



Staff Report

To: Francis Planning Commission

From: Katie Henneuse

Report Date: February 8th, 2021

Meeting Date: February 18th, 2021

Title: The Views at Francis Park

Type of Item: Zone Change Code Text Amendment

Background:

On October 15th, 2020, the developers discussed a concept plan with the Francis City Planning Commission. Based on feedback from the Commission and staff, they modified their concept plan and reduced the initial number of dwellings from 100 apartment units to 59 units consisting of a mix of 48 apartments (38 market rate and 10 moderate income) and 11 single family lots along with a Park 'n Ride lot. On December 17th, 2020, the applicant presented their apartment concept plan to the Planning Commission and were given a negative recommendation (0-4). Based on feedback from neighbors, the developers decided not to hold a public hearing for the apartment concept with the City Council. Instead, they discussed a new townhome style apartment concept with City Council that doesn't include a Park 'n Ride.

Executive Summary:

The developers have amended their application with a new concept plan to rezone 8.95 acres from a mix of approximately 4 acres R-H and 5 acres AG-1 to 3.2 acres Residential Multifamily (R-M) and 5.75 acres R-H conservation subdivision. The concept plan includes 56 units – 44 rental townhomes and 12 single family lots. The concept plan meets all requirements of the R-M zone, R-H zone, and conservation subdivision.

Analysis - Francis City General Plan:

The General Plan highlights several factors that should be reviewed:

- "Encourage managed growth and well-planned developments within the City." (Pg. 12 Community Vision)
- "A variety of housing types should be provided where appropriate, and innovative development patterns and building methods will result in more affordable housing and should be encouraged. Density increases should be considered only upon demonstration of adequate infrastructure, resource availability and benefit. Encourage creative approaches to housing developments that maintain and protect natural resources and environmental features." (Pg. 14-16 Land Use Guidelines)
- "Priority should be extended to existing agricultural uses, including animal ownership, versus new residential development. Allow the development of cluster subdivisions or other conservation subdivisions which provide for open space." (Agricultural and Residential Land Use of Francis Pg. 17-18)

Analysis – Compliance with Code

17.55 Moderate Income Housing and 18.58 Multifamily Zone

Ordinance 2020-08 was passed on August 13th, 2020 to adopt the Multifamily Residential Zone. This code states, “The explicit purpose of the Multifamily Zone is to obtain affordable housing within the community.”

A summary of housing conditions in Francis and Eastern Summit County follows:

- The median single home price in Francis in 2020 was \$529,450 with a low of \$249,000 and a high of \$1,303,000 (1/1/2020 – 9/30/2020). The median home price in Francis was comparable to other cities in the Kamas Valley.
- There were no condo or townhome sales in Francis in the same period.
- 39 moderate-income townhomes and 29 residential cottage lots have been approved in Francis.
- The projected annual shortage of affordable rental housing in Eastern Summit County is 44 units (Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019).

The developers are proposing 9 moderate income townhomes, comprising 20.4% of the total townhomes, which meets the goal of this zone to provide affordable housing.

The concept plan includes 44 townhome style apartment units on 3.2 acres. The M-F code allows 32 market rate units and up to 19 additional deed-restricted units on 3.2 acres. Per Francis’s moderate income housing code, a developer may exceed the allowed number of units with one bonus market rate unit for each moderate income housing unit, up to five bonus units. This concept plan meets Francis City code with 35 market rate units, 3 bonus market rate units, and 9 moderate income units.

18.76 R-H Conservation Subdivision

The concept plan includes 12 single family homes on 5.75 acres. Per code, up to 11 lots are allowed on this acreage plus one incentive density lot. 30% open space is required for an R-H conservation subdivision, or 1.73 acres of open space for this parcel. The concept plan proposes 1.8 acres of open space. The concept plan complies with R-H Conservation Subdivision requirements.

17.05 Subdivisions/General Provisions

Francis City code states: “Land shall not be subdivided and developed until available public facilities and improvements exist (or adequate guarantees are in place) and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks and recreation facilities, streets and transportation facilities, and related improvements. If necessary and required public facilities, infrastructure and safety protections are not in place or cannot be provided, the subdivision will not be allowed.”

More than 426 homes have been approved in Francis subdivisions, but have not been built (358 R-H or AG-1 lots, 29 R-C lots, and 39 townhomes). The impact on water and sewer infrastructure, roads, and schools should be analyzed and evaluated before approval of this subdivision, taking into consideration the developments that have already been approved in Francis.

Analysis – Positive and Negative Factors

Staff has identified the following positive factors of this proposal:

- This development proposes 9 moderate income rental townhomes. The market rate townhomes will also be rented, which will help fill the need for rental housing in Francis.
- The location of the proposed development is near the City Center and Francis Park. It is near the approved Francis Cove and Circle T developments. It will likely be in accord with the other residential projects that are planned in the vicinity.
- The added density of this development would add to the commercial viability of the City.
- The conservation subdivision will meet the goal of the City to preserve open space.

Staff has identified the following negative factors of this proposal:

- The current zoning of this property allows for approximately 12 single family homes. This proposal adds 44 units to the allowed density, will increase the rate of growth in the City, and will place a greater demand on the City's infrastructure, roads, and schools.
- Potentially affordable housing options, such as townhomes and cottage homes have already been approved by the City.
- The General Plan states the goal of preserving the rural feel of Francis and agricultural areas. This goal conflicts with this re-zoning application. The zoning application is proposing to re-zone agricultural land to a higher density which will not facilitate the ownership of animals and family food production.

Staff Recommendation:

Discuss the differences between this townhome style apartment concept and the previous apartment concept. If the benefits of this proposal outweigh the negative factors, positively recommend this proposal to the City Council with the following conditions:

- City engineer will perform analysis to demonstrate adequate infrastructure and resource availability for this added density in consideration of the other projects that have been approved within the City. If the analysis shows that the infrastructure is not adequate, the developer will agree to provide infrastructure upgrades.
- Developer will provide traffic impact study.

Staff also recommends that the Planning Commission and City Council consider updating the General Plan to clarify current goals for residential zones and affordable housing.

Community Review:

Francis City invites you to attend a public hearing for this proposed zone change by following the link below or by calling 1-346-248-7799 or 1-669-900-6833.

<https://us02web.zoom.us/j/88187130337?pwd=TzhRNCs0NnhscVR5NDVGb3BwZWdPd09>

Meeting ID: 881 8713 0337 Password: 174913

You can also comment by email to comments@francisutah.org

Published in the Park Record February 3rd, 2020.



Site Tabulations

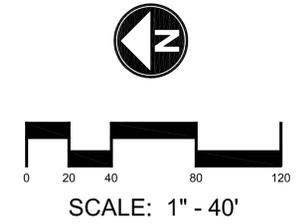
Project Tax ID	FT-90-A
Project Acreage	8.95 Acres
Residential Units	
Multi Family Zone Parcel	3.20 Acres
Apartment--Market Rate	35 Units
Apartment--Moderate Income	9 Units (20.4%)
Total Units	44 Units
Parking Tabulations	
Required per Code	132 Spaces
3 spaces/Unit	
Proposed Parking	176 Spaces
Garage Spaces (2 car garage)	88 Spaces
Driveway Spaces	88 Spaces
Conservation Subdivision Parcel	
Conservation Subdivision Parcel	5.75 Acres
Single Family Lots -- RH	11 Units
Incentive Density	1 Unit
Total Single Family	12 Units
Required Open Space (30%)	1.72 Acres
Proposed Open Space (31.2%)	1.80 Acres

Legal Description

Tax ID: FT-90-A

A portion of land located in the Northwest Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 89°31'28" West between the North 1/4 Corner and the Northwest Corner of said Section 33, described as follows:
 Beginning at a point South 89°31'28" West 690.13 feet along the section line from the North 1/4 Corner of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 00°00'59" West 660.02 feet to a point on the Francis Town Boundary, thence South 89°31'28" West 587.90 feet along the Francis Town Boundary to a point common with Parcel FT-90-A-X; thence North 00°27'43" West 660.00 feet along the Easterly line of said parcel to a point on the section line; thence North 89°31'28" East 593.42 feet along the section line to the point of beginning.
 Containing 8.95 Acres

Proposed Access to Align with Francis Cove Court



The Views at Francis Park

RM/RH Rezoning Multi Family/Conservation Subdivision Site Concept Plan

Francis, Utah

LandSOLUTIONS
PLANNING & DESIGN

Post Office Box 683175
Park City, Utah 84068
1750 Sun Peak Drive
435.901.3716
peteg@landsolutionspc.biz

January 31, 2021



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: February 9th, 2021

Meeting Date: February 18th, 2021

Title: J&E Ventures

Type of Item: Commercial Concept and Site Plan

Executive Summary:

The Frontier Cottages subdivision final plat was approved on November 8, 2018. The City Council subsequently approved a phasing plan to separate the commercial lots in the front and the residential lots in the back. The applicants were granted extensions to record the commercial plats. They are moving forward with commercial development and will record the commercial plat in the near future.

J&E Ventures would like to build a 4-unit office/shop rental space on the smaller north commercial lot located at 1548 S SR 32. They have submitted a concept and site plan and are seeking approval so that they can apply for a building permit.

