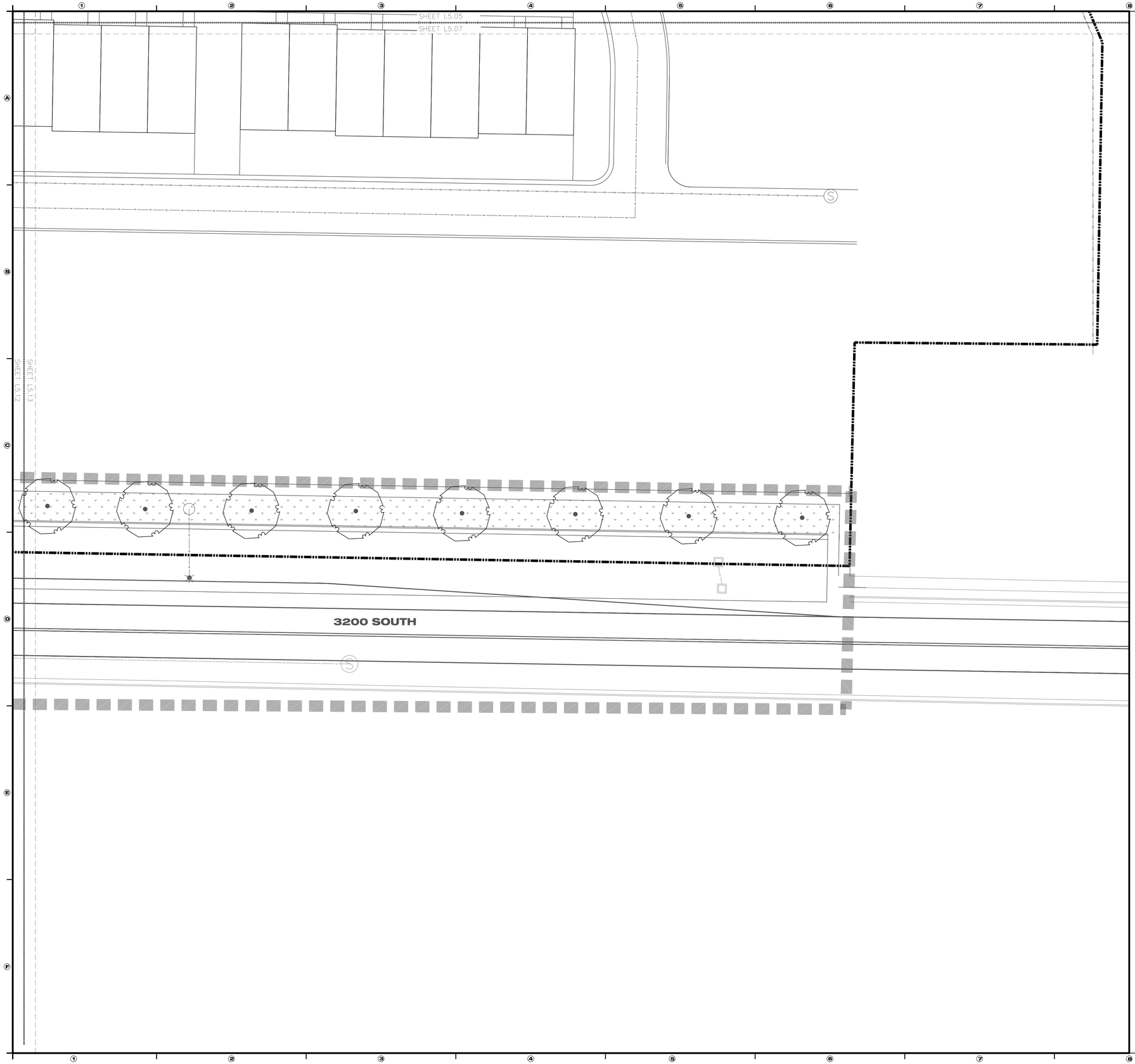
Job No.
Creation Date
Edit Date Jul 07, 2022

100% CD SET

PLANTING PLAN - PHASE 4

L5.06

Jul 07, 2022 - 4:48pm
User:ServerOfficeMac (Loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02- Sheets\0132 - LS - Planting Plan - Phase 4.dwg



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	MAACNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	80
	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
EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ULMUS PUMILA	SIBERIAN ELM	EXISTING	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	1 GAL	96
	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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMIN' 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 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 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 GRASSTM/BIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

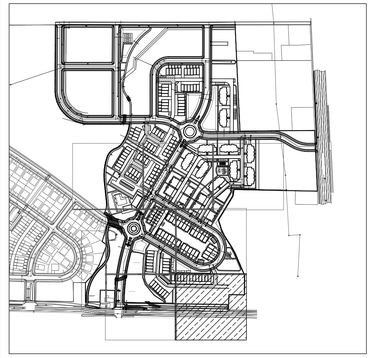
NOTE:
CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES

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

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
108545-5001
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

L5.07

Jul 07, 2022 - 4:48pm
\\loci-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\3D-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg



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 'HAWKTHA 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	MAACNIFICENT MAACKIA	2" CAL	56
	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	2" CAL	80
	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

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSSETTS'	MASSACHUSETTS KINNIKINNICK	1 GAL	96
	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
	PHYSOCARPUS OPULIFOLIUS 'NE' TM	PANTHER BLOOMIN' 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 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 JOMMENK' TM	LUMEN GOLD DWARF FOUNTAIN GRASS	1 GAL	137

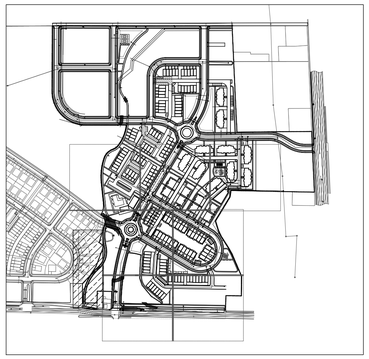
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	130,606 SF
	TURF SOD BIOMEADOW	BIO GRASSTMBIO MEADOWTM	SOD	1,802 SF
	TURF SOD BIONATIVE	BIOGRASS BIONATIVE	SOD	38,692 SF

