



Town of Apple Valley

1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted A Minimum of 14 Days in Advance of The Planning Commission Meeting

Owner: <u>LAND DEVELOPMENT SOLUTIONS, LLC; PAT MELF</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) <u>BEAUT TUTTLE, NORTHERN ENGINEERING</u>		Phone: [REDACTED]	
Address/Location of Property: <u>2280 EAST CANAM WAY</u>		Parcel ID: <u>AV-1378-Q</u>	
Subdivision Name: <u>MOUNTAIN VALLEY ESTATES</u>		Phase: <u>2</u>	
For Planned Development Purposes: Acreage in Parcel <u>59.73 ac.</u>		Acreage in Application <u>59.73 ac</u> # of Lots <u>36</u>	
Proposed Use <u>SINGLE FAMILY SUBDIVISION WITH LOTS RANGING IN SIZE FROM 1.0 acre to 2.25 acres. DENSITY = 0.60 lots/acre</u>			

Submittal Requirements: The preliminary plat application shall provide the following:

- ☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- ☒ a. The proposed name of the subdivision
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than named above.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

Official Use Only	Amount Paid: \$ <u>2,700.00</u>	Receipt No: <u>422-78</u>
Date Received: <u>11/22/22</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

- H/A e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ✓ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ✓ h. Contours at vertical intervals not greater than five (5) feet.
- ✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ✓ j. Information on whether property is located in desert tortoise take area.

☐ 3.

Proposed Plan: The subdivision plans shall show:

- ✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ✓ b. The layout, numbers and typical dimensions of lots.
- ✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ✓ g. Approximate radius of all center line curves on highways or streets.
- ✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ✓ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ✓ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- No l. Will this subdivision be phased? If yes, show possible phasing lines.
- ✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4.

Required copies of plans:

- ✓ a. Three copies of all full-scale drawings.

☒ b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.



September 20, 2022

Town of Apple Valley
1777 No. Meadowlark Drive
Apple Valley, Utah 84737

RE: Mountain Valley Estates, Phase 2 Subdivision Preliminary Plat Summary

Dear Town,

The Mountain Valley Estates, Phase 2 Subdivision Preliminary Plat contains 36 lots on 59.73 acres for a density of 0.60 lots per acre. The subdivision consists of lot sizes ranging from 1.0 acre to 2.25 acres. Mountain Valley Estates, Phase 2 is the planned second phase for Canaan Mountain Estates, Phase 1 of which the new ownership group changed the name from Canaan Mountain Estates, Phase 2 to Mountain Valley Estates, Phase 2. Mountain Valley Estates, Phase 2 is located on Canaan Way and is adjacent to Canaan Mountain Estates, Phase 1. The main access will be from Canaan Way and SR-59 of which a second access will be to SR-59 through the developer's property from the east side of the subdivision. An additional access will also be provided to Desert Drive. The subdivision currently has existing water lines connected to Canaan Springs Water System that was constructed and installed with Phase 1. The Phase 2 subdivision will construct a Phase 3 Sewer Collection and Treatment System and will work closely with Ash Creek Special Service District during the design and construction of the sewer system. The Phase 2 Subdivision roadways will have a 50-foot wide right of way with a 28 foot wide paved roadway. Drainage swales will be constructed on each side of the roadway with culverts installed at all intersections. The entire site slopes from the northeast to the southwest of which the drainage swales will be graded to the southwest corner of the subdivision of which a storm water detention basin will be constructed on adjoining property owned by the developer. When the developer's adjoining property is master planned and developed a regional storm water detention basin will be designed to handle all of the developer's property and the storm water detention basin for Phase 2 Subdivision will be abandoned. The construction drawings will provide the details for the utility connections and street grades along with a storm water drainage report submitted with the construction drawings. Both Rocky Mountain Power and the telephone company have installed buried power and phone lines. Some additional work for a new water line, buried power and buried telephone lines will be required on the east side of Phase 2 where an additional roadway was added. All existing water lines, power lines and telephones will be tested and approved by the Town and utility companies prior to placing the utilities in service.