City Code:

18.45 C-1 Commercial Zone

18.100 Off-Street Parking

18.115 Commercial Developments

18.118 Commercial Outdoor Lighting

Analysis:

Concept Plan/Site Plan and Lot Area

The proposed building is in the C-1 zone commercial zone. Office and professional shops are an allowable use in the C-1 zone. The lot is 0.64 acres, and the total building area is 8,012 square feet. The lot is a reasonable size for the proposed layout of the building, parking, and landscaping. The site plan meets all setback requirements in the C-1 zone.

Architectural Design and Materials

The architectural design of the building meets all code requirements. Two exterior wall materials are used, the colors are neutral, and the building is in character with other commercial buildings in Francis.

Parking

2 parking spaces per 1,000 square feet are required for business or professional offices. A minimum of 17 parking spaces are required for this building. The site plan has 17 parking spaces, including two ADA parking spaces. The site plan shows parking at the front of the building. No parking is located between the building

and SR 32, which is discouraged by City Code. The parking area will be paved with asphalt. The proposed parking area meets City code.

Landscaping

A 50/50 mix of deciduous and evergreen tree species will be planted every 20 feet along the rear and side of the building, including along the SR-32 right-of-way. Of trees being planted, 60% will be medium trees.

Deciduous trees will have a caliper of 2-3 inches, evergreens will be 4-5 feet tall. The remaining 40% of trees will be smaller. Deciduous trees having a caliper of 1 ½ -2 inch, evergreens being 4 feet tall.

The ground cover in this area will be rock or mulch. No trees will be planted within 45 feet of the entrance. An automated drip irrigation system will be run to each tree. The landscaping plan meets City code.

Buffers, Fences, and Walls

Buffers between this commercial building and the surrounding residential areas have been planned. A six-foot chain-link fence with vinyl privacy slats is proposed along the west property line between the development and the new residential lots. A vinyl privacy fence already exists on the north property line. Additionally, a landscape buffer of trees is planned on the north property line between the fence and the building.

Outdoor Lighting Plan

Six total outdoor lights are planned – two between the doors into the office space and one over each of the four garage doors. All six lights will be full cut-off. The man door lights are 790 lumens each and the garage door lights are each 1,227 lumens. The total output will be 6,488 lumens. Per City Code, the maximum light for this 0.64-acre parcel is 64,000 lumens. The light fixtures will be mounted 16 feet above grade, which is less than the maximum allowed height of 18 feet. The submitted outdoor lighting plan meets code.

The applicant is requesting approval to leave the lights on through the night for security purposes.

City Code 18.118.020 states:

“5. Outdoor lighting shall be turned off or reduce total lumen usage output 50 percent by 11:00 p.m. except for the following conditions:

- a. Operations that are open for 24 hours.
- b. Lighting that has been approved by the City Council for security purposes.”

Trash Storage

An enclosed dumpster is shown on the site plan at the southwest corner of the building. There is a 23' x 12' concrete dumpster pad. The dumpster will be screened and hidden from the public and residential view by the dumpster enclosure. The trash storage area meets code.

Staff Recommendation:

Staff recommends reviewing the site plan and architectural design of the building. Discuss any concerns that arise. Address the following issues with the applicant:

- Is it acceptable for the driveway to the parking area to be gravel and not asphalt?
- UDOT driveway access was granted with the condition that the applicant agree to provide 20 feet of cross-access on the east side to parcel FT-35-A, located directly north of this site, if the lot is developed commercially. Should the City require that the east-side landscaping be located out of the access area? The building footprint could potentially be moved 5 feet to the west to accommodate the landscaping.
- Discuss whether the lumen usage shall be reduced after 11 pm or if it can remain at full usage throughout the night for security purposes.

Positively recommend approval of the concept plan, site plan, architectural theme, buffers and fences, parking area, and lighting plan after recommending any conditions for approval. Approve the trash storage plan and the landscape plan after recommending any conditions for approval.

Community Review:

Francis City invites you to attend a public hearing for this proposed zone change by following the link below or by calling 1-346-248-7799 or 1-669-900-6833.

<https://us02web.zoom.us/j/88187130337?pwd=TzhRNCs0NnhscVR5NDVGb3BWdWdPdZ09>

Meeting ID: 881 8713 0337 Password: 174913

You can also comment by email to comments@francisutah.org

Published in the Park Record February 3rd, 2020.

January 28, 2021

To: City of Francis, UT

From: J&E Ventures

Regarding the property: 1548 S State Road 32 FT-37-A

J&E Ventures would like to build a 4 unit office/rental space on property listed below (north lot which is the smaller lot once the plat is recorded). The space will be for small businesses/homeowners that are looking for office and shop space. Site Plan attached.

J&E Ventures

2250 E Hwy 35
Kamas UT 84036



Legal Description: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 32; SAID POINT BEING SOUTH 00°17'23" WEST, ALONG THE SECTION LINE, 1786.05 FEET AND NORTH 89°32'09" WEST, 49.50 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°17'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 32, 384.80 FEET; THENCE NORTH 89°04'46" WEST, 189.11 FEET; THENCE NORTH 15°41'15" WEST, 62.08 FEET TO A POINT ON A 15.00-FOOT, NON-TANGENT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 24.35 FEET THROUGH A CENTRAL ANGLE OF 94°59'58" (CHORD BEARS NORTH 45°51'40" WEST, 21.76 FEET); THENCE NORTH 0°38'19" EAST, 308.63 FEET; THENCE ALONG THE FRANCIS FRONTIER SUBDIVISION BOUNDARY LINE SOUTH 89°32'09" EAST, 220.00 FEET BACK TO THE POINT OF BEGINNING. CONT 1.91 AC.

(LESS ANY PORTION LYING IN 1960-1504 FT-48-B-X) BAL 1.63 AC M/L M125-536
1604-1780 1609-422 1894-1993 2495-799-806

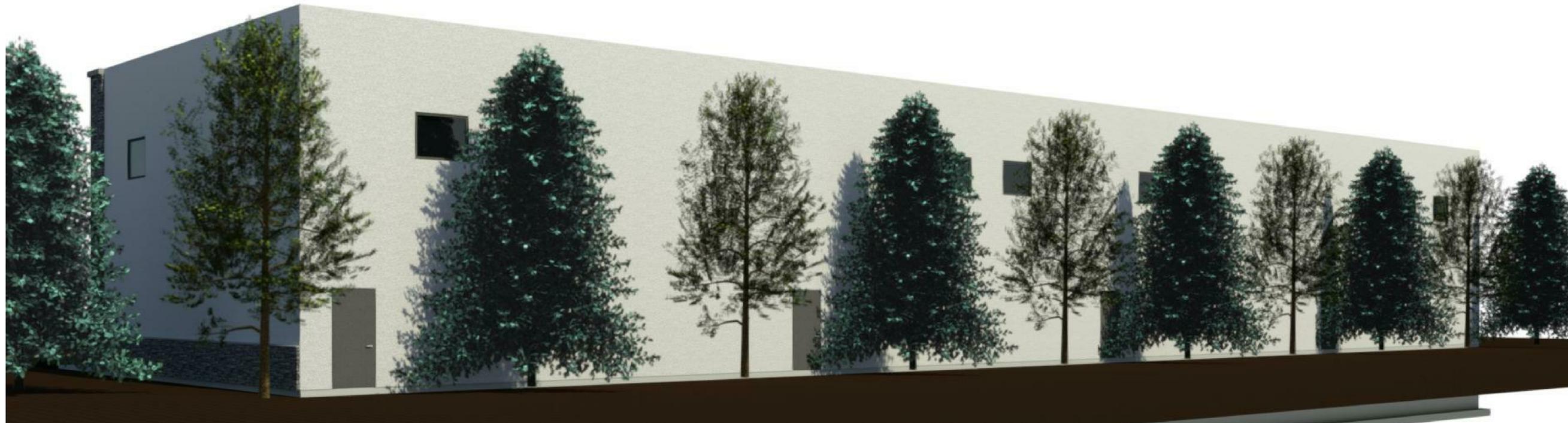
NOTE: LIGHT FIXTURES TO BE THE FOLLOWING:

BETWEEN MAN DOORS INTO OFFICE SPACE (2) TOTAL
DANBURY 7 1/2" BLACK DARK LED LIGHT, 10 WATT 790 LUMENS

ABOVE GARAGE DOORS (4) TOTAL
LITHONIA LIGHTING PRODUCT: #WDGE1 ELD P1 40K 1,227 LUMENS, COLOR BLACK, 10W LAMP, LED.



