PLANNING COMMISSION AGENDA
Thursday, August 8, 2013
Morgan County Council Room
6:30 PM

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers, 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer.
2. Approval of agenda.
3. Declaration of conflicts of interest.
4. Public Comment

Administrative Items

5. Discussion/Decision: Tifie Ranch Conditional Use Permit
6. Discussion/Decision: Little Horn Subdivision
7. Discussion/Decision: Rollins Ranch Phase 4a
8. Discussion/Decision: Rollins Ranch Phase 4b
9. Discussion/Decision: Rollins Ranch Phase 5
10. Discussion/Decision: Rollins Ranch Phase 6
11. Discussion: Flexible Subdivision Survey Results

Legislative Items

12. Discussion/Decision: Flexible Subdivision Non-Conforming Lot Ordinance

13. Staff Report.
14. Approval of minutes from June 27, 2013
15. Adjourn.

Morgan County, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations should call Keryl Squires at 801-845-4015, giving at least 24 hours notice prior to the meeting. A packet containing supporting materials is available for public review prior to the meeting at the Planning and Development Services Dept. and will also be provided at the meeting. Note: Effort will be made to follow the agenda as outlined, but agenda items may be discussed out of order as circumstances may require. If you are interested in a particular agenda item, attendance is suggested from the beginning of meeting.

MORGAN COUNTY
Planning and Development Services

48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT

July 26, 2013

To: Morgan County Planning Commission
Business Date: August 8, 2013

Prepared By: Ronda Kippen, Planning Technician

Re: **Tifie Ranch Ground Mounted Solar Array Conditional Use Permit Request**

Application No.:	13.061
Applicant:	Robert & Angie Workman
Project Location:	6100 South Highway 66
Zoning:	MU-160 Zone
Acreage:	Property: 195.37 Acres; Limits of Disturbance: 0.07 Acres
Request:	Conditional Use Permit for construction of a solar photovoltaic array for the purpose of power generation to be used on site.

SUMMARY

This application is for a utility use in the MU-160 zone. Robert & Angie Workman desire to expand their renewable energy utility infrastructure by constructing an additional ground mounted solar array structure measuring 215'x14'x10' (see Exhibit A). Accessory buildings and uses customarily incidental to conditional uses, utility uses and power generation in the MU-160 zone are all allowed by Conditional Use Permit. Conditional Use Permits are administrative actions and as such should be approved as long as harmful impact can be mitigated as provided for in adopted ordinances. The County Code already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. With the recommended conditions, the proposal appears to meet these standards. The following is staff's evaluation of the request.

BACKGROUND

On April 17, 2007, Robert and Angie Workman received a Conditional Use Permit to construct a non-commercial private recreation camp with cabins and a single family dwelling on portions of their property located in the MU-160 zone. In December 2008, the Workman's received approval for a Conditional Use Permit to construct up to 6 Wind Energy Conversion System towers and Solar Panels on their property in the MU-160 zone located Southwest of this proposed construction site.

ANALYSIS

Zoning. The property is zoned MU-160 (see Exhibit B). The proposed improvements are determined to be an accessory structure or use, incidental to the main use of the property as a *"Single Family Dwelling"* or *"Private park or recreational grounds, or private recreational camps or resorts,*

including accessory or supporting dwellings or dwelling complexes, and commercial service uses which are owned or managed by the recreational facility to which it is accessory", which are both conditionally permitted in the MU-160 zone. Morgan County Code (MCC) 8-5A-3 also identifies this use as at least two other types of uses: "Power Generation" or "Public Facilities and Public Service Facilities". In the MU-160 zone "utility" uses are defined under the umbrella definition of "Public Facilities and Public Service Facilities" which is defined as:

> For the public convenience, certain infrastructure, including streets, *utilities and utility facilities*, radio and television transmitting towers and stations, and facilities determined to be in the interest of the health, safety, and welfare of the public, such as police, fire, ambulance substations, and animal control facilities, may be allowed to serve various areas of the community as essential facilities. [Italics added]

8-5A-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural or rural residential districts, except as provided in this article.

	Districts					
	MU-160	**F-1**	**A-20**	**RR-10**	**RR-5**	**RR-1**
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C
Dwellings:						
Recreation dwelling (shall not utilize the same minimum lot area as a main dwelling)	C	C	C	-	-	-
Single-family dwelling	C	-	P	P	P	P
Power generation	C	-	C	C	-	-
Private park or recreational grounds, or private recreational camps or resorts, including accessory or supporting dwellings or dwelling complexes, and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	-	C	C	C	-
Public facilities or public service facilities. Exception: Governmentally operated essential service facilities such as police, fire, ambulance substations, and animal control facilities	C	C	C	C	C	C

Site Conditions. The ground mounted solar array is being proposed to be located along the Southeast boundary of a 195.37 acre parcel that is owned by the Tifie Ranch LLC. Land disturbance will be limited to approximately 0.07 acres.

The proposed solar array is sited in a valley to the Southwest of Highway 66, Northwest of East Canyon Dam and is immediately adjacent to and surrounded by farmland/wildland. The 195.37 acre parcel meets the minimum 160 acre zoning requirement. (see Exhibit C)

Setbacks. Front yard setbacks in the MU-160 zone are 30 feet. Side and rear setbacks for utility uses in the MU-160 zone are 15 feet. It appears the applicant will be able to meet all of the required setbacks. The applicant will be required to submit with a building permit application a detailed site plan identifying the construction location as well as all outbuildings and property lines. Staff will ensure that all setbacks have been met at that time.

Flood zone. According to the site map provided in the application it appears that the proposal will be located in a Flood Zone X and is not located in any floodways (see Exhibit D).

Fencing and screening. MCC §8-6-18(D) requires areas with transformers, substations, pump and/or related generator facilities to be screened or fenced in accordance with MCC §8-6-37 which further states:

> MCC §8-6-37(E)(4)
>
> 4. Transformers, substations, transmission, pump and/or related generator facilities shall be fenced or screened with a sight obscuring fence or wall constructed of materials compatible with the principal buildings or architectural character of the surrounding neighborhood if located within a commercial or residential area or if located in an industrial, agricultural or open space area fenced for security purposes with a minimum of an open style fence. All such fences or walls shall be a minimum of six feet (6') in height.

The proposed construction site provides natural screening which may mitigate the visual impact from the County Right of Way as well as adjacent property owners. However, due to the semi-public nature of the Workman's property, staff feels that a fence surrounding the proposed ground mounted solar array may be beneficial to protect the public safety and for security purposes.

Roads and Access. Access is being proposed from Highway 66 via an existing private improved driveway to the Workman's property.

Conditional Use Requirements.

- *Landscaping*. The applicant has not proposed a revegetation and reseeding plan in accordance with MCC §8-8-4(C)(4), MCC §8-8-4(C)(5) and MCC §8-8-7(F)(10)which states that:

> MCC §8-8-4(C)(4)
>
> 4. The planting of ground cover or other surfacing to prevent dust and erosion.
>
> a. The proposed land disturbing activity will ensure and provide an undisturbed vegetation buffer from the top of the bank of a stream, wetland or other water body, unless a mitigation plan is approved for alterations within the buffer area.
>
> b. Whenever feasible, natural vegetation will be retained and protected.
>
> c. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
>
> d. Plans will be made to accommodate increased runoff and sedimentation caused by altered soil and surface conditions during and after the proposed activity.
>
> MCC §8-8-4(C)(5)

> 5. Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.

MCC §8-8-7(F)(10)

> 10. Erosion Control And Landscaping: All cut and fill surfaces created by grading, except for firebreak purposes, shall be planted with a ground cover that is compatible with the natural ground covers in the county. Topsoil is to be stockpiled during rough grading and used on cut and fill slopes…

- *Bond.* MCC §8-8-4 authorizes the County to require a bond to ensure performance with approved plans. Given the private nature of this request and the minimal amount of land disturbance, bonding for the total cost of improvements may not be necessary. The public impact of this project is primarily aesthetic, with some implications on issues of erosion control. Staff recommends that the County requires a revegetation plan be submitted to the County however a bond for the improvements, fence and revegetation may not be necessary.
- *Environmental concerns.* MCC §8-8-4(C)(13) allows for additional standards as may be established by the Planning Commission or County Council as they may deem necessary for the protection of the health, safety, convenience and general welfare of the present and future inhabitants of the county and the environment.

General Plan. The 2010 General Plan has identified the desire by "Morgan County residence to maintain healthy natural systems as an investment in our future that supports our quality of life… Residents want to protect the environment and acknowledge the need to balance competing interests". (*See 2010 General Plan page 42, Environment, Natural Resources and Preservation*). Staff feels the request conforms with the intent of the 2010 General Plan and will not have a negative impact on the future of Morgan County residence.

Solar Equipment Review. MCC §8-6-14 states that if it has been determined by the Planning Department that the application requires further review and approval by the Planning Commission and the County Council, the development shall be reviewed at a regularly scheduled meeting. The proposed use has been determined to be conditionally allowed within the MU-160 zone and pursuant to MCC§ 8-3-9(H)(8) requires council approval after recommended by the Planning Commission; therefore the code requires the permit to be reviewed as it currently is. The applicant shall provide the applicable information at the time of the meeting:

- Site plan
- Drawings showing existing building elevations
- Landscaping and screening plans
- The kind, color and texture of materials to be used
- Any other pertinent information determined to be necessary by the County Planner.

Fire Protection. The property is outside the Wildland Urban Interface Area. A fire protection plan, or other considerations as approved by the local fire official, will be required during the building permit process.

NOTICING. Pursuant to MCC §8-3-13(I), a conditional use permit is a public comment item and requires certain noticing within 10 calendar days of the first public meeting. Further, pursuant to MCC 8-3-13(C) the following noticing requirements have been met for this application:

> C. Notice To Third Parties: For site specific land use applications which require a public hearing or public comment, the county shall mail notice to the record owner of each parcel within a one thousand foot (1,000') radius of the subject property, and the applicant shall post a sign on the property according to the following regulations:

1. Post a county provided sign along each street on which the subject property has frontage. If the subject property does not abut a street, then the sign should be posted on a nearby street as determined by the zoning administrator. Sign shall be of sufficient size, durability, print quality and location that it is reasonably calculated to give notice to those passing by. It shall be the responsibility of the applicant to remove and dispose of the sign(s) within five (5) calendar days after the final hearing or meeting regarding the application. Third party property owners who live within the one thousand foot (1,000') radius but outside of Morgan County boundaries shall be sent notice equivalent to that sent to property owners within Morgan County.

2. The applicant shall submit a signed affidavit of public posting.

3. The affidavit shall include a photograph verifying that the sign has been installed, at least ten (10) days prior to the required public hearing or meeting.

4. Failure to post the public notice sign and provide the required verification at least ten (10) days prior to the required public hearing will cause a delay in the processing of the application, to allow for the required public hearing notice.

5. If the sign is destroyed or damaged the applicant shall replace the sign within twelve (12) hours upon being notified.

STAFF RECOMMENDATION

Staff recommends approval of the Tifie Ranch Ground Mounted Solar Array Conditional Use Permit for construction of a solar photovoltaic array for the purpose of power generation to be used on site, application 13.061, with the following conditions:

1. That the applicant will apply for and receive a building permit prior to the commencement of construction.
2. That the applicant will submit with the building permit application a detailed site plan indentifying the construction location as well as all outbuildings and property lines to ensure adequate setbacks.
3. That a fire protection plan, or other considerations as approved by the local fire official, will be required during the building permit process.
4. That a six foot fence will be constructed around to the ground mounted solar array to ensure public safety.
5. That the solar array/panels are placed in such a manner that they are not visible from the public right of way and shall not reflect sunlight into the public right of way.
6. That erosion control and revegetation plans will be submitted to the Morgan County Planning Department for review and approval by the Zoning Administrator.
7. That the project adheres to all other local, state, and federal requirements.

This recommendation is based on the following findings:

1. That the request conforms to the 2010 Morgan County General Plan.
2. That the request conforms to the requirements of the Morgan County Code.
3. That the requested uses are conditionally allowed in the MU-160 zone.
4. That with the proposed conditions, the proposal will mitigate potential detrimental effects it may cause to the public, particularly with respect to the dust and debris control.
5. That a landscaping and planting plan is essential to mitigating the harmful effects of erosion, slope instability, and will mitigate the negative aesthetic effects of the hillside excavation.
6. That a fence surrounding the proposed ground mounted solar array may be beneficial to protect the public safety and security purposes

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council for the Tifie Ranch Ground Mounted Solar Array Conditional Use Permit for construction of a solar photovoltaic array for the purpose of power generation to be used on site, application 13.061, subject to the findings and conditions listed in the July 26, 2013 staff report, and as modified by the conditions and findings below:"

1. List any additional findings and conditions…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council for the Tifie Ranch Ground Mounted Solar Array Conditional Use Permit for construction of a solar photovoltaic array for the purpose of power generation to be used on site, application 13.061, subject to the following findings:

1. List any additional findings…

SUPPORTING INFORMATION

Exhibit A: Applicant Narrative
Exhibit B: Zoning Map.
Exhibit C: Property Boundaries and Project Location.
Exhibit D: Flood Map

Alternative Energy Services
Gardner Engineering

5875 S. ADAMS AVE. PARKWAY
OGDEN, UTAH 84405

Power from SUN WIND & WATER
P. 801-476-0202 F. 801-476-0066

Exhibit A

Project Narrative

Project Name: Tifie Ranch Solar System

Project Location: Tifie Ranch
Robert and Angie Workman
6100 S. Highway 66
Morgan, UT 84050

Applicant: Ken Gardner, on behalf of Robert and Angie Workman
Gardner Engineering Alternative Energy Services, LLC
5875 S. Adams Ave. Parkway, Suite 300
Ogden , UT 84405
Office: (801)689-2618

Project Engineer: Ken Gardner, PE
Gardner Engineering Alternative Energy Services, LLC
5875 S. Adams Ave. Parkway, Suite 300
Ogden , UT 84405
Office: (801)689-2618

Narration: The property owners are proposing to construct an additional solar photovoltaic array on their property for the purpose of power generation to be used on site and net metered through the Rocky Mountain Power net metering program.

The array will consist of a metal galvanized ground mounted array structure (215'x14x10) which will support approximately 156, solar panels (see attached site plan for graphic representation).

The proposed location of the solar array is currently undeveloped rural land. No negative impact is foreseen with the proposed location to the surrounding area or surrounding properties. The property for the past 4 years has had other similar solar arrays on it and has shown no negative impact to the property or surrounding properties in that time.

Exhibit A

SERIES 350 GROUND MOUNT SYSTEM

SnapNrack Commercial PV Mounting Systems

The SnapNrack line of solar mounting systems is designed to reduce total installation costs. The system features technical innovations proven on more than 100MW of solar projects to simplify installation and reduce costs.

Commercial Ground Arrays Simplified

The SnapNrack Series 350 Ground Mount System is a cost-optimized PV Mounting System for medium to large commercial ground mount installations from 50kW to 50MW. A completely engineered system that is simple, robust, and efficient with the lowest possible total installed cost. The system uses field tested, engineered components made from aluminum, galvanized steel, and stainless steel. Virtually any commercially available framed module can be mounted to the rails using SnapNrack module mounting hardware. Multiple foundation options are available to support installation in a variety of site conditions from silt to volcanic rock.

- Pre-engineered packaged systems
- Custom engineered systems
- Turn Key EPCM
- Integrated driven piles, concrete piers or ballast blocks
- Megawatts of systems in the field

Ground Systems in 3 Simple Steps:

1) Define array layout and foundations with SnapNrack Ground Mount Design Guide
2) Send layout and Survey Form to SnapNrack Applications Engineering
3) Review proposed layout and plan details

Place order through your distributor

Patent Pending

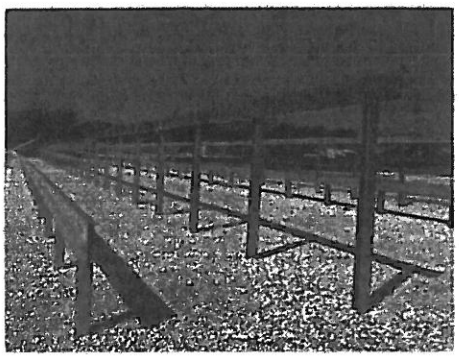
SnapNrack™
PV Mounting Systems

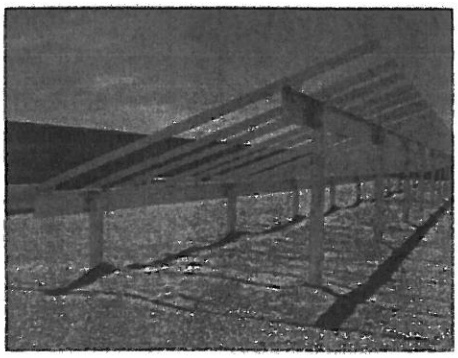
Exhibit A

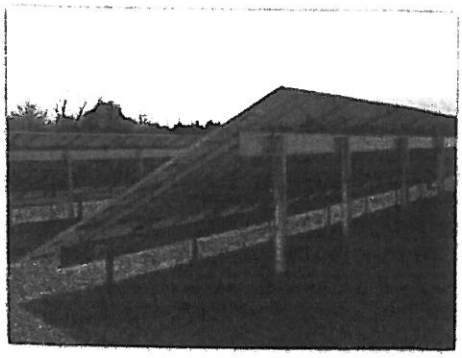
Developed by Engineers and Installers

The SnapNrack System was developed in the field by a team of veteran solar engineers and installers. Their goal was overcoming the limitations of conventional racking and ensuring a quick, efficient installation. These mounting rails have been tested on megawatts of real-world residential and commercial installations. Series 350 can meet the challenges of nearly any site with four foundation options and flexible row configurations.

SnapNrack Series 350 Technical Data Patent Pending	
Tilt Angle	• 5-35 Degrees
Foundation Options	• Concrete encased piers • Grade beams • Driven piles • Ballast blocks
Materials	• 6000 Series aluminum • Stainless steel • G90 Galvanized steel or optional finishes for highly corrosive environments
Calcs. & Certifications	• Wind Tunnel Tested to ASCE 07 - Standard engineering tables up to 150 MPH • Snow Load up to 50 PSF in standard engineering tables
Installation	• Quick and efficient mounting • Adjustable hardware to ensure clean and level finish • Security hardware available to prevent theft
Grounding	• Washer, Electrical Equipment Bond (WEEB) or lay-In lugs
Warranty	• 10 Year material and workmanship (download full details at snapnrack.com)







SnapNrack™
PV Mounting Systems

(877) 732-2860 www.SnapNrack.com

Printed on recycled paper using soy based inks.

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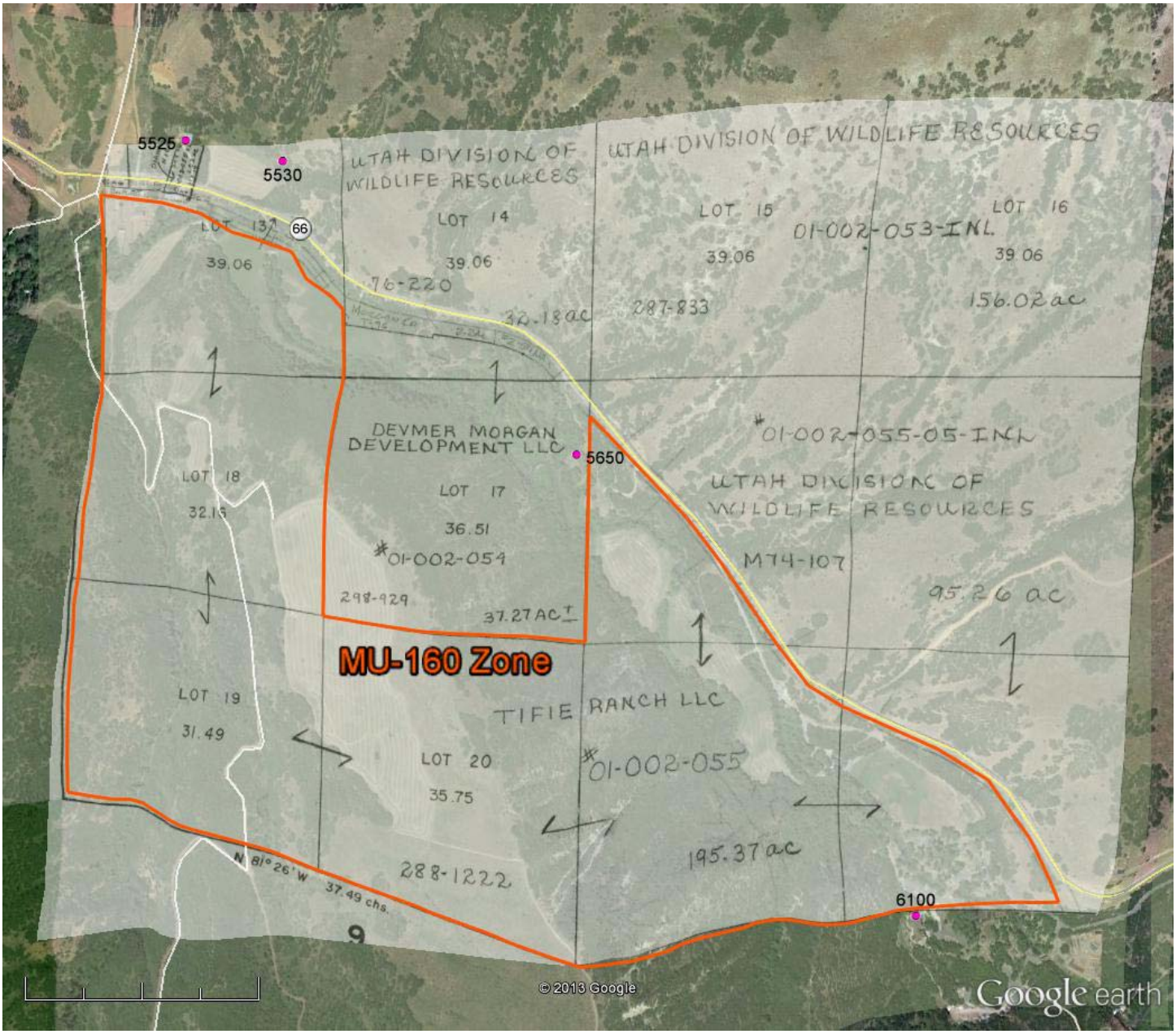
Exhibit B



Google earth

feet 4000

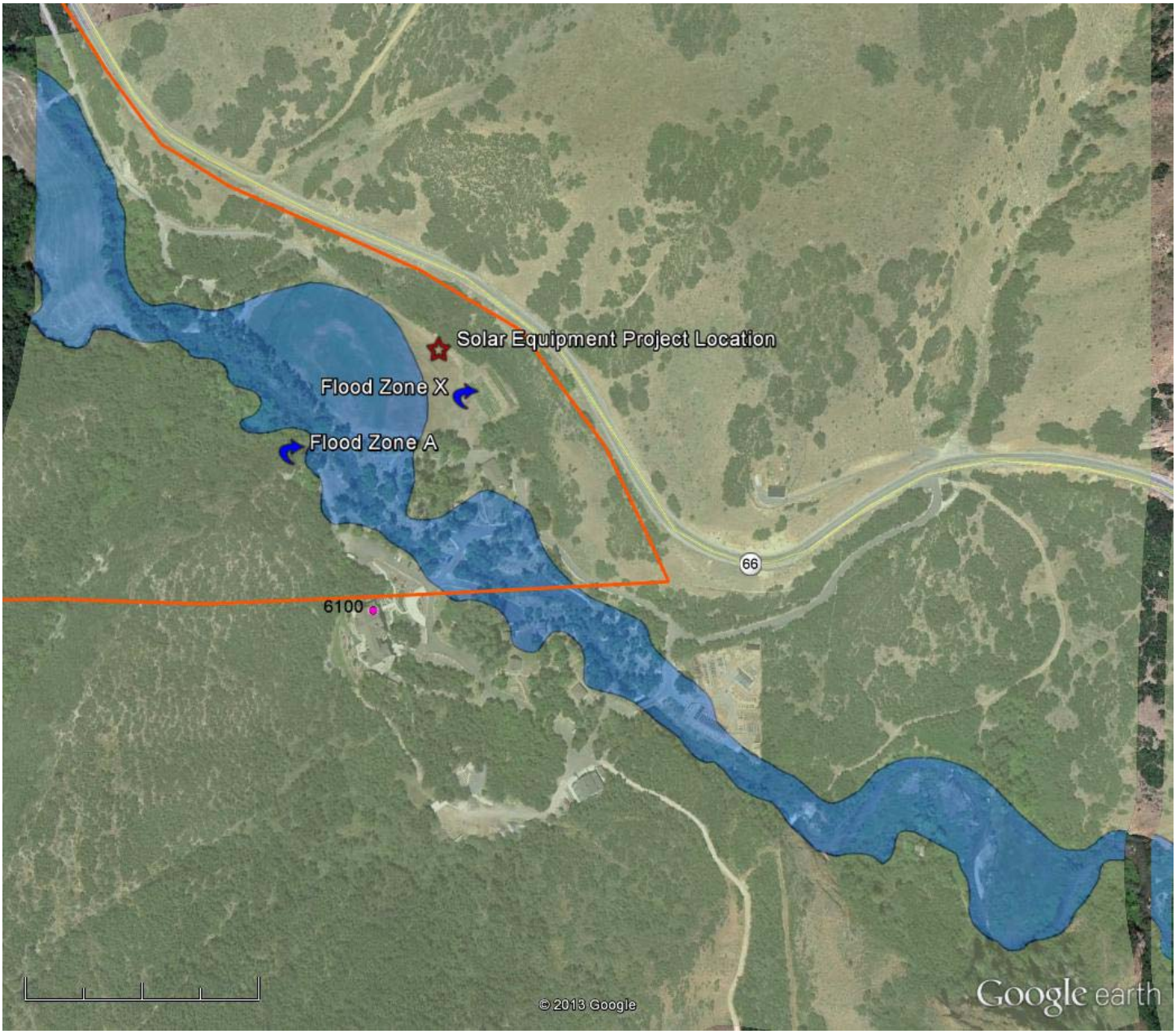
km 1

Exhibit C

Google earth

feet 3000
meters 900

Exhibit D



Google earth

feet 3000
meters 900

Planning and Development Services
48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT
August 2, 2013

To: Morgan County Planning Commission
Business Date – August 8, 2013

From: Charles Ewert, MPA, Planning and Development Services Director

Re: Little Horn Subdivision Final Plat Request; an Amendment to the Denise Wasuita Minor Subdivision

Application No.: 12.036
Applicant: David and Mary Sadzewicz
Location: Approximately 4660 W Old Highway Road
Current Zoning: R1-20 and A-20 Zones
Acreage: Approximately 1.648 acres (71,786.88 Sq. Ft.)
Request: Final plat approval for a three lot standard subdivision, which will amend the existing Denise Wasuita Minor Subdivision.

SUMMARY & BACKGROUND

The applicant is seeking approval of a three lot subdivision. The three lots will completely plat over and amend the existing Denise Wasuita Minor Subdivision. The property currently has one single family dwelling unit on it, and the subdivision has been planned to preserve the required setbacks of the zone for this structure.

The request appears to meet the requirements of the zoning ordinance and the subdivision ordinance, and staff are recommending approval with the conditions listed herein. Staff's evaluation of the request is as follows:

ANALYSIS

General Plan and Zoning. The subject property is located at the intersection of Old Highway Road and Powder Horn Road in the Mountain Green Area of unincorporated Morgan County. The 2010 Morgan County General Plan has designated this area as a maximum of 3 dwelling units per acre (DUA) area[1], which is considered a Village Residential designation. The purpose of the Village Residential designation is[2]:

> The Village Residential category designation provides for a combination of single family attached and detached dwellings, townhomes, and duplexes. Substantial common open space for visual relief and recreation amenities would serve residents. This designation is

[1] See Exhibit A for the future land use map of the area
[2] See 2010 Morgan County General Plan

> currently found in the Mountain Green area with designated densities of up to 4 units per acre, and is appropriate for established village areas with infrastructure to support the uses.

The proposal is in compliance with the general plan by providing density under this limit.

The current zoning designations on the property are R1-20 and A-20. There are approximately 1.53 acres of the 1.65 acre property in the R1-20 zone. There are approximately 0.12 acres in the A-20 zone. The A-20 zoning designation appears to be an unintended gap from the legal description of previous zone changes in the area[3].

The purpose of the R1-20 zone are[4]:

> To provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character.

The purpose of the A-20 zone are[5]:

> Agriculture Districts: The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

The proposal is incompliance with these purpose statements.

The purpose statements in the General Plan and Zoning Ordinance do not provide actual development regulations, but present the zoning context in which the proposed subdivision is located. The specific regulations found in the adopted County Code govern development of the subject property.

Layout. The Little Horn Subdivision is three lots in a triangular shape at the intersection of Powderhorn Road and Old Highway Road[6]. Each lot is a little over a half acre of land. There is currently a home one the proposed lot 1. The proposed lot lines appear to present that the new lot conforms to existing R1-20 standards for lots, including setbacks and coverage.

Roads and Access. Old Highway Road will serve as access to the existing residence on lot 1, with no changes from what is in existence today. Access to lot three will be restricted off of Old Highway Road, and will only be allowed on Powderhorn Road. Powderhorn Road will also serve as access to lot two.

The applicant is being required to extend the curb, gutter, and sidewalk that was installed as a condition for the Rollins Ranch Development along the southern boundary of Powderhorn Road for the full extent of the property. He will also install 2.5' of asphalt along Old Highway Road.

Previous Platting. The property was originally divided as the Denise Wasuita Minor Subdivision[7].

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[3] See Exhibit B for a zoning map of the area
[4] MCC §8-5B-1
[5] MCC §8-5A-1
[6] See Exhibit D for a copy of the final plat and prelim plat (construction drawings) with staff's bluelines
[7] See Exhibit C for a graphic depiction of the Denise Wasuita Minor Subdivision

Grading and land disturbance. The land has a gradual positive grade from Old Highway Road extending back toward Powderhorn. Minor grading of the lots can be expected, but none so much that it will trigger the excavation review thresholds. Any land owner choosing to re-grade the resulting lots may need additional review and engineering of the proposal at that time.

County Engineer. The County Engineer has reviewed the proposal and is recommending approval with the conditions proposed herein.

Surveyor. The County Surveyor has reviewed the proposal and is recommending approval with the conditions proposed herein.

Fire Chief. The County Fire Chief has discussed the proposal and is recommending approval with the conditions proposed herein.

Sensitive Areas, Geology, and Geotechnical Considerations. The geologic units for the area are Qal and Qa[p]. neither are listed as hazardous areas. A geotechnical study was provided for the proposal that did not return results that merit further considerations herein. The information therein will provide useful to the designing of future structures onsite.

Utilities. The County has received will serve letters from Rocky Mountain Power, Questar Gas, and Mountain Green Sewer Improvement District. Each were conditional letters of approval. The applicant should satisfy all relevant requirements of those entities, and approval of this application should be conditioned on such.

Additional Considerations. Staff have been provided with a document[8] that appears to be a development contract entered into by one of the former owners of the property. It is for the financial compensation of the creation of Powderhorn Road (5800 North), and may be applicable to the lots two and three. Staff have not had time to review the document with the County Attorney to determine applicability, but recommend that if it is applicable that it be recorded against lots two and three and noted on the plat, so as to trigger payment of fees prior to building permit issuance. The applicant has been provided with a copy if the document, but was unaware of its existence.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the County Council for the Little Horn Final Subdivision Plat, and amendment to the Denise Wasuita Minor Subdivision, application 12.036, subject to the following conditions:

1. Please address all requested corrections on the bluelines attached to this report.
2. Remove all references to "minor" subdivision from the plat. This is not a minor subdivision pursuant to Morgan County Code.
3. The letter of approval from the sewer district is expired. Please submit an updated one.
4. Inasmuch as it is being proposed to use details from the preliminary plat as the construction drawings for the project, please change the title of the preliminary plat to "Construction Drawings" and reference them on the final plat.
5. That a signed notarized Public Improvements Agreement shall be required prior to final plat recording if public improvements are not installed/completed prior to plat recording, pursuant to §16-18-9(D)(5) of the 2006 Subdivision Ordinance. Provide an engineer's cost estimate of all

[8] See Exhibit E for a copy of the contract

required public improvements for our review.
6. That a preconstruction meeting is held with staff prior commencement or beginning of construction.
7. That all construction is completed in accordance with the approved plans.
8. Please revise the PUE's to reflect MCC 8-12-46(G).
9. Please revise the "owners dedication" to reflect MCC 8-12-32(N)
10. Please provide signature block for all relevant signors, pursuant to MCC 8-12-32(N)
11. That prior to final recording the County receives a letter from the Mountain Green Fire Protection District Chief indicating that he has review and approved the plans.
12. That the "covenant running with the land" is recorded against the property at mylar recording, and that a note is placed on the plat that references its requirements.
13. That inasmuch as the Mountain Green Sewer Improvement District, Questar Gas, and Rocky Mountain Power have all given conditional will serve letters for the proposal, approval of the plat amendment is conditioned on the fulfillment of the various requirements of those entities. Failure to comply may result in voidance of this approval.
14. Please change the address of lot 2 as shown on the bluelines attached to this report.
15. That an updated title report is submitted with the final mylar.
16. That staff can make a positive finding that all administrative corrections and information has been received upon completion of the above conditions.

This recommendation is based on the following findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. The proposal complies with current zoning requirements.
4. That certain conditions herein are necessary to ensure compliance with adopted laws prior to subdivision plat recording.
5. That the proposal is not detrimental to the health, safety, and welfare of the public.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the County Council for the Little Horn Final Subdivision Plat, and amendment to the Denise Wasuita Minor Subdivision, application 12.036, subject to the conditions and based on the findings presented in the staff report dated August 2, 2013, and as modified by the conditions below:"

1. List any additional findings and/or conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the County Council for the Little Horn Final Subdivision Plat, and amendment to the Denise Wasuita Minor Subdivision, application 12.036, based on the following findings:"

1. List all findings…

SUPPORTING INFORMATION

Exhibit A: Future Land Use Map
Exhibit B: Zoning Map
Exhibit C: Denise Wasuita Minor Subdivision

Exhibit D: Prelim and Final Plats with Staff bluelines
Exhibit E: Covenant Running with the Land

Exhibit A: Future Land Use Map

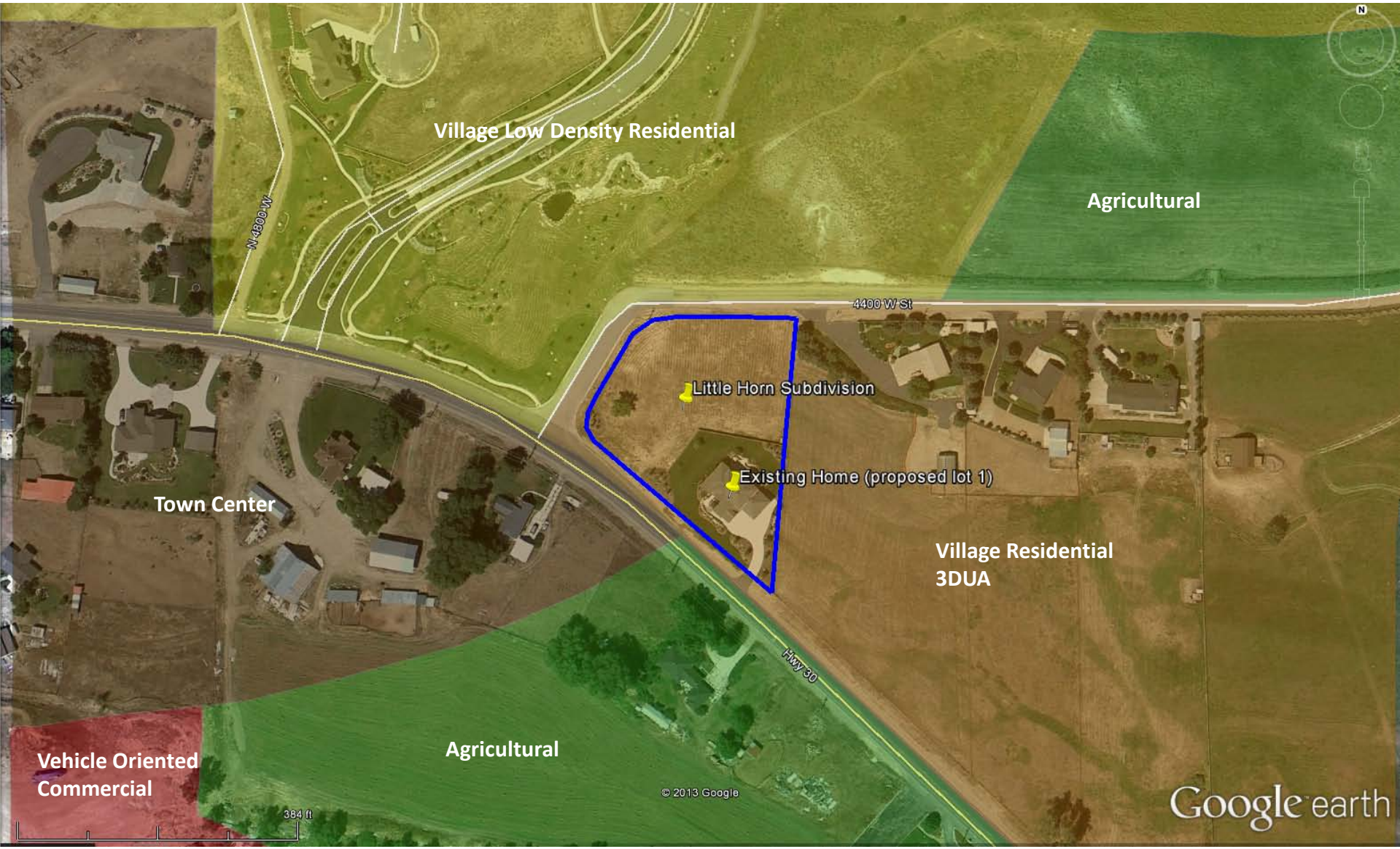


Exhibit B: Zone Map

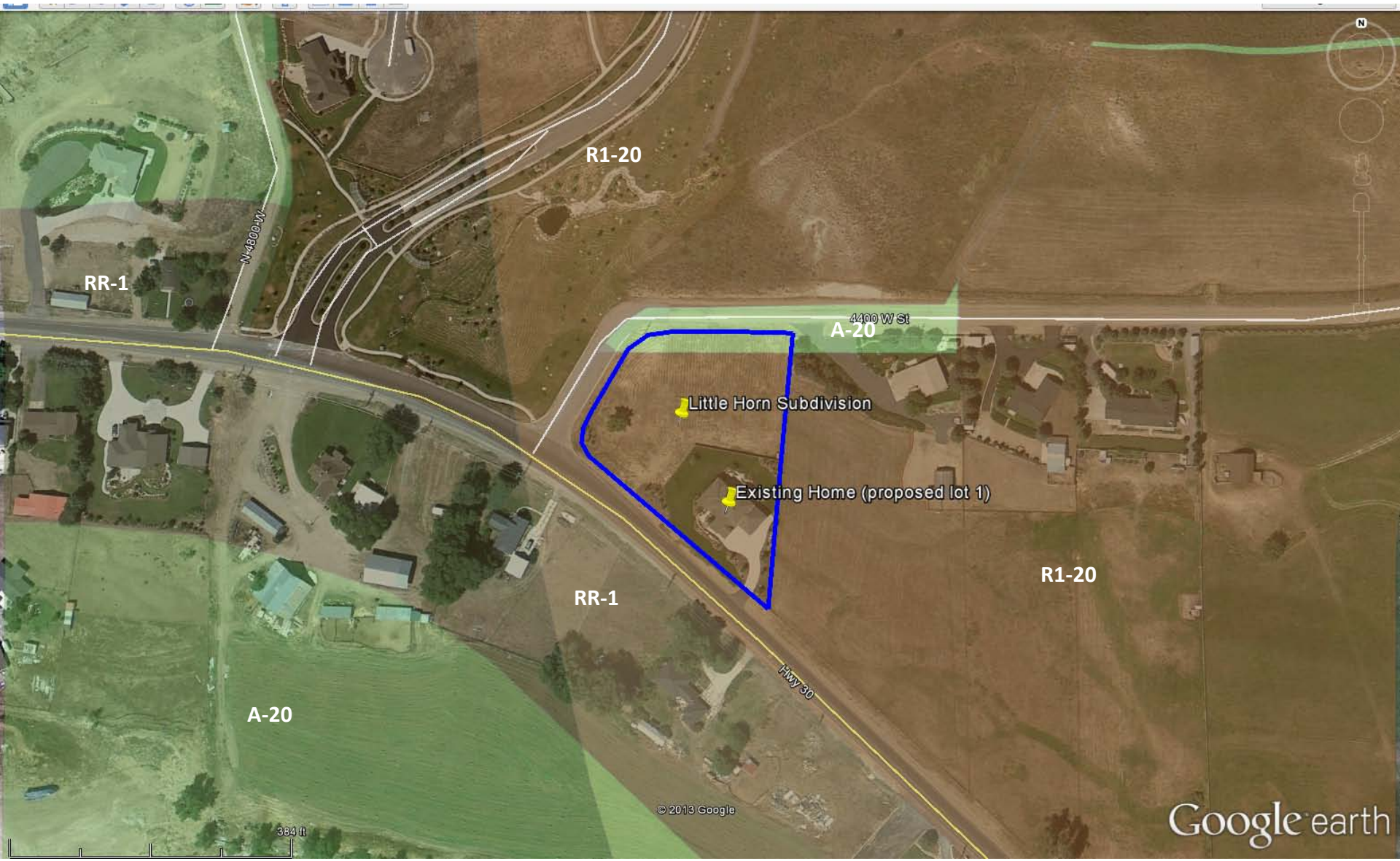


Exhibit C: Denise Wasuita Minor Subdivision

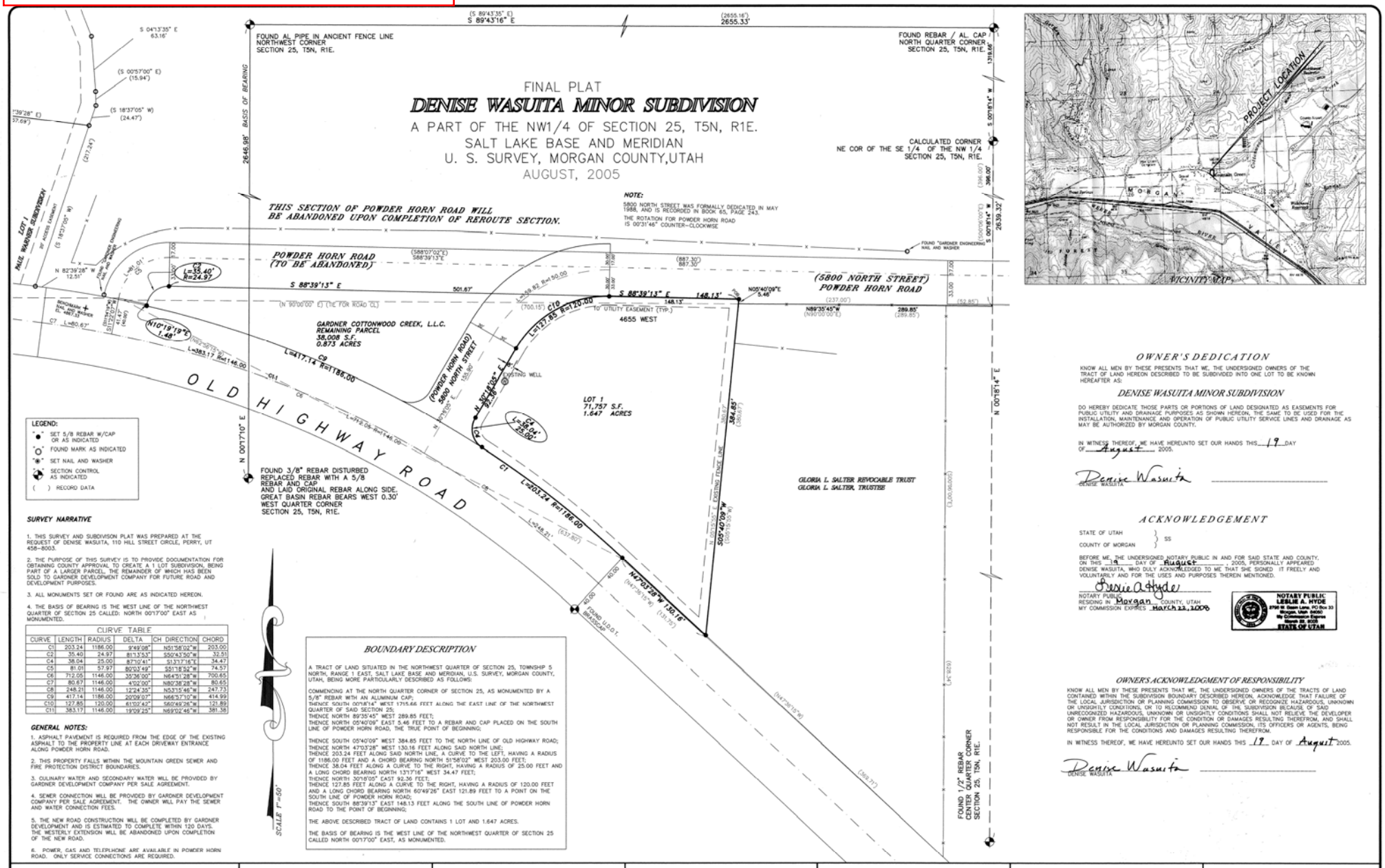
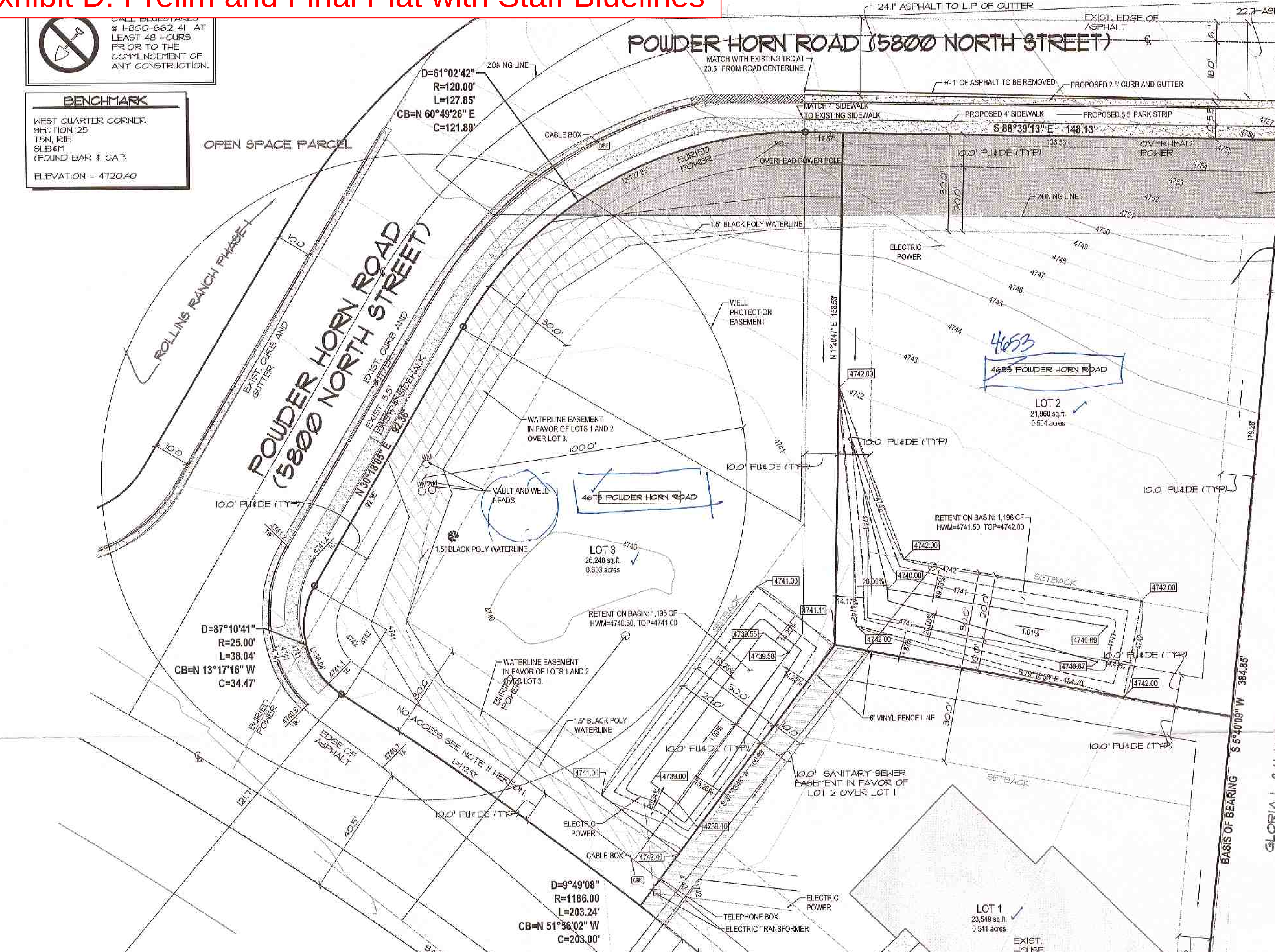


Exhibit D: Prelim and Final Plat with Staff Bluelines

LITTLE HORN MINOR SUBDIVISION

4660 OLD HIGHWAY ROAD
MT. GREEN, UTAH



ZONING WITHIN LOTS		
LOT 1	23,549 SQ.FT.	R-1-20
LOT 2	18,585 SQ.FT.	R-1-20
	3,375 SQ.FT.	A-20
LOT 3	24,596 SQ.FT.	R-1-20
	1,652 SQ.FT.	A-20

Beginning at a point being South 018'14" West 1715.66 feet along the Quarter Section Line and North 89°35'45" West 289.85 feet and North 5°40'09" East 5.46 feet to a rebar and cap placed on the south line of Powder Horn Road, (being the true point of beginning) from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, Morgan County, Utah, and running;

thence South 5°40'09" West 384.85 feet to the north line of Old Highway Road, (Highway 30);

thence North 47°03'28" West 130.16 feet along the northerly line of Old Highway Road, (Highway 30);

thence northwesterly 203.24 feet along the arc of a 1186.00 foot radius curve to the left (center bears South 42°56'32" West, chord bears North 51°58'02" West 203.00 feet through a central angle of 09°49'08") along the northerly line of Old Highway Road, (Highway 30);

thence Northwesterly 38.04 feet along the arc of a 25.00 foot radius curve to the right, (center bears North 33°07'24" East, chord bears North 13°17'16" West 34.47 feet, through a central angle of 87°10'41") along the Northerly Right-of-Way Line Old Highway Road, (Highway 30) to the southerly line of Powder Horn Road (5800 North Street);

thence North 30°18'05" East 92.36 feet along the south line of Powder Horn Road (5800 North Street);

thence Northeasterly 127.85 feet along the arc of a 120.00 foot radius curve to the right (center bears South 59°41'55" East, chord bears North 60°49'26" East 121.89 feet, through a central angle of 61°02'42") along the south line of Powder Horn Road (5800 North Street);

thence South 88°39'13" East 148.13 feet along the south line of Powder Horn Road (5800 North Street) to the point of beginning.

Note: This legal description and plat replaces the recorded plat of the Denise Wasuita Minor Subdivision as recorded at the office of the Morgan County Recorder.

Contains: 71,757 square feet, 1,647 acres. 3 lots.

5-27-13 — Date

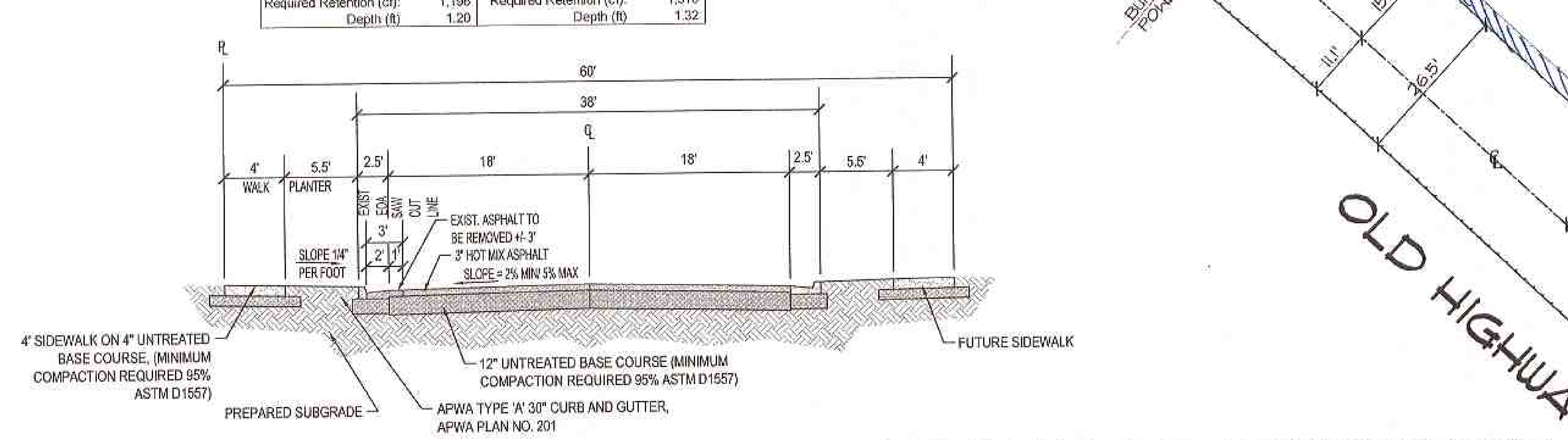
Keith R. Russell
License no. 164386

General Notes:

1) The property is zoned R1-20
2) The building set backs are:
   a. Front 30 feet
   b. ~~Sides 10 feet for a total of 20 feet, and~~ 10/14 for total of 24 feet
   c. Rear 30 feet
3) Asphalt pavement is required from the edge of the existing asphalt to the property line at each driveway entrance along Powder Horn Road and Old Highway Road.
4) The property falls within the Mountain Green Sewer and Fire Protection District Boundaries.
5) Sewer connections will be provided by Mountain Green Sewer Improvement District, The owners will pay the sewer and water connection fees.
6) Power, gas and telephone are available in Powder Horn Road and Old Highway Road, Service connections are required.
7) This proposed 3 lot subdivision is an amendment to Lot 1, Denise Wasuita Subdivision.
8) Driveways to be located by home builders once plans for homes are selected.
9) Lot 2 and Lot 3 shall be graded such that runoff is captured by a depression at the downhill lot corner (Southwest Corner of Lot 2 and Southwest Corner of Lot 3) for storm water retention.
10) The 7 feet of asphalt on the south side of Old Highway Road shown in the cross section as future asphalt to be installed by others, (not part of this project.)
11) Driveways for Lots 2 & 3 to be constructed in the future when site plans are submitted and building permits obtained. No access onto Old Highway Road for vehicles will be allowed on Lot 3.
12) Installation of the driveway approaches and aprons will be the responsibility of the property owner and the property owner will be required to obtain a right of way permit along with a building permit.

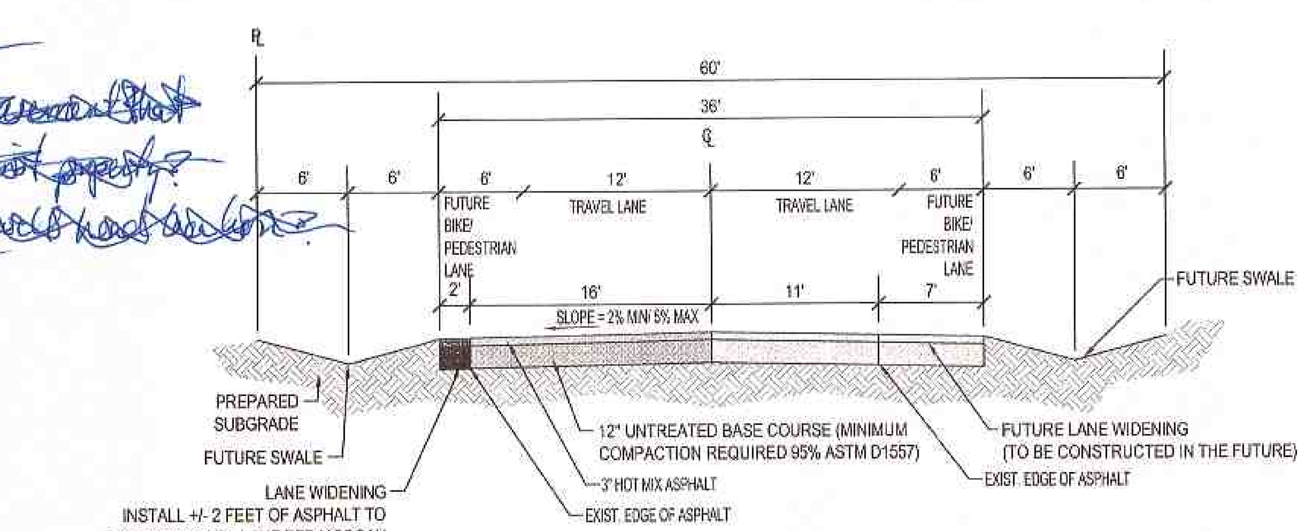
Retention Calculations (100-year storm)

		Lot Area (sf)		21,960	Lot Area (sf)		26248
		Paved Area (sf)		1,400	Paved Area (sf)		1,400
		Roof Area (sf)		4,300	Roof Area (sf)		4,300
		Runoff coefficient C:		0.345	Runoff coefficient C:		0.313
		Infiltration Rate (in/hr)		1.300	Infiltration Rate (in/hr)		1.300
		Basin Area (sf)		1,000.0	Basin Area (sf)		1,000.0
		Loss Rate (cfs)		0.030	Loss Rate (cfs)		0.030
Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Cumulative Infiltration Loss	Required Storage (cf)	Cumulative Runoff to Basin (cf)	Cumulative Infiltration Loss	Required Storage (cf)
5	7.44	391	9	382	424	9	415
10	5.64	593	18	575	643	18	625
15	4.64	732	27	705	794	27	767
30	3.14	990	54	936	1,074	54	1,020
60	1.94	1,224	108	1,115	1,328	108	1,219
120	1.12	1,413	217	**1,196**	1,533	217	**1,316**
180	0.77	1,457	325	1,132	1,581	325	1,256
360	0.43	1,615	650	965	1,752	650	1,102
720	0.27	2,012	1,300	712	2,183	1,300	883
1440	0.15	2,271	2,600	(329)	2,464	2,600	(136)
		Required Retention (cf):		1,196	Required Retention (cf):		1,316
		Depth (ft)		1.20	Depth (ft)		1.32



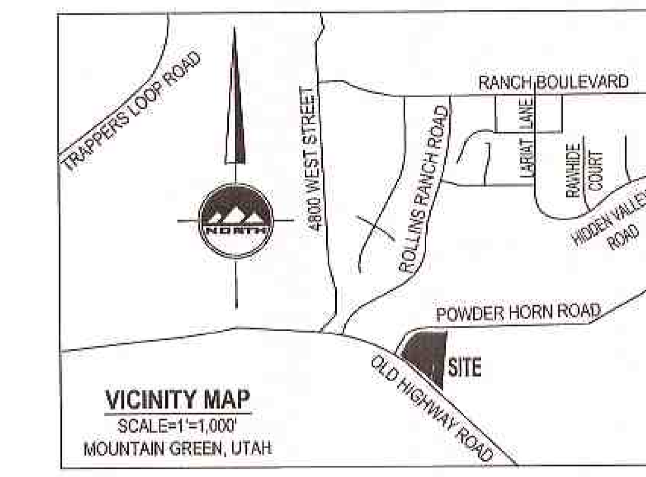
A TYPICAL COLLECTOR ROAD CROSS SECTION (60' ROW - POWDERHORN ROAD)
SCALE: 1"=10'

NOTES:
1. ROAD BASE REQUIRED 6" PAST EDGE OF SIDEWALK AND CURB AND GUTTER.
2. ALL MATERIALS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY
3. EXISTING EDGE OF ASPHALT IS AT FLOW LINE OF PROPOSED GUTTER. SAW CUT 3 FEET TO INSTALL CURB AND GUTTER AND PATCH FROM LIP OF GUTTER TO SAW CUT +/- 1 FOOT. MATCH LIP OF PROPOSED GUTTER TO EDGE OF ASPHALT TO ENSURE PROPER DRAINAGE.



B RURAL COLLECTOR (60' ROW) - 2 LANES
SCALE: NONE

NOTES:
1. ROAD BASE REQUIRED 6" PAST EDGE OF SIDEWALK AND CURB AND GUTTER.
2. ALL MATERIALS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY



LEGEND

SECTION CORNER
EXIST MONUMENT
PRO MONUMENT
EXIST REBAR AND CAP
SET ENSIGN REBAR AND CAP
EXIST WATER METER
PRO WATER METER
EXIST WATER MANHOLE
PRO WATER MANHOLE
EXIST WATER VALVE
PRO WATER VALVE
EXIST FIRE HYDRANT
PRO FIRE HYDRANT
EXIST SANITARY SEWER MANHOLE
PRO SANITARY SEWER MANHOLE
EXIST STORM DRAIN CLEAN OUT
PRO STORM DRAIN CLEAN OUT
EXIST STORM DRAIN CATCH BASIN
PRO STORM DRAIN CATCH BASIN
EXIST SIGN
PRO SIGN
EXIST UTILITY MANHOLE
EXIST UTILITY POLE
FENCE T-POST
SETBACK LINE
MINOR CONTOURS 1' INCREMENT
MAJOR CONTOURS 5' INCREMENT
EXIST BUILDING
PRO BUILDING
BUILDABLE AREA WITHIN SETBACKS
PUBLIC DRAINAGE EASEMENT
EXISTING 30" CURB AND GUTTER
PROPOSED 30" CURB AND GUTTER
EXIST FENCE
PRO FENCE
EXIST EDGE OF ASPHALT
PRO EDGE OF ASPHALT
EXIST SANITARY SEWER
PRO SANITARY SEWER LINE
EXIST WATER LINE
PRO WATER LINE
DRAINAGE ARROWS

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 20 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

RECEIVED MAY 30 2013

ENSIGN

LAYTON
1485 W. Hill Field Rd. #204
Layton, UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

WWW.ENSIGNUTAH.COM

FOR:
DAVID SADZEWICZ
4655 POWDERHORN ROAD
MT. GREEN, UTAH 84050

CONTACT:
DAVID SADZEWICZ
PHONE:
FAX:

PROFESSIONAL LAND SURVEYOR No. 164386 KEITH R. RUSSELL STATE OF UTAH

NO.	DATE	REVISION	BY
1	2-28-13	WASATCH CIVIL REDLINES	ASKER
2	5-29-13	REVIEW COMMENTS	KRR

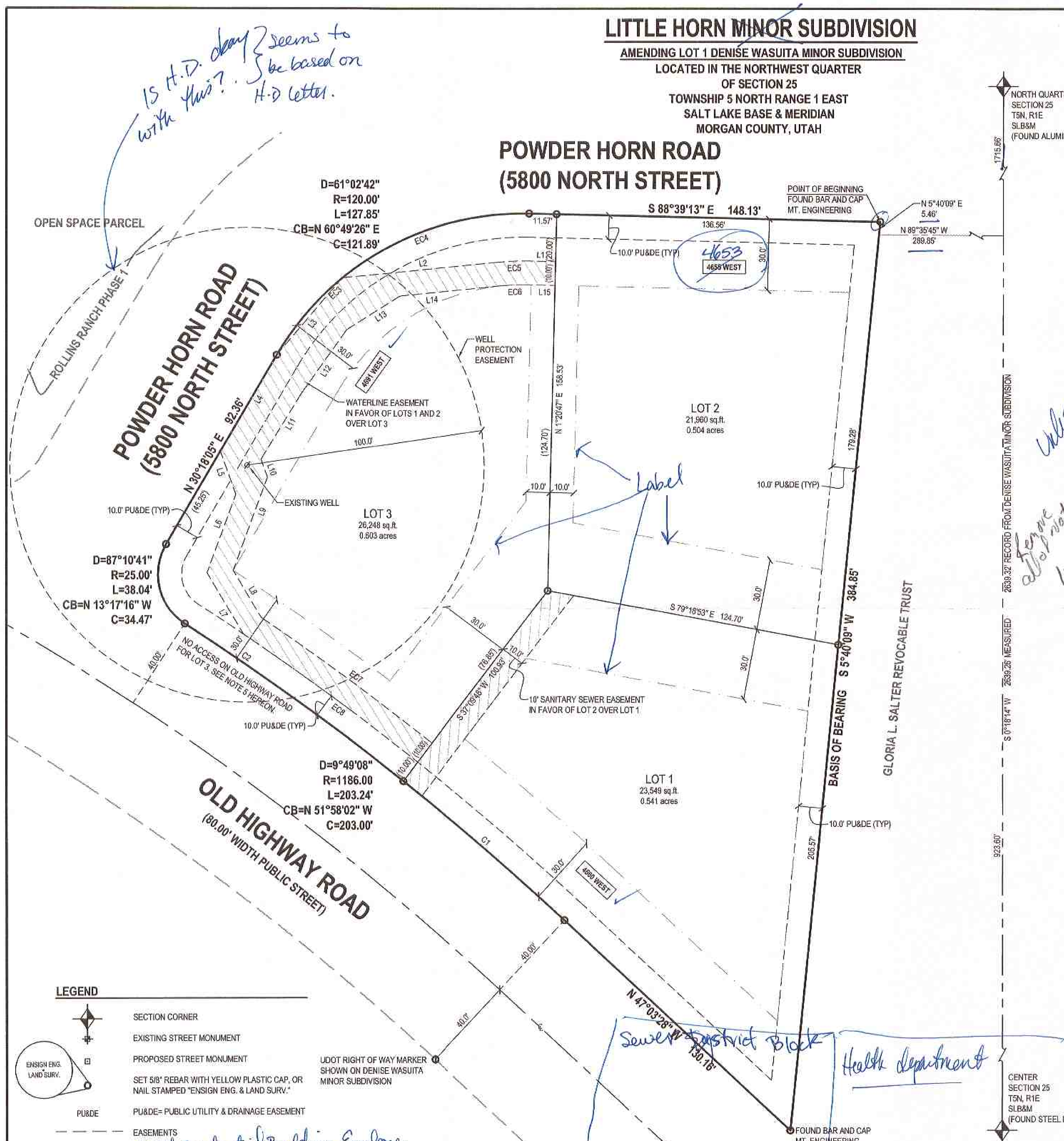
PRELIMINARY PLAT

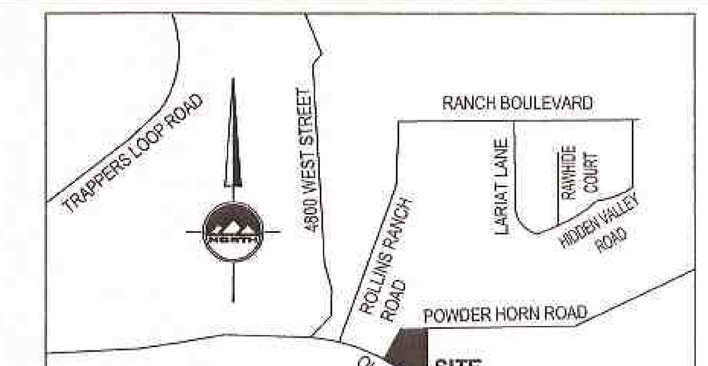
PROJECT NUMBER L2021 — PRINT DATE 5/29/13

Exhibit D: Prelim and Final Plat with Staff Bluelines

LITTLE HORN MINOR SUBDIVISION

AMENDING LOT 1 DENISE WASUITA MINOR SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH





VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1186.00'	89.71'	4°20'03"	N49°13'28"W	89.69'
C2	1186.00'	113.53'	5°29'05"	N54°08'02"W	113.49'

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
EC3	120.00'	42.71'	20°23'40"	S40°29'55"W	42.49'
EC4	120.00'	85.14'	40°39'02"	S71°01'16"W	83.36'
EC5	100.00'	12.38'	7°05'36"	S87°47'59"W	12.37'
EC6	90.00'	11.14'	7°05'36"	S87°47'59"W	11.14'
EC7	1206.00'	89.32'	4°14'37"	N53°32'14"W	89.30'
EC8	1196.00'	91.04'	4°21'41"	N53°35'03"W	91.02'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°39'13"E	11.57'
L2	N84°15'11"E	66.33'
L3	N40°29'55"E	42.49'
L4	N30°18'05"E	47.11'
L5	N19°50'00"W	19.36'
L6	N20°14'12"E	35.07'
L7	N30°40'37"W	30.23'
L8	S30°40'37"E	23.25'
L9	S20°14'12"W	41.72'
L10	S19°50'00"E	8.02'
L11	S31°23'40"W	32.53'
L12	S35°32'53"W	33.01'
L13	S57°34'06"W	26.41'
L14	S84°15'11"W	42.97'
L15	N88°39'13"W	11.57'

Unless required Avoid putting setback on plat. The building Envelope should suffice.

Remove all of note 1.

GENERAL NOTES:

→ EXPLAIN AREA IN A-20

1. PROPERTY IS ZONED R1-20, [struck out] Can Leave Zoning as R-1-20 note
   A. FRONT YARD SETBACK IS 30'
   B. REAR YARD SETBACK IS 30'
   C. ~~SIDE YARD SETBACK IS 10'~~ 10/14 FOR A TOTAL OF 24
   D. CORNER LOT SIDE YARD SETBACK IS 30' ARTERIAL STREET.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT. — what about side and rear?
3. LOT 1 HAS AN EXISTING HOUSE AND IMPROVEMENTS ON IT AT THE TIME THIS PLAT IS RECORDED.
4. INSTALLATION OF THE DRIVEWAY APPROACHES AND APRONS WILL BE THE RESPONSIBILITY OF THE PROPERTY (LOT) OWNER AND THE PROPERTY (LOT) OWNER WILL BE REQUIRED TO OBTAIN A RIGHT OF WAY PERMIT ALONG WITH THE BUILDING PERMIT.
5. NO ACCESS ONTO OLD HIGHWAY ROAD WILL BE PERMITTED ON LOT 3. ✓
6. Construction shall comply with that shown on prelim plat Date xxx

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

7. All Previously platted easements of the Denise Wa... Sub are hereby vacated in favor of those hereon...
8. See MCC 8-12-32(P) "Restricted occ"

NORTH

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LITTLE HORN MINOR SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 018'14" West 1715.66 feet along the Quarter Section Line and North 89°35'45" West 289.85 feet and North 5°40'09" East 5.46 feet to a rebar and cap placed on the south line of Powder Horn Road, (being the true point of beginning) from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, Morgan County, Utah, and running;

thence South 5°40'09" West 384.85 feet to the north line of Old Highway Road, (Highway 30);

thence North 47°03'28" West 130.16 feet along the northerly line of Old Highway Road, (Highway 30);

thence northwesterly 203.24 feet along the arc of a 1186.00 foot radius curve to the left (center bears South 42°56'32" West, chord bears North 51°58'02" West 203.00 feet through a central angle of 09°49'08") along the northerly line of Old Highway Road, (Highway 30);

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thence Northeasterly 127.85 feet along the arc of a 120.00 foot radius curve to the right (center bears South 59°41'55" East, chord bears North 60°49'26" East 121.89 feet, through a central angle of 61°02'42") along the south line of Powder Horn Road (5800 North Street);

thence South 88°39'13" East 148.13 feet along the south line of Powder Horn Road (5800 North Street) to the point of beginning.

Note: This legal description and plat replaces the recorded plat of the Denise Wasulta Minor Subdivision as recorded at the office of the Morgan County Recorder.

Contains: 71,757 square feet, 1.647 acres. 3 lots.

