

FLEX SPACE CONDOMINIUMS

NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY.
FOUND ALUMINUM CAP MONUMENT MARKED
"MORGAN COUNTY SURVEY 2019"

1115.74'

S89°54'40"E 945.34'

Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DIP W/POLY WRAP WATER LINE
W/10 - 10" DIP W/POLY WRAP WATER LINE
W - 1" TYPE K COPPER SERVICE LATERAL
TO METER 1" POLY TO UNITS

SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/6 - 6" ADS N-12 SANITARY SEWER

STORM DRAIN

SD/12 - 12" ADS N-12 STORM DRAIN
SD/15 - 15" ADS N-12 STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN

(BASIS OF BEARINGS)

S00°05'20"W 2671.89'(W) (TO WITNESS CORNER)

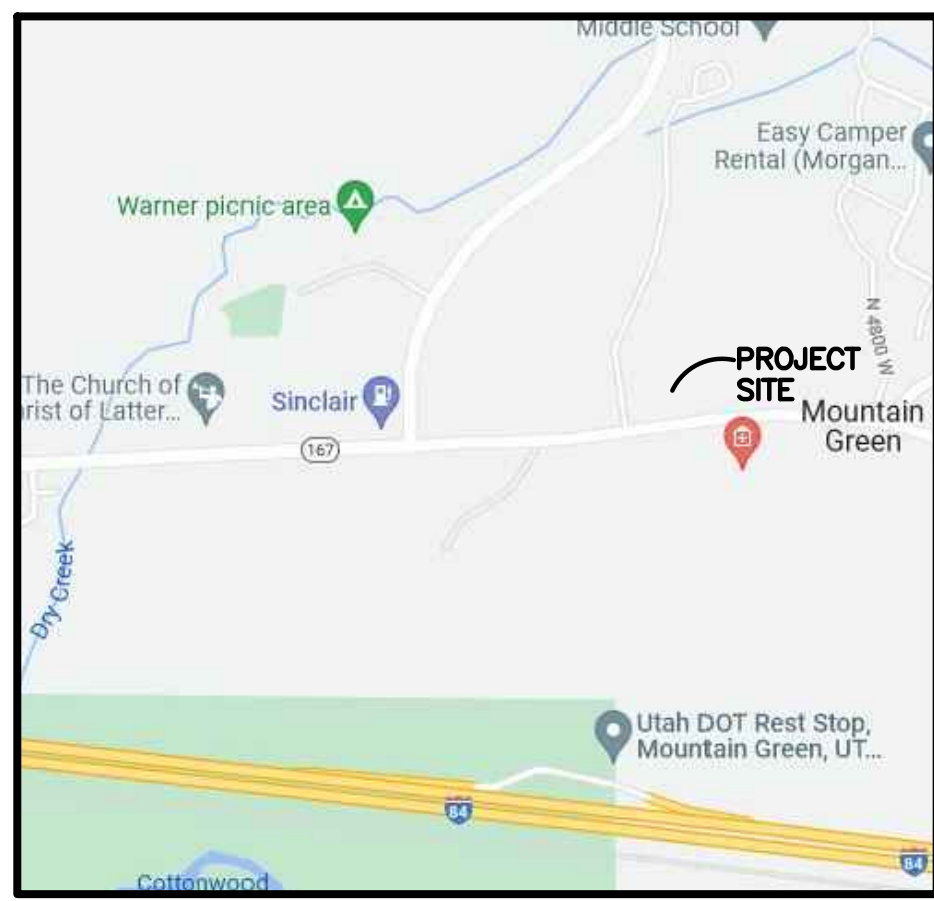
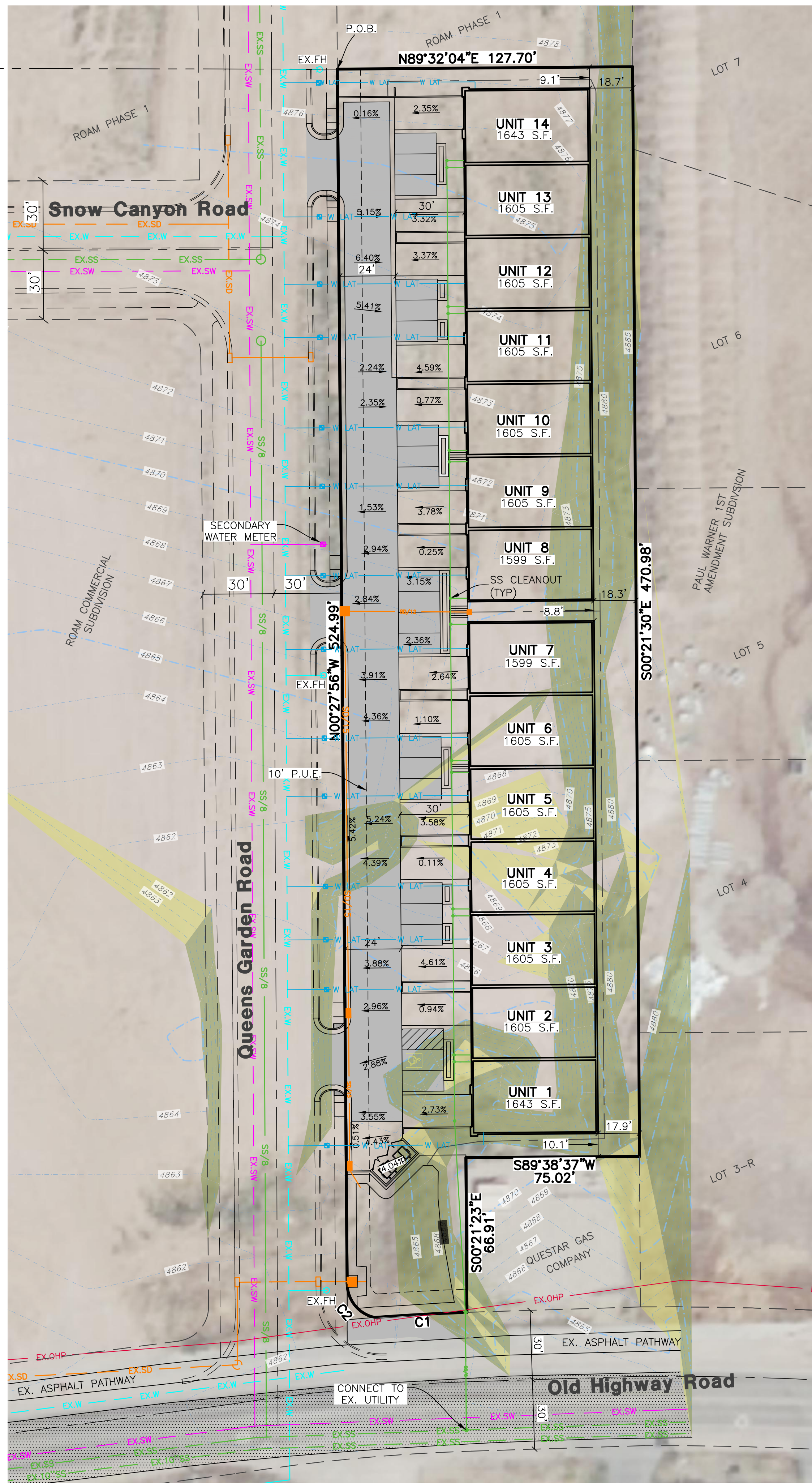
1677.40' (TO WITNESS CORNER)