① NEW WITH LIGHTS
12" = 1'-0"



② NORTH
12" = 1'-0"

CONSTRUCTION NOTES

DATE

JANUARY 2021



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: Author
DESIGNER: Designer
REVIEWED: Checker

PROJECT #
20SM4037

SCALES

12" = 1'-0"

PROJECT NAME:

J & E VENTURES

PROJECT LOCATION:

1548 S SR 32 FRANCIS
UT

SHEET TITLE:

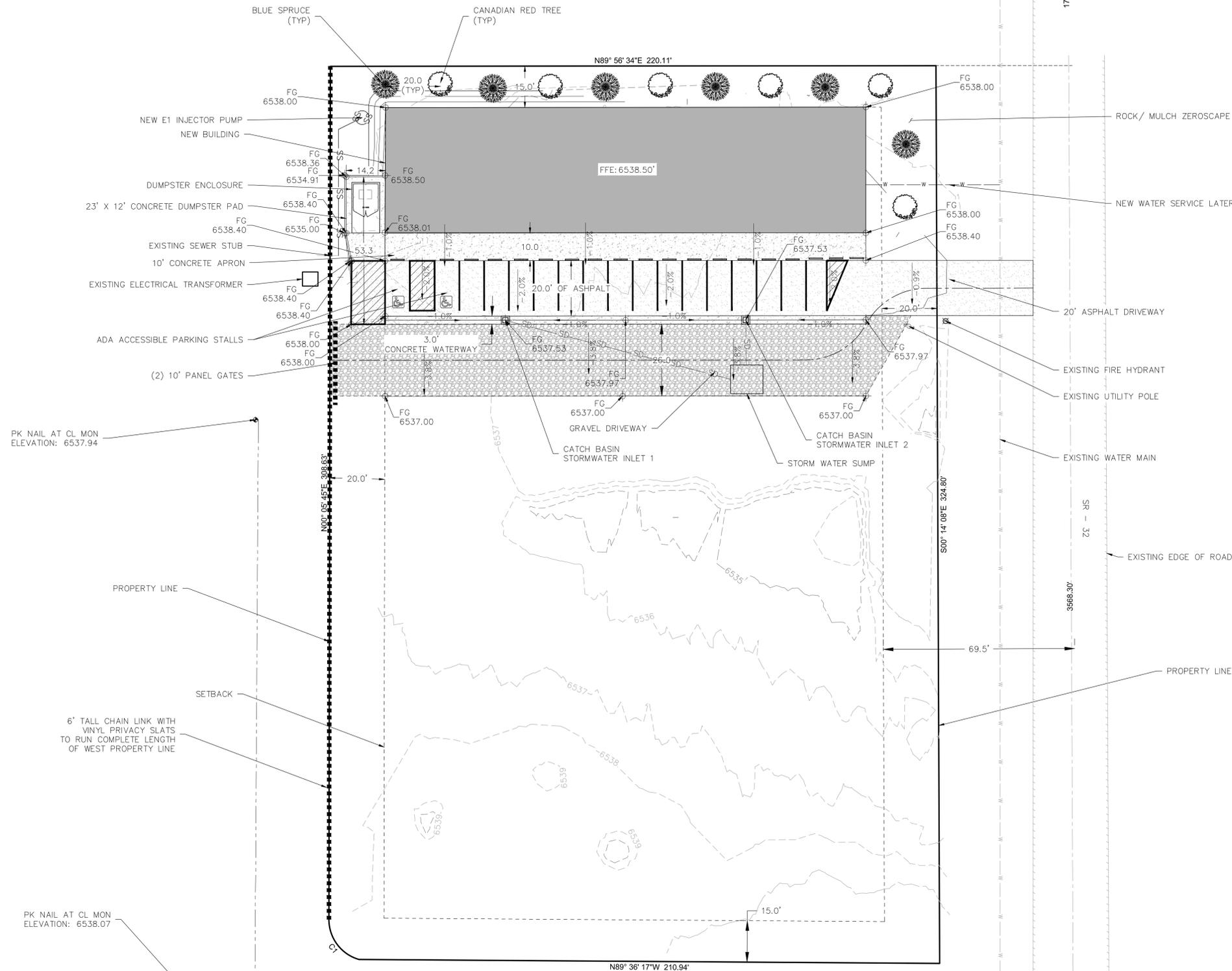
CONCEPTUAL VIEWS

PLAN SET:

PRELIM

SHEET

A7.1



CONSTRUCTION NOTES

OWNER TO COORDINATE THE NATURAL GAS COMPANY FOR GAS MAIN

LEGEND

PWR - PWR	EXIST POWER
G - G	EXIST GAS
W - W	EXIST WATER
IRR - IRR	EXIST IRRIGATION
SS - SS	EXIST SEWER
TEL - TEL	EXIST TELEPHONE
SD - SD	EXIST STORM DRAIN
FO - FO	EXIST FIBER OPTIC
---	EXIST FENCE
---	EXIST EDGE OF ROAD
---	EXIST MAJOR CONTOUR
---	EXIST MINOR CONTOUR
---	EXIST DITCH FLOW LINE
---	NEW EDGE OF ROAD
---	NEW MAJOR CONTOUR
---	NEW MINOR CONTOUR
---	NEW DITCH FLOW LINE
---	NEW PROPERTY LINE
---	PROPERTY BOUNDARY
---	UTILITY EASEMENT

WARNING
CALL BLUE STAKES



REVISIONS

1.	

DRAWN:	CRS
DESIGNER:	CRS
REVIEWED:	AJH
PROJECT #	

SCALES

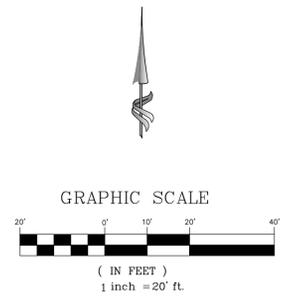
HORIZ:	1"=20'
VERT:	N/A
(24" x 36" SHEET)	

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
J&E VENTURES

SHEET TITLE:
SITE/UTILITY PLAN

PLAN SET:	SHEET
PRELIM	1.1





Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: February 8, 2021

Meeting Date: February 18, 2021

Title: Hart Crossing Subdivision

Type of Item: Final Master Plan and Preliminary and Final Phase 1 & 2 Approval

Executive Summary:

Hart Crossing located at the corner of Hallam and Lambert Lane, was annexed into Francis City on August 8th, 2019 as a conservation subdivision in the AG-1 zone. The concept plan proposed 53 single family and 16 townhome lots for a total of 69 units. The subdivision acreage is 60 acres with a minimum of 30 acres of open space. The developer is proposing four phases. The concept plan was accepted within the annexation agreement. Preliminary master plan approval was granted to the developer. The developer is now pursuing final master plan approval in conjunction with approval for Phase 1 and 2.

This item came before the Planning Commission during a public hearing on December 17th, 2020. It was tabled until the developer completed all requirements of a conservation subdivision and the final subdivision application. The following were noted as open items:

- Show road and townhome layout on Master Plan and Plat D.
- Designate a building envelope for Farm Lot 1.
- Confirm with City attorney that trail and dog park can be considered open space.
- Place the conservation lands into easements.
- Submit documents that govern ownership and maintenance of the conservation lands.
- Complete open items noted by City Engineer.

City Code:

17.30: Preliminary Plan

17.35: Final Plat

17.60: Conservation Subdivision

17.25.310: Sidewalks, curbs, trails, paths

Analysis of Open Items:

- The Master Plan properly designates a minimum of 30 acres as open space. 20% of the conservation land will remain open for the enjoyment of the residents and/or the public as required by Code.
- The Master Plan and Plat D show the townhome lot and road layout.
- A building envelope is shown on Plat A for Farm Lot 1. The location of the building envelope for Farm Lot 2 will be shown on a site plan when a building permit application is submitted.

- The City attorney confirmed that the dog park and storage drain easement may occupy the same space and this may be considered public open space. He also confirmed that the trail easement may be considered public open space.
- Plat notes place the conservation lands under a permanent easement.
- Plat notes that govern ownership and maintenance of the farm lots, city park, and trail corridor were included.
- CCRs and plat notes that govern ownership of the dog park and townhome open space were provided.

Staff Recommendation:

Evaluate the master plan documents, including Plat A and B for Phase 1 and 2 approval. Address the following issues with the applicant:

- Discuss dog park ownership. Is it acceptable for the owner of Farm Lot 2 to have ownership of the dog park and for the HOA to have maintenance responsibilities for it? Should the HOA own the dog park instead?
- Is mulch a suitable ground covering for the dog park (see Plat A Notes 8 and 9 and landscape plan)?
- Discuss the existing sheds. Is it acceptable for the existing sheds to be located within the 100-ft setback from Lambert? The Conservation Subdivision code has these requirements: “Front setbacks shall be a minimum of 20 feet from the property line.” and “All new dwellings shall be arranged and located a minimum of 100 feet from all external roads.”