There are no wells, springs or seeps located on Phase 2 along with no ditches, canals or natural drainage channels. There are some natural drainage channels located on the adjoining developer's property of which the property is downstream from Phase 2. Percolation tests were performed previously on all of the 36 lots which had been approved by the state health



department for septic tanks and drain fields. From those perc test holes there was no evidence of shallow ground water, expansive soils, collapsible soils, shallow bedrock or other potential geotechnical constraints as all of the perc tests passed the State's guidelines for septic tanks and drain fields. The property is not located in a desert tortoise area. The Phase 2 Subdivision will be developed in one phase.

If you have any questions or need any additional information, please contact me.

Thanks,



Brant D. Tuttle, P.E.

Northern Engineering, Inc.



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Parcel ID#

AV-1378 Q

ACKNOWLEDGEMENT OF WATER SUPPLY

MOUNTAIN VALLEY ESTATES, PHASE 2 located on parcel(s)

AV-1378-Q

within the Town of Apple Valley, Washington County, Utah.

By my/our signature(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, and/or any building permit, the applicant may be required by the Town of Apple Valley to provide a guarantee of water service through a "Will Serve" letter from the Big Plains Water and Sewer Special Service District ("District") which verifies that there is a sufficient water supply and guarantee of water for the application or proof that another guaranteed source of water is available to the applicant; and
3. For any application which may be approved without the "Will Serve" letter from the District, the applicant assumes the entire risk of water availability for the project and/or application.

Signature(s):

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

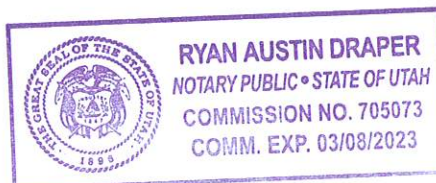
County of Weber)

On this 11 day of October, in the year 2022, before me, Ryan Draper a notary public, personally appeared Pasquale Melfi, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(seal)

(notary signature)



**AFFIDAVIT
PROPERTY OWNER**

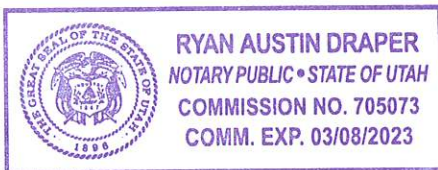
STATE OF UTAH)
)
COUNTY OF WASHINGTON)

I (We) LAND DEVELOPMENT SOLUTIONS, LLC, PASQUALE MELFI, MANAGER being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Land Development Solutions LLC
Property Owner

Pasquale Melfi
Property Owner

Subscribed and sworn to me this 11th day of October, 2022.



[Signature]
Notary Public

Residing in: Weber County, UT

My Commission Expires: 03/08/2023

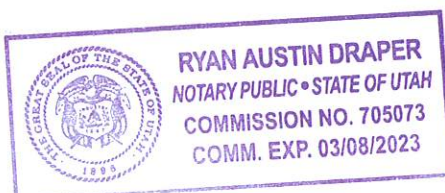
AGENT AUTHORIZATION

I (We), LAND DEVELOPMENT SOLUTIONS, LLC, PASQUALE MELFI, MANAGER the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) BRANT TORICE, NORTHERN ENGINEERING to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Land Development Solutions LLC
Property Owner

Pasquale Melfi
Property Owner

Subscribed and sworn to me this 11th day of October, 2022.



[Signature]
Notary Public

Residing in: Weber County, UT

My Commission Expires: 03/08/2023



1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1194 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

11/21/2022

Preliminary Water Service Letter
For
Mountain Valley Estates
(36 lots)
Pat Melfi and Brant Tuttle (Engineer)
AV-1378-Q

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. Currently connected into Canaan Mountain Estates Phase I water system.
 - a. Water system unused since installation and will need approvals and testing to be placed into service.
 - b. We will need engineering calculations to ensure proper culinary requirements, fire flows and pressures throughout the development's looped system.
2. If current infrastructure is unable to meet flow requirements; and upon discussion and approval of the District you may be required to bring source, build a tank and infrastructure designed to meet culinary, irrigation, and fire suppression needs as requisite by the District.
3. Municipal/Culinary water rights will be required to be deeded to the District at 1 ac' per home.
4. Standard impact and connection fees will apply.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system and easements will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a Preliminary Plat Application, and it is NOT a Will Serve Letter.