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

Jul 07, 2022 - 4:49pm
\\loci-server\Projects (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0132 - L5 - Planting Plan - Phase 4.dwg

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

STATE OF UTAH
12/21/2018
Terrall V. Budge
180545-5301
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

OVERALL TREE PLAN

Jul 07, 2022 - 4:47pm
\\loci-server\Dropbox (Loci)\Projects (loci)\0132-Ridgeline Park East\LD-CAD\02- Sheets\0132 - LS - Planting Plan - Phase 4.dwg

civilsolutionsgroup inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

Ropelato Subdivision Geotechnical Investigation

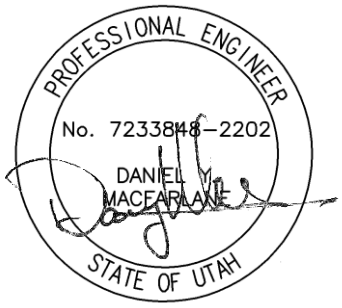
Prepared For:

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
540 West Golf Course Rd, Suite B1
Providence, Utah 84332

Original Submittal: February 5, 2020
Job Number: 19-384



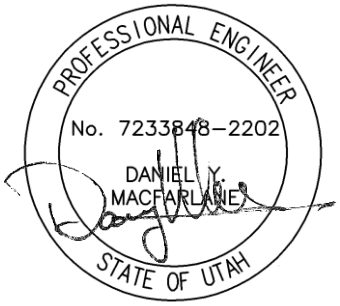
RE: Ropelato Subdivision Geotechnical Investigation

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.

Table of Contents

Executive Summary 1
Introduction 2
General 2
Objectives and Scope 2
Authorization 2
Professional Statements 2
Proposed Construction 2
Existing Site Conditions 3
General 3
Site Soils 3
Subsurface Exploration and Testing Programs 3
General 3
Field Program 4
Laboratory Program 4
Sieve Analysis 4
Atterberg Limits 5
Chemical 5
Discussions & Recommendations 5
Summary of Findings 5
Earthwork 5
Site Preparation 5
Temporary Excavations 6
Structural Fill 6
Fill Placement and Compaction 7
Utility Trenches 8
Drainage 8
Infiltration 9
Structural Considerations 9
Spread and Continuous Wall Foundations 9
Lateral Resistance 9
Floor slabs 10
Pavements 10
Pavement Maintenance 11

Soil Corrosiveness....11
Cement Use....11
Construction Considerations....12
Geoseismic Setting....12
Faulting....12
Soil Class....12
Liquefaction....12
Estimated Historic High Water Table....12
Groundwater....13
Closure....14
Glossary/Explanation of Terms or Procedures....15
Appendix....17

Table of Figures

Figure 1 - Vicinity Map....17
Figure 2 - Site Map....18
Figure 3 - Looking North....19
Figure 4 – Looking South....19
Figure 5 – Key to Soil Logs....20

Table of Tables

Table 1 - Gradation & Soil Classifications....4
Table 2 - Atterberg Limits....5
Table 3 - Chemical Properties of Soil....5
Table 4 – Structural Fill Gradation Requirements....7
Table 5 - Fill Compaction Requirements....8
Table 6 - Structural Design Parameters....9
Table 7 - Pavement Recommendations....10
Table 8 - Estimated Historic High Water Table....13
Table 9 - Groundwater Depth....13