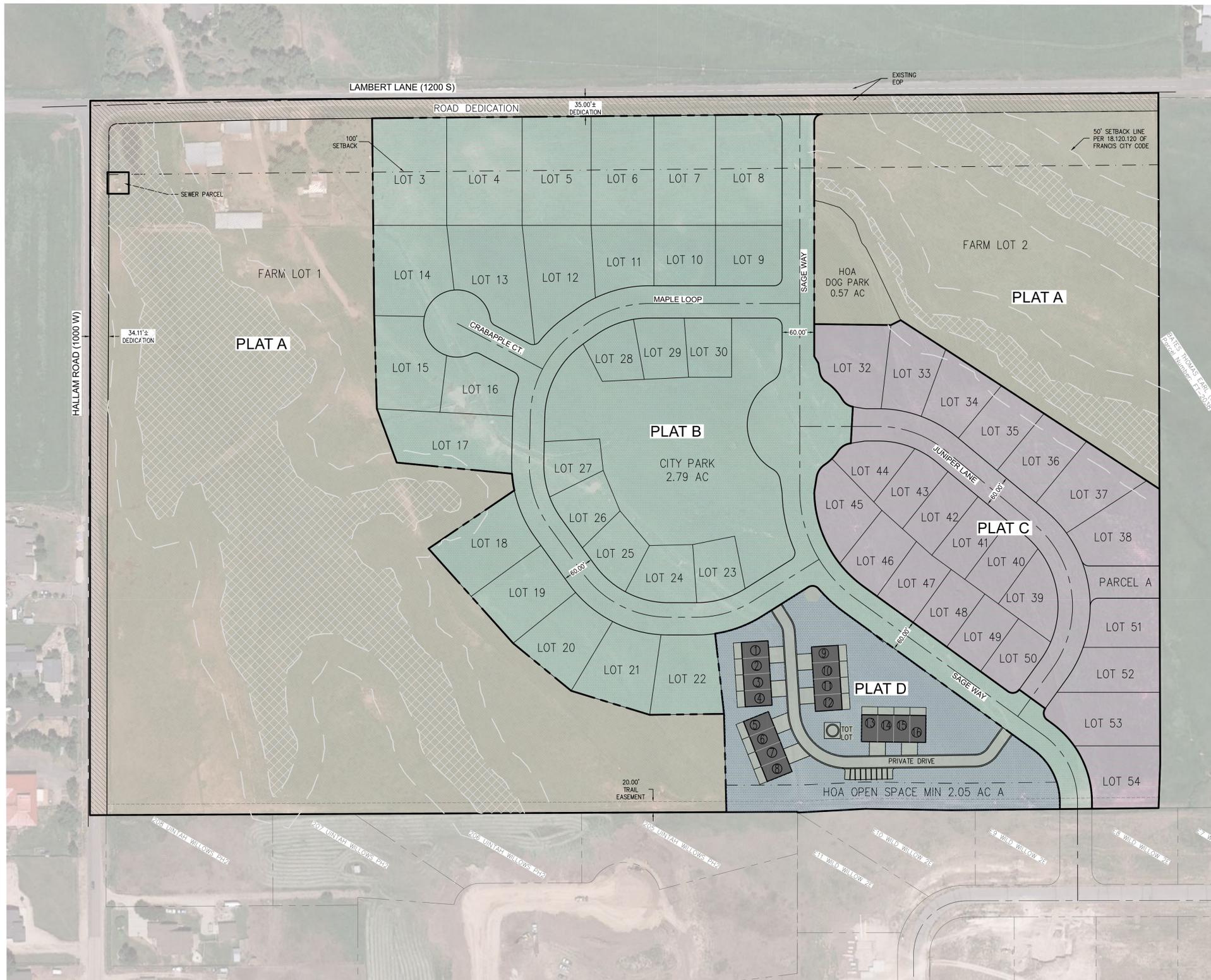
Positively recommend this proposal to the City Council for further review and approval.

Community Review:

A public hearing was already held for this agenda item.

PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART CROSSING PROJECT IS 30 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), AND 2.05 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO. 14372. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.
3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
4. PARCEL 'A' IS DEDICATED TO FRANCIS CITY AND WILL BE MAINTAINED BY THE CITY. IT IS INTENDED AT SOME FUTURE TIME THAT A CITY ROAD WILL BE BUILT ON THIS PARCEL TO CONNECT WITH FUTURE DEVELOPMENT TO THE EAST. CONSTRUCTION OF THIS FUTURE ROAD IS TO BE FUNDED AND CONSTRUCTED BY OTHERS.
5. THERE IS A 20'-FT WIDE PUBLIC TRAIL EASEMENT GRANT ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31 AND LOT 54. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD.
6. FRANCIS CITY REQUIRES ANY NEW RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 3 THROUGH 8 TO HAVE A MIN. 100'-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. IN ADDITION, NO DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT LANE (EXCEPT FARM LOT 1.)
7. THERE ARE 24'-FT WIDE DRIVEWAY AND UTILITY EASEMENTS GRANTED ACROSS LOTS 3 TO 14 FOR THE BENEFIT OF LOTS 3 TO 8.
8. THERE IS A STORM WATER DRAINAGE EASEMENT ON FARM LOT 2 GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
9. THERE IS A DOG PARK EASEMENT ON FARM LOT 2 GRANTED TO THE HART CROSSING LOT OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. MANAGEMENT AND MAINTENANCE SHALL BE BY THE HART CROSSING HOME OWNERS ASSOCIATION.
10. FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.00 AC). THE BUILDING ENVELOPE LOCATION FOR FARM LOT 1 IS SHOWN ON PLAT 'A'. THE BUILDING ENVELOPE LOCATION FOR FARM LOT 2 TO BE DETERMINED BY THE LOT OWNER AND SHOWN ON A SITE PLAN WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY. ALL NON-AGRICULTURE RELATED BUILDINGS, DECKS, PATIOS, GARAGES, PAVED PARKING, PLAY-AREAS, LAWNS AND LANDSCAPING, AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE.
11. TOWNHOMES LOT 31 IS APPROVED FOR A MAXIMUM OF 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH A FINAL SUBDIVISION PLAT APPLICATION. AT LEAST 2.05 ACRES OF TOWNHOMES LOT 31 SHALL BE IMPROVED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING LOT OWNERS AND RESIDENTS (BUT NOT PUBLIC).
12. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.



HART CROSSING TABULATIONS

Total Acreage in 4 Plats =	60.90 ac
Existing Lambert & Hallam Roads =	-0.90 ac
Project Acreage	60.00 ac
Lambert & Hallam ROW dedication	2.62 ac
Internal Road Dedication:	5.91 ac
Single-Family Lots:	17.93 ac
City Parcel A	0.19 ac
Townhomes Lot:	4.00 ac
2 Farm Lots:	27.46 ac
City Park	2.79 ac
TOTAL ACREAGE	60.90 ac
RESIDENTIAL UNITS	
Single Family Lots =	51 74%
Farm Homes (1.00-ac) =	2 3%
Townhomes =	16 23%
Total Residential Units =	69 100%
OPEN SPACES:	
Farm Lots Total Area =	27.46 ac
Minus 2 Building Envelopes =	-2.00 ac
City Park Acreage =	2.79 ac
Townhomes Open Space =	2.05 ac min.
TOTAL OPEN SPACE =	30.30 50.5%
ACTIVE OPEN SPACES:	
City Park Acreage =	2.79 ac
Dog Park =	0.57 ac
South Trail Corridor =	0.59 ac
Townhomes Open Space =	2.05 ac min.
Active Open Space =	6.00 10.0%

LEGEND

- ADJACENT PROPERTY LINES
- SETBACK LINE
- WETLANDS SETBACK LINE
- ▨ DELINEATED WETLANDS
- ▨ ROAD DEDICATION
- ▨ PLAT A
- ▨ PLAT B
- ▨ PLAT C
- ▨ PLAT D

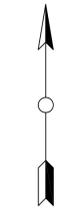
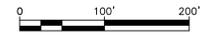
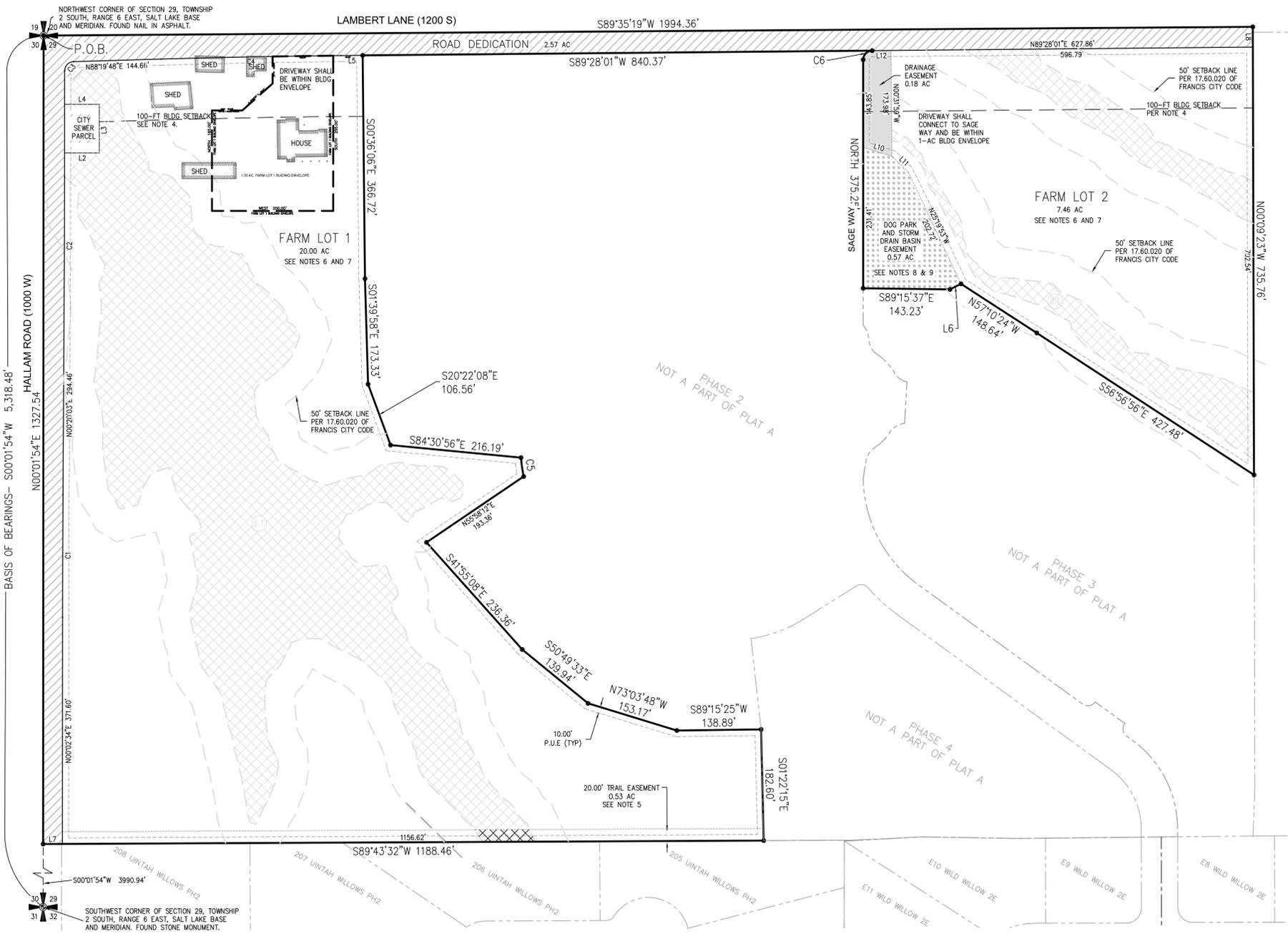
PROJECT
C20-003
SHEET
1 OF 1
ISSUE DATE
01/19/2020