5-29-13 [signature]
Date
Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 5-29-13 KEITH R. RUSSELL STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LITTLE HORN ~~MINOR~~ SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this ________ day of ____________ A.D., 20______.

By: David B. Sadzewicz
By: Mary Sadzewicz

missing language from 8-12-32(K)(2)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ______ day of __________ A.D., 20______, David B. Sadzewicz and Mary Sadzewicz personally appeared before me, the undersigned Notary public, in and for said County of Morgan in said State of Utah, who after being duly sworn, acknowledged to me that They signed the Owner's Dedication, 2 in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: ____________

NOTARY PUBLIC ____________ RESIDING IN ____________ COUNTY.

SURVEYORS BLOCK

CO. ATTORNEY BLOCK

MT. GREEN FIRE DIST SIG.

SURVEY RECORDING DATA
DATE:
DRAWING No.

LITTLE HORN ~~MINOR~~ SUBDIVISION

AMENDING LOT 1 DENISE WASUITA MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER
ENTRY NO. ______ FEE PAID ______ FILED FOR RECORD AND RECORDED THIS ______ DAY OF ______, 20____ AT ______ IN BOOK ______ OF OFFICIAL RECORDS PAGE ______
MORGAN COUNTY RECORDER
BY ______ DEPUTY RECORDER

DEVELOPER
DAVE SADZEWICZ
4655 POWDER HORN ROAD
MT. GREEN, UTAH
801-791-7425

ENSIGN
LAYTON 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315
SALT LAKE CITY Phone: 801.255.0529
PLEASANT GROVE Phone: 801.796.8145
TOOELE Phone:435.843.3590
WWW.ENSIGNUTAH.COM

COUNTY ATTORNEY'S APPROVAL
APPROVED THIS ______ DAY OF ____________, 20____, BY THE MORGAN COUNTY ATTORNEY.
MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL
RECOMMENDED FOR APPROVAL THIS ______ DAY OF ____________, 20____, BY THE COUNTY PLANNING COMMISSION APPROVAL
CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL
APPROVED THIS ______ DAY OF ____________, 20____, BY THE MORGAN COUNTY ENGINEER
MORGAN COUNTY ENGINEER

COUNTY COUNCIL APPROVAL
APPROVED THIS ______ DAY OF ____________, 20____, BY THE MORGAN COUNTY COUNCIL
COUNCIL CHAIR
ATTEST: MORGAN COUNTY ~~RECORDER~~ CLERK

SHEET 1 OF 1
PROJECT NUMBER : L2021
MANAGER : K.RUSSELL
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE : 5/28/13

Reviewed July 1, 2013

RECEIVED MAY 30 2013

Exhibit E: Covenant

See comissioner's meeting minutes Jan 4th 1988 #24

COVENANT RUNNING WITH THE LAND

This covenant and agreement made this 13th day of October, 1987, by and between MORGAN COUNTY, hereinafter referred to as "County", and the following named persons who are record owners of land located in Morgan County and hereinafter referred tc as "Land Owners" and/or by their individual names:

WHEREAS, in the past along the Browning Fur Farm Road, which is 5800 North, Mountain Green, Utah, also known as Old Cottonwood Access Road or Old Parrish Lane, Land Owners, or some of them, have built homes, and

WHEREAS, the property on which the homes of Land Owners have been built has never qualified as a subdivision under the Land Development Code of Morgan County, and

WHEREAS, 5800 North, Mountain Green, the road on which Land Owners' homes have access for egress snd ingress, has never been improved so that it meets the standards of Morgan County Land Development Code for a service road to residents, and

WHEREAS, some of Land Owners now desire to contruct homes and to gain access to 5800 North, Mountain Green and have an exit and ingress way off of 5800 North, Mountain Green, and

WHEREAS, the Land Owners and the County have discussed the matter and the problems of improving 5800 North, Mountain Green so that it complies with the Morgan County Land Development Code specification, and

WHEREAS, the County Commission of Morgan County has considered the matter and the Land Owners have made repeated application for

building permits and require a means of ingress and egress that meets the Morgan County Land Development Code specifications, and

WHEREAS, Morgan County has considered the possibility of forming a Special Improvement District under Section 17-7-1, etc., Utah Code Annotated, in lieu of forming such Special Improvement District, pursuant to the request and agreement of the property owners who are affected by the improvement to be undertaken, this agreement has been prepared,

NOW, THEREFORE, to place 5800 North, Mountain Green in a condition so that it will meet the specifications of the Morgan County Land Development Code and the Land Owners' needs for ingress and egress, parties hereby agree as follows:

1. County will construct on 5800 North, Mountain Green a hard-surface asphalt roadway that meets the standards required by the Land Development Code of Morgan County as an access to multiple home developments and will construct a water drainage system along the roadway to dispose of the water accumulating on and by reason of the road development. County agrees that it will undertake to complete the improvement of the road within a reasonable time following the execution of this Covenant Running With the Land.

2. In consideration of the County's undertaking the project described herein, that is the development of a hard-surface road on 5800 North, Mountain Green, Land Owners agree as follows:

(a) Land Owner known as Browning Fur Farm agrees that it will pay to Morgan County the sum of $5,000.00 toward the cost of

the improvement project.

(b) Land Owners Lee Rollins and Harold Rollins, dba Rollins Brothers, agree that they will pay the sum of $2,000.00 and furnish $500.00 worth of pit run for which they will receive the right to have access on the road for one house.

(c) Land Owners Grant and Gloria Salter agree that for the right of ingress and egress on the 5800 North, Mountain Green road as improved for one home, they will pay to Morgan County the sum of $2,500.00.

(d) Land Owners Mike and JoAnn Erickson agree that for the right of ingress and egress on the 5800 North, Mountain Green road as improved for one home, they will pay to Morgan County the sum of $1,200.00.

(e) Land Owners Jim and Sheila McCowan agree that for the right of ingress and egress on the 5800 North, Mountain Green road as improved for one home, they will pay to Morgan County the sum of $1,000.00.

(f) Land Owner Mike Wasuita agrees that for the right of ingress and egress on the 5800 North, Mountain Green road as improved for one home, he will pay to Morgan County the sum of $2,500.00.

(g) Land Owners Earl and Lynette Patterson agree that for the right of ingress and egress on the 5800 North, Mountain Green road as improved for one home, they will pay to Morgan County the sum of $2,500.00.

(h) Land Owner Jim Williams agrees that he will pay the

the following: $1,000.00 on or before the first of October, 1987, $1,000.00 on or before the first of November, 1987, and $500.00 on or before the first day of December, 1988, for which payment Land Owner Jim Williams shall have the right of access for ingress and egress on 5800 North, Mountain Green as improved for one home.

3. Attached to this agreement are descriptions of the land owned by the Land Owners, parties to this agreement. Said descriptions are marked Exhibits A, B, C, D, E, F, G and H.

4. Parties understand and agree that if any homes other than those particularly mentioned in this agreement are built in the future on any of the property, descriptions of which are contained in the exhibits, for each home the sum of $2,500.00. will be assessed and paid by the Land Owner for the right to use 5800 North, Mountain Green as a means of ingress or egress to the home that is built.

5. It is the intention of all parties to this agreement to comply strictly with the Land Development Code of Morgan County and all parties undxerstand that other than as is agreed to under the terms of this Covenant Running With the Land, no right other than that pursuant to the Land Development Code of Morgan County will be asserted by any party.

6. This agreement shall be binding upon the parties, upon their assigns and personal representatives, and shall be considxered by all parties as a Covenant Running With the Land and when filed with the County Recorder of Morgan County, shall give notice to all persons who obtain an interest in the land

particularly described in the exhibits attached to this agreement that a $2,500.00 fee will be charged on all homes that use 5800 North, Mountain Gree road as a means of ingress or egress.

DATED this 13th day of October, 1987.

ATTEST:

Janis Widdison
Janis Widdison
Morgan County Clerk

COUNTY COMMISSINO OF MORGAN COUNTY

By Jeffrey D. Lomson
Chairman

LAND OWNERS:

BROWNING FUR FARM

By

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 28th day of September, 1987, personally appeared before me [illegible], who being by me first duly sworn, declared that he is the vice president of Browning Furm Farm, and that he signed the foregoing document as the act of Browning Fur Farm, and that the statements therein contained are true.

My commisson expires:
[illegible]

Notary Public
Residing at [illegible]

ROLLINS BROTHERS

By _____

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the _____ day of _____, 1987, personally appeared before me _____, who being by me first duly sworn, declared that he is the _____ of Rollins Brothers, and that he signed the foregoing document as the act of Rollins Brothers, and that the statements therein contained are true.

My commission expires: _____

Notary Public
Residing at _____

Grant Salter
GRANT SALTER

Gloria Salter
GLORIA SALTER

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 28th day of September, 1987, personally appeared before me Grant Salter and Gloria Salter, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

My commission expires: 11/2/90

R Kay Wall
Notary Public
Residing at Morgan, UT

ROLLINS BROTHERS

By Harold Rollins

Lee Rollins

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 28th day of Sept, 1987, personally appeared before me Harold Rollins, who being by me first duly sworn, declared that he is the _____ of Rollins Brothers, and that he signed the foregoing document as the act of Rollins Brothers and that the statements therein contained are true.

My commission expires: 12-7-90

Notary Public
Residing at Ogden Utah

GRANT SALTER

GLORIA SALTER

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the _____ day of _____, 1987, personally appeared before me Grant Salter and Gloria Salter, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

My commission expires: _____

Notary Public
Residing at _____

MIKE ERICKSON

JO ANN ERICKSON

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 29 day of Sept, 1987, personally appeared before me Mike Erickson and JoAnn Erickson, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

My commission expires: 5-20-90

Notary Public
Residing at Nt Glen Ut

JIM McCOWAN

SHEILA McCOWAN

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 29 day of Sept, 1987, personally appeared before me Jim McCowan and Sheila McCowan, the signers of the foregoing document, who duly ackowledged to me that they executed the same.

My commission expires: 5-20-90

Notary Public
Residing at Nt Glen Ut

MIKE WASUITA

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 28th day of Sept, 1987, personally appeared before me Mike Wasuita, the signer of the foregoing document, who duly acknowledged to me that he executed the same.

My commission expires: 12-7-90

Notary Public
Residing at

EARL PATTERSON

LYNETTE PATTERSON

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 28th day of Sept, 1987, personally appeared before me Earl Patterson and Lynette Patterson, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

My commission expires: 12-7-90

Notary Public
Residing at

Mike Wasuita
MIKE WASUITA

Denise Wasuita

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the 26th day of September, 1987, personally appeared before me Mike Wasuita, the signer of the foregoing document, who duly acknowledged to me that he executed the same.

My commission expires:
4/6/91

Notary Public
Residing at Ogden, Utah

EARL PATTERSON

LYNETTE PATTERSON

STATE OF UTAH)
COUNTY OF MORGAN) ss.

On the _____ day of _____, 1987, personally appeared before me Earl Patterson and Lynette Patterson, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

My commission expires:
_____

Notary Public
Residing at _____

MORGAN COUNTY
Planning and Development Services

48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT

July 24, 2013

To: Morgan County Planning Commission
Business Date: 8/8/13

Prepared By: Charles Ewert, Planning Director

Re: **Preliminary Plat Approval of the Rollins Ranch Phase 4a and 4b Subdivisions**

Application No.:	12.172 and 12.173
Applicant:	Rollins Ranch, L.L.C.
Project Location:	Approximately 5000 West and 6000 North, on the western side of the Rollins Ranch Development
Zoning:	R1-20 Zone
Acreage:	Approximately 13.59 acres (Approximately 591,840 ft^2)
Request:	Preliminary plat approval of 30 lots in the Rollins Ranch Development

SUMMARY

These applications are the final phases of the "Hidden Valley Neighborhood[1]," an area in the Rollins Ranch Development that comprises all of the original phases 1-4. The developer has proposed both phases 4a and 4b on the same preliminary plat, however filed two separate applications for two separate subdivisions for reasons unknown to staff. Thus, this review is essentially two reviews combined into one. Proposals for development in Rollins Ranch are highly regulated, with requirements of a development agreement and County subdivision ordinances guiding the County's review.

The proposal includes 30 lots (18 in phase 4a and 12 in phase 4b) and two open space parcels in each phase. Each lot is provided access and frontage from new proposed streets. The lots and streets are in general compliance with the Rollins Ranch Concept plan. Staff have provided an in-depth review of the proposal and are recommending approval contingent on the conditions provided herein.

BACKGROUND

The Rollins Ranch Development is a master planned community that received certain development rights in 2006. At that time a development agreement was negotiated with the County for the development. That agreement has been amended twice since[2], including the minor modifications of the overall concept plan[3] that specifically provided for the reconfiguration of lots as provided in this proposal.

ANALYSIS

[1] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein
[2] Amendment #1: Nov, 2011; Amendment #2: Feb, 2013
[3] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein

General Plan and Zoning. Pursuant to the Future Land Use Map of the area[4] the future land use designation is Village Low-Density Residential. The Village Low Density Residential designation provides for a lifestyle with planned single family residential communities, which include open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities located in established village areas (formerly area plan boundaries) or master planned communities. The residential density is a maximum of 2 units per acre[5].

It can be observed that the Concept Plan[6] of the Rollins Ranch Development Agreement meets this purpose. It can also be observed that the proposed subdivisions generally follow the approved Concept Plan.

The entire property has approximately 13.59 acres in the R1-20 zone[7]. The purposes of the R1-20 zone is "to provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character[8]."

The County determined at the time the Rollins Ranch Development Agreement was approved that it met the intent of this purpose.

Subdivision Layout. The proposed subdivisions[9] are on the western most side of the Rollins Ranch Development. The two subdivisions consist of a total of 30 lots, with new roads and streets. There is approximately 13.59 acres in the combined plat's boundaries, 9.68 acres in lot space, 0.51 acres in open space, and 3.39 acres in roadways.

The property is surrounded on the west and north with generally undeveloped land. The Parson Gravel pit is on the west, and there are rural agricultural lands to the north with minimal residential uses. To the east and south is the first three platted phases of the Rollins Ranch Development, as well as the residential uses in the Paul Warner Subdivision.

Roads and Access. The subdivisions are proposed to be accessed by a single point of entry off of Old Highway Road via Rollins Road. Under today's ordinances this type of terminal street system would not be allowed, however, because the developer is vested in the configuration of the concept plan and former laws, it can be interpreted that the proposed access is allowed for these subdivisions.

Each lot has frontage as graphically depicted in the proposal. Even though the required amount of lot width and frontage is not specifically addressed in the Rollins Ranch Development Agreement, it can be observed from the configuration of the concept plan that the typical width and frontage of the 2006 PRUD ordinance[10] is not applicable to this Subdivision, but rather that some unquantified alternative is. The 2006 PRUD ordinance required lots within a PRUD subdivision to have a minimum frontage of 100 ft. Thus, it can be interpreted that the concept plan is intended to act as an adopted alternative. Further, such flexibility can be found supported by MCC8-5B-6[11] "Frontage Regulations," wherein the frontage requirement of a typical lot within the R1-20 zone is 50 ft:

---

[4] See Exhibit B of this report for the Future Land Use Map of the area.
[5] Morgan County 2010 General Plan, Pg. 12.
[6] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein.
[7] See Exhibit B of this report for the Zoning Map of the area.
[8] MCC 8-5B-1(A).
[9] See Exhibit E for the current subdivision proposal, with staff bluelines.
[10] LUMC §16-20-030 (adopted as ordinance #CO-06-15 on Aug. 1, 2006, and recorded on Sep. 7, 2006).
[11] See also LUMC §16-11-060.

8-5B-6: FRONTAGE REGULATIONS:

	Districts				
	R1-20	R1-12	R1-8	RM-7	RM-15
The minimum width of any lot at the street right of way line in feet in the districts regulated by this article, except as allowed for utility uses and governmentally operated essential service facilities in section 8-6-18 of this title, shall be	50	45	40	45	45

It appears, upon closer examination of other existing phases, that this interpretation was used for the platting of other lots[12].

All proposed lots in phases 4a and 4b meet at least this 50 foot frontage requirement, with the smallest proposed frontage being lot #427 at 82.97 ft. As for lot width, it may be determined that because the proposal follows the general configuration of the concept plan that the approved lot width is intended to do so (generally) as well.

Open Space. The current proposal has approximately 0.51 acres (22,298 sq. ft.) of open space proposed (12,228 sq ft in 4a and 9,960 sq ft in 4b). The general configuration of the open space is in general compliance with the general configuration of Exhibit G-1 of the Rollins Ranch Development Agreement. Staff are recommending the open space note on the plat be revised to refer to it as "native open space" to keep it in a native state in perpetuity, as specified on Exhibit G-1 of the Agreement.

When one sums the total provided open space in the Rollins Ranch plats 1-3 (as amended) with that proposed by phases 4a and 4b, the total is approximately 22.15 acres[13], and when comparing acreage to acreage, is 5.05 acres less than required by the Rollins Ranch Concept Plan Exhibit D-1, which indicates that the open space area in phases 1-4 should be 27.2 acres at project completion.

Because the master plan was not created with survey level accuracy in mind, it is more appropriate to discuss open space in terms of a percent of the whole rather than raw acres[14]. The developer promised that 30% of the acreage of phases 1-4 would be held in open space[15]. Rollins Ranch phases 1-3 currently have a total of 29.65% open space. Phase 4 is proposing 3.75% open space, yielding a total of 25.58% open space for phases 1-4, as shown in table 1. This is approximately 3.822 acres less than the 30% promised through the development agreement.

Table 1: Actual Open Space Provided			
	Total Acreage	Open Space Acreage	%
Phase 1	26.75	3.46	12.93%
Phase 2	5.95	0.67	11.26%
Phase 3	40.25	17.5	43.48%
Total	72.95	21.63	29.65%
Phases 1-3	72.95	21.63	29.65%
Proposed Phase 4	13.59	0.51	3.75%
Total	86.54	22.14	25.58%

The solution to the problem is simple, and the Planning Commission's recommendation to the County

[12] See lots 306-310 and all lots on the circumference of cul-de-sacs in Rollins Ranch Phase III. Phases I and II were not studied for this specific purpose.
[13] See Exhibit C of this report.
[14] The concept plan says phases 1-4 should be approximately 90.58 acres, but the surveyors have found it to be closer to approximately 86.54 acres.
[15] Rollins Ranch Development Agreement Exhibit D-1, also attached as part of Exhibit A herein.

Council will need to take into consideration the following three options:

1. The developer benefits by not providing the promised open space percentage. The Planning Commission may choose this option if the promised conceptual amount of open space is not a policy issue worth pushing in this development. Perhaps the adherence to the general configuration of the concept plan is more important than adherence to the promised open space acreage.
2. The developer suffers by not being allowed to plat phases 4a and 4b as proposed, but is required to revise them to provide the promised percentage of open space for phases 1-4. The Planning Commission may make a determination that the promised additional acreage is important to this development, and that the developer should've taken it into consideration when platting the first three phases. This option emphasizes open space promises over the proposed general configuration of the concept plan.
3. Perhaps a compromise can be struck to divide the difference in the provided open space of the Hidden Valley neighborhood to require phase four revisions to provide part of the missing open space acreage.

This is a discretionary policy question for the Planning Commission to decide in their recommendation to the County Council. Because the vested laws that led to the creation of the development agreement do not actually require an open space minimum[16] but that it appears to have been offered freely by the developer through the development agreement, and because the provided general configurations of the proposed open spaces comply with the proposed concept plan, staff are recommending that, as long as the Planning Commission can find no policy benefit in strictly adhering to the 30% open space promises, option #1 above is applied[17].

Parks. The Rollins Ranch Development Agreement[18] requires a "View Park" on the open space Parcel "A" in plat 4b. The "sitting area," as promised, should be shown on plans. Maintenance of such is the responsibility of the HOA.

CC&R's. The Rollins Ranch development is required to have covenants, contracts, and restrictions (CC&R's) recorded against all resulting properties[19]. The creation, review, and administration of the CC&R's are not within the purview of the County, but ensuring that the developer follows through with recording them is.

Grading and Land Disturbance. The proposal includes very limited grading; the developer intents to install streets at existing grade. Lot grading is not necessary to provide building envelopes on each lot, and a note has been placed on the plat that any necessary grading for building permits will be the responsibility of the lot owner. Future grading that changes a grade by more than five vertical feet or 1,000 cubic yards will be required to first obtain a grading permit.

The construction drawings indicate minimal temporary grading necessary to provide temporary drainage swells for SWPPP controls during construction.

Geologic and Geotechnical Evaluations. Geologic units have been identified for the site, and no known hazardous units exist within the building envelopes of any lots or within any proposed street areas. There

[16] LUMC §16-20-030 (adopted as ordinance #CO-06-15 on Aug. 1, 2006, and recorded on Sep. 7, 2006): "The provision for open space or common area shall not be a requirement of the PRUD Subdivision."
[17] See finding #6 of this report.
[18] See Rollins Ranch Development Agreement §2.4.1 and Exhibit H-1
[19] See Rollins Ranch Development Agreement §2.3 and Exhibit E of that Agreement

is a sliver of Norwood Tuff (Tn) on the rear of lots 401, 403, and 423, none of which enters the proposed building envelopes.

A geotechnical report was conducted by AGEC. The report did not find negative soils conditions that should require additional consideration in this review, sufficed to say that building activities on the site should be reviewed against the considerations therein.

Water Source. The applicant is proposing culinary water from the Cottonwood Mutual Water Company. A will serve letter has been provided that indicates the company's willingness to serve the development, but no indication that the company has acquired the water rights/shares or that there is sufficient wet water to deliver the yield requirements of MCC §8-12-46(B) and LUMC §16-19-5 is mentioned therein. There are secondary lines proposed on the utility plans for irrigation purposes as well. There needs to be commitment from both companies that indicate their right and ability to provide the flow for both culinary and secondary water.

Even though there is no secondary system requirements in vested or current laws, if the applicant is separating the culinary flow requirements of MCC §8-12-46(B) and LUMC §16-19-5 from the irrigation flow requirements, then conditions regarding the service of the secondary company may be necessary.

Fire Protection. The development should comply with the International Fire Code and the 2006 Wildland Urban Interface Code[20]. Fire controls are administered by the Mountain Green Fire Protection District Chief.

Sewer System. Sewage will be provided by the Mountain Green Sewer Improvement District. They have provided a conditional will serve letter for the proposal. The applicant should adhere to the sewer districts requirements for approval. Unless otherwise required by County laws, the County should not condition approval on the specific requirements of the district lest those requirements change and it be construed that the County is enforcing inapplicable requirements, but the County should condition approval on the general premise that the District's needs are met.

Storm Water. Storm water plans have been received. They indicate that the original detention facilities are sufficient to accommodate the potential storm water events. A note should be added to the plans that indicate the existing detention basin's overflow elevation.

Utilities. The County has received will serve letters from Rocky Mountain Power, Questar Gas, Mountain Green Sewer Improvement District, and Cottonwood Mutual Water Company. The construction drawings indicate that they will be extended to each lot. Four street lights are also being proposed, in compliance with the requirements of Exhibit L-1 of the development agreement. The design of the streetlights should adhere to the standards therein. Operations and maintenance of the streetlights is the responsibility of the HOA.

REVIEWS

Planning and Development Services Review. The Morgan County Planning and Development Service Department has completed their review of the subdivision application and has issued a recommendation for approval of the Rollins Ranch Preliminary Plat for Phases 4a and 4b, applications #12.172 and 12.173, with the following comments:

[20] The project is not exempt from the requirements of the 2006 Urban Wildland Interface Code, as can be seen on Exhibit G of this report.

1. The proposal complies with the Morgan County 2010 General Plan.
2. The proposal complies with zoning regulation requirements.
3. The proposal generally complies with the 2006 subdivision regulations.
4. The proposal generally complies with the Rollins Ranch Development Agreement.
5. There are changes/revisions for the development that should be addressed in the final plat review. The current proposal is sufficient for preliminary plat approval, provided that all conditions listed in this report are adhered to.

Engineering Review Comments.

1. Fire hydrant locations to be reviewed and approved by Mountain Green Fire District.

2. Geologic restrictions need to be mentioned in accordance with the County's geologic ordinance for the soil types coinciding with the potential problem areas.

3. The storm water calculations show that the detention basin has a capacity of 105,299 cubic feet when the water is at elevation 4743.75 (an apparent depth of 6.75 feet). The calculations demonstrate that the required detention for phases 1 through 4B is 67,079 cubic feet. A note should be added indicating the overflow elevation of the existing basin.

4. Minimum longitudinal street slopes will be 0.5%.

County Surveyor Comments. Relined comments from the County Surveyor are attached[21]. They are more relevant to the final plat review then they are to preliminary at this time. The County Surveyor has indicated that preliminary plat considerations have been provided with this proposal.

Fire Chief Comments. The District Fire Chief recommends that a fire hydrant is placed at the corner of lot 428 to provide adequate distance between other proposed hydrants, in a letter provided as Exhibit F herein.

STAFF RECOMMENDATION

Staff recommends approval of the Rollins Ranch Preliminary Plat for Phases 4a and 4b, applications #12.172 and 12.173, subject to the following conditions:

1. That all outsourced consultant services fees are paid in full prior to application for final plat(s).
2. That phases 4a and 4b are clearly divided into two separate final plat submittals such that there is no confusion regarding the two open space parcels labeled "Parcel A" on one plat, or that the plats be revised appropriately.
3. That a note be place on the final plat(s) that requires open space parcels "A" to be held and maintained in perpetuity as native open space.
4. That the plans for the final plat are revised to provide for and ensure the installation of the "View Park" and "Sitting Area," as required by the Rollins Ranch Development Agreement.
5. That an updated title report is submitted with the final plat application(s).
6. That revisions are made so that the final plat(s) are submitted with the verbatim note from §2.9 of the Rollins Ranch Development Agreement.
7. That prior to final plat approval a signed and notarize acknowledgement from Browning Arms is submitted that acknowledges that §2.10 of the Rollins Ranch Development Agreement has be satisfied in a manner that meets their needs.

[21] See Exhibit D of this Report

8. That all residential building envelopes and public utility easement lines are clearly demarked and such demarcations are appropriately provided for in the line legend of the final plat(s).
9. That the final plat(s) include a signature block for the County Surveyor that says the following:

MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR=S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/FOR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2013

_____
MORGAN COUNTY SURVEYOR

10. That the final plat(s) provide all of the surveyor's corrections as provided in Exhibit D of this report.
11. That the final plat(s) contain the "Restriction of Occupancy" note of §16-18-9(B)(14) of the 2006 Subdivision Ordinance.
12. That a signed notarized Public Improvements Agreement shall be required prior to final plat recording if public improvements are not installed/completed prior to plat recording, pursuant to §16-18-9(D)(5) of the 2006 Subdivision Ordinance.
13. That final construction drawings show a fire hydrant at the corner of lot 428, as requested by the District Fire Chief.
14. That final plats include a note referencing the CC&R's as required by §2.3 and Exhibit E of the Rollins Ranch Development Agreement, and that such required CC&R's are recorded in the Office of the County Recorder at the time of the recordation of the final plat.
15. That inasmuch as the Mountain Green Sewer Improvement District, Questar Gas, and Rocky Mountain Power have all given conditional will serve letters for the proposal, approval of the preliminary plat is conditioned on the fulfillment of the various requirements of those entities. Failure to comply may result in voidance of preliminary plat approval.
16. That a revised "will serve" letter is received from the Cottonwoods Mutual Water Company that indicates that all water rights/shares necessary to serve the development have been received and that the company currently has sufficient "wet water" to provide for the development pursuant to the requirements of MCC §8-12-46(B) and LUMC §16-19-5; and that irrigation provisions are provided for the same (either by the culinary company or optional secondary).
17. That a note is added to the construction plans that indicate the existing detention basin's overflow elevation for final plat application.
18. That a street signage plan is submitted with the final plat application.
19. That "Cattle Drive" and "Mustang Lane" are both provided new names from the 90 degree bend and beyond to provide for less confusion in the addressing of lots.
20. That all bluelined notes on the preliminary plat (Exhibit E of this report) are addressed/provided on the final plat proposal and construction drawings as may be relevant.
21. That streetlight standards shall comply with Exhibit L-1 of the Rollins Ranch Development Agreement. Operation and maintenance of the streetlights shall be the responsibility of the HOA.
22. That noncompliance with the conditions herein may result in voidance of preliminary plat approval, and may also result in the inability to obtain final plat approval.
23. That all other local, state, and federal laws are upheld.

This recommendation is based on the following findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.

2. The proposal complies with the Morgan County 2010 General Plan.
3. The proposal complies with zoning requirements.
4. The proposal generally complies with the 2006 subdivision regulations.
5. The proposal generally complies with the Rollins Ranch Development Agreement.
6. The proposed open space satisfies the requirements of the vested laws for the Rollins Ranch Development, and generally satisfies conceptual principles of opens space provisions as required by the Rollins Ranch Development Agreement, and as drawn on the concept plan in that agreement.
7. The listed conditions will bring the proposal into compliance with current requirements, and assist in the successful creation of a final plat application.

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phases 4a and 4b, applications #12.172 and 12.173 subject to the findings and conditions listed in the July 24, 2013 staff report, and as modified by the conditions and findings below:"

1. List any additional findings and conditions…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phases 4a and 4b, applications #12.172 and 12.173 subject to the following conditions:

1. List any additional findings…

SUPPORTING INFORMATION

Exhibit A: Rollins Ranch Concept Plan
Exhibit B: Future Land Use and Zoning Maps
Exhibit C: Open Space in the Rollins Ranch Phases 1-3
Exhibit D: County Surveyors Redlines of Draft Final Plats
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)
Exhibit F: Letter from Mountain Green Fire Protection District Chief
Exhibit G: Urban Wildland Interface Exemption Map

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT B-1

Site Plan

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

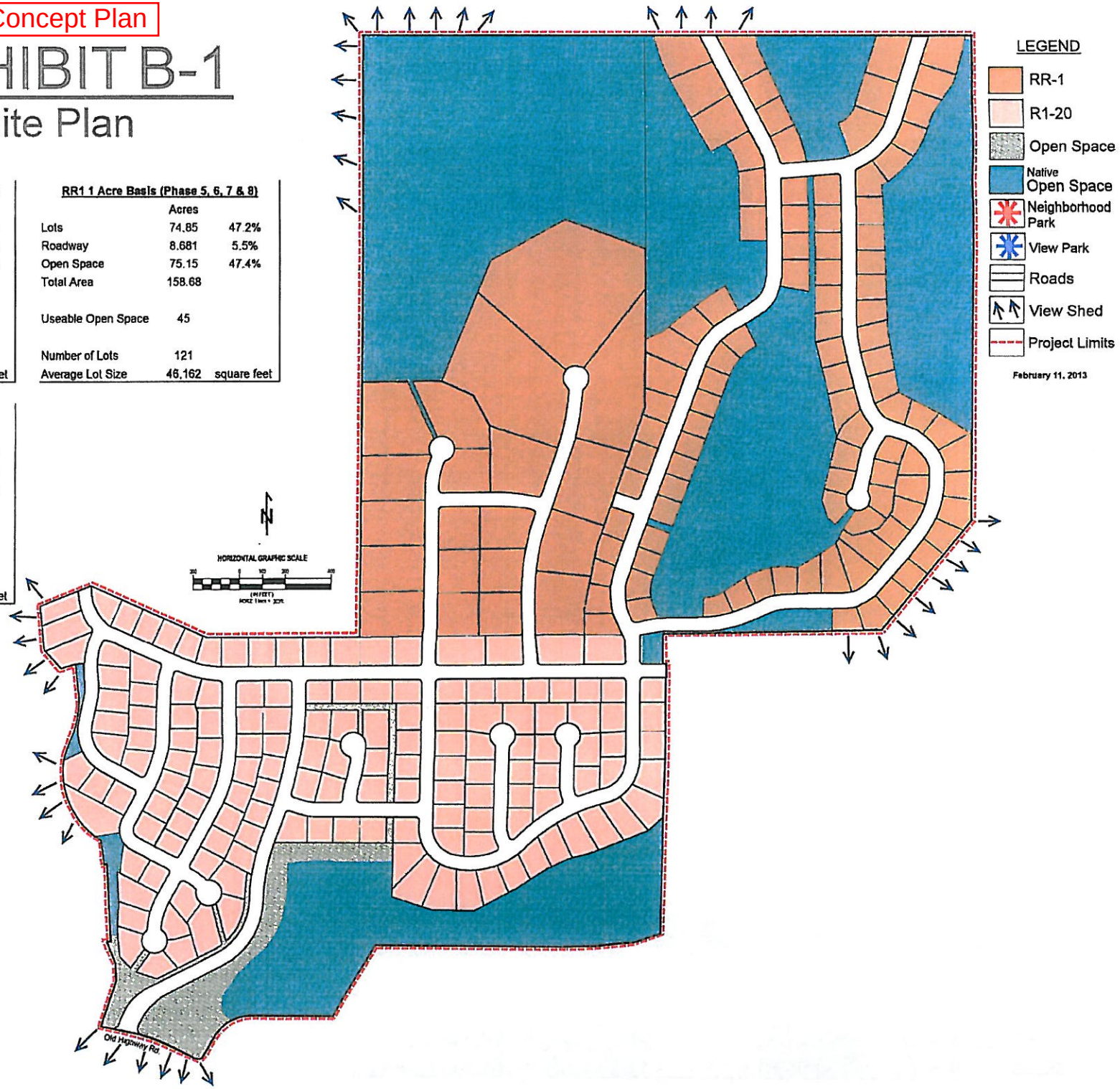
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

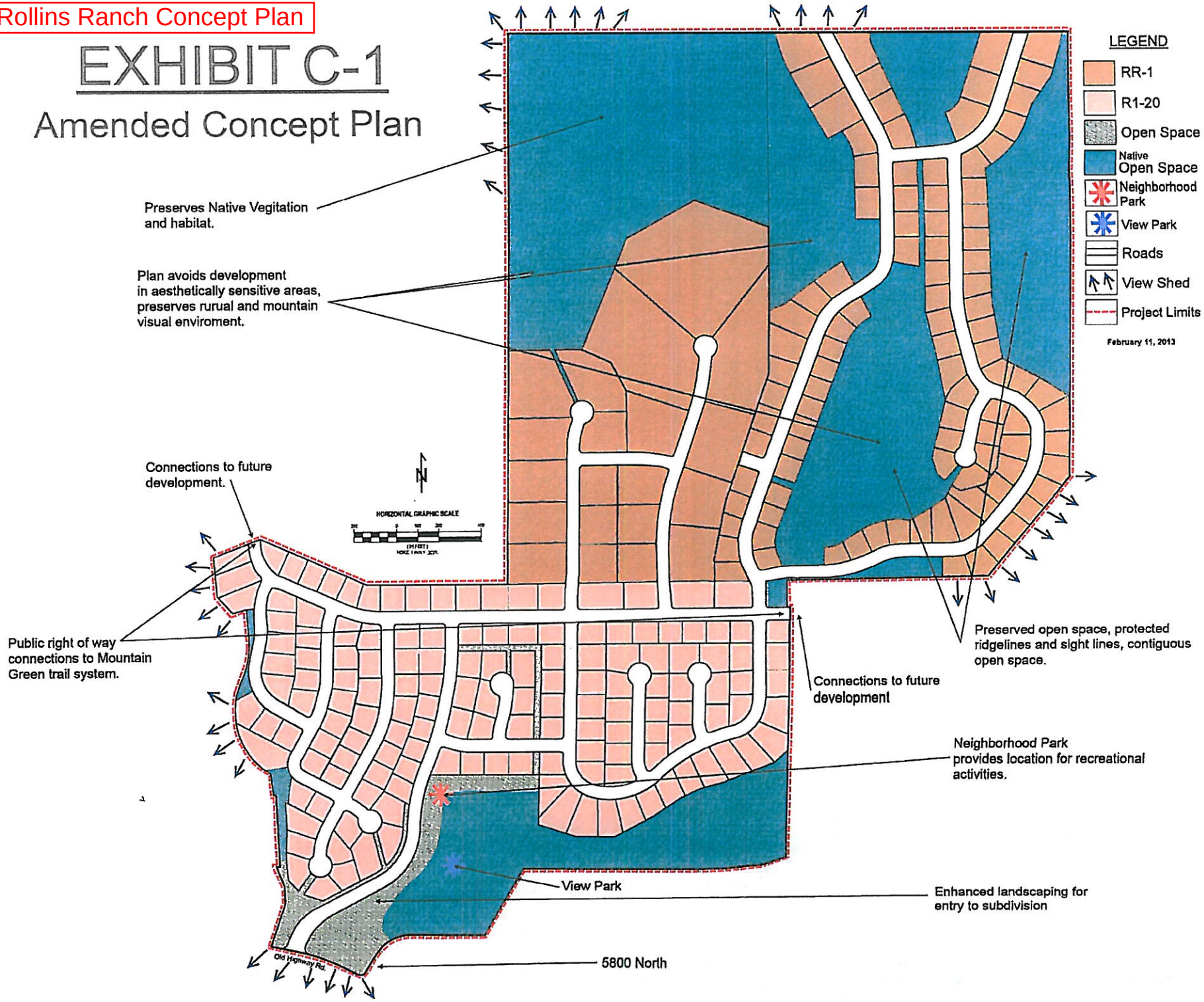


Ent 128494 Bk 0304 Pg 0646

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT C-1

Amended Concept Plan



Ent 128494 Bk 0304 Pg 0647

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT D-1

Approved Use

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

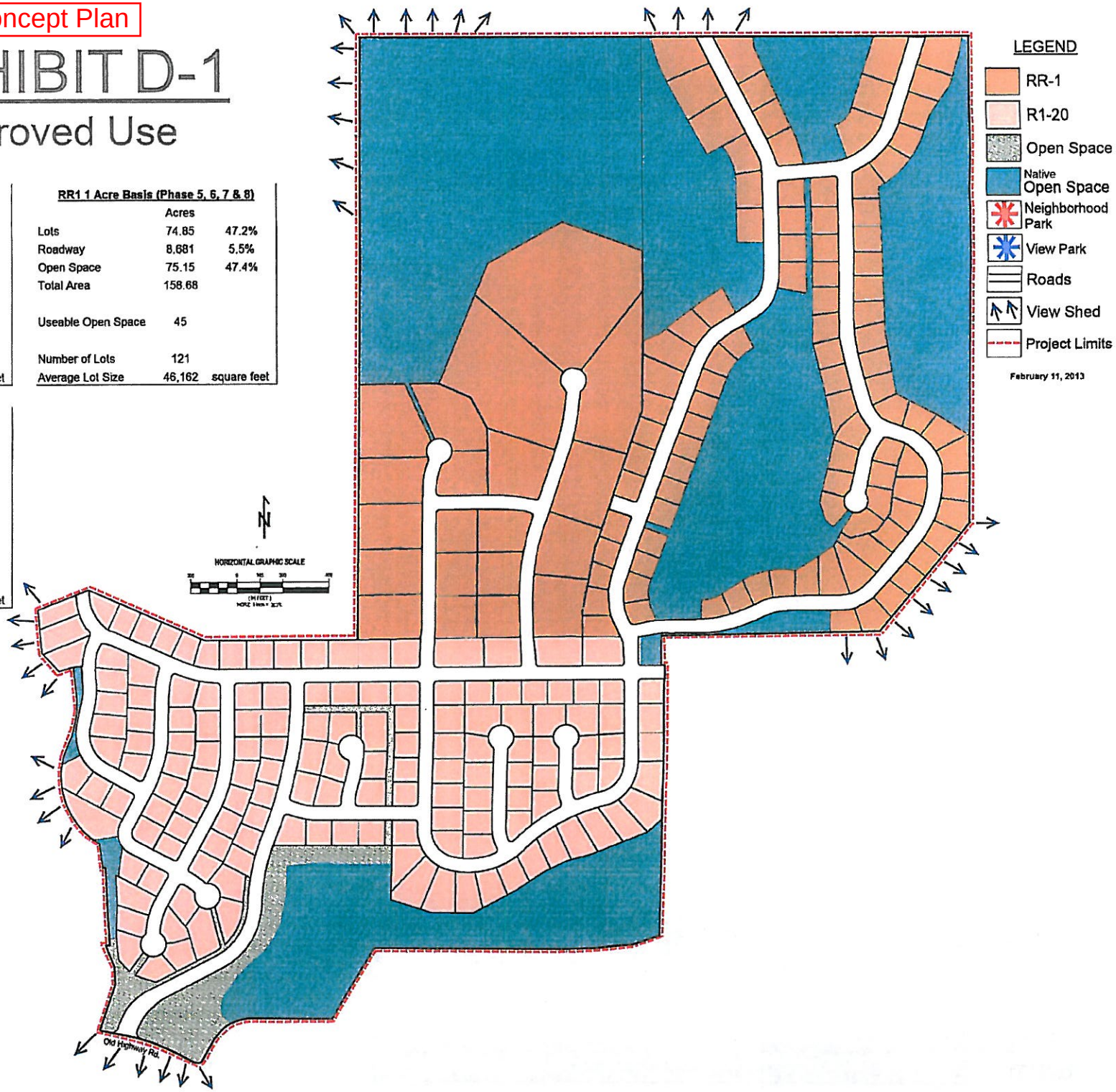
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

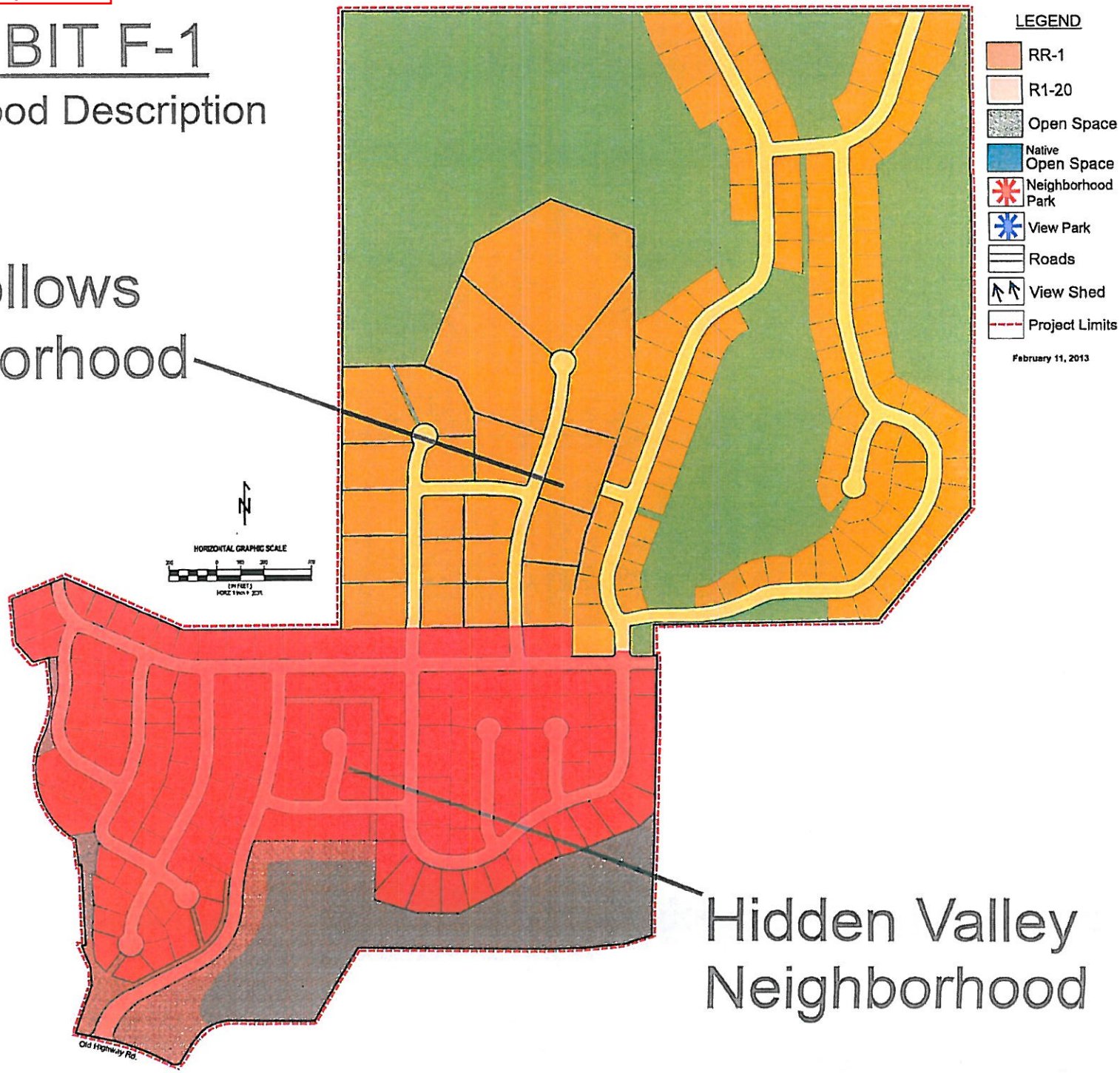


Ent 128494 Bk 0304 Pg 0648

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT F-1

Neighborhood Description



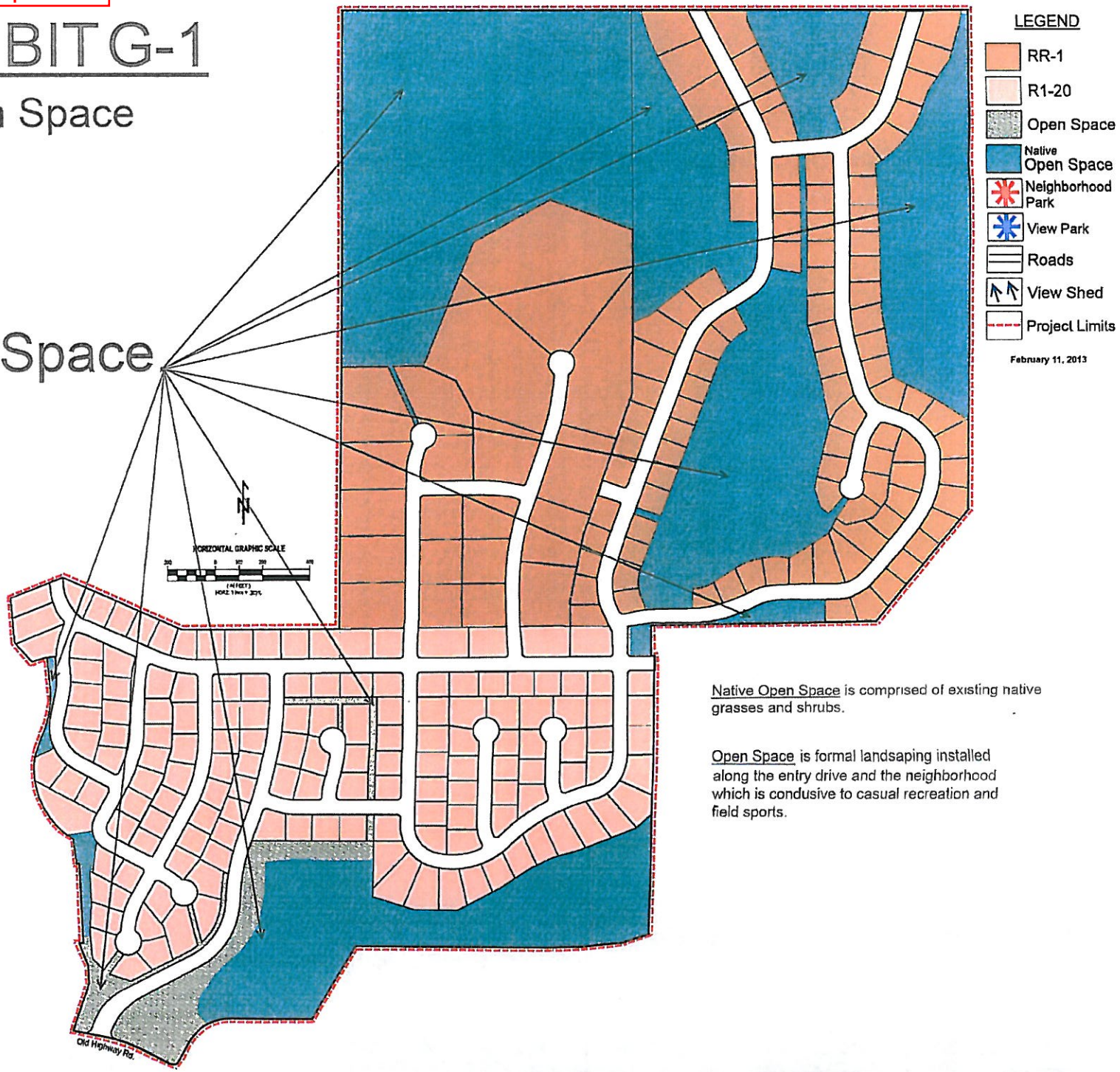
Ent 128494 Bk 0304 Pg 0649

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT G-1

Open Space

Open Space



Native Open Space is comprised of existing native grasses and shrubs.

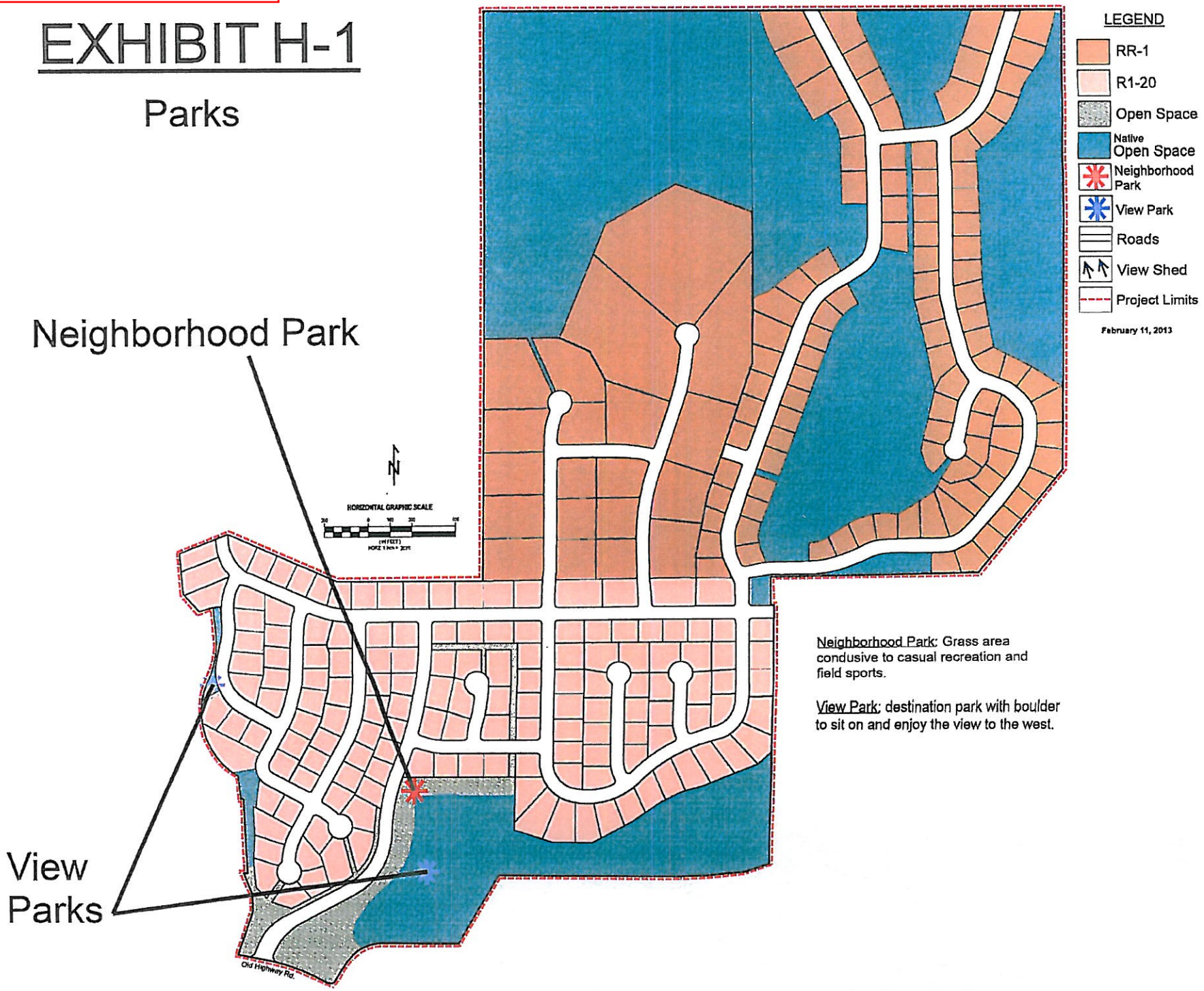
Open Space is formal landsaping installed along the entry drive and the neighborhood which is condusive to casual recreation and field sports.

Ent 128494 Bk 0304 Pg 0650

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT H-1

Parks

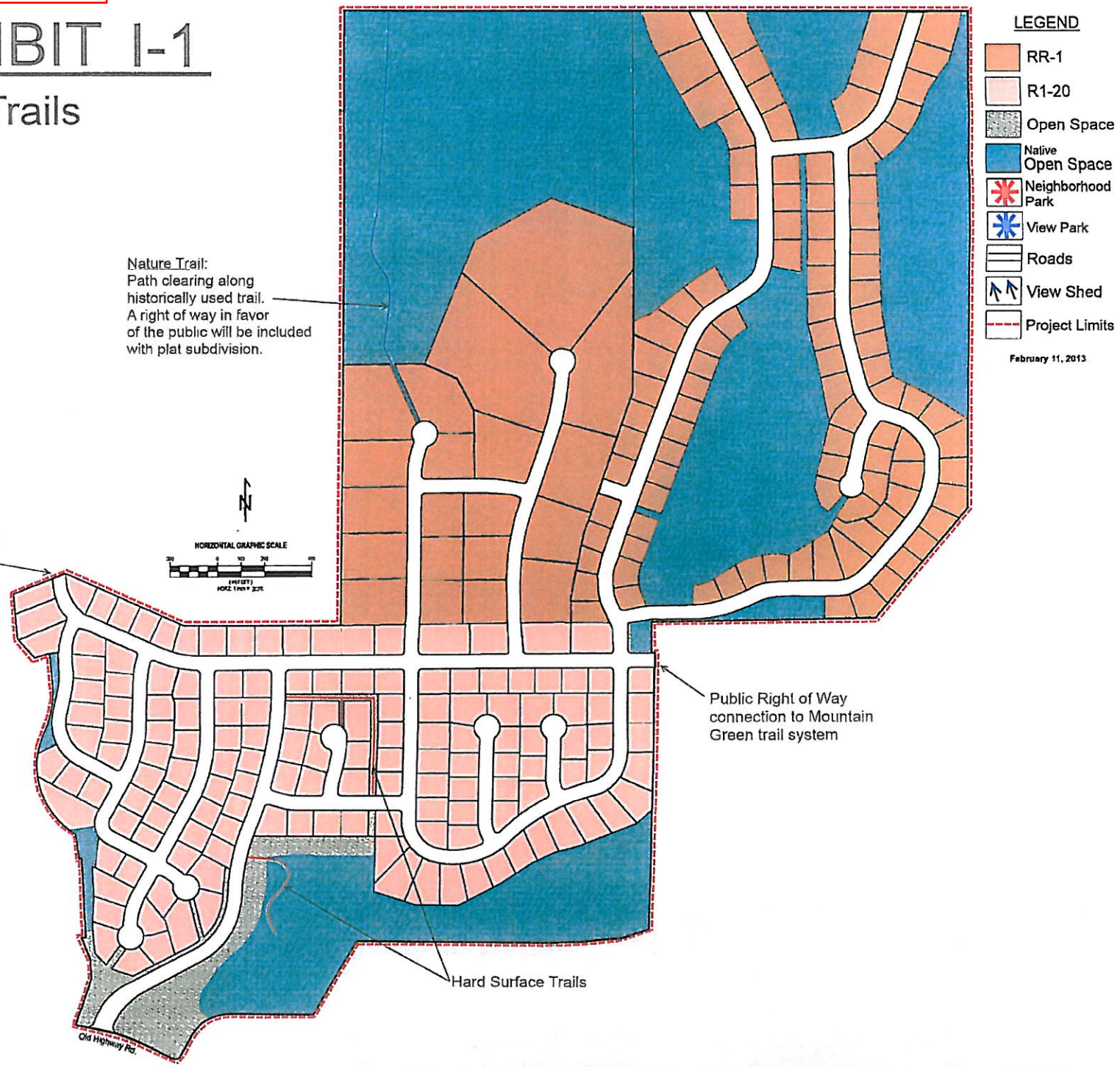


Ent 128494 Bk 0304 Pg 0651

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT I-1

Trails

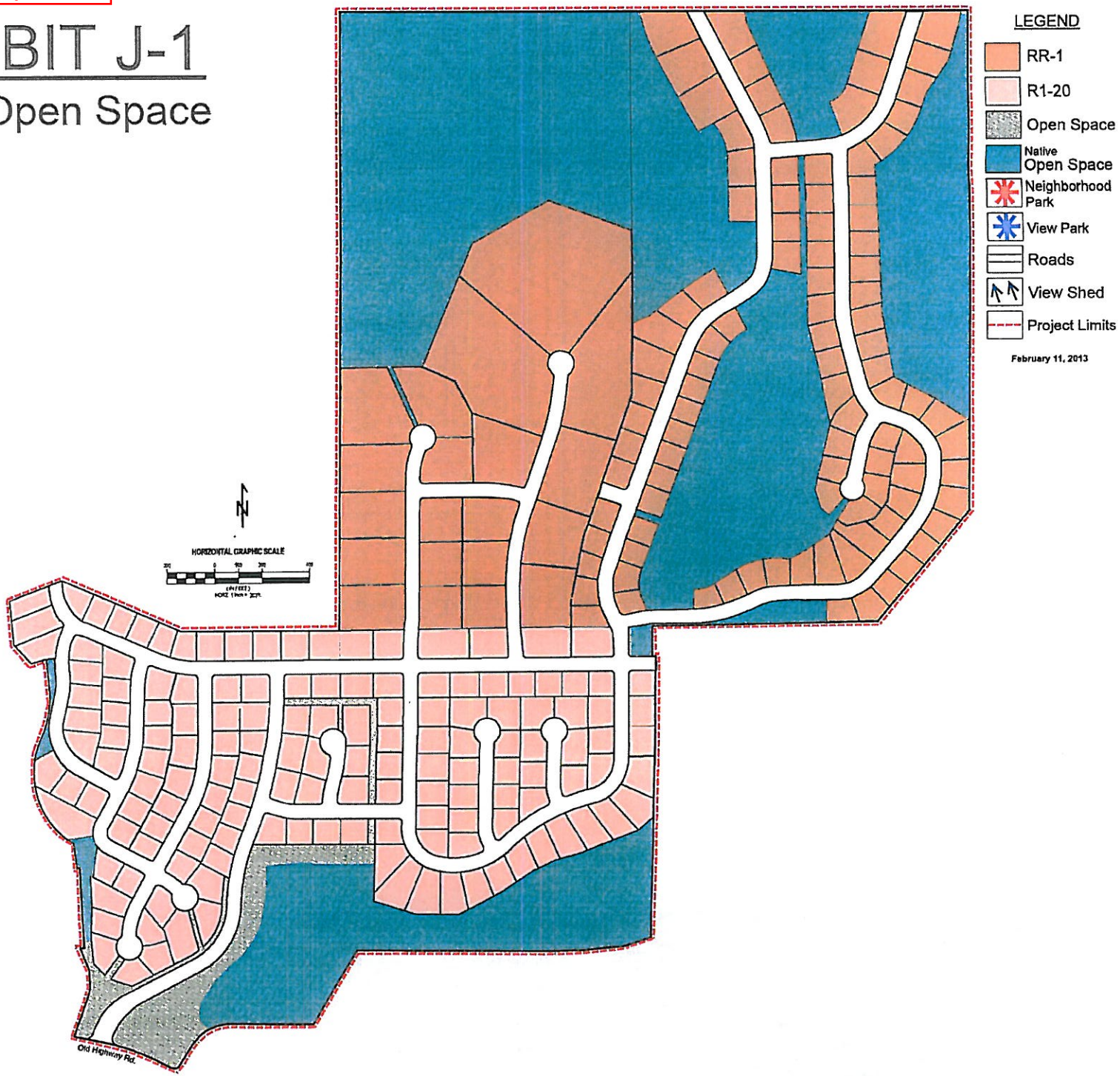


Ent 128494 Bk 0304 Pg 0652

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT J-1

Native Open Space

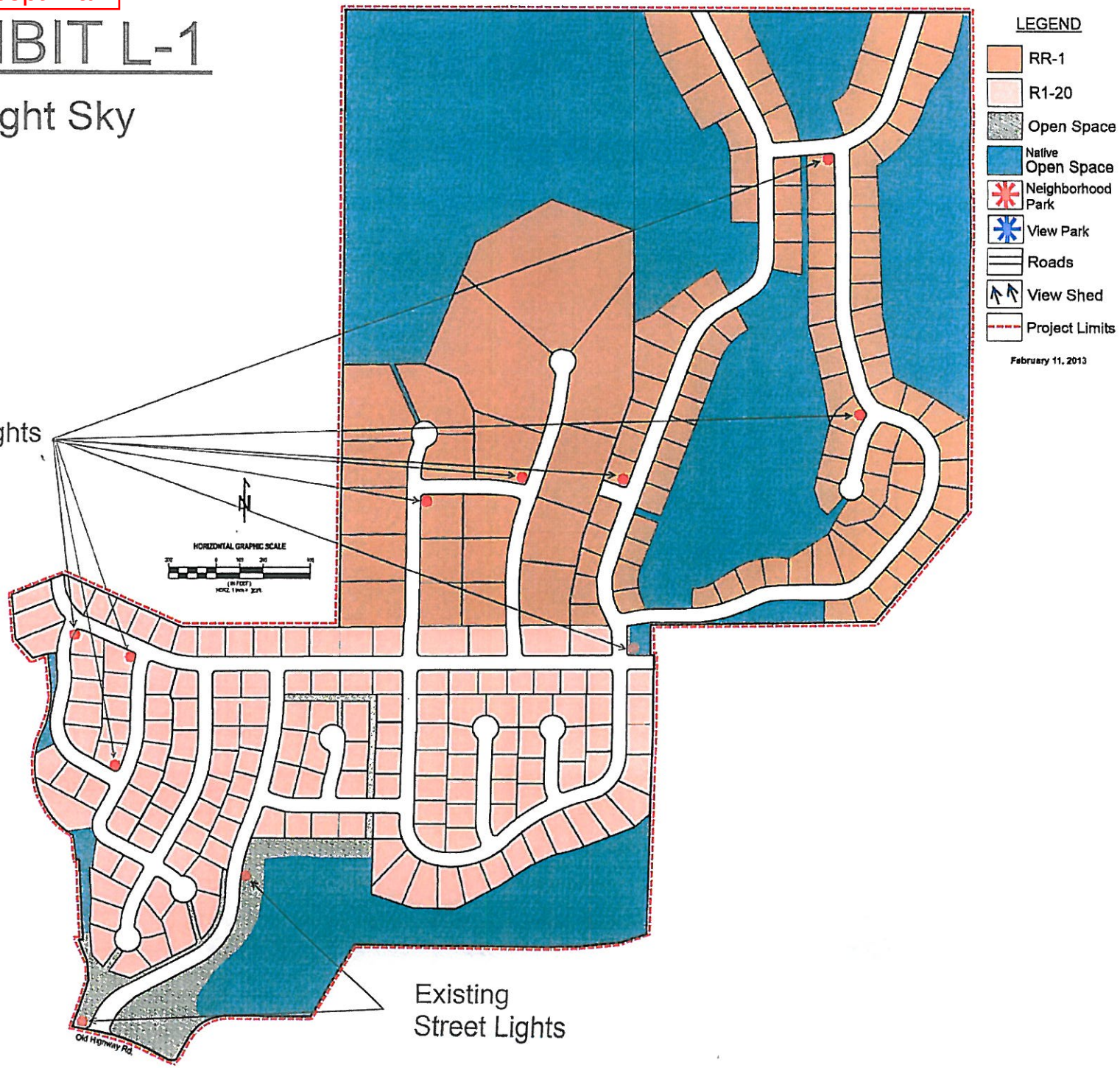


Ent 128494 Bk 0304 Pg 0653

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT L-1

Night Sky



Ent 128494 Bk 0304 Pg 0654

Exhibit A: Rollins Ranch Concept Plan

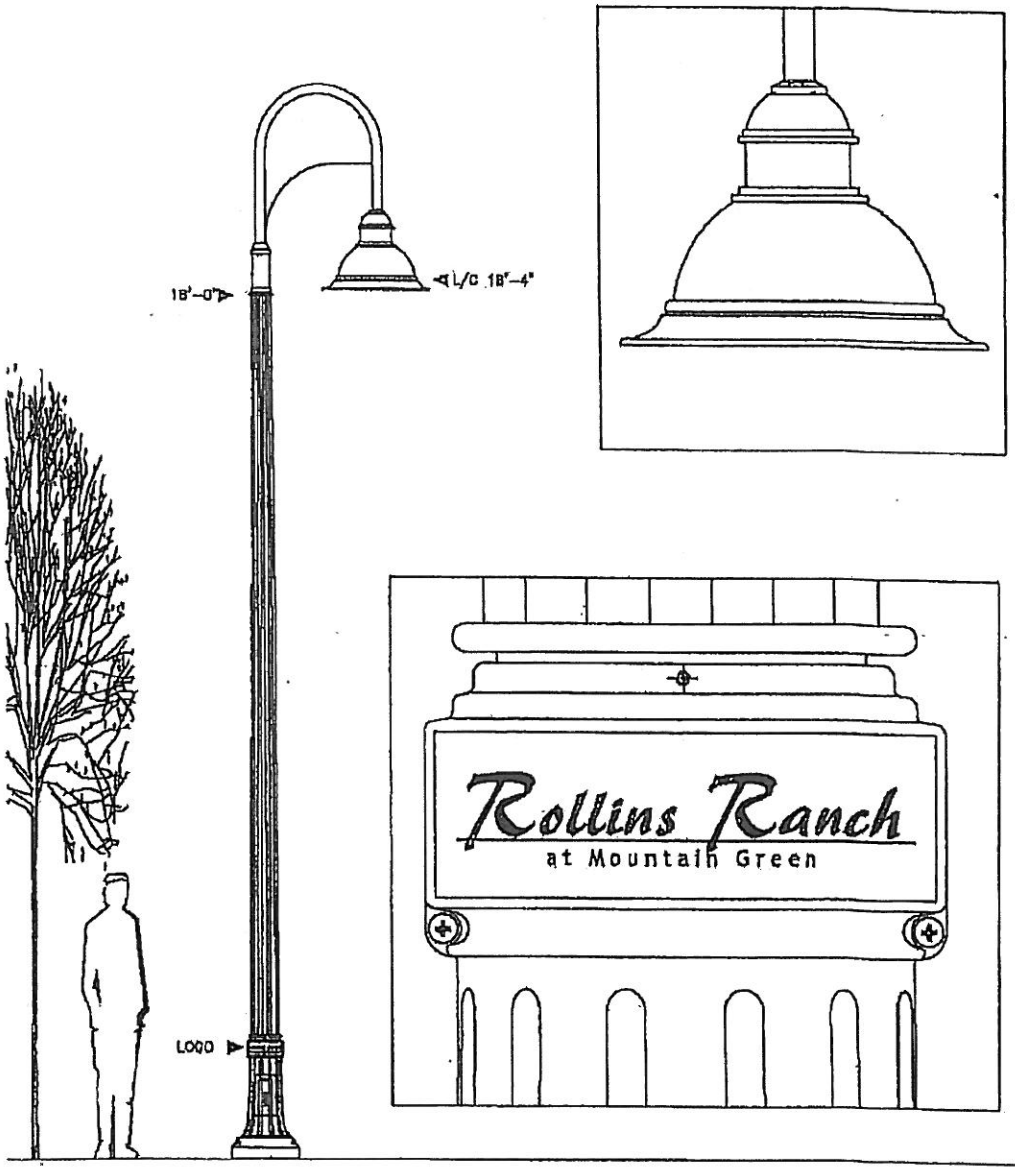
DEVELOPMENT AGREEMENT

EXHIBIT L-1 (Page 2)

(Night Sky)

640, Mid Cure Boivin
Boisbriand (Qc), Canada, J7G 2A7
Tel: (450)430-7040
Fax: (450)430-1409