This letter will Expire in 6 months from the date on this letter which is May 21st, 2023.

Andy McGinnis
Chairman
Big Plains SSD

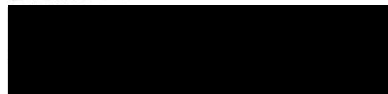


Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

September 23, 2022

Brant Tuttle



Re: Mountain Valley Estates Phase 2

Located: Canaan Way, Apple Valley, UT

Dear Brant Tuttle:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

October 17, 2022

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

RE: Mountain Valley Estates Phase II

Kyle,

Ash Creek Special Service District is issuing a Will Serve for Mountain Valley Estates Phase II subject to the following:

The completion of Apple Valley's annexation commitments to Ash Creek.

The completion of concept plans for the proposed development.

In addition, the owner will need to execute a Body Politic Agreement with Ash Creek.

The developers understand and agree that they will need to get plan approval for the sewer and treatment systems. After approval, they agree to pay all costs associated with construction and impact fees.

Will Serve approvals are given on a phase-by-phase basis. Approval of one phase does not guarantee approval of subsequent phases.

Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

PRELIMINARY PLAT
MOUNTAIN VALLEY ESTATES
PHASE TWO SUBDIVISION

APPLE VALLEY, UTAH

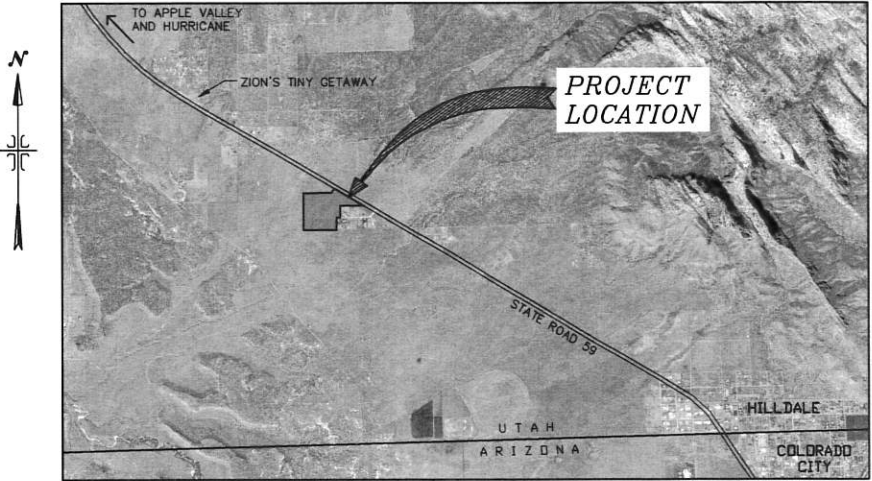
SEPTEMBER 2022

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
1-2	MASTER PLAN
1-3	PRELIMINARY PLAT
2-3	PRELIMINARY UTILITY PLAN
3-3	PRELIMINARY GRADING PLAN
DT-01	DETAIL SHEETS