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.
SIGNING, ALLEGATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

HART CROSSING SUBDIVISION- MASTER PLAN

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M, FRANCIS CITY, SUMMIT COUNTY, UTAH



BOUNDARY DESCRIPTION

BEGINNING AT THE SUMMIT COUNTY SURVEY MONUMENT FOR THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

AND RUNNING THENCE N89°35'19"E 1,894.36 FEET; THENCE S00°09'23"E 735.76 FEET; THENCE N56°56'56"W 427.48 FEET; THENCE N57°10'24"W 148.64 FEET; THENCE S63°19'44"W 20.34 FEET; THENCE N89°15'37"W 143.23 FEET; THENCE NORTH 375.25 FEET; THENCE 23.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'01", WITH A CHORD BEARING AND DISTANCE OF N44°44'00"E 211.11 FEET; THENCE S89°28'01"W 840.37 FEET; THENCE S00°36'00"E 366.72 FEET; THENCE S01°39'58"E 173.33 FEET; THENCE S20°22'08"E 106.56 FEET; THENCE S84°30'56"E 216.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 230.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N85°50'37"E THENCE 31.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'06", WITH A CHORD BEARING AND DISTANCE OF S08°02'55"E 31.23 FEET; THENCE S55°58'12"W 193.36 FEET; THENCE S41°55'08"E 236.36 FEET; THENCE S50°49'33"E 139.94 FEET; THENCE S73°03'48"E 153.17 FEET; THENCE N89°15'25"E 138.89 FEET; THENCE S01°22'15"E 182.60 FEET; THENCE S89°43'32"W 1,188.46 FEET; THENCE N00°15'44"E 1,327.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 30.119 ACRES, OR 1,311,995 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550).

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT 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, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE A SUBDIVISION, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

NAME _____ PRINTED NAME _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ S.S. _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ DATE _____

PLANNING

SIGNATURE _____ DATE _____

ATTORNEY

SIGNATURE _____ DATE _____

ENGINEERING

SIGNATURE _____ DATE _____

FIRE

SIGNATURE _____ DATE _____

HEALTH DEPARTMENT

SIGNATURE _____ DATE _____

SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

ROS # _____ SIGNATURE _____

RECORDER

PLAT NOTES

- HART CROSSING HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS RANCH PROJECT IS 30.0 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
- BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
- FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.00 AC). THE BUILDING ENVELOPE LOCATION FOR FARM LOT 1 IS SHOWN ON THIS PLAT. THE BUILDING ENVELOPE LOCATION FOR FARM LOT 2 TO BE DETERMINED BY THE LOT OWNER AND SHOWN ON A SITE PLAN WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY. ALL NON-AGRICULTURE RELATED BUILDINGS, DECKS, PATIOS, GARAGES, PAVED PARKING, PLAY-AREAS, LAWNS AND LANDSCAPING, AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE.
- FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 TO HAVE A MIN 100-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. IN ADDITION, NO DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT FROM FARM PARCEL 2.
- THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.
- A PERMANENT CONSERVATION EASEMENT FOR CONTINUED AGRICULTURE IS GRANTED TO FRANCIS CITY ON FARM LOT 1 AND FARM LOT 2, EXCLUDING THE 1.00-AC BUILDING ENVELOPE AS DETERMINED BY EACH LOT OWNER. ALL SITE IMPROVEMENTS OUTSIDE OF THE BUILDING ENVELOPE MUST BE AGRICULTURE- AND FARM-RELATED (PASTURES, CROPS, FARM ANIMALS, GARDENS, BARNY, CORRALS, SHEDS, ARENAS, AND SIMILAR). EACH FARM PARCEL IS PERMANENTLY RESTRICTED FROM FUTURE SUBDIVISION AND ANY DEVELOPMENT OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT FOR THOSE AGRICULTURAL AND PERMITTED USES ALLOWED BY FRANCIS CITY.
- OWNERSHIP AND MAINTENANCE OF CONSERVATION LANDS ON EACH FARM LOT: OWNERSHIP OF EACH FARM LOT MAY BE ANY PERSON, PERSONS, OR ENTITY, EITHER PRIVATE OR PUBLIC. OPERATION AND MAINTENANCE OF EACH FARM PARCEL SHALL INCLUDE STANDARD FARMING IRRIGATION PRACTICES, NOXIOUS WEED CONTROL, PLOWING, HAYING, MOWING, GRAZING, CROPS, GREENHOUSES, AND CARE OF THE LAND THAT IS TYPICAL OF SIMILAR FARM OPERATIONS IN THE COUNTY. ALL COSTS OF FARM OPERATION AND MAINTENANCE, BOTH ANNUAL AND LONG-TERM, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- A PERMANENT STORM WATER DRAINAGE BASIN AND CITY UTILITY EASEMENT ON FARM LOT 2 IS GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL INSTALL COMMERCIAL-GRADE WEED BARRIER FABRIC AND A LAYER OF 4" MINUS ROCK WITHIN THE DETENTION BASIN. BARK MULCH OVER COMMERCIAL-GRADE WEED BARRIER FABRIC SHALL BE INSTALLED AROUND THE PERIMETER OF THE BASIN, EXTENDING TO THE STREET. MAINTENANCE OF THE STORM DRAIN BASIN, PIPES, AND STORM WATER FACILITIES IS THE RESPONSIBILITY OF THE CITY.
- A DOG PARK EASEMENT ON FARM LOT 2 IS GRANTED TO THE HART CROSSING LOT OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. THIS EASEMENT IS CONCURRENT WITH THE STORM WATER EASEMENT GRANTED TO FRANCIS CITY. DEVELOPER SHALL INSTALL A 36" SPLIT RAIL AND WIRE FENCE WITH AN ENTRY GATE AND TWO BENCHES AND LANDSCAPING. LANDSCAPING SHALL BE WOOD CHIPS MULCH ON THE FLAT AREAS AROUND THE TOP OF THE DETENTION BASIN, WITH TREES ALONG THE STREET. SITE IMPROVEMENTS, MANAGEMENT, AND CLEANING AND GENERAL MAINTENANCE OF THIS DOG PARK IS THE RESPONSIBILITY OF THE HART CROSSING HOA.

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 10 FEET

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	39965.00	203.25	0°17'29"	203.25	N00°11'18"E
C2	50035.00	226.08	0°15'32"	226.08	N00°12'17"E
C3	15.00	23.11	88°15'17"	20.89	N44°12'09"E
C4	14965.00	296.92	1°08'13"	296.92	N88°53'54"E
C5	230.00	31.25	7°47'06"	31.23	S08°02'55"E
C6	15.00	23.42	89°28'01"	21.11	N44°44'00"E

LINE	BEARING	DISTANCE
L1	N00°04'31"E	59.20
L2	S89°58'40"E	37.26
L3	N00°01'20"E	40.00
L4	N89°58'40"W	37.22
L5	N89°30'01"E	35.42
L6	S83°19'44"W	20.34
L7	N88°43'32"E	31.83
L8	N00°09'23"W	33.23
L9	N00°04'51"E	35.00
L10	N72°39'55"W	50.67
L11	S45°32'03"E	36.83
L12	N89°28'01"E	31.07

LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- TRAIL EASEMENT
- WETLANDS SETBACK
- SET STREET MONUMENT
- BOUNDARY ANGLE POINT
- DELINEATED WETLANDS
- ROAD DEDICATION TO FRANCIS CITY
- STORM DRAIN EASEMENT GRANTED TO CITY
- DRAINAGE EASEMENT

VICINITY MAP



PROJECT: C20-003
 SHEET: 1 OF 1
 ISSUE DATE: 01/19/2020

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 HEBER CITY, UTAH 84032
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 SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO ATTEST THEREON AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

HART CROSSING - PLAT A

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M, FRANCIS CITY, SUMMIT COUNTY, UTAH

NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. FOUND NAIL IN ASPHALT.