PRESENTATION



NOTE: Bracket orientation must be determined

DMS50

1:35

LU5464204D-47038A

11-04-05

GM

Exhibit B: Future Land Use and Zoning Maps; Zone Map

Exhibit B: Future Land Use and Zoning Maps; Future Land Use Map

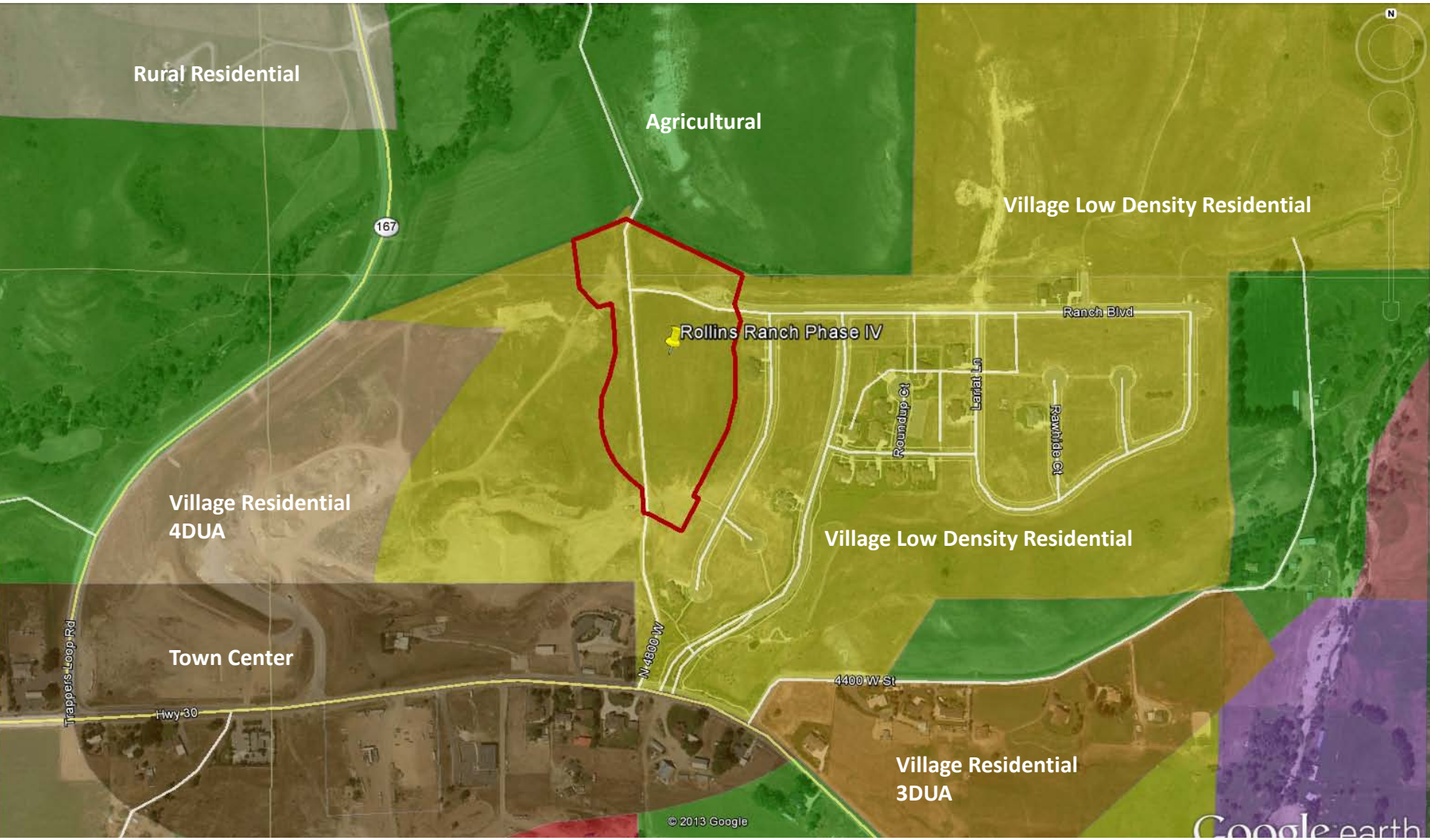


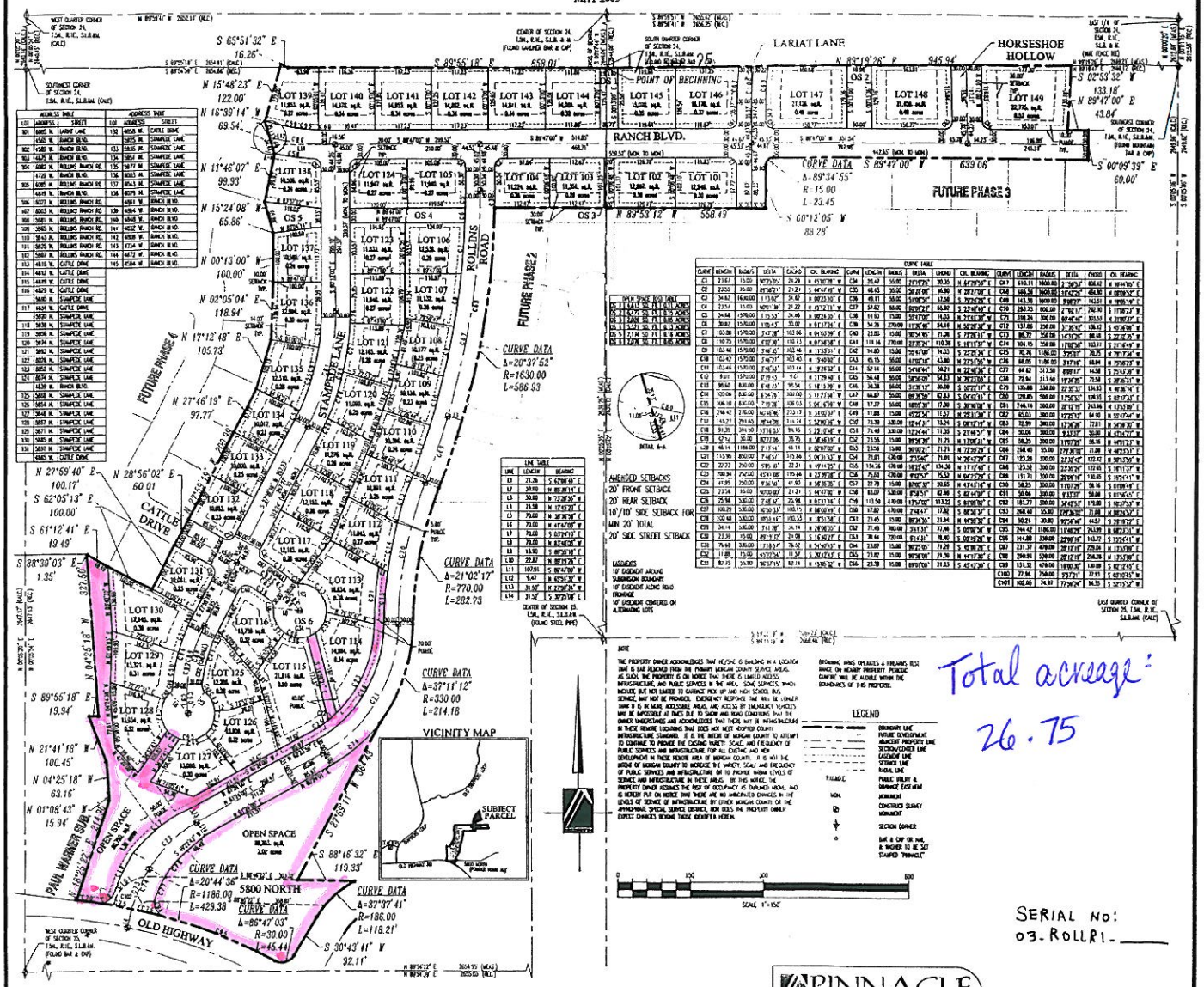
Exhibit C: Open Space in the Rollins Ranch Phases 1-3

NOTE:
SEE TAX RECORD FOR LOT OWNERSHIP

ROLLINS RANCH PHASE 1

SECTION	TOWNSHIP	& RANGE
25	5N	1E

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MAY 2005



Total acreage: 26.75

SERIAL NO: 03-ROLLR1-____

PINNACLE Engineering & Land Surveying Inc

04-024

SHEET 1 OF 1

APROVED UTAH STATE TAX COMMISION

DATE BY

NOTE: SEE TAX RECORDS FOR OWNERSHIP

RECORDED: ENTRY: BK: PG:
ORIGINAL RECORDED: 1-12-2007 ENTRY: 105 995 BK: 241 PG: 476
COMING FROM: 03. 005. 027. 02 03. 005. 032. 06. 1
03. 005. 029. 01

MORGAN COUNTY, UTAH

SUB. NAME
ROLLINS RANCH PH. 1
SUBDIVSION PLAT

OS parcels 1-5 eliminated with Amendment #3

OS= 3.46 acres
151,029 ☑

P:\2004 projects\04-024\dwg\04-024 Final Plat phase 1 amended.dwg 7/23/2008 12:28 PM

Exhibit C: Open Space in the Rollins Ranch Phases 1-3

NOTE:
SEE TAX RECORD FOR
LOT OWNERSHIP

ROLLINS RANCH PHASE 2

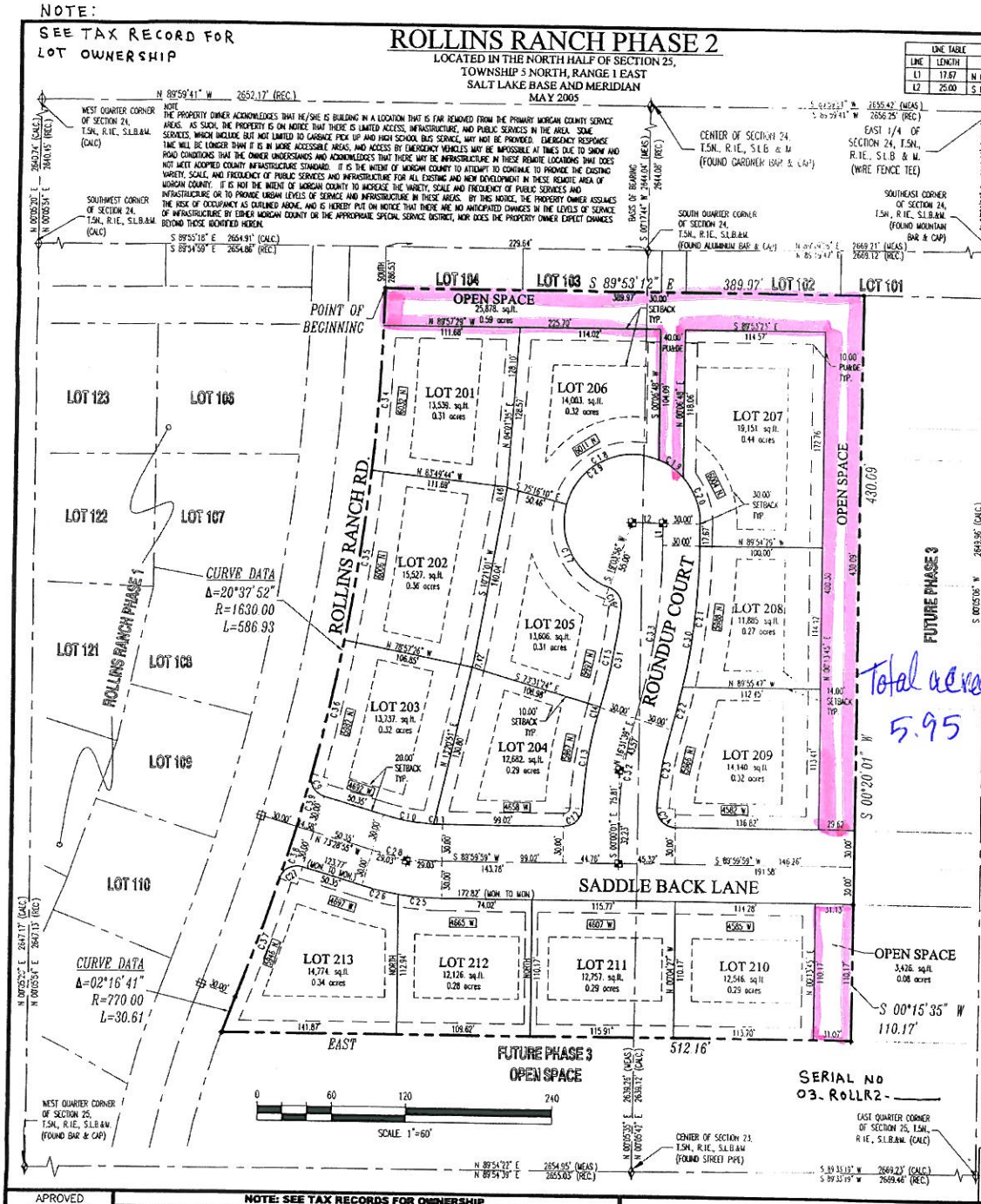
LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MAY 2005

NOTE
THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE, AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IF IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREA OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THE RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OF INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

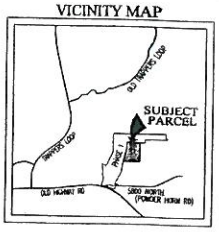
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.67	N 00°13'45" E
L2	25.00	S 89°46'15" E

SECTION	TOWNSHIP	& RANGE
25	5N	1E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	30.13	1630.00	1°03'33"	30.13	N 01°33'27" E
C2	116.19	1630.00	4°05'03"	116.16	N 04°07'45" E
C3	138.59	1630.00	4°52'17"	138.55	N 08°36'25" E
C4	111.17	1630.00	3°54'28"	111.15	N 12°59'48" E
C5	44.60	1630.00	1°34'03"	44.59	N 15°44'03" E
C6	44.60	1630.00	1°34'03"	44.59	N 17°18'07" E
C7	101.85	1630.00	3°34'24"	101.84	N 19°52'20" E
C8	30.61	770.00	2°16'41"	30.61	S 20°31'12" W
C9	23.15	15.00	88°25'57"	20.92	S 29°15'57" E
C10	41.85	170.00	14°06'12"	41.74	S 80°32'01" E
C11	7.17	170.00	2°24'54"	7.16	S 88°47'34" E
C12	23.01	15.00	87°52'46"	20.82	N 48°03'36" E
C13	82.98	330.00	14°24'26"	82.76	S 09°19'26" W
C14	0.42	470.00	0°03'03"	0.42	N 16°30'07" E
C15	83.00	470.00	10°07'07"	82.89	N 11°25'03" E
C16	20.24	15.00	77°17'53"	18.74	N 32°17'17" W
C17	82.23	55.00	85°39'54"	74.78	S 28°06'07" E
C18	93.63	55.00	97°32'21"	82.73	S 63°30'00" W
C19	24.61	55.00	25°38'27"	24.41	N 54°54'36" W
C20	40.62	55.00	42°19'08"	39.71	N 20°55'49" W
C21	115.10	530.00	12°26'33"	114.87	N 06°27'02" E
C22	35.67	530.00	3°51'20"	35.66	N 14°35'59" E
C23	64.36	270.00	13°39'30"	64.21	S 09°41'54" W
C24	24.31	15.00	92°52'10"	21.74	S 43°33'56" E
C25	36.75	230.00	8°54'20"	35.71	S 85°32'51" E
C26	30.56	230.00	7°36'46"	30.54	S 77°17'18" E
C27	23.15	15.00	88°25'57"	20.92	S 62°18'07" W
C28	57.68	200.00	16°31'06"	57.48	S 81°44'28" E
C29	241.10	55.00	251°09'49"	89.46	S 54°38'51" W
C30	150.76	530.00	16°17'53"	150.25	N 08°22'42" E
C31	83.42	470.00	10°10'10"	83.31	N 11°28'34" E
C32	86.54	500.00	10°31'40"	86.24	S 08°15'49" W
C33	142.23	500.00	16°17'53"	141.75	N 08°22'42" E
C34	116.19	1630.00	4°05'03"	116.16	N 04°07'45" E
C35	138.59	1630.00	4°52'17"	138.55	N 08°36'25" E
C36	111.17	1630.00	3°54'28"	111.15	N 12°59'48" E
C37	101.85	1630.00	3°34'24"	101.84	N 19°52'20" E
C38	44.60	1630.00	1°34'03"	44.59	N 17°18'07" E
C39	44.60	1630.00	1°34'03"	44.59	N 15°44'03" E



Total average:
5.95



LEGEND
BOUNDARY LINE
FUTURE DEVELOPMENT
ADJACENT PROPERTY LINE
SECTION/CENTER LINE
EASEMENT LINE
SETBACK LINE
RADIAL LINE
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
MON. MONUMENT
CONSTRUCT SURVEY MONUMENT
SECTION CORNER
BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"

BROWNING ARMS OPERATES A FIREARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.

AMENDED SETBACKS
20' FRONT SETBACK
20' REAR SETBACK
10'/10' SIDE SETBACK
FOR MIN 20' TOTAL
20' SIDE STREET SETBACK

EASEMENTS
10' EASEMENT AROUND SUBDIVISION BOUNDARY
10' EASEMENT ALONG ROAD FRONTAGE
10' EASEMENT CENTERED ON ALTERNATING LOTS

SHEET 1 OF 1

PINNACLE Engineering & Land Surveying Inc
04-024

APROVED UTAH STATE TAX COMMISION
DATE BY

NOTE: SEE TAX RECORDS FOR OWNERSHIP
RECORDED: ENTRY: BK: PG:
ORIGINAL RECORDED: 1-2-2007 ENTRY: 105996 BK: 241 PG: 477
COMING FROM: 03. 005. 027
07. 005. 027.01

MORGAN COUNTY, UTAH

SUB. NAME
ROLLINS RANCH PH. 2
SUBDIVISION PLAT

OS= 0.67 acres
29,304 ☆

Exhibit C: Open Space in the Rollins Ranch Phases 1-3

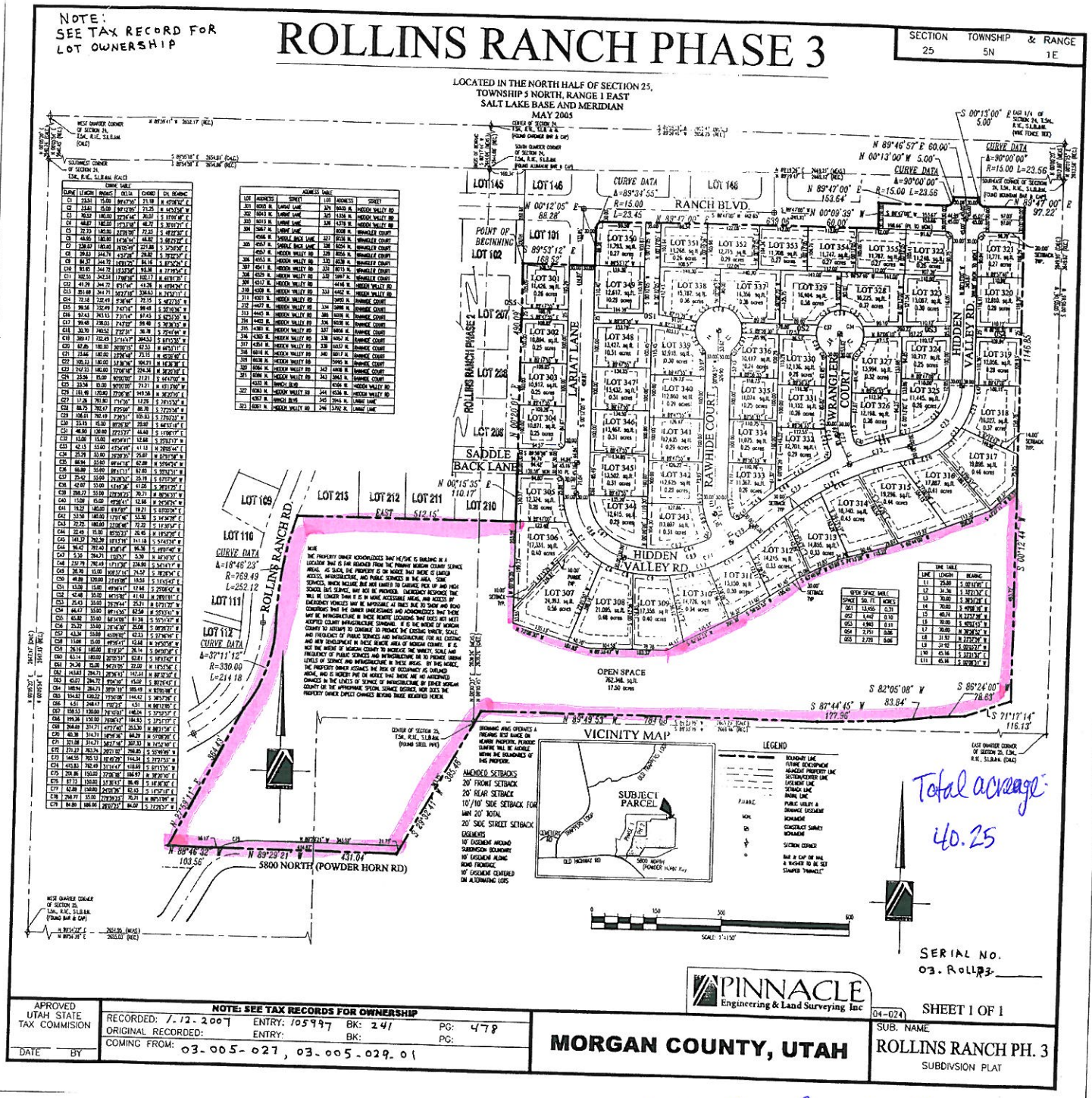


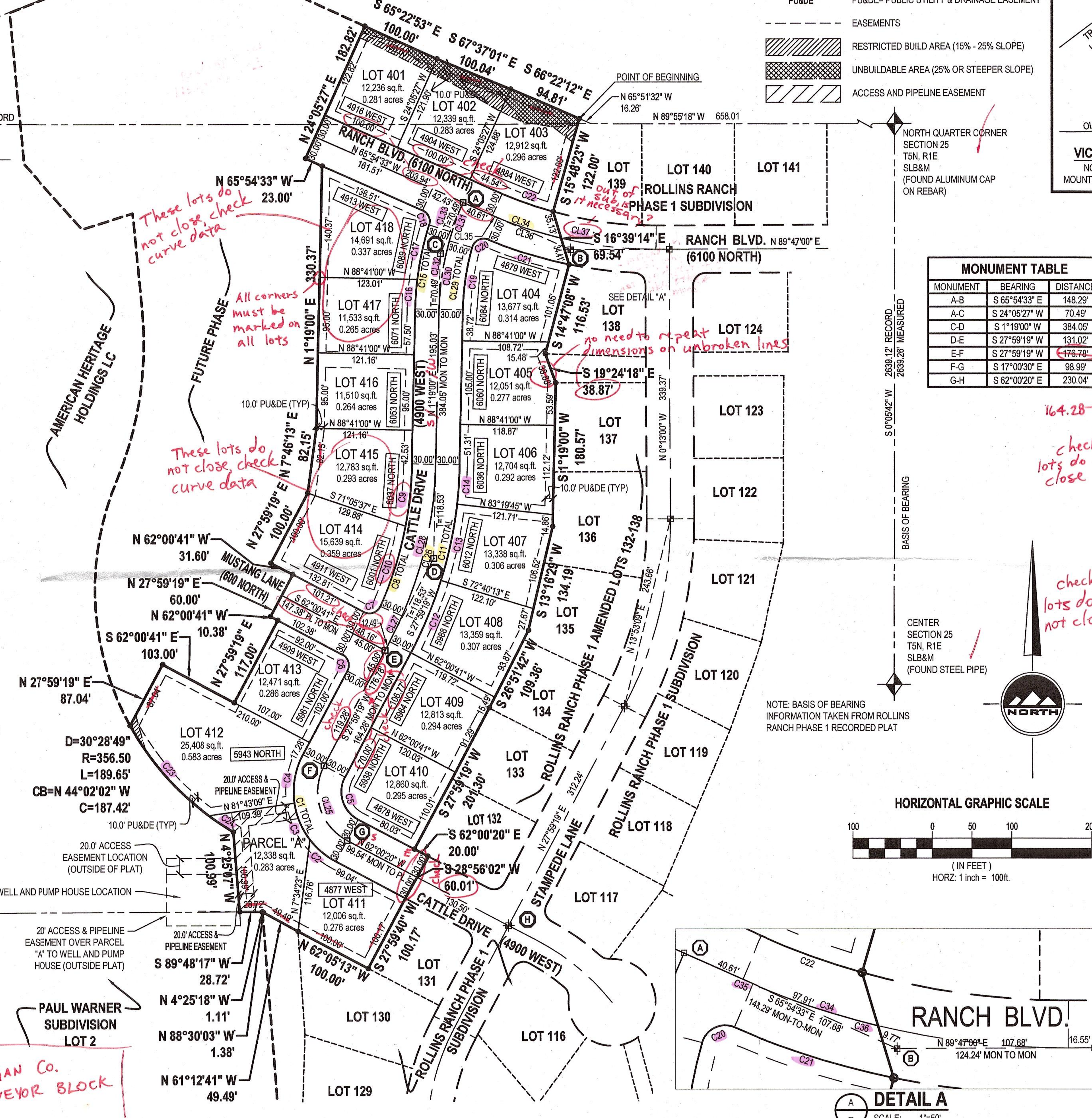
Exhibit D: County Surveyors Redlines of Draft Final Plat

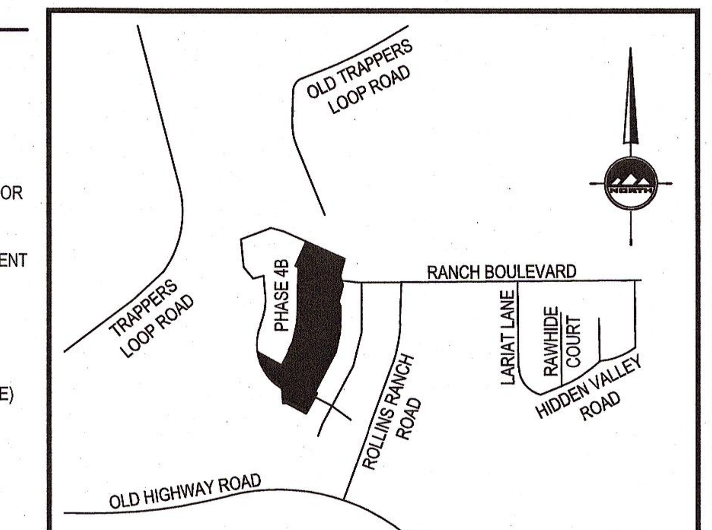
ROLLINS RANCH PHASE 4A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25 AND THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)
- ACCESS AND PIPELINE EASEMENT





VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 30 FEET.
   B. REAR YARD SETBACK IS 30 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
A-B	S 65°54'33" E	148.29'
A-C	S 24°05'27" W	70.49'
C-D	S 1°19'00" W	384.05'
D-E	S 27°59'19" W	131.02'
E-F	S 27°59'19" W	176.78' (164.28)
F-G	S 17°00'30" E	98.99'
G-H	S 62°00'20" E	230.04'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	157.07'	89°59'39"	S17°00'30"E	141.41'
C2	100.00'	43.01'	24°38'33"	S49°41'04"E	42.68'
C3	100.00'	50.76'	29°04'56"	S22°49'19"E	50.21'
C4	100.00'	63.30'	36°16'10"	S9°51'14"W	62.25'
C5	40.00'	62.83'	89°59'39"	S17°00'30"E	56.57'
C6	15.00'	23.56'	90°00'00"	N17°00'41"W	21.21'
C7	15.00'	24.63'	94°05'49"	N70°56'25"E	21.96'
C8	470.00'	185.18'	22°34'30"	N12°36'15"E	183.99'
C9	470.00'	75.88'	9°14'59"	N5°56'30"E	75.79'
C10	470.00'	109.31'	13°19'31"	N17°13'45"E	109.06'
C11	530.00'	246.72'	26°40'19"	N14°39'10"E	244.50'
C12	530.00'	98.60'	10°39'32"	N22°39'33"E	98.46'
C13	530.00'	98.60'	10°39'32"	N12°00'01"E	98.46'
C14	530.00'	49.53'	5°21'15"	N3°59'37"E	49.51'
C15	380.00'	107.66'	16°13'58"	S9°25'59"W	107.30'
C16	380.00'	34.77'	5°14'31"	S3°56'15"W	34.75'
C17	380.00'	72.89'	10°59'27"	S12°03'14"W	72.78'
C18	15.00'	21.85'	83°27'30"	N24°10'48"W	19.97'
C19	320.00'	79.87'	14°18'01"	S8°28'00"W	79.66'
C20	15.00'	25.57'	97°39'44"	S64°26'53"W	22.58'
C21	530.00'	106.60'	11°31'25"	S72°28'58"E	106.42'
C22	470.00'	68.07'	8°17'53"	S70°03'33"E	68.01'
C23	356.50'	152.35'	24°29'08"	S41°02'12"E	151.20'
C24	356.50'	37.30'	5°59'41"	S56°16'36"E	37.28'
CL25	70.00'	109.95'	89°59'39"	S17°00'30"E	98.99'
CL26	500.00'	232.76'	26°40'19"	N14°39'10"E (S ... W)	230.66'
CL27	500.00'	35.75'	4°05'49"	N25°56'25"E	35.74'
CL28	500.00'	197.00'	22°34'30"	N12°36'15"E	195.73'
CL29	350.00'	139.12'	22°46'28"	S12°42'14"W	138.21'
CL30	350.00'	87.35'	14°18'01"	S8°28'00"W	87.13'
CL31	350.00'	51.77'	8°28'27"	S19°51'14"W	51.72'
CL32	350.00'	99.16'	16°13'58"	N9°25'59"E	98.83'
CL33	350.00'	39.96'	6°32'30"	N20°49'12"E	39.94'
CL34	500.00'	91.26'	10°27'28"	S71°08'17"E (N ... W)	91.14'
CL35	500.00'	7.07'	0°48'38"	S66°18'52"E	7.07'
CL36	500.00'	84.19'	9°38'50"	S71°32'36"E	84.09'
CL37	500.00'	120.86'	13°50'59"	S83°17'31"E	120.57'

check lots do not close

check lots do not close

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH. 84101

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 4A SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'18" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 15°48'23" West 122.00 feet along the west line to the Southwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, also being on the north line of Ranch Boulevard,
Thence South 16°39'14" East 69.54 feet along the west line of Rollins Ranch Phase 1 Subdivision to the Northwest Corner of Lot 138, Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, said point also being on the south line of Ranch Boulevard;
Thence South 14°47'08" West 116.53 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, a subdivision recorded in the office of the Morgan County Recorder;
Thence South 19°24'18" East 38.87 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 1°19'00" West 180.57 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 13°16'29" West 134.19 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 26°51'42" West 109.36 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 27°59'19" West 201.30 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 62°00'20" East 20.00 feet along the south line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision to the west line of Rollins Ranch Phase 1 Subdivision, said point being on the north line of Cattle Drive;
Thence South 28°56'02" West 60.01 feet along the west line of Rollins Ranch Phase 1 Subdivision;
Thence South 27°59'40" West 100.17 feet along the west line to an interior corner of Rollins Ranch Phase 1 Subdivision;
Thence North 62°05'13" West 100.00 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;
Thence North 61°12'41" West 49.49 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;
Thence North 88°30'03" West 1.38 feet, (1.35 feet by plat) along the north line to the Northwest Corner of Rollins Ranch Phase 1 Subdivision, said point being on the east line of Paul Warner Subdivision, recorded in the office of the Morgan County Recorder;
Thence North 4°25'18" West 1.11 feet along the east line to the Northeast Corner of Paul Warner Subdivision;
Thence South 89°48'17" West 28.72 feet along the north line of Paul Warner Subdivision;
Thence North 4°25'07" West 100.99 feet;
Thence northwesterly 189.65 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 30°43'33" East and long chord bears North 44°02'02" West 187.42 feet, with a central angle of 30°28'49");
Thence North 27°59'19" East 87.04 feet;
Thence South 62°00'41" East 103.00 feet;
Thence North 27°59'19" East 117.00 feet;
Thence North 62°00'41" West 10.38 feet;
Thence North 27°59'19" East 60.00 feet;
Thence North 62°00'41" West 31.60 feet;
Thence North 27°59'19" East 100.00 feet;
Thence North 07°46'13" East 82.15 feet;
Thence North 01°19'00" East 330.37 feet;
Thence North 65°54'33" West 23.00 feet;
Thence North 24°05'27" East 182.82 feet to a fence line;
Thence South 65°22'53" East 100.00 feet along a fence line;
Thence South 67°37'01" East 100.04 feet along a fence line;
Thence South 66°22'12" East 94.81 feet along a fence line to the point of beginning.
Contains 339,449 square feet, 7.792 acres, 19 lots, 1 parcel.

5-28-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR — REGISTERED — No. 164386 — 5-28-13 — STATE OF UTAH — KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 4A SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this ________ day of ______________ A.D., 20______.

By: ____________ By: ____________

By: ____________ By: ____________

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ______ day of ______________ A.D., 20________,
______________, personally appeared before me, the undersigned Notary Public, in and for said County of ______________ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ______________, of ______________ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ______________,

______________ RESIDING IN ______________ COUNTY.
NOTARY PUBLIC

ROLLINS RANCH PHASE 4A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25 AND THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. ________ FEE
PAID ________ FILED FOR RECORD AND
RECORDED THIS ______ DAY OF ________, 20____,
AT ______ IN BOOK ________ OF OFFICIAL RECORDS
PAGE

____
MORGAN COUNTY RECORDER

BY ______________
DEPUTY RECORDER

MOUNTAIN GREEN SECONDARY WATER COMPANY

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY

CHAIRMAN

COTTONWOOD MUTUAL WATER COMPANY

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE COTTONWOOD MUTUAL WATER COMPANY

CHAIRMAN

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone: 435.843.3590

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.

DISTRICT CHAIRMAN

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY COMMISSION APPROVAL

APPROVED THIS ________ DAY OF ______________, 20________,
BY THE MORGAN COUNTY COMMISSION

COUNTY COMMISSIONER

SHEET 1 OF 1
PROJECT NUMBER: 4063V
MANAGER: K.RUSSELL
DRAWN BY: M.ELMER
CHECKED BY: K.RUSSELL
DATE: 5/28/13

Exhibit D: County Surveyors Redlines of Draft Final Plat

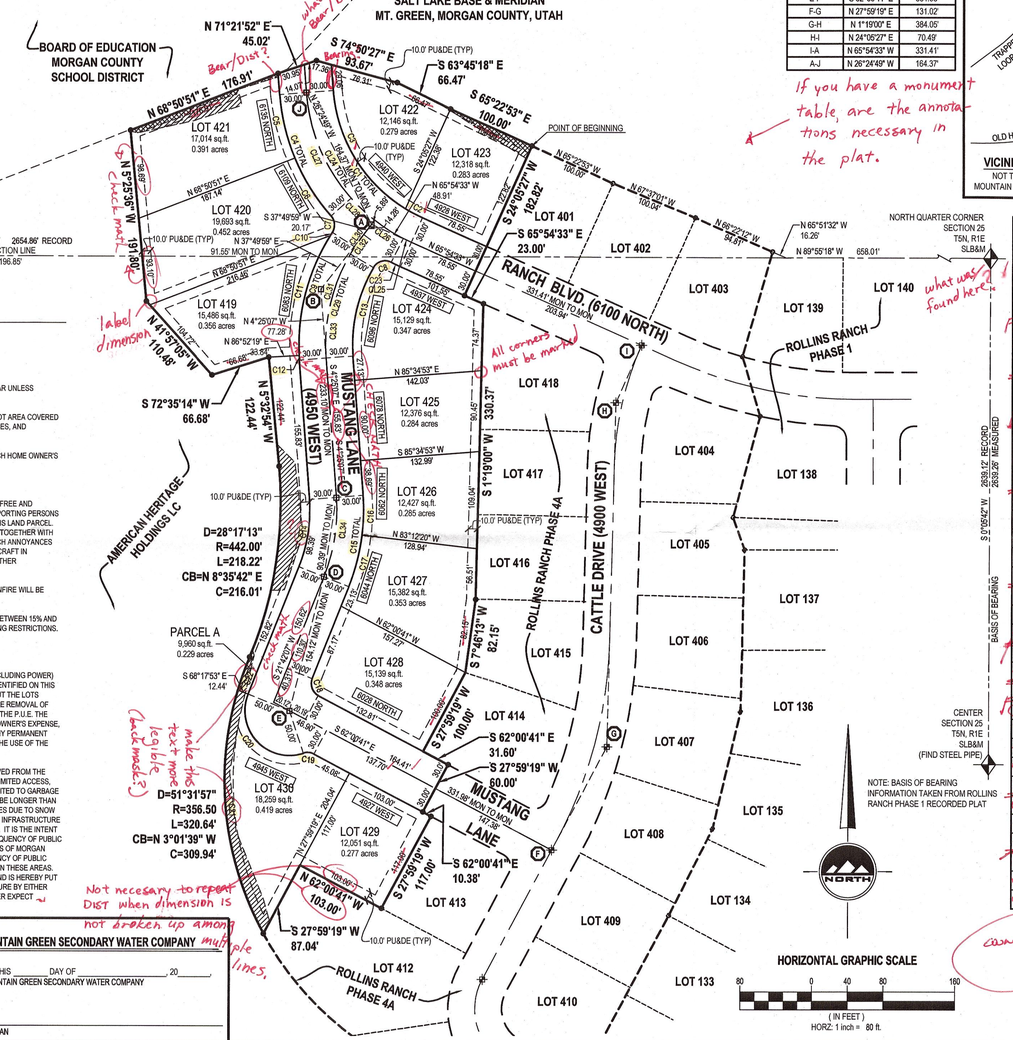
LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

ENSIGN ENG. & LAND SURV.

ROLLINS RANCH PHASE 4B SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25 AND THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

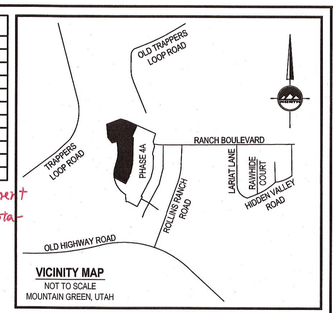


NOTE: BASIS OF BEARING INFORMATION TAKEN FROM ROLLINS RANCH PHASE 1 RECORDED PLAT

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
A-B	S 37°49'59" E	91.55'
B-C	S 4°25'07" E	233.10'
C-D	S 8°38'30" W	90.39'
D-E	S 14°14'45" W	154.12'
E-F	S 62°00'41" E	331.98'
F-G	N 27°59'19" E	131.02'
G-H	N 1°19'00" E	384.05'
H-I	N 24°05'27" E	70.49'
I-A	N 65°54'33" W	331.41'
A-J	N 26°24'49" W	164.37'



VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	170.00'	182.45'	61°29'26"	N35°08'50"W	173.82'
C2	170.00'	21.51'	7°14'54"	N62°17'06"W	21.49'
C3	170.00'	160.94'	54°14'32"	N31°32'23"W	155.00'
C4	230.00'	150.03'	37°22'32"	N23°06'23"W	147.39'
C5	230.00'	73.14'	18°13'13"	N13°31'43"W	72.83'
C6	230.00'	76.89'	19°09'19"	N32°12'59"W	76.54'
C7	15.70'	19.91'	72°39'55"	N3°29'55"W	18.61'
C8	15.00'	22.69'	86°39'36"	N73°35'53"E	20.59'
C9	230.00'	149.54'	37°15'10"	N14°12'28"E	146.92'
C10	230.00'	3.63'	0°54'15"	N32°22'55"E	3.63'
C11	230.00'	140.73'	35°03'28"	N14°24'04"E	138.55'
C12	230.00'	5.18'	1°17'26"	N3°46'24"W	5.18'
C13	170.00'	102.92'	34°41'12"	N12°55'29"E	101.35'
C14	170.00'	77.50'	26°07'14"	N8°38'30"E	76.83'
C15	230.00'	104.86'	26°07'14"	N8°38'30"E	103.95'
C16	230.00'	45.01' CHECK	11°12'47"	N1°11'17"E	44.94'
C17	230.00'	59.84'	14°54'27"	N14°14'54"E	59.67'
C18	15.00'	21.92'	83°42'48"	S20°09'17"E	20.02'
C19	15.00'	12.09'	46°11'13"	N85°06'17"W	11.77'
C20	50.00'	113.36'	129°54'01"	S43°14'53"E	90.59'
C21	356.50'	281.78'	45°17'13"	S6°09'01"E	274.50'
C22	356.50'	38.86'	6°14'44"	S19°36'57"W	38.84'
C23	230.00'	11.39'	2°50'14"	S64°29'26"E	11.39'
CL24	200.00'	214.64'	61°29'26"	S35°09'50"E	204.49'
CL25	200.00'	9.90'	2°50'14"	N64°29'26"W	9.90'
CL26	200.00'	38.07'	10°54'18"	N57°37'10"W	38.01'
CL27	200.00'	130.46'	37°22'32"	N23°06'23"W	128.16'
CL28	200.00'	36.21'	10°22'22"	N46°58'50"W	36.16'
CL29	200.00'	147.46'	42°15'06"	S16°42'26"W	144.17'
CL30	200.00'	17.02' CHECK	4°52'34"	N35°23'42"E	17.02'
CL31	200.00'	130.46'	37°22'32"	N14°16'09"E	128.16'
CL32	200.00'	26.41'	7°33'54"	N34°03'02"E	26.39'
CL33	200.00'	121.08'	34°41'12"	N12°55'29"E	119.24'
CL34	200.00'	91.18'	26°07'14"	N8°38'30"E	90.39'

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 30 FEET.
   B. REAR YARD SETBACK IS 30 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 4B SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 401 of Rollins Ranch Phase 4-A Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'18" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, also being the Northeast Corner of Rollins Ranch Phase 4-A Subdivision and North 66°22'12" West 94.81 feet along the north line of Rollins Ranch Phase 4-A Subdivision and North 67°37'01" West 100.04 feet along the north line of Rollins Ranch Phase 4-A Subdivision and North 65°22'53" West 100.00 feet along the north line of Rollins Ranch Phase 4-A Subdivision from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 24°05'27" West 182.82 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 65°54'33" East 23.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 01°19'00" West 330.37 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 07°46'13" West 82.15 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 100.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 62°00'41" East 31.60 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 60.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 62°00'41" East 10.38 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 117.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence North 62°00'41" West 103.00 feet along a north line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 87.04 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence northwesterly 320.64 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 61°12'22" East and long chord bears North 03°01'39" West 309.94 feet, with a central angle of 51°31'57");
Thence northerly 218.22 feet along the arc of a 442.00 foot radius curve to the left, (center bears North 67°15'41" West and long chord bears North 08°35'42" East 216.01 feet, with a central angle of 28°17'13");
Thence North 5°32'54" West 122.44 feet;
Thence South 72°35'14" West 66.68 feet;
Thence North 41°37'05" West 110.48 feet;
Thence North 5°29'36" West 191.80 feet to a fence line on the south line of the Board of Education, Morgan School County District Property;
Thence North 68°50'51" East 176.91 feet along a fence line on the south line of the Board of Education, Morgan County School District Property;
Thence North 71°21'52" East 45.02 feet along a fence line to a fence corner on the south line of the Board of Education, Morgan County School District Property;
Thence South 74°50'27" East 93.67 feet to and along a fence line to an angle point in said fence line;
Thence South 63°45'18" East 66.47 feet along a fence line;
Thence South 65°22'53" East 100.00 feet along a fence line to the point of beginning.
Contains 252,391 square feet, 5.794 acres, 12 lots, 1 parcel.

5-28-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 5-28-13 STATE OF UTAH KEITH R. RUSSELL

Is there a title report that matches this?

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 4B SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of MORGAN)S.S.

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH. 84101

ROLLINS RANCH PHASE 4B SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25 AND THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20 _____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

COTTONWOOD MUTUAL WATER COMPANY

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COTTONWOOD MUTUAL WATER COMPANY

CHAIRMAN

MOUNTAIN GREEN SECONDARY WATER COMPANY

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY

CHAIRMAN

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.

DISTRICT CHAIRMAN

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY COMMISSION

COUNTY COMMISSIONER

SHEET 1 OF 1

PROJECT NUMBER : 4063V
MANAGER : K.RUSSELL
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 5/28/13

What is this Bear/Dist?

Bear/Dist?

What was found here?

Check math

label dimension

All corners must be marked

check math

make this text more legible (back mask.)

Not necessary to repeat DIST when dimension is not broken up among multiple lines.

Casual surveyor BUGIE

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION PHASE 4A & 4B PRELIMINARY PLAT

PRELIMINARY
NOT FOR CONSTRUCTION

DATE PRINTED
June 4, 2013

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX OF DRAWINGS

C-1.0 PRELIMINARY SITE PLAN (SUB PLAT)
C-2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
C-3.0 PRELIMINARY UTILITY PLAN
C-4.0 PRELIMINARY EROSION CONTROL PLAN

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-20 RESIDENTIAL
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN. Need the rest of the paragraph here from §2.9 of Dev. Ag.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ~~ABOVE (EXCLUDING POWER) AND~~ BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

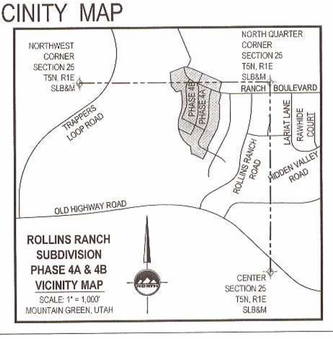
all utility lines shall be underground. Certain boxes/pedestals may be above when properly screened by landscaping. Please revise note for final plat/const. dwgs.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG28, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
6. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
7. LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
8. ALL CULINARY WATER CONSTRUCTION TO CONFORM TO COTTONWOOD MUTUAL WATER COMPANY STANDARDS & SPECIFICATIONS.
9. ALL SECONDARY WATER CONSTRUCTION TO CONFORM TO MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS & SPECIFICATIONS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER REGISTERED No. 388629 STATE OF UTAH MICHAEL T. STATON
6/4/13

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

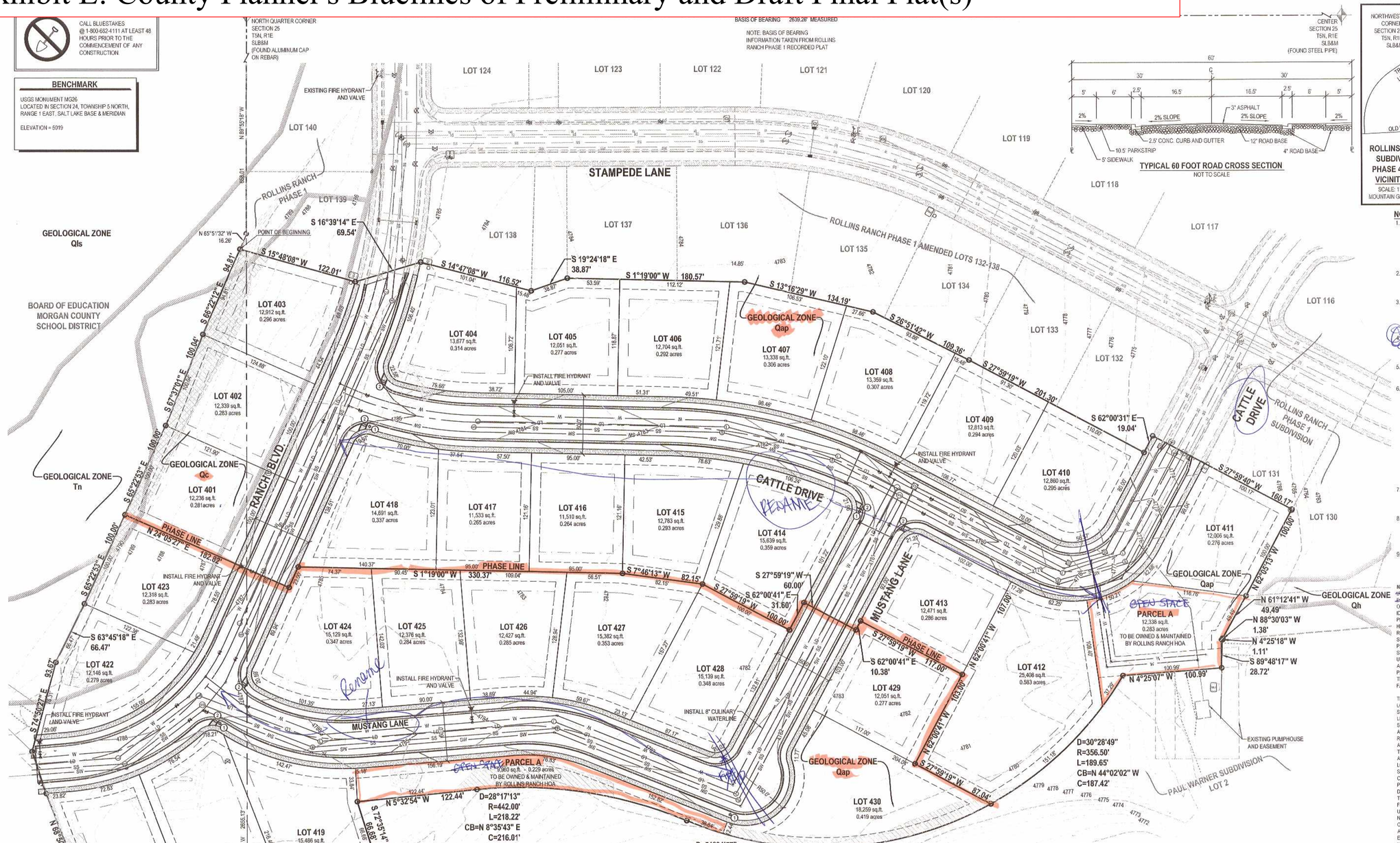
SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

ENSIGN

ROLLINS RANCH SUBDIVISION PHASE 4A & 4B
PRELIMINARY PLAT - June 4, 2013

RECEIVED
JUN 4 2013

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)



NOTES

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   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
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5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT, AND SHALL BE ON FILE IN THE COUNTY RECORDER'S OFFICE.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN. FINISH LANGUAGE FROM § 2.9 OF DA.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
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9. THE SUBDIVISION HAS BEEN DESIGNED WITH STREETS AT OR NEAR EXISTING GRADE, WITH NO SIGNIFICANT CUTS OR FILLS. LOT GRADING SHALL BE ACCOMPLISHED BY THE RESPECTIVE HOME BUILDERS, AND MAY REQUIRE ADDT. PERMITS.

NOTE: (ALL UTILITIES UNDERGROUND) ~~UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE, ON, ALONG, ALONG AND BELOW~~ GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

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KEYED NOTES

1. INSTALL STREET LIGHT
2. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER APWA PLAN # 235 & 236.

LEGEND

- SECTION CORNER
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SECONDARY WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STREET LIGHT
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED CULINARY WATER SERVICE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED SECONDARY WATER SERVICE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- PROPOSED LAND DRAIN SERVICE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)
- RESIDENTIAL BUILDING ENVELOPE
- PUBLIC UTILITY EASEMENT

PHASE 4A LAND USE TABLE		
DESCRIPTION	AREA	%
PHASE 4A LOTS	244,441 sq.ft.	72.0%
PHASE 4A OPEN SPACE	12,228 sq.ft.	3.6%
PHASE 4A ROADWAY	82,783 sq.ft.	24.4%
PHASE 4A AREA	339,449 sq.ft.	100%
LOTS	18	

PHASE 4B LAND USE TABLE		
DESCRIPTION	AREA	%
PHASE 4B LOTS	177,419 sq.ft.	70.3%
PHASE 4B OPEN SPACE	9,960 sq.ft.	3.9%
PHASE 4B ROADWAY	65,012 sq.ft.	25.8%
PHASE 4B AREA	252,391 sq.ft.	100%
LOTS	12	

CUMULATIVE LAND USE TABLE		
DESCRIPTION	AREA	%
TOTAL LOTS	421,860 sq.ft.	71.2%
TOTAL OPEN SPACE	22,188 sq.ft.	3.8%
TOTAL ROADWAY	147,795 sq.ft.	25.0%
TOTAL AREA	591,840 sq.ft.	100%
TOTAL LOTS	30	

Total O.S. of phases 1-4 do not comply with the in the master plan.

Rollins Ranch Phase 4-A Subdivision

Beginning at the Northwest Corner of Lot 130 of Rollins Ranch Phase 1 Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'16" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running:

Thence South 15°48'22" West 122.00 feet along the west line to the Southwest Corner of Lot 136 of Rollins Ranch Phase 1 Subdivision, also being on the north line of Ranch Boulevard;

Thence South 16°39'14" East 69.54 feet along the west line of Rollins Ranch Phase 1 Subdivision to the Northwest Corner of Lot 138, Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, said point also being on the south line of Ranch Boulevard;

Thence South 14°47'08" West 116.53 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, a subdivision recorded in the office of the Morgan County Recorder;

Thence South 19°24'18" East 38.87 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;

Thence South 1°19'00" West 180.57 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;

Thence South 13°16'29" West 134.19 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;

Thence South 26°51'42" West 109.36 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;

Thence South 27°59'19" West 201.30 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;

Thence South 62°00'31" East 20.00 feet along the south line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision to the west line of Rollins Ranch Phase 1 Subdivision, said point being on the north line of Cattle Drive;

Thence South 28°59'00" West 60.01 feet along the west line of Rollins Ranch Phase 1 Subdivision;

Thence South 27°59'40" West 100.17 feet along the west line of Rollins Ranch Phase 1 Subdivision;

Thence North 62°00'13" West 100.00 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;

Thence North 61°12'41" West 49.49 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;

Thence North 88°30'03" West 1.38 feet (1.35 feet by plat) along the north line to the Northwest Corner of Rollins Ranch Phase 1 Subdivision, said point being on the east line of Paul Warner Subdivision, recorded in the office of the Morgan County Recorder;

Thence North 4°25'18" West 1.11 feet along the east line to the Northeast Corner of Paul Warner Subdivision;

Thence South 89°48'17" West 28.72 feet along the north line of Paul Warner Subdivision;

Thence North 4°25'07" West 100.99 feet;

Thence northwesterly 189.65 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 30°43'33" East and long chord bears North 44°02'02" West 187.42 feet, with a central angle of 30°28'49");

Thence North 27°59'19" East 87.04 feet;

Thence South 62°00'41" East 103.00 feet;

Thence North 27°59'19" East 117.00 feet;

Thence North 62°00'41" West 10.38 feet;

Thence North 27°59'19" East 60.00 feet;

Thence North 62°00'41" West 31.69 feet;

Thence North 27°59'19" East 100.00 feet;

Thence North 07°46'13" East 82.15 feet;

Thence North 01°19'00" East 330.37 feet;

Thence North 65°54'33" West 23.00 feet;

Thence North 24°06'22" East 182.82 feet to a fence line;

Thence South 65°22'53" East 100.00 feet along a fence line;

Thence South 67°37'01" East 100.04 feet along a fence line;

Thence South 66°22'12" East 94.81 feet along a fence line to the point of beginning.

Contains 339,449 square feet, 7.792 acres, 18 lots, 1 parcel.

Rollins Ranch Phase 4-B Subdivision

Beginning at the Northwest Corner of Lot 401 of Rollins Ranch Phase 4-A Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'16" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, also being the Northeast Corner of Rollins Ranch Phase 4-A Subdivision and North 66°22'12" West 94.81 feet; along the north line of Rollins Ranch Phase 4-A Subdivision and North 67°37'01" West 100.04 feet along the north line of Rollins Ranch Phase 4-A Subdivision and North 65°22'53" West 100.00 feet along the north line of Rollins Ranch Phase 4-A Subdivision from the North Quarter Corner of Section 25, Township 5 North Range 1 East, Salt Lake Base and Meridian, and running:

Thence South 24°06'22" West 182.82 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence South 65°54'33" East 23.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence South 01°19'00" West 330.37 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence South 07°46'13" West 82.15 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence South 27°59'19" West 100.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision.

Thence South 62°00'41" East 31.69 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;

Thence South 27°59'19" West 60.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence South 62°00'41" East 10.38 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;

Thence South 27°59'19" West 117.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence North 62°00'41" West 103.00 feet along the north line of Rollins Ranch Phase 4-A Subdivision;

Thence South 27°59'19" West 87.04 feet along the west line of Rollins Ranch Phase 4-A Subdivision;

Thence northwesterly 320.64 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 61°12'22" East and long chord bears North 03°01'39" West 309.94 feet, with a central angle of 51°31'57");

Thence northerly 216.22 feet along the arc of a 442.00 foot radius curve to the left, (center bears North 67°15'41" West and long chord bears North 08°35'43" East 216.01 feet, with a central angle of 28°17'13");

Thence North 5°32'54" West 122.44 feet;

Thence South 72°35'14" West 66.88 feet;

Thence North 41°57'05" West 110.48 feet;

Thence North 5°26'36" West 191.80 feet to a fence line on the south line of the Board of Education, Morgan School County District Property;

Thence North 68°50'51" East 176.91 feet along a fence line on the south line of the Board of Education, Morgan County School District Property;

Thence North 71°21'52" East 45.62 feet along a fence line to a fence corner on the south line of the Board of Education, Morgan County School District Property;

Thence South 74°50'27" East 93.67 feet along a fence line to an angle point in said fence line;

Thence South 63°45'18" East 66.47 feet along a fence line;

Thence South 65°22'53" East 100.00 feet along a fence line to the point of beginning.

Contains 252,391 square feet, 5.794 acres, 12 lots, 1 parcel

6-4-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 6-4-13 STATE OF UTAH KEITH R. RUSSELL

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN MT. GREEN, MORGAN COUNTY, UTAH

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 210
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101
CONTACT:
CLIENT CONTACT
PHONE: 801-000-8000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 4A & 4B PRELIMINARY PLAT

4800 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER REGISTERED No. 366929 6/4/13 STATE OF UTAH MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-4-13	FOR APPROVAL	MTS
2			
3			
4			
5			
6			

PRELIMINARY SITE PLAN

PROJECT NUMBER 4063V	PRINT DATE 6/4/13
DRAWN BY M.LEWER	CHECKED BY M.STATEN
PROJECT MANAGER B.LEDER	

C-1.0

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)

Lots 424 do not comply w/ public utility requirements, which should be at least: 10' front/rear 7' on at least one side *

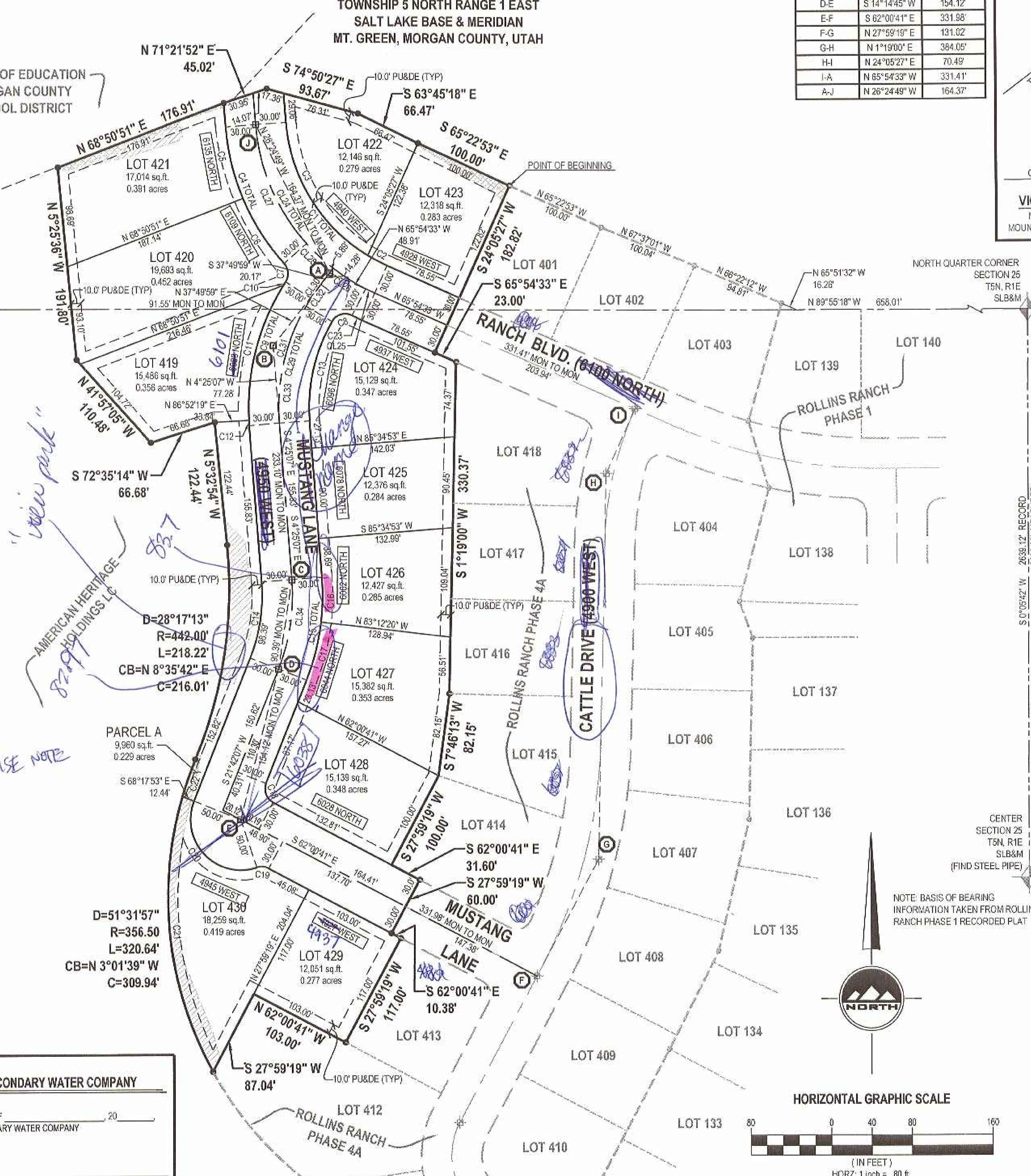
ROLLINS RANCH PHASE 4B SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25 AND THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

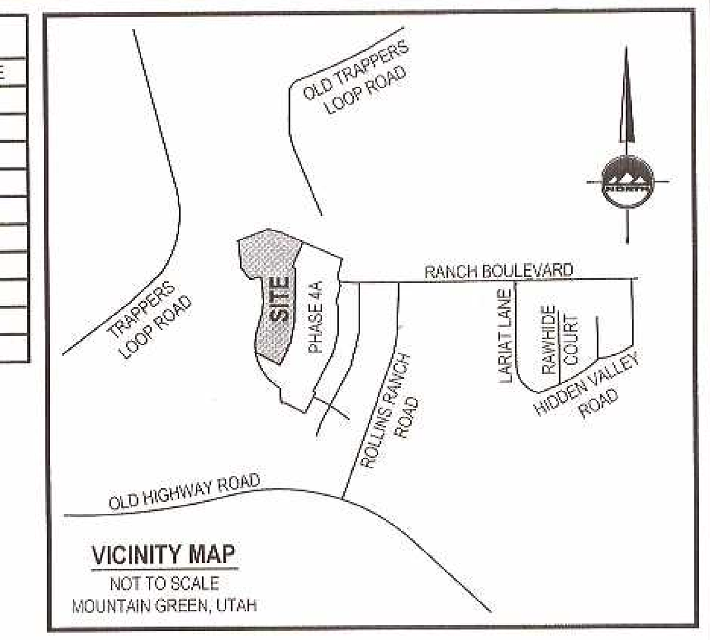
LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS (PUBLIC UTILITY EASEMENTS)
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

Show building envelope on all lots.



MONUMENT TABLE		
MONUMENT	BEARING	DISTANCE
A-B	S 37°49'59" E	91.55'
B-C	S 4°25'07" E	233.10'
C-D	S 8°38'30" W	90.39'
D-E	S 14°14'45" W	154.12'
E-F	S 62°00'41" E	331.98'
F-G	N 27°59'19" E	131.02'
G-H	N 1°19'00" E	384.05'
H-I	N 24°05'27" E	70.49'
I-A	N 65°54'33" W	331.41'
A-J	N 26°24'49" W	164.37'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	170.00'	182.45'	61°29'26"	N35°09'50"W	173.62'
C2	170.00'	21.51'	7°14'54"	N62°17'06"W	21.49'
C3	170.00'	160.94'	54°14'32"	N31°32'23"W	155.00'
C4	230.00'	150.03'	37°22'32"	N23°06'23"W	147.39'
C5	230.00'	73.14'	18°13'13"	N13°31'43"W	72.83'
C6	230.00'	76.89'	19°09'19"	N32°12'59"W	76.54'
C7	15.70'	19.91'	72°38'55"	N3°29'55"W	18.61'
C8	15.00'	22.65'	86°39'36"	N73°35'53"E	20.59'
C9	230.00'	149.54'	37°15'10"	N14°12'28"E	146.92'
C10	230.00'	3.63'	0°54'15"	N32°22'55"E	3.63'
C11	230.00'	140.73'	35°03'28"	N14°24'04"E	138.55'
C12	230.00'	5.18'	1°17'26"	N3°46'24"W	5.18'
C13	170.00'	102.92'	34°41'12"	N12°55'29"E	101.35'
C14	170.00'	77.50'	26°07'14"	N8°38'30"E	76.83'
C15	230.00'	104.86'	26°07'14"	N8°38'30"E	103.95'
C16	230.00'	45.01'	11°12'47"	N1°11'17"E	44.94'
C17	230.00'	59.84'	14°54'27"	N14°14'54"E	59.67'
C18	15.00'	21.92'	83°42'48"	S20°09'17"E	20.02'
C19	15.00'	12.09'	46°11'13"	N85°06'17"W	11.77'
C20	50.00'	113.36'	129°54'01"	S43°14'53"E	90.59'
C21	356.50'	281.78'	45°17'13"	S6°09'01"E	274.50'
C22	356.50'	38.86'	6°14'44"	S19°36'57"W	38.84'
C23	230.00'	11.39'	2°50'14"	S64°29'26"E	11.39'
CL24	200.00'	214.64'	61°29'26"	S35°09'50"E	204.49'
CL25	200.00'	9.90'	2°50'14"	N64°29'26"W	9.90'
CL26	200.00'	38.07'	10°54'18"	N57°37'10"W	38.01'
CL27	200.00'	130.46'	37°22'32"	N23°06'23"W	128.16'
CL28	200.00'	36.21'	10°22'22"	N48°58'50"W	36.16'
CL29	200.00'	147.49'	42°15'06"	S16°42'26"W	144.17'
CL30	200.00'	17.02'	4°52'34"	N35°23'42"E	17.02'
CL31	200.00'	130.46'	37°22'32"	N14°16'09"E	128.16'
CL32	200.00'	26.41'	7°33'54"	N34°03'02"E	26.39'
CL33	200.00'	121.08'	34°41'12"	N12°55'29"E	119.24'
CL34	200.00'	91.18'	26°07'14"	N8°38'30"E	90.39'

GENERAL NOTES: R1-20

1. PROPERTY IS ZONED ~~R-1-20~~ RESIDENTIAL.
   A. FRONT YARD SETBACK IS ~~30~~ 20 FEET.
   B. REAR YARD SETBACK IS ~~30~~ 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT. AND SHALL BE ON FILE IN THE OFFICE OF THE COUNTY RECORDER
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN. FINISH THIS PARAGRAPH (FROM D.A)
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
9. INCLUDE NOTE #9 FROM PRELIM PLAT

NOTE: (NO ABOVE. REVISE NOTE)
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ~~ABOVE~~ (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 4B SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 401 of Rollins Ranch Phase 4-A Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'18" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, also being the Northeast Corner of Rollins Ranch Phase 4-A Subdivision and North 66°22'12" West 94.81 feet along the north line of Rollins Ranch Phase 4-A Subdivision and North 67°37'01" West 100.04 feet along the north line of Rollins Ranch Phase 4-A Subdivision and North 65°22'53" West 100.00 feet along the north line of Rollins Ranch Phase 4-A Subdivision from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 24°05'27" West 182.82 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 65°54'33" East 23.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 01°19'00" West 330.37 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 07°46'13" West 82.15 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 100.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 62°00'41" East 31.60 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 60.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence South 62°00'41" East 10.38 feet along the southeast line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 117.00 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence North 62°00'41" West 103.00 feet along a north line of Rollins Ranch Phase 4-A Subdivision;
Thence South 27°59'19" West 87.04 feet along the west line of Rollins Ranch Phase 4-A Subdivision;
Thence northwesterly 320.64 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 61°12'22" East and long chord bears North 03°01'39" West 309.94 feet, with a central angle of 51°31'57");
Thence northerly 218.22 feet along the arc of a 442.00 foot radius curve to the left, (center bears North 67°15'41" West and long chord bears North 08°35'42" East 216.01 feet, with a central angle of 28°17'13");
Thence North 5°32'54" West 122.44 feet;
Thence South 72°35'14" West 66.68 feet;
Thence North 41°57'05" West 110.48 feet;
Thence North 5°25'36" West 191.80 feet to a fence line on the south line of the Board of Education, Morgan School County District Property;
Thence North 68°50'51" East 176.91 feet along a fence line on the south line of the Board of Education, Morgan County School District Property;
Thence North 71°21'52" East 45.02 feet along a fence line to a fence corner on the south line of the Board of Education, Morgan County School District Property;
Thence South 74°50'27" East 93.67 feet to and along a fence line to an angle point in said fence line;
Thence South 63°45'18" East 66.47 feet along a fence line;
Thence South 65°22'53" East 100.00 feet along a fence line to the point of beginning.
Contains 252,391 square feet, 5.794 acres, 12 lots, 1 parcel.

5-28-13 (Date) — Keith R. Russell, License no. 164386

PROFESSIONAL LAND SURVEYOR — REGISTERED — No. 164386 — 5-28-13 — KEITH R. RUSSELL — STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots, ~~and streets,~~ and open space, to hereafter be known as

ROLLINS RANCH PHASE 4B SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this ________ day of ______________ A.D., 20______.

By: ______________ By: ______________

By: ______________ By: ______________

what specifically? I think only streets are being dedicated for public but there is no other specific annotation saying as much.
- All streets being ded?
- Parcel "A" being ded to HOA?
- All shown "easements" and "PU & DE's" being ded to public? or some private co?

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of MORGAN

On the _______ day of ______________ A.D., 20__________, ______________, personally appeared before me, the undersigned Notary Public, in and for said County of ______________ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ______________, of ______________ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ______________.

______________ RESIDING IN ______________ COUNTY.
NOTARY PUBLIC

ROLLINS RANCH PHASE 4B SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MT. GREEN, MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. ________ FEE PAID ________ FILED FOR RECORD AND RECORDED THIS ______ DAY OF ______, 20______, AT ______ IN BOOK ________ OF OFFICIAL RECORDS PAGE

MORGAN COUNTY RECORDER

BY ______________ DEPUTY RECORDER

SHEET 1 OF 1
PROJECT NUMBER: 4063V
MANAGER: K.RUSSELL
DRAWN BY: M.ELMER
CHECKED BY: K.RUSSELL
DATE: 5/28/13

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH. 84101

COTTONWOOD MUTUAL WATER COMPANY

APPROVED THIS ________ DAY OF ______________, 20______, BY THE COTTONWOOD MUTUAL WATER COMPANY

CHAIRMAN

MOUNTAIN GREEN SECONDARY WATER COMPANY

APPROVED THIS ________ DAY OF ______________, 20______, BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY

CHAIRMAN

ENSIGN
LAYTON — 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315
SALT LAKE CITY — Phone: 801.255.0529
PLEASANT GROVE — Phone: 801.796.8145
TOOELE — Phone:435.843.3590
WWW.ENSIGNUTAH.COM

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS ________ DAY OF ______________, 20______, BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.

DISTRICT CHAIRMAN

COUNTY ATTORNEY'S APPROVAL ✓

APPROVED THIS ________ DAY OF ______________, 20______, BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL ✓

RECOMMENDED FOR APPROVAL ~~APPROVED~~ THIS ________ DAY OF ______________, 20______, BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS ________ DAY OF ______________, 20______, BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY ~~COMMISSION~~ COUNCIL APPROVAL

APPROVED THIS ________ DAY OF ______________, 20______, BY THE MORGAN COUNTY ~~COMMISSION~~ COUNCIL

COUNTY COMMISSIONER

CO. SURVEYOR

ATTEST: ______________ COUNTY CLERK

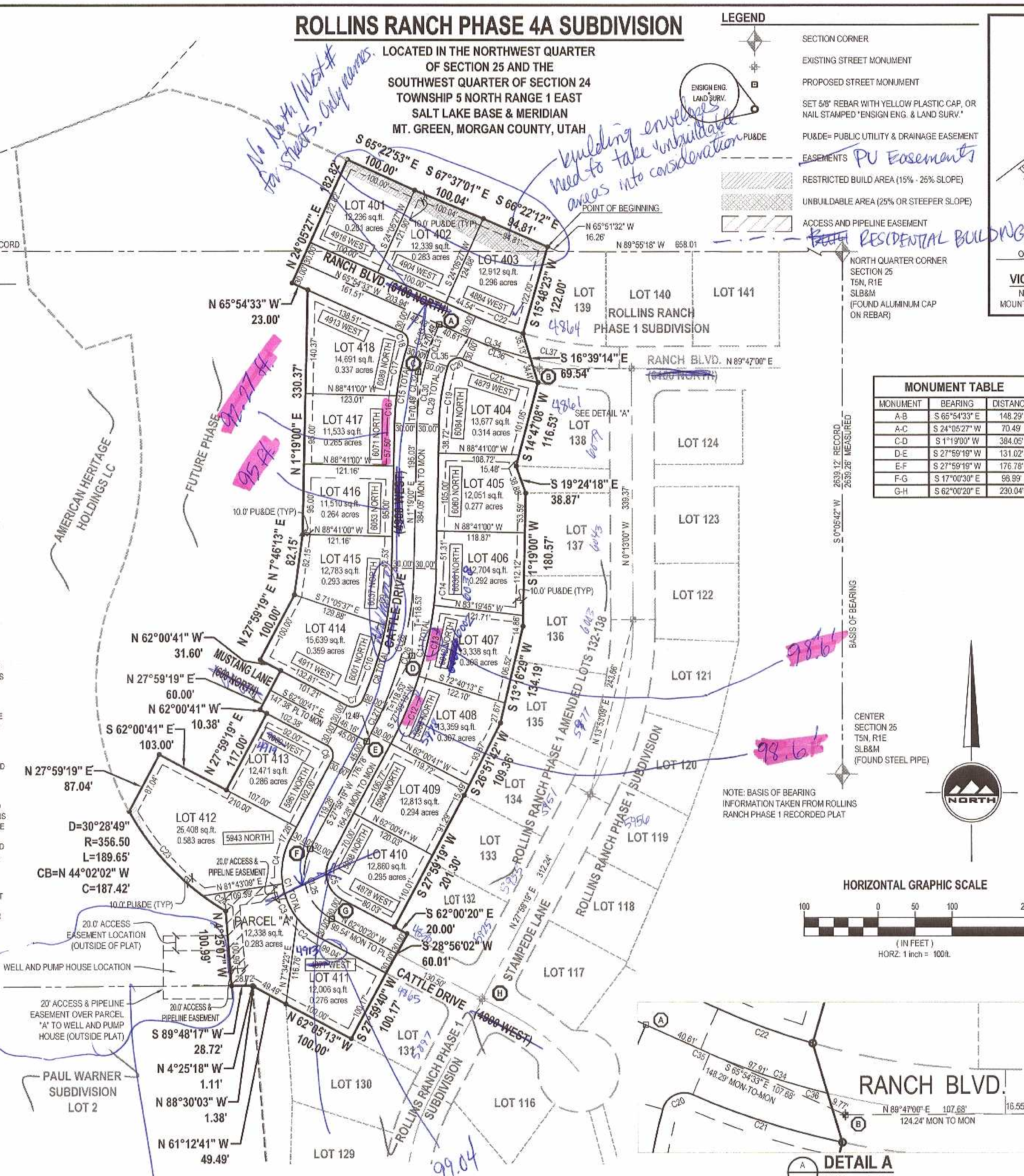
Review completed July 25, 2013

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)

See also all notes on Phase 4B plat to provide consistent changes

ROLLINS RANCH PHASE 4A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH



No North/West for streets. Only names.