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

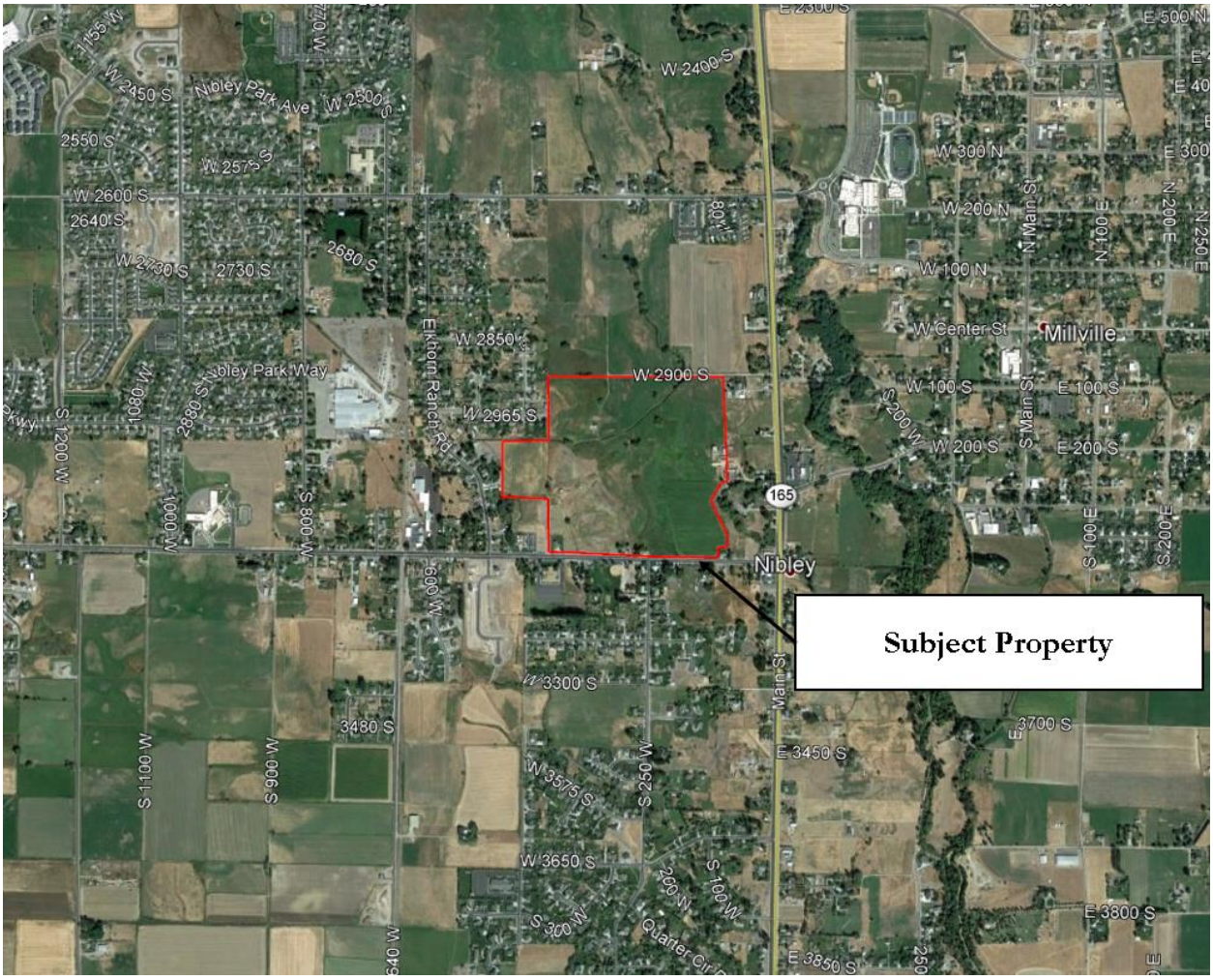


Figure 1 - Vicinity Map

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

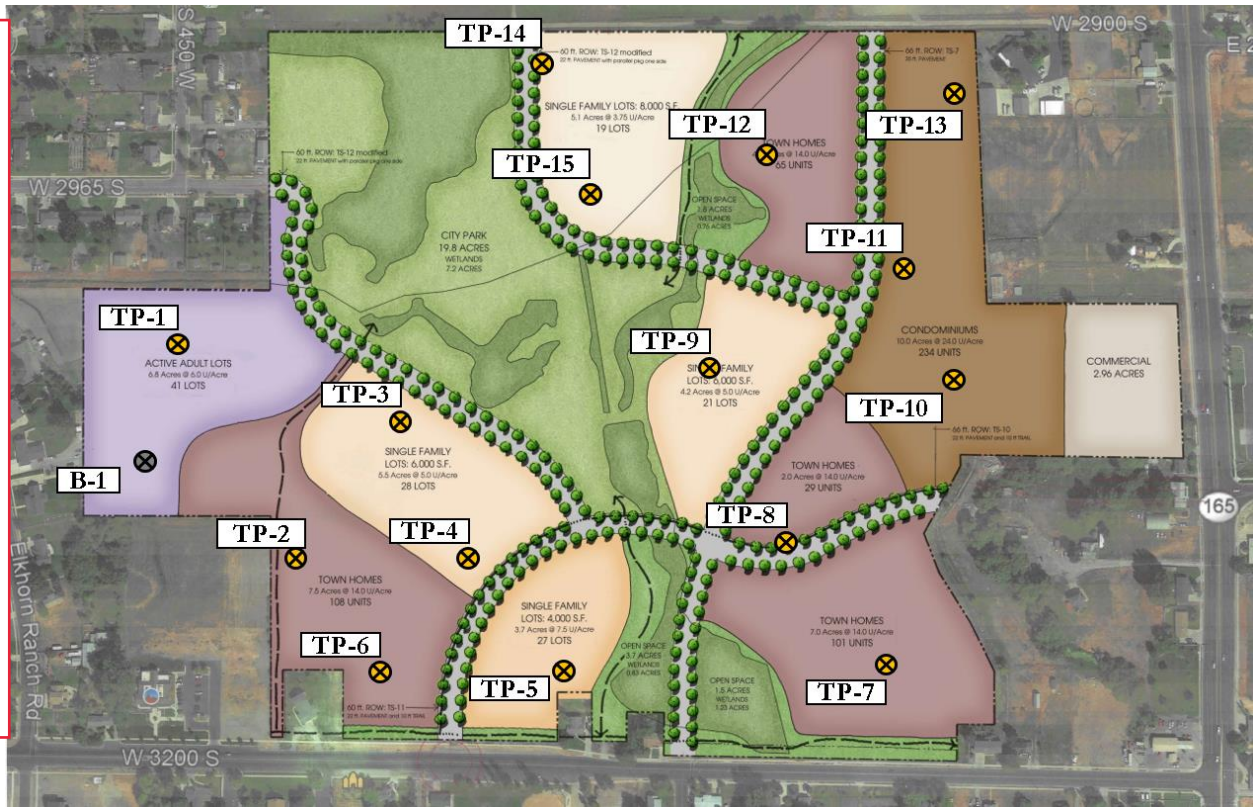


Figure 2 - Site Map

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

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 (%)
	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												

Description	**Discussion and Consideration-** Ordinance 22-16: Exemption to Subdivision Requirements for Combining Lots and Amending Subdivision Plat Amendment Approval Authority (First Reading)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ordinance 22-16: Amending NCC 21.08.030 and 21.06.060 adding an exemption to subdivision requirements for combining lots and amending subdivision plat amendment approval authority and waive the second reading.
Reviewed By	Mayor, City Manager, City Attorney, City Planner, Planning Commission

Agenda Item #9

Background

Utah Code 10-9a-601 was recently amended with the following provision:

(4) A legislative body may adopt a land use regulation that specifies that combining lots does not require a subdivision plat amendment.

Currently Nibley City Code does not exempt combining lots from the requirements of a subdivision amendment. Staff recommends considering this exemption since combining lots will, as a general rule, not create a condition of non-compliance with Nibley City's Land Use Ordinance. This is primarily due to the fact that lot sizes and frontages are set as minimum standards and combining lots do not decrease lot sizes or frontages. Nonetheless, Staff recommends adding a caveat to this exemption that waiving the requirement does not 'constitute a land use or zoning approval by the City, unless expressly approved as such by the City. Documents recorded as part of a lot or parcel combination do not modify any existing easement or public right of way, nor do they waive or modify any requirement to comply with all zoning and other land use regulations.'

During the Planning Commission discussion, it was discussed to explore an addition to this ordinance to streamline a process in which unnecessary utility easements could be vacated if lots are combined. However, this was not a recommended incorporation of

this ordinance. It is Staff's opinion that an easement vacation ordinance would not be necessary for the combining lots exemption (although it may be helpful for those wishing to pursue a PUE vacation). UCA 10-9a-609.5 provides a process for vacating easements that includes specific noticing and approval from the City and pertinent utility companies. Pursuing any vacations of easements in conjunction with combining lots would be the responsibility of the property owner(s).