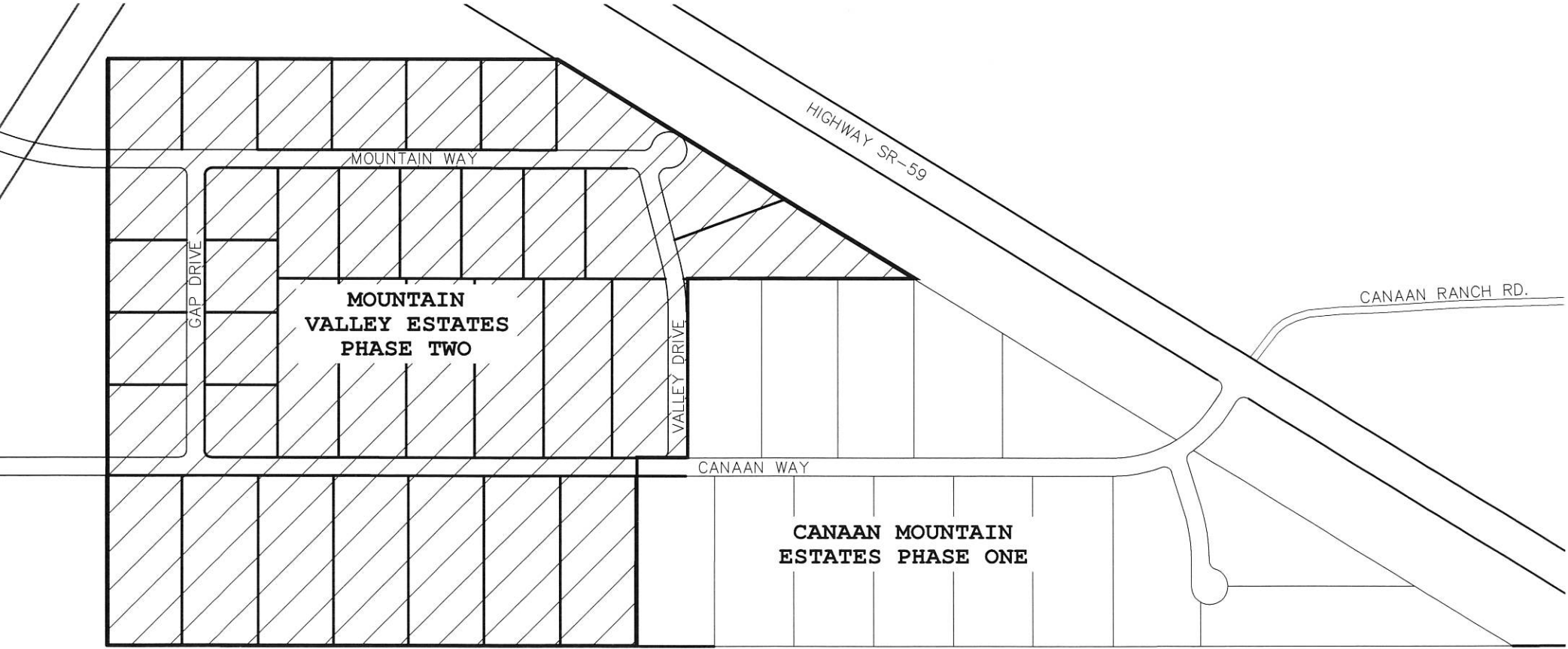
GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLE VALLEY "STANDARDS AND SPECIFICATIONS" AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF APPLE VALLEY. THE CITY SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATION SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE LOCATE ALL OVERHEAD INTERFERENCES WHICH MT AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTIONS AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.



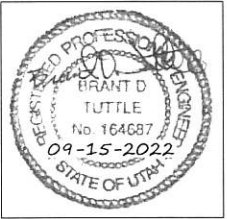
VICINITY MAP

-NTS-



PROJECT OVERVIEW

-NTS-



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

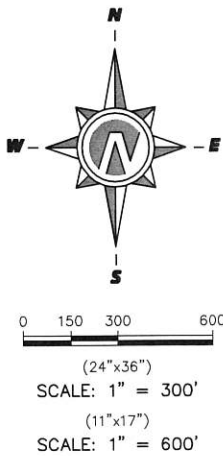
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
3-16-052