Building envelopes need to take unbuildable areas into consideration

PU Easements

Residential Building Envelopes

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
A-B	S 65°54'33" E	148.29'
A-C	S 24°05'27" W	70.49'
C-D	S 1°19'00" W	384.05'
D-E	S 27°59'19" W	131.02'
E-F	S 27°59'19" W	176.78'
F-G	S 17°00'30" E	98.99'
G-H	S 62°00'20" E	230.04'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	157.07'	89°59'39"	S17°00'30"E	141.41'
C2	100.00'	43.01'	24°38'33"	S49°41'04"E	42.68'
C3	100.00'	50.76'	29°04'56"	S22°49'19"E	50.21'
C4	100.00'	63.30'	36°16'10"	S9°51'14"W	62.25'
C5	40.00'	62.83'	89°59'39"	S17°00'30"E	56.57'
C6	15.00'	23.56'	90°00'00"	N17°00'41"W	21.21'
C7	15.00'	24.63'	94°05'49"	N70°56'25"E	21.96'
C8	470.00'	185.18'	22°34'30"	N12°36'15"E	183.99'
C9	470.00'	75.88'	9°14'59"	N5°56'30"E	75.79'
C10	470.00'	109.31'	13°19'31"	N17°13'45"E	109.06'
C11	530.00'	246.72'	26°40'19"	N14°39'10"E	244.50'
C12	530.00'	98.60'	10°39'32"	N22°39'33"E	98.46'
C13	530.00'	98.60'	10°39'32"	N12°00'01"E	98.46'
C14	530.00'	49.53'	5°21'15"	N3°59'37"E	49.51'
C15	380.00'	107.66'	16°13'58"	S9°25'59"W	107.30'
C16	380.00'	34.77'	5°14'31"	S3°56'15"W	34.75'
C17	380.00'	72.89'	10°59'27"	S12°03'14"W	72.78'
C18	15.00'	21.85'	83°27'30"	N24°10'48"W	19.97'
C19	320.00'	79.87'	14°18'01"	S8°28'00"W	79.66'
C20	15.00'	25.57'	97°39'44"	S64°26'53"W	22.58'
C21	530.00'	106.60'	11°31'25"	S72°28'58"E	106.42'
C22	470.00'	68.07'	8°17'53"	S70°03'33"E	68.01'
C23	356.50'	152.35'	24°29'08"	S41°02'12"E	151.20'
C24	356.50'	37.30'	5°59'41"	S56°16'36"E	37.28'
CL25	70.00'	109.95'	89°59'39"	S17°00'30"E	98.99'
CL26	500.00'	232.76'	26°40'19"	N14°39'10"E	230.66'
CL27	500.00'	35.75'	4°05'49"	N25°56'25"E	35.74'
CL28	500.00'	197.00'	22°34'30"	N12°36'15"E	195.73'
CL29	350.00'	139.12'	22°46'28"	S12°42'14"W	138.21'
CL30	350.00'	87.35'	14°18'01"	S8°28'00"W	87.13'
CL31	350.00'	51.77'	8°28'27"	S19°51'14"W	51.72'
CL32	350.00'	99.16'	16°13'58"	N9°25'59"E	98.83'
CL33	350.00'	39.96'	6°32'30"	N20°49'12"E	39.94'
CL34	500.00'	91.26'	10°27'28"	S71°08'17"E	91.14'
CL35	500.00'	7.07'	0°48'38"	S86°18'52"E	7.07'
CL36	500.00'	84.19'	9°38'50"	S71°32'36"E	84.09'
CL37	500.00'	120.86'	13°50'59"	S83°17'31"E	120.57'

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 30 FEET.
   B. REAR YARD SETBACK IS 30 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

MOUNTAIN GREEN SECONDARY WATER COMPANY

APPROVED THIS ______ DAY OF ______________, 20____
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY

CHAIRMAN

COTTONWOOD MUTUAL WATER COMPANY

APPROVED THIS ______ DAY OF ______________, 20____
BY THE COTTONWOOD MUTUAL WATER COMPANY

CHAIRMAN

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 4A SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, a subdivision recorded in the office of the Morgan County Recorder, said point being North 89°55'18" West 658.01 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision and North 65°51'32" West 16.26 feet along the north line to the Northwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision from the North Quarter Corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 15°48'23" West 122.00 feet along the west line to the Southwest Corner of Lot 139 of Rollins Ranch Phase 1 Subdivision, also being on the north line of Ranch Boulevard,
Thence South 16°39'14" East 69.54 feet along the west line of Rollins Ranch Phase 1 Subdivision to the Northwest Corner of Lot 138, Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, said point also being on the south line of Ranch Boulevard;
Thence South 14°47'08" West 116.53 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision, a subdivision recorded in the office of the Morgan County Recorder;
Thence South 19°24'18" East 38.87 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 1°19'00" West 180.57 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 13°16'29" West 134.19 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 26°51'42" West 109.36 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 27°59'19" West 201.30 feet along the west line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision;
Thence South 62°00'20" East 20.00 feet along the south line of Rollins Ranch Phase 1 Amended Lots 132-138 Subdivision to the west line of Rollins Ranch Phase 1 Subdivision, said point being on the north line of Cattle Drive;
Thence South 28°56'02" West 60.01 feet along the west line of Rollins Ranch Phase 1 Subdivision;
Thence South 27°59'40" West 100.17 feet along the west line to an interior corner of Rollins Ranch Phase 1 Subdivision;
Thence North 62°05'13" West 100.00 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;
Thence North 61°12'41" West 49.49 feet along the north line to an angle point in the north line of Rollins Ranch Phase 1 Subdivision;
Thence North 88°30'03" West 1.38 feet, (1.35 feet by plat) along the north line to the Northwest Corner of Rollins Ranch Phase 1 Subdivision, said point being on the east line of Paul Warner Subdivision, recorded in the office of the Morgan County Recorder;
Thence North 4°25'18" West 1.11 feet along the east line to the Northeast Corner of Paul Warner Subdivision;
Thence South 89°48'17" West 28.72 feet along the north line of Paul Warner Subdivision;
Thence North 4°25'07" West 100.99 feet;
Thence northwesterly 189.65 feet along the arc of a 356.50 foot radius curve to the right, (center bears North 30°43'33" East and long chord bears North 44°02'02" West 187.42 feet, with a central angle of 30°28'49");
Thence North 27°59'19" East 87.04 feet;
Thence South 62°00'41" East 103.00 feet;
Thence North 27°59'19" East 117.00 feet;
Thence North 62°00'41" West 10.38 feet;
Thence North 27°59'19" East 60.00 feet;
Thence North 62°00'41" West 31.60 feet;
Thence North 27°59'19" East 100.00 feet;
Thence North 07°46'13" East 82.15 feet;
Thence North 01°19'00" East 330.37 feet;
Thence North 65°54'33" West 23.00 feet;
Thence North 24°05'27" East 182.82 feet to a fence line;
Thence South 65°22'53" East 100.00 feet along a fence line,
Thence South 67°37'01" East 100.04 feet along a fence line,
Thence South 66°22'12" East 94.81 feet along a fence line to the point of beginning.
Contains 339,449 square feet, 7.792 acres, 19 lots, 1 parcel.

5-28-13 — Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 5-28-13 KEITH R. RUSSELL STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 4A SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this ______ day of ______________ A.D., 20____.

By: ______________ By: ______________

By: ______________ By: ______________

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of MORGAN

On the ______ day of ______________ A.D., 20______,
______________, personally appeared before me, the undersigned Notary Public, in and for said County of ______________ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ______________, of ______________ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ______________

______________ RESIDING IN ______________ COUNTY.
NOTARY PUBLIC

ROLLINS RANCH PHASE 4A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MT. GREEN, MORGAN COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER: 4063V
MANAGER: K.RUSSELL
DRAWN BY: M.ELMER
CHECKED BY: K.RUSSELL
DATE: 5/28/13

MORGAN COUNTY RECORDER

ENTRY NO. ______ FEE ______
PAID ______ FILED FOR RECORD AND
RECORDED THIS ______ DAY OF ______ 20____
AT ______ IN BOOK ______ OF OFFICIAL RECORDS
PAGE ______

MORGAN COUNTY RECORDER

BY ______ DEPUTY RECORDER

DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH. 84101

ENSIGN

LAYTON
1485 West Hillfield Rd
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone: 435.843.3590

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS ______ DAY OF ______________, 20____
BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

DISTRICT CHAIRMAN

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS ______ DAY OF ______________, 20____
BY THE MORGAN COUNTY ATTORNEY

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, 20____
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS ______ DAY OF ______________, 20____
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

County Surveyor

COUNTY COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, 20____
BY THE MORGAN COUNTY COMMISSION

COUNTY COMMISSIONER

This is all outside platted boundaries, and should not be provided hereon. Work with land owner to obtain required easements, or include it within sub boundaries and provide appropriate new acknowledgements hereon.

Review Completed July 25, 2013 E

Exhibit F: Letter from Mountain Green Fire Protection District Chief

MOUNTAIN GREEN FIRE PROTECTION DISTRICT

4565 W. Old Hwy Mountain Green, Utah 84050-9728
Station: (801) 876-2277 Fax: (801) 876-3341

23 June 2013

TO: MORGAN COUNTY PLANNING and DEVELOPMENT
REF: ROLLINS RANCH PHASE 4a, 4b, 5, 6

The Mountain Green Fire District has reviewed the plans for Rollins Ranch subdivision, phases 4a, 4b, 5, and 6. There is one concern at this time that the Fire District would like to address:

- Phase 4b, currently there is no fire hydrant location between lots 408/409 and 425/426. As measured we calculate the distance as greater than 500 feet; therefore, the fire district is requesting another fire hydrant placement at the radius of lot 428 due to the square footage of homes for the proposed lots.

Hydrant placement has been reviewed and is approved for phases 4a, 5, and 6 as submitted. All proposed phases are within the Urban Wildland Interface and will require proper documentation signed at impact fee issuance.

The district appreciates inclusion into the planning process for Rollins Ranch and will continue to rely on the expertise of Morgan Planning and engineer for further advice.

If you have any questions, please feel free to contact the undersigned. Thanking you in advance for your time.

Sincerely,

Les Stone
Fire Chief
Mountain Green Fire Protection District
801-829-2023

Exhibit G: Urban Wildland Interface Exemption Map

MORGAN COUNTY
Planning and Development Services

48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT

August 1, 2013

To: Morgan County Planning Commission
Business Date: 8/8/13

Prepared By: Charles Ewert, Planning Director

Re: **Preliminary Plat Approval of the Rollins Ranch Phase 5 Subdivision**

Application No.:	12.099
Applicant:	Rollins Ranch, L.L.C.
Project Location:	Approximately 5100 North Lariat Lane, on the northern side of the Rollins Ranch Development
Zoning:	RR-1 Zone
Acreage:	Approximately 13.56 acres (Approximately 590,972 ft^2)
Request:	Preliminary plat approval of 10 lots in the Rollins Ranch Development Phase 5

SUMMARY

This application is the first phase of the "Hollows Neighborhood[1]," an area in the Rollins Ranch Development that comprises all of the original phases 5-8. Proposals for development in Rollins Ranch are highly regulated, with requirements of a development agreement and County subdivision ordinances guiding the County's review.

The proposal includes 10 lots and one open space parcel. Each lot is provided access and frontage from new proposed streets. The lots and streets are in general compliance with the Rollins Ranch Concept plan. Staff have provided an in-depth review of the proposal and are recommending approval contingent on the conditions provided herein. Conditions of approval are lengthy because, in an effort to assist in the expediting of the application, staff have also applied conditions to assist the applicant in the design of their final plat, as requested by the applicant.

BACKGROUND

The Rollins Ranch Development is a master planned community that received certain development rights in 2006. At that time a development agreement was negotiated with the County for the development. That agreement has been amended twice since[2], including the minor modifications of the overall concept plan[3] that specifically provided for the reconfiguration of lots as provided in this proposal.

ANALYSIS

[1] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein.
[2] Amendment #1: Nov, 2011; Amendment #2: Feb, 2013.
[3] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein.

General Plan and Zoning. Pursuant to the Future Land Use Map of the area[4] the future land use designation is Village Low-Density Residential. The Village Low Density Residential designation provides for a lifestyle with planned single family residential communities, which include open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities located in established village areas (formerly area plan boundaries) or master planned communities. The residential density is a maximum of 2 units per acre[5].

It can be observed that the Concept Plan[6] of the Rollins Ranch Development Agreement meets these standards. It can also be observed that the proposed subdivision generally follows the approved Concept Plan.

The entire property has approximately 13.56 acres in the RR-1 zone[7]. The purposes of the RR-1 zone are as follows[8]:

> 1. The purposes of providing a rural residential district are:
> a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
> b. Maintaining a rural atmosphere;
> c. The keeping of limited numbers of animals and fowl; and
> d. Reduced requirements for public utilities, services and infrastructure.
> 2. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The County determined at the time the Rollins Ranch Development Agreement was approved that it met the intent of this purpose.

Subdivision Layout. The proposed subdivision[9] is on the northern most side of the Rollins Ranch Development. The subdivision consists of a total of 10 lots, with new streets. There is approximately 13.56 acres in the platted boundaries, 11.95 acres in lot space, 0.06 acres in open space, and 1.54 acres in roadways. The property is surrounded on the west and north and east with generally undeveloped agricultural lands. To the south is the first three platted phases of the Rollins Ranch Development.

Roads and Access. The subdivisions are proposed to be accessed by a single point of entry off of Old Highway Road via Rollins Road and Ranch Blvd. Under today's ordinances this type of terminal street system would not be allowed, however, because the developer is vested in the configuration of the concept plan and former laws, it can be interpreted that the proposed access is allowed for these subdivisions.

Each lot has frontage as graphically depicted in the proposal. Even though the required amount of lot width and frontage is not specifically addressed in the Rollins Ranch Development Agreement, it can be observed from the configuration of the concept plan that the typical width and frontage of the 2006 PRUD ordinance[10] is observed. The 2006 PRUD ordinance required lots within a PRUD subdivision to have a minimum frontage of 100 ft. All proposed lots have more than 100 feet of frontage.

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[4] See Exhibit B of this report for the Future Land Use Map of the area.
[5] Morgan County 2010 General Plan, Pg. 12.
[6] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein .
[7] See Exhibit B of this report for the Zoning Map of the area.
[8] MCC §8-5A-1.
[9] See Exhibit E for the current subdivision proposal, with staff bluelines.
[10] LUMC §16-20-030 (adopted as ordinance #CO-06-15 on Aug. 1, 2006, and recorded on Sep. 7, 2006).

Open Space. The current proposal has approximately 0.06 acres (2,765 sq. ft.) of open space proposed. The general configuration of the open space does not encompass the required open space adjacent (northward) to phase 5 as shown in Exhibit G-1 of the Rollins Ranch Development Agreement. It appears that all of the open space to the north of phase 5 is currently planned to be platted with phase 6. Staff are concerned that if phase 6 is not recorded prior to phase 5 that it may be possible for the developer to fail to plat phase 6, thereby causing the loss of platting of required open space that could have been preserved if was included with phase 5. Therefore, staff are recommending that phase 6 is platted first.

Only 0.4% opens space is being proposed in phase 5. The open space area for both phase 5 and phase 6 (1,381,588 sq. ft., or 31.72 acres) provides 44.6% of the total open space for the combined plats. The concept plan requires that the combination of phases 5-8 yields 47.4%[11] open space area. The applicant no longer owns the unplatted phases 7-8, and no survey level information is available to calculate the remaining open space required for 7-8 after 5-6 are platted, so it is important for the Planning Commission to take note that because the combined phases 5-6 do not provide for 47.4% open space this means that the remaining open space ratio of phases 7-8 will be higher than 47.4%. It is unclear with the information in the development agreement that this was intended.

If the Planning Commission is concerned about it then an open space analysis of phases 5-8 or some other modification to the proposal should be requested as a condition of approval and be submitted with the final plat application for staff review. It may be possible that the owner of phases 7-8 should be involved in the open space decision making in order to avoid future complications of enforcing the increased open space percentage against his property. Given that there are no specific provisions in the development agreement otherwise, nor any other evidence to the contrary, staff are assuming that the current proposal is the intent of the all owners of phases 5-8, and are entering that into the record as a recommended finding[12] of approval for this phase.

CC&R's. The Rollins Ranch development is required to have covenants, contracts, and restrictions (CC&R's) recorded against all resulting properties[13]. The creation, review, and administration of the CC&R's are not within the purview of the County, but ensuring that the developer follows through with recording them is.

Grading and Land Disturbance. The proposal includes extensive grading[14]; the developer intents to cut down the tops of the ridgelines 5'-25' in some areas and fill in valleys with 5'-10' of fill. It appears the applicant is proposing that all earth moving be contained within the site, and no traffic mitigation plan has been proposed or is necessary. Staff recommend conditioning approval of the work on site containment, and upon the submittal of a performance bond separate from any improvements bond, for the reclamation and revegetation of the property.

The proposed grading is a major earthwork operation. The earthwork for the proposed design should be done by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades.

Geologic and Geotechnical Evaluations. Geologic units have been identified for the site, and there are known geologic hazards study areas that exist within the building envelopes of lots and street areas[15].

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[11] See the tables in Exhibit D of the Rollins Ranch Development Agreement
[12] See Staff recommended finding #7 herein
[13] See Rollins Ranch Development Agreement §2.3 and Exhibit E of the Agreement
[14] See Exhibit H of this report for their earthwork plan
[15] See Exhibit E of this report

These units include Tn, Qmc, and Qac. A geologic hazards study is required[16] prior to any final plat approvals. This report should be submitted with the final plat application. Because there are known geologic hazards study areas onsite, and because substantial earthwork is being proposed, an updated geotechnical review is necessary to ensure that the project geologist, geotechnical engineer, and civil engineer all cooperate in the manner prescribed in MCC §8-5I.

Originally a geotechnical report was conducted by AGEC[17]. The report did not find negative soils conditions that should require additional consideration in this review, however it was not conducted in conformance with the geologic hazards ordinance, and should be supplemented, as mentioned herein.

Water Source. The applicant is proposing culinary water from the Cottonwood Mutual Water Company. A will serve letter has been provided that indicates the company's willingness to serve the development, but no indication that the company has acquired the water rights/shares or that there is sufficient wet water to deliver the yield requirements of MCC §8-12-46(B) and LUMC §16-19-5 is mentioned therein. There are secondary lines proposed on the utility plans for irrigation purposes as well. There needs to be commitment from both companies that indicate their right and ability to provide the flow for both culinary and secondary water.

Even though there is no secondary system requirements in vested or current laws, if the applicant is separating the culinary flow requirements of MCC §8-12-46(B) and LUMC §16-19-5 from the irrigation flow requirements, then conditions regarding the service of the secondary company may be necessary.

Fire Protection. The development should comply with the International Fire Code and the 2006 Wildland Urban Interface Code[18]. Fire controls are administered by the Mountain Green Fire Protection District Chief.

Sewer System. Sewage will be provided by the Mountain Green Sewer Improvement District. They have provided a conditional will serve letter for the proposal. The applicant should adhere to the sewer districts requirements for approval. The County should not condition approval on the specific requirements of the district lest those requirements change and it be construed that the County is enforcing inapplicable requirements, but the County should condition approval on the general premise that the District's needs are met.

Storm Water. Storm water plans have been received, but were received too late for a more adequate review by the County Engineer (received 8/1/13). A preliminary review indicates that the proposal to use existing detention facilities is likely sufficient to serve phases 5 and 6 of Rollins Ranch, but we are specifically concerned that there will be no more system capacity for phases 7 and 8, which is owned by another owner. This may indeed be the understanding of all owners of phases 5-8, and is a private issue for them to work out. However, staff feel it is important to enter our understanding of the issue into record here. A finding to this extent is provided with staff's recommendation below.

Utilities. The County has received will serve letters from Rocky Mountain Power, Mountain Green Sewer Improvement District, and Cottonwood Mutual Water Company. We do not have a will serve letter from Questar for this project, and the applicant should propose a heating plan for the development.

The construction drawings indicate that service lines will be extended to each lot. A street light is also

[16] See MCC §8-5I
[17] AGEC Report Dated Nov. 15, 2005
[18] The project is not exempt from the requirements of the 2006 Urban Wildland Interface Code, as can be seen on Exhibit G of this report.

being proposed, in compliance with the requirements of Exhibit L-1 of the development agreement. The design of the streetlights should adhere to the standards therein. Operations and maintenance of the streetlights is the responsibility of the HOA.

REVIEWS

Planning and Development Services Review. The Morgan County Planning and Development Service Department has completed their review of the subdivision application and has issued a recommendation for approval of the Rollins Ranch Preliminary Plat for Phase 5, application #12.099, with the following comments:

1. The proposal complies with the Morgan County 2010 General Plan.
2. The proposal complies with zoning regulation requirements.
3. The proposal generally complies with the 2006 subdivision regulations.
4. The proposal generally complies with the Rollins Ranch Development Agreement.
5. There are changes/revisions for the development that should be addressed in the final plat review. The current proposal is sufficient for preliminary plat approval, provided that all conditions listed in this report are adhered to.

Engineering Review Comments. The County Engineer has complete a review of the proposal, and offers the following comments. He has indicated that most of the comments would otherwise be more relevant to final plat/plan approval, and their deficiencies should not hold up preliminary approval.

1. A detail drawing is still needed for the proposed cross-gutter. We prefer the gutter be at least 5' wide.
2. The proper roadway cross-section is shown, but the park strip is labeled as 5.5' and shown with a 6' width. The correct width is 6'.
3. We did not receive the storm water calculations requested in our previous memo. We also requested a storm water drainage easement across phase 6 property for the runoff from 6200 North Street (see memo items 7 and 8).
4. Fire hydrant locations are to be reviewed and approved by Mountain Green Fire District.
5. The open space nature trail between Lots 505 and 506 is called out as Parcel A in the notes but not shown as such on the plans. An access ramp should be installed for maintenance vehicle access, and fences should be installed on both sides to make sure the 10' corridor is preserved. The developer can require the fencing from the homebuyers, but it should be required as a condition of approval. The development agreement requires dedication of the open space north of Phase 5. It is not shown on the plans and it is unclear how the space is to be dedicated if not on a plat.
6. Geologic restrictions need to be mentioned in accordance with the County's geologic ordinance for the soil types coinciding with the potential problem areas.
7. The proposed grading is a major earthwork operation that should not be left as a responsibility of individual building contractors. The earthwork for the proposed design should be done by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades.

County Surveyor Comments. Relined comments from the County Surveyor are attached[19]. They are more relevant to the final plat review then they are to preliminary at this time, but at the developer's request we have made them available. The County Surveyor has indicated that preliminary plat considerations have been provided with this proposal.

[19] See Exhibit D of this Report

Fire Chief Comments. The District Fire Chief has indicated that hydrant placement in this subdivision is satisfactory.

STAFF RECOMMENDATION

Staff recommends approval of the Rollins Ranch Preliminary Plat for Phase 5, applications #12.099, subject to the conditions below. It is important to note that at the developer's request most of these conditions also encompass final plat/plan approval requirements:

1. That all outsourced consultant services fees are paid in full prior to application for final plat.
2. That any outstanding taxes for the property are paid prior to application for final plat.
3. That all existing easements and/or utility lines as indicated on the title report are provided for on the final plat.
4. That an updated title report is submitted with the final plat application, and that the description of the plat boundaries shall match the description in the report.
5. That inasmuch as phase 5 does not contain the percentage of open space area as shown in the concept plan of the Rollins Ranch Development Agreement, phase 5 plat shall only be recorded after phase 6 plat, which contains the open space immediately north of phase 5.
6. That the note on the plat referencing open space parcel A is clarified.
7. That the public nature of the access to the open space between lots 505 and 506 is clarified, that an access ramp is installed for maintenance vehicle access, and that fences are installed on both sides to make sure the 10' corridor is preserved.
8. That for addressing clarity and plat/construction drawings consistency, the street named 6200 North shall be renamed to Lasso Lane or another approved name.
9. There appear to be several "copy/paste" errors in the notes on the plat that need to be revised or removed as noted on the bluelined drawings reviewed by the County Planner on July 31, 2013.
10. That revisions are made so that the final plat is submitted with the verbatim note from §2.9 of the Rollins Ranch Development Agreement.
11. That prior to final plat approval a signed and notarize acknowledgement from Browning Arms is submitted that acknowledges that §2.10 of the Rollins Ranch Development Agreement has be satisfied in a manner that meets their needs.
12. That all residential building envelopes and public utility easement lines are clearly demarked and such demarcations are appropriately provided for in the line legend of the final plat.
13. That all residential building envelopes are designed to not include any areas deemed "unbuildable."
14. That the final plat includes a signature block for the County Surveyor that says the following:

    MORGAN COUNTY SURVEYOR

    I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/FOR LIABILITIES ASSOCIATED THEREWITH.

    SIGNED THIS ____ DAY OF _____, 2013

    _____
    MORGAN COUNTY SURVEYOR

15. That the final plat provides all of the surveyor's corrections as provided in Exhibit D of this report.
16. That a signed notarized Public Improvements Agreement shall be required prior to final plat

recording if public improvements are not installed/completed prior to plat recording, pursuant to §16-18-9(D)(5) of the 2006 Subdivision Ordinance.

17. That inasmuch as the Mountain Green Sewer Improvement District and Rocky Mountain Power have given conditional will serve letters for the proposal, approval of the preliminary plat is conditioned on the fulfillment of the various requirements of those entities. Failure to comply may result in voidance of preliminary plat approval.
18. That a “will serve” letter is submitted from Questar Gas; or that and alternative building heating plan is proposed for the units in the development.
19. That a revised “will serve” letter is received from the Cottonwoods Mutual Water Company that indicates that all water rights/shares necessary to serve the development have been received and that the company currently has sufficient “wet water” to provide for the development pursuant to the requirements of MCC §8-12-46(B) and LUMC §16-19-5; and that irrigation provisions are provided for the same (either by the culinary company or optional secondary).
20. That a street signage plan is submitted with the final plat application.
21. That streetlight standards shall comply with Exhibit L-1 of the Rollins Ranch Development Agreement. Operation and maintenance of the streetlights shall be the responsibility of the HOA.
22. That a geologic hazards analysis is conducted for the proposal and submitted with final plat submittal with all other relevant and related documents that conforms to the requirements of MCC §8-5I. Every lot within a "geologic hazards study area" as defined by County Code shall have a buildable area safe for the intended use. Each buildable area shall also have access from the nearest existing public or private street which is free of unreasonable and unacceptable geologic hazards. Any geologic hazards which must be mitigated in order to provide a buildable area and acceptable and reasonable access must be mitigated prior to the issuance of a building permit.
23. That the developer’s geotechnical engineer provide an updated memo addressing the additional requirements of MCC 8-5I that were not more fully addressed in the November 16, 2006 geotechnical report, and cooperate with the developer’s geologist, as may be applicable.
24. That a geologic hazards scoping meeting shall be required prior to final plat application with the applicant’s geologist and geotechnical engineer, pursuant to MCC 8-5I-8.
25. That all site grading shall be done in conformance with the approved plans, as stamped by the County Engineer, and shall be wholly contained onsite. No truck traffic mitigation plan has been presented therefore no truck traffic shall be permitted on public roads. Earthwork shall be conducted by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades. All work shall be influenced by a licensed geologist and geotechnical engineer in conformance with any geologic hazards and geotechnical reporting, as may be applicable in MCC 8-5I.
26. That a note is placed in the final plat that indicates that large amounts of fill may be found on various lots in the subdivision and that further geotechnical considerations may be necessary prior to building permit issuance.
27. That bonding separate from public improvement guarantees shall be required for the reclamation and revegetation of all major earthwork permissions prior to the commencement or beginning of construction, and that an engineer’s cost estimate shall be submitted with the final plat application.
28. That letters of consent and approval from all neighboring land owners affected by the major earthwork is submitted to the County.
29. That a more specific revegetation plan is presented for all disturbed areas with final plat submittal.
30. That storm water calculations are provided with final construction drawings for the County Engineer’s review that demonstrate that there is sufficient storm water facilities provided to appropriately serve the proposed development.
31. That detail drawing is provided for the proposed cross-gutter, and that it is 5’ wide.

32. That the discrepancies in the provided roadway cross sections are corrected (park strip width).
33. That all comments and corrections requested by all county reviewers are appropriately addressed to the satisfaction of the respective reviewer with the submittal of the final plat application.
34. That noncompliance with the conditions herein may result in voidance of preliminary plat approval, and may also result in the inability to obtain final plat approval.
35. That all other local, state, and federal laws are upheld.

This recommendation is based on the following findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. The proposal complies with zoning requirements of the RR-1 zone as influenced by the PRUD and Rollins Ranch Development Agreement.
4. The proposal generally complies with the 2006 subdivision regulations.
5. The proposal generally complies with the Rollins Ranch Development Agreement.
6. That requiring the simultaneous recording of phases 5 and 6 as they are being currently proposed will avoid the potential lack of platting of and preservation of required open space, and is supported by §4.2A of the Rollins Ranch Development Agreement to provide for an orderly development of the project.
7. That it appears to be the intent of the applicant to shift responsibility for all unplatted ratios of open space areas, as required in Exhibit D of the Rollins Ranch Development Agreement, onto the different owner(s) of phases 6-8. This is a private issue for those owners to address with each other as may be necessary.
8. That it inasmuch as it appears with this proposal that there may not be sufficient storm drain system capacity to accommodate phases 7-8 it appears to be the intent of the applicant to shift responsibility for new drainage facilities onto the owner of phases 7-8 at the time those phases are platted. This is a private issue for those owners to address with each other as may be necessary.
9. That MCC §8-5I indicates certain geologic units as hazard study areas, and requires that all development within them is free from unreasonable or unacceptable geologic hazards.
10. That final plat approval and the approval of the proposed grading and earthwork plans constitute approval of the earthwork without need for other specific permits, pursuant to MCC §8-8-7(B)(4)(h).
11. The listed conditions will bring the proposal into compliance with current requirements, and assist in the successful creation of a final plat application.

<u>MODEL MOTION</u>

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phase5, applications #12.099 subject to the findings and conditions listed in the August 1, 2013 staff report, and as modified by the conditions and findings below:"

1. List any additional findings and conditions…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phase 5, applications #12.099 subject to the following conditions:

1. List any additional findings…

SUPPORTING INFORMATION

Exhibit A: Rollins Ranch Concept Plan
Exhibit B: Future Land Use and Zoning Maps
Exhibit C: Deleted
Exhibit D: County Surveyors Redlines of Draft Final Plats
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)
Exhibit F: Letter from Mountain Green Fire Protection District Chief
Exhibit G: Urban Wildland Interface Exemption Map
Exhibit H: Earthwork Plan

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT B-1

Site Plan

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

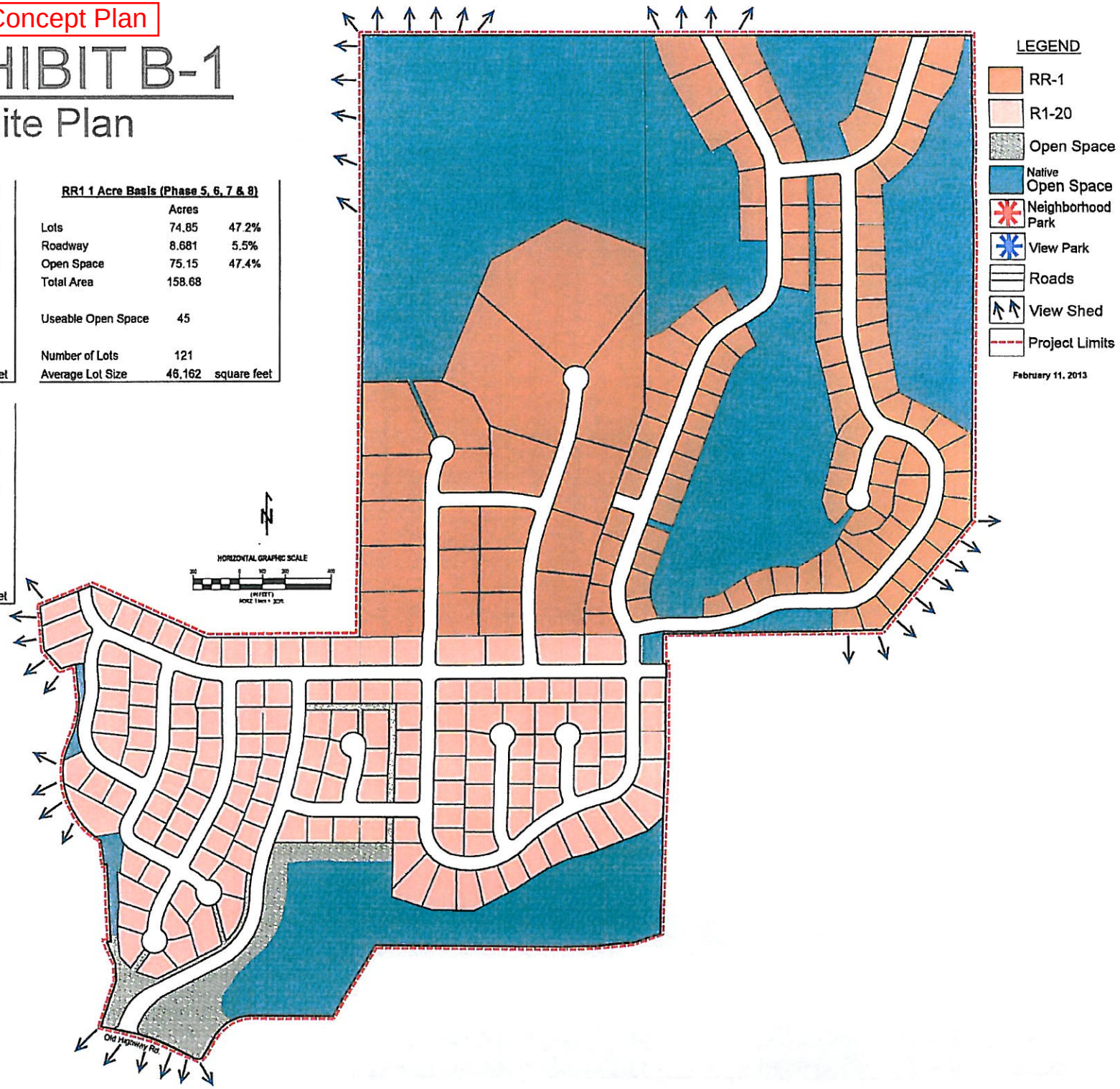
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

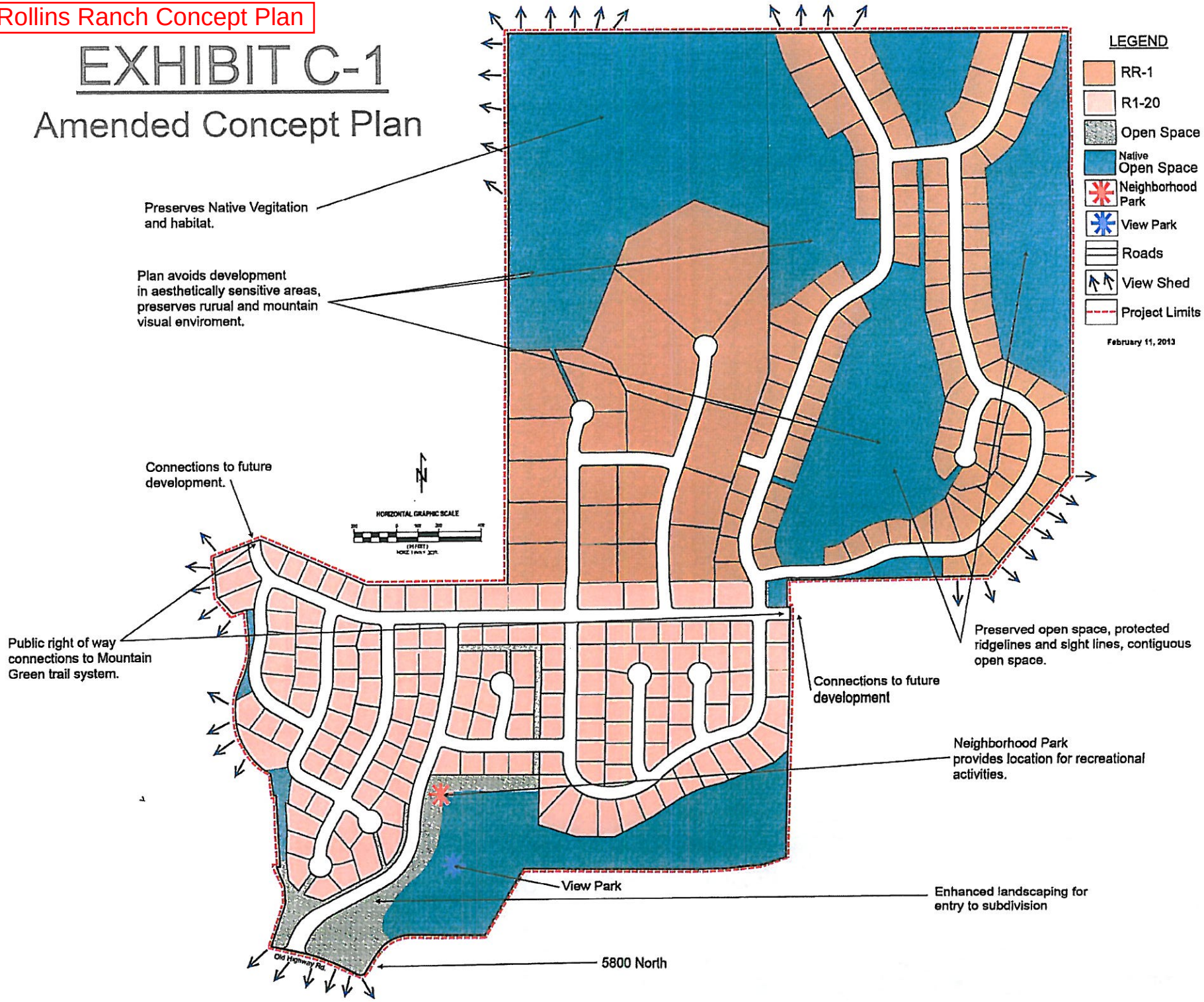


Ent 128494 Bk 0304 Pg 0646

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT C-1

Amended Concept Plan



Ent 128494 Bk 0304 Pg 0647

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT D-1

Approved Use

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

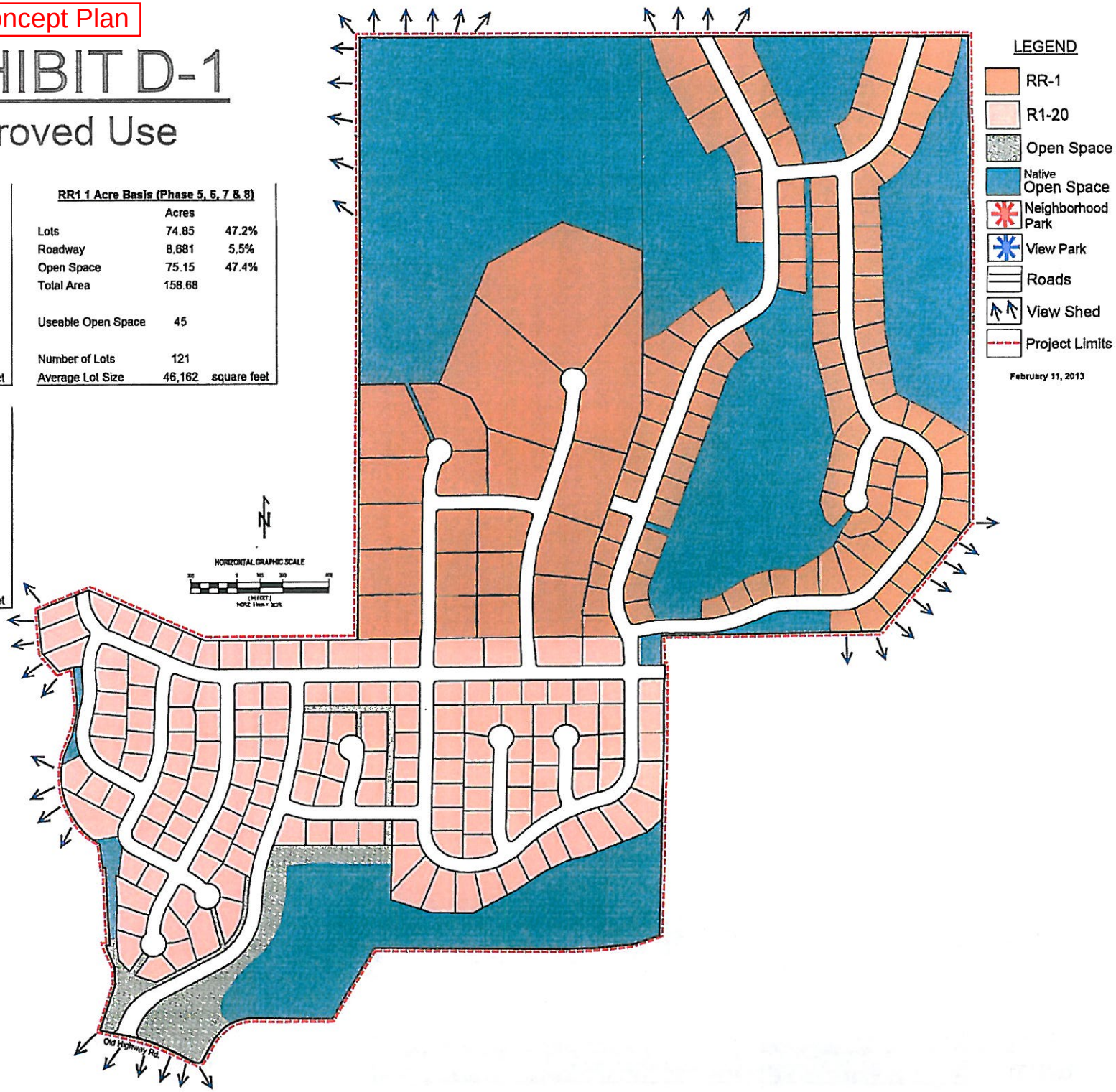
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

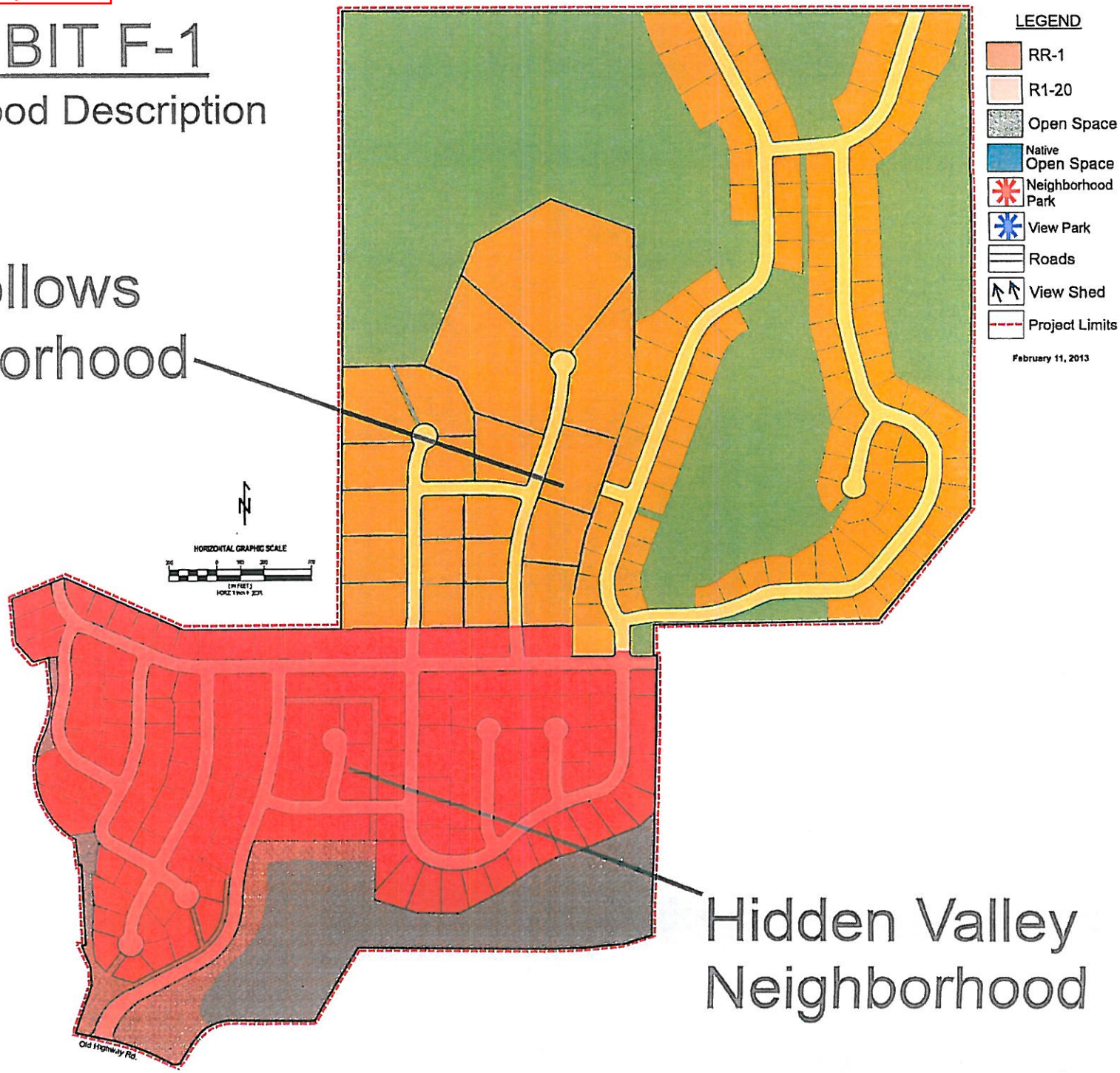


Ent 128494 Bk 0304 Pg 0648

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT F-1

Neighborhood Description



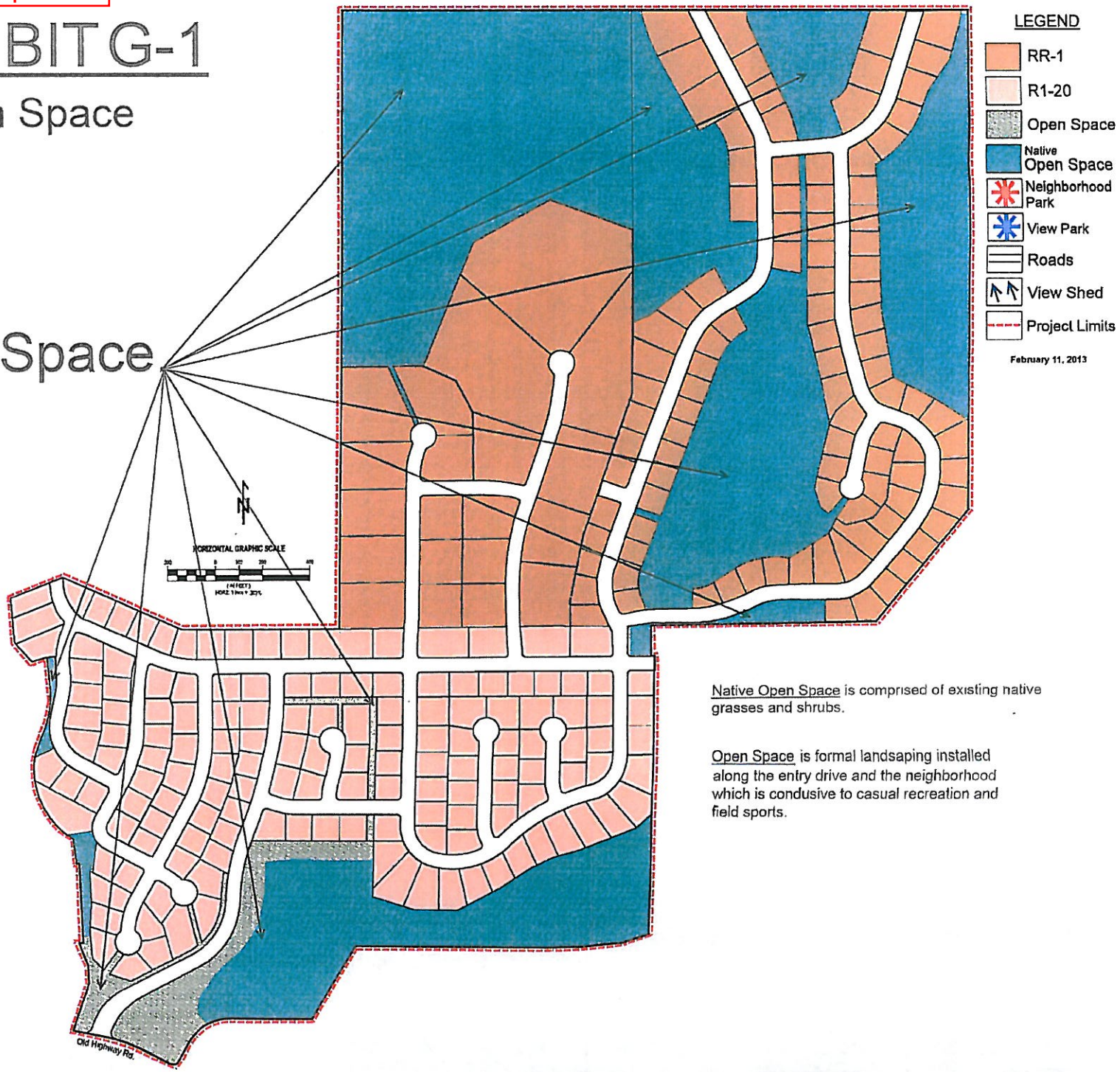
Ent 128494 Bk 0304 Pg 0649

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT G-1

Open Space

Open Space



Native Open Space is comprised of existing native grasses and shrubs.

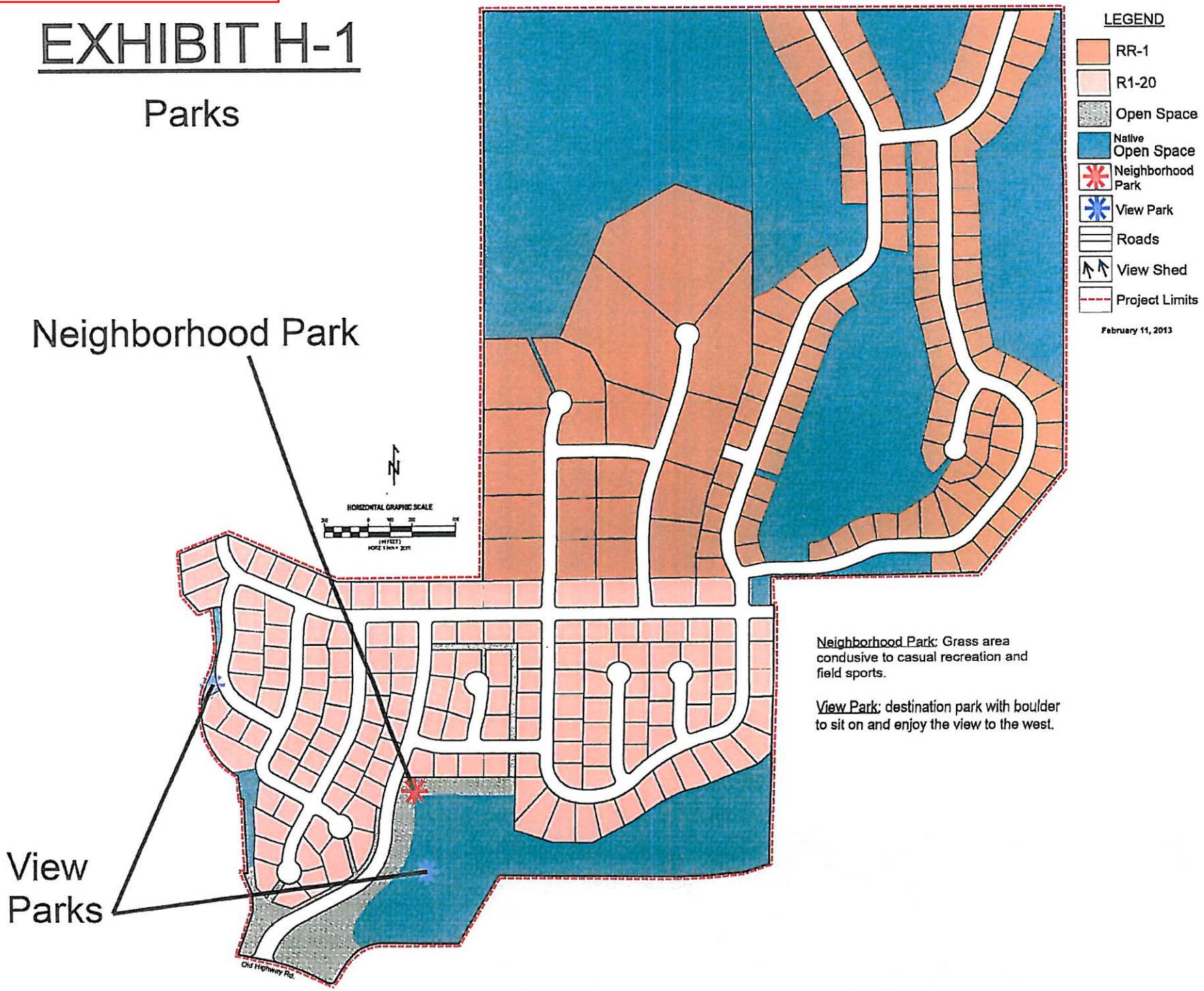
Open Space is formal landsaping installed along the entry drive and the neighborhood which is condusive to casual recreation and field sports.

Ent 128494 Bk 0304 Pg 0650

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT H-1

Parks

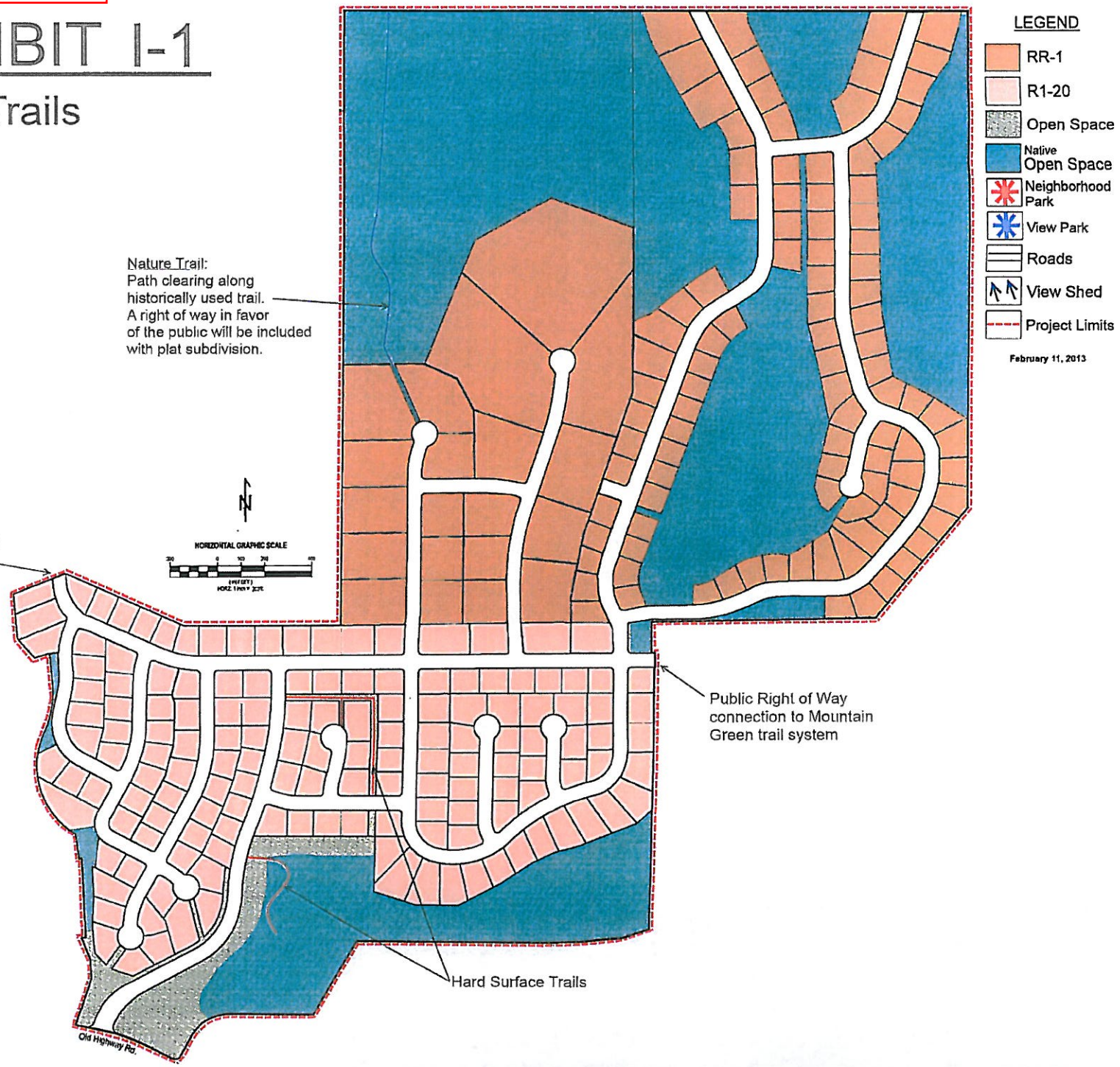


Ent 128494 Bk 0304 Pg 0651

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT I-1

Trails

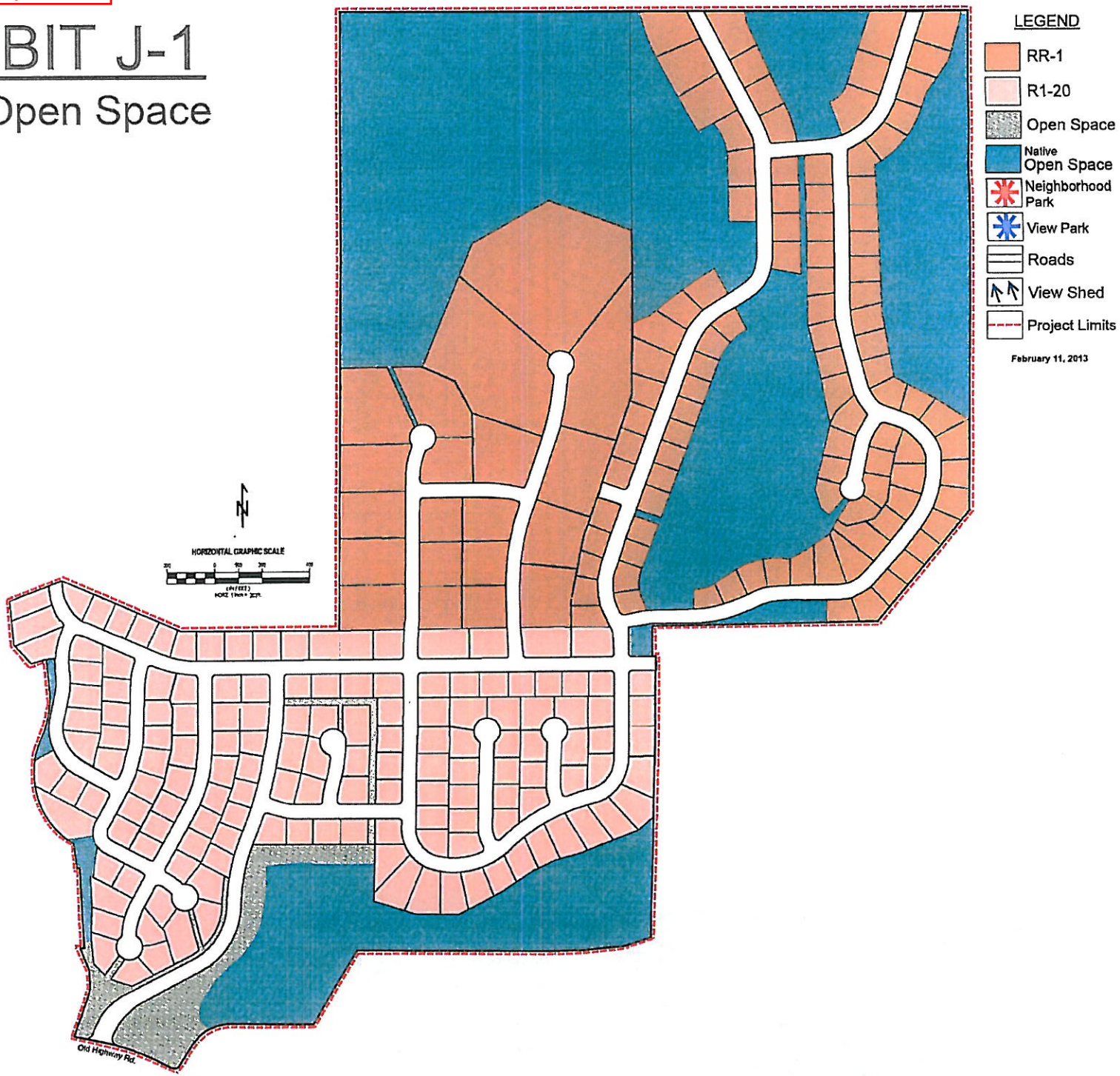


Ent 128494 Bk 0304 Pg 0652

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT J-1

Native Open Space

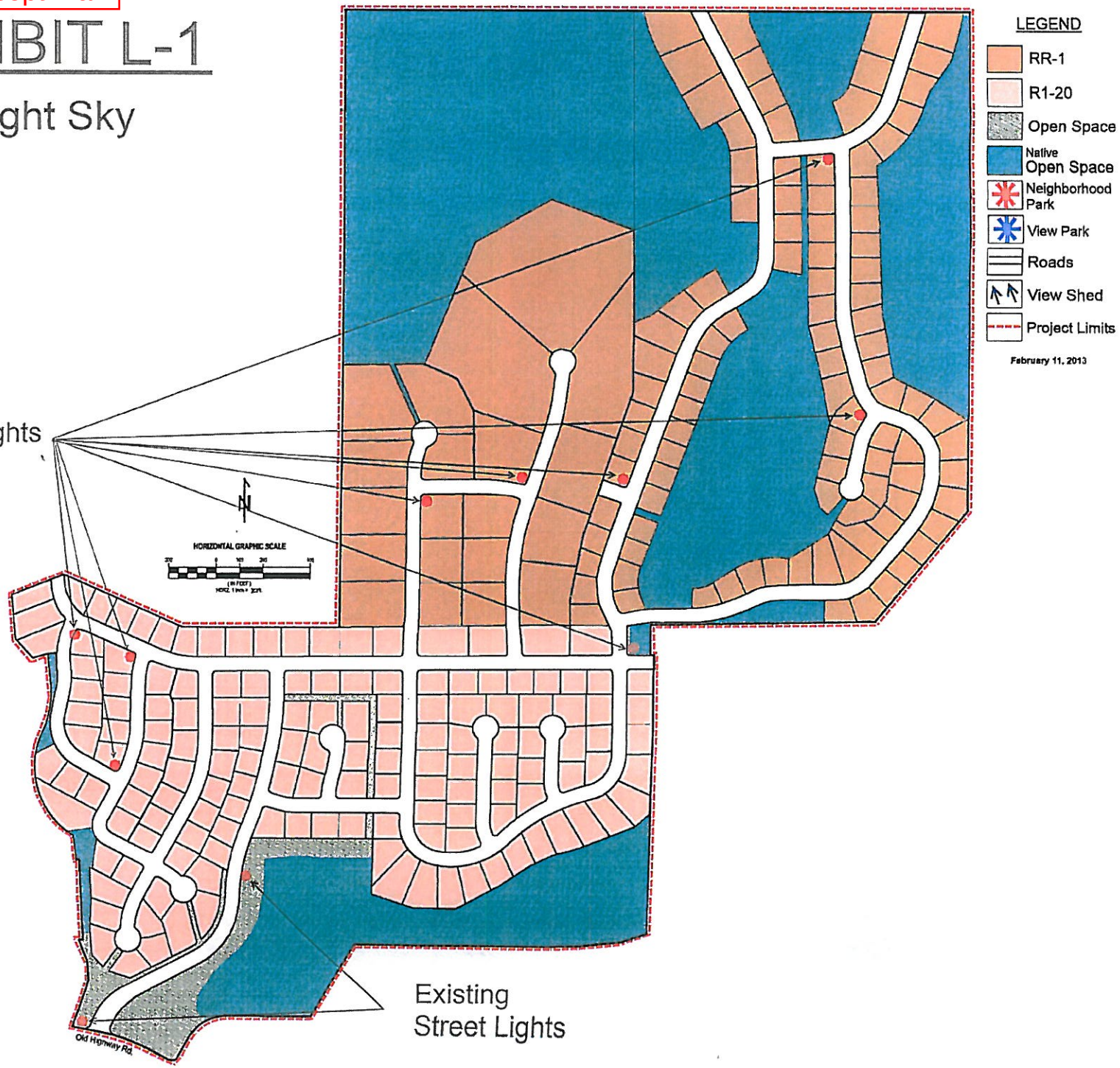


Ent 128494 Bk 0304 Pg 0653

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT L-1

Night Sky



Ent 128494 Bk 0304 Pg 0654

Exhibit A: Rollins Ranch Concept Plan

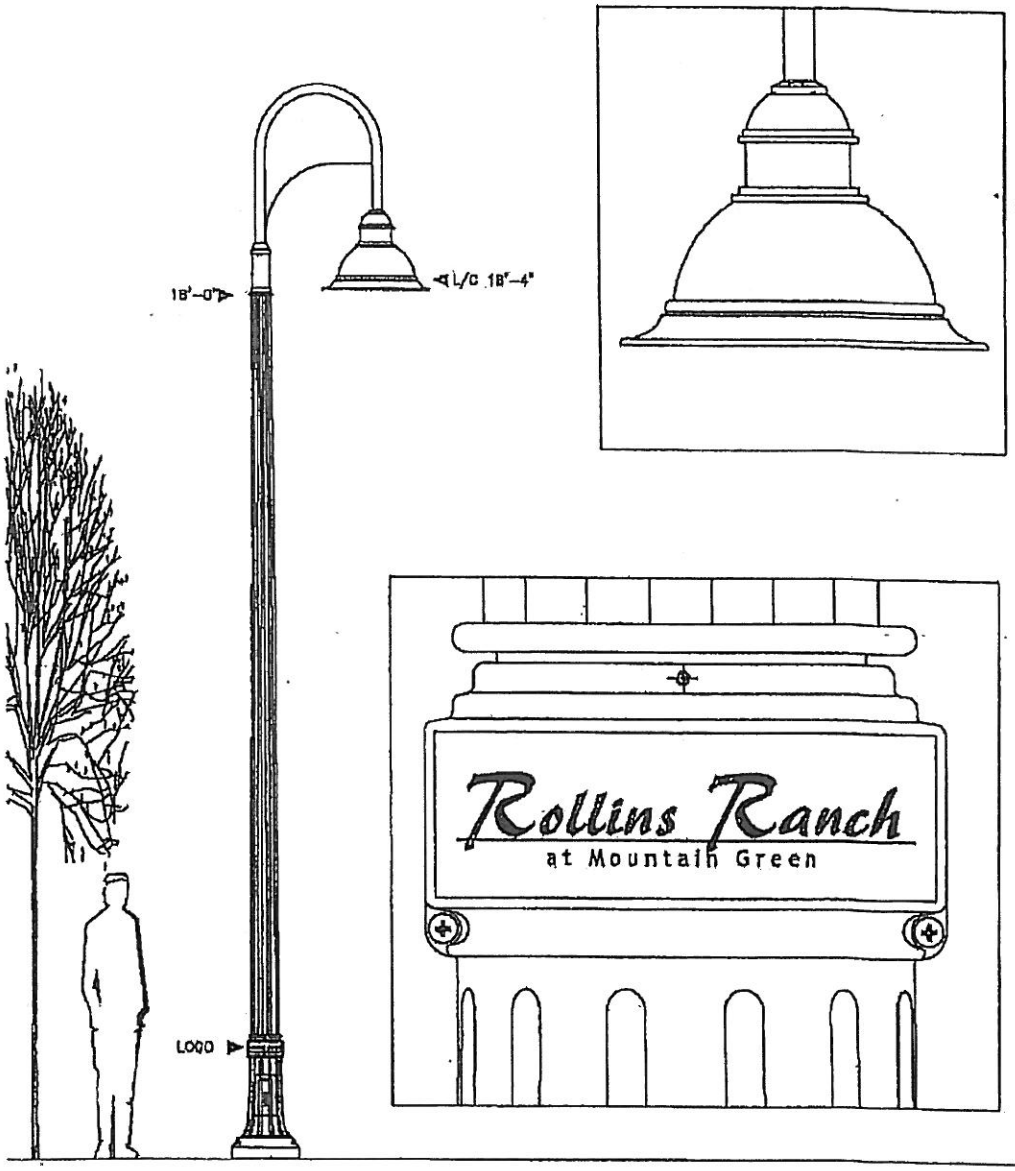
DEVELOPMENT AGREEMENT

EXHIBIT L-1 (Page 2)

(Night Sky)

640, Mid Cure Boivin
Boisbriand (Qc), Canada, J7G 2A7
Tel: (450)430-7040
Fax: (450)430-1409