In addition to the exemption for combining lots, Staff recommends modifying the approval authority for a subdivision plat to be the same approval authority as for the original subdivision, rather than the City Council in all cases. It is more appropriate to assign this authority to the same approval authority that originally approved the plat. For Minor or Standard Subdivisions, the Planning Commission would be the approval authority. The City Council would generally be the approval authority for all other plat amendments.

ORDINANCE 22-16

EXEMPTION TO SUBDIVISION REQUIREMENTS FOR COMBINING LOTS AND AMENDING SUBDIVISION PLAT AMENDMENT APPROVAL AUTHORITY

WHEREAS, Nibley City regulates land uses within Nibley City boundaries; and

WHEREAS, UCA 10-9a-601 provides that a legislative body may adopt a land use regulation that specifies that combining lots does not require a subdivision plat amendment; and

WHEREAS, combining lots will, as a general rule, not create a condition of non-compliance with Nibley City's Land Use Ordinance; and

WHEREAS, it is appropriate to assign the approval authority for a subdivision plat amendment to the same approval authority that originally approved the plat.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The proposed amendments to NCC 21.08.030 and NCC 21.06.060 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ DAY OF AUGUST, 2022.

_____
Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

21.08.030 Parcel Boundary Adjustments, Lot Line Adjustments, Combining Lots And Subdivision Amendments

A. Lot Line and Parcel Boundary Adjustments: An agreement to adjust boundary lines between adjoining properties, where at least one of the properties being adjusted is a lot or where the properties at issue include a dwelling either in a subdivision or on unsubdivided parcels of land, may be applied for by the owners of record of said properties as set forth herein.
   1. The following materials shall be submitted with a parcel boundary/lot line adjustment application:
      a. A quitclaim deed or boundary line agreement, which complies Utah Code 10-9a to be used for recording the lot line adjustment.
      b. For lot line adjustments, a surveyed plat, which describes the differences between the amended and the original plat, as provided in UCA 10-9a-6.
      c. For parcel boundary adjustments, a survey, which describes the differences between the amended and the original parcels.
      d. A site plan which shows existing and proposed property boundary lines, any existing easements, and structures on the affected properties, including dimensions and setbacks from existing and proposed lot lines.
   2. The City Planner or City Engineer shall approve the application for lot line/parcel boundary adjustment if the following conditions are met:
      a. All required materials are submitted.
      b. No new lot or parcel results from the adjustment.
      c. If the properties to be adjusted are in a subdivision, the lot sizes, frontages and configurations are consistent with this title and NCC 19.
      d. No lot is made undevelopable without a variance or other special consideration.
      e. All property owners directly affected by the adjustment give their consent.
      f. The adjustment does not result in a remnant piece of land that did not exist previously.
      g. The adjustment does not result in the violation of any applicable zoning ordinance, including restrictions on permissible uses or number and location of dwellings and structures.
      h. The lot line adjustment does not substantially alter legal lots that may otherwise need further review by the Planning Commission or City Council in the form of a subdivision amendment.
      i. Non-conforming lots: notwithstanding the conditions described above, a lot line/parcel boundary adjustment for an existing non-conforming lot which does not result in conformity with the land use ordinance may be approved if the adjustment does not result in a lower level of conformance for any established lot size, frontage or other established standards. For example, if a ½ acre lot located within a zone with a minimum lot size of 1 acre applies for a lot line adjustment which increases the size of the lot to ¾ acre via a lot line adjustment, it may be approved.
      j. Upon approval, the applicant(s) shall execute and record the adjustment with the Cache County Recorder, in accordance with Utah State Code 10-9a.
   3. Exemptions from lot line/parcel boundary adjustment application:
      a. A parcel boundary adjustment involving parcels, which do not contain a dwelling on any affected properties may be executed and recorded with the Cache County Recorder and is not subject to City approval.
   4. A complete application for parcel boundary adjustment must be reviewed by the City Planner or City Engineer within 14 days of submittal.

B. Combining Lots or Parcels: the combination of contiguous lots or parcels that eliminates one or more boundary lines in common between the contiguous lots or parcels and that does not otherwise

Deleted: Amendments To A Subdivision

Deleted: <#>No previously existing lot is eliminated as a result of the adjustment. This does not apply to parcel boundary adjustments.¶

adjust property boundaries are not considered lot line adjustments, parcel boundary adjustments or subdivision amendments and are not subject to the regulations of this chapter. A lot or parcel combination does not constitute a land use or zoning approval by the City, unless expressly approved as such by the City. Documents recorded as part of a lot or parcel combination do not modify any existing easement or public right of way, nor do they waive or modify any requirement to comply with all zoning and other land use regulations.

C. All other amendments to a subdivision plat not described above shall follow the process and standards within Utah State Code 10-9a as amended, and any applicable Nibley City ordinances.

21.06.060 Land Use Authority

1. The Land Use Authority shall be established according to the table below for Land Use Applications.

Subdivision Type	**Approval Authority**
Standard Subdivision	Planning Commission
Minor Subdivision	Planning Commission
Rural Preservation Subdivision	City Council
Cluster Subdivision	City Council
R-PUDs and other Overlay Zones Development	City Council
Annexation Petition	City Council
Annexation Policy Plan	City Council
Conditional Use Permit	Planning Commission [1]
General Plan	City Council
Ordinance Change (new or existing)	City Council
Plat Amendment	City Council or Planning Commission[2]
Proposal to Vacate, Alter or Amend a Public Street or Right-of-Way	City Council

Formatted: Superscript

Subdivision Ordinance	City Council
Subdivision; Preliminary Approval	City Council
Zone Changes	City Council

2.