SHEET NO.
1-1

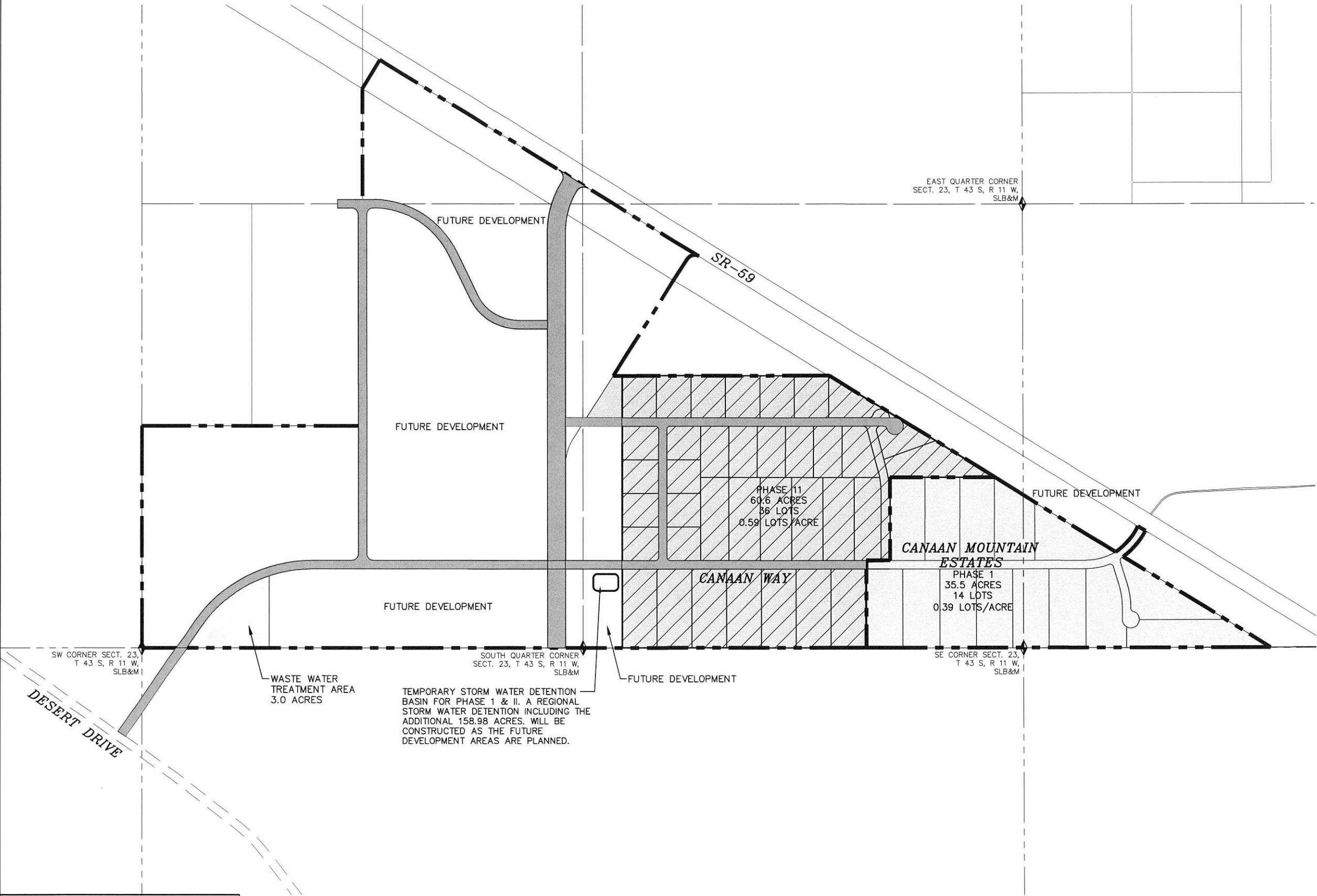
MOUNTAIN VALLEY ESTATES MASTER PLAN

PROJECT LOCATED IN WASHINGTON COUNTY, UTAH
SECTION 23 T 43 S R 11 W SLB&M



SUMMARY

- CANNON ESTATES PHASE 1 = (EXISTING)
14 LOTS ON 35.5 ACRES = 0.39 LOT/ACRES
- MOUNTAIN VALLEY ESTATES PHASE 11
36 LOTS ON 60.6 ACRES = 0.59 LOTS/ACRES
PARCEL AV - 1378-Q =
- FUTURE DEVELOPMENT PARCELS
AV-1378-B = 86.97 AC.
AV-1378-C = 52.51 AC.
AV-1378-D = 19.50 AC.
TOTAL FUTURE DEVELOPMENT = 158.98 AC



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN CONSULTANTS, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-21-077-00 MOUNTAIN VALLEY 36 LOT\CAD\Concept\MOUNTAIN VALLEY2 MASTER PLAN.dwg 9/14/2022 4:21 PM			



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

MOUNTAIN VALLEY ESTATES
PHASE II

MASTER PLAN

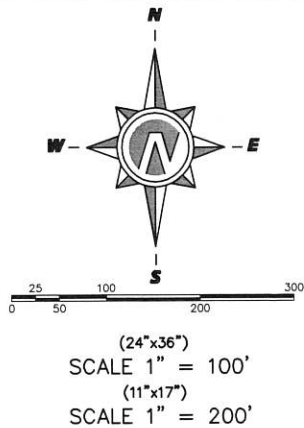
APPLE VALLEY, UTAH

JOB NO.

