MEADOW CREEK SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH

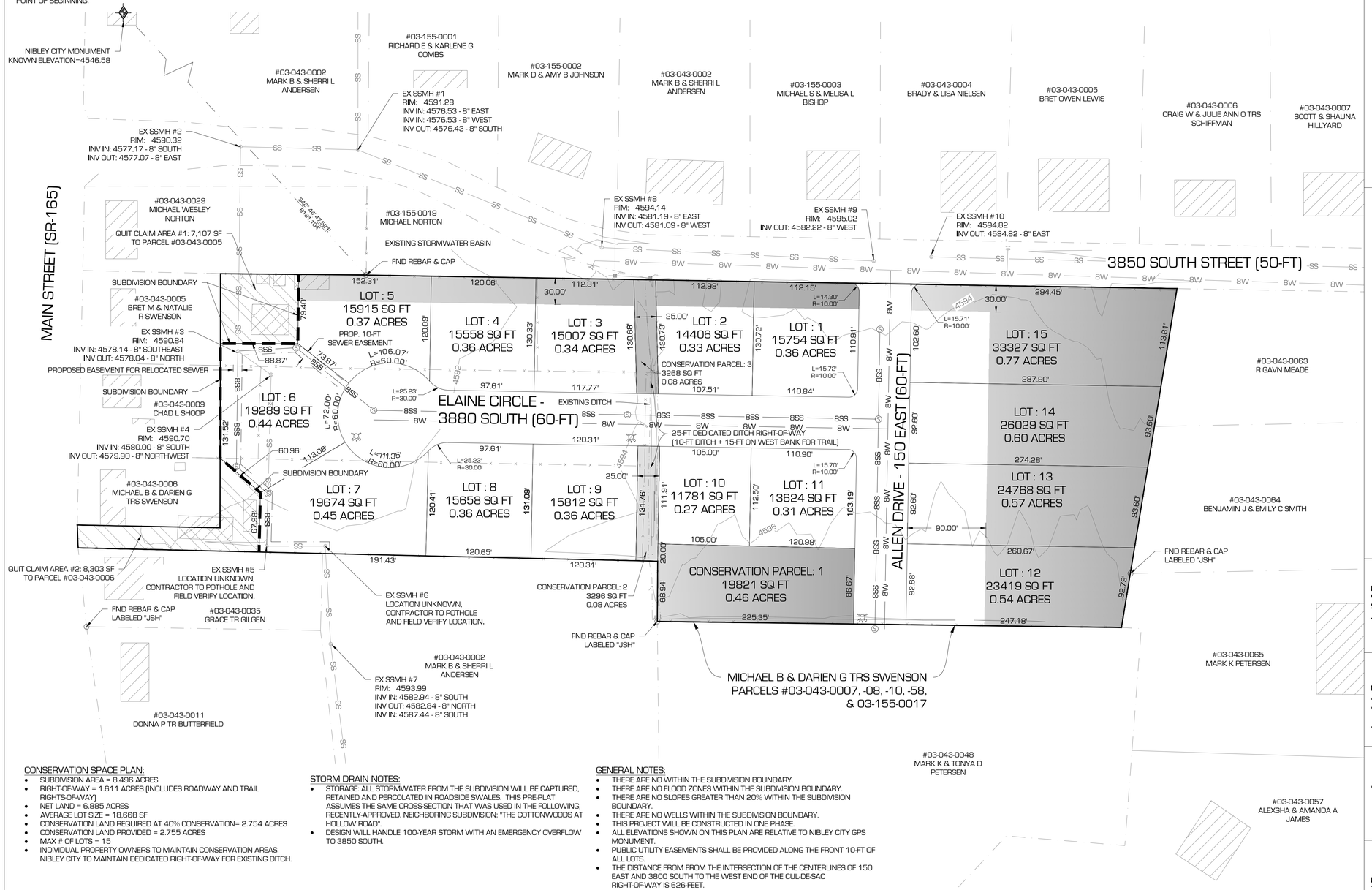
SCALE: 1"=60'

AS-SURVEYED LEGAL DESCRIPTION (PARCELS #03-043-0007, -08, -10, -58, & 03-155-0017:

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE RAILROAD SPKE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN RUNNING THENCE 457.81 FEET EAST ALONG THE SOUTH LINE OF SAID SECTION AND THENCE 1,951.66 FEET NORTH TO THE TRUE POINT OF BEGINNING AS MONUMENTED BY A FOUND JSH REBAR AND CAP.

THENCE NORTH 00°25'35" EAST 68.94 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 88°40'18" WEST 665.05 FEET ALONG AN EXISTING FENCE LINE TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 165; THENCE NORTH 01°59'13" WEST 26.24 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 88°50'58" EAST 163.67 FEET; THENCE NORTH 00°08'41" EAST 291.47 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 89°26'34" EAST 166.69 FEET ALONG SAID FENCE TO AN EXISTING REBAR AND CAP; THENCE SOUTH 89°02'19" EAST 930.62 FEET ALONG SAID FENCE AND THE SOUTH LINE OF THE BROOK FIELD MEADOWS SUBDIVISION TO A POINT ON THE NORTHWEST CORNER OF LOT 1 OF THE BROOK HOLLOW SUBDIVISION; THENCE SOUTH 09°19'24" WEST 393.79 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND AN EXISTING FENCE LINE; THENCE NORTH 89°14'31" WEST 532.53 FEET ALONG AN EXISTING FENCE LINE TO THE TRUE POINT OF BEGINNING.