[1]The planning commission may designate to city staff, its land use authority for those conditional use permit application outline in NCC 03.02.040.Sub

[2] The Approval Authority for a Plat Amendment shall be the same approval authority as for the original Subdivision

Formatted: Superscript

Formatted: Not Superscript/ Subscript

Formatted: Not Superscript/ Subscript

Formatted: Not Superscript/ Subscript

Formatted: Indent: Left: 0", Hanging: 0.5"

Formatted: Not Superscript/ Subscript

Formatted: Superscript

Formatted: No bullets or numbering

Agenda Item #10

Description	**Discussion and Consideration-** Ordinance 22-17: Amending Subdivision Submission Requirements (First Reading)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ordinance 22-17: Amending NCC 21.02.060, 21.06.040, 21.06.080, and 21.08.010 regarding subdivision submission requirements and waive the second reading.
Reviewed By	Mayor, City Manager, City Attorney, City Planner, Planning Commission

Background

City Staff has received feedback from recent Subdivision applicants that, at times, the application process is unclear in regards to: the timing of the review and approval process and the required materials for the application. In addition, there are some materials and details required with each application that Staff recommends updating.

With regards to timing, there is some language in the current code that has led subdivision applicants to believe that they should be on the Planning Commission agenda if they turn in an application within 14 days of a scheduled meeting. In reality, this does not allow sufficient time for Staff to review the application, verify compliance with Nibley City Code and prepare a Staff report. In addition, applications are often not complete or are not in compliance with NCC. In most cases with subdivisions, there are multiple reviews, the timing of which is largely reliant upon the applicants' response. Staff recommends amending the ordinance with regards to timing to be more clear about the process.

In addition to this clarification, Staff recommends updating the required list of materials and elements to be included with a Final Plat or Preliminary Plat submission to be more reflective of engineering standards and best practices. The recommended amendments are attached to the meeting packet. Specific changes include:

1. Added requirements for a transportation impact study, sewer report and other reports for developments greater than 20 acres. In the past, these reports have been required at the discretion of the City engineer. But this provides a more predictable standard.
2. The addition of requiring road cross-section details

3. An added guideline to avoid providing cross-lot easements for sewer, water, or other utilities. Such can be provided in special circumstances with approval of the City Engineer

ORDINANCE 22-17

AMENDING NCC 21.02.060, 21.06.040, 21.06.080, AND 21.08.010 REGARDING SUBDIVISION SUBMISSION REQUIREMENTS

WHEREAS, Nibley City regulates land uses within Nibley City boundaries; and

WHEREAS, the required list of materials and elements to be included with a Final Plat or Preliminary Plat submission should be reflective of engineering standards and best practices; and

WHEREAS, the timing of subdivision reviews should be reasonable and adequate to ensure compliance of Nibley City Code and Engineering Design Standards.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The proposed amendments to NCC 21.02.060, 21.06.040, 21.06.080 and NCC 21.08.010 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 25 DAY OF AUGUST, 2022.

_____
Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

21.02.060 Complete Submittal Required

A. No application for a subdivision shall be reviewed by the City Planning Commission or City Council or be entitled to substantive review and approval until the applicant has submitted all documents required by this Title and Nibley City Code. The City shall inform applicants of the information needed to provide a complete application. Once a complete application has been received, the application shall be reviewed by the City Engineer, City Planner, Public Works Director, and all any other applicable departments or special service districts for conformance to NCC. When the application has been determined to be complete and in compliance with NCC, the application will be placed on the next Planning Commission meeting which is at least (14) days from the date of compliance determination. The application will then be reviewed/approved by the applicable recommending/approval authorities as outlined in this Chapter.

21.06.040 Submission Of Preliminary Plat

A. The subdivider shall submit the following in a readable, electronic format with each Preliminary Plat application:
   1. The proposed preliminary plat conforming to all development standards of NCC and Nibley City Engineering Design Standards.
   2. A title report, provided by a title company, for the property proposed to be subdivided, dated within thirty (30) days of the submittal of the preliminary plat.
   3. Except as outlined in NCC 21.10.040, prior to approval of the preliminary plat, the subdivider shall provide the City with signed documentation that any affected canal company has had the chance to review plans related to the alteration of affected canals, and further, that the canal company understands they have thirty (30) days from the date of notification to bring any concerns to the City.
   4. The following are required for all phased developments, developments larger than 20 acres, or as specifically required by City Staff:
      a. Preliminary Maintenance and Landscape Plans
      b. Traffic Impact Study
      c. Geotechnical Report
      d. Preliminary Stormwater / Drainage Report
      e. Preliminary Sewer Report
      f. Preliminary Water Report
         0. The preliminary water report will be provided by the City's water modeling consultant at a cost to the developer.

21.06.080 Final Plat Approval

A. Within one year of receiving approval of the preliminary plat by the City, developers shall present the entire subdivision or first phase or phases for final approval by the specified Land Use Authority. If the first phase of the subdivision is not submitted within one year of preliminary plat approval, the approval of the preliminary plat shall be null and void and the applicant must submit a new preliminary plat application for consideration.
B. The application for final approval shall consist of the following:
   1. Final plats for the entire subdivision or for the proposed phases, prepared according to this ordinance and to the Nibley City Design Standards and Specifications;

Commented [DF1]: Is 14 days the minimum? If they were done 7 days before the meeting would that be enough time to still get them on?

Formatted: Font: (Default) Times New Roman, Bold

Formatted

Deleted: If applicable, the

Formatted

Deleted: <#>three (3) paper copies and one (1) electronic copy, in a format that is readable, of the proposed preliminary

Deleted: <#> plat to the Planning Commission at least fourteen (14) days prior to the date of the Planning Commission meeting at which the preliminary subdivision plan is to be reviewed. The Planning Commission shall circulate copies of the proposed preliminary plat to all affected departments and to any districts which may be providing special services for comment and review.¶
The preliminary plat shall conform to the development standards outlined in NCC 21.08.010.21.06.50 PublicNotice and Hearing Required.¶

Commented [DF3]: What happens if they don't. Does the pre plat approval automatically go away. I recommend that it should. Often there won't be any changes at all but this removes standing if there are changes to our codes.