LAMBERT LANE (1200 S)

PLAT NOTES

- HART CROSSING HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART CROSSING PROJECT IS 30.0 ACRES, INCLUDING FARM LOT 1 (18.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.08 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
- A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. OUT PROJECT NO. 14372. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.
- BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
- DEVELOPER SHALL INSTALL IMPROVEMENTS IN THE CITY PARK WHICH IS DEDICATED TO FRANCIS CITY. THE ENTIRE PARK AREA SHALL BE LANDSCAPED, LANDSCAPING AND IMPROVEMENTS SHALL INCLUDE GRASS, UNDERGROUND IRRIGATION SYSTEM, PLAYGROUND EQUIPMENT, AT LEAST 20 TREES, AND FENCING BETWEEN THE PARK AND THE ADJACENT LOTS. ADDITIONAL PARK IMPROVEMENTS, MANAGEMENT, AND MAINTENANCE OF THIS PARK IS THE RESPONSIBILITY OF FRANCIS CITY.
- FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON LOTS 3 THROUGH 8 TO HAVE A MIN. 100-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. ADDITIONALLY, NO DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT LANE FROM THESE LOTS.
- THERE ARE 24-FT WIDE DRIVEWAY AND UTILITY EASEMENTS GRANTED ACROSS LOTS 3 TO 14 AS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE FOUR LOTS UNDER EACH EASEMENT. SHARED DRIVEWAYS ON THESE EASEMENTS SHALL BE MIN. 5" THICK CONCRETE X 16-FT WIDE, WITH A LANDSCAPED 4-FT SHOULDER EACH SIDE TO ACCOMMODATE SNOW STORAGE. CONSTRUCTION AND MAINTENANCE COSTS OF EACH DRIVEWAY AND LANDSCAPING SHALL BE SHARED EQUALLY BY THE LOT OWNERS WHO USE SAID DRIVEWAY.
- ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 32.57 FEET AND EAST 526.26 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°28'01"E 840.37 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.03 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S00°01'54"W THENCE 23.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'01"; WITH A CHORD BEARING AND DISTANCE OF S44°44'00"W 21.11 FEET; THENCE SOUTH 375.25 FEET; THENCE SOUTH 60.03 FEET; THENCE S31°27'20"E 14.76 FEET; THENCE S09°07'00"E 16.82 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 19.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'51"; WITH A CHORD BEARING AND DISTANCE OF S29°03'55"E 19.11 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.93 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S32°55'27"W THENCE 47.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°00'49"; WITH A CHORD BEARING AND DISTANCE OF S43°54'14"E 47.15 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N60°05'01"E THENCE 24.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'48"; WITH A CHORD BEARING AND DISTANCE OF S55°24'23"E 24.10 FEET; THENCE S03°13'08"W 28.48 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.57 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S06°57'18"E THENCE 29.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'46"; WITH A CHORD BEARING AND DISTANCE OF S58°17'49"W 28.44 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N56°26'19"W THENCE 17.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'49"; WITH A CHORD BEARING AND DISTANCE OF S39°16'36"W 17.73 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; THENCE 17.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'49"; WITH A CHORD BEARING AND DISTANCE OF S50°41'36"W 17.68 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S33°42'05"E THENCE 29.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'11"; WITH A CHORD BEARING AND DISTANCE OF S31°43'49"W 28.48 FEET; THENCE S09°07'00"E 16.82 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44"; WITH A CHORD BEARING AND DISTANCE OF S03°44'37"W 5.24 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 141.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°44'45"; WITH A CHORD BEARING AND DISTANCE OF S20°00'07"E 138.69 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 60.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'23"; WITH A CHORD BEARING AND DISTANCE OF S48°15'21"E 60.31 FEET; THENCE S54°07'52"E 334.05 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; WITH A CHORD BEARING AND DISTANCE OF N80°52'08"E 21.21 FEET; THENCE S54°07'52"E 60.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S54°07'52"E THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; WITH A CHORD BEARING AND DISTANCE OF S09°07'52"E 21.21 FEET; THENCE S54°07'52"E 11.48 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET; THENCE 170.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52"; WITH A CHORD BEARING AND DISTANCE OF S27°03'56"E 163.80 FEET; THENCE SOUTH 12.72 FEET; THENCE S89°24'56"W 60.00 FEET; THENCE N00°00'24"W 13.33 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS WEST THENCE 113.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52"; WITH A CHORD BEARING AND DISTANCE OF N27°03'56"W 109.20 FEET; THENCE N54°07'52"W 435.53 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE 64.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°31'56"; WITH A CHORD BEARING AND DISTANCE OF N47°25'54"W 64.84 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°13'33"; WITH A CHORD BEARING AND DISTANCE OF N84°30'56"W 216.19 FEET; THENCE S57°56'31"W 101.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 230.00 FEET; THENCE 94.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'28"; WITH A CHORD BEARING AND DISTANCE OF S69°40'45"W 93.57 FEET; THENCE S06°21'39"E 150.07 FEET; THENCE S89°15'25"W 138.89 FEET; THENCE N73°03'48"W 153.17 FEET; THENCE N50°49'33"W 139.94 FEET; THENCE N40°07'52"E 334.05 FEET; THENCE N55°58'12"E 193.36 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 81°13'33"; WITH A CHORD BEARING AND DISTANCE OF N84°30'56"W 216.19 FEET; THENCE N20°22'08"W 106.56 FEET; THENCE N01°39'58"W 173.33 FEET; THENCE N00°38'06"W 368.72 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #024550)

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 33452 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT 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, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS
DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE B SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