3-21-077

SHEET NO.

1-2



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, S.L.B.&M., APPLE VALLEY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE S.89°59'11"E. A DISTANCE OF 233.11 FEET ALONG THE SECTION LINE TO THE REAL POINT OF BEGINNING.

THENCE N.00°00'49"E. A DISTANCE OF 1620.00 FEET; THENCE S.89°59'11"E. A DISTANCE OF 1240.65 FEET; THENCE S.58°32'58"E. A DISTANCE OF 1160.81 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CANAAN MOUNTAIN ESTATES SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 516577 THE FOLLOWING FOUR(4) BOUNDARY COURSES; THENCE N.89°59'11"W. A DISTANCE OF 630.00 FEET; THENCE S.00°00'49"W. A DISTANCE OF 494.57 FEET; THENCE N.89°59'11"W. A DISTANCE OF 141.07 FEET; THENCE S.00°00'49"W. A DISTANCE OF 520.00 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 23; THENCE N.89°59'11"W. A DISTANCE OF 1460.00 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 2,601,984 SQ.FT. OR 59.73 ACRES.



- LEGEND**
- SECTION CORNER
 - CLASS I MONUMENT
 - PROPERTY CORNERS
 - ROAD CENTER LINE MARKER
 - PROPERTY BOUNDARY
 - EASEMENT LOT LINE
 - SECTION LINE
 - EXISTING DITCH FLOWLINE

ENGINEER
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
BRANT TUTTLE (801-802-8992)
EMAIL: btuttle@nelutah.com

DEVELOPER:
LAND DEVELOPMENT SOLUTIONS, LLC
PAT MELFI (801-792-6970)
EMAIL: pat.melfi@gmail.com

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
NO.	DATE:
REVISIONS	BY DATE
1	REV. COGO FILE



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

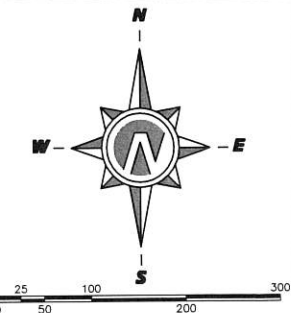
MOUNTAIN VALLEY ESTATES
PHASE II

PRELIMINARY PLAT OVERALL

APPLE VALLEY, UTAH

JOB NO.
3-21-077

SHEET NO.
1-3



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



UTILITY CONSTRUCTION NOTES

- 1 NEW 8" PVC C-900 WATER MAIN
- 2 NEW 3/4" WATER SERVICE AND 1" IRRIGATION SERVICE WITH METER AND YOKE
- 3 NEW FIRE HYDRANT WITH 6" VALVE
- 4 NEW 8" GATE VALVE
- 5 NEW 8" TEE
- 6 NEW 8" PLUG
- 7 EXISTING 8" PVC C-900 WATERMAIN
- 8 EXISTING 3/4" WATER SERVICE WITH WATER AND YOKE.
- 9 EXISTING FIRE HYDRANT
- 10 EXISTING 8" GATE VALVE
- 11 EXISTING 8" ICE
- 12 EXISTING 8" PLUG
- 13 NEW 2" PRESSURE SEWER MAIN
- 14 NEW 2" PRESSURE SEWER LATERAL
- 15 EXISTING 3/4" WATER SERVICE TO BE ABANDONED
- 16 NEW 15" ADS STORM WATER
- 17 EXISTING POWER BOX
- 18 EXISTING UNDERGROUND POWER
- 19 EXISTING TELEPHONE PEDESTAL
- 20 UNDERGROUND TELEPHONE
- 21 NEW UNDERGROUND POWER

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN CONSULTANTS, INC.