Commented [LR4R3]: Added phrase the nullify if not presented within one year

Deleted:

2. A stamped report, prepared by a Utah Licensed Professional Engineer or Professional geologist, establishing the ordinary high groundwater elevation and finished floor elevations for the subdivision.
    a. No finished floor elevations, including basement floor elevations, shall be permitted below the aforementioned groundwater elevation.
    b. The groundwater elevation and finished floor elevation limitations shall be recorded as a boxed note (min 14 pt font) on the recorded mylar
    c. The report shall be attached to the Development Agreement.
    d. An applicant is not required to submit a groundwater report or finished floor elevations of any permitted building if the applicant records on the final plat that 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 this section for their lot, and unless that report is reviewed and approved by the City Engineer
3. Construction drawings for the subdivision, prepared by licensed professionals according to this ordinance and to the Nibley City Design Standards and Specifications;
4. Final reports for which preliminary reports were required with the preliminary plat.
5. and one (1) electronic copy of the final plats, construction drawings, and reports; and
6. A draft Development Agreement, prepared by Nibley City, outlining the roles and responsibilities of both the subdivider and Nibley City. The Development Agreement shall be approved by the City as part of the final approval.

Deleted: Three (3) hard

Deleted: copies of the final plats and construction drawings

Deleted: and

Deleted: of the same

Commented [LR6]: Rob, should we change this now that the law passed that says that DA's shouldn't be the only way to be able to develop? Perhaps we should say a DA is required if it is a R-PUD, Cluster or Open Space Subdivision or if there are terms outside of the ordinance that both parties agree to. Please advise.

21.08.010 Preliminary Plat

A. As part of the submittal of the preliminary plat, subdividers shall provide Nibley City with the following information:
B. Description: The preliminary plat shall be drawn to a scale not smaller than one hundred feet to the inch (1"=100') on standard twenty-four inch by thirty-six inch (24"x36") paper and shall include the following information in the title block:
    1. The proposed name of the subdivision.
    2. The boundaries of the proposed subdivision, including sufficient information to locate the project, and the total acreage of the project.
    3. A legal description of the property.
    4. The names and addresses of the owner, subdivider if other than owner, and the engineer or surveyor of the subdivision.
    5. Date of preparation.
    6. Scale
C. Existing Conditions: The plat shall show:
    1. The location of the nearest benchmark and property monuments.
    2. All property contiguous to the proposed subdivision under the control of the subdivider, even if only a portion is being subdivided.
    3. The location, width and names of all existing streets, railroads, open spaces, sewers, water mains, culverts or other utility lines and rights-of-way, and permanent buildings and structures located within the tract and within one hundred and fifty feet (150') of the outermost boundary of the subdivision.
    4. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract.
    5. Existing sewer lines, water mains, land drains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location.

Deleted: three hundred

Deleted: 300'

Deleted: s

6. Existing irrigation ditches andcanals, their owners, and any easement or prescriptive right-of-way.
7. Existing natural drainage channels and open waterways.
8. Proposed realignments for any existing facility.
9. Identification of known natural features including, but not limited to, wetlands as identified by the US Army Corps of Engineers, areas which would be covered in the event of a 100-year storm event, all water bodies, floodways and drainage ways, slopes exceeding twenty percent (20%) and any other natural features as may be required by the Planning Commission or City Council for the subdivision, including the acreage in each required feature.
10. Boundary lines of adjacent tracts of land, showing ownership where possible.
11. Contour map at vertical intervals of not more than five feet (5') where the slope is greater than ten percent (10%) and not more than two feet (2') where the slope is less than ten percent (10%).
12. A plan outlining how the subdivider intends to phase construction of the project, if phasing is intended.

D. Proposed Development: In addition to the above-listed items, the preliminary plat shall show:
1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
2. Cross-sections depicting in detail the widths, elevations, and typical slopes of all road types (out to the limits of the property line or PUE if applicable), trails, irrigation facilities, natural channels, and other unique areas within the area to be platted that require information to clearly depict what is being proposed.
3. The layout, numbers and typical dimensions of lots.
4. Open space intended to be dedicated for public use or set aside for the private use of property owners in the subdivision.
5. Building setback lines, including dimensions of said lines.
6. Easements, including dimensions, for water, sewer, drainage, utility lines and other purposes as required by the Planning Commission or by City law.
    a. Cross-lot easements for water, sewer, drainage, or other utility lines shall be avoided as much as possible and required specific approval by the City Engineer prior to presentation to the Planning Commission and City Council.
7. A tentative plan or method for the subdivision's groundwater, fire hydrant, sewer and stormwater drainage facilities.
8. Where the plan submitted covers only part of the subdivider's tract, the preliminary plat shall include a sketch of the prospective future street system which shall be considered in light of the future street system of the larger area.

E. Approval Of Preliminary Plat:
1. Conditions Of Approval: The Approval Authority shall approve only those preliminary plats that satisfy the standards and criteria specified in this title, Zoning Title 19 of the Nibley City Code and all other applicable City ordinances and standards.
2. Environmental Impact Analysis: The Planning Commission shall determine from the preliminary plat the possible need for environmental impact analysis.
3. Approval Or Disapproval By the Approval Authority: The Approval Authority shall, approve the preliminary subdivision plan if it finds that the subdivision complies with City ordinances and standards. The Approval Authority may conditionally approve a preliminary subdivision plat imposing such conditions as required in order to bring the subdivision plat into compliance with the requirements of City ordinances. In the event the ApprovalAuthoritydisapproves the preliminary plat, they shall state in writing each reason for the disapproval.

Deleted: ,

Deleted: and p

Formatted

Agenda Item #11

Description	Workshop: Amendments to Street Improvement and Dedication Agreement with Nibley Development regarding the 2600 South roadway, west of 1200 West.
Presenter	Al Bingham, Nibley Development and Larry Jacobsen, Mayor
Recommendation	Hear description of upcoming proposed amendments to the existing Agreement on 2600 South. Recommendation is forthcoming after review of proposed amendments.
Reviewed By	Mayor

Background

In July of 2021, Nibley Development and Nibley City entered an agreement to improve and eventually dedicate 2600 South between US 89-91 and 1200 West. That agreement was later modified in 2021 to eliminate a requirement for bonding. Nibley Development has progressed with improvements on 2600 South and is asking for Nibley City to consider specific topics that would lead to the city accepting the dedication of the road. Larry Jacobsen has given Mr. Bingham advice while forming this consideration, and Larry has requested that Nibley Development propose tracked changes in the current agreement to define potential modifications. Al Bingham will discuss those items with the Council. Because the specific proposal (received at noon on 23 August 2022) is a preliminary draft and has not yet been reviewed by City Staff or by the City Attorney, this item is for discussion only. The discussion will hopefully let the Council guide Nibley Development on a forthcoming proposal.