PRESENTATION



NOTE: Bracket orientation must be determined

DMS50

1:35

LU5464204D-47038A

11-04-05

GM

Exhibit B: Future Land Use and Zoning Maps; Zone Map

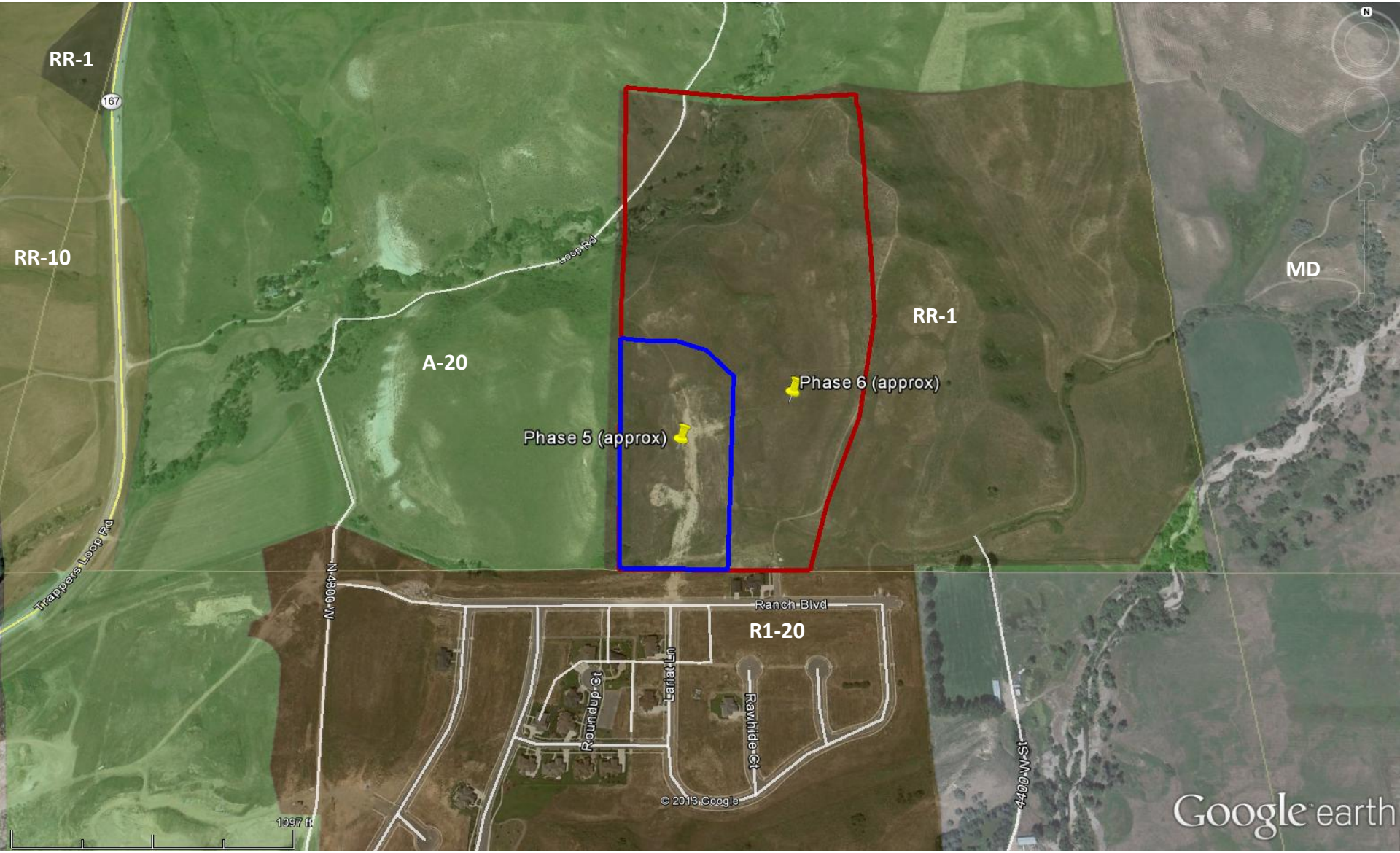


Exhibit B: Future Land Use and Zoning Maps; Future Land Use Map

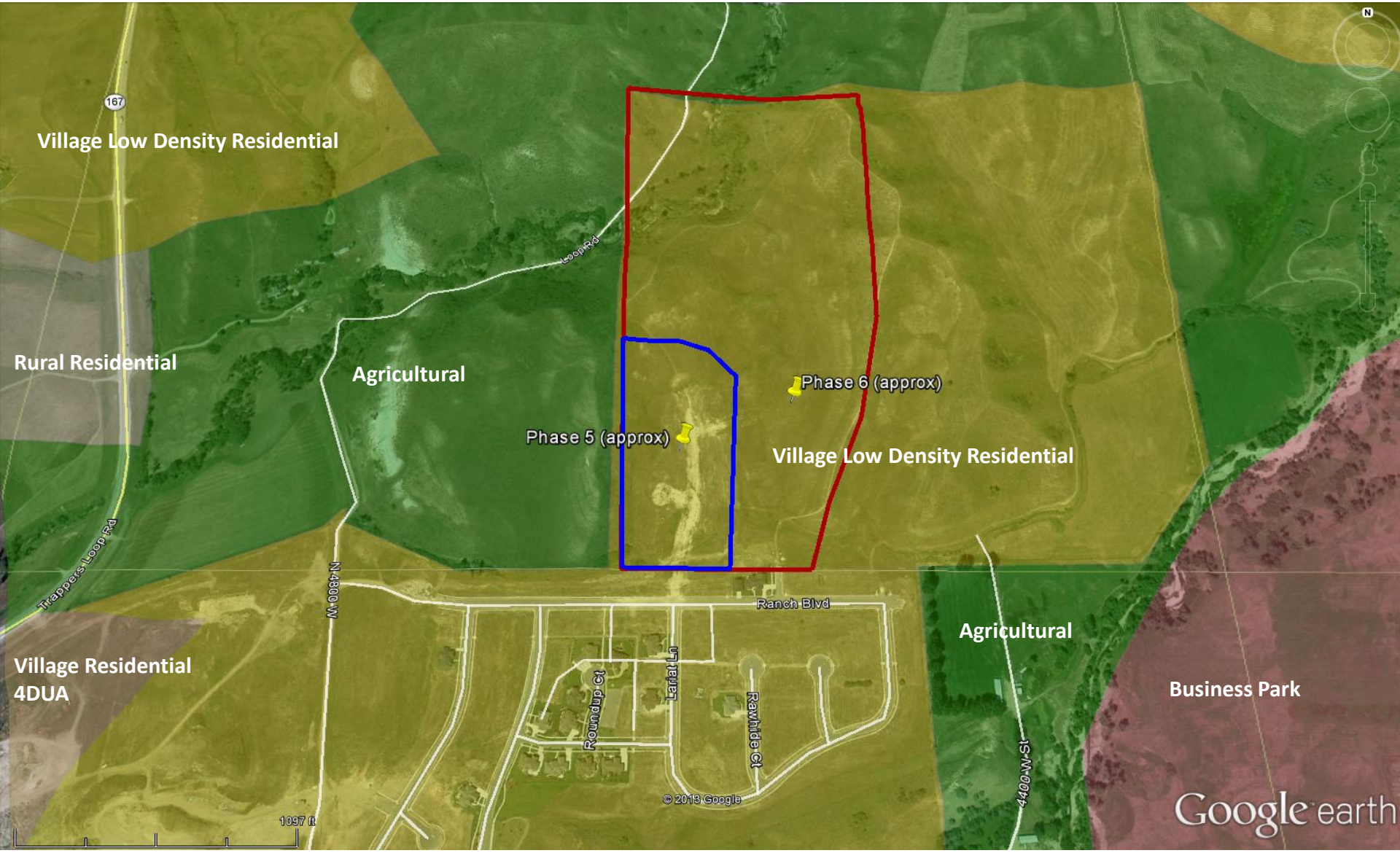


Exhibit D: County Surveyor's Redlines of Draft Final Plats

ROLLINS RANCH PHASE 5

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	720.00'	10.98'	0°52'27"	S66°52'52"W	10.98'
C2	530.00'	64.96'	7°01'21"	N3°48'25"E	64.92'
C3	15.00'	23.31'	89°01'42"	S44°48'35"W	21.03'
C4	15.00'	23.82'	90°58'18"	S45°11'25"E	21.39'
C5	270.00'	92.86'	19°42'16"	S10°08'52"W	92.40'
C6	15.00'	13.09'	49°59'41"	S44°59'51"W	12.68'
C7	55.00'	268.77'	279°59'22"	N70°00'00"W	70.71'
C8	55.00'	67.84'	70°40'15"	N34°39'34"E	63.62'
C9	55.00'	109.65'	114°13'18"	N57°47'13"W	92.37'
C10	55.00'	10.06'	10°28'32"	S59°51'51"W	10.04'
C11	55.00'	79.04'	82°20'18"	S13°27'26"W	72.41'
C12	55.00'	2.19'	2°16'59"	S28°51'12"E	2.19'
C13	15.00'	13.09'	49°59'41"	N44°59'51"W	12.68'
C14	330.00'	113.49'	19°42'16"	S10°08'52"W	112.93'
C15	470.00'	57.61'	7°01'21"	N3°48'25"E	57.57'
C16	780.00'	19.39'	1°25'27"	S6°38'22"W	19.39'
C17	300.00'	103.17'	19°42'16"	S10°08'52"W	102.66'
C18	500.00'	61.28'	7°01'21"	N3°48'25"E	61.25'
C19	750.00'	15.19'	1°09'37"	N6°44'17"E	15.19'
C20	750.00'	77.97'	5°57'23"	N3°10'47"E	77.94'
C21	750.00'	93.16'	7°07'00"	N3°45'35"E	93.10'

LINE TABLE

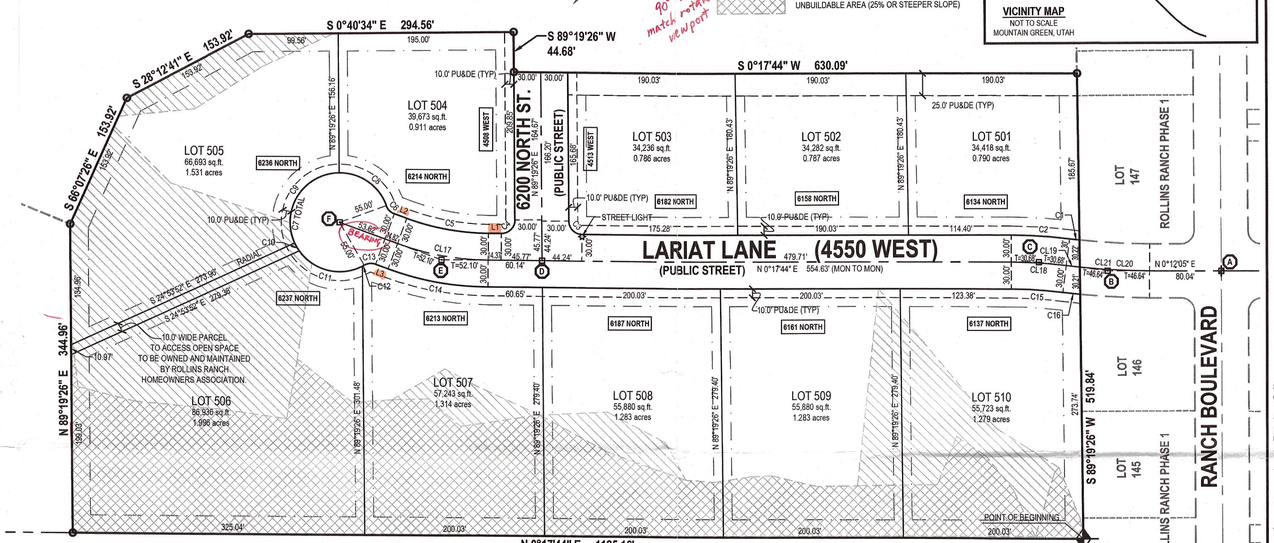
LINE	BEARING	LENGTH
L1	N0°17'44"E	14.37'
L2	S20°00'00"W	14.82'
L3	S20°00'00"W	14.82'

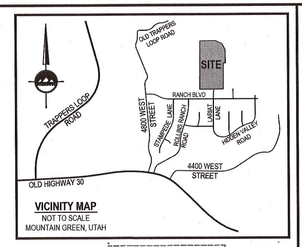
MONUMENT TABLE

A TO B	N 0°1'05" E	126.68'
B TO C	N 7°19'05" E	77.32'
C TO D	N 0°17'44" E	554.63'
D TO E	N 0°17'44" E	112.24'
E TO F	N 20°00'00" E	120.54'
D TO PL	N 89°19'26" E	210.44'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)





SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 5 and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 0°17'44" East 1125.16 feet along the quarter section line;
thence North 89°19'26" East 344.96 feet;
thence North 66°07'26" East 153.92 feet;
thence South 28°12'41" East 153.92 feet;
thence South 0°40'34" East 294.56 feet;
thence South 89°19'26" West 44.68 feet;
thence South 0°17'44" West 630.09 feet to the section line, also being the north line of Rollins Ranch Phase 1 Subdivision;
thence South 89°19'26" West 519.84 feet along the section line and the north line of Rollins Ranch Phase 1 Subdivision to the point of beginning.

Need title report to match description

Contains 590,972 square feet, 13.567 acres, 10 lots.

6-18-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR No. 164386 6-18-13 STATE OF UTAH KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 5

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this _____day of _____A.D., 20_____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

GENERAL NOTES:

1. PROPERTY IS ZONED RR-1.
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 10 FEET.
2. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
3. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
4. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
5. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
7. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
8. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. PER 8-12-2-P.

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

SURVEY RECORDING DATA

DATE: _____.

DRAWING No. _____.

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY.

CHAIRMAN, MOUNTAIN GREEN SECONDARY WATER COMPANY

COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COTTONWOOD MUTUAL WATER COMPANY.

CHAIRMAN, COTTONWOOD MUTUAL WATER COMPNAY

COUNTY SURVEYOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY SURVEYOR.
Use language provided

MORGAN COUNTY SURVEYOR

MOUNTAIN GREEN SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SEWER DISTRICT.

CHAIRMAN, MOUNTAIN GREEN SEWER DISTRICT

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN CITY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY COMMISSIONER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY COMMISSIONER'S

COUNTY COMMISSIONER

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

ROLLINS RANCH PHASE 5

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SHEET 1 OF 1

PROJECT NUMBER : 4063W
MANAGER : B.ELDER
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE : 6/18/13 7-29-13

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

1 Aug 13

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION
PHASE 5
PRELIMINARY PLAT

PRELIMINARY
NOT FOR CONSTRUCTION
DATE PRINTED
June 18, 2013

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX OF DRAWINGS

C-1.0 PRELIMINARY SITE PLAN
C-2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
C-3.0 PRELIMINARY UTILITY PLAN
C-4.0 PRELIMINARY EROSION CONTROL PLAN

GENERAL NOTES:

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2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
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RECEIVED
JUN 18 2013

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

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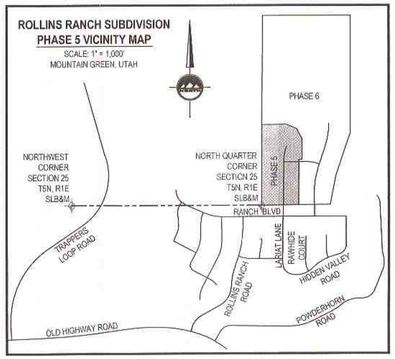
DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

ROLLINS RANCH SUBDIVISION
PHASE 5 VICINITY MAP
SCALE: 1" = 1,000'
MOUNTAIN GREEN, UTAH



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG26, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5819.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
6. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
7. LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
8. ALL CULINARY WATER CONSTRUCTION TO CONFORM TO COTTONWOOD MUTUAL WATER COMPANY STANDARDS & SPECIFICATIONS.
9. ALL SECONDARY WATER CONSTRUCTION TO CONFORM TO MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS & SPECIFICATIONS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
REGISTERED
No. 356629
6/18/13
STATE OF UTAH
MICHAEL T. STATES

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

ENSIGN

ROLLINS RANCH SUBDIVISION PHASE 5
PRELIMINARY PLAT - June 18, 2013

Review completed 7/31/13

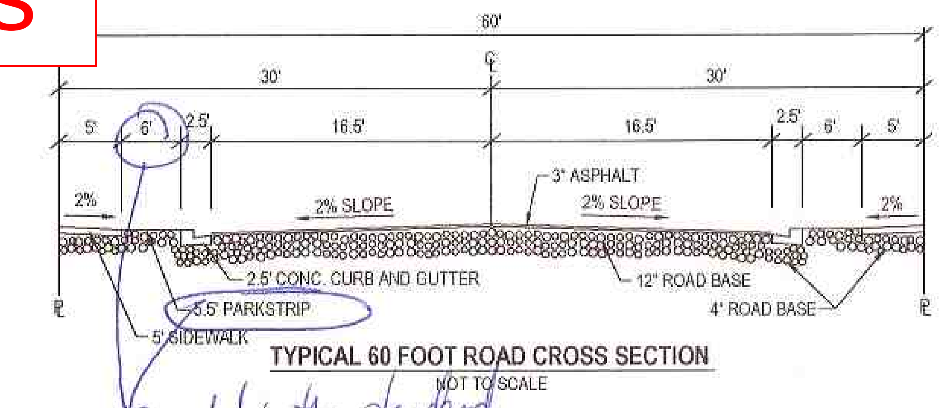
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

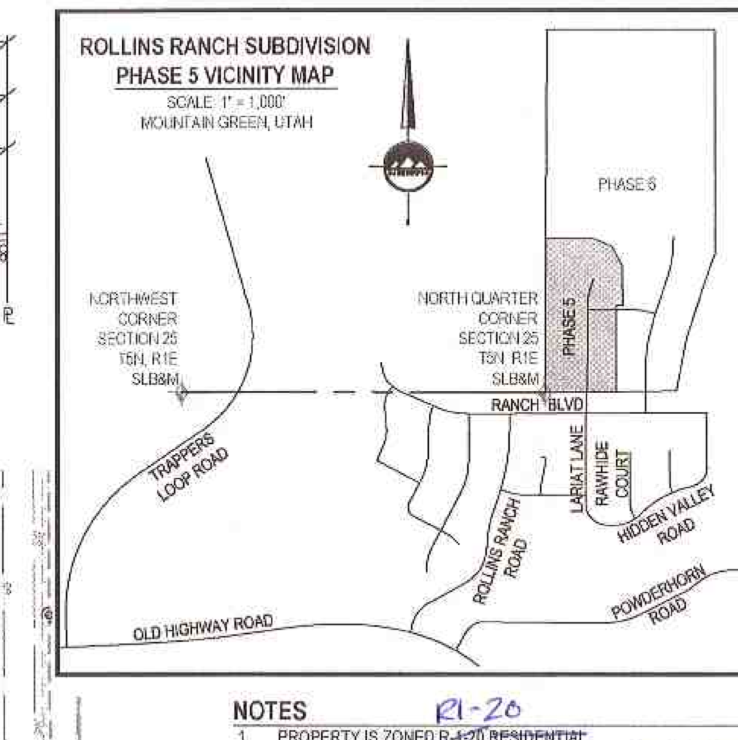
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

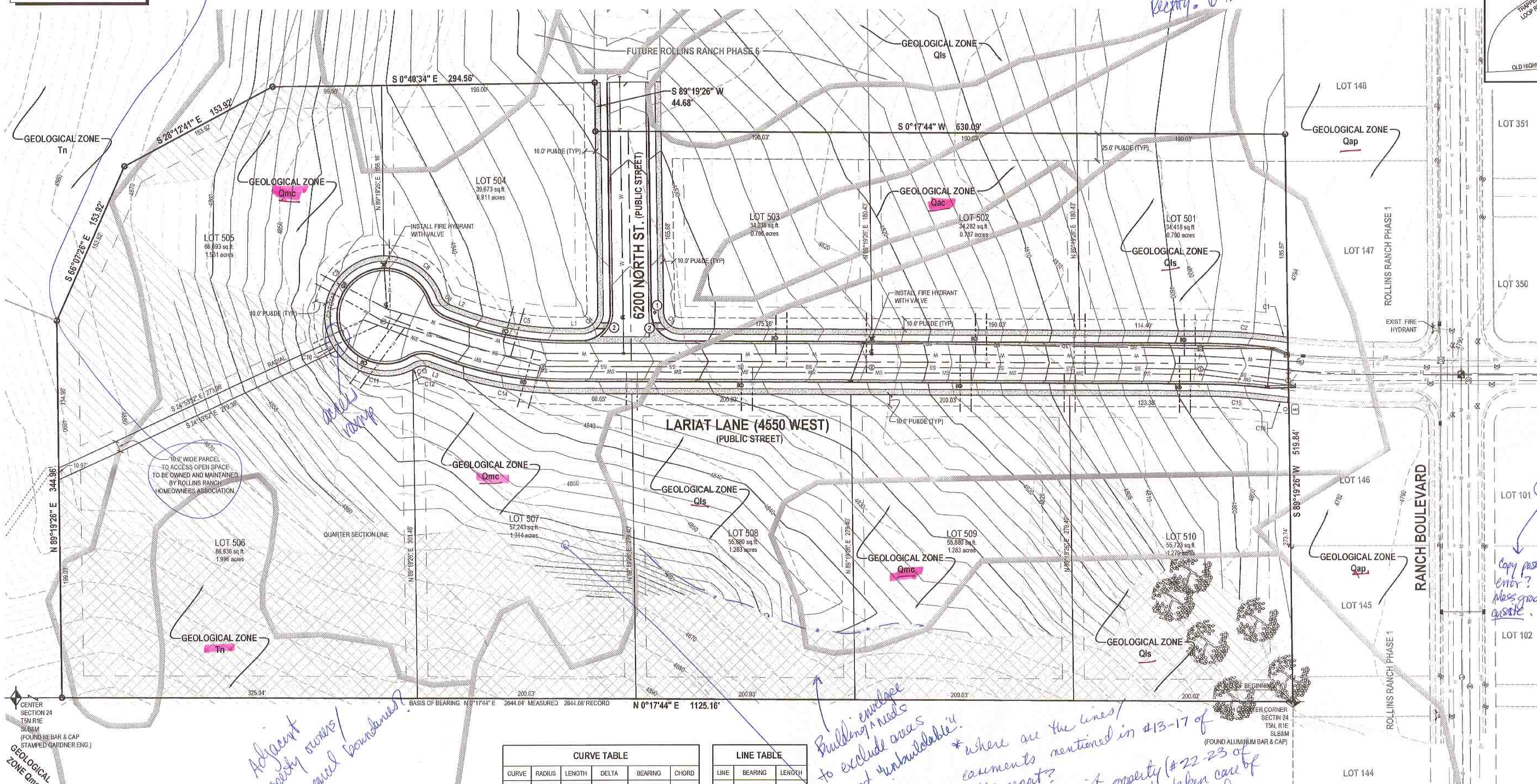
BENCHMARK

USGS MONUMENT MG26
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019







CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	720.00'	10.98'	0°52'27"	S6°52'52"W	10.98'
C2	530.00'	64.96'	7°01'21"	N3°48'25"E	64.92'
C3	15.00'	23.31'	89°01'42"	S44°48'35"W	21.03'
C4	15.00'	23.82'	90°58'18"	S45°11'25"E	21.39'
C5	270.00'	92.86'	19°42'16"	S10°08'52"W	92.40'
C6	15.00'	13.09'	49°59'41"	S44°59'51"W	12.68'
C7	55.00'	268.77'	279°59'22"	N70°00'00"W	70.71'
C8	55.00'	67.84'	70°40'15"	N34°39'34"E	63.62'
C9	55.00'	109.65'	114°13'18"	N57°47'13"W	92.37'
C10	55.00'	10.06'	10°28'32"	S59°51'51"W	10.04'
C11	55.00'	79.04'	82°20'18"	S13°27'26"W	72.41'
C12	55.00'	2.19'	2°16'59"	S28°51'12"E	2.19'
C13	15.00'	13.09'	49°59'41"	N4°59'51"W	12.68'
C14	330.00'	113.49'	19°42'16"	S10°08'52"W	112.93'
C15	470.00'	57.61'	7°01'21"	N3°48'25"E	57.57'
C16	780.00'	19.39'	1°25'27"	S6°36'22"W	19.39'
C17	300.00'	103.17'	19°42'16"	S10°08'52"W	102.66'
C18	500.00'	61.28'	7°01'21"	N3°48'25"E	61.25'
C19	750.00'	15.19'	1°09'37"	N6°44'17"E	15.19'
C20	750.00'	77.97'	5°57'23"	N3°10'47"E	77.94'
C21	750.00'	93.16'	7°07'00"	N3°45'35"E	93.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°17'44"E	14.37'
L2	S20°00'00"W	14.82'
L3	S20°00'00"W	14.82'

PHASE 5 LAND USE TABLE		
DESCRIPTION	AREA	%
PHASE 5 LOTS	520,964 sq.ft.	88.2%
PHASE 5 OPEN SPACE	2,765 sq.ft.	0.4%
PHASE 5 ROADWAY	67,243 sq.ft.	11.4%
PHASE 5 AREA	590,972 sq.ft.	100%
LOTS	10	

LEGEND

- SECTION CORNER
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SECONDARY WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STREET LIGHT
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED CULINARY WATER SERVICE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED SECONDARY WATER SERVICE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- PROPOSED LAND DRAIN SERVICE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- RESTRICTED BUILD AREA (15%-25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

hatch direction does not match

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 0°17'44" East 1125.16 feet along the quarter section line;
thence North 89°19'26" East 344.96 feet;
thence South 66°07'26" East 153.92 feet;
thence South 28°12'41" East 153.92 feet;
thence South 0°40'34" East 294.58 feet;
thence South 89°19'26" West 44.68 feet;
thence South 0°17'44" West 630.09 feet to the section line, also being the north line of Rollins Ranch Phase 1 Subdivision;
thence South 89°19'26" West 519.84 feet along the section line and the north line of Rollins Ranch Phase 1 Subdivision to the point of beginning.

Contains 590,972 square feet, 13.567 acres, 10 lots.

Does not match title report

6-18-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR No. 164386 6-18-13 KEITH R. RUSSELL STATE OF UTAH

NOTES

1. PROPERTY IS ZONED ~~R-1-20~~ RI-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 20 FEET. FOR RESIDENTIAL BUILDINGS
   B. REAR YARD SETBACK IS 20 FEET. "
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET. "
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE. "
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND". → Is this a copy/paste error, or referencing the trail?
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
9. THE SUBDIVISION HAS BEEN DESIGNED WITH STREETS AT OR NEAR EXISTING GRADE, WITH NO SIGNIFICANT CUTS OR FILLS. LOT GRADING SHALL BE ACCOMPLISHED BY THE RESPECTIVE HOME BUILDERS. (Copy paste error? Mass grading onsite.)

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

KEYED NOTES

1. INSTALL STREET LIGHT
2. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER APWA PLAN #235 & 238

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 PRELIMINARY PLAT

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER No. 368629 6/18/13 STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR PRELIMINARY REVIEW	NTS
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY SITE PLAN

PROJECT NUMBER 4063W
DATE 6/18/13
DRAWN BY M.ELMER
CHECKED BY M.STATEN
PROJECT MANAGER B.ELDER

C-1.0

Review completed 7/21/13 E

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION

PHASE 5

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

ENSIGN

FINAL PLAT & CONSTRUCTION DWGS

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
June 18, 2013

INDEX OF DRAWINGS

1 of 1	SUBDIVISION PLAT
C-1.0	GRADING AND DRAINAGE PLAN
C-2.0	UTILITY PLAN
C-3.0	EROSION CONTROL PLAN
C-4.0	GENERAL NOTES
PP-1	LARIAT LANE PLAN AND PROFILE
PP-2	LARIAT LANE PLAN AND PROFILE
PP-3	STREET PLAN AND PROFILE

RECEIVED
JUN 18 2013

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC. IT IS A VIOLATION OF MORGAN COUNTY CODE TO COMMENCE OR BEGIN CONSTRUCTION PRIOR TO RECEIVING APPROVAL OF FINAL PLAT AND CONSTRUCTION DRAWINGS.

NOTICE TO CONTRACTOR

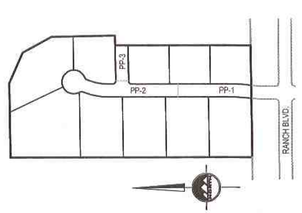
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DEVELOPER

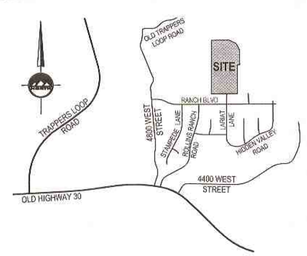
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG26, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
6. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
7. LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
8. ALL CULINARY WATER CONSTRUCTION TO CONFORM TO COTTONWOOD MUTUAL WATER COMPANY STANDARDS & SPECIFICATIONS.
9. ALL SECONDARY WATER CONSTRUCTION TO CONFORM TO MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS & SPECIFICATIONS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
MICHAEL T. STATEN
No. 368629
6/18/13
STATE OF UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.8315

SALT LAKE CITY
Phone: 801.255.0529
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Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

ROLLINS RANCH SUBDIVISION PHASE 5
FOR APPROVAL - June 18, 2013

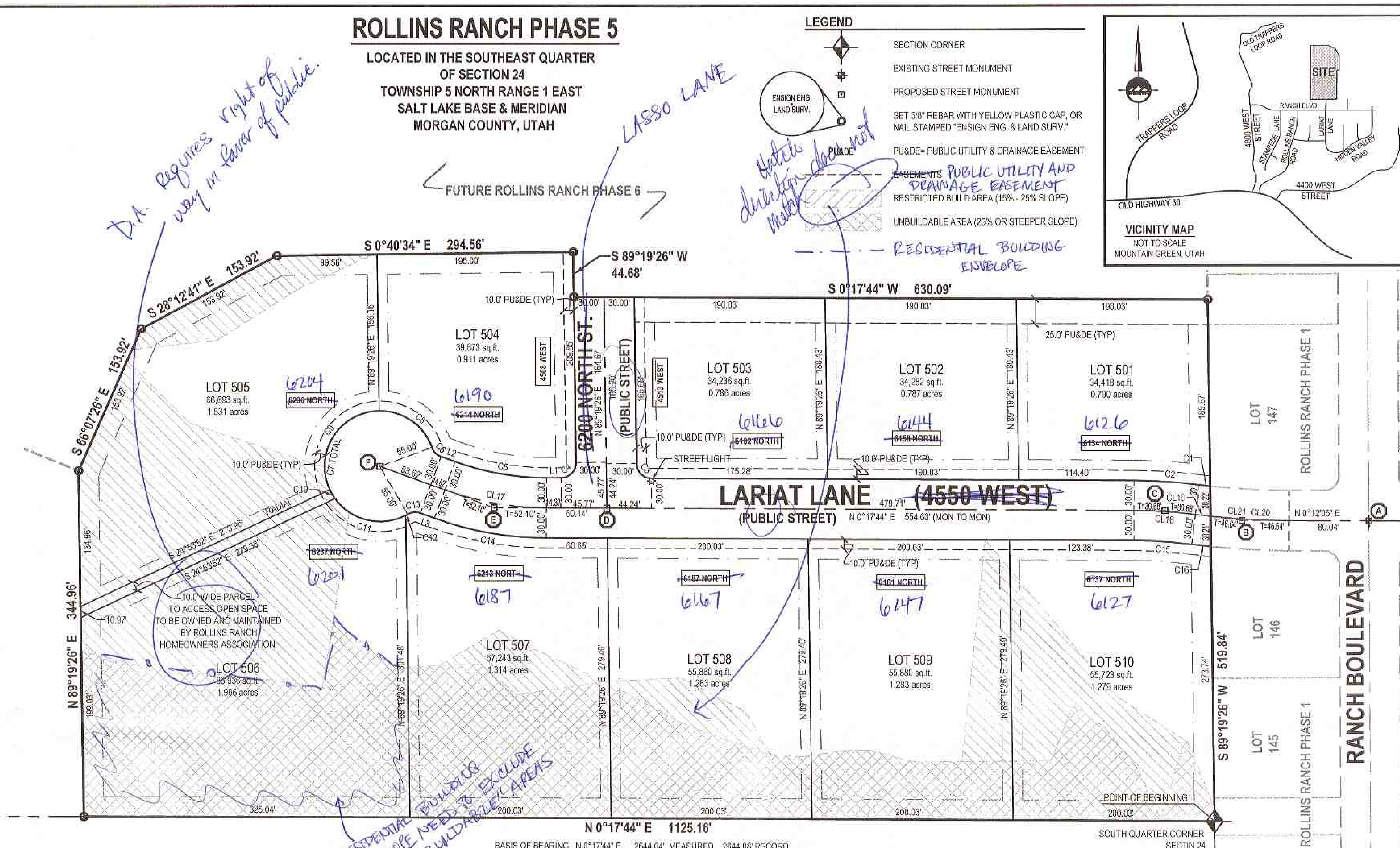
REVIEW COMPLETED 7/3/13

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	720.00'	10.98'	0°52'27"	S6°52'52"W	10.98'
C2	530.00'	64.96'	7°01'21"	N3°48'25"E	64.92'
C3	15.00'	23.31'	89°01'42"	S44°48'35"W	21.03'
C4	15.00'	23.82'	90°58'18"	S45°11'25"E	21.39'
C5	270.00'	92.86'	19°42'16"	S10°08'52"W	92.40'
C6	15.00'	13.09'	49°59'41"	S44°59'51"W	12.68'
C7	55.00'	268.77'	279°59'22"	N70°00'00"W	70.71'
C8	55.00'	67.84'	70°40'15"	N34°39'34"E	63.62'
C9	55.00'	109.65'	114°13'18"	N57°47'13"W	92.37'
C10	55.00'	10.08'	10°28'32"	S59°51'51"W	10.04'
C11	55.00'	79.04'	82°20'18"	S13°27'26"W	72.41'
C12	55.00'	2.19'	2°16'59"	S28°51'12"E	2.19'
C13	15.00'	13.09'	49°59'41"	N4°59'51"W	12.68'
C14	330.00'	113.49'	19°42'16"	S10°08'52"W	112.93'
C15	470.00'	57.61'	7°01'21"	N3°48'25"E	57.57'
C16	780.00'	19.39'	1°25'27"	S6°36'22"W	19.39'
C17	300.00'	103.17'	19°42'16"	S10°08'52"W	102.66'
C18	500.00'	61.28'	7°01'21"	N3°48'25"E	61.25'
C19	750.00'	15.19'	1°08'37"	N6°44'17"E	15.19'
C20	750.00'	77.97'	5°57'23"	N3°10'47"E	77.94'
C21	750.00'	93.16'	7°07'00"	N3°45'35"E	93.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°17'44"E	14.37'
L2	S20°00'00"W	14.82'
L3	S20°00'00"W	14.82'

MONUMENT TABLE		
A TO B	N 0°12'05" E	126.68'
B TO C	N 7°19'05" E	77.32'
C TO D	N 0°17'44" E	554.63'
D TO E	N 0°17'44" E	112.24'
E TO F	N 20°00'00" E	120.54'
D TO PL	N 89°19'26" E	210.44'



NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

use language given by surveyor

GENERAL NOTES:

1. PROPERTY IS ZONED RR-1.
   A. FRONT YARD SETBACK IS 20 FEET. for residential buildings.
   B. REAR YARD SETBACK IS 20 FEET. "
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET. "
   D. CORNER LOT SIDE YARD SETBACK IS 10 FEET. "
2. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
3. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND". — WHERE IS THIS?
4. COVENANTS, CONDITIONS AND RESTRICTIONS ~~WILL~~ SHALL BE RECORDED WITH THIS PLAT.
5. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN. → FINISH PARAGRAPH AS SHOWN IN D.A.
6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
7. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
8. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. PER 8-12-2-P.
9. A Fence shall be required on both sides of the Open Space trail parcel to preserve the 10' corridor

Right to farm Note

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 5, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running:

thence North 0°17'44" East 1125.16 feet along the quarter section line;
thence North 89°19'26" East 344.96 feet;
thence South 66°07'26" East 153.92 feet;
thence South 28°12'41" East 153.92 feet;
thence South 0°40'34" East 294.56 feet;
thence South 89°19'26" West 44.68 feet;
thence South 0°17'44" West 630.09 feet to the section line, also being the north line of Rollins Ranch Phase 1 Subdivision;
thence South 89°19'26" West 519.84 feet along the section line and the north line of Rollins Ranch Phase 1 Subdivision to the point of beginning.

(doesn't match title report.)

Contains 590,972 square feet, 13.567 acres, 10 lots.

6-18-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR No. 164386 6-18-13 KEITH R. RUSSELL STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 5

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintanance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this ____ day of ____ A.D., 20____

By: ____ By: ____
By: ____ By: ____

FINAL NEEDS OWNERSHIP NAMES/ENTITIES

What parcels? – Trail access? – what easements? and to whom? – All easements public? – Any private? – see private easements shown in title report.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ____ day of ____ A.D., 20____, ____ personally appeared before me, the undersigned Notary Public, in and for said County of ____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ____ of ____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ____
____ RESIDING IN ____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ____ day of ____ A.D., 20____, ____ personally appeared before me, the undersigned Notary public, in and for said County of ____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, ____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: ____
____ RESIDING IN ____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ____ day of ____ A.D., 20____, ____ personally appeared before me, the undersigned Notary public, in and for said County of ____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, ____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: ____
____ RESIDING IN ____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of MORGAN

On the ____ day of ____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of ____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ____ of ____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ____
____ RESIDING IN ____ COUNTY.
NOTARY PUBLIC

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY.
CHAIRMAN, MOUNTAIN GREEN SECONDARY WATER COMPANY

COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE COTTONWOOD MUTUAL WATER COMPANY.
CHAIRMAN, COTTONWOOD MUTUAL WATER COMPANY

COUNTY SURVEYOR'S APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MORGAN COUNTY SURVEYOR.
MORGAN COUNTY SURVEYOR

SURVEY RECORDING DATA

DATE:
DRAWING No.

MOUNTAIN GREEN SEWER DISTRICT APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MOUNTAIN GREEN SEWER DISTRICT.
CHAIRMAN, MOUNTAIN GREEN SEWER DISTRICT

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MORGAN COUNTY ATTORNEY.
MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL ~~APPROVED~~ THIS ____ DAY OF ____, 20____, BY THE COUNTY PLANNING COMMISSION ~~APPROVAL~~.
CHAIRMAN, MORGAN CITY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MORGAN COUNTY ENGINEER
MORGAN COUNTY ENGINEER

COUNTY ~~COMMISSIONER'S~~ COUNCIL APPROVAL

APPROVED THIS ____ DAY OF ____, 20____, BY THE MORGAN COUNTY ~~COMMISSIONERS~~ COUNCIL
COUNTY ~~COMMISSIONER~~ COUNCIL
ATTEST ~~COUNTY CLERK~~

ENSIGN

LAYTON 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315
SALT LAKE CITY Phone: 801.255.0529
PLEASANT GROVE Phone: 801.796.8145
TOOELE Phone: 435.843.3590
WWW.ENSIGNUTAH.COM

ROLLINS RANCH PHASE 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER: 4083W
MANAGER: B.ELDER
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
DATE: 6/18/13

MORGAN COUNTY RECORDER

ENTRY NO. ____ FEE PAID ____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF ____, 20____ AT ____ IN BOOK ____ OF OFFICIAL RECORDS PAGE ____
MORGAN COUNTY RECORDER
BY ____ DEPUTY RECORDER

Reviewed 7/31/13

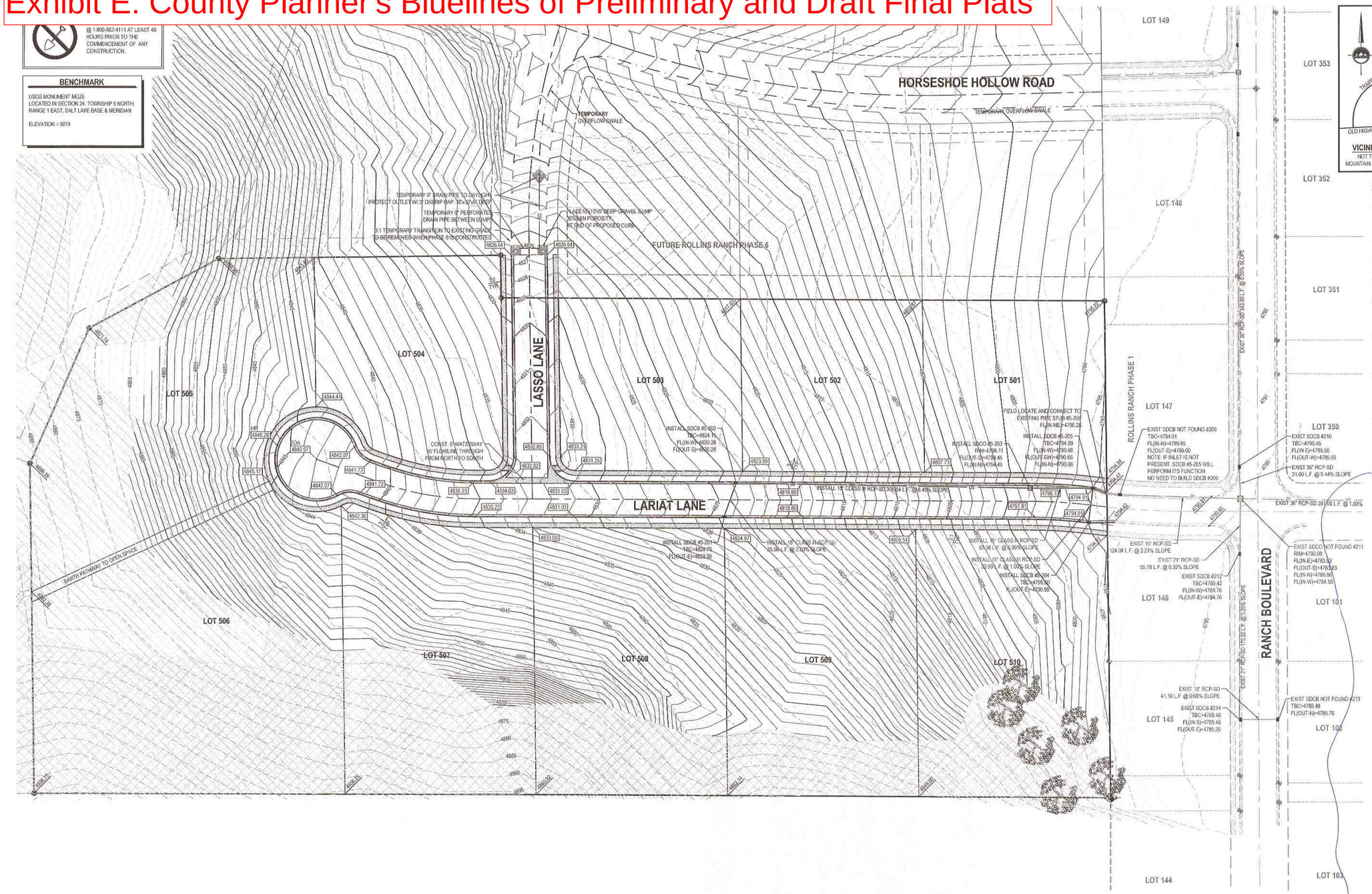
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

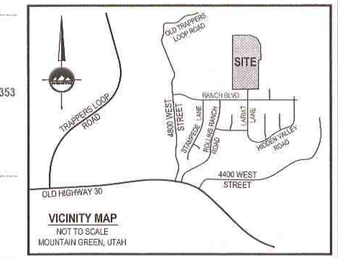
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

USGS MONUMENT MK326
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019





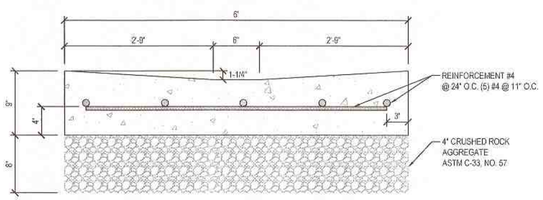
VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

NOTES

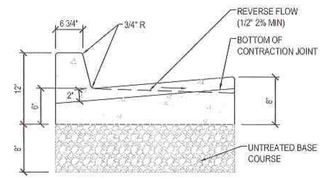
1. ALL GRADES TO TBC UNLESS NOTED OTHERWISE
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH MORGAN COUNTY STANDARD PLANS AND SPECIFICATIONS.
3. COMBINATION BOXES SHALL BE CONSTRUCTED APWA STANDARD PLAN NO. 316.
4. INLET BOXES SHALL BE CONSTRUCTED PER APWA STANDARD PLAN NO. 315.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
6. GRADE ROADWAY CUTS AND FILLS @ 3:1 SLOPE TO MATCH TO EXISTING GRADE, REVEGETATE WITH NATIVE GRASSES TO STABILIZE IF HOME CONSTRUCTION DOES NOT BEGIN WITHIN 14 DAYS OF FINAL GRADING AND STREET CONSTRUCTION.
7. SDCO #211 AND SDCB#205 ARE SHOWN ON PLANS FOR PREVIOUS PHASE BUT WERE NOT FOUND BY ENSIGN'S SURVEY. CONTRACTOR SHALL NOTIFY ENSIGN IF IMPROVEMENTS ARE NOT IN PLACE AND SHALL INSTALL MISSING PIPE AND BOXES.
8. EXISTING STORM DRAIN INFORMATION IS A COMBINATION OF SURVEY DATA AND DESIGN INFORMATION FROM PLANS OF PREVIOUS PHASES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF PIPES AND BOXES AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PLACING PIPE.
9. IMPROVEMENTS OUTSIDE PLATTED BOUNDARIES SHALL BE APPROVED BY ADJACENT LAND OWNER.
10. ALL MASS GRADING SHALL BE CONDUCTED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DRAWINGS FOR LABELED "ROLLING RANCH SUBDIVISION PHASE 5 & 6 EARTHWORK"

LEGEND

XX.XX	EXISTING GRADE AT TBC (UNLESS OTHERWISE NOTED)
XX.XX	PROPOSED GRADE AT TBC (UNLESS OTHERWISE NOTED)
	DRAINAGE ARROW
	CATCH BASIN
CB	CATCH BASIN
HP	HIGH POINT
FL	FLOW LINE ELEVATION
FF	FINISH FLOOR ELEVATION
LF	LINEAR FEET
TBC	TOP BACK OF CURB
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE PIPE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
BOW	BOTTOM OF WALL
TOB	TOP OF BERM
TOS	TOE OF SWALE
SDMH	STORM DRAIN MAN HOLE
SD	EXISTING STORM DRAIN LINE
SD	PROPOSED STORM DRAIN LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	RESTRICTED BUILD AREA (15% - 25% SLOPE)
	UNBUILDABLE AREA (25% OR STEEPER SLOPE)



TYPICAL 6' WATERWAY
SCALE NONE



NOTES:
1. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.
2. PROVIDE 2" SCORE AT 8' O.C

TYP. 2'-6" CURB & GUTTER
SCALE: NONE

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

ENSIGN
LAYTON
1485 West Hillfield Rd.
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Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101
CONTACT
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER REGISTERED No. 206629 6/18/13 MICHAEL T. STATEN STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-23-12	FOR REV-DW	ME
2	8-22-12	FOR CONSTRUCTION	MTS
3	2-22-13	SEWER DISTRICT COMMENTS	MCE
4	4-8-13	FOR CONSTRUCTION	MCE
5	5-6-13	W.C. COMMENTS 3-26-13	MCE
6	5-28-13	UPDATED ROAD X-SECTION	MCE
7	6-18-13	FOR APPROVAL	MTS
8			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-1.0

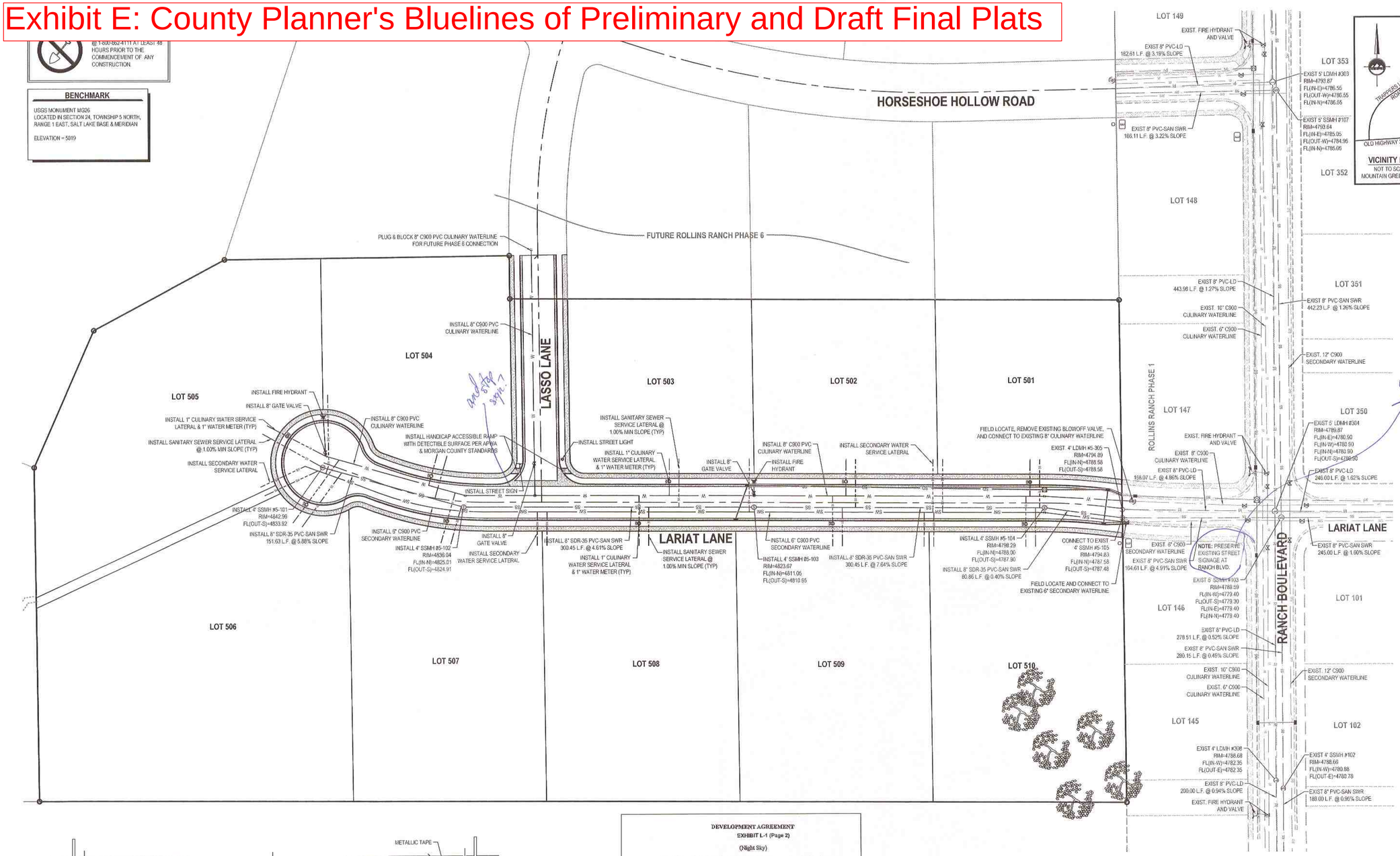
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

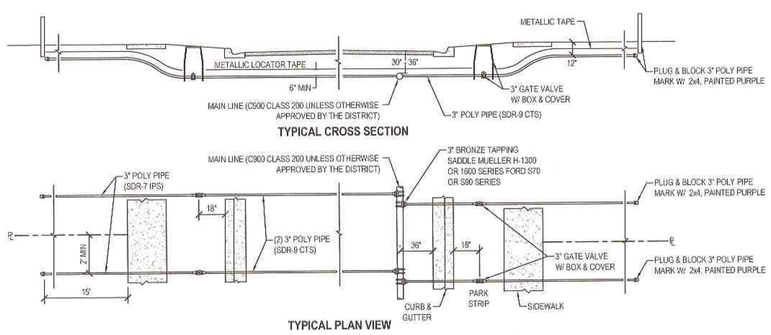
USGS MONUMENT MG26
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019



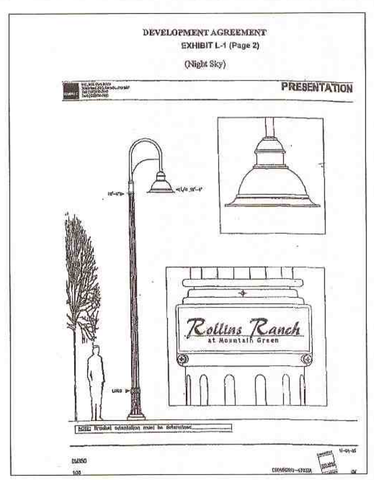
LEGEND

- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING TBC ELEVATION
- XXXX.XX PROPOSED TBC ELEVATION
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SECONDARY WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER SERVICE
- SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- WL — EXISTING WATER LINE
- WL — PROPOSED WATER LINE
- W — PROPOSED CULINARY WATER SERVICE
- SWL — EXISTING SECONDARY WATER LINE
- SWL — PROPOSED SECONDARY WATERLINE
- SW — PROPOSED SECONDARY WATER SERVICE
- LD — EXISTING LAND DRAIN LINE
- LD — PROPOSED LAND DRAIN LINE
- LD — PROPOSED LAND DRAIN SERVICE
- EXISTING CONCRETE
- PROPOSED CONCRETE



NOTES:
1. BRONZE TAPPING SADDLES SHALL BE MUELLER H-1300 OR 1600 SERIES OR FORD S70 OR S90 SERIES
2. MAINLINE PIPE SHALL BE C900 PVC CLASS 200
3. ALL PVC OR HDPE PIPE SHALL BE BURIED WITH METALLIC LOCATOR TAPE 6" MIN. ABOVE THE PIPE
4. VALVE BOX MARKERS MUST BE SET ADJACENT TO EVERY VALVE
5. ALL COMPRESSION FITTINGS ON PE PIPE SHALL BE MUELLER 110 OR INSTA-TITE OR FORD "GRIP JOINT" WITH STIFFENERS.

SECONDARY IRRIGATION SERVICE DETAIL
NOT TO SCALE



NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT MORGAN COUNTY STANDARD PLANS AND SPECIFICATIONS, AND WITH APWA STANDARD PLANS AND SPECIFICATIONS.
2. MINIMUM COVER ON CULINARY WATERLINES AND LATERALS SHALL BE 5-FT.
3. ALL HYDRANTS SHALL BE CONSTRUCTED PER COTTONWOOD MUTUAL WATER COMPANY STANDARDS.
4. ALL WATER SERVICES SHALL BE CONSTRUCTED PER COTTONWOOD MUTUAL WATER COMPANY STANDARDS.
5. ALL WATER VALVES SHALL BE CONSTRUCTED PER COTTONWOOD MUTUAL WATER COMPANY STANDARDS.
6. ALL BLOW-OFF VALVES SHALL BE CONSTRUCTED PER COTTONWOOD MUTUAL WATER COMPANY STANDARDS.
7. ALL SANITARY SEWER LATERALS SHALL BE CONSTRUCTED PER MOUNTAIN GREEN SEWER DISTRICT STANDARDS.
8. ALL SANITARY SEWER MAN HOLES SHALL BE CONSTRUCTED PER MOUNTAIN GREEN SEWER DISTRICT STANDARDS.
9. ALL SECONDARY WATER SERVICES SHALL BE CONSTRUCTED PER MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS.
10. SEWER, LAND DRAIN, IRRIGATION, AND WATER LATERALS SHALL BE STUBBED 15' PAST ROW AND MARKED WITH 2X4 POST.
11. MARK ALL UTILITY STUBS.
12. INSTALL A 1" CULINARY WATER SERVICE LINE, 1" METER AND WATER CURB BOX AT EACH LOT.
13. INSTALL A SECONDARY WATER VAULT TO ACCOMMODATE A HALF HORSEPOWER PUMP AT EACH LOT.
14. EXISTING UTILITY INFORMATION IS A COMBINATION OF SURVEY DATA AND DESIGN INFORMATION FROM PLANS OF PREVIOUS PHASES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF PIPES AND BOXES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PLACING PIPE.
15. CONTRACTOR TO MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES WITH WATER LINES INSTALLED ABOUT THE SEWER
16. SEWER SERVICE LINES SHALL BE FOUR INCH DIAMETER.
17. CONTRACTOR TO INSTALL BLOW-OFF VALVES ON ALL DEAD END WATER MAINS
18. CONTRACTOR SHALL INSTALL ALL SANITARY SEWER MAINS AND SERVICE LINES PRIOR TO INSTALLING ANY WATER SYSTEM IMPROVEMENTS. ADJUST WATER AS REQUIRED TO AVOID SANITARY SEWER SERVICE LINES WHILE MAINTAINING A MINIMUM DEPTH OF 48".
19. ALL PVC SANITARY SEWER AND WATER MAINS SHALL HAVE MAGNETIC WARNING TAPE INSTALLED IN TRENCH
20. PIPE LENGTHS SHOWN ARE HORIZONTAL LENGTHS. NO ADJUSTMENTS FOR VERTICAL COMPONENT HAVE BEEN MADE.
21. ALL SEWER MAINS SHALL BE VIDEOTAPED WITH A COPY GIVEN TO SEWER DISTRICT.
22. ALL SANITARY SEWER LINES ARE TO BE GREEN IN COLOR.
23. ALL LAND DRAIN LINES ARE TO BE WHITE IN COLOR.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

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FOR
ROLLINS RANCH LLC
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SUITE 330
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CONTACT
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 6086029
6/18/13
STATE OF UTAH
MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-22-12	FOR REVIEW	ME
2	8-22-12	FOR CONSTRUCTION	MTS
3	3-22-13	SEWER DISTRICT COMMENTS	MCE
4	4-9-13	FOR CONSTRUCTION	MCE
5	5-6-13	W.C. COMMENTS 3-26-13	MCE
6	5-28-13	UPDATED ROAD X-SECTION	MCE
7	6-18-13	FOR APPROVAL	MTS
8			

UTILITY PLAN

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-2.0

Exhibit F: Letter from Mountain Green Fire Protection District Chief

MOUNTAIN GREEN FIRE PROTECTION DISTRICT

4565 W. Old Hwy Mountain Green, Utah 84050-9728
Station: (801) 876-2277 Fax: (801) 876-3341

23 June 2013

TO: MORGAN COUNTY PLANNING and DEVELOPMENT
REF: ROLLINS RANCH PHASE 4a, 4b, 5, 6

The Mountain Green Fire District has reviewed the plans for Rollins Ranch subdivision, phases 4a, 4b, 5, and 6. There is one concern at this time that the Fire District would like to address:

- Phase 4b, currently there is no fire hydrant location between lots 408/409 and 425/426. As measured we calculate the distance as greater than 500 feet; therefore, the fire district is requesting another fire hydrant placement at the radius of lot 428 due to the square footage of homes for the proposed lots.

Hydrant placement has been reviewed and is approved for phases 4a, 5, and 6 as submitted. All proposed phases are within the Urban Wildland Interface and will require proper documentation signed at impact fee issuance.

The district appreciates inclusion into the planning process for Rollins Ranch and will continue to rely on the expertise of Morgan Planning and engineer for further advice.

If you have any questions, please feel free to contact the undersigned. Thanking you in advance for your time.

Sincerely,

Les Stone
Fire Chief
Mountain Green Fire Protection District
801-829-2023

Exhibit G: Urban Wildland Interface Exemption Map

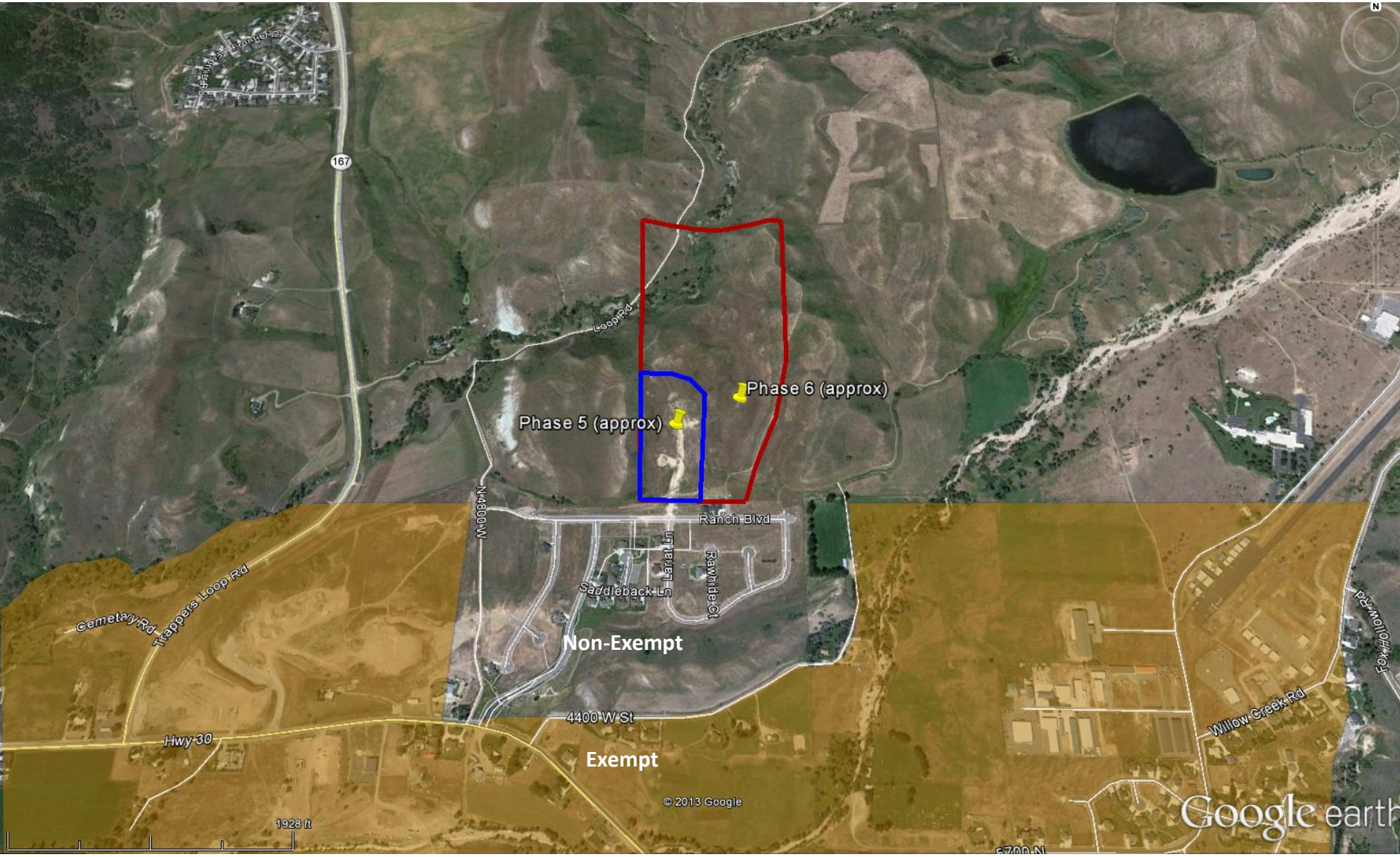


Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION
PHASE 5 & 6
EARTHWORK PLAN

NOT FOR CONSTRUCTION

DATE PRINTED
June 18, 2013

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX OF DRAWINGS

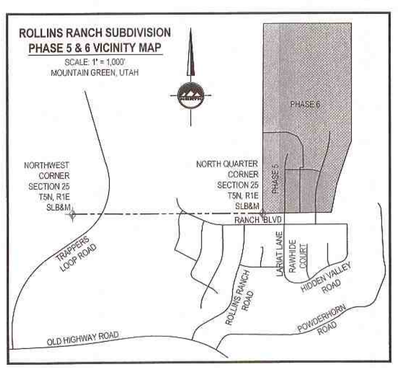
C-1.0	EARTHWORK PLAN
C-2.0	CUT-FILL MAP
C-3.0	EARTHWORK SECTIONS
C-4.0	EROSION & SEDIMENT CONTROL PLAN
C-4.1	EROSION & SEDIMENT CONTROL DETAILS

JUN 18 2013

DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

ROLLINS RANCH SUBDIVISION
PHASE 5 & 6 VICINITY MAP
SCALE: 1" = 1,000'
MOUNTAIN GREEN, UTAH



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG26, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
REGISTERED
No. 6086829
6/18/13
STATE OF UTAH
MICHAEL T. STATHIS

ENSIGN

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WWW.ENSIGNUTAH.COM

ENSIGN

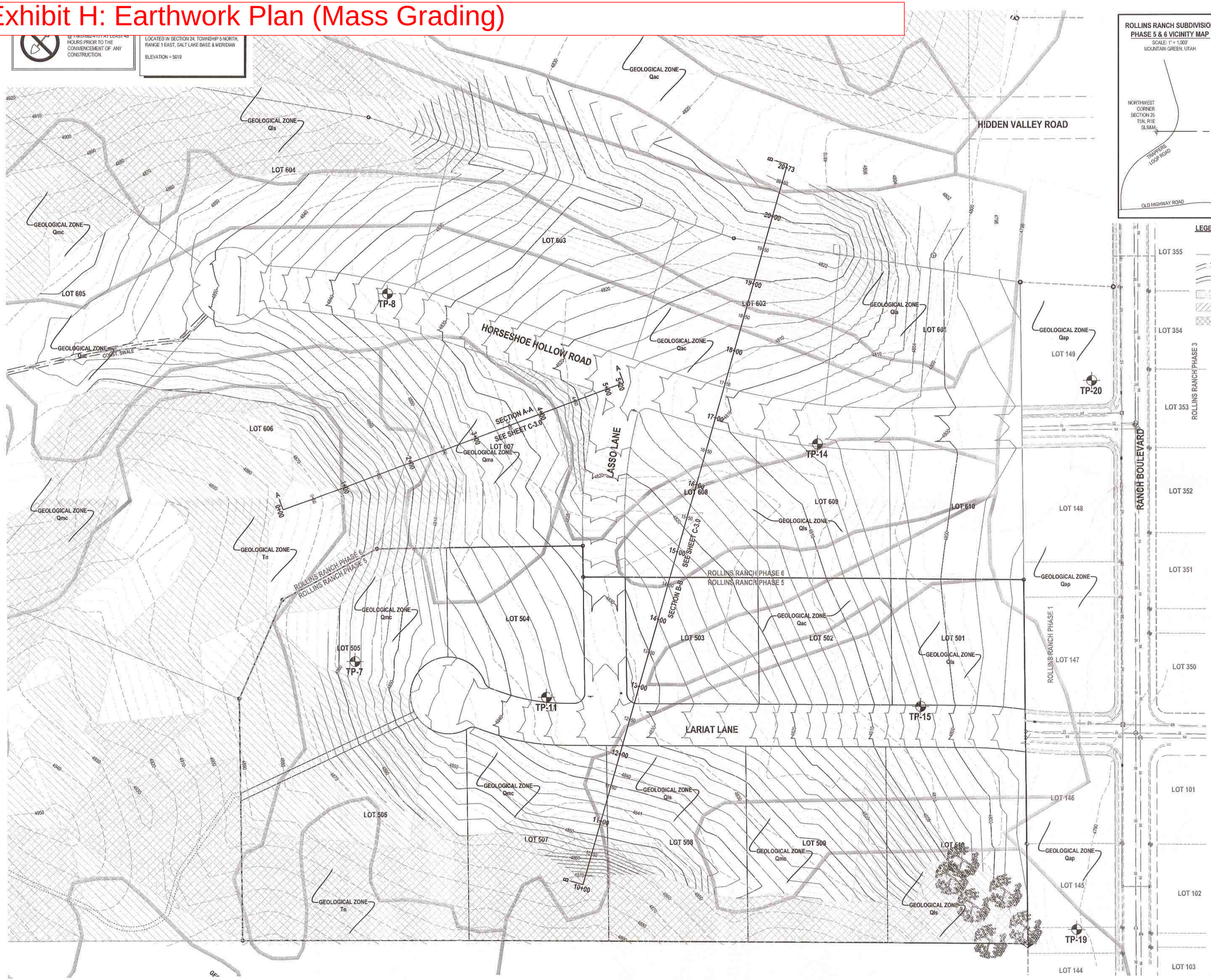
ROLLINS RANCH SUBDIVISION PHASE 5 & 6 EARTHWORK
FOR GRADING PERMIT - June 18, 2013

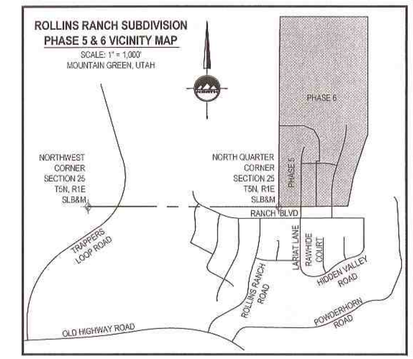
Exhibit H: Earthwork Plan (Mass Grading)

@ 435-882-4117 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019





LEGEND

- EXISTING STORM DRAIN MAN HOLE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
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FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
MICHAEL T. STATEN
No. 368629
6/18/13
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY EARTHWORK PLAN

PROJECT NUMBER: 4083W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-1.0

Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

USGS MONUMENT MG26
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

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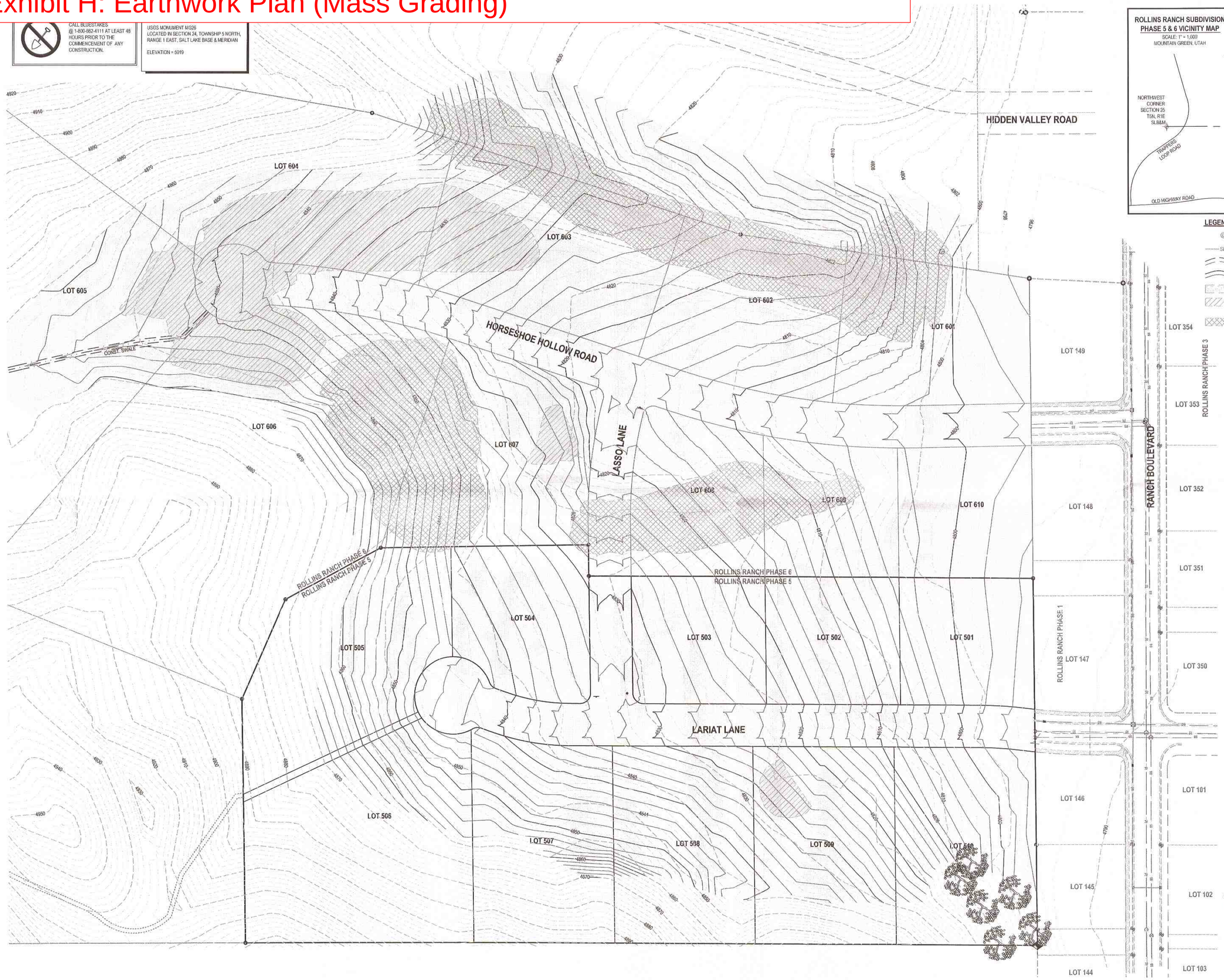

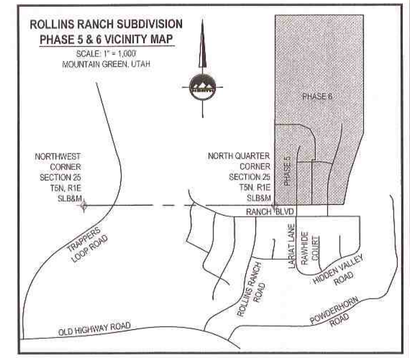

LEGEND

- EXISTING STORM DRAIN MAN HOLE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- 5' - 10' FILL (ENGINEERED FILL REQUIRED UNDER ROADWAY)
- 5' - 25' CUT

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

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FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
MICHAEL T. STATEN
No. 608629
6/18/13
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
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EARTHWORK CUT-FILL MAP

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-2.0

Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

USGS MONUMENT MG26
LOCATED IN SECTION 04, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019

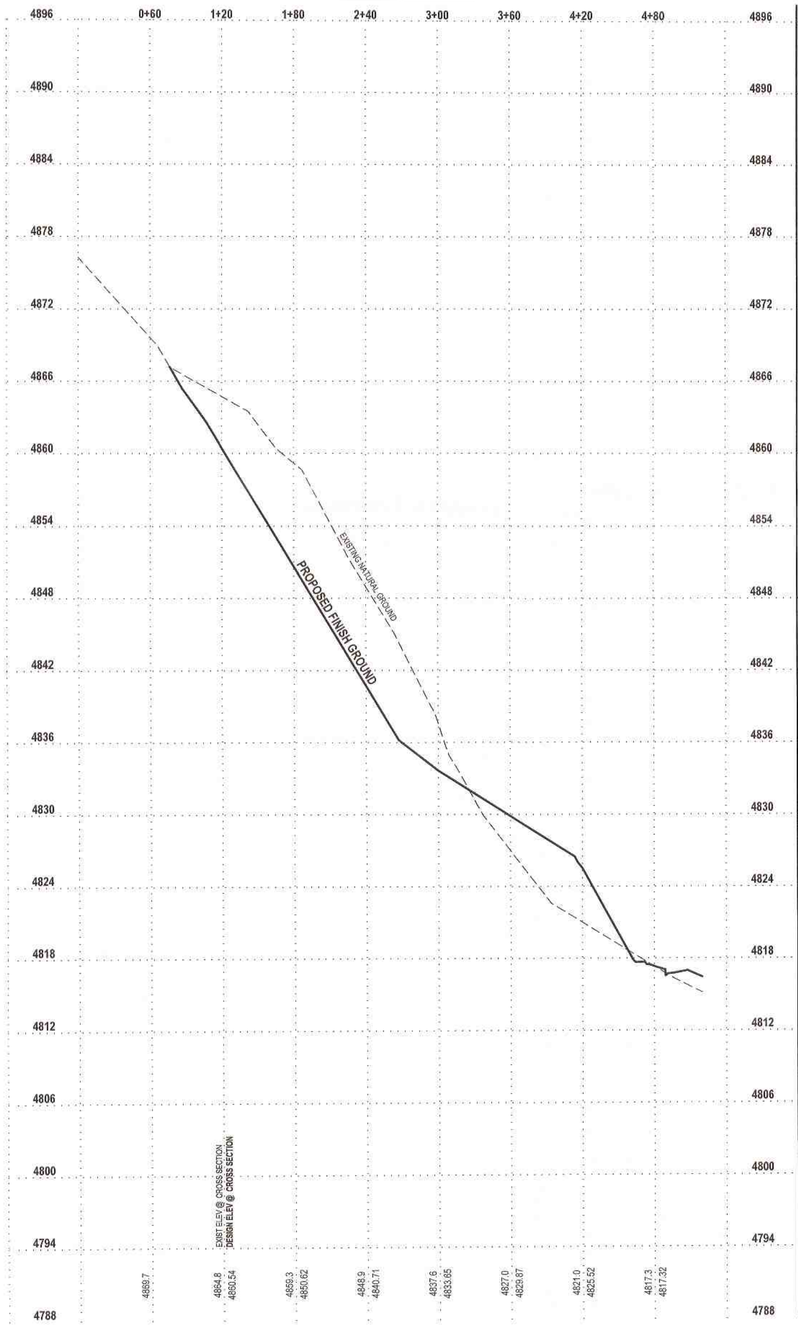
HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

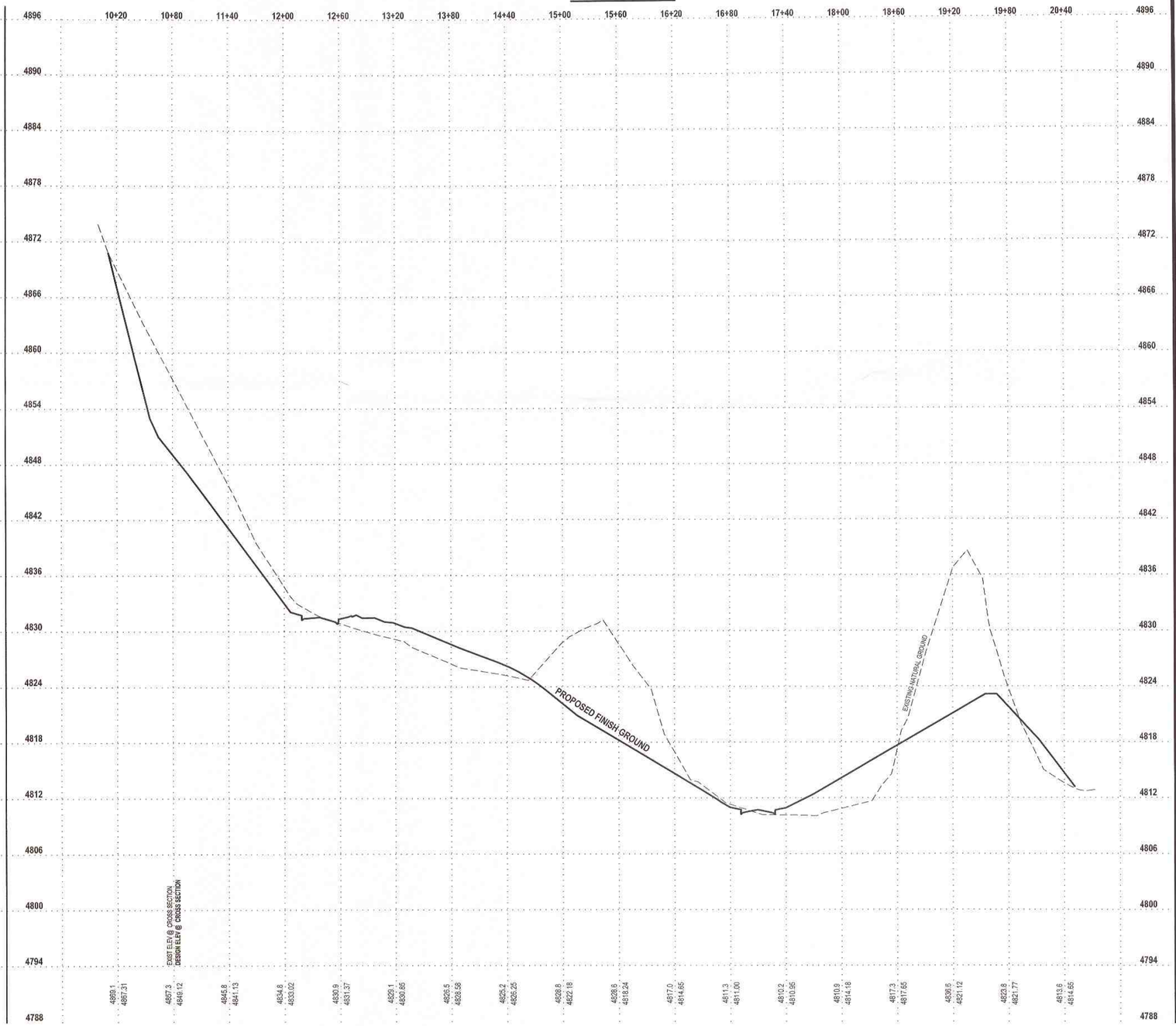
(IN FEET)
HORZ: 1 inch = 60 ft.
VERT: 1 inch = 2 ft.