CONSULTANTS, INC.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

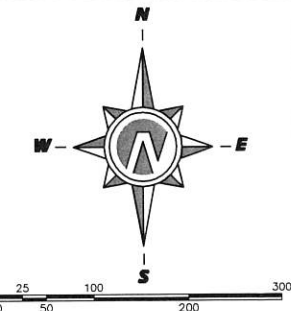
MOUNTAIN VALLEY ESTATES PHASE II

PRELIMINARY UTILITY PLAN

APPLE VALLEY, UTAH

JOB NO.
3-21-077

SHEET NO.
2-3



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



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5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			CDGD FILE:	DATE:
NO	REVISIONS	BY	DATE	REV. CDGD FILE

R:\3-21-077-00 MOUNTAIN VALLEY 36 LOT\CAD\Concept\MOUNTAIN VALLEY2.dwg 9/15/2022 8:24 AM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

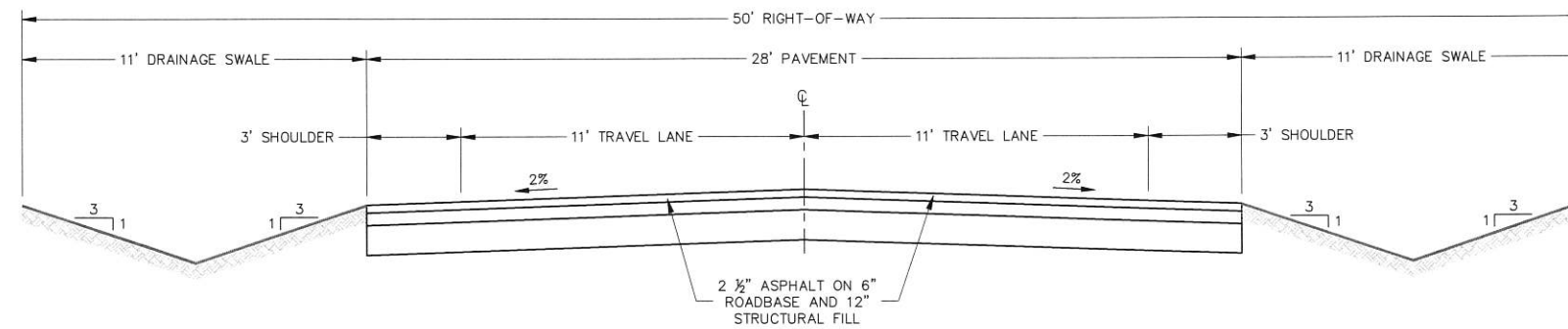
MOUNTAIN VALLEY ESTATES PHASE II

PRELIMINARY GRADING PLAN

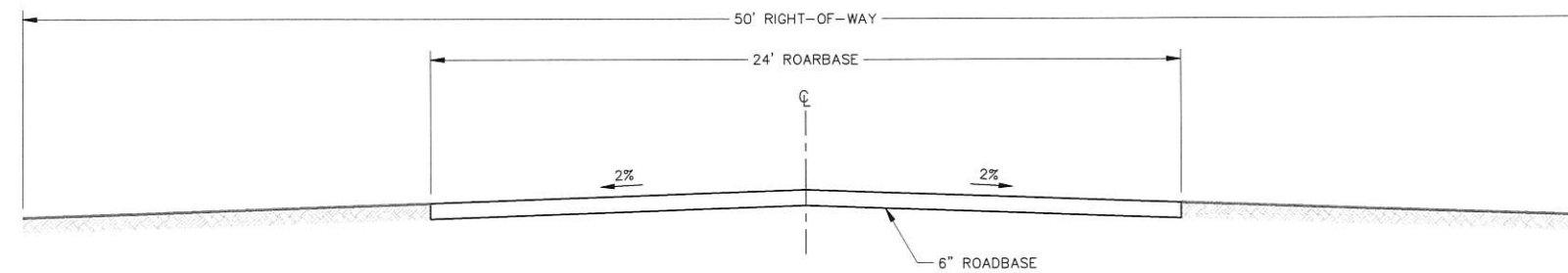
APPLE VALLEY, UTAH

JOB NO.
3-21-077

SHEET NO.
2-3



STANDARD RESIDENTIAL STREET CROSS-SECTION
-NTS-



CANAAN WAY SECOND ACCESS CROSS-SECTION
-NTS-

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5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**MOUNTAIN VALLEY ESTATES
PHASE 2**

DETAILS
APPLE VALLEY, UTAH

JOB NO.
3-21-077

SHEET NO.
DT-01