Draft Version received 23 August 2022. Subject to review by Nibley City.

Draft Version received 23 August 2022. Subject to review by Nibley City.

NIBLEY CITY AND NIBLEY DEVELOPMENT AMENDED AND RESTATED STREET IMPROVEMENT, DEDICATION AGREEMENT AND REIMBURSEMENT AGREEMENT

Deleted: AND

THIS STREET IMPROVEMENT AND DEDICATION AGREEMENT ("Agreement"), entered into this _____ day of_____, 20____, between NIBLEY DEVELOPMENT, LLC hereinafter referred to as "Developer" and Nibley City, here in after referred to as "City", and

Deleted: _____,

WHEREAS, Developer and Nibley City are parties to that certain Nibley City Street Improvement and Dedication Agreement dated _____, _____ (the "Original Dedication Agreement');

WHEREAS, Developer and Nibley City desire now to amend, restate and completely supersede the Original Dedication Agreement in its entirety as set forth herein (the "Agreement");

WHEREAS, Developer owns and seeks to develop a portion of its property located in Nibley City, Cache County, State of Utah, generally described as Tax Parcel No. 03-007-0019 and more particularly described as follows ("Development"):

A parcel of land, situate in the Southwest Quarter of Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Nibley City, Cache County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 2600 South Street, said point being North 89°47'28" West 50.51 feet along the section line and North 00°12'32" East 33.00 feet from the North Quarter Corner of said Section 20 and running thence:

North 89°47'28" West 1620.87 feet;

thence Northwesterly 113.93 feet along the arc of a 656.00-foot radius non-tangent curve to the right (center bears North 26°43'26" East and the long chord bears North 58°18'02" West 113.79 feet with a central angle of 09°57'04");

thence North 53°19'30" West 861.45 feet to the easterly right-of-way line of US Highway 89-91;

thence North 36°40'30" East 80.00 feet along said easterly right-of-way line;

thence South 53°19'30" East 861.45 feet;

thence Easterly 366.60 feet along the arc of a 576.00-foot radius tangent curve to the left (center bears North 36°40'30" East and the long chord bears South 71°33'29" East 360.44 feet with a central angle of 36°27'58");

thence South 89°47'28" East 1338.00 feet;

thence Southwesterly 16.72 feet along the arc of a 10.00-foot radius non-tangent curve to the right (center bears South 84°49'45" West and the long chord bears South 42°27'04" West 14.86 feet with a central angle of 95°14'37") to the Point of Beginning.

Contains: 101,358 square feet or 2.327 acres.

and

WHEREAS, there are no pending land use or rezone requests regarding the Development, and this Agreement is not predicated on any except as stated herein;

WHEREAS, prior to applying for and obtaining preliminary plat, final plat, or other land use approvals for the remainder of the Development, subject to agreement for reimbursement as described below the Developer desires to construct, improve, and dedicate, in accordance with City requirements, a public street to be known as 2600 South, which street, and its location, is more particularly described in Exhibit A hereto (the "Street"); and

WHEREAS, the Developer believes that the construction and dedication of the Street will be to Developer's benefit and to the benefit of adjacent property including property currently owned by Nibley City and has requested that Nibley City approve the construction and dedication of the Street and provide for reimbursement from impact and development fees or credits based on benefit to adjacent property owners;

WHEREAS, it is necessary for the interest of the public welfare that the Street be constructed and dedicated in according to the specifications set forth in the Nibley City Ordinances, Design Standards, and this Agreement, subject to the future need to modify or adjust the Street pursuant to the proposed Development; and

NOW THEREFORE, to induce Nibley City to allow for the construction and dedication of the Street and the Developer to initially pay for, subject to reimbursement obligations set forth herein, the Developer and Nibley City do hereby mutually and unconditionally promise and agree as follows:

1. Developer hereby acknowledges receipt of a copy of the Nibley City Subdivision Ordinance, Nibley City Code Title 21, and the R-PUD Ordinance. Developer hereby acknowledges that Developer, or an agent of Developer, has read the ordinances, that Developer understands the provisions of the ordinances and that Developer will fully and completely comply with the provisions and requirements therein contained as of the date of this Agreement.

Deleted: es

Deleted: with Nibley City

Commented [KH1]: Is there an intent that this ordinance will change? We had a long discussion last month about passage of revised ordinances to allow the contemplated development. Is that revised ordinance still in contemplation and will that revised ordinance impact this provision?

2. Developer hereby acknowledges that the execution of this Agreement, on its own, does not constitute or grant any entitlement to preliminary or final plat approval, approval of an R-PUD rezone or other rezoning, or permission to begin development except as authorized by city code or as otherwise expressly set forth herein, and that any such approvals granted by the City may be granted only upon Developer's compliance with the terms of the Nibley City Ordinances, Design Standards, and this Agreement.

3. As set forth herein, Nibley City hereby agrees to provide Developer certain reimbursements of the costs incurred by the Developer in construction of the Street and other improvements required by this Agreement in the amounts set forth on Exhibit __ (the "Costs") on the account that such improvements constructed by Developer benefit adjacent property (the "Reimbursement Agreement"). The funds for the Reimbursement Agreement shall come in the form of, among other things, payments from or credits for impact fees, exactions, or other developments fees (collectively, "Impact Fees") paid to or recovered by Nibley City from any future development of property adjacent to the Street (the "Adjacent Property"), including, without limitation, property owned by Nibley City or by any entity(ies) or person(s) that own or have a contract to develop Adjacent Property other than the Developer ("Adjacent Property Owners"). The Impact Fees shall be required by Nibley City when any Adjacent Property developed, improved, or altered in such a way that a permit, license or approval of an application of any kind is submitted to or required by the Nibley City (the "Development Activity"). The reimbursements from Impact Fees charged to Adjacent Property Owners and reimbursed to the Developer shall be in proportion to the linear front feet of property owned adjacent to the Street as set forth in Exhibit __ (the "Proportionate Share"). Nibley City agrees that it shall impose and collect the Impact Fees when a Development Activity occurs and the amount of the Impact Fees shall be sufficient to, at a minimum, generate sufficient money to reimburse to the Developer the applicable Proportionate Share. As soon as reasonable after collection of the Impact Fee or a portion thereof, the Developer shall receive the applicable Proportionate Share. Alternatively, the Developer shall be provided credits against Impact Fees or any other fee, exaction or amount owed by it to Nibley City.