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SECTION A-A



SECTION B-B



ENSIGN

LAYTON
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Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
REGISTERED
CERT. #386529
6/18/13
STATE OF UTAH
MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
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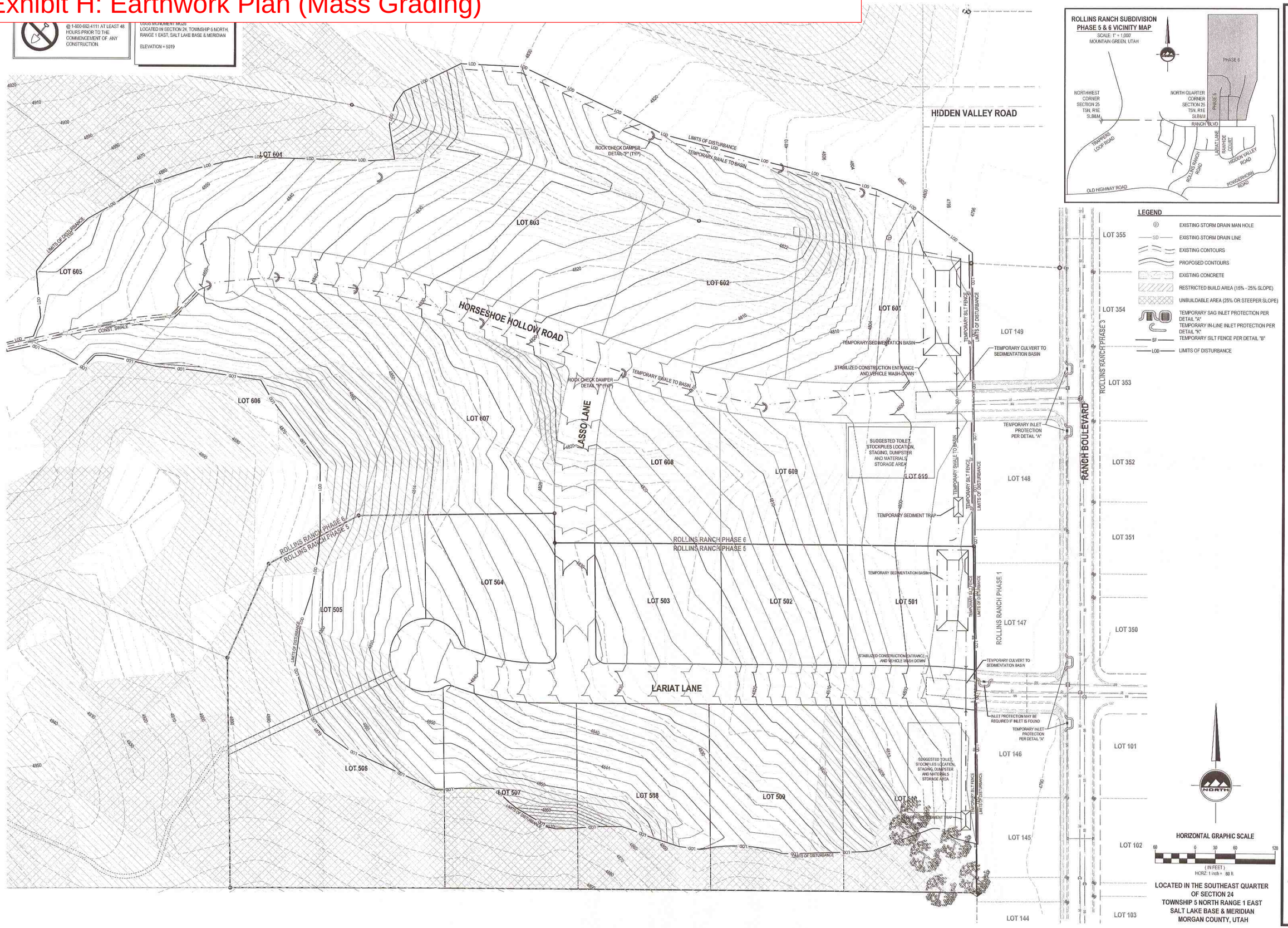
6			
7			
8			

EARTHWORK CROSS SECTIONS

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-3.0

Exhibit H: Earthwork Plan (Mass Grading)



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

ENSIGN

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FOR
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 6368829
6/18/13
STATE OF UTAH
MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

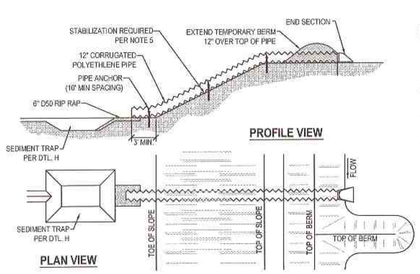
C-4.0

Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

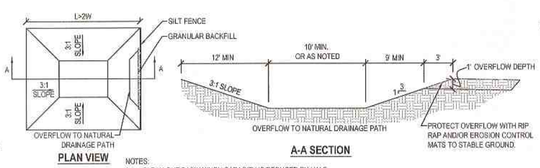
NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CITY STANDARD PLANS AND SPECIFICATIONS.
3. DISTURBED LAND SHALL BE KEPT TO A MINIMUM - NO SITE CLEARING MORE THAN 14 CALENDAR DAYS AHEAD OF CONSTRUCTION IN ANY GIVEN AREA SHALL BE ALLOWED.
4. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
5. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. - NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES
6. STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASH-DOWN AREA, AND SEDIMENTATION AND CLEANOUT BASIN HAVE BEEN SHOWN AT SUGGESTED LOCATION. CONTRACTOR MAY MOVE TO OTHER LOCATION IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
7. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.
8. PLAN LOCATIONS SHOWN FOR BMP'S ARE APPROXIMATE. ACTUAL LOCATIONS AND CONFIGURATIONS SHALL BE FIELD DETERMINED BY THE OWNER/OPERATOR.
9. NOT ALL BMP'S SHOWN CAN OR SHOULD BE IMPLEMENTED SIMULTANEOUSLY AND/OR FOR THE DURATION OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
10. EXISTING TOPSOIL IS TO BE HARVESTED WHEN GROUND IS CLEARED. TOPSOIL SHALL THEN BE STOCKPILED ON-SITE FOR USE IN AREAS NOT OTHERWISE TO BE LANDSCAPED. TO ACCELERATE REVEGETATION AND STABILIZATION. AS AN ALTERNATE TO STOCKPILING TOPSOIL ONSITE, OWNER/OPERATOR MAY IMPORT TOPSOIL TO AREAS TO BE STABILIZED FROM OFFSITE.



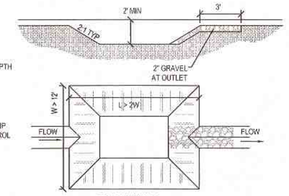
G SLOPE DRAIN
SCALE: NONE

NOTES:
1. COMPACT SOIL SURFACE AND BERMS AT ENTRANCE TO PIPE END SECTION TO PREVENT UNDERMINING OF PIPE AND EROSION OF SLOPE. REPAIR ANY EROSION IMMEDIATELY.
2. ANCHOR PIPE EVERY 10' TO PREVENT MOVEMENT OF PIPE AND FAILURE OF DRAIN IN STORM EVENT.
3. USE WATER-TIGHT FITTINGS AT ALL DRAIN CONNECTIONS
4. MAINTAIN PROPERLY FUNCTIONING SLOPE DRAINS UNTIL SLOPES HAVE BEEN PERMANENTLY STABILIZED, OR UNTIL PERMANENT SURFACE IMPROVEMENTS AND STORM DRAIN FACILITIES REPLACE THE NEED FOR TEMPORARY SLOPE DRAINS.
5. STABILIZE SLOPES NOT TO BE REWORKED WITHIN 14 DAYS OF ACHIEVEMENT OF GRADE. FOR SLOPES BETWEEN 10:1 AND 3:1, TRACKING AND MULCHING IS REQUIRED. FOR SLOPES STEEPER THAN 3:1, TRACKING AND EROSION CONTROL MATS ARE REQUIRED.



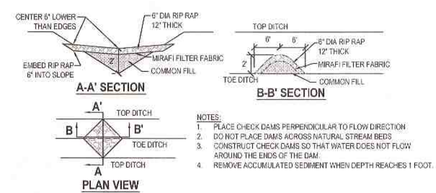
NOTES:
1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL. L, TEMPORARY BASIN OUTLET PROTECTION.

E TEMPORARY SEDIMENTATION BASIN
SCALE: NONE



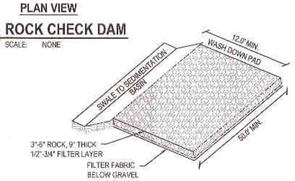
NOTES:
1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON PLANS, AND WHEREVER APPROPRIATE TO INTERCEPT SEDIMENT LADEN FLOW ON SITE.
2. MAINTAIN PROPER FUNCTION OF SEDIMENT TRAP UNTIL DISTURBED AREAS CONTRIBUTING TO BASIN HAVE BEEN PAVED OR REVEGETATED.
3. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS DECREASED BY HALF.

H SEDIMENT TRAP
SCALE: NONE



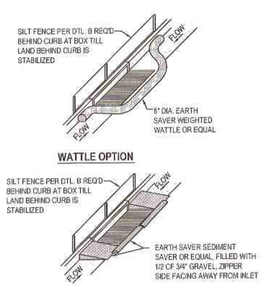
NOTES:
1. PLACE CHECK DAMS PERPENDICULAR TO FLOW DIRECTION
2. DO NOT PLACE DAMS ACROSS NATURAL STREAM BEDS.
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.
4. REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1 FOOT.

F ROCK CHECK DAM
SCALE: NONE



NOTE: PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

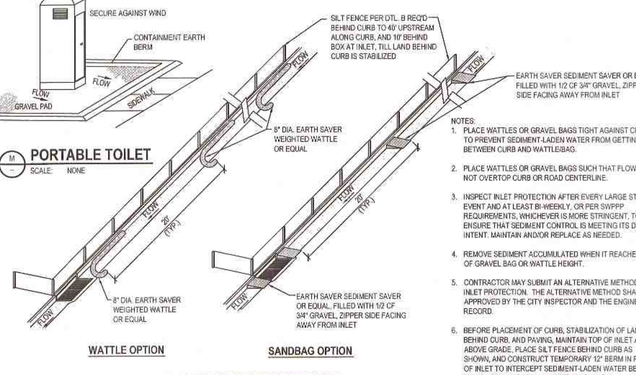
D TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

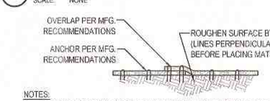
A SAG INLET PROTECTION
SCALE: NONE

M PORTABLE TOILET
SCALE: NONE



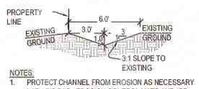
NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE. PLACE SILT FENCE BEHIND CURB AS SHOWN, AND CONSTRUCT TEMPORARY 12" BERM IN FRONT OF INLET TO INTERCEPT SEDIMENT-LADEN WATER BEFORE IT FLOWS DOWNSTREAM AND TO ALLOW FOR SEDIMENTATION BEFORE FLOW ENTERS INLET BOX.

K IN-LINE INLET PROTECTION
SCALE: NONE



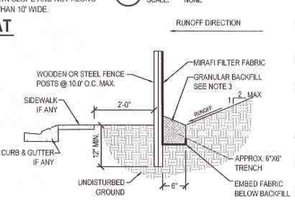
NOTES:
1. EROSION CONTROL MATS REQUIRED ON ALL DISTURBED SLOPES 3:1 OR STEEPER NOT OTHERWISE PROTECTED OR TO BE REWORKED WITHIN 14 DAYS OF CESSATION OF WORK ON SLOPE.
2. LAY OUT MATS WITH SEAMS RUNNING UP AND DOWN SLOPE AND NOT ALONG GRADE, EXCEPT IN CHANNELS OR SWALES LESS THAN 10' WIDE.

J EROSION CONTROL MAT
SCALE: NONE



NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

C DRAINAGE SWALE
SCALE: NONE



1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

B TEMPORARY SILT FENCE
SCALE: NONE

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
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10			
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12			

ENSIGN

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Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
NO. 155787
SEAL 206629
6/18/13
RICHARD T. STATEN
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
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6			
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EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NUMBER: 4003W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-4.1

MORGAN COUNTY
Planning and Development Services

48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT

August 2, 2013

To: Morgan County Planning Commission
Business Date: 8/8/13

Prepared By: Charles Ewert, Planning Director

Re: **Preliminary Plat Approval of the Rollins Ranch Phase 6 Subdivision**

Application No.:	12.100
Applicant:	Rollins Ranch, L.L.C.
Project Location:	Approximately 5100 North Horseshoe Hollow, on the northern side of the Rollins Ranch Development
Zoning:	RR-1 Zone
Acreage:	Approximately 57.48 acres (Approximately 2,504,187 ft^2)
Request:	Preliminary plat approval of 10 residential lots in the Rollins Ranch Development Phase 6

SUMMARY

This application is the second phase of the "Hollows Neighborhood[1]," an area in the Rollins Ranch Development that comprises all of the original phases 5-8. Proposals for development in Rollins Ranch are highly regulated, with requirements of a development agreement and County subdivision ordinances guiding the County's review.

The proposal includes 10 lots and one open space parcel. Each lot is provided access and frontage from new proposed streets. The lots and streets are in general compliance with the Rollins Ranch Concept plan. Staff have provided an in-depth review of the proposal and are recommending approval contingent on the conditions provided herein. Conditions of approval are lengthy because, in an effort to assist in the expediting of the application, staff have also applied conditions to assist the applicant in the design of their final plat, as requested by the applicant.

BACKGROUND

The Rollins Ranch Development is a master planned community that received certain development rights in 2006. At that time a development agreement was negotiated with the County for the development. That agreement has been amended twice since[2], including the minor modifications of the overall concept plan[3] that specifically provided for the reconfiguration of lots as provided in this proposal.

[1] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein.
[2] Amendment #1: Nov, 2011; Amendment #2: Feb, 2013.
[3] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein.

ANALYSIS

General Plan and Zoning. Pursuant to the Future Land Use Map of the area[4] the future land use designation is Village Low-Density Residential. The Village Low Density Residential designation provides for a lifestyle with planned single family residential communities, which include open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities located in established village areas (formerly area plan boundaries) or master planned communities. The residential density is a maximum of 2 units per acre[5].

It can be observed that the Concept Plan[6] of the Rollins Ranch Development Agreement meets these standards. It can also be observed that the proposed subdivision generally follows the approved Concept Plan.

The entire property has approximately 13.56 acres in the RR-1 zone[7]. The purposes of the RR-1 zone are as follows[8]:

> 1. The purposes of providing a rural residential district are:
> a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
> b. Maintaining a rural atmosphere;
> c. The keeping of limited numbers of animals and fowl; and
> d. Reduced requirements for public utilities, services and infrastructure.
> 2. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The County determined at the time the Rollins Ranch Development Agreement was approved that it met the intent of this purpose.

Subdivision Layout. The proposed subdivision[9] is on the northern most side of the Rollins Ranch Development. The subdivision consists of a total of 10 lots, one large open space parcel, and new streets. There is approximately 57.48 acres in the platted boundaries, 23.7 acres in lot space, 31.65 acres in open space, and 2.10 acres in roadways. The property is surrounded on the west and north and east with generally undeveloped agricultural lands. To the south is the first three platted phases of the Rollins Ranch Development.

Roads and Access. The subdivisions are proposed to be accessed by a single point of entry off of Old Highway Road via Rollins Road and Ranch Blvd. Under today's ordinances this type of terminal street system would not be allowed, however, because the developer is vested in the configuration of the concept plan and former laws, it can be interpreted that the proposed access is allowed for these subdivisions.

Each lot has frontage as graphically depicted in the proposal. Even though the required amount of lot width and frontage is not specifically addressed in the Rollins Ranch Development Agreement, it can be observed from the configuration of the concept plan that the typical width and frontage of the 2006 PRUD ordinance[10] is observed. The 2006 PRUD ordinance required lots within a PRUD subdivision to have a

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[4] See Exhibit B of this report
[5] Morgan County 2010 General Plan, Pg. 12
[6] See Rollins Ranch Development Agreement Exhibits B1-D1, F1-H1, J1, L1; also attached as Exhibit A herein
[7] See Exhibit B of this report
[8] MCC §8-5A-1
[9] See Exhibit E for the current subdivision proposal, with staff bluelines
[10] LUMC §16-20-030 (adopted as ordinance #CO-06-15 on Aug. 1, 2006, and recorded on Sep. 7, 2006)

minimum frontage of 100 ft. All proposed lots have more than 100 feet of frontage.

Open Space. The current proposal has approximately 31.65 acres (1,378,823 sq. ft.) of open space proposed. The general configuration of the open space includes the required open space adjacent (northward) to phase 5 as shown in Exhibit G-1 of the Rollins Ranch Development Agreement. Staff are concerned that if phase 6 is not recorded prior to phase 5 that it may be possible for the developer to fail to plat phase 6, thereby causing the loss of platting of required open space that could have been preserved if was included with phase 5. Therefore, staff are recommending that phase 6 is platted first.

Only 55.0% opens space is being proposed in phase 6. The open space area for both phase 5 and phase 6 (1,381,588 sq. ft., or 31.72 acres) provides 44.6% of the total open space for the combined plats. The concept plan requires that the combination of phases 5-8 yields 47.4%[11] open space area. The applicant no longer owns the unplatted phases 7-8, and no survey level information is available to calculate the remaining open space required for 7-8 after 5-6 are platted, so it is important for the Planning Commission to take note that because the combined phases 5-6 do not provide for 47.4% open space this means that the remaining open space ratio of phases 7-8 will be higher than 47.4%. It is unclear with the information in the development agreement that this was intended.

If the Planning Commission is concerned about it then an open space analysis of phases 5-8 or some other modification to the proposal should be requested as a condition of approval and be submitted with the final plat application for staff review. It may be possible that the owner of phases 7-8 should be involved in the open space decision making in order to avoid future complications of enforcing the increased open space percentage against his property. Given that there are no specific provisions in the development agreement otherwise, nor any other evidence to the contrary, staff are assuming that the current proposal is the intent of the all owners of phases 5-8, and are entering that into the record as a recommended finding[12] of approval for this phase.

CC&R's. The Rollins Ranch development is required to have covenants, contracts, and restrictions (CC&R's) recorded against all resulting properties[13]. The creation, review, and administration of the CC&R's are not within the purview of the County, but ensuring that the developer follows through with recording them is.

Grading and Land Disturbance. The proposal includes extensive grading[14]; the developer intents to cut down the tops of the ridgelines 5'-25' in some areas and fill in valleys with 5'-10' of fill. It appears the applicant is proposing that all earth moving be contained within the site, and no traffic mitigation plan has been proposed or is necessary. Staff recommend conditioning approval of the work on site containment, and upon the submittal of a performance bond separate from any improvements bond, for the reclamation and revegetation of the property.

The proposed grading is a major earthwork operation. The earthwork for the proposed design should be done by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades.

Geologic and Geotechnical Evaluations. Geologic units have been identified for the site, and there are known geologic hazards study areas that exist within the building envelopes of lots and street areas[15].

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[11] See the tables in Exhibit D of the Rollins Ranch Development Agreement
[12] See Staff recommended finding #7 herein
[13] See Rollins Ranch Development Agreement §2.3 and Exhibit E of the Agreement
[14] See Exhibit H of this report for their earthwork plan
[15] See Exhibit E of this report

These units include Tn, Qmc, and Qac. A geologic hazards study is required[16] prior to any final plat approvals. This report should be submitted with the final plat application. Because there are known geologic hazards study areas onsite, and because substantial earthwork is being proposed, an updated geotechnical review is necessary to ensure that the project geologist, geotechnical engineer, and civil engineer all cooperate in the manner prescribed in MCC §8-5I.

Originally a geotechnical report was conducted by AGEC[17]. The report did not find negative soils conditions that should require additional consideration in this review, however it was not conducted in conformance with the geologic hazards ordinance, and should be supplemented, as mentioned herein.

Water Source. The applicant is proposing culinary water from the Cottonwood Mutual Water Company. A will serve letter has been provided that indicates the company's willingness to serve the development, but no indication that the company has acquired the water rights/shares or that there is sufficient wet water to deliver the yield requirements of MCC §8-12-46(B) and LUMC §16-19-5 is mentioned therein. There are secondary lines proposed on the utility plans for irrigation purposes as well. There needs to be commitment from both companies that indicate their right and ability to provide the flow for both culinary and secondary water.

Even though there is no secondary system requirements in vested or current laws, if the applicant is separating the culinary flow requirements of MCC §8-12-46(B) and LUMC §16-19-5 from the irrigation flow requirements, then conditions regarding the service of the secondary company may be necessary.

Fire Protection. The development should comply with the International Fire Code and the 2006 Wildland Urban Interface Code[18]. Fire controls are administered by the Mountain Green Fire Protection District Chief.

Sewer System. Sewage will be provided by the Mountain Green Sewer Improvement District. They have provided a conditional will serve letter for the proposal. The applicant should adhere to the sewer districts requirements for approval. The County should not condition approval on the specific requirements of the district lest those requirements change and it be construed that the County is enforcing inapplicable requirements, but the County should condition approval on the general premise that the District's needs are met.

Storm Water. Storm water plans have been received, but were received too late for a more adequate review by the County Engineer (received 8/1/13) for this review. Storm water calcs are usually a function of final approval and should not hold up a decision on preliminary approval. A preliminary review indicates that the proposal to use existing detention facilities is likely sufficient to serve phases 5 and 6 of Rollins Ranch, but we are specifically concerned that there will be no more system capacity for phases 7 and 8, which is owned by another owner. This may indeed be the understanding of all owners of phases 5-8, and is a private issue for them to work out. However, staff feel it is important to enter our understanding of the issue into record here. A finding to this extent is provided with staff's recommendation below.

Utilities. The County has received will serve letters from Rocky Mountain Power, Mountain Green Sewer Improvement District, and Cottonwood Mutual Water Company. We do not have a will serve letter from Questar for this project, and the applicant should propose a heating plan for the development.

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[16] See MCC §8-5I
[17] AGEC Report Dated Nov. 15, 2005
[18] The project is not exempt from the requirements of the 2006 Urban Wildland Interface Code, as can be seen on Exhibit G of this report.

The construction drawings indicate that service lines will be extended to each lot. A street light is also being proposed, in compliance with the requirements of Exhibit L-1 of the development agreement. The design of the streetlights should adhere to the standards therein. Operations and maintenance of the streetlights is the responsibility of the HOA.

REVIEWS

Planning and Development Services Review. The Morgan County Planning and Development Service Department has completed their review of the subdivision application and has issued a recommendation for approval of the Rollins Ranch Preliminary Plat for Phase 6, application #12.100, with the following comments:

1. The proposal complies with the Morgan County 2010 General Plan.
2. The proposal complies with zoning regulation requirements.
3. The proposal generally complies with the 2006 subdivision regulations.
4. The proposal generally complies with the Rollins Ranch Development Agreement.
5. There are changes/revisions for the development that should be addressed in the final plat review. The current proposal is sufficient for preliminary plat approval, provided that all conditions listed in this report are adhered to.

Engineering Review Comments.

We received our blue-lined check prints yesterday and have checked the revised Rollins Ranch Phase 6 drawings. Most issues mentioned in our April 8, 2013 review memo were addressed. We recommend approval subject to the following changes and clarifications:

1. The proper roadway cross-section is shown, but the park strip is labeled as 5.5'. The correct width is 6'.
2. The right-of-way slope easement requested in item 16 of our previous review has not been included in the revised drawings.
3. The keyed notes need to be consistent throughout the drawings. Some note numbers do not coincide between sheets (i.e. street light & handicap ramps).
4. We received the storm water calculations this morning and are in the process of evaluating them for accuracy. Any preliminary approval should be conditioned upon engineering acceptance of the proposed grading and drainage plan.
5. Geologic restrictions need to be mentioned in accordance with the County's geologic ordinance for the soil types coinciding with the potential problem areas.
6. The proposed grading is a major earthwork operation that should not be left as a responsibility of individual building contractors. The earthwork for the proposed design should be done by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades. Approval should be subject to our final approval of the final grading plans.

County Surveyor Comments. Relined comments from the County Surveyor are attached[19]. They are more relevant to the final plat review then they are to preliminary at this time, but at the developer's request we have made them available. The County Surveyor has indicated that preliminary plat considerations have been provided with this proposal.

[19] See Exhibit D of this Report

Fire Chief Comments. The District Fire Chief has indicated that hydrant placement in this subdivision is satisfactory.

STAFF RECOMMENDATION

Staff recommends approval of the Rollins Ranch Preliminary Plat for Phase 6, applications #12.100, subject to the conditions below. It is important to note that at the developer's request most of these conditions also encompass final plat/plan approval requirements:

1. That all outsourced consultant services fees are paid in full prior to application for final plat.
2. That any outstanding taxes for the property are paid prior to application for final plat.
3. That all existing easements and/or utility lines as indicated on the title report are provided for on the final plat.
4. That an updated title report is submitted with the final plat application, and that the description of the plat boundaries shall match the description in the report.
5. That inasmuch as phase 5 does not contain the percentage of open space area as shown in the concept plan of the Rollins Ranch Development Agreement, phase 5 plat shall only be recorded after phase 6 plat, which contains the open space immediately north of phase 5.
6. That for addressing clarity and plat/construction drawings consistency, the street named 6200 North shall be renamed to Lasso Lane or another approved name.
7. There appear to be several "copy/paste" errors in the notes on the plat that need to be revised or removed as noted on the bluelined drawings reviewed by the County Planner on July 31, 2013.
8. That revisions are made so that the final plat is submitted with the verbatim note from §2.9 of the Rollins Ranch Development Agreement.
9. That prior to final plat approval a signed and notarize acknowledgement from Browning Arms is submitted that acknowledges that §2.10 of the Rollins Ranch Development Agreement has be satisfied in a manner that meets their needs.
10. That all residential building envelopes and public utility easement lines are clearly demarked and such demarcations are appropriately provided for in the line legend of the final plat; and that all residential building envelopes are designed to not include any areas deemed "unbuildable."
11. That the final plat includes a signature block for the County Surveyor that says the following:

    MORGAN COUNTY SURVEYOR

    I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/FOR LIABILITIES ASSOCIATED THEREWITH.

    SIGNED THIS ____ DAY OF _____, 2013

    _____
    MORGAN COUNTY SURVEYOR

12. That the final plat provides all of the surveyor's corrections as provided in Exhibit D of this report.
13. That a signed notarized Public Improvements Agreement shall be required prior to final plat recording if public improvements are not installed/completed prior to plat recording, pursuant to §16-18-9(D)(5) of the 2006 Subdivision Ordinance.
14. That inasmuch as the Mountain Green Sewer Improvement District and Rocky Mountain Power have given conditional will serve letters for the proposal, approval of the preliminary plat is conditioned on the fulfillment of the various requirements of those entities. Failure to comply may result in voidance of preliminary plat approval.

15. That a “will serve” letter is submitted from Questar Gas; or that and alternative building heating plan is proposed for the units in the development.
16. That a revised “will serve” letter is received from the Cottonwoods Mutual Water Company that indicates that all water rights/shares necessary to serve the development have been received and that the company currently has sufficient “wet water” to provide for the development pursuant to the requirements of MCC §8-12-46(B) and LUMC §16-19-5; and that irrigation provisions are provided for the same (either by the culinary company or optional secondary).
17. That a street signage plan is submitted with the final plat application.
18. That streetlight standards shall comply with Exhibit L-1 of the Rollins Ranch Development Agreement. Operation and maintenance of the streetlights shall be the responsibility of the HOA.
19. That a geologic hazards analysis is conducted for the proposal and submitted with final plat submittal with all other relevant and related documents that conforms to the requirements of MCC §8-5I. Every lot within a "geologic hazards study area" as defined by County Code shall have a buildable area safe for the intended use. Each buildable area shall also have access from the nearest existing public or private street which is free of unreasonable and unacceptable geologic hazards. Any geologic hazards which must be mitigated in order to provide a buildable area and acceptable and reasonable access must be mitigated prior to the issuance of a building permit.
20. That the developer’s geotechnical engineer provide an updated memo addressing the additional requirements of MCC 8-5I that were not more fully addressed in the November 16, 2006 geotechnical report, and cooperate with the developer’s geologist, as may be applicable.
21. That a geologic hazards scoping meeting shall be required prior to final plat application with the applicant’s geologist and geotechnical engineer, pursuant to MCC 8-5I-8.
22. That all site grading shall be done in conformance with the approved plans, as stamped by the County Engineer, and shall be wholly contained onsite. No truck traffic mitigation plan has been presented therefore no truck traffic shall be permitted on public roads. Earthwork shall be conducted by the developer with a competent contractor skilled in earthwork operations to insure conformance with the design elevations and grades. All work shall be influenced by a licensed geologist and geotechnical engineer in conformance with any geologic hazards and geotechnical reporting, as may be applicable in MCC 8-5I.
23. That a note is placed in the final plat that indicates that large amounts of fill may be found on various lots in the subdivision and that further geotechnical considerations may be necessary prior to building permit issuance.
24. That bonding separate from public improvement guarantees shall be required for the reclamation and revegetation of all major earthwork permissions prior to the commencement or beginning of construction, and that an engineer’s cost estimate shall be submitted with the final plat application.
25. That letters of consent and approval from all neighboring land owners that are being encroached upon by the major earthwork is submitted to the County prior to the final plan approval.
26. That a more specific revegetation plan is presented for all disturbed areas with final plat submittal.
27. That storm water calculations are provided with final construction drawings for the County Engineer’s review that demonstrate that there is sufficient storm water facilities provided to appropriately serve the proposed development.
28. That a detail drawing is provided for the proposed cross-gutter, and that it is 5’ wide.
29. That the discrepancies in the provided roadway cross sections are corrected (park strip width).
30. That all comments and corrections requested by all county reviewers are appropriately addressed to the satisfaction of the respective reviewer with the submittal of the final plat application.
31. That noncompliance with the conditions herein may result in voidance of preliminary plat approval, and may also result in the inability to obtain final plat approval.
32. That all other local, state, and federal laws are upheld.

This recommendation is based on the following findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. The proposal complies with zoning requirements of the RR-1 zone as influenced by the PRUD and Rollins Ranch Development Agreement.
4. The proposal generally complies with the 2006 subdivision regulations.
5. The proposal generally complies with the Rollins Ranch Development Agreement.
6. That requiring the simultaneous recording of phases 5 and 6 as they are being currently proposed will avoid the potential lack of platting of and preservation of required open space, and is supported by §4.2A of the Rollins Ranch Development Agreement to provide for an orderly development of the project.
7. That it appears to be the intent of the applicant to shift responsibility for all unplatted ratios of open space areas, as required in Exhibit D of the Rollins Ranch Development Agreement, onto the different owner(s) of phases 6-8. This is a private issue for those owners to address with each other as may be necessary.
8. That it inasmuch as it appears with this proposal that there may not be sufficient storm drain system capacity to accommodate phases 7-8 it appears to be the intent of the applicant to shift responsibility for new drainage facilities onto the owner of phases 7-8 at the time those phases are platted. This is a private issue for those owners to address with each other as may be necessary.
9. That MCC §8-5I indicates certain geologic units as hazard study areas, and requires that all development within them is free from unreasonable or unacceptable geologic hazards.
10. That final plat approval and the approval of the proposed grading and earthwork plans constitute approval of the earthwork without need for other specific permits, pursuant to MCC §8-8-7(B)(4)(h).
11. The listed conditions will bring the proposal into compliance with current requirements, and assist in the successful creation of a final plat application.

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phase 6, applications #12.100 subject to the findings and conditions listed in the August 2, 2013 staff report, and as modified by the conditions and findings below:"

1. List any additional findings and conditions…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council of the Rollins Ranch Preliminary Plat for Phase 6, applications #12.100 subject to the following conditions:

1. List any additional findings…

SUPPORTING INFORMATION

Exhibit A: Rollins Ranch Concept Plan
Exhibit B: Future Land Use and Zoning Maps
Exhibit C: Deleted
Exhibit D: County Surveyors Redlines of Draft Final Plats
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plat(s)

Exhibit F: Letter from Mountain Green Fire Protection District Chief
Exhibit G: Urban Wildland Interface Exemption Map
Exhibit H: Earthwork Plan

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT B-1

Site Plan

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

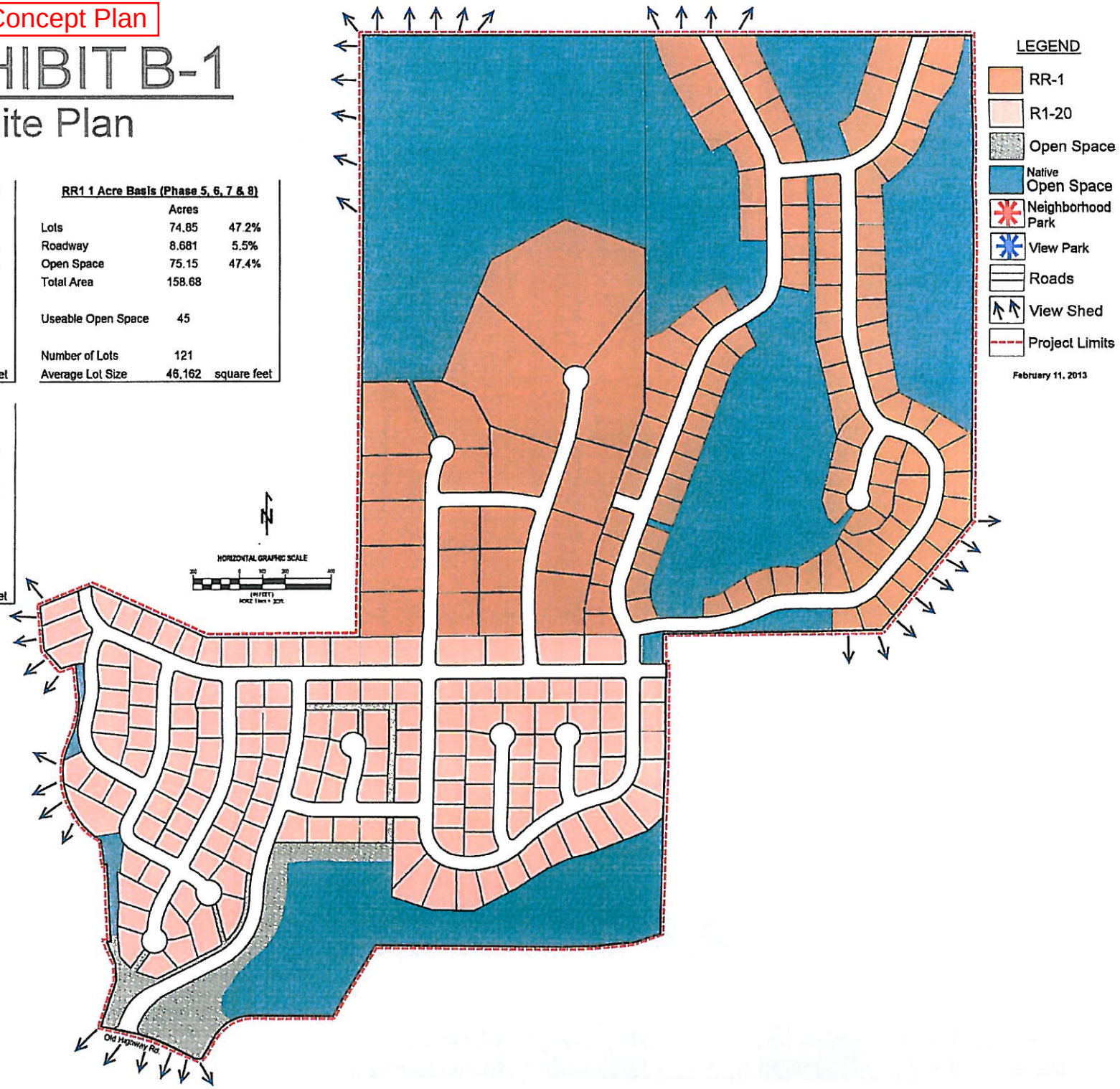
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

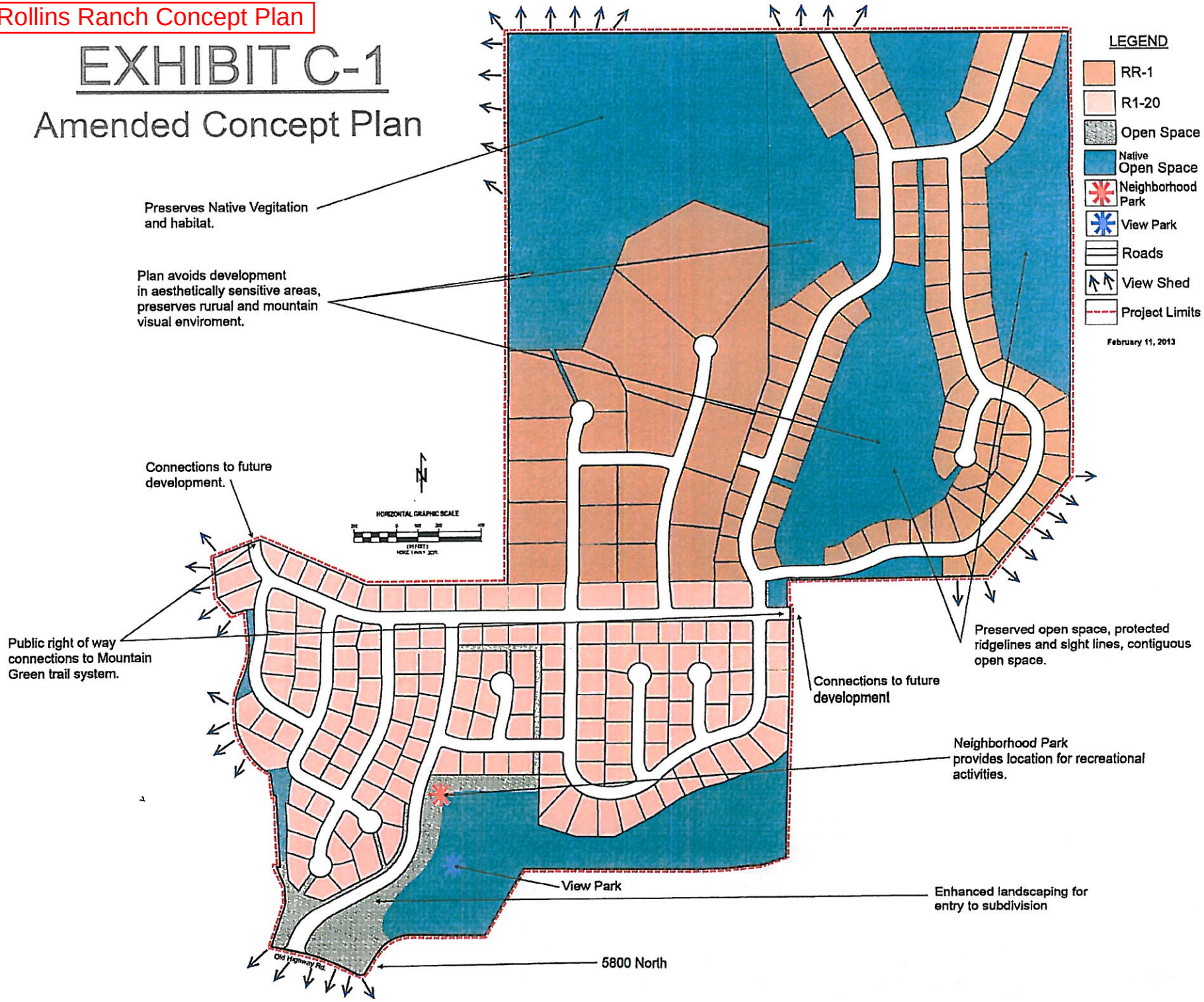


Ent 128494 Bk 0304 Pg 0646

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT C-1

Amended Concept Plan



Ent 128494 Bk 0304 Pg 0647

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT D-1

Approved Use

R1-20 1/2 Acre Basis (Phase 1,2,3 & 4)

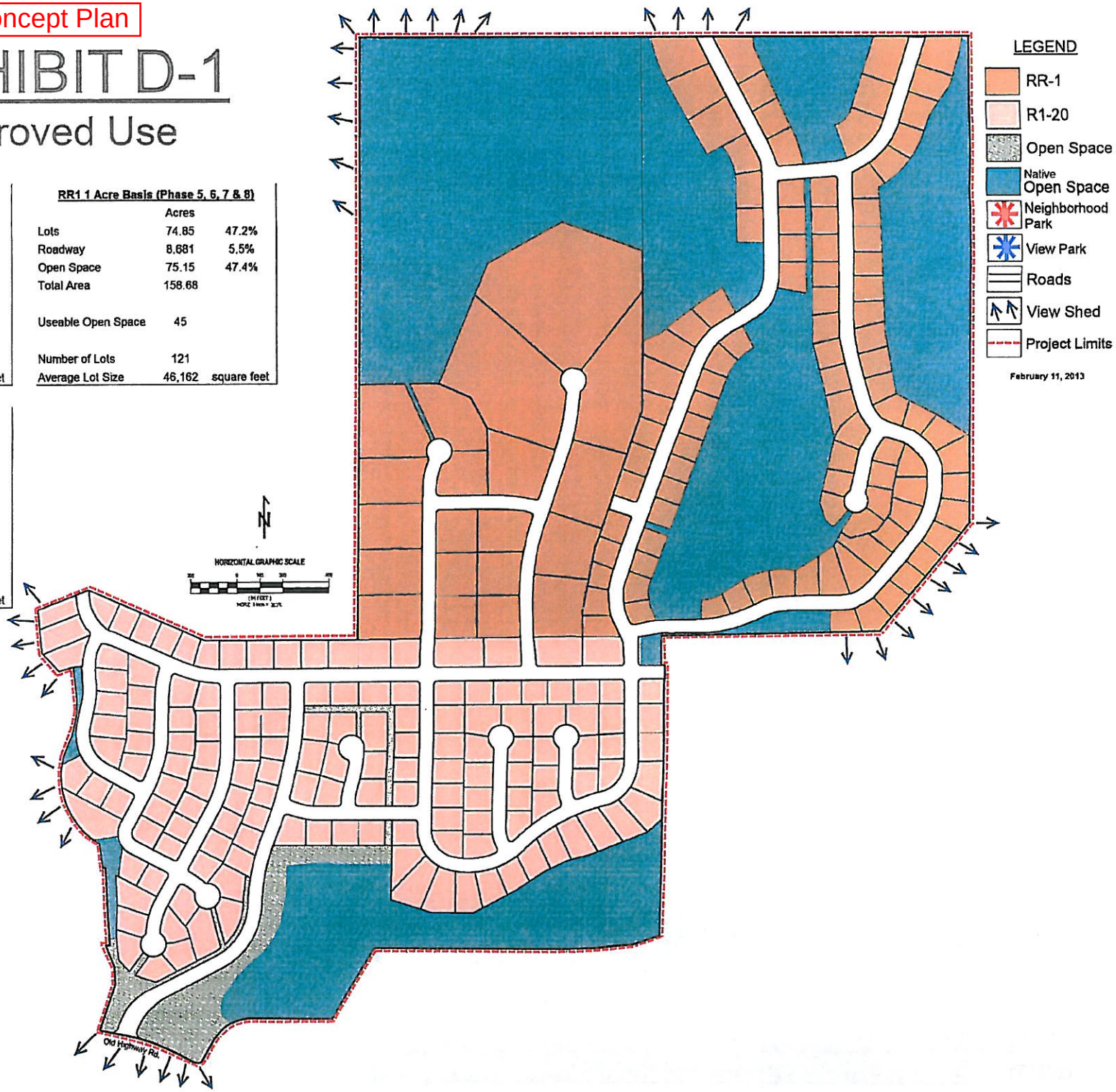
	Acres	
Lots	45.52	50.3%
Roadway	17.86	19.7%
Open Space	27.2	30.0%
Total Area	90.58	
Useable Open Space	16	
Number of Lots	147	
Average Lot Size	13,772	square feet

RR1 1 Acre Basis (Phase 5, 6, 7 & 8)

	Acres	
Lots	74.85	47.2%
Roadway	8.681	5.5%
Open Space	75.15	47.4%
Total Area	158.68	
Useable Open Space	45	
Number of Lots	121	
Average Lot Size	46,162	square feet

RR1 & R1-20 Combined

	Acres	
Lots	120.37	48.3%
Roadway	26.541	10.6%
Open Space	102.35	41.1%
Total Area	249.261	
Useable Open Space	61	
Number of Lots	268	
Average Lot Size	29,967	square feet

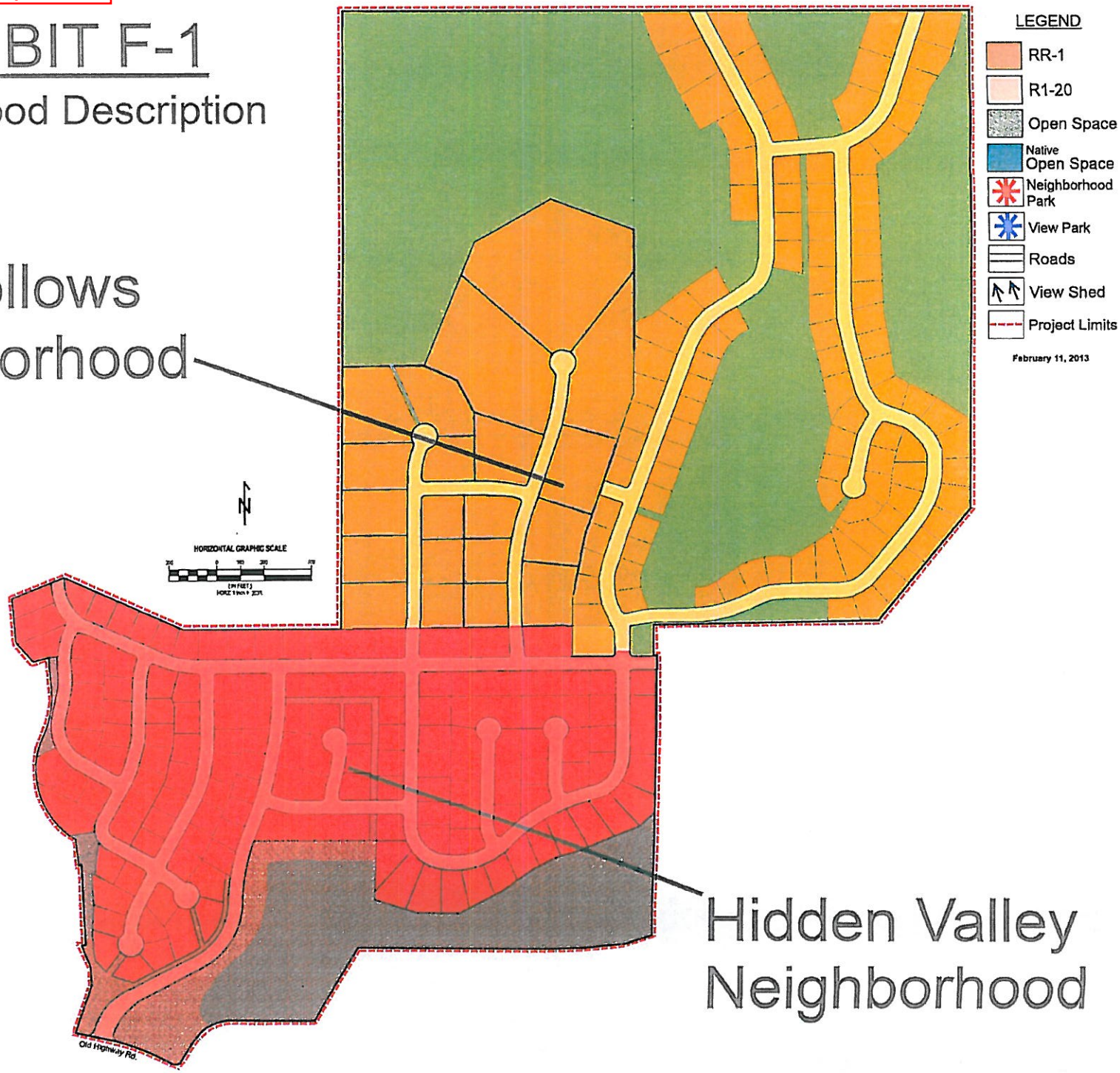


Ent 128494 Bk 0304 Pg 0648

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT F-1

Neighborhood Description



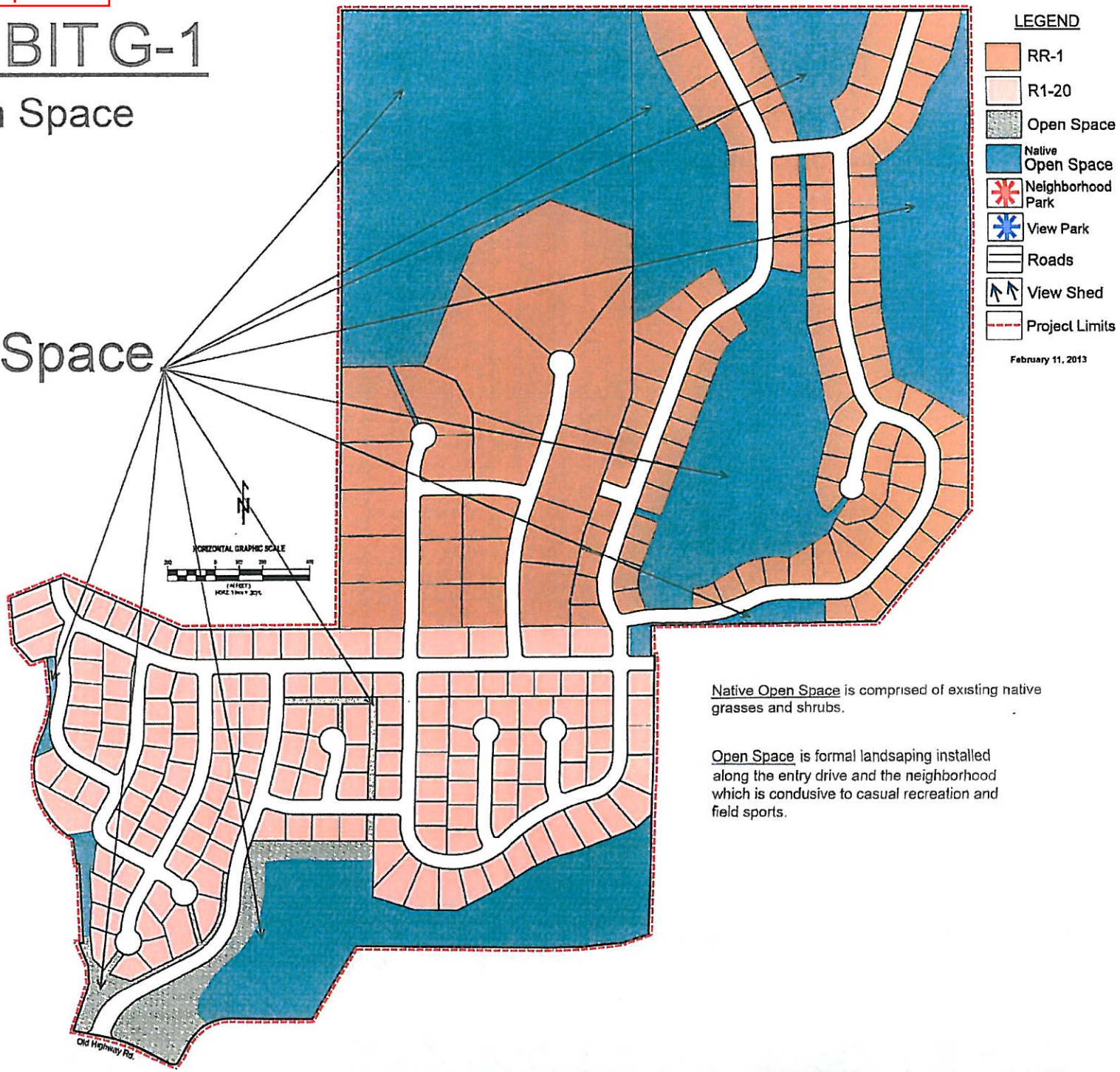
Ent 128494 Bk 0304 Pg 0649

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT G-1

Open Space

Open Space



Native Open Space is comprised of existing native grasses and shrubs.

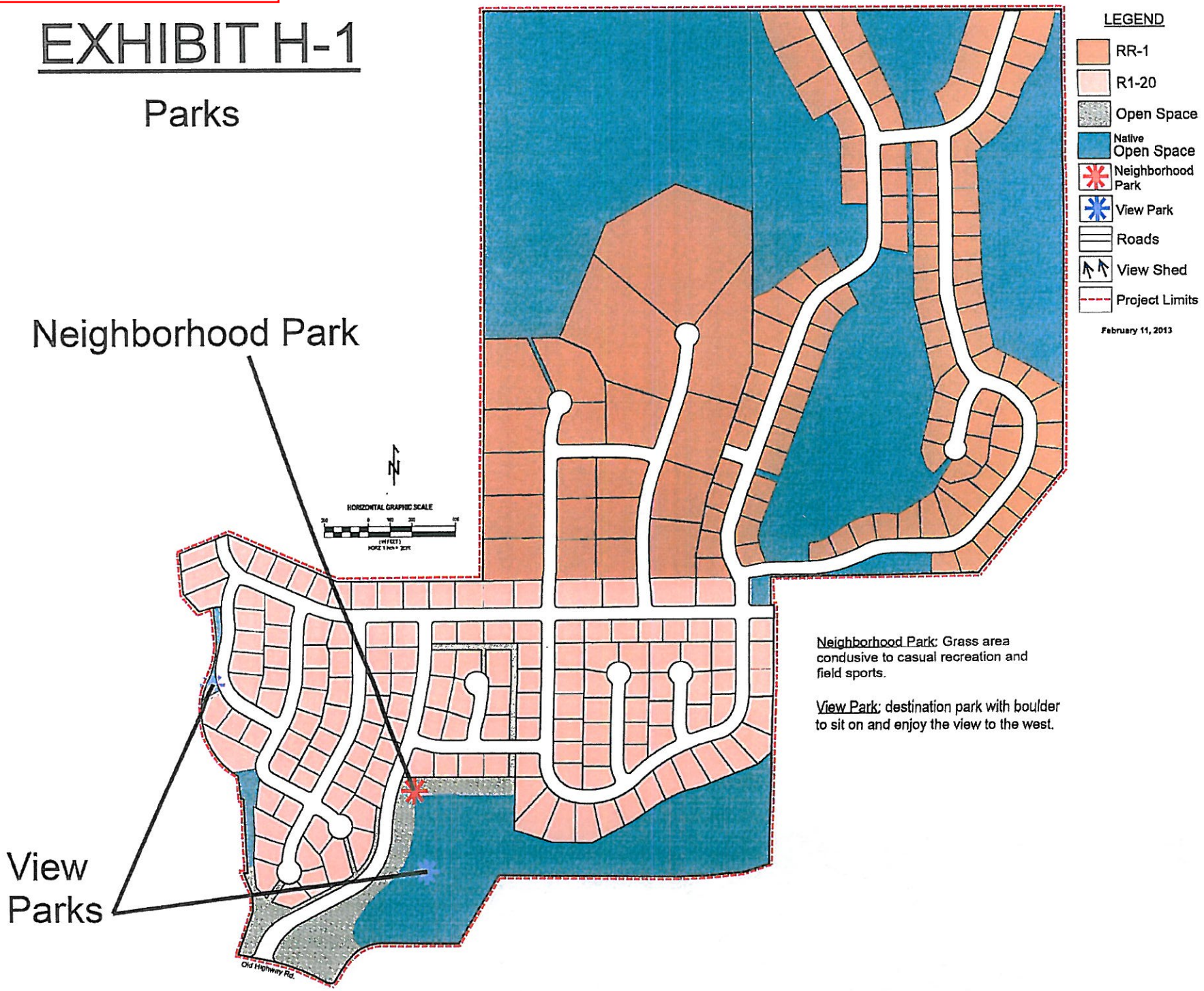
Open Space is formal landsaping installed along the entry drive and the neighborhood which is condusive to casual recreation and field sports.