30 0 30 60 90
Scale: 1" = 30'

WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY.
CALCULATED

WITNESS CORNER TO THE WEST QUARTER CORNER OF
SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY.
FOUND ALUMINUM CAP MONUMENT MARKED "MORGAN
COUNTY SURVEY 2019"

24.72'

VICINITY MAP
NOT TO SCALE

SITE DATA

TOTAL PARCEL:	63,382 (1.455 ACRES)	
BUILDING AREA:	24,792 S.F.	39.1%
PAVEMENT AREA:	14,120 S.F.	22.3%
LANDSCAPE AREA:	24,483 S.F.	38.6%
TOTAL UNITS:	14 UNITS	
PARKING STALLS:	2 PER UNIT	

LEGEND

	= SECTION CORNER
	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING PROPERTY
	= CENTERLINE
	= SECTION TIE LINE
	= PROPOSED SANITARY SEWER
	= PROPOSED CULINARY WATER
	= EXISTING SANITARY SEWER LINE
	= EXISTING CULINARY WATER LINE
	= PROPOSED STORM DRAIN (SIZE VARIES)
	= EXISTING STORM DRAIN
	= EXISTING SECONDARY WATER
	= EXISTING OVERHEAD POWER
	= EXISTING FIRE HYDRANT
	= PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
	= PROPOSED SINGLE GRATE CATCH BASIN

NOTES

- SITE IS IN FEMA ZONE X PER FLOOD PANEL 49029C0093D EFFECTIVE, 12/7/2017
- SITE IS HAS NO WETLANDS
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
- SITE GEOLOGIC UNIT INFORMATION: QAP - VARIABLY SORTED SAND, SILT AND GRAVEL; UNCONSOLIDATED TO WEAKLY CONSOLIDATED; APPEARS TO BE RELATED TO PROVO AND REGRESSIONAL SHORELINES OF LAKE BONNEVILLE.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING SOUTH 00°05'20" WEST 1115.74 FEET AND SOUTH 89°54'40" EAST 945.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 89°32'04" EAST 127.70 FEET TO THE WEST BOUNDARY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE SOUTH 00°21'30" EAST ALONG SAID WEST LINE, 470.98 FEET; THENCE SOUTH 89°38'37" WEST 75.02 FEET; THENCE SOUTH 00°21'23" EAST 66.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY ROAD (HIGHWAY 30); THENCE ALONG SAID NORTHERLY LINE, A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 879.92 FEET, AN ARC LENGTH OF 40.00 FEET, A DELTA ANGLE OF 02°36'17", A CHORD BEARING OF SOUTH 86°50'10" WEST, AND A CHORD LENGTH OF 40.00 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.25 FEET, A DELTA ANGLE OF 77°20'54", A CHORD BEARING OF NORTH 39°08'22" WEST, AND A CHORD LENGTH OF 18.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE NORTH 00°27'56" WEST ALONG SAID EASTERLY LINE, 524.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,382 SQUARE FEET OR 1.455 ACRES MORE OR LESS.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	879.92'	40.00'	40.00'	20.00'	S86°50'10"W	2°36'17"
C2	15.00'	20.25'	18.75'	12.01'	N39°08'22"W	77°20'54"

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Project Contact:

Chris Cave
Reeve & Associates, Inc.
5160 South 1500 West, Riverdale, Utah 84405
PH: (801) 621-3100



REVISIONS	DATE	DESCRIPTION
05-15-23		BUILDING REVISIONS

Flex Space Condominiums

Mountain Green

MOUNTAIN GREEN, MORGAN COUNTY, UTAH

Preliminary Site, Grading, & Utility Plan

Project Info.

Planner: C. CAVE

Drafter: E. ROCHE

Begin Date: JANUARY 2023

Name: ROAM

MTN GREEN

Number: 7562-08