PROJECT CONTACTS & GENERAL NOTES:

1. PROJECT SURVEYOR:
   DENNIS CARLISLE, PLS, UTAH LICENSE #172675-2201
   540 W GOLF COURSE RD, SUITE B1
   PROVIDENCE, UT 84332
   P: 435.770.1585
   E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
2. PROJECT ENGINEER:
   CIVIL SOLUTIONS GROUP, INC.
   MICHAEL E. TAYLOR, PE, UTAH LICENSE #8243188-2202
   540 W GOLF COURSE RD, SUITE B1
   PROVIDENCE, UT 84332
   P: 801.874.1432
   E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
3. PROPERTY SUBDIVIDER:
   BRET SWENSON
   P. 435.757.2382
   E. BRET.SWENSON12@GMAIL.COM
4. PROPERTY OWNER:
   MICHAEL & DARIEN SWENSON
   MICHAEL B & DARIEN G TRS SWENSON
   3900 S MAIN ST
   LOGAN, UT 84321
5. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC. NO BUILDING SHALL BE ALLOWED ON CONSERVATION AREAS.
   ZONE: R-1 (CONSERVATION SUB. WITH 35% CONSV. AREAS)
   MIN. AVERAGE LOT SIZE: 10,759 SF
   MIN. LOT SIZE: 8,500 SF
   MIN. FRONTAGE: 85'
   FRONT SETBACK: 30'
   REAR SETBACK: 30'
   SIDE SETBACK: 10'
   SIDE SETBACK (ADJACENT ROW): 25'

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY BOUNDARY
- EX. SEWER LINE
- EX. WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- CONTOUR INDEX EXISTING
- CONTOUR INTERMEDIATE EXISTING
- EXISTING BUILDING
- CONSERVATION EASEMENT AREA
- PROPOSED HYDRANT

CONSERVATION SPACE PLAN:

- SUBDIVISION AREA = 8.496 ACRES
- RIGHT-OF-WAY = 1.611 ACRES (INCLUDES ROADWAY AND TRAIL RIGHTS-OF-WAY)
- NET LAND = 6.885 ACRES
- AVERAGE LOT SIZE = 18,668 SF
- CONSERVATION LAND REQUIRED AT 40% CONSERVATION= 2.754 ACRES
- CONSERVATION LAND PROVIDED = 2.755 ACRES
- MAX # OF LOTS = 15
- INDIVIDUAL PROPERTY OWNERS TO MAINTAIN CONSERVATION AREAS. NIBLEY CITY TO MAINTAIN DEDICATED RIGHT-OF-WAY FOR EXISTING DITCH.

STORM DRAIN NOTES:

- STORAGE: ALL STORMWATER FROM THE SUBDIVISION WILL BE CAPTURED, RETAINED AND PERCOLATED IN ROADSIDE SWALES. THIS PRE-PLAT ASSUMES THE SAME CROSS-SECTION THAT WAS USED IN THE FOLLOWING, RECENTLY-APPROVED, NEIGHBORING SUBDIVISION: "THE COTTONWOODS AT HOLLOW ROAD".
- DESIGN WILL HANDLE 100-YEAR STORM WITH AN EMERGENCY OVERFLOW TO 3850 SOUTH.

GENERAL NOTES:

- THERE ARE NO WITHIN THE SUBDIVISION BOUNDARY.
- THERE ARE NO FLOOD ZONES WITHIN THE SUBDIVISION BOUNDARY.
- THERE ARE NO SLOPES GREATER THAN 20% WITHIN THE SUBDIVISION BOUNDARY.
- THERE ARE NO WELLS WITHIN THE SUBDIVISION BOUNDARY.
- THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO NIBLEY CITY GPS MONUMENT.
- PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ALONG THE FRONT 10-FT OF ALL LOTS.
- THE DISTANCE FROM FROM THE INTERSECTION OF THE CENTERLINES OF 150 EAST AND 3800 SOUTH TO THE WEST END OF THE CUL-DE-SAC RIGHT-OF-WAY IS 626-FEET.

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS.

09.12.2017 — DATE
DESIGN ENGINEER

ENGINEER'S CERTIFICATE

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.

DATE — CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 2017.

CITY ATTORNEY

OWNER'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

DATE — OWNER

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.

COUNTY RECORDER'S NO._____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST_____
DATE_____TIME_____FEE_____
ABSTRACTED_____

INDEX_____
FILED IN: FILE OF PLATS — COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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 FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE — COUNTY SURVEYOR

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE — PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF_____A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CULINARY WATER AND SANITARY SEWER AUTHORITY APPROVALS

PLAT APPROVED BY NIBLEY CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

DATE — CULINARY WATER AND SANITARY SEWER AUTHORITY

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

MEADOW CREEK SUBDIVISION
PRELIMINARY PLAT
150 EAST 3850 SOUTH
NIBLEY, UTAH 84321

MARK:	DATE:	DESCRIPTION:

PROJECT #: 17099
DRAWN BY: M. TAYLOR
REVIEWED BY: D. MACFARLANE
ISSUED: 09.22.2017

PROFESSIONAL ENGINEER 09.22.17 No. 8243188-2202 MICHAEL E. TAYLOR STATE OF UTAH

PRELIMINARY PLAT

C-101