Ent 128494 Bk 0304 Pg 0650

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT H-1

Parks

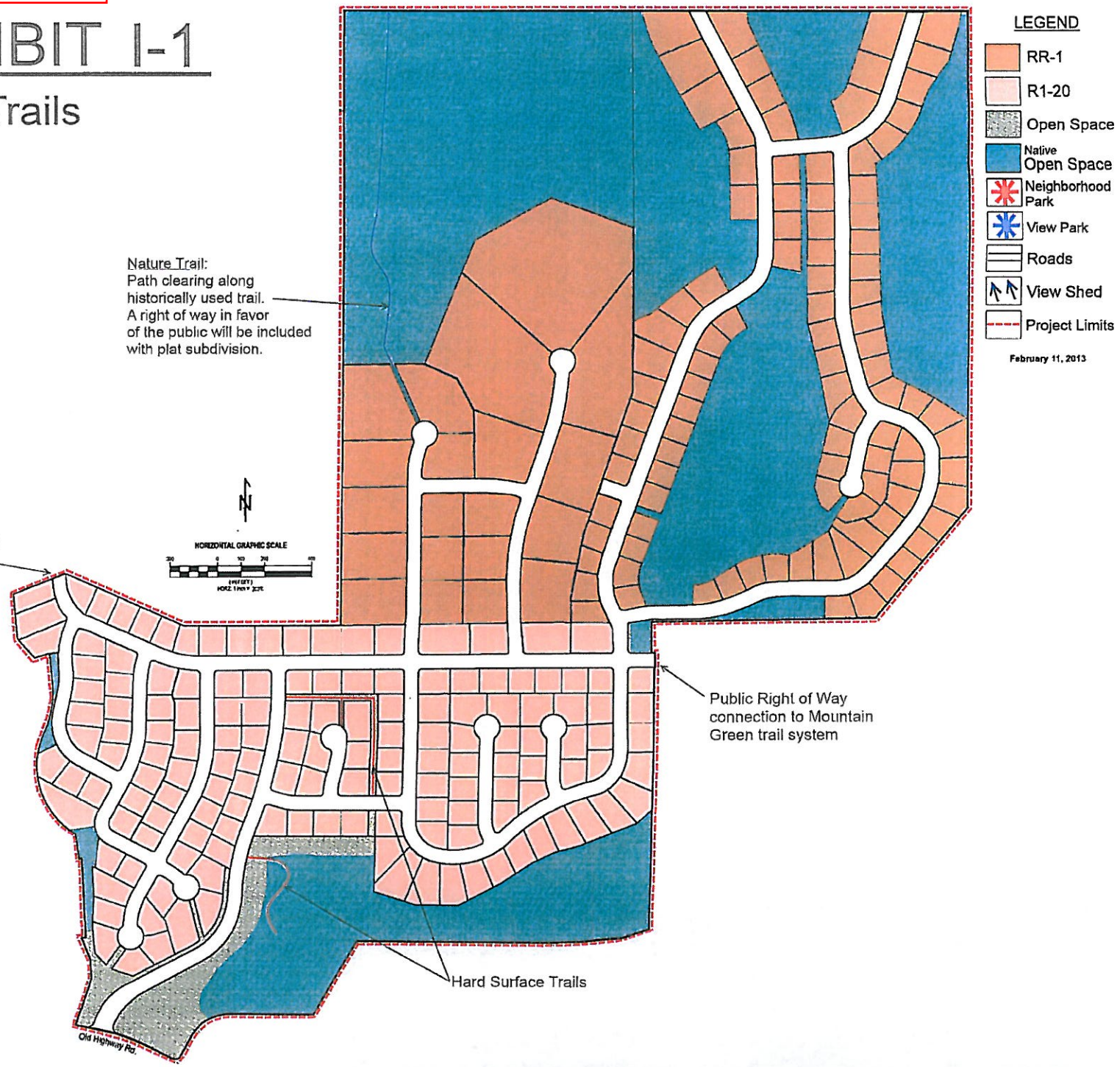


Ent 128494 Bk 0304 Pg 0651

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT I-1

Trails

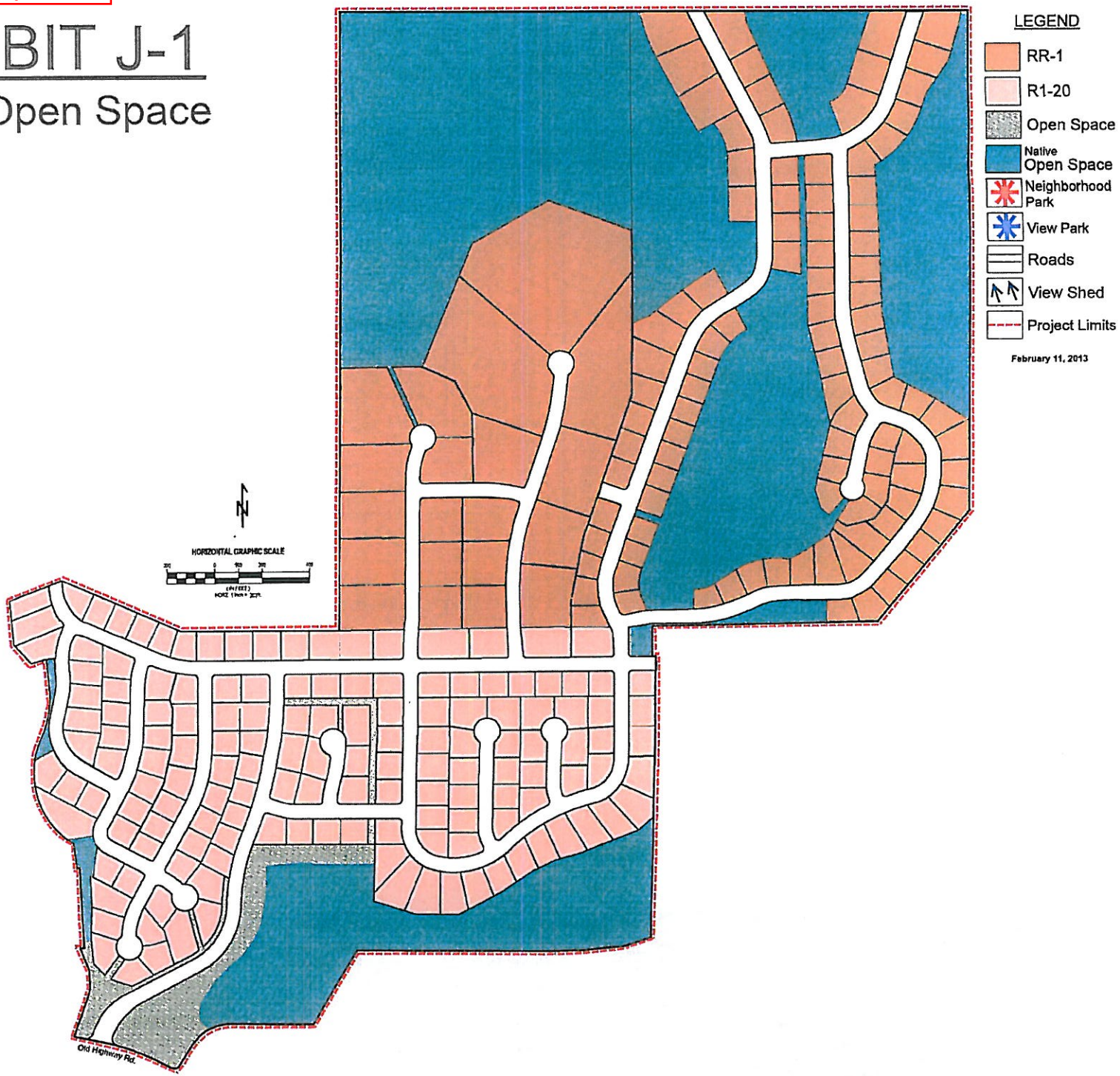


Ent 128494 Bk 0304 Pg 0652

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT J-1

Native Open Space

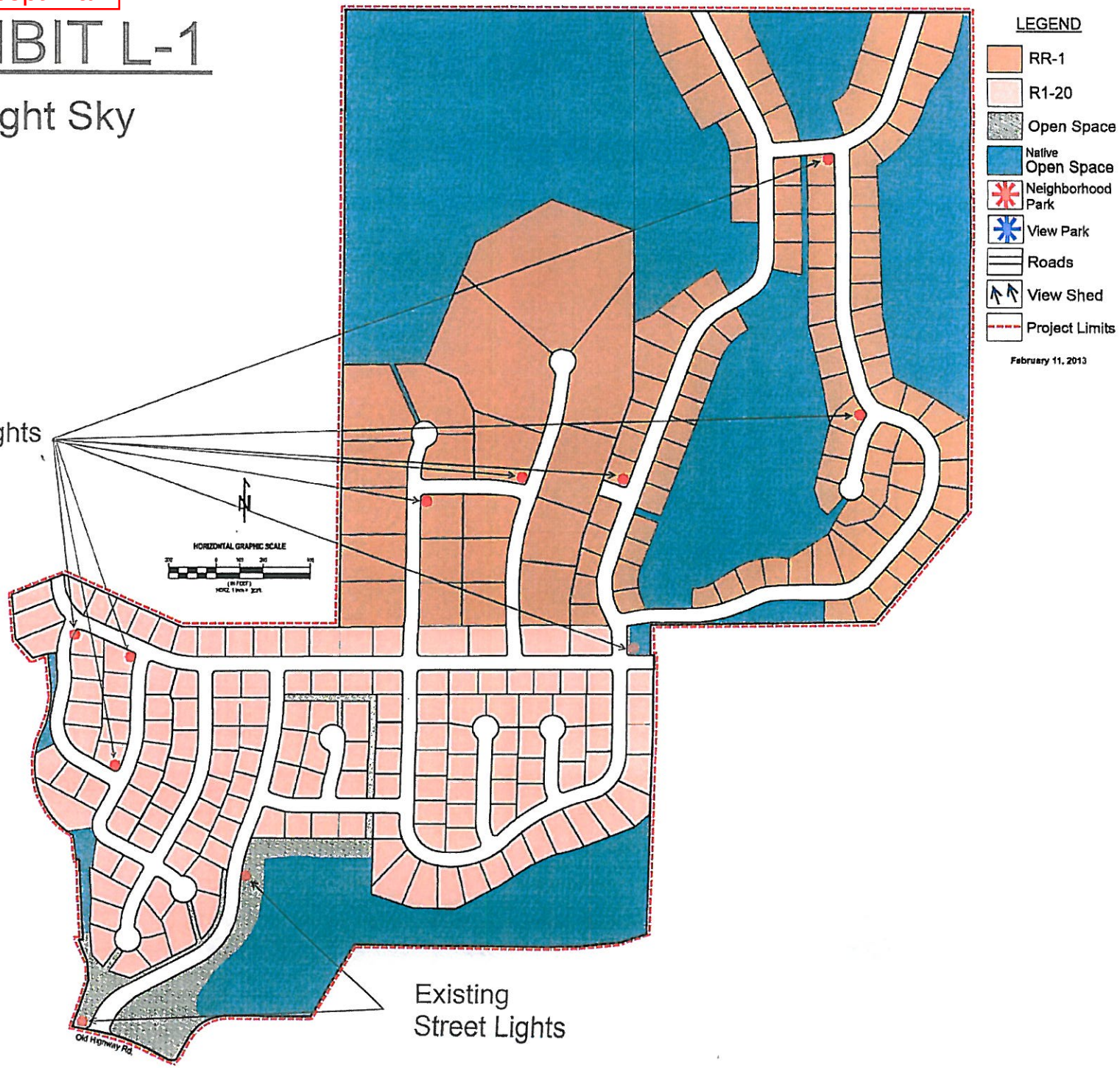


Ent 128494 Bk 0304 Pg 0653

Exhibit A: Rollins Ranch Concept Plan

EXHIBIT L-1

Night Sky



Ent 128494 Bk 0304 Pg 0654

Exhibit A: Rollins Ranch Concept Plan

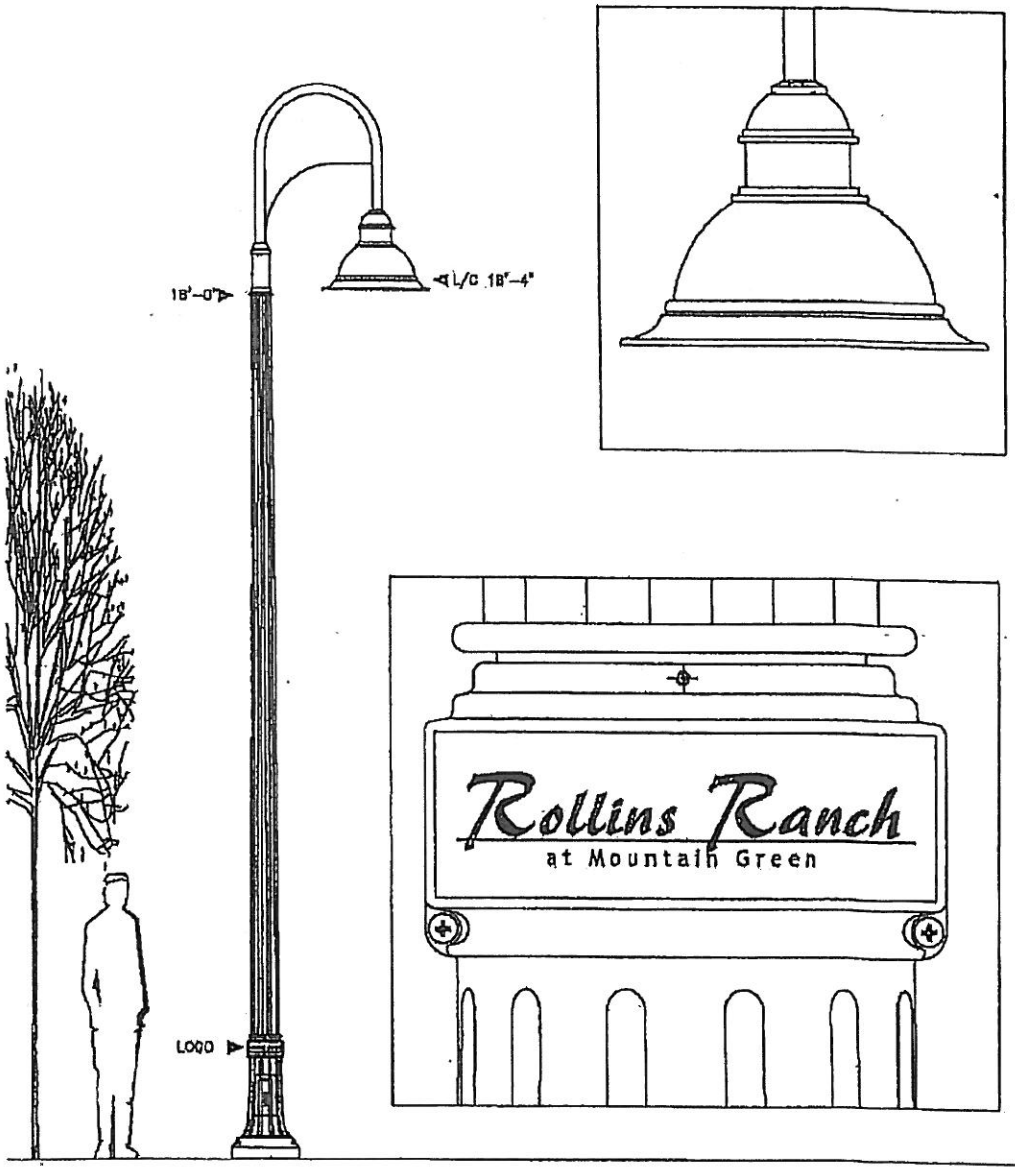
DEVELOPMENT AGREEMENT

EXHIBIT L-1 (Page 2)

(Night Sky)

640, Mid Cure Boivin
Boisbriand (Qc), Canada, J7G 2A7
Tel: (450)430-7040
Fax: (450)430-1409

PRESENTATION



NOTE: Bracket orientation must be determined

DMS50

1:35

LU5464204D-47038A

11-04-05

GM

Exhibit B: Future Land Use and Zoning Maps; Zone Map

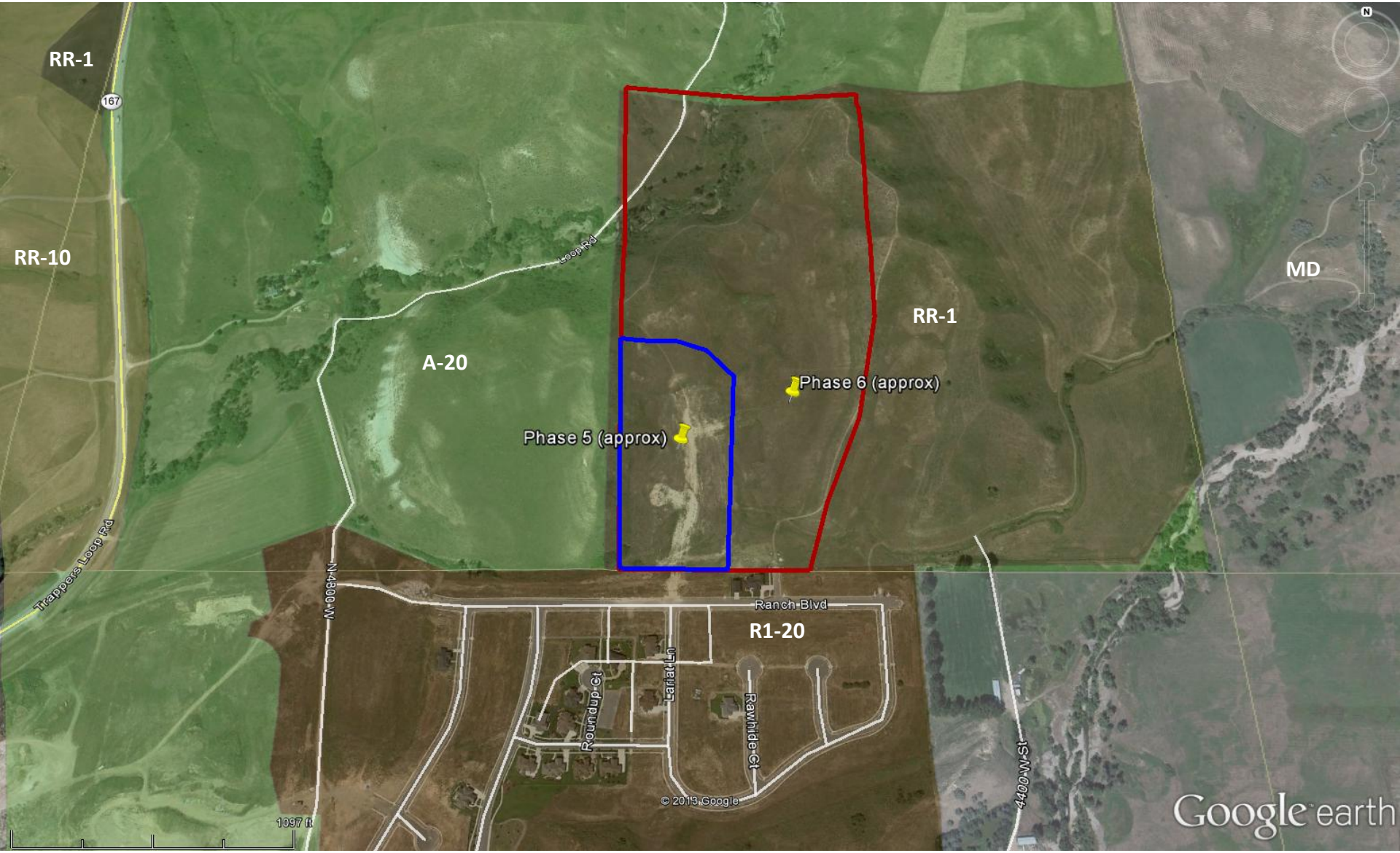


Exhibit B: Future Land Use and Zoning Maps; Future Land Use Map

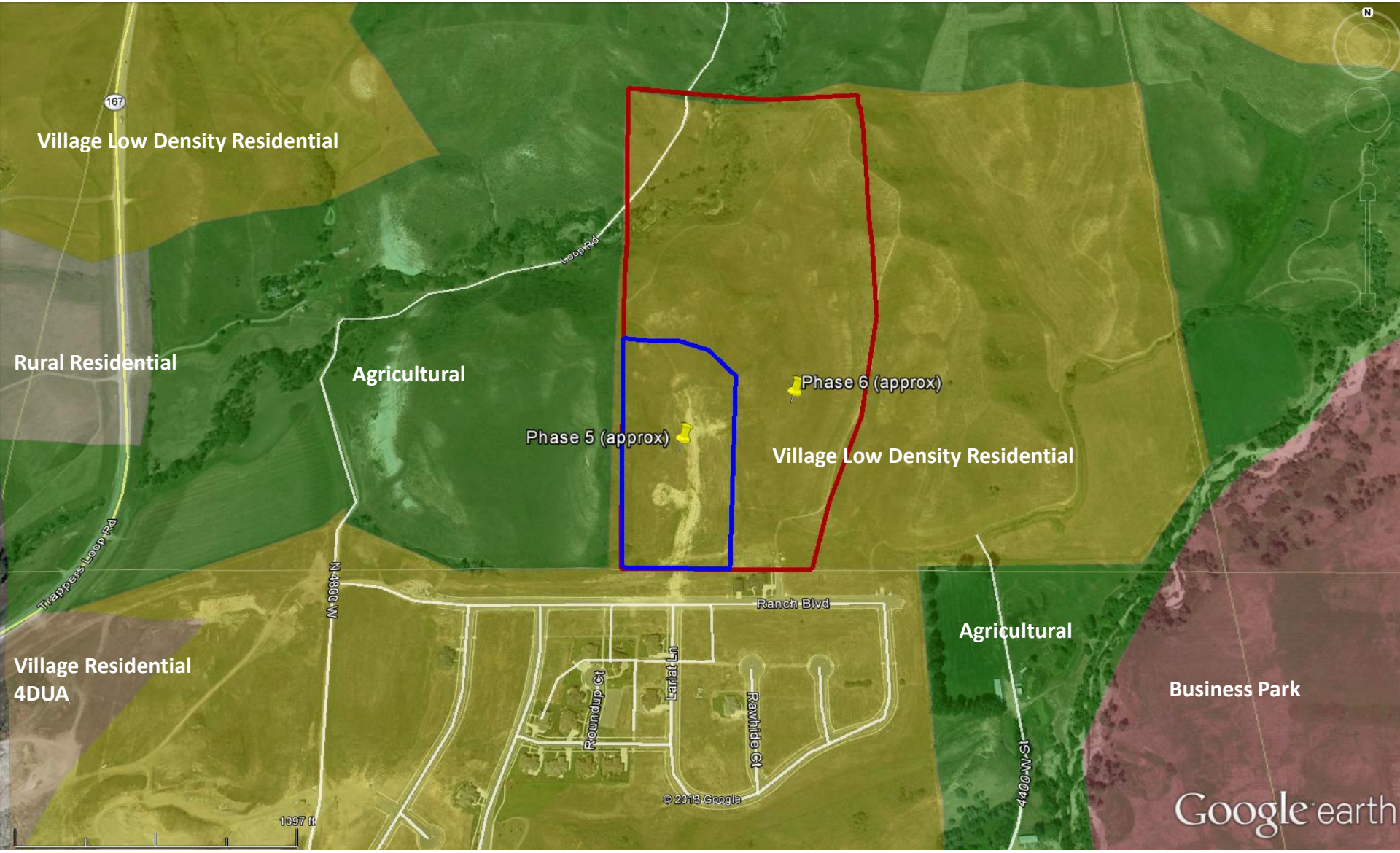
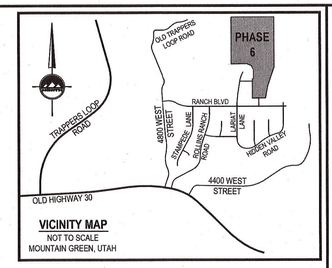


Exhibit D: County Surveyor's Redlines of Draft Final Plats

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

NOTE: THIS PLAT CONTAINS TWO PAGES
SEE SHEET 2 of 2 FOR DRAWING



VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED RR-1.
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 10 FEET.
2. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
3. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
4. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
5. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
7. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
8. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. PER 8-12-2-P.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 6, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Rollins Ranch Phase 5 Subdivision at a point on the North line of Rollins Ranch Phase 1 Subdivision, also being on the section line, said point being North 89°19'26" East 519.84 feet along the section line from the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 0°17'44" East 630.09 feet along the east line of Rollins Ranch Phase 5;
thence North 89°19'26" East 44.68 feet along the east line of Rollins Ranch Phase 5;
thence North 0°40'34" West 294.56 feet along the east line of Rollins Ranch Phase 5;
thence North 28°12'41" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
thence North 66°07'26" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
hence South 89°19'26" West 344.96 feet along the north line of Rollins Ranch Phase 5 to the quarter section line;
thence North 0°17'44" East 1518.88 feet along the quarter section line to the Center of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian;
thence North 89°59'51" East 1226.84 feet along the quarter section line to a point South 89°59'51" West 1428.75 feet from the East Quarter Corner of said Section 24;
thence South 0°00'55" East 1363.96 feet;
thence South 9°49'30" West 343.03 feet;
thence South 18°23'12" West 550.23 feet;
thence South 8°44'37" West 413.60 feet to the Northeast Corner of Lot 149, Rollins Ranch Phase 1 Subdivision, said point being on the section line;
thence South 89°19'26" West 426.10 feet along the north line of Rollins Ranch Phase 1 Subdivision, also being the section line to the point of beginning.

Need title report that matches this description

Contains 2,469,502 square feet, 56.692 acres, 10 Lots, 1 Parcel.

6-17-13
Date

Keith R. Russell
Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR
KEITH R. RUSSELL
No. 164386
6-17-13
STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 6

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this _____day of_____A.D., 20_____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of MORGAN)S.S.

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of MORGAN)S.S.

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of MORGAN)S.S.

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY.

CHAIRMAN, MOUNTAIN GREEN SECONDARY WATER COMPANY

COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COTTONWOOD MUTUAL WATER COMPNAY.

CHAIRMAN, COTTONWOOD MUTUAL WATER COMPNAY

COUNTY SURVEYOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY SURVEYOR.

use language provided

MORGAN COUNTY SURVEYOR

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

MOUNTAIN GREEN SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SEWER DISTRICT.

CHAIRMAN, MOUNTAIN GREEN SEWER DISTRICT

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN CITY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY COMMISSIONER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY COMMISSIONER'S

COUNTY COMMISSIONER

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

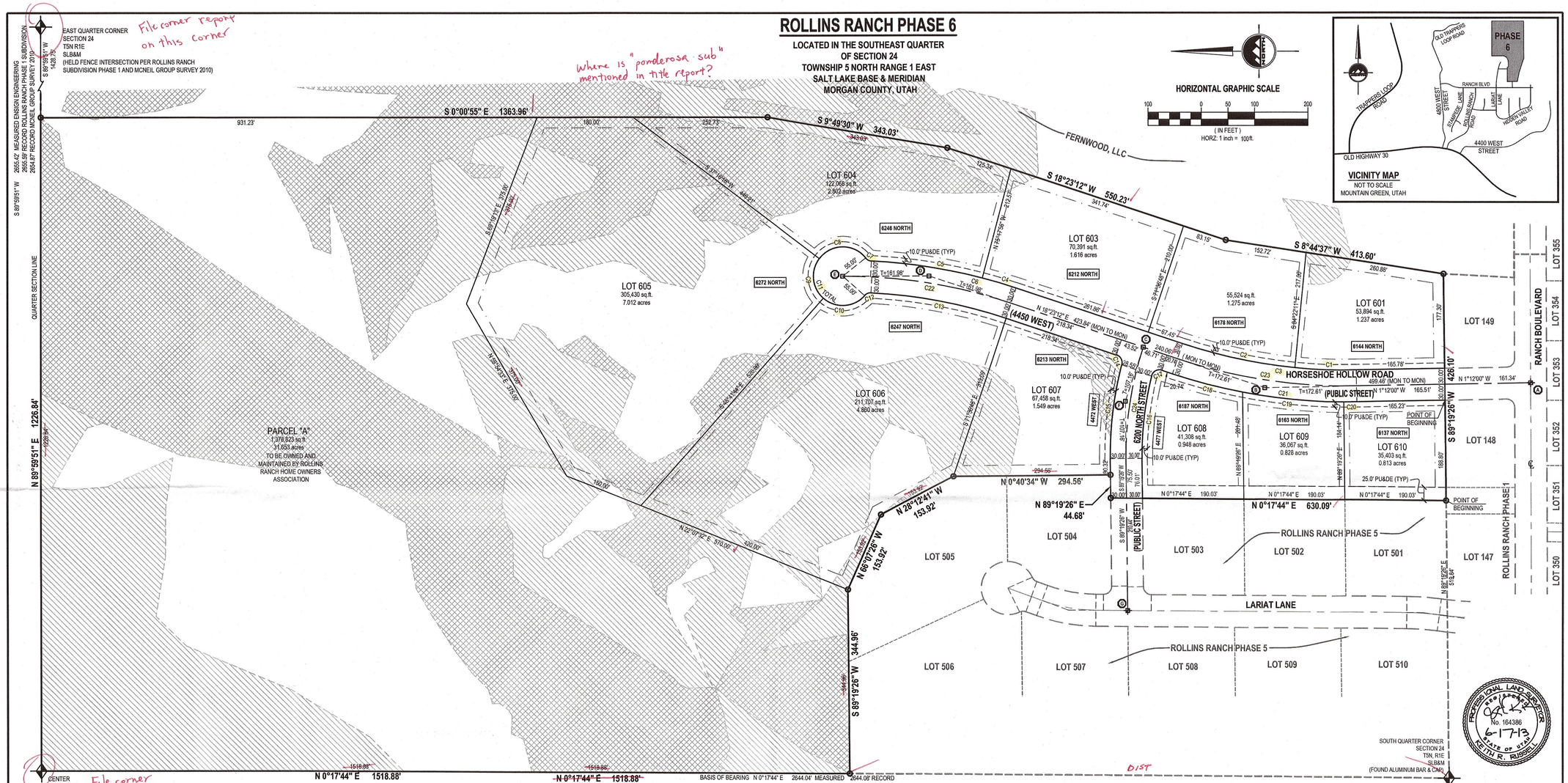
TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

SHEET 1 OF 2

PROJECT NUMBER : 4063W
MANAGER : B.ELDER
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE 6/18/13 7-29-13

Exhibit D: County Surveyor's Redlines of Draft Final Plats



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	970.00'	115.64'	6°49'49"	S2°12'55"W	115.57'
C2	970.00'	215.96'	12°45'23"	S12°00'31"W	215.51'
C3	970.00'	331.60'	19°35'12"	S8°35'36"W	329.98'
C4	1030.00'	66.26'	3°41'08"	N16°32'38"E	66.24'
C5	1030.00'	210.52'	11°42'39"	N8°50'44"E	210.16'
C6	1030.00'	276.78'	15°23'47"	N10°41'19"E	275.95'
C7	15.00'	12.70'	48°30'31"	S27°14'41"W	12.32'
C8	55.00'	100.05'	104°13'38"	N0°36'53"W	86.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	55.00'	82.52'	85°58'02"	S84°17'17"W	75.00'
C10	55.00'	86.16'	89°45'38"	S3°34'33"E	77.62'
C11	55.00'	268.74'	279°57'18"	N88°28'43"W	70.74'
C12	15.00'	13.50'	51°35'06"	N22°39'49"W	13.05'
C13	970.00'	258.31'	15°15'28"	N10°45'28"E	257.55'
C14	15.00'	22.57'	86°13'24"	N61°29'54"E	20.50'
C15	668.19'	178.27'	15°17'10"	N83°01'59"W	177.74'
C16	608.19'	156.17'	14°42'43"	N83°19'12"W	155.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	15.00'	24.70'	94°21'03"	N28°47'19"W	22.00'
C18	1030.00'	135.95'	7°33'45"	S14°36'20"W	135.85'
C19	1030.00'	191.36'	10°38'46"	S5°30'04"W	191.11'
C20	1030.00'	24.77'	1°22'41"	S0°30'39"E	24.77'
C21	1030.00'	352.11'	19°35'12"	S8°35'36"W	350.40'
C22	1000.00'	321.17'	18°24'07"	N9°11'08"E	319.80'
C23	1000.00'	341.85'	19°35'12"	S8°35'36"W	340.19'
C24	638.19'	212.33'	19°03'46"	N81°08'41"W	211.35'

Check math. C11 & C21, arc lengths of parts should add up to total arc length

MONUMENT TABLE

A TO B	N 1°12'00" W	499.46'
B TO C	N 18°23'12" E	240.06'
C TO D	N 18°23'12" E	423.84'
D TO E	N 0°00'55" W	161.98'
C TO F	N 71°36'48" W	107.16'
F TO G	S 89°19'26" W	393.10'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

ENSIGN ENG. LAND SURV.

rotate 90° to match rotated viewport

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
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Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

SHEET 2 OF 2

PROJECT NUMBER : 4063W
MANAGER : B.ELDER
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 6/18/13 7-29-13

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION
PHASE 6
PRELIMINARY PLAT

RECEIVED JUN 18 2013

ENSIGN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE PRINTED
June 18, 2013

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX OF DRAWINGS

C-1.0	PRELIMINARY SITE PLAN
C-1.1	PRELIMINARY SITE PLAN
C-2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C-4.0	PRELIMINARY EROSION CONTROL PLAN

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.

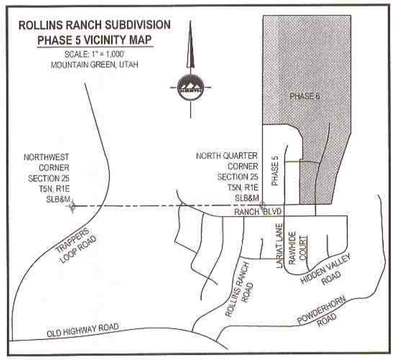
NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

See all Staff Comments on Rollins Ranch #5 for general notes and bluelines applicable to both.

DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG26, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
6. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
7. LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
8. ALL CULINARY WATER CONSTRUCTION TO CONFORM TO COTTONWOOD MUTUAL WATER COMPANY STANDARDS & SPECIFICATIONS.
9. ALL SECONDARY WATER CONSTRUCTION TO CONFORM TO MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS & SPECIFICATIONS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
REGISTERED
CERT. NO. 355929
6/18/13
STATE OF UTAH
MICHAEL T. STATON

ENSIGN

LAYTON
1485 West Hillfield Rd
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

www.ensignengineering.com

ROLLINS RANCH SUBDIVISION PHASE 6
PRELIMINARY PLAT - June 18, 2013

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

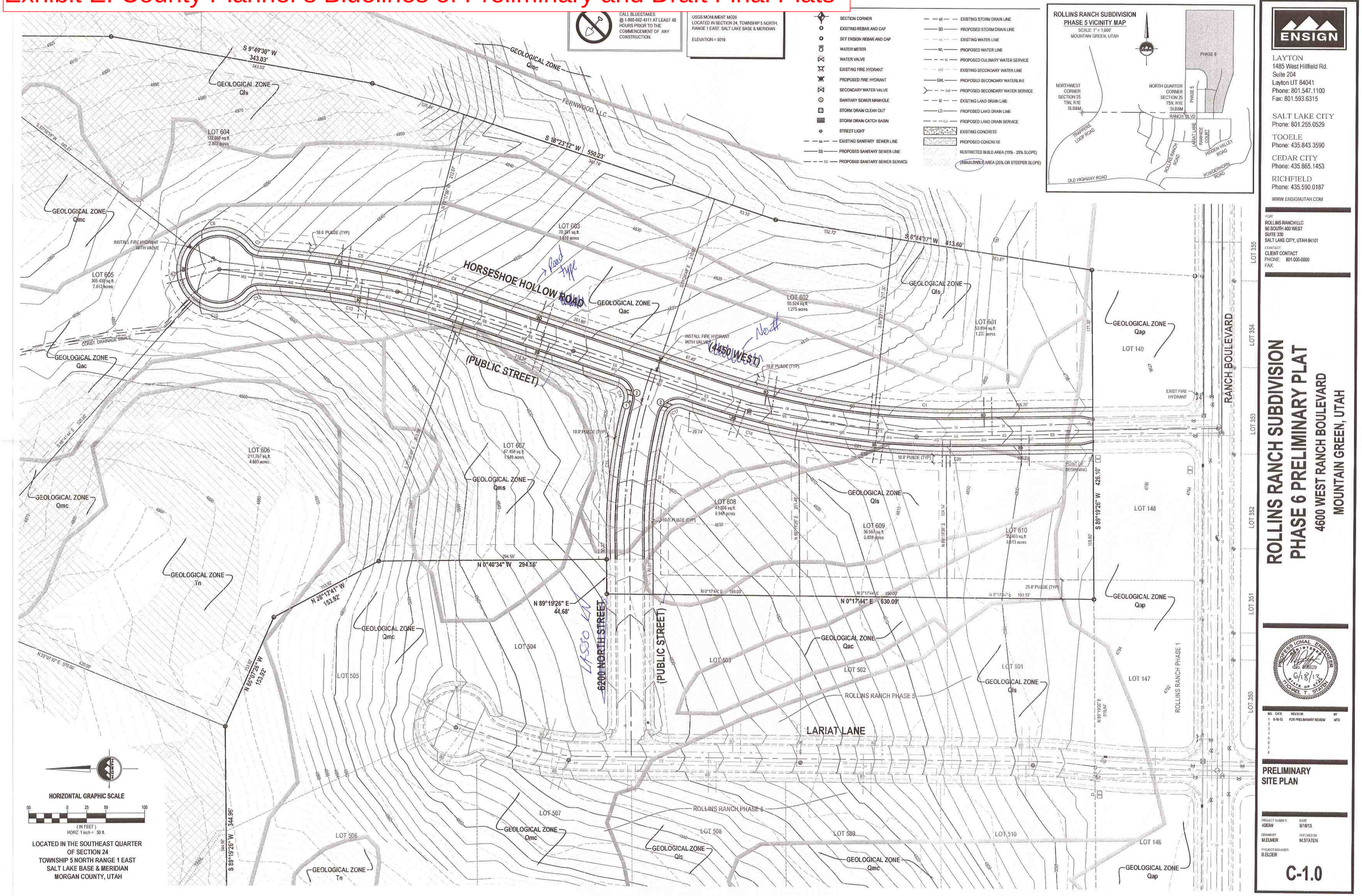
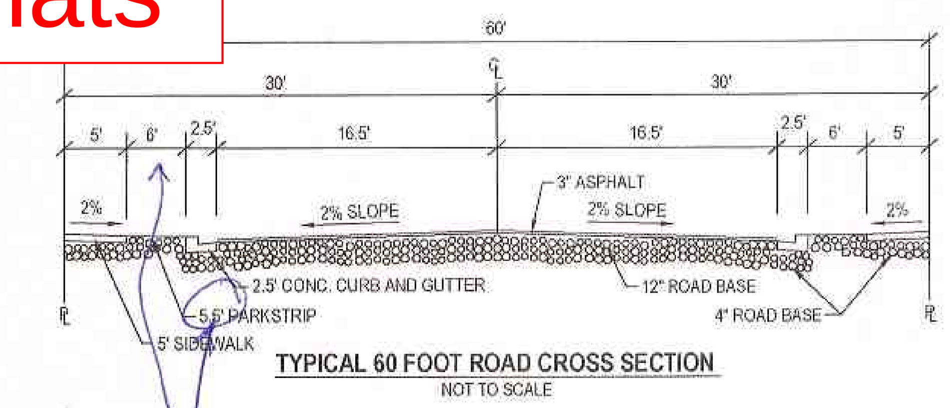


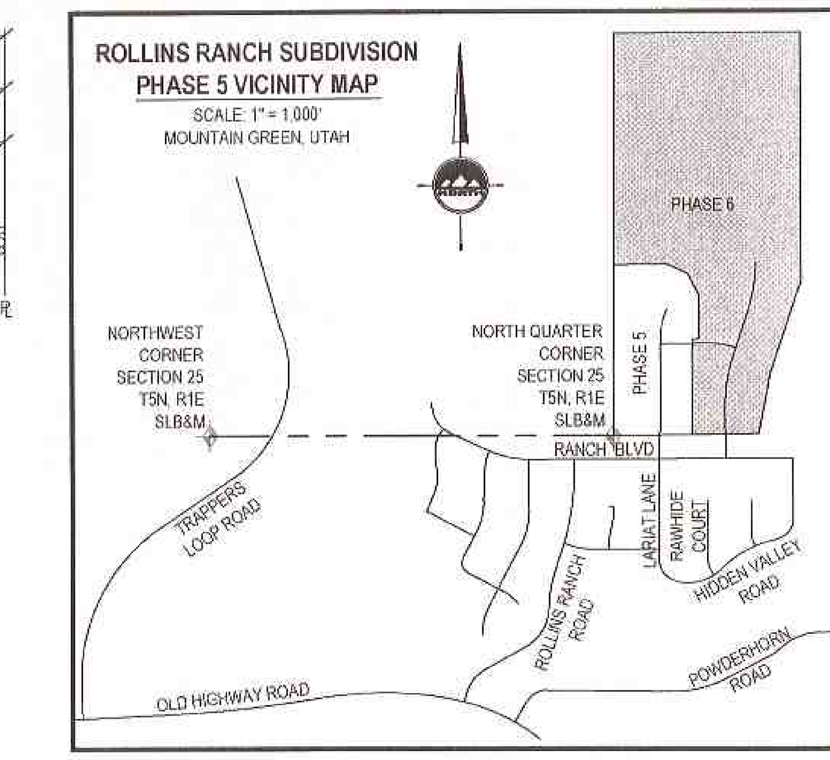
Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

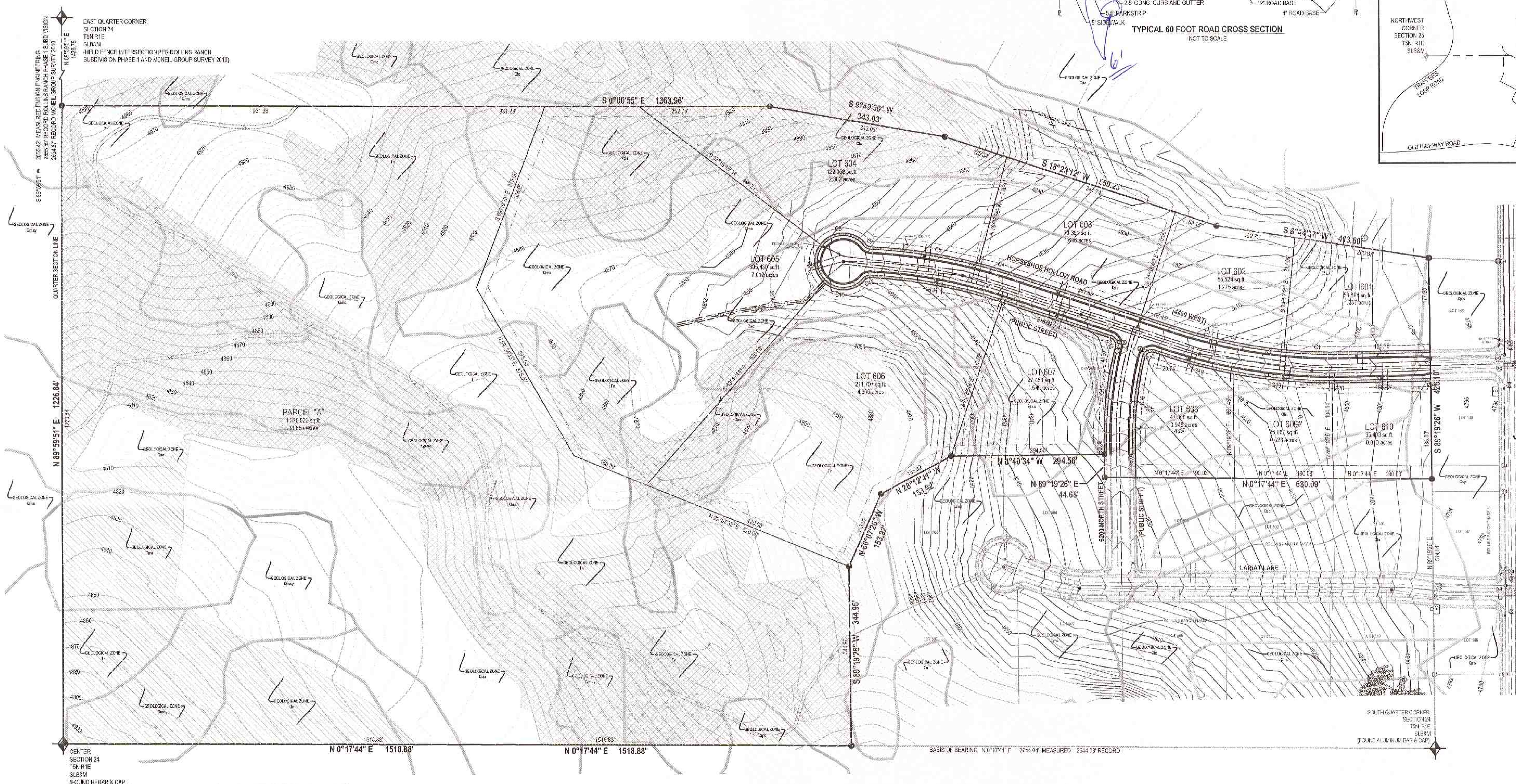
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

USGS MONUMENT MG26
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019







PHASE 5 LAND USE TABLE		
DESCRIPTION	AREA	%
PHASE 6 LOTS	1,033,935 sq.ft.	41.3%
PHASE 6 OPEN SPACE	1,378,823 sq.ft.	55.0%
PHASE 6 ROADWAY	91,429 sq.ft.	3.7%
PHASE 6 AREA	2,504,187 sq.ft.	100%
LOTS	10	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	970.00'	115.64'	6°49'49"	S2°12'55"W	115.57'
C2	970.00'	215.96'	12°45'23"	S12°00'31"W	215.51'
C3	970.00'	331.60'	19°35'12"	S8°35'36"W	329.98'
C4	1030.00'	66.26'	3°41'08"	N16°32'38"E	66.24'
C5	1030.00'	210.52'	11°42'39"	N8°50'44"E	210.16'
C6	1030.00'	276.78'	15°23'47"	N10°41'19"E	275.95'
C7	15.00'	12.70'	48°30'31"	S27°14'41"W	12.32'
C8	55.00'	100.05'	104°13'38"	N0°36'53"W	86.82'
C9	55.00'	82.52'	85°58'02"	S84°17'17"W	75.00'
C10	55.00'	86.16'	89°45'38"	S3°34'33"E	77.62'
C11	55.00'	268.74'	279°57'18"	N88°28'43"W	70.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	15.00'	13.50'	51°35'06"	N22°39'49"W	13.05'
C13	970.00'	258.31'	15°15'28"	N10°45'28"E	257.55'
C14	15.00'	22.57'	86°13'24"	N61°29'54"E	20.50'
C15	668.19'	178.27'	15°17'10"	N83°01'59"W	177.74'
C16	608.19'	156.17'	14°42'43"	N83°19'12"W	155.74'
C17	15.00'	24.70'	94°21'03"	N28°47'19"W	22.00'
C18	1030.00'	135.95'	7°33'45"	S14°36'20"W	135.85'
C19	1030.00'	191.38'	10°38'46"	S5°30'04"W	191.11'
C20	1030.00'	24.77'	1°22'41"	S0°30'39"E	24.77'
C21	1030.00'	352.11'	19°35'12"	S8°35'36"W	350.40'

NOTES

1. PROPERTY IS ZONED ~~R-1-20~~ RESIDENTIAL.
   - A. FRONT YARD SETBACK IS 20 FEET.
   - B. REAR YARD SETBACK IS 20 FEET.
   - C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   - D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
9. THE SUBDIVISION HAS BEEN DESIGNED WITH STREETS AT OR NEAR EXISTING GRADE, WITH NO SIGNIFICANT CUTS OR FILLS. LOT GRADING SHALL BE ACCOMPLISHED BY THE RESPECTIVE HOME BUILDERS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

KEYED NOTES

1. INSTALL STREET LIGHT
2. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER APWA PLAN # 235 & 238.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Rollins Ranch Phase 5 Subdivision at a point on the North line of Rollins Ranch Phase 1 Subdivision, also being on the section line, said point being North 89°19'26" East 519.84 feet along the section line from the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 0°17'44" East 630.09 feet along the east line of Rollins Ranch Phase 5;
thence North 89°19'26" East 44.68 feet along the east line of Rollins Ranch Phase 5;
thence North 0°40'34" West 294.56 feet along the east line of Rollins Ranch Phase 5;
thence North 28°12'41" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
thence North 66°07'26" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
hence South 89°19'26" West 344.96 feet along the north line of Rollins Ranch Phase 5 to the quarter section line;
thence North 0°17'44" East 1518.88 feet along the quarter section line to the Center of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian;
thence North 89°59'51" East 1226.84 feet along the quarter section line;
thence South 0°00'55" East 1636.23 feet;
thence South 21°50'28" West 81.01 feet;
thence South 18°23'12" West 547.70 feet;
thence South 11°00'07" West 409.08 feet to a point on the section line;
thence South 89°19'26" West 440.17 feet along the section line, also being to and along the north line of Rollins Ranch Phase 1 Subdivision to the point of beginning.

Contains 2,504,187 square feet, 57.488 acres, 10 Lots, 1 Parcel

6-18-13
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR No. 164386 6-18-13 STATE OF UTAH KEITH R. RUSSELL

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORIZ: 1 inch = 100ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 6 PRELIMINARY PLAT
4600 WEST RANCH BOULEVARD MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER No. 6 6/18/13 STATE OF UTAH MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-18-13	FOR PRELIMINARY REVIEW	MTS
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY SITE PLAN

PROJECT NUMBER 4063W
DATE 6/18/13
DRAWN BY M.ELMER
CHECKED BY M.STATEN
PROJECT MANAGER B.ELDER

C-1.1

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ROLLINS RANCH SUBDIVISION

PHASE 6

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

ENSIGN

FINAL PLAT & CONSTRUCTION DWGS

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
June 18, 2013

INDEX OF DRAWINGS

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2 of 2	SUBDIVISION PLAT PAGE 2
C-1.0	GRADING AND DRAINAGE PLAN
C-2.0	UTILITY PLAN
C-3.0	EROSION CONTROL PLAN
C-4.0	GENERAL NOTES
PP-1	HORSESHOE HOLLOW ROAD PLAN AND PROFILE
PP-2	HORSESHOE HOLLOW ROAD PLAN AND PROFILE
PP-3	HORSESHOE HOLLOW ROAD PLAN AND PROFILE
PP-4	LASSO LANE PLAN AND PROFILE

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

JUN 18 2013

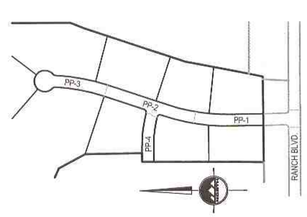
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

DEVELOPER

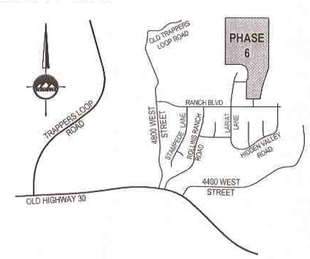
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT M528, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
6. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
7. LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
8. ALL SECONDARY WATER CONSTRUCTION TO CONFORM TO MOUNTAIN GREEN SECONDARY WATER COMPANY STANDARDS & SPECIFICATIONS.
9. ALL CULINARY WATER CONSTRUCTION TO CONFORM TO COTTONWOOD MUTUAL WATER COMPANY STANDARDS AND SPECIFICATIONS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
No. 368629
6/18/13
STATE OF UTAH
HOWARD T. STAHLY

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.553.6315

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.580.0187

WWW.ENSIGNUTAH.COM

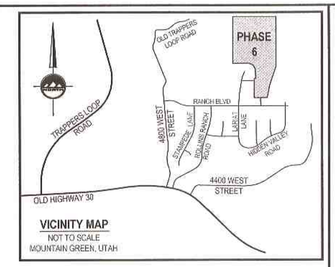
ROLLINS RANCH SUBDIVISION PHASE 6
FOR APPROVAL - June 18, 2013

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

NOTE: THIS PLAT CONTAINS TWO PAGES
SEE SHEET 2 of 2 FOR DRAWING



VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED RR-1.
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 10 FEET.
2. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
3. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
4. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT.
5. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS AND REGULATIONS, AND OTHER AERONAUTICAL ACTIVITIES THEREIN.
6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
7. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
8. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. PER 8-12-2-P.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE (EXCLUDING POWER) AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS; AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDIDTIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE, AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROLLINS RANCH PHASE 6, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Rollins Ranch Phase 5 Subdivision at a point on the North line of Rollins Ranch Phase 1 Subdivision, also being on the section line, said point being North 89°19'26" East 519.84 feet along the section line from the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 0°17'44" East 630.09 feet along the east line of Rollins Ranch Phase 5;
thence North 89°19'26" East 44.69 feet along the east line of Rollins Ranch Phase 5;
thence North 0°40'34" West 294.56 feet along the east line of Rollins Ranch Phase 5;
thence North 28°12'41" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
thence North 68°07'26" West 153.92 feet along the easterly line of Rollins Ranch Phase 5;
hence South 89°19'26" West 344.68 feet along the north line of Rollins Ranch Phase 5 to the quarter section line;
thence North 0°17'44" East 1518.88 feet along the quarter section line to the Center of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian;
thence North 89°59'51" East 1226.84 feet along the quarter section line to a point South 89°59'51" West 1428.75 feet from the East Quarter Corner of said Section 24;
thence South 0°00'55" East 1383.96 feet;
thence South 9°49'30" West 343.03 feet;
thence South 18°23'12" West 550.23 feet;
thence South 8°44'37" West 413.60 feet to the Northeast Corner of Lot 149, Rollins Ranch Phase 1 Subdivision, said point being on the section line;
thence South 89°19'26" West 426.10 feet along the north line of Rollins Ranch Phase 1 Subdivision, also being the section line to the point of beginning.

Contains 2,499,502 square feet, 59.002 acres, 10 Lots, 1 Parcel.

6-17-13
Date

Keith R. Russell
License no. 164386

REGISTERED PROFESSIONAL LAND SURVEYOR No. 164386 6-17-13 STATE OF UTAH KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to hereafter be known as

ROLLINS RANCH PHASE 6 → noted?

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as ~~intended~~ for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of MORGAN

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY.

CHAIRMAN, MOUNTAIN GREEN SECONDARY WATER COMPANY

COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____,
BY THE COTTONWOOD MUTUAL WATER COMPNAY

CHAIRMAN, COTTONWOOD MUTUAL WATER COMPNAY

COUNTY SURVEYOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY SURVEYOR.

MORGAN COUNTY SURVEYOR

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

MOUNTAIN GREEN SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MOUNTAIN GREEN SEWER DISTRICT.

CHAIRMAN, MOUNTAIN GREEN SEWER DISTRICT

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ATTORNEY.

MORGAN COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, MORGAN CITY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

COUNTY COMMISSIONER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE MORGAN COUNTY COMMISSIONER'S

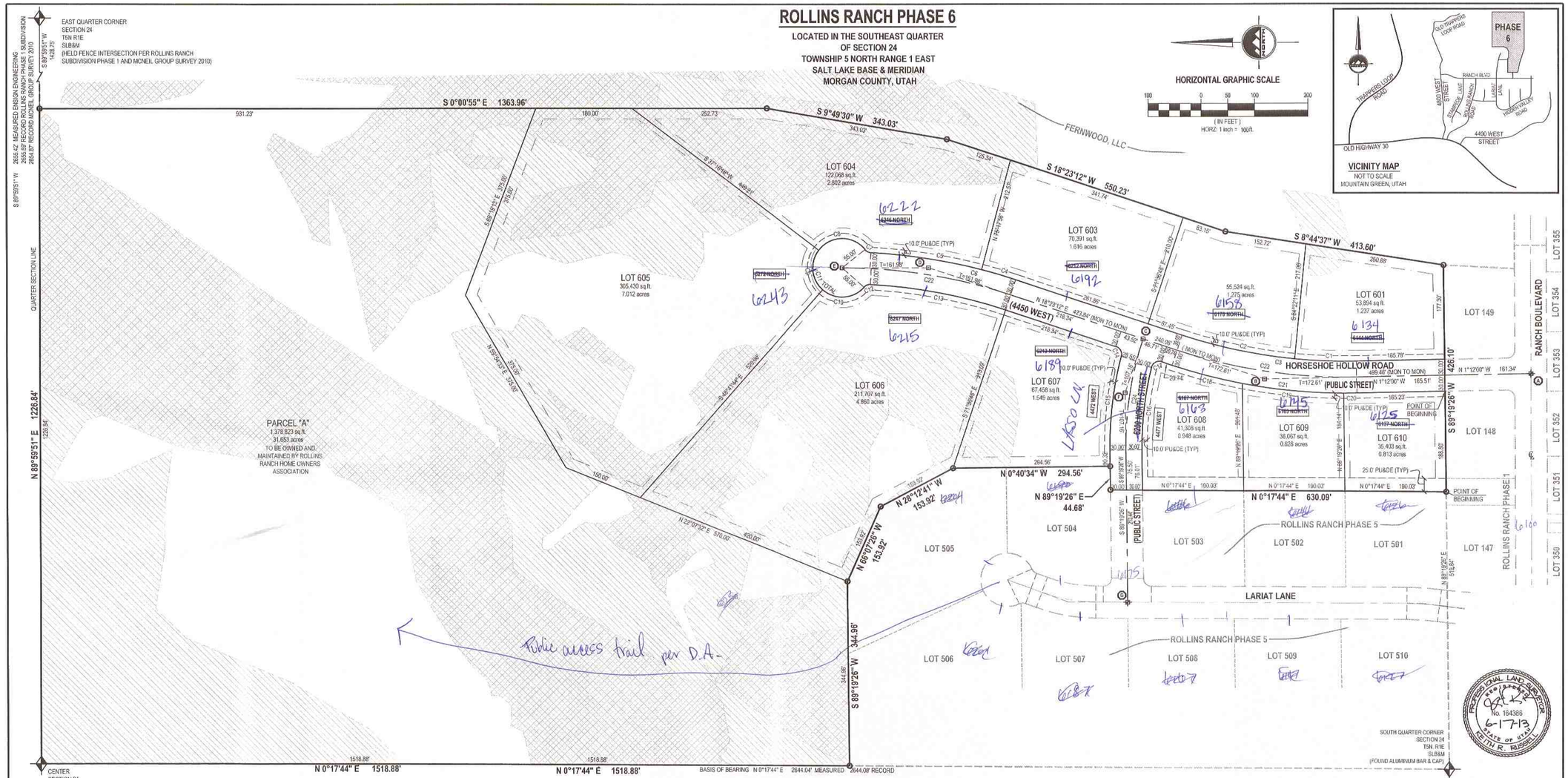
COUNTY COMMISSIONER

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM
SALT LAKE CITY
Phone: 801.255.0529
PLEASANT GROVE
Phone: 801.769.8145
TOOELE
Phone: 435.843.3590

SHEET 1 OF 2

PROJECT NUMBER : 4863W
MANAGER : B.ELDER
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 6/18/13

Exhibit E: County Planner's Bluelines of Preliminary and Draft Final Plats



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	970.00'	115.84'	6°49'49"	S2°12'55"W	115.57'
C2	970.00'	215.95'	12°45'23"	S12°00'31"W	215.51'
C3	970.00'	331.60'	19°35'12"	S8°35'36"W	329.95'
C4	1030.00'	66.26'	3°41'08"	N16°32'38"E	66.24'
C5	1030.00'	210.52'	11°42'39"	N8°50'44"E	210.16'
C6	1030.00'	276.78'	15°23'47"	N10°41'19"E	275.95'
C7	15.00'	12.70'	48°30'31"	S27°14'41"W	12.32'
C8	55.00	100.05'	104°13'38"	N0°36'53"W	86.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	55.00'	82.52'	85°58'02"	S84°17'17"W	75.00'
C10	55.00'	86.16'	89°45'38"	S3°34'33"E	77.62
C11	55.00'	288.74'	279°57'18"	N88°28'43"W	70.74
C12	15.00'	13.50'	51°35'06"	N22°35'49"W	13.05'
C13	970.00'	258.31'	15°15'28"	N10°45'28"E	257.55'
C14	15.00'	22.57'	86°13'24"	N61°29'54"E	20.50'
C15	668.19'	178.27'	15°17'10"	N83°01'59"W	177.74'
C16	608.19'	156.17'	14°42'43"	N83°19'12"W	155.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	15.00'	24.70'	94°21'03"	N28°47'19"W	22.00'
C18	1030.00'	135.95'	7°33'45"	S14°36'20"W	135.85'
C19	1030.00'	191.38'	10°38'46"	S5°30'04"W	191.11'
C20	1030.00'	24.77'	1°22'41"	S0°50'39"E	24.77'
C21	1030.00'	362.11'	19°35'12"	S8°38'36"W	360.40'
C22	1000.00'	321.17'	18°24'07"	N9°11'08"E	319.80'
C23	1000.00'	341.85'	19°35'12"	S8°38'36"W	340.19'
C24	638.19'	212.33'	19°03'46"	N81°08'41"W	211.35'

MONUMENT TABLE		
A TO B	N 1°12'00" W	499.48'
B TO C	N 18°23'12" E	240.08'
C TO D	N 18°23'12" E	423.84'
D TO E	N 0°00'55" W	161.88'
C TO F	N 71°38'48" W	107.16'
F TO G	S 89°19'26" W	393.10'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

DEVELOPER
ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

ROLLINS RANCH PHASE 6

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

MORGAN COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
LAYTON
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Layton UT 84041
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Fax: 801 593 6315
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529
PLEASANT GROVE
Phone: 801.785.8145
TOOELE
Phone: 435.843.3590

SHEET 2 OF 2

PROJECT NUMBER : 4063W
MANAGER : B.ELDER
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 6/18/13

Exhibit F: Letter from Mountain Green Fire Protection District Chief

MOUNTAIN GREEN FIRE PROTECTION DISTRICT

4565 W. Old Hwy Mountain Green, Utah 84050-9728
Station: (801) 876-2277 Fax: (801) 876-3341

23 June 2013

TO: MORGAN COUNTY PLANNING and DEVELOPMENT
REF: ROLLINS RANCH PHASE 4a, 4b, 5, 6

The Mountain Green Fire District has reviewed the plans for Rollins Ranch subdivision, phases 4a, 4b, 5, and 6. There is one concern at this time that the Fire District would like to address:

- Phase 4b, currently there is no fire hydrant location between lots 408/409 and 425/426. As measured we calculate the distance as greater than 500 feet; therefore, the fire district is requesting another fire hydrant placement at the radius of lot 428 due to the square footage of homes for the proposed lots.

Hydrant placement has been reviewed and is approved for phases 4a, 5, and 6 as submitted. All proposed phases are within the Urban Wildland Interface and will require proper documentation signed at impact fee issuance.

The district appreciates inclusion into the planning process for Rollins Ranch and will continue to rely on the expertise of Morgan Planning and engineer for further advice.

If you have any questions, please feel free to contact the undersigned. Thanking you in advance for your time.

Sincerely,

Les Stone
Fire Chief
Mountain Green Fire Protection District
801-829-2023

Exhibit G: Urban Wildland Interface Exemption Map

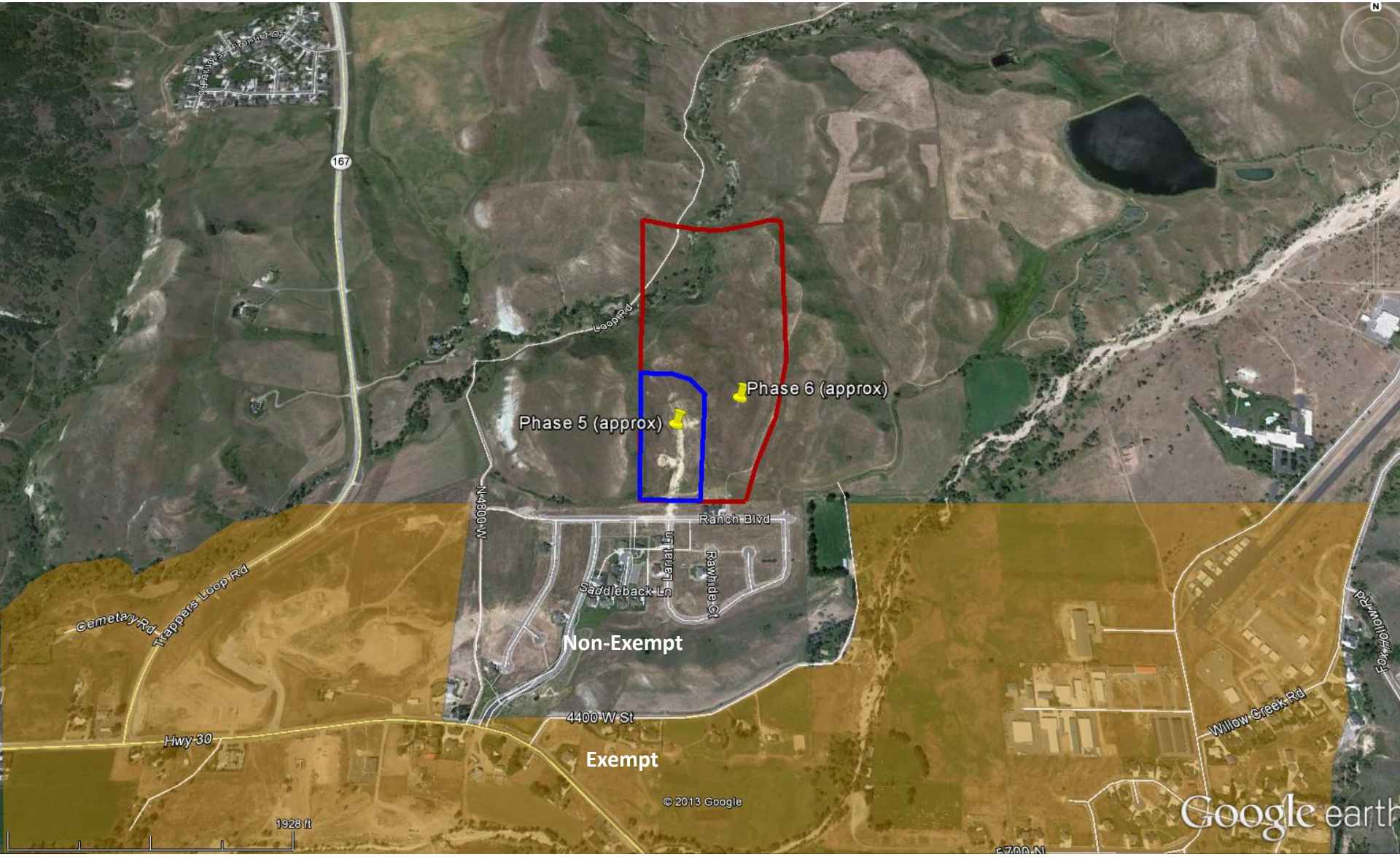


Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

ROLLINS RANCH SUBDIVISION
PHASE 5 & 6
EARTHWORK PLAN

NOT FOR CONSTRUCTION

DATE PRINTED
June 18, 2013

4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX OF DRAWINGS

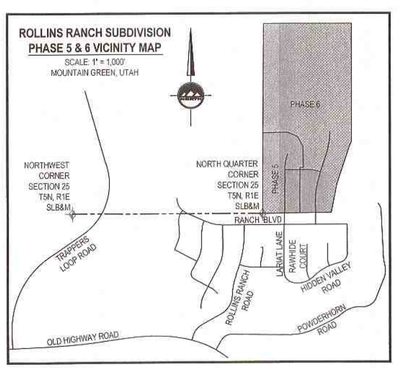
C-1.0	EARTHWORK PLAN
C-2.0	CUT-FILL MAP
C-3.0	EARTHWORK SECTIONS
C-4.0	EROSION & SEDIMENT CONTROL PLAN
C-4.1	EROSION & SEDIMENT CONTROL DETAILS

JUN 18 2013

DEVELOPER

ROLLINS RANCH LLC
90 SOUTH 400 WEST SUITE 330
SALT LAKE CITY, UTAH 84101

ROLLINS RANCH SUBDIVISION
PHASE 5 & 6 VICINITY MAP
SCALE: 1" = 1,000'
MOUNTAIN GREEN, UTAH



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH MORGAN COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = USGS MONUMENT MG26, LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5019.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MOUNTAIN GREEN SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

PROFESSIONAL ENGINEER
REGISTERED
No. 6086829
6/18/13
STATE OF UTAH
MICHAEL T. STATHIS

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.583.6315

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

ENSIGN

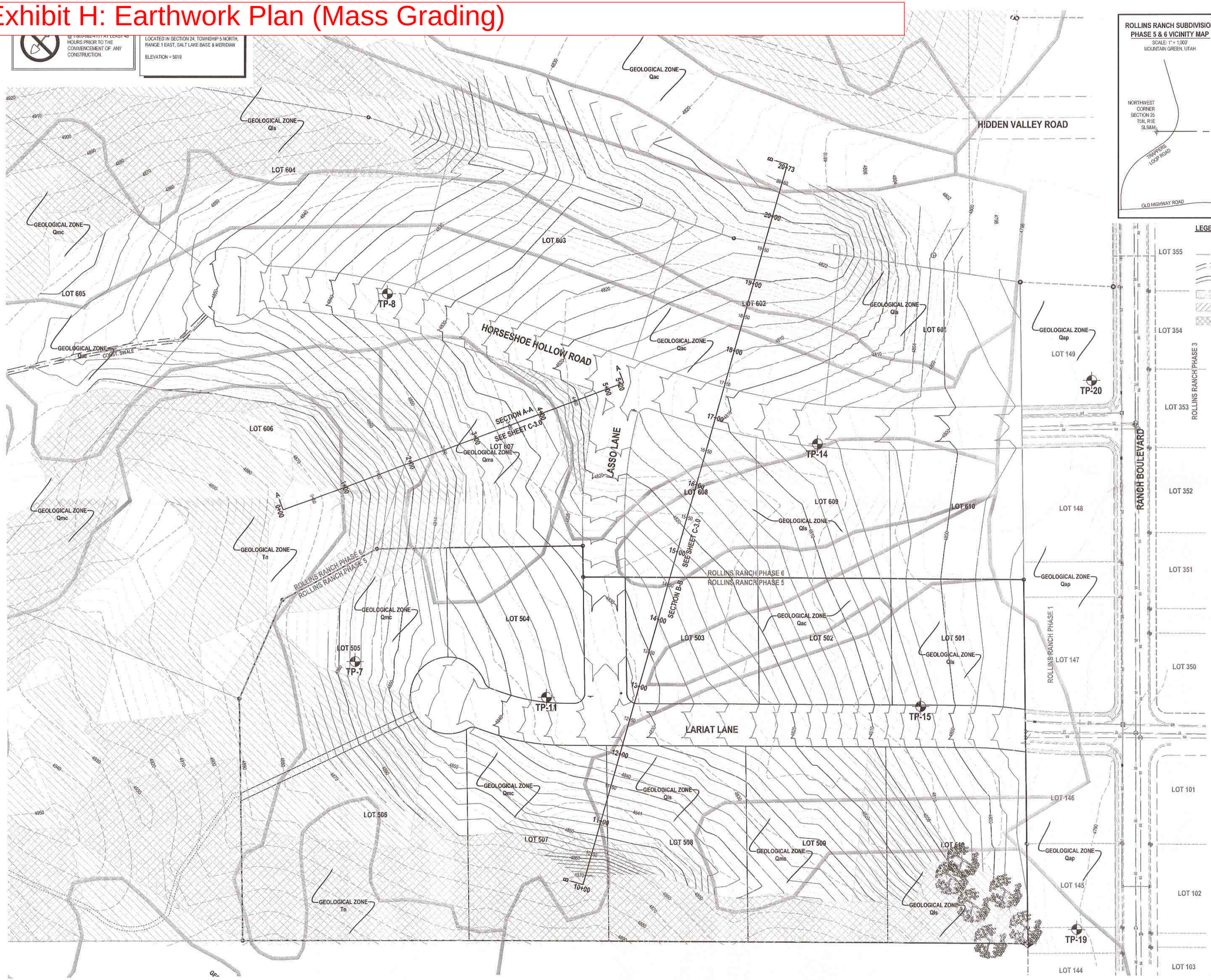
ROLLINS RANCH SUBDIVISION PHASE 5 & 6 EARTHWORK
FOR GRADING PERMIT - June 18, 2013

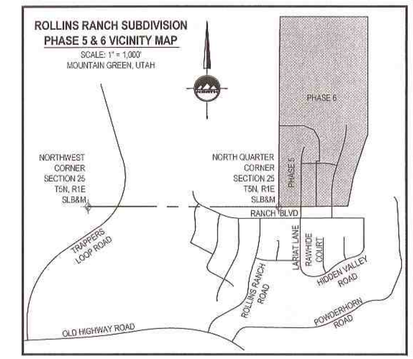
Exhibit H: Earthwork Plan (Mass Grading)

@ 435-882-4117 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019





LEGEND

- EXISTING STORM DRAIN MAN HOLE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
MICHAEL T. STATEN
No. 368629
6/18/13
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY EARTHWORK PLAN

PROJECT NUMBER: 4083W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

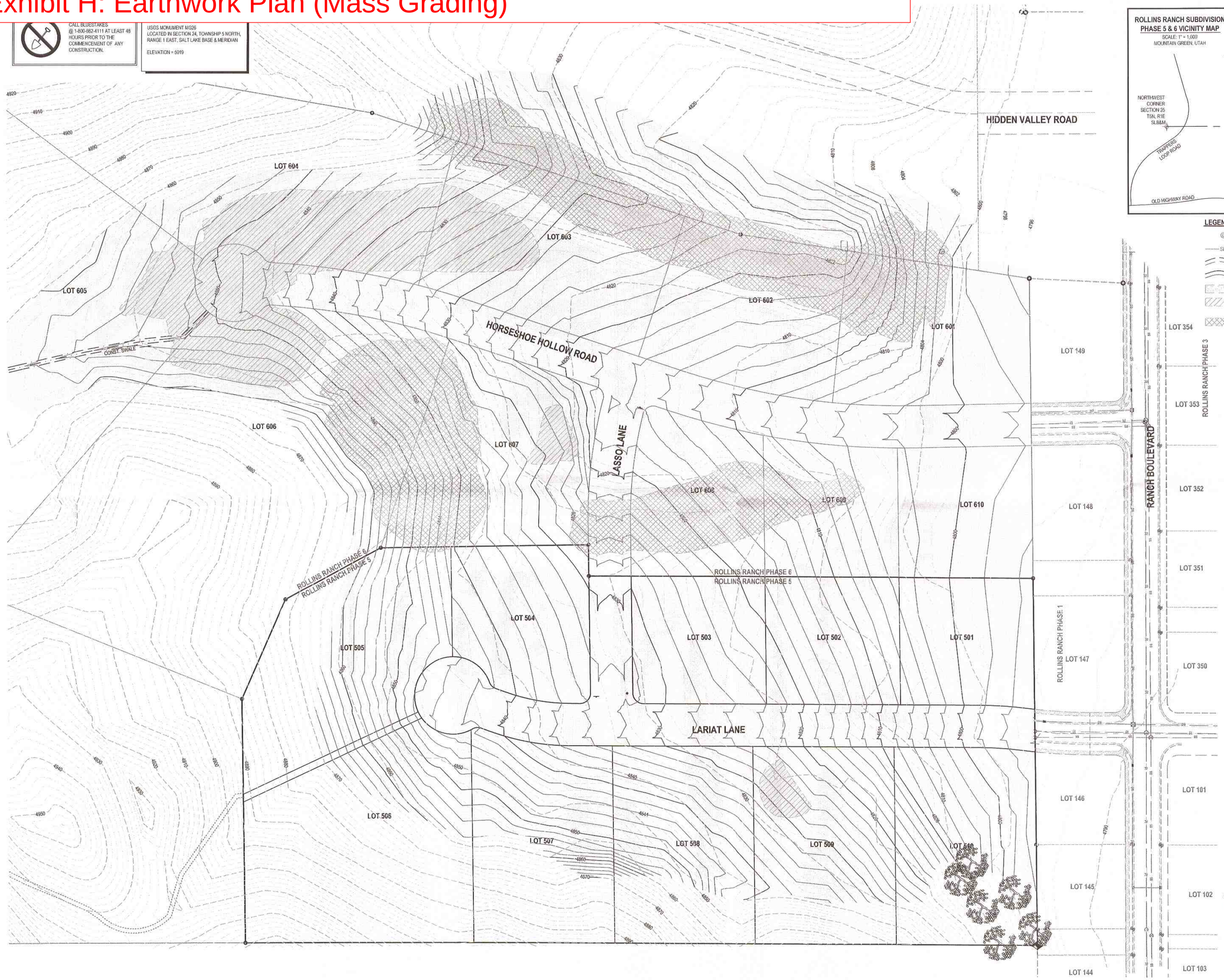
C-1.0

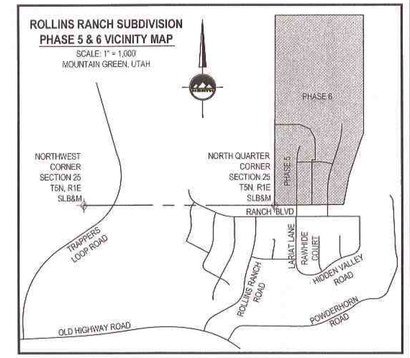
Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

USGS MONUMENT MG26
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019





LEGEND

- EXISTING STORM DRAIN MAN HOLE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- 5' - 10' FILL (ENGINEERED FILL REQUIRED UNDER ROADWAY)
- 5' - 25' CUT

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
MICHAEL T. STATEN
No. 608629
6/18/13
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

EARTHWORK CUT-FILL MAP

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-2.0

Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

USGS MONUMENT MG26
LOCATED IN SECTION 04, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 5019

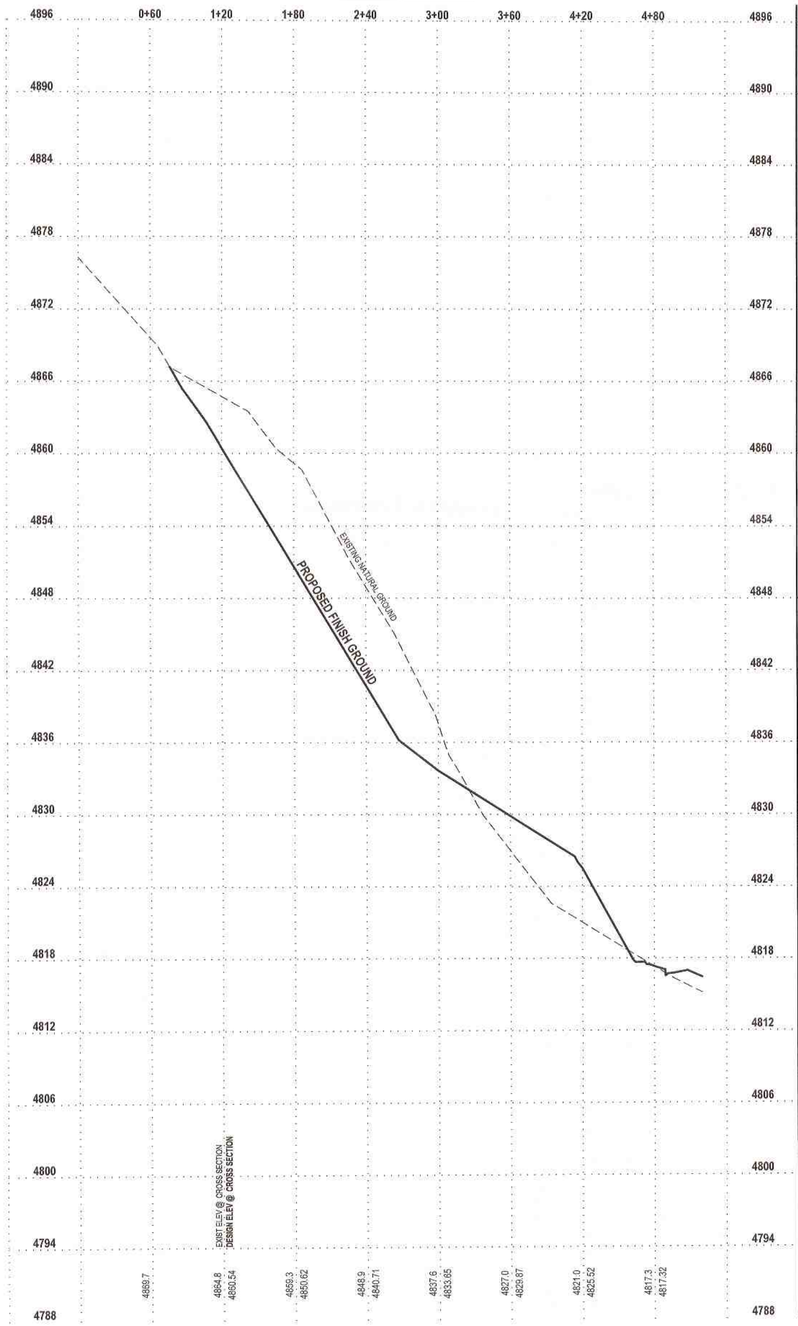
HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

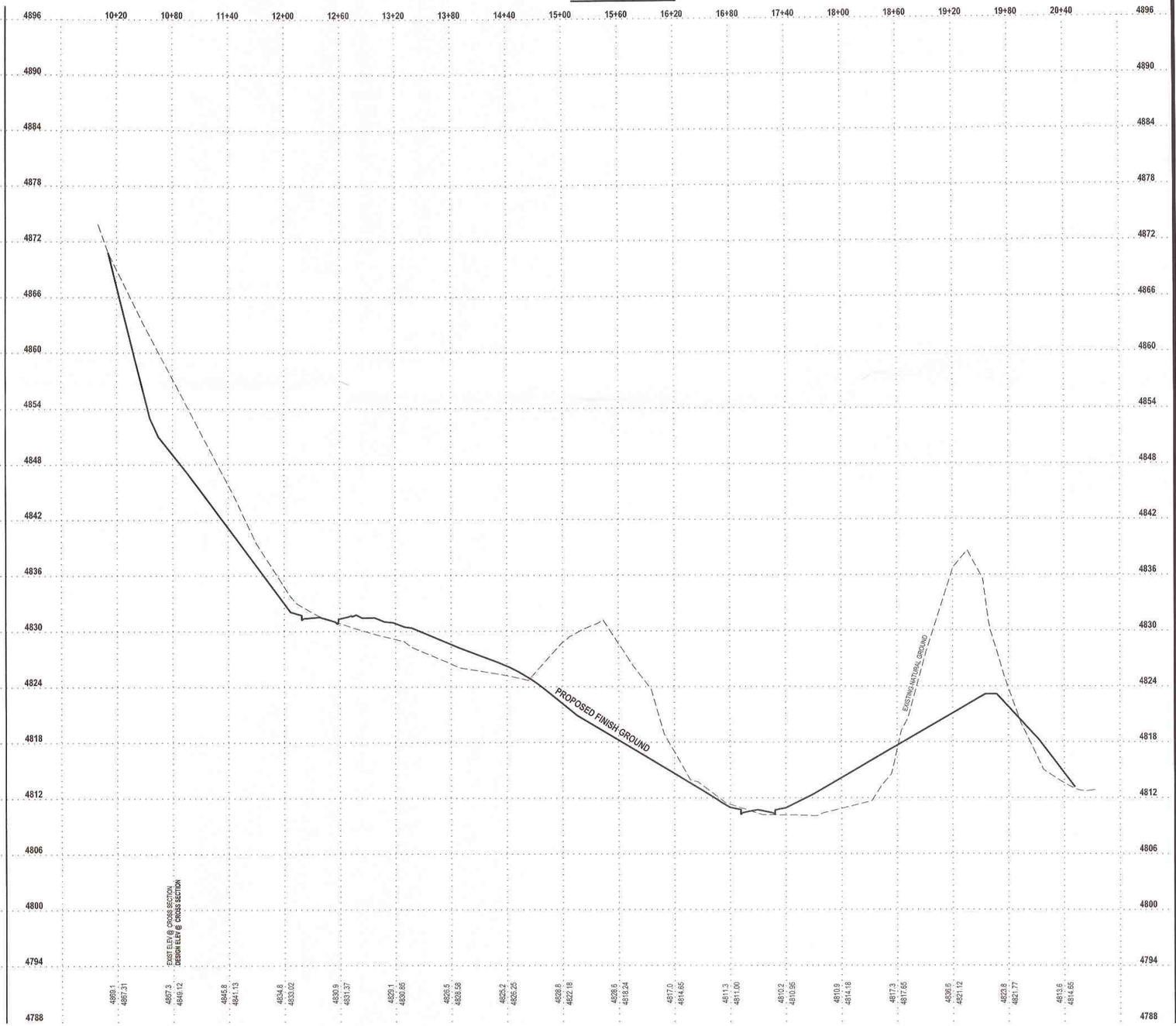
(IN FEET)
HORZ: 1 inch = 60 ft.
VERT: 1 inch = 2 ft.