4. Developer hereby acknowledges that the construction and dedication of public streets by developers and subdividers are typically requirements and exactions imposed as a condition of subdivision and development approvals, and that the construction and dedication of and reimbursement for the Street under this Agreement is separate from approval of the proposed Development and unrelated to any approval or authorization of the Development. Other than as set forth herein, the Developer's construction and dedication of the Street pursuant to this Agreement shall not be considered or construed by any party as an exaction or condition of development approval of the Development.

5. Developer hereby acknowledges that the City may, if authorized by law, require or impose different and/or additional conditions and exactions in connection with a future approval or rezoning of the Development, which conditions and exactions may include changes to, modifications of, or redesign or relocation of some or all of the Street, as well as all street intersections, sidewalks, gutters, stormwater systems, utility pipes and lines, and other public infrastructure related thereto; provided, however, that nothing in this Agreement shall waive Developer's rights, including, but not limited to, the right to seek just compensation for any unconstitutional taking, regulatory taking, or other taking of Developer's property without just

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Left, Indent: Left: 0.5", Space After: 10 pt, Line spacing: Multiple 1.15 li, No bullets or numbering

Deleted: T

compensation, arising out of or related to such different and/or additional conditions and exactions imposed or required by the City in connection with a future approval or rezoning of the Development, which rights are hereby expressly reserved.

6. Except as provided herein, by proceeding with the construction and dedication of the Street pursuant to this Agreement, Developer waives only the right to claim that the initial construction and dedication of the Street pursuant to this Agreement was an unlawful exaction or taking in exchange for obtaining any future land use or zoning approval of the remaining portions of the Development. Any future challenge or dispute regarding the lawfulness of future conditions or exactions, including any claims to entitlement to just compensation for any unconstitutional taking, regulatory taking, or other taking of Developer's property without just compensation, may not be based in any way on the Developer's past construction and dedication of the Street pursuant to this Agreement and the costs incurred by Developer related thereto.

7. Developer shall ensure that there are no holders of interests that are superior in title to this Agreement, and that all interests, including but not limited to liens, mortgages, deeds of trust, and other similar devices, have been made subordinate to this Agreement such that Developer can dedicate the Street to the City free and clear of all encumbrances. Developer shall provide such documentation as is necessary to establish these facts prior to beginning construction of the Street.

8. Developer and Nibley City agree to the modification of the approval of the Street plans set forth in Exhibit __ and incorporated herein. [Insert Deal Point Agreement]. Within a commercially reasonable time after final council approval of this Agreement, Developer shall convey and dedicate to the City (or cause to be conveyed and dedicated to the City) and the City shall accept from the Developer the respective portion(s) of the Development needed for the Street by recording a final Street plat approved by the City. As a condition to approval of the Street plat and City's acceptance of the dedication of the Street, the Developer shall prepare and provide, at its own cost and expense, construction drawings for the Street. Nibley City acknowledges and agrees that the Street and all improvements have been constructed as agreed and all claims with regard to the construction of the Street has been fulfilled and/or waived. Except as provided herein, Developer will design, construct, and install all roadway improvements for the Street required by the City at Developer's sole cost and expense.

9. In consideration of the mutual promises and agreements contained herein, the sufficiency and receipt of which are hereby acknowledge, with the exception for all obligations and agreements set forth herein, the Developer and Nibley City and their respective affiliates, trusts, agents, successors and assigns, mutually release, waive and forever discharge the other and the other's respective family members, parents, siblings, officials, former officials, employees, former employees, agents, trusts, successors, assigns, heirs, devisees, attorneys, accountants, consultants and other professionals (the "Released Parties") from all claims, causes of action, obligations, costs, damages, demands, or losses that they have or may have against the Released Parties arising out of the Original Dedication Agreement, the Street or related matters. This release covers any claim related to the addition of or failure to add two inches of asphalt to the Street. The release does not include any obligation set forth in this Agreement, including, without limitation, the obligations set forth in Exhibit __ [Deal Points Agreement] incorporated herein.

Deleted: B

Deleted: the Street plans and/or Street plat or as otherwise directed by the City,

Deleted: Developer shall not begin construction or improvement of the Street until each of the above items have been prepared by Developer and approved and accepted by the City, and the final approved Street plat has been recorded.

Deleted: Prior the approvals described in Section 7, the Developer shall facilitate the dedication of necessary property for the Street to the City by Tri H Farms, the Catholic Diocese, River Valley Development, and Nibley City who own parcels adjacent to the Development, which dedication shall be accomplished by separate agreement between the City and the respective party. Developer's design, construction, and installation of all roadway improvements for the Street shall include those portions of the Street located on the property dedicated Tri H Farms, the Catholic Diocese, River Valley Development, and Nibley City for that purpose.

10. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.

Deleted: Nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable laws, ordinances and requirements as now existing and as enacted and/or amended prior to construction of the Street

11. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns including all parties who acquire title to any portion of the Development; provided, however, that this Agreement cannot be otherwise assigned, transferred or conveyed by either party, without the express, written consent of the other party.

12. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

13. Time is of the Essence. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

14. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

15. Entire Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

16. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

17. Recordation and Running with the Land. This Agreement shall be recorded in the chain of title for the Development. This Agreement shall be deemed to run with the land and bind all future owners of any part of the Development.

18. Attorney Fees. Both parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceedings from the other party.

Draft Version received 23 August 2022. Subject to review by Nibley City.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NIBLEY CITY

By: Justin Maughan
Its: City Manager

DEVELOPER

By:

By:

STATE OF UTAH)
:ss
County of Cache)

On this ____ day of _____, 2019, personally appeared before me Justin Maughan, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.

NOTARY PUBLIC

STATE OF UTAH)
: ss
County of Cache)

On the ____ day of _____, 2021, personally appeared before me,_____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Draft Version received 23 August 2022. Subject to review by Nibley City.

EXHIBIT A

Right-of-Way and Easement