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 24
TOWNSHIP 5 NORTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SECTION A-A



SECTION B-B



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WWW.ENSIGNUTAH.COM

FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
REGISTERED
CERT. #386529
6/18/13
STATE OF UTAH
MICHAEL T. STATEN

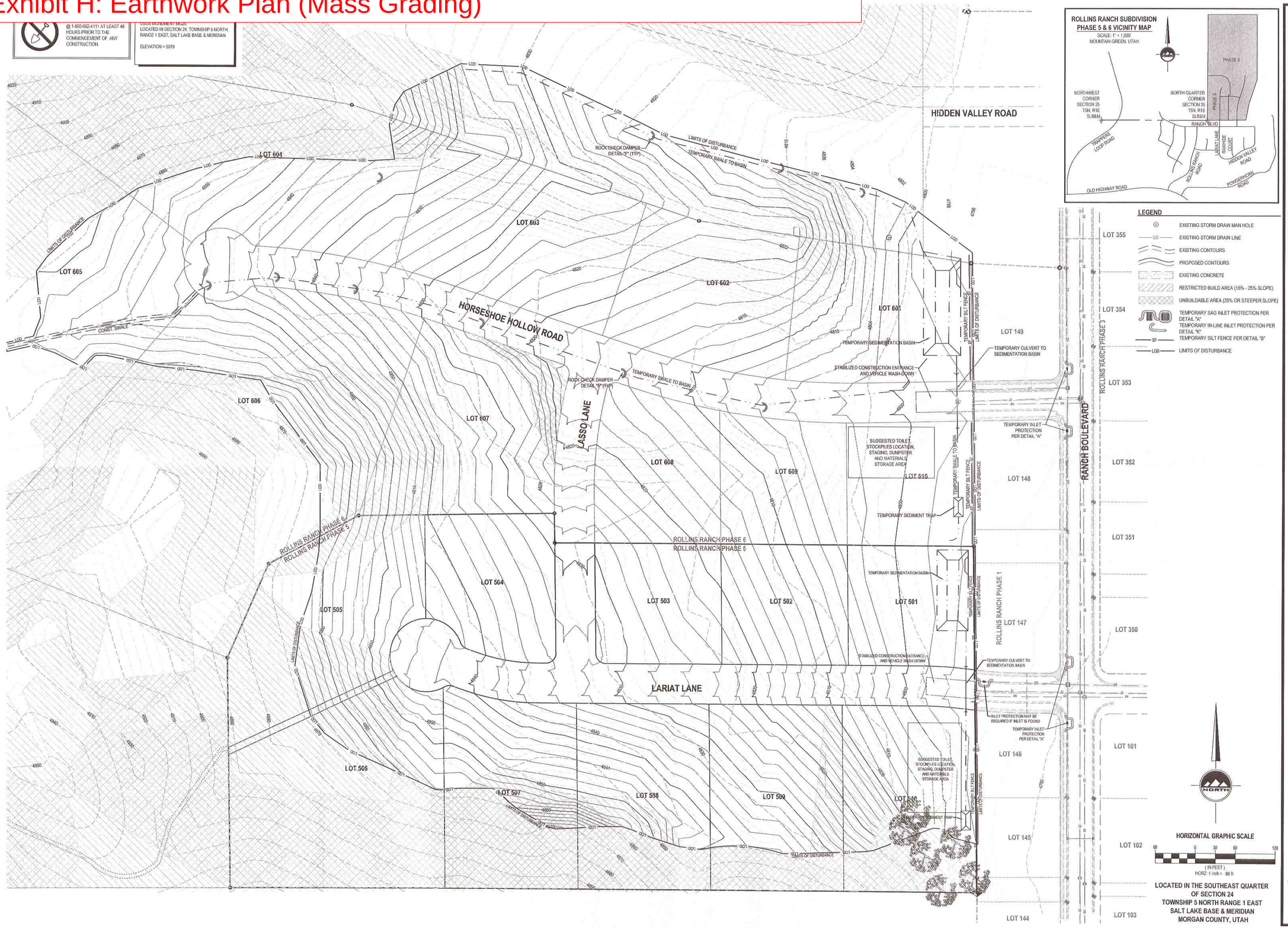
NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

EARTHWORK CROSS SECTIONS

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-3.0

Exhibit H: Earthwork Plan (Mass Grading)



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
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FOR
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT
CLIENT CONTACT
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ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 6368829
6/18/13
STATE OF UTAH
MICHAEL T. STATEN

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
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4			
5			
6			
7			
8			

EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER: 4063W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

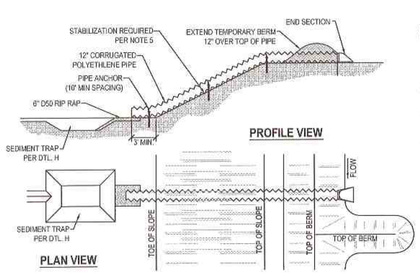
C-4.0

Exhibit H: Earthwork Plan (Mass Grading)

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

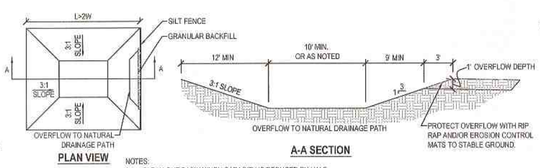
NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CITY STANDARD PLANS AND SPECIFICATIONS.
3. DISTURBED LAND SHALL BE KEPT TO A MINIMUM - NO SITE CLEARING MORE THAN 14 CALENDAR DAYS AHEAD OF CONSTRUCTION IN ANY GIVEN AREA SHALL BE ALLOWED.
4. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
5. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. - NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES
6. STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASH-DOWN AREA, AND SEDIMENTATION AND CLEANOUT BASIN HAVE BEEN SHOWN AT SUGGESTED LOCATION. CONTRACTOR MAY MOVE TO OTHER LOCATION IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
7. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.
8. PLAN LOCATIONS SHOWN FOR BMP'S ARE APPROXIMATE. ACTUAL LOCATIONS AND CONFIGURATIONS SHALL BE FIELD DETERMINED BY THE OWNER/OPERATOR.
9. NOT ALL BMP'S SHOWN CAN OR SHOULD BE IMPLEMENTED SIMULTANEOUSLY AND/OR FOR THE DURATION OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
10. EXISTING TOPSOIL IS TO BE HARVESTED WHEN GROUND IS CLEARED. TOPSOIL SHALL THEN BE STOCKPILED ON-SITE FOR USE IN AREAS NOT OTHERWISE TO BE LANDSCAPED. TO ACCELERATE REVEGETATION AND STABILIZATION. AS AN ALTERNATE TO STOCKPILING TOPSOIL ONSITE, OWNER/OPERATOR MAY IMPORT TOPSOIL TO AREAS TO BE STABILIZED FROM OFFSITE.



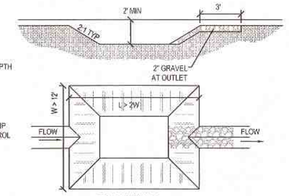
G SLOPE DRAIN
SCALE: NONE

NOTES:
1. COMPACT SOIL SURFACE AND BERMS AT ENTRANCE TO PIPE END SECTION TO PREVENT UNDERMINING OF PIPE AND EROSION OF SLOPE. REPAIR ANY EROSION IMMEDIATELY.
2. ANCHOR PIPE EVERY 10' TO PREVENT MOVEMENT OF PIPE AND FAILURE OF DRAIN IN STORM EVENT.
3. USE WATER-TIGHT FITTINGS AT ALL DRAIN CONNECTIONS
4. MAINTAIN PROPERLY FUNCTIONING SLOPE DRAINS UNTIL SLOPES HAVE BEEN PERMANENTLY STABILIZED, OR UNTIL PERMANENT SURFACE IMPROVEMENTS AND STORM DRAIN FACILITIES REPLACE THE NEED FOR TEMPORARY SLOPE DRAINS.
5. STABILIZE SLOPES NOT TO BE REWORKED WITHIN 14 DAYS OF ACHIEVEMENT OF GRADE. FOR SLOPES BETWEEN 10:1 AND 3:1, TRACKING AND MULCHING IS REQUIRED. FOR SLOPES STEEPER THAN 3:1, TRACKING AND EROSION CONTROL MATS ARE REQUIRED.



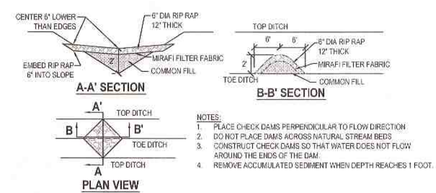
NOTES:
1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL. L, TEMPORARY BASIN OUTLET PROTECTION.

E TEMPORARY SEDIMENTATION BASIN
SCALE: NONE



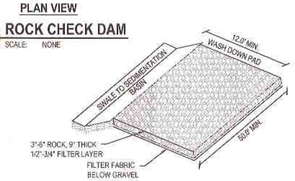
NOTES:
1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON PLANS, AND WHEREVER APPROPRIATE TO INTERCEPT SEDIMENT LADEN FLOW ON SITE.
2. MAINTAIN PROPER FUNCTION OF SEDIMENT TRAP UNTIL DISTURBED AREAS CONTRIBUTING TO BASIN HAVE BEEN PAVED OR REVEGETATED.
3. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS DECREASED BY HALF.

H SEDIMENT TRAP
SCALE: NONE



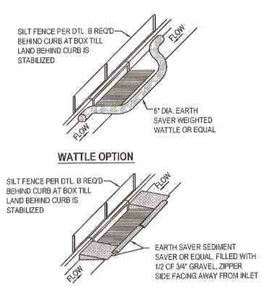
NOTES:
1. PLACE CHECK DAMS PERPENDICULAR TO FLOW DIRECTION
2. DO NOT PLACE DAMS ACROSS NATURAL STREAM BEDS.
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.
4. REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1 FOOT.

F ROCK CHECK DAM
SCALE: NONE



NOTE: PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

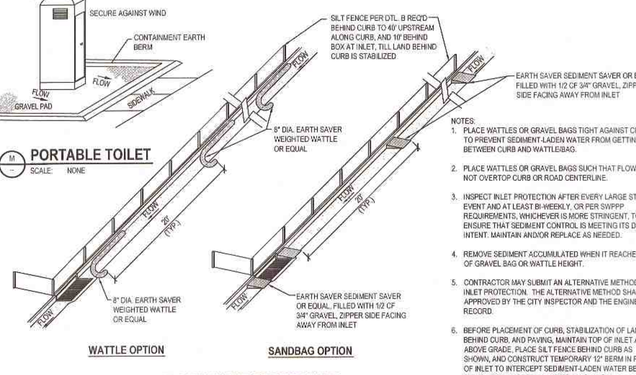
D TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

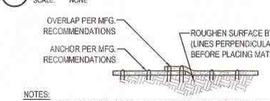
A SAG INLET PROTECTION
SCALE: NONE

M PORTABLE TOILET
SCALE: NONE



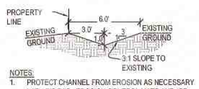
NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE. PLACE SILT FENCE BEHIND CURB AS SHOWN, AND CONSTRUCT TEMPORARY 12" BERM IN FRONT OF INLET TO INTERCEPT SEDIMENT-LADEN WATER BEFORE IT FLOWS DOWNSTREAM AND TO ALLOW FOR SEDIMENTATION BEFORE FLOW ENTERS INLET BOX.

K IN-LINE INLET PROTECTION
SCALE: NONE



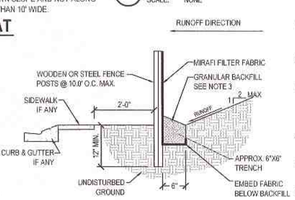
NOTES:
1. EROSION CONTROL MATS REQUIRED ON ALL DISTURBED SLOPES 3:1 OR STEEPER NOT OTHERWISE PROTECTED OR TO BE REWORKED WITHIN 14 DAYS OF CESSATION OF WORK ON SLOPE.
2. LAY OUT MATS WITH SEAMS RUNNING UP AND DOWN SLOPE AND NOT ALONG GRADE, EXCEPT IN CHANNELS OR SWALES LESS THAN 10' WIDE.

J EROSION CONTROL MAT
SCALE: NONE



NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

C DRAINAGE SWALE
SCALE: NONE



1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

B TEMPORARY SILT FENCE
SCALE: NONE

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

ENSIGN

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FOR:
ROLLINS RANCH LLC
90 SOUTH 400 WEST
SUITE 330
SALT LAKE CITY, UTAH 84101

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000
FAX:

ROLLINS RANCH SUBDIVISION PHASE 5 & 6
EARTHWORK PLAN
4600 WEST RANCH BOULEVARD
MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER
NO. 155787
SEAL 206629
6/18/13
RICHARD T. STATEN
STATE OF UTAH

NO.	DATE	REVISION	BY
1	6-18-13	FOR GRADING PERMIT	MTS
2			
3			
4			
5			
6			
7			
8			

EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NUMBER: 4003W
DATE: 6/18/13
DRAWN BY: M.ELMER
CHECKED BY: M.STATEN
PROJECT MANAGER: B.ELDER

C-4.1

Planning and Development Services
48 West Young Street
Morgan, UT 84050
(801) 845-4015

STAFF REPORT
August 2, 2013

To: Morgan County Planning Commission
Business Date: August 8, 2013

From: Charles Ewert, MPA
Planning and Development Services Director

Re: **County Initiated Text Amendment Regarding Plat Amendments to Lots Created by Flexible Subdivision or Zoning Ordinances now Repealed**

Application No.:	13.067
Applicant:	Morgan County Planning Commission
Request:	To amend Morgan County Code Sections 8-7 to allow for the amendment of subdivision lots that were created by now repeal flexible subdivision provisions

SUMMARY & BACKGROUND

A recent request for a Future Land Use Map Amendment (FLUMA) for one lot in the Surrey Lane Estates PRUD Subdivision led the Planning Commission to discuss the current non-conforming nature of lots created by now-repealed PRUD ordinances. The FLUMA applicant has a three acre lot in the RR-5 zone, which requires lots to have a minimum of 5 acres. The three acre lot was legally created by use of the PRUD ordinance, and has an existing home on it, and therefore certain entitlements exist; however, the lot has building restrictions on the rear of the lot for open space purposes, and these open space restrictions were the reason the lot was granted lesser area requirements. The owner desires to amend the restrictions, but there is not currently adopted standard that would enable the change. This lot is one lot of many created by the PRUD ordinance that could face permanent restrictions.

With this premise, the Planning Commission discussed the many other lot owners in the County who may find themselves in a situation where they desire to make changes to their property or use it in a different manner than allowed by the PRUD who cannot because all provision enabling the changes have since been repealed. To provide for this issue the Planning Commission requested a text amendment to enable lots to be altered under the same provisions that created them – or in essence "vested" in previous subdivision or zoning standards that were applicable at the time their lot was created.

Staff have provided the language in Exhibit "A" to enable this.

ANALYSIS

General Plan. The 2010 General Plan recommends flexible ordinances to encourage the preservation of open spaces[1]. Staff are currently working on determining the County's desires for a flexible subdivision ordinance. In the mean time, providing this ordinance change will assist with a more flexible application of code by extending former flexible standards to existing non-conforming lots.

Land Use Ordinance Provisions. The proposed text amendment, and other text in the ordinance that is being affected by it is attached in Exhibit "A."

Procedures for adopting amendments. Morgan County Code (MCC) sets out the Planning Commission's responsibility for adopting and amending the land use requirements:

> MCC 8-3-3(B)
> The Planning Commission may instruct staff to study and make recommendations for amendments to this title in response to changes in policy or conditions generally within the County. Staff shall forward a recommended amendment to the Planning Commission for their consideration. The Planning Commission shall review and make recommendation to the County Council regarding the proposed amendment pursuant to Subsection8-3-4(D) of this Title.
>
> MCC 8-3-4(D)
> Planning Commission Review and Recommendation: Upon receiving a recommendation from staff regarding an amendment to this Title or the Zoning Map, and after holding the required public hearing, the Planning Commission shall review the amendment and prepare its recommendation. The Planning Commission may recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the County Council for review and decision. The planning commission shall recommend adoption of a proposed amendment only when the following findings are made:
>
> 1. The proposed amendment is in accordance with the County's General Plan, goals, and policies of the County.
> 2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the County Council for the proposed land use regulations text amendments regarding plat amendments to lots created by flexible subdivision or zoning ordinances now repealed, application 13.067, based on the following findings:

1. That the amendments are necessary to clarify the administration of plat amendment for non-conforming lots.
2. The proposed amendment is in accordance with the County's General Plan, goals, and policies of the County.
3. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title.
4. That the amendments are not detrimental to the County's health, safety, and welfare.

[1] See 2010 General Plan Pg. 14-15

MODEL MOTION

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the County Council for the proposed land use regulations text amendments regarding plat amendments to lots created by flexible subdivision or zoning ordinances now repealed, application 13.067, based on the findings presented in the Staff report dated August 2, 2013:"

1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation for the proposed land use regulations text amendments regarding regarding plat amendments to lots created by flexible subdivision or zoning ordinances now repealed, application 13.067, based on the following findings:"

1. List any additional findings…

Exhibit A: Text Amendment Regarding Amendments to Lots Created by Flexible Subdivision or Zoning Ordinances now Repealed

All sections of code not specifically addressed herein shall remain unchanged.

8-7-4: NONCONFORMING LOTS PROHIBITED AFTER ADOPTION:

~~After adoption of this title, n~~No lot or subdivision having less than the minimum width, depth, frontage, ~~and~~ area, yard depth (setback), building envelope, or open space area required in the district in which it is located may be created, except as may be expressly allowed elsewhere in this Title, nor shall any land use approvals or ~~building~~ permits be issued for ~~construction~~ uses on such lots.~~nonconforming lots created subsequent to adoption of this title~~.

Any lot legally platted within the bounds of a subdivision that was created under the terms of a now repealed PRUD Subdivision Ordinance, PUD Overlay Zone, MPDR District, or other repealed zoning or subdivision ordinance intended to provide flexibility from the required minimum width, depth, area, yard depth (setback), building envelope, or open space area, may amend the width, depth, area, yard depth (setback), building envelope, or open space area of the subdivision lot pursuant to the minimum standards that provided such flexibility in the ordinance that governed its creation. Current procedural requirements for plat amendments shall apply.

Comment [CE1]: Does allowing for this negate the purpose of repealing the more flexible provisions?

PLANNING COMMISSION AGENDA
Thursday, June 27, 2013
Morgan County Council Room
6:30 PM

DRAFT

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers, 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer.
2. Approval of agenda.
3. Declaration of conflicts of interest.
4. Public Comment

Legislative Items

5. **Public Hearing**/Discussion
    a. Amend County Code to Repeal the CD Zone
    b. Waterspring LLC Rezone
    c. Jaques Rezone
6. Decision: Waterspring LLC Rezone
7. Decision: Jaques Rezone
8. Decision: Amend County Code to Repeal the CD Zone
9. **Public Hearing**/Discussion/Decision: Johnson Future Land Use Map Amendment

10. Staff Report.
    a. Next scheduled Planning Commission
11. Approval of minutes from June 13, 2013
12. Adjourn.

1. **Call to order – prayer.**

   Chairman Haslam welcomed everyone and also welcomed David Sawyer to the Planning Commission. Member Sawyer will replace Member Alvin Lundgren.

   Prayer was offered by Member Newton.

2. **Approval of agenda.**

   Member Sessions moved to approve the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

3. **Declaration of conflicts of interest.**

   There were no conflicts of interest declared.

4. **Public Comment**

   Member Erickson moved to open public comment. Second by Member Stephens. The vote was unanimous. The motion carried.

   There were none.

   Member Sessions moved to close public comment. Second by Member Newton. The vote was unanimous. The motion carried.

Legislative Items

5. **Public** Hearing/Discussion
   a. **Amend County Code to Repeal the CD Zone**
      Charlie presented his staff report.
      He noted recent events and development in the CD zone has given staff and County Council indication that the CD zone may actually not be doing what it is suppose to be doing which is create a town center in the central village of Mountain Green. The County Council has acknowledged that it is not actually functioning as they desire it to function and has directed staff to move forward with a repeal of that zone. In repeal of that zone, staff realizes that there are other properties in the County that have already been zoned to the CD zone. He noted that in the repeal of the CD zone, those that have not actually exercised the entitlement, won't automatically have entitlement under that zone. You either (a) restrict any use of the property which

could be argued as a constitutional taking, or (b) essentially grandfather them under the terms of the existing ordinance.
Given the Council's directive to repeal the CD zone, staff wanted to take the path of highest maximization and determine exactly how we help the county ensure that some of the difficulties they have realized through the execution of the other developments in the CD zone don't get executed again.

In doing this staff recognizes two properties that have not had entitlements granted under the CD zone, Dee Jaques property and Water Springs LLC; Bart Smith property. Mr. Ewert pointed out the locations of these properties on a map.
He noted Mr. Jaques has a residential home on his property with a few accessories and Water Springs is currently a vacant property with no apparent entitlements.

Issues with the CD zone:

- Who is really authorized to be land use authority?
- Submitting a development plan and executing through a development agreement.

He noted Council did not say to go re-zone either of these properties the council asked to repeal the CD zone. As he evaluated that he tried to figure out the best way to get the CD zone repealed without having any dangling unintentional consequences in doing so. He noted this was the best plan staff believed would provide for that; certainly there are other ways to do this, and one is to not re-zone the property. Actual administration of the CD zone is fairly impractical for a two acre piece of property. One option is to expand the CS zone onto the two properties. The reason they did not go with that option is that County Council has also given staff a separate directive to re-write the use allowances of that zone and every other commercial code that the county has. Staff is currently in the process of re-writing all the commercial zones to gear them towards more commercial friendly development and streamlining processes allowing for less robust process to get something executed.

He noted in order to give the property owner a zone that complies with their current lot size and make the property conforming, staff would recommend an RR-5 zone. He noted the CD zone is not going to be gone forever. The General Plan of Morgan County recommends a town center zone, and right now the CD zone is suppose to be that, but considering it is not working the County Council has given the directive to repeal and re-tool that zone.

Member Sessions asked if Mr. Ewert talked to the landowners before noticing these re-zones. Mr. Ewert stated staff did not.
She asked about the Nye's property. Mr. Ewert noted that there are two properties which still have entitlement under the CD zone; Nye's is one of those properties. It

is excluded from the Johnson development plan and there are existing entitlements that have been granted under the CD zone on this property. The other property is the Aspen Meadows property. If these properties are re-zoned they could potential be zoned into non-conformity.

Member Sessions noted that staff has stated they have been asked to re-write all the commercial zones; she noted she does not remember that directive. Mr. Ewert noted that they were asked to streamline commercial processes to provide an environment that induces more economic development potential. He referred to Title 8, Chapter 5 Article C there is a broad long 14 pages list of uses that are allowed and not allowed in the zones. He believes council has asked to consolidate and condense.

Member Sessions referred to the audio of the February 19, 2013 County Council in which this direction was given to eliminate the CD zone or at least make a recommendation. Chairman Kelly stated this would not affect anyone who is currently zoned CD. Mr. Ewert noted when he was working through his evaluations he did not see any other way that would actually satisfy the Council's desire to not have to deal with what was dealt with in the Johnson property.

Mr. Newton asked what the time line is for writing all these commercial zones. Mr. Ewert noted is that it is lengthier than originally anticipated. He is hoping he can have something in front of the County Council within the next two months.

Mr. Erickson asked if Mr. Ewert could give some other examples of why this is something that is not working for the County.

Charlie referred to all the red-line strikeouts in the packet, particularly 8-5D-18 Planned Unit Development.

- The County has broad discretion – mixed use/residential is not defined.

Member Sessions recommended gutting the existing CD zone and re-writing it.

Mr. Ewert noted that by this coming to the Planning Commission, possibly they can flush out ideas that maybe staff has not thought about.

Broad discussion took place on the following:

- Delays due to re-write of commercial.
- Possibilities to property owners if staff was to gut the zone.
- RR -5 being detrimental to land owners.

b. Water spring LLC Rezone

Bart Smith, Water springs LLC – surprised when he got the notice that the county was going to initiate this. CD is the maximum use compared to the RR-5 which is the minimum conforming use. He understands what the County is trying to do. He likes what Member Sessions has suggested; rather than throw the entire CD zone out, maybe overhaul it. Put the zone into a moratorium until it can be re-written. Only advantage he could see going to the RR-5 is if he could get the assessor to reassess his property with this zone, but noted she does not do that, she assesses on potential use. He noted there is no income coming in so taxes are delinquent on this property.

Chairman Haslam asked what Mr. Smith's preference was. He said if he could get the assessor to asses it as a 5 acre parcel that has $1000 tax value versus $10000 in taxes he would prefer that.
He noted that he believed the best interest would be to get it to where it needs to be. Possibly re-write the zone. He noted if it is zoned to RR-5 he could sell it and someone could buy it and build a house right down in the middle of the town center which doesn't make sense.

Mr. Smith noted during the Olympics there was 4 feet of fill brought in. Under the CD he has to have a development plan just to grade it down. Under the CS zone he just has to come in and get a conditional use permit. With that understanding he would prefer to go under the CS zone which is consistent with the adjoining zone.

Dee Jaques – Mr. Jakes noted he does not care whether it is zoned RR-1 or commercial but he does have people looking at it and he is in limbo selling it until this is settled. Commercial is what he requested five years ago and he has paid his due and pays taxes on that zone.

Member Sessions stated in essence, all commercial is tied up. The perception is that the County is anti-business. Right now it appears that all commercial options are taken off the table for developers and she does not believe it is good policy to tackle all commercial zones at once.

- CS zone was discussed.
- Excavation requirements in the different zones were discussed. Charlie suggested maybe adding a line item for excavation.
- Negative and positive aspects of zoning to CS were discussed.
- Noticing was discussed.

Member Sessions moved to open public hearing. Second by Member Erickson The vote was unanimous. The motion carried.

Blair Larsen – noted he was on the Mtn. Green DAT and Envision Morgan committee. If this was on the other foot and it was someone other than the County who wanted to get this zone change it would not go as quickly as it appears this is going.
Mr. Larsen referred to the Morgan County General Plan, page 3 under existing zoning. He also referred to page 12 regarding town centers.

Ty Eldridge – Not a big fan of the central development but also not a fan of re-zoning people's property. He noted if they want to re-zone they should request it themselves.

Member Sessions moved to close the public hearing. Second by Member Erickson. The vote was unanimous. The motion carried.

c. Jaques Rezone

The discussion under Water springs LLC encompassed this rezone discussion item as well.

6. **Decision: Watersprings LLC Rezone**

Member Sessions moved to forward a positive recommendation to the County Council for the County initiated rezone request for Morgan County/Watersprings, LLC Rezone Request, application #13.059, rezoning approximately 5.48 acres of property at approximately 4960 West Old Highway Road from CD to CS, based on the findings listed in the staff report dated June 19, 2013, and as modified by changing in finding #4 the (2) references of RR-5 to CS's and request staff to bring forward a text amendment to add excavation as a conditional use in the commercial land use table.

1. Because of ambiguous, vague or contradictory provisions, the CD Zone has proven impractical to appropriately administer.

2. Because of the aforementioned flaws in the CD zone, it is found that the CD zone does not comply with the "Town Center" designation in the 2010 Morgan County General Plan, in that "Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area".

3. By removing the CD designation from the property the County can more

appropriately facilitate the re-creation of a new "Town Center" zone?

4. By rezoning to the CS zone the County is preserving the property owner's potential to develop under the terms of the CS zone by providing a zone most compatible with the current property configuration and uses, and other current uses in the vicinity.

Second by Member Stephens.

Chairman called for debate

Member Sessions stated that she does not want to do something detrimental to the land owner and wants to allow them to do something with their land while this zone is being re-written.

Member Erickson stated if we change this to CS he did not believe anyone in the room realizes the impact of that. He does not want to make a CS decision that gives them a bad circumstance for them to deal with. Certainly there is the option for any landowner to come in and make the request themselves. He does not like to say that we just arbitrarily killed the CD process as the County Council has asked. He would rather see the CD zone put on hold and therefore no one can deal with that zone until the county revises CD policy. It certainly needs to be fixed and he heard Mr. Ewert state that could probably be done in two months given the priority from the County Council. He believes Mr. Larsen said it best; leave it alone. Let the individual property owner deal with it as they can best decide to deal with it.

Member Sessions stated she agrees with Member Erickson, however zoning allows Mr. Smith to excavate. Mr. Erickson noted it does because he has the option to come in and re-zone if he wants to CS.

There was discussion of dealing with the CD zone universally.

Chairman suspended the rules temporarily to allow Mr. Smith to make comment.

Bart Smith - noted the CS zone works good to accommodate what they want to do right now to excavate. If the town center comes in he would be inclined to maybe rezone the property to the new zone; this will save him a step.

The Chairman called for a Vote.

The vote was not unanimous with Members Stephens, Sessions, Newton, Sawyer for and Member Erickson against. The motion carried with the vote of four to one.

7. **Decision: Jaques Rezone**

Member Sessions moved to forward a positive recommendation to the County Council for the County initiated rezone request for the Morgan County/Dee Jaque Property, application #13.060, rezoning approximately 2.45 acres of property at approximately 5190 West Old Highway Road from CD to CS, based on the findings listed in the staff report dated June 19, 2013, and as modified by changing in finding #4 the (2) references of RR-1 to CS's and request staff to bring forward a text amendment to add excavation as a conditional use in the commercial land use table.

1. Because of ambiguous, vague or contradictory provisions, the CD Zone has proven impractical to appropriately administer.

2. Because of the aforementioned flaws in the CD zone, it is found that the CD zone does not comply with the "Town Center" designation in the 2010 Morgan County General Plan, in that "Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area".
3. By removing the CD designation from the property the County can more appropriately facilitate the re-creation of a new "Town Center" zone.
4. By rezoning to the CS zone the County is preserving the property owner's potential to develop under the terms of the CS zone by providing a zone most compatible with the current property configuration and uses, and other current uses in the vicinity.

Second by Member Sawyer.

Chairman called for debate

Member Sessions stated her reason would be the same as stated in the Water Springs application.

Member Sawyer noted this allows the property owner to do what he would like and in two months we may have something from staff. Believed this protected the property owner for the time being.

Member Erickson noted his comments would be the same as stated in the Water Springs discussion.

Member Newton noted he had concern with this only because of which Mr. Jaques stated was a potential buyer.

The Chairman called for a vote.

The vote was not unanimous with Members Stephens, Sessions, Newton, Sawyer for and Member Erickson against. The motion carried with the vote of four to one.

8. **Decision: Amend County Code to Repeal the CD Zone**

Member Sawyer moved to forward a positive recommendation to the County Council for the proposed CD zone repeal amendment, application 13.011, as presented in the staff report and based on the findings listed in the staff report dated June 21, 2013.
Second by Member Sessions

The Chairman called for debate.

Member Erickson asked if it is repealed then what do owners such as Nye's Glass and the Johnson property use as a tool. Charlie noted that existing CD properties (Nye's glass and Johnson property) have entitled rights. It cannot be expanded or improved.

The vote was not unanimous with Members Stephens, Sessions, Newton, and Sawyer for and Member Erickson against. The motion carried with the vote of four to one.

9. **Public Hearing/Discussion/Decision: Johnson Future Land Use Map Amendment**

Member Sessions moved to open a public hearing. Second by Member Newton.
The vote was unanimous. The motion carried.

Jeff Nielsen – Live one lot away from the Johnsons and has come to support them in their request to build the outbuilding they would like to build. They would be the neighbors directly impacted. They do not mind having this building on the property.

Member Stephens moved to close the public hearing. Second by Member Sawyer.
The vote was unanimous. The motion carried.

Mr. Johnson presented the planning commission with a handout (Please see attached exhibit C) His understanding is that if the PRUD was still in force this would not be a problem, if they were zoned RR-5 this would not be a problem, or even if they were still vested in the PRUD this would not be a problem. The only scenario where this would not be allowed is the current situation where they were in a PRUD and are not in one anymore; it is an unattended consequence.

Member Sessions noted in driving by it appears the building has already started. She asked Mr. Johnson to comment on that.
Mr. Johnson noted it is an outbuilding and he did not know he had to have a building permit for it. Once he found that out he stopped at that point and come to get a building permit and then found out the current situation.

Member Sawyer noted one of the recommendations is that other properties be held to the same rules and asked if Mr. Johnson knew if any of them would have a problem. Mr. Johnson noted from what he can tell there is no negative consequence.

Member Sessions asked if Mr. Johnson was aware of the frontage requirement in the RR-1. She did not believe this would be a solution to the problem. That is one of the perks of the PRUD is that you do not have to have the frontage requirement of the zone

Mr. Johnson noted he does not care what zone is decided on; the only thing he cares about is being able to build his outbuilding. He noted he was not sure why this PRUD is not still vested even thought the ordinance was re-pealed.

Charlie Ewert presented his staff report (Please see attached exhibit D)
The County had a PRUD ordinance and that ordinance gave individuals flexibility; Surrey Estates was one of those.

There was discussion on non-conforming use.

Mr. Ewert noted another option is to write something simple in the County subdivision ordinance regarding existing PRUD being able to remain vested.

Member Sawyer asked when the new flexible subdivision ordinance would be done. Mr. Ewert noted when he can get 14 people to agree on something.

Building envelopes were discussed.

Member Sessions moved to postpone indefinitely the Matt Johnson Future Land Use Map Amendment, application #13.046, as presented in the June 21, 2013 staff report.

Second by Member Stephens.

The Chairman called for debate.
There was none.

The vote was unanimous. The motion carried.

Member Stephens moved to recommend staff to add an amendment to the code that will allow modifications to current PRUD's while preserving the original parameters of the ordinance. Second by Member Erickson.

The Chairman called for debate.
There **was none.**

The vote was unanimous. The motion carried.

10. **Staff Report.**
    a. **Next scheduled Planning Commission**

       Charlie noted there would be a field trip for the Planning Commission and County Council to tour Snow Basin on July 9, 2013.

       It was decided that July 25th would be the next meeting if staff could confirm a quorum. If not, August 8th would be the next meeting.

11. **Approval of minutes from June 13, 2013**

    Member Erickson moved to approve the minutes of June 13, 2013 as typed. Second by Member Newton. The vote was unanimous. The motion carried.

12. **Adjourn.**

    Member Sawyer moved to adjourn. Second by Member Stephens. The vote was unanimous. The motion carried.

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Exhibit A - Public Hearing/Discussion Waterspring LLC Re-zone

STAFF REPORT
June 19, 2013
Planning and Development Services

To: Morgan County Planning Commission
Business Date: 6/27/13

Prepared By: Ronda Kippen, Planning Technician

Re: **County Initiated Rezone of Waterspring, LLC Property**

Application No.:	13.059
Applicant:	Morgan County
Project Location:	Approximately 4960 West Old Highway Road
Zoning:	CD
Acreage:	5.48 Acres
Request:	County initiated rezone of 5.48 acres of property located approximately at 4960 West Old Highway Road from CD to RR-5.

SUMMARY

The County Council has directed Staff to repeal the Central Development (CD) Zone due to ambiguous, vague or contradictory provisions that make the CD zone impractical to appropriately administer. Staff is proposing to rezone the vacant property owned by Waterspring, LLC located at approximately 4960 West Old Highway Road, also identified as Serial# 03-005-044-01. Staff is recommending rezoning the subject property from the current CD zone to the RR-5 zone to ensure a zone most compatible with the current configuration and uses of the property, and other uses in the vicinity. By rezoning the property to this zone the County will maximize the preservation of the land owner's existing and established land use rights. Once the Morgan County Code has been revised regarding commercial zones and uses, the County may move forward with a more appropriate zone that will help facilitate the creation of the "Town Center" area that has been identified in the 2010 Morgan County General Plan. This rezone is only intended to as a "place holder" until the County can re-create a better "Town Center" zone.

The property that has been identified to be rezoned to RR-5 is vacant ground adjacent to a variety of zones including agricultural, residential and commercial. In the event that there is a use that has been legally established prior to the County's amendment to the zoning map; that use will be allowed to continue as long as it is not expanded or abandoned as defined by the County's nonconforming use chapter Morgan County Code (MCC) 8-7-5. The recommended zone was selected in an attempt of creating as little non-conformity as possible.

Staff are advising that because administration of the CD zone has proven detrimental to the County, rezoning the property to *any* other existing zone will help the County better comply with the goals and

objectives of the 2010 General Plan by providing the County time to re-create a new "Town Center" zone. Staff are not recommending a rezone to any other commercial zone at this time because of another directive from the County Council to modify all commercial zones to create more commercial development friendly processes, but because we are only in the preliminary stages in providing such modifications we cannot provide any concrete verification of how other commercial zones will affect the surrounding area. This recommendation is a conservative approach by staff to provide the Planning Commission with results that are verifiable by steering clear of the current unknowns of the ongoing commercial code re-write.

ANALYSIS

Planning Commission Responsibility. Pursuant to MCC 8-3-3, the Planning Commission shall review the [zoning map] amendment application and certify its recommendations concerning the proposed amendment to the governing body within forty five (45) days from receipt of the amendment application in a regularly scheduled meeting. The Planning Commission shall recommend adoption of a proposed amendment only where the following findings are made:

1. The proposed amendment is in accord with the master plan of the County.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of this title.

General Plan. The first finding that the Planning Commission must make in order to make a positive recommendation for this rezone is that it is in accord with the master plan of the County. The 2010 General Plan and accompanied Future Land Use Map (as amended) is the County's master plan. The following are excerpts from the plan that may be relevant in evaluating this request (italics added for emphasis):

> One municipality (Morgan) and six village centers are located in Morgan County; Mountain Green, Peterson, Enterprise, Stoddard, Croydon, and Porterville. Most of these areas have identified future growth areas. The majority of future development in Morgan County is anticipated to occur in or near these areas. (Pg. 5-7)
>
> *Both the text of the General Plan and the Future Land Use Map must be considered* when making decisions about future development or redevelopment. (Pg. 7)
>
> Town Center projects should be designed to provide maximum compatibility with surrounding land uses. *Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area.* (Pg. 12)

The CD zone anticipates that the Planning Commission and County Council has more discretionary ability to provide additional administrative development requirements to obtain optimal aesthetic controls in the CD zone than are actually enumerated in the code; however, administrative law does not support this. Such application of administrative discretion has resulted in cases of arbitrary decision making. In

other words, the attorneys have told us that when it comes to administering the law we can't simply "make it up as we go."

Thus, it appears that the Planning Commission may find that the proposed rezone may conform to the intent of the County's master planning efforts because the practical administration of the CD zone has inconsistencies that conflicting with the desired "Town Center" designation in the Mountain Green area, and should be removed from properties that are not currently vested in its rules.

Zoning. The Planning Commission should evaluate the request based on the potential changes in use and compatibility with existing conditions. To begin the evaluation, it is important to know the purpose of each zone and how they relate to each other.

The purpose of the CD zone is as follows:
The central development district zone is established to stimulate economic development by providing a unique planning environment for commercial and office development. This district encourages creative development and site design for mixed use commercial, office and residential uses within "planned commercial centers" and is appropriately reserved for use within town and resort centers only.

Despite the good intentions of this purpose, the actual administration of the CD zone has not yielded the best results due to administrative requirements that do not give the County the discretionary authority that the CD zone was intended to contemplate. The type of discretionary authority the CD contemplates reflects legislative authority, not administrative.

The purposes of the RR-5 zone are as follows:

- To promote and preserve in appropriate areas conditions favorable to large lot family life;
- Maintaining a rural atmosphere;
- The keeping of limited numbers of animals and fowl; and
- Reduced requirements for public utilities, services and infrastructure.
- These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The sizes and uses of properties adjacent to the subject property vary. To the east of the property there is gravel pit and has been zoned A-20. Located south and east (across Old Highway Road) of the property, there are established commercial uses located in the Commercial Highway zone, a small area zoned RR-1 and A-20 as well as the Mountain Green Village PUD property that has been zoned Central Development, the development agreement for which was approved by the County Council in their June 18, 2013 meeting. To the north and west are properties of agricultural uses zoned A-20 and commercial uses zoned CS. The uses of properties in the area prime this property for many types of compatible uses; it may be found that the RR-5 zone will suit the area well, until the County can provide a re-created "Town Center" zone. (See Exhibit B)

When evaluating a rezone, it is critical to evaluate the potential for land use changes that the proposed

zone permits and/or conditionally permits. However unlikely, it is appropriate to evaluate the rezone as if the property is being used to the fullest extent allowable by County land use ordinance. A comparison of the differences in the allowed uses between the proposed RR-5 zone and the existing CD zone is a useful method to determine the potential change the rezone may have on the area. See Exhibit C for this comparison.

The following eight criteria should be evaluated when determining the impact of the potential rezone:

1. Potential density: The amount of land currently in the CD zone is 2.45 acres. The CD zone allows a mixture of residential and commercial uses, with a potential for residential development of 16 units per acre, or approximately 87.68 equivalent residential units (ERU's) on this property. A 5.48 acre zone change from CD to RR-5 could result in a total density of 1.096 residential units. The potential rezone would decrease the overall density of the property by 86.584 units.
2. Access: The proposed rezone property has roughly 657 feet of frontage along Old Highway Road, formerly known as U.S. Highway 30-S. Isolating only frontage as review criteria, there could potentially be two single family lots developed along the frontage of the road, given that the minimum frontage in the RR-5 zone is 250 feet.
3. Circulation: Old Highway Road is a thoroughfare that provides connections to and passed the subject property and other public streets in the County. Circulation to the property does not appear to be an issue.
4. Culinary Water Resources: Private culinary water systems serve the culinary water needs of the area. There is also the option for private wells supposing the property is large enough to support the required wellhead protection zone(s). The applicants will need to provide indication from a local water company of their willingness to serve the property or provide water right information, well log information, and Health Department approval if the property will be served by a private well prior to development on the property.
5. Sewer: The property falls within the boundaries of the Mountain Green Sewer Improvement District. They will be required to seek the district's approval to connect to the system prior to developing.
6. Fire Protection: The property is not in the Wildland Urban Interface Area, so a specific fire protection plan is not required. If/when it is developed it may still be required to have certain fire suppression as required by the local Fire Official.
7. Topographic Features: The property has a very mild grade. It was originally graded some years ago to provide parking for the 2002 Winter Olympics. Topography does not seem to be a concern for potential future development.
8. Geology: The property appears to be in the "Qa[p]" geologic unit designation, which is not listed in MCC §8-5I as a hazardous unit.

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Further Considerations. The property was rezoned from RR-1/A-20 to the CD zone in 2008 by ordinance CO-08-04. This rezone came at the request of a land owner, Tyler Quigley. Staff have conducted thorough research of this zone change because it appears the requester of the change did not own the property. In fact, one of the owner's of the property, Bart Smith, has recently indicated to the County that he had no idea that the rezone had ever occurred and suggested that it may have occurred by mistake.

It is difficult to tell based on previous Staff's records in the Planning and Development Services Department what property was intended for this rezone, and upon review of meeting minutes it seems possible that the property intended to be rezoned to the CD zone is on the corner of Trapper's Loop Road and Old Highway road, a property owned by Tyler Quigley. However, the County Council signed and executed ordinance CO-08-04, which provided a legal description that rezoned Mr. Smith's property (the subject Watersprings, LLC property), and not Mr. Quigley's property.

Noticing. The MCC 8-3-3 requires a public hearing for a rezone when the County Council's hears the rezone request. State law 17-27a-205 requires the first public hearing (whatever body is hearing it) to be noticed on the County's website and published in a newspaper of general circulation in the area at least 10 calendar days before the public hearing, and mailed to the property owner affected by the change, as well as adjacent property owners within parameters specified by the county (which is 1000 feet in Morgan County). As part of the application process the applicant was responsible for identifying these property owners and for providing the County with a mailing list. The County sent notices to all individuals on the mailing list.

This public hearing notice was posted at a minimum within the State and County requirements in the following manner:

1. Posted to the County website within 10 days prior to this meeting.
2. Published in the Morgan County News within 10 days prior to this meeting.
3. Mailed to property owners within 1000 feet of the affected property.
4. Mailed to the property owner.
5. Posted in the foyer of the Morgan County Courthouse.

STAFF RECOMMENDATION

Staff recommends that if the Planning Commission can make the following findings for approval of the Morgan County/Watersprings, LLC rezone that it do so based on the following findings:

1. Because of ambiguous, vague or contradictory provisions, the CD Zone has proven

impractical to appropriately administer.

2. Because of the aforementioned flaws in the CD zone, it is found that the CD zone does not comply with the "Town Center" designation in the 2010 Morgan County General Plan, in that "Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area".
3. By removing the CD designation from the property the County can more appropriately facilitate the re-creation of a new "Town Center" zone.
4. By rezoning to the RR-5 zone the County is preserving the property owner's potential to develop under the terms of the RR-5 zone by providing a zone most compatible with the current property configuration and uses, and other current uses in the vicinity.

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council for the Morgan County/Watersprings, LLC Rezone Request, application #13.059, rezoning approximately 5.48 acres of property at approximately 4960 West Old Highway Road from CD to RR-5, based on the findings listed in the staff report dated June 19, 2013, and as modified by the findings below:"

1. List any additional findings…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council for the Morgan County/Watersprings, LLC Rezone Request, application #13.059, rezoning approximately 5.48 acres of property at approximately 4960 West Old Highway Road from CD to RR-5, based on the following findings:

1. The current condition of the area does not merit changed or changing conditions. The area is not yet ready for the rezone request.
2. That the proposal does not conform to the Morgan County 2010 General Plan Future Land Use Map (as amended).
3. List any additional findings…

ADDITIONAL INFORMATION

Exhibit A: Morgan County Future Land Use Map
Exhibit B: Current Zoning and Aerial Picture Showing Uses
Exhibit C: Comparison of Land Use Permission Differences between CD and RR-5

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Exhibit B – **Public Hearing**/Discussion Jaques Rezone

Planning and Development Services

STAFF REPORT
June 19, 2013

To: Morgan County Planning Commission
Business Date: 6/27/13

Prepared By: Ronda Kippen, Planning Technician
Charles Ewert, Planning Director

Re: **County Initiated Rezone of Jaques Property**

Application No.:	13.060
Applicant:	Morgan County
Project Location:	5190 West Old Highway Road
Zoning:	CD
Acreage:	2.45 Acres
Request:	County initiated rezone of 2.45 acres of property located at 5190 West Old Highway Road from CD to RR-1.

SUMMARY

The County Council has directed Staff to repeal the Central Development (CD) Zone due to ambiguous, vague or contradictory provisions that make the CD zone impractical to appropriately administer. Staff is proposing to rezone the residential property owned by Dee Jaques located at 5190 West Old Highway Road. Staff is recommending rezoning the subject property from the current CD zone to the RR-1 zone to ensure a zone most compatible with the current configuration and uses of the property, and other uses in the vicinity. By rezoning the property to this zone the County will maximize the preservation of the land owner's existing and established land use rights. Once the Morgan County Code has been revised regarding commercial zones and uses, the County may move forward with a more appropriate zone that will help facilitate the creation of the "Town Center" area that has been identified in the 2010 Morgan County General Plan. This rezone is only intended to as a "place holder" until the County can re-create a better "Town Center" zone.

The property that has been identified to be rezoned to RR-1 is residential property adjacent to a variety of zones including agricultural, residential and commercial. In the event that there is a use that has been legally established prior to the County's amendment to the zoning map; that use will be allowed to continue as long as it is not expanded or abandoned as defined by the County's nonconforming use chapter Morgan County Code (MCC) 8-7-5. The recommended zone was selected in an attempt of creating as little non-conformity as possible.

Staff are advising that because administration of the CD zone has proven detrimental to the County,

rezoning the property to *any* other existing zone will help the County better comply with the goals and objectives of the 2010 General Plan by providing the County time to re-create a new "Town Center" zone. Staff are not recommending a rezone to any other commercial zone at this time because of another directive from the County Council to modify all commercial zones to create more commercial development friendly processes, but because we are only in the preliminary stages in providing such modifications we cannot provide any concrete verification of how other commercial zones will affect the surrounding area. This recommendation is a conservative approach by staff to provide the Planning Commission with results that are verifiable by steering clear of the current unknowns of the ongoing commercial code re-write.

ANALYSIS

Current Uses and Lot Configuration. The current use of the property is primarily residential. It has one residence on it and several accessory buildings. The lot is generally rectangular in shape, with approximately 200 feet of frontage along Old Highway Road. It appears from aerial photography that the current residence is setback from property boundaries the minimum of 15 feet as required by the proposed zone.

Planning Commission Responsibility. Pursuant to MCC 8-3-3, the Planning Commission shall review the [zoning map] amendment application and certify its recommendations concerning the proposed amendment to the governing body within forty five (45) days from receipt of the amendment application in a regularly scheduled meeting. The Planning Commission shall recommend adoption of a proposed amendment only where the following findings are made:

3. The proposed amendment is in accord with the master plan of the County.
4. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of this title.

Staff are advising that because administration of the CD zone has proven detrimental to the County, rezoning the property to *any* other existing zone will help the County better comply with the goals and objectives of the 2010 General Plan by providing the County time to re-create a new "Town Center" zone whilst ensuring no more development proposals are presented under requirements of the CD zone; and it is with this assertion that Staff believe the Planning Commission may find that the rezone does comply with the intent of the 2010 General Plan. Staff also advise that because the Council requested the repeal of the CD zone that the Planning Commission may find that changing conditions do indeed exist.

General Plan. The first finding that the Planning Commission must make in order to make a positive recommendation for this rezone is that it is in accord with the master plan of the County. The 2010 General Plan and accompanied Future Land Use Map (as amended) is the County's master plan. The Future Land Use Map identifies the area in question as a "Town Center" (see Exhibit A). The following are excerpts from the plan that may be relevant in evaluating this request (italics added for emphasis):

> One municipality (Morgan) and six village centers are located in Morgan County; Mountain

> Green, Peterson, Enterprise, Stoddard, Croydon, and Porterville. Most of these areas have identified future growth areas. The majority of future development in Morgan County is anticipated to occur in or near these areas. (Pg. 5-7)
>
> *Both the text of the General Plan and the Future Land Use Map must be considered* when making decisions about future development or redevelopment. (Pg. 7)
>
> Town Center projects should be designed to provide maximum compatibility with surrounding land uses. *Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area.* (Pg. 12)

The CD zone anticipates that the Planning Commission and County Council has more discretionary ability to provide additional administrative development requirements to obtain optimal aesthetic controls in the CD zone than are actually enumerated in the code; however, administrative law does not support this. Such application of administrative discretion has resulted in cases of arbitrary decision making. In other words, the attorneys have told us that when it comes to administering the law we can't simply "make it up as we go."

Thus, it appears that the Planning Commission may find that the proposed rezone may conform to the intent of the County's master planning efforts because the practical administration of the CD zone has inconsistencies that conflicting with the desired "Town Center" designation in the Mountain Green area, and should be removed from properties that are not currently vested in its rules.

Zoning. The Planning Commission should evaluate the request based on the potential changes in use and compatibility with existing conditions. To begin the evaluation, it is important to know the purpose of each zone and how they relate to each other.

The purpose of the CD zone is as follows:
The central development district zone is established to stimulate economic development by providing a unique planning environment for commercial and office development. This district encourages creative development and site design for mixed use commercial, office and residential uses within "planned commercial centers" and is appropriately reserved for use within town and resort centers only.

Despite the good intentions of this purpose, the actual administration of the CD zone has not yielded the best results due to administrative requirements that do not give the County the discretionary authority that the CD zone was intended to contemplate. The type of discretionary authority the CD contemplates reflects legislative authority, not administrative.

The purposes of the RR-1 zone are as follows:

- To promote and preserve in appropriate areas conditions favorable to large lot family life;
- Maintaining a rural atmosphere;
- The keeping of limited numbers of animals and fowl; and
- Reduced requirements for public utilities, services and infrastructure.

- These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The sizes and uses of properties adjacent to the subject property vary. To the east of the property is Old Farm Market and has been zoned CS. Located south and east (across Old Highway Road) of the property, there are established commercial uses located in the Commercial Highway zone, a small area zoned RR-1 and A-20 as well as the Mountain Green Village PUD property that has been zoned Central Development, the development agreement for which was approved by the County Council in their June 18, 2013 meeting. To the north and west are properties of agricultural uses zoned A-20 and residential uses. The uses of other properties in the area prime this property for many types of compatible uses; it may be found that the RR-1 zone will suit the area well, until the County can provide a re-created "Town Center" zone. (See Exhibit B)

When evaluating a rezone, it is critical to evaluate the potential for land use changes that the proposed zone permits and/or conditionally permits. However unlikely, it is appropriate to evaluate the rezone as if the property is being used to the fullest extent allowable by County land use ordinance. A comparison of the differences in the allowed uses between the proposed RR-1 zone and the existing CD zone is a useful method to determine the potential change the rezone may have on the area. See Exhibit C for this comparison.

The following eight criteria should be evaluated when determining the impact of the potential rezone:

9. Potential density: The amount of land currently in the CD zone is 2.45 acres. The CD zone allows a mixture of residential and commercial uses, with a potential for residential development of 16 units per acre, or approximately 39.2 equivalent residential units (ERU's) on this property. A 2.45 acre zone change from CD to RR-1 could result in a total density of 2.45 residential units. The potential rezone would increase the overall density of the property by 36.75 units.
10. Access: The proposed rezone property has 200 feet of frontage along Old Highway Road, formerly known as U.S. Highway 30-S. Isolating only frontage as review criteria, there is only sufficient frontage for one single family lot given that the minimum frontage in the RR-1 zone is 200 feet.
11. Circulation: Old Highway Road is a thoroughfare that provides connections to and passed the subject property and other public streets in the County. Circulation to the property does not appear to be an issue.
12. Culinary Water Resources: Private culinary water systems serve the culinary water needs of the area. There is also the option for private wells supposing the property is large enough to support the required wellhead protection zone(s). The applicants will need to provide indication from a local water company of their willingness to serve the property or provide water right information, well log information, and Health Department approval if the property will be served by a private well prior to

development on the property.

13. Sewer: The property falls within the boundaries of the Mountain Green Sewer Improvement District. They will be required to seek the district's approval to connect to the system prior to developing.
14. Fire Protection: The property is not in the Wildland Urban Interface Area, so a specific fire protection plan is not required. If/when it is developed it may still be required to have certain fire suppression as required by the local Fire Official.
15. Topographic Features: The property is fairly flat. Topography does not seem to be a concern for potential future development.
16. Geology: The property appears to be split in between the "Qh" and the "Qa[p]" geologic unit designation, which is not listed in MCC §8-5I as a hazardous unit.

Further Considerations. The property was rezoned from RR-1/A-20 to the CD zone in 2003 by ordinance CO-03-14. This rezone came at the request of the land owner, Dee Jaques. Mr. Jaques had the desire to rezone his property to a more marketable commercial zone in order to boost the value and potential of his lot. He paid an application fee and the request was subject to a full review by staff, the Planning Commission, and the County Council. However, to date Mr. Jaques has not acted on any of the development or use rights of the CD zone.

Mr. Jaques has contacted staff about this proposed rezone and has expressed his opposition to it. He still has a desire to keep the property in a commercial zone for marketability purposes, and indicated to staff his plans of trying to sell it this 2013 summer season. He is desirous that if any change is going to be made to the zone of his property that is reflects the same zone as the Old Farm Market on the lot just west of his lot. The Old Farm Market is in the commercial shopping (CS) zone.

Noticing. The MCC 8-3-3 requires a public hearing for a rezone when the County Council's hears the rezone request. State law 17-27a-205 requires the first public hearing (whatever body is hearing it) to be noticed on the County's website and published in a newspaper of general circulation in the area at least 10 calendar days before the public hearing, and mailed to the property owner affected by the change, as well as adjacent property owners within parameters specified by the county (which is 1000 feet in Morgan County). As part of the application process the applicant was responsible for identifying these property owners and for providing the County with a mailing list. The County sent notices to all individuals on the mailing list.

This public hearing notice was posted at a minimum within the State and County requirements in the following manner:

1. Posted to the County website within 10 days prior to this meeting.
2. Published in the Morgan County News within 10 days prior to this meeting.
3. Mailed to property owners within 1000 feet of the affected property.
4. Mailed to the property owner.
5. Posted in the foyer of the Morgan County Courthouse.

STAFF RECOMMENDATION

Staff recommends that if the Planning Commission can make the following findings for approval of the County initiated rezone of the Jaques property, that it do so based on the following findings:

1. Because of ambiguous, vague or contradictory provisions, the CD Zone has proven impractical to appropriately administer.
2. Because of the aforementioned flaws in the CD zone, it is found that the CD zone does not comply with the "Town Center" designation in the 2010 Morgan County General Plan, in that *"Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area".*
3. By removing the CD designation from the property the County can more appropriately facilitate the re-creation of a new "Town Center" zone.
4. By rezoning to the RR-1 zone the County is preserving the property owner's potential to develop under the terms of the RR-1 zone by providing a zone most compatible with the current property configuration and uses, and other current uses in the vicinity.

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council for the County Initiated Rezone Request of the Jaques Property, application #13.060, rezoning approximately 2.45 acres of property at 5190 West Old Highway Road from CD to RR-1, based on the findings listed in the staff report dated June 19, 2013, and as modified by the findings below:"

1. List any additional findings…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council for the County Initiated Rezone Request of the Jaques Property, application #13.060, rezoning approximately 2.45 acres of property at 5190 West Old Highway Road from CD to RR-1, based on the following findings:

1. The current condition of the area does not merit changed or changing conditions. The area is not yet ready for the rezone request.
2. That the proposal does not conform to the Morgan County 2010 General Plan Future Land Use Map (as amended).
3. List any additional findings…

ADDITIONAL INFORMATION

Exhibit A: Morgan County Future Land Use Map

Exhibit B: Current Zoning and Aerial Picture Showing Uses
Exhibit C: Comparison of Land Use Permission Differences between CD and RR-1

DRAFT

Exhibit D –Public Hearing/Discussion/Decision: Johnson Future Land Use Map Amendment

Planning and Development Services
STAFF REORT
June 21, 2013

To: Morgan County Planning Commission
Business Date: 6/27/13

Prepared By: Charles Ewert, Planning Director

Re: **Matt Johnson Future Land Use Map Amendment Request**

Application No.:	13.046
Applicant:	Matt Johnson
Project Location:	780 W. Surrey Lane
Zoning:	RR-5
Acreage:	3.23 Acres
Request:	Future Land Use Map Amendment of 3.23 acres of property located at 780 W Surrey Lane from the Ranch Residential 5 designation to the Rural Residential/Agriculture designation.

SUMMARY

This application is a request for the County to change the future land use map for a 3.23 acre property in the Milton area. The property is currently a subdivision lot, lot seven of the Surrey Lanes Estates PRUD Subdivision (see Exhibit C).

The lots in the Surrey Lanes Estates PRUD were created with the PRUD subdivision tool that the County repealed in 2010. Each lot has a prohibited building area on the rear of the lots. This "no build" area is restricting the applicant form erecting an accessory building in his desired location on the property. The applicant's ultimate goal is to amend the subdivision plat to amend the building restriction.

The plat cannot be amended at this time because of the PRUD ordinance's repeal. If a PRUD ordinance currently existed then the County would have criteria from which to evaluate a plat amendment. Without the flexibility that was a given to the original developer through the PRUD ordinance, which allowed additional density than would have otherwise been allowed in the RR-5 zone, the applicant's only option is to amend the plat in a manner consistent with currently adopted standard subdivision procedures and requirements. The repeal of the PRUD zone made the applicant's lot non-conforming in size and frontage for a traditional subdivision lot in the RR-5 zone. There are a few other PRUD's in the County that can still be amended because they are vested in the terms of a development agreement, but Surrey Lanes Estates PRUD and others that do not have vesting for changes or modifications under

the old PRUD ordinance cannot be amended under those same terms.

Thus, because the applicant only has a 3.23 acre lot in the 5 acre minimum zone, in order to facilitate a traditional plat amendment he must petition the County for a zone change to bring the acreage of his property into compliance with existing requirements. Because the Future Land Use Map does not support a zone change the applicant has chosen to request this Future Land Use Map Amendment in order to better facilitate a future zone change request.

The request is to change the front 1.101 acres of his property to the Rural Residential designation listed in the General Plan, which will support a future RR-1 zoning district, and change the rear 2.124 acres of his property to the Agricultural designation, which will support the A-20 zoning district. These zones executed on the current size and configuration of the lot will not yield the potential for additional dwelling units.

Staff do not recommend the singular change of the applicants property alone, without making greater consideration of the future land uses in the area, and how they effect other lots in the Surrey Lanes Estates PRUD. If the Planning Commission finds that a future land use map amendment is merited for the applicant's property, then staff recommend changing the future land use designation for all properties in the Surrey Lanes Estates PRUD subdivision thereby enabling other lot owners to later change their zoning designation and ultimately amend the subdivision in a manner consistent with the zoning.

This request and the complications herein is an unintended effect of the prior PRUD ordinance.

ANALYSIS

General Plan. The current future land use map indicates that the area is not a growth center and recommends no changes from the current Ranch Residential 5 designation (see Exhibit A).

The Ranch Residential 5 designation is intended to:

> The Ranch Residential 5 designation provides for the same uses as Ranch Residential 10, but allows for residential density of up to one unit per 5 acres.

And the Ranch Residential 10 designation says:

> The Ranch Residential designation accommodates rural large lot development with generous distances to streets and between residential dwelling units and a viable semi-rural character setting. Livestock privileges are a part of this character. Areas in this category are generally larger lots with accessory structures that may be used for livestock. The residential density is a maximum of 1 unit per 10 acres.

The applicant is requesting the Rural Residential designation on the front portion of his lot and the Agricultural designation on the rear. He is proposing this so that when he proposes a rezone he is giving the County a sense of security that he does not intend to increase the density of the community.

The Rural Residential designation is intended to:

> The Rural Residential category designation accommodates semi-rural large lot development, with generous distances to streets and between residential dwelling units in a viable semi-rural character setting. Residential density in rural residential areas is a maximum of 1 unit per acre.

And the Agricultural designation is intended to:

> This designation identifies areas of existing agricultural land uses. The purpose of this land use designation is to support viable agricultural operations in Morgan County, while allowing for incidental large-lot residential and other uses. The residential density in this category is up to 1 unit per 20 acres.

Zoning. The current zone of the property is RR-5 (see Exhibit B). The problem this applicat is attempting to resolve is that his lot is a smaller size than is allowed by the zone; a byproduct of the old PRUD ordinance. The ordinance that enabled the developer the benefit of creating lots smaller than traditionally allowed in the zone is now standing in the way of the resulting lot owner from receiving certain benefits of the zone which are generally allowed by conforming lots in the same zone.

In making final determination on this application the Planning Commission should consider the implications that a developer claimed benefit in execution of the development has now turned to a landowner's irreversible restriction on a use, and the policy considerations that should be merited in situations such as these.

The following criteria should be evaluated when determining the impact of the potential future land use map amendment:

17. Potential density: The current designation plans for five acre lots, but there are currently lots smaller than five acres in the area. Given tradition subdivision and zoning rules the 3.23 acre property could support 0.64 dwelling units if zoned RR-5. With the proposed re-designation and assuming a rezone is executed, the potential resulting density could be 1.21.
18. Access: The property is accessible via Surrey Lane, a private road that was not built to County Standards. The former PRUD did not require private roads to be built to County standards.
19. Circulation: Surrey Lane is a dead end road that is 1,000 feet long, the maximum length allowed by current code.
20. Culinary Water Resources: Currently, a private well supports the property.
21. Sewer: The property is supported by a septic system.
22. Fire Protection: The property is not in the Wildland Urban Interface Area, so a specific

fire protection plan is not required.

23. Topographic Features: The property is fairly flat. Topography does not seem to be a concern for potential future development.

Noticing. The MCC 8-3-3 requires a public hearing for a rezone when the County Council's hears the rezone request. State law 17-27a-205 requires the first public hearing (whatever body is hearing it) to be noticed on the County's website and published in a newspaper of general circulation in the area at least 10 calendar days before the public hearing, and mailed to the property owner affected by the change, as well as adjacent property owners within parameters specified by the county (which is 1000 feet in Morgan County). As part of the application process the applicant was responsible for identifying these property owners and for providing the County with a mailing list. The County sent notices to all individuals on the mailing list.

This public hearing notice was posted at a minimum within the State and County requirements in the following manner:

6. Posted to the County website within 10 days prior to this meeting.
7. Published in the Morgan County News within 10 days prior to this meeting.
8. Mailed to property owners within 1000 feet of the affected property.
9. Mailed to the property owner.
10. Posted in the foyer of the Morgan County Courthouse.

STAFF RECOMMENDATION

Staff recommends that if the Planning Commission is in favor of making this change that they direct staff to study possible changes for all lots in the Surrey Lanes Estates Subdivision for the same change prior to making final recommendation of any future land use map change in the area to the County Council, so that the change to the future land use map can better reflect a community purpose rather than an individual desire.

Staff recommend that if the Planning Commission is inclined to make a negative recommendation of the Johnson Future Land Use Map Amendment request that it do so based on the following findings:

1. That the request does not provide for a community planning effort that is supported by the 2010 General Plan.
2. That the use of the PRUD ordinance to create this lot resulted in a tradeoff in requirements that the developer benefited from, and that a land use map amendment is an inappropriate method of resolve certain unintended resulting consequences of the use of the PRUD.

3. That the landowner can resolve the nonconformity by acquiring additional acreage such that the property may be amended to comply with the zone and current subdivision regulations.
4. That there is validity in the current size and configuration of the required open space that has been provided by the building restrictions of the Surrey Lanes Estates PRUD.

MODEL MOTION

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council for the Matt Johnson Future Land Use Map Amendment, application #13.046, as presented in the June 21, 2013 staff report based on the findings below:"

2. List any additional findings…

Sample Motion for a *Negative* Recommendation – "I move we forward a negative recommendation to the County Council for the Matt Johnson Future Land Use Map Amendment, application #13.046, with the findings of the staff recommendation in the June 21, 2013 Staff Report with the additional findings below:

4. List additional findings…

ADDITIONAL INFORMATION

Exhibit A: Morgan County Future Land Use Map
Exhibit B: Current Zoning and Aerial Picture Showing Uses
Exhibit C: Surrey Lanes Estates PRUD Plat

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