NAME _____ PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ DATE _____

PLANNING

SIGNATURE _____ DATE _____

ATTORNEY

SIGNATURE _____ DATE _____

ENGINEERING

SIGNATURE _____ DATE _____

FIRE

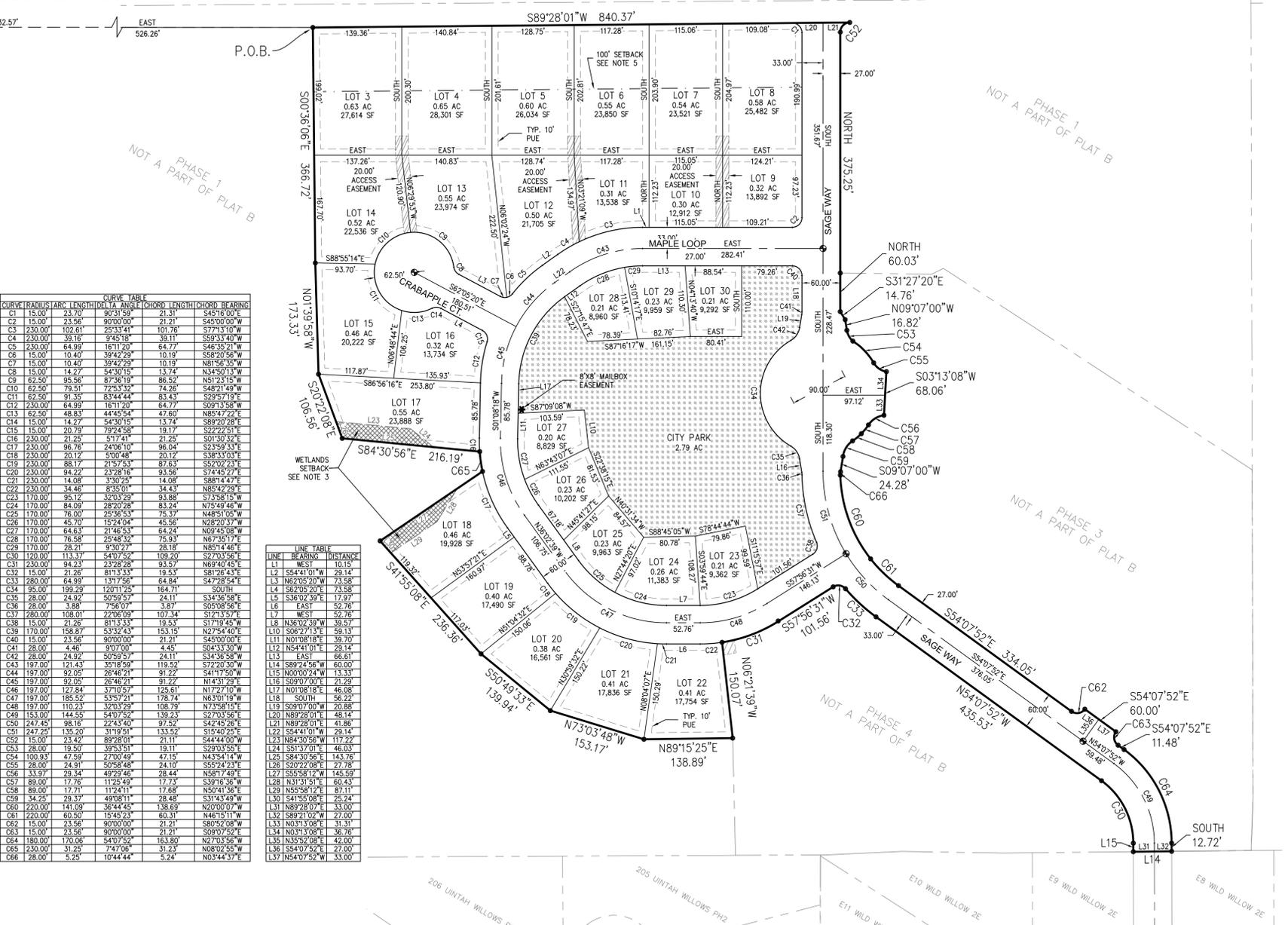
SIGNATURE _____ DATE _____

HEALTH DEPARTMENT

SIGNATURE _____ DATE _____

RECORDER

SIGNATURE _____ DATE _____



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00	23.70	90°39'59"	21.31
C2	15.00	23.56	90°00'00"	21.21
C3	230.00	102.61	253°34'11"	101.76
C4	230.00	39.16	94°58'11"	39.11
C5	230.00	64.99	161°17'20"	64.77
C6	15.00	10.40	39°42'29"	10.19
C7	15.00	10.40	39°42'29"	10.19
C8	15.00	14.27	54°30'15"	13.74
C9	62.50	95.56	87°46'19"	86.52
C10	62.50	79.51	72°53'52"	74.26
C11	62.50	91.35	83°44'44"	83.43
C12	230.00	64.99	161°17'20"	64.77
C13	62.50	48.83	44°45'54"	47.80
C14	15.00	14.27	54°30'15"	13.74
C15	15.00	20.79	72°53'52"	19.17
C16	230.00	21.25	51°41'41"	21.25
C17	230.00	96.76	24°06'10"	96.04
C18	230.00	20.12	55°09'48"	20.12
C19	230.00	89.17	21°51'43"	87.63
C20	230.00	94.22	23°28'16"	93.56
C21	230.00	14.08	33°09'25"	14.08
C22	230.00	34.46	83°00'01"	34.43
C23	170.00	95.12	32°03'29"	93.88
C24	170.00	84.09	28°20'28"	83.24
C25	170.00	78.00	25°16'53"	75.37
C26	170.00	45.70	15°24'04"	45.56
C27	170.00	64.63	21°46'53"	64.24
C28	170.00	76.58	23°46'58"	75.33
C29	170.00	28.21	95°52'25"	28.18
C30	120.00	113.37	54°07'52"	109.20
C31	230.00	94.23	23°28'16"	93.57
C32	15.00	21.26	81°13'33"	19.53
C33	280.00	64.99	131°56'56"	64.84
C34	95.00	199.29	120°11'25"	164.71
C35	28.00	24.92	50°58'59"	24.11
C36	28.00	3.88	75°07'07"	3.87
C37	280.00	108.01	22°06'09"	107.34
C38	15.00	21.26	81°13'33"	19.53
C39	170.00	158.87	53°52'43"	153.15
C40	15.00	23.56	90°00'00"	21.21
C41	28.00	4.46	97°07'00"	4.46
C42	28.00	74.92	90°59'51"	74.11
C43	197.00	121.43	35°18'59"	119.52
C44	197.00	92.05	26°46'21"	91.22
C45	197.00	92.05	26°46'21"	91.22
C46	197.00	127.84	37°10'51"	125.61
C47	197.00	185.52	53°57'21"	178.74
C48	197.00	110.23	32°03'29"	108.79
C49	153.00	144.53	54°07'52"	139.23
C50	247.45	98.16	22°43'40"	97.52
C51	247.23	135.20	31°13'25"	133.52
C52	15.00	23.56	90°00'00"	21.21
C53	28.00	19.50	39°53'51"	19.11
C54	100.93	47.50	27°00'49"	47.15
C55	28.00	24.91	24°10'00"	24.10
C56	33.57	29.34	49°29'46"	28.44
C57	89.00	17.76	11°25'49"	17.73
C58	89.00	17.71	11°25'49"	17.68
C59	34.25	29.37	49°08'11"	28.48
C60	220.00	141.09	36°44'45"	138.69
C61	220.00	60.50	15°55'23"	60.31
C62	15.00	23.56	90°00'00"	21.21
C63	15.00	23.56	90°00'00"	21.21
C64	180.00	170.06	54°07'52"	163.80
C65	230.00	31.29	74°7'06"	31.23
C66	28.00	5.25	10°44'44"	5.24

LINE	BEARING	DISTANCE
L1	WEST	10.15
L2	S54°07'52"W	29.14
L3	N62°05'20"W	73.58
L4	S62°05'20"W	73.58
L5	S36°02'59"E	17.97
L6	EAST	52.76
L7	WEST	52.76
L8	N81°02'39"W	39.57
L9	S09°07'00"W	20.88
L10	S06°21'39"E	59.13
L11	N01°08'18"E	39.70
L12	N54°41'01"E	29.14
L13	EAST	66.61
L14	N89°24'56"W	60.00
L15	N00°00'24"W	13.33
L16	S09°07'00"E	27.09
L17	N01°08'18"E	46.68
L18	SOUTH	56.22
L19	S09°07'00"W	20.88
L20	N89°28'01"E	48.14
L21	N89°28'01"E	41.86
L22	S54°41'01"W	29.14
L23	N84°30'56"W	216.19
L24	S51°37'01"E	46.03
L25	S84°30'56"E	143.78
L26	S09°07'00"E	27.09
L27	S50°58'12"W	145.59
L28	N31°31'51"E	60.43
L29	N55°58'12"E	81.11
L30	S41°55'08"E	25.24
L31	N89°28'01"E	33.00
L32	S89°21'07"W	27.00
L33	N03°13'08"E	31.31
L34	N03°13'08"E	36.76
L35	N35°52'08"E	42.00
L36	S54°07'52"E	27.00
L37	N54°07'52"W	33.00

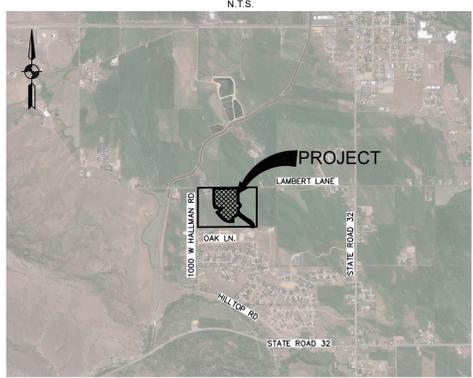
LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- 100' SETBACK
- SET STREET MONUMENT
- BOUNDARY ANGLE POINT
- 8 X 8 MAILBOX EASEMENT
- STORM DRAIN EASEMENT GRANTED TO CITY
- DRAINAGE EASEMENT
- PRIVATE ACCESS EASEMENT
- WETLANDS 50' SETBACK

NOTES

PUBLIC UTILITY EASEMENTS:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

VICINITY MAP



PROJECT C20-003
SHEET 1 OF 1
ISSUE DATE 01/07/2020

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SUMMIT ENGINEERING GROUP, INC.

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HART CROSSING - PLAT B

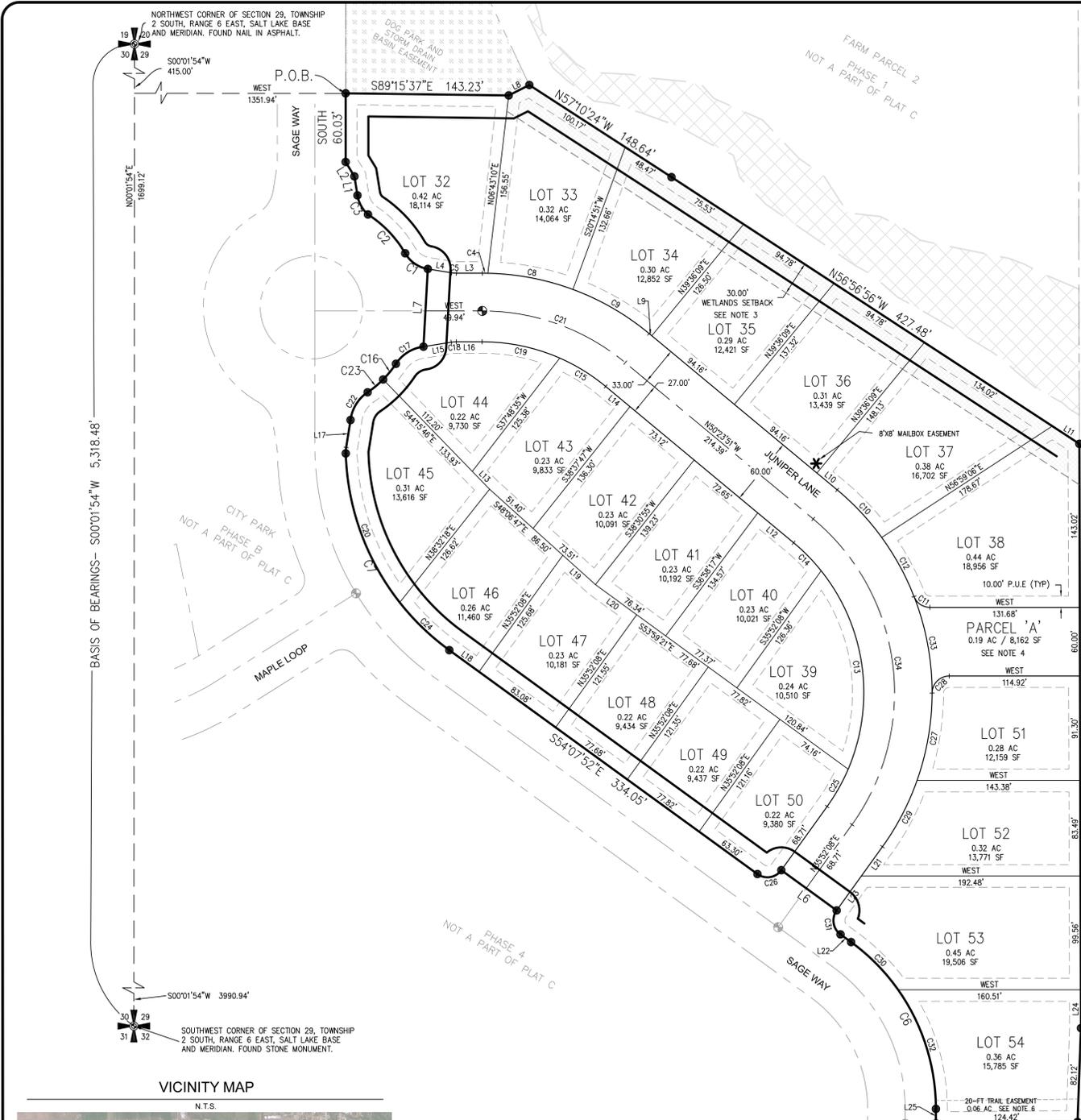
LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M, FRANCIS CITY, SUMMIT COUNTY, UTAH

SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

ROS # _____

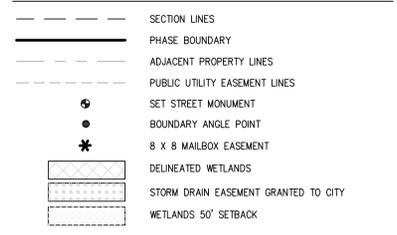
SIGNATURE _____



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	28.00'	24.91'	50°58'48"	24.10'	N55°24'23"W
C2	100.93'	47.59'	27°00'49"	47.15'	N43°54'14"W
C3	28.00'	19.50'	39°53'51"	19.11'	S29°03'55"E
C4	230.00'	4.85'	1°12'27"	4.85'	N89°23'46"W
C5	28.00'	4.45'	9°06'13"	4.44'	N85°26'53"W
C6	180.00'	170.06'	54°07'52"	163.80'	S27°03'56"E
C7	220.00'	201.59'	52°30'08"	194.61'	S27°52'49"E
C8	230.00'	76.43'	19°02'23"	76.06'	S79°16'21"E
C9	230.00'	77.70'	19°21'19"	77.33'	S69°04'30"E
C10	230.00'	57.26'	14°15'47"	57.11'	S43°15'58"E
C11	15.00'	17.95'	68°34'46"	16.90'	S55°42'37"E
C12	230.00'	59.06'	14°42'50"	58.90'	S28°46'59"E
C13	170.00'	183.89'	61°58'41"	173.66'	N07°47'03"W
C14	170.00'	34.49'	11°37'28"	34.43'	N44°35'07"W
C15	170.00'	47.47'	16°00'02"	47.37'	N58°23'52"W
C16	89.00'	17.76'	11°25'49"	17.73'	S39°16'36"W
C17	33.97'	29.34'	49°29'46"	28.44'	S58°17'49"W
C18	28.00'	4.46'	9°07'00"	4.45'	S85°25'44"W
C19	170.00'	70.03'	23°36'07"	69.53'	N78°11'57"W
C20	220.00'	141.09'	38°44'45"	138.69'	S20°00'07"E
C21	197.00'	136.17'	39°36'09"	133.47'	S70°11'56"E
C22	34.25'	29.37'	49°08'11"	28.48'	S31°43'49"W
C23	89.00'	17.71'	11°24'11"	17.68'	S39°16'36"W
C24	220.00'	60.50'	15°45'23"	60.31'	S46°15'11"E
C25	170.00'	37.57'	12°39'50"	37.50'	N29°32'12"E
C26	15.00'	23.56'	90°00'00"	21.21'	N89°52'08"E
C27	230.00'	77.83'	19°23'21"	77.46'	S29°49'01"W
C28	15.00'	23.53'	89°52'40"	21.19'	S45°03'40"W
C29	230.00'	65.66'	16°21'26"	65.44'	S27°41'24"W
C30	180.00'	59.04'	16°47'36"	58.76'	S44°44'04"E
C31	15.00'	23.56'	90°00'00"	21.21'	S89°07'52"E
C32	180.00'	111.02'	35°20'16"	109.27'	S17°40'08"E
C33	230.00'	86.48'	21°32'35"	85.97'	S10°38'57"E
C34	197.00'	296.61'	66°15'59"	269.38'	S07°15'52"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°07'00"W	16.82'
L2	N31°27'20"W	14.76'
L3	WEST	22.64'
L4	N80°51'57"W	21.07'
L5	N54°07'52"W	60.00'
L6	S03°13'08"W	60.36'
L7	N63°19'44"E	60.34'
L8	N50°23'51"W	2.97'
L9	N50°23'51"W	2.97'
L10	N50°23'51"W	23.10'
L11	N56°56'56"E	28.38'
L12	S50°23'51"E	40.91'
L13	N44°15'46"W	21.73'
L14	S50°23'51"E	27.77'
L15	N89°51'57"W	21.07'
L16	N89°51'57"W	22.80'
L17	N09°07'00"E	24.28'
L18	N56°56'56"E	28.38'
L19	S48°06'47"E	38.41'
L20	S53°59'21"E	44.88'
L21	N35°52'08"E	31.52'
L22	N43°54'14"W	11.48'
L23	N35°52'08"E	37.19'
L24	S00°09'23"E	33.50'
L25	NORTH	12.72'

LEGEND



PLAT NOTES

- HART CROSSING HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART CROSSING PROJECT IS 30.0 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 3.05 ACRES OF OPEN SPACE ON TOWNSHIPS LOT 31.
- A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO. 14372. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.
- BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
- PARCEL 'A' IS DEDICATED TO FRANCIS CITY AND WILL BE MAINTAINED BY THE CITY. IT IS INTENDED AT SOME FUTURE TIME THAT A CITY ROAD WILL BE BUILT ON THIS PARCEL TO CONNECT WITH FUTURE DEVELOPMENT TO THE EAST. CONSTRUCTION OF THIS FUTURE ROAD IS TO BE FUNDED AND CONSTRUCTED BY OTHERS.
- ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.
- THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF LOT 54. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.

NOTES

PUBLIC UTILITY EASEMENTS:
 ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 10 FEET

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 415.00 FEET AND EAST 1351.94 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE S89°15'37"E 143.23 FEET; THENCE N63°19'44"E 20.34 FEET; THENCE S57°10'24"E 148.64 FEET; THENCE S56°56'56"E 427.48 FEET; THENCE S00°09'23"E 510.86 FEET; THENCE S02°06'27"W 82.12 FEET; THENCE S89°24'56"W 124.42 FEET; THENCE NORTH 12.72 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET; THENCE 170.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52"; WITH A CHORD BEARING AND DISTANCE OF N27°03'56"W 163.80 FEET; THENCE N54°07'52"W 11.48 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; WITH A CHORD BEARING AND DISTANCE OF N09°07'52"W 21.21 FEET; THENCE N54°07'52"W 60.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N54°07'52"W THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; WITH A CHORD BEARING AND DISTANCE OF S80°52'08"W 21.21 FEET; THENCE N54°07'52"W 334.05 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 201.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'08"; WITH A CHORD BEARING AND DISTANCE OF N27°52'49"W 194.61 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44"; WITH A CHORD BEARING AND DISTANCE OF N03°44'37"E 5.24 FEET; THENCE N09°07'00"E 24.28 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; THENCE 201.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'08"; WITH A CHORD BEARING AND DISTANCE OF N27°52'49"W 194.61 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44"; WITH A CHORD BEARING AND DISTANCE OF N03°44'37"E 5.24 FEET; THENCE N09°07'00"E 24.28 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; THENCE 201.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'08"; WITH A CHORD BEARING AND DISTANCE OF N27°52'49"W 194.61 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44"; WITH A CHORD BEARING AND DISTANCE OF N03°44'37"E 5.24 FEET; THENCE N09°07'00"E 24.28 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; THENCE 201.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'08"; WITH A CHORD BEARING AND DISTANCE OF N27°52'49"W 194.61 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44"; WITH A CHORD BEARING AND DISTANCE OF N03°44'37"E 5.24 FEET; THENCE N09°07'00"E 24.28 FEET; TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 7.95 ACRES, OR 346,244 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550).

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT 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, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS
 DATE _____

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE C SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

NAME _____ PRINTED NAME _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF _____ S.S.
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ DATE _____

PLANNING

SIGNATURE _____ DATE _____

ATTORNEY

SIGNATURE _____ DATE _____

ENGINEERING

SIGNATURE _____ DATE _____

FIRE

SIGNATURE _____ DATE _____

HEALTH DEPARTMENT

SIGNATURE _____ DATE _____

SURVEYOR

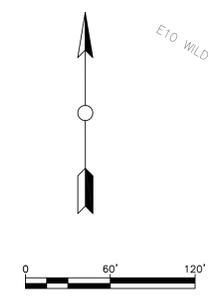
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

ROS # _____

SIGNATURE _____

RECORDER

VICINITY MAP



PROJECT: C20-003
 SHEET: 1 OF 1
 ISSUE DATE: 01/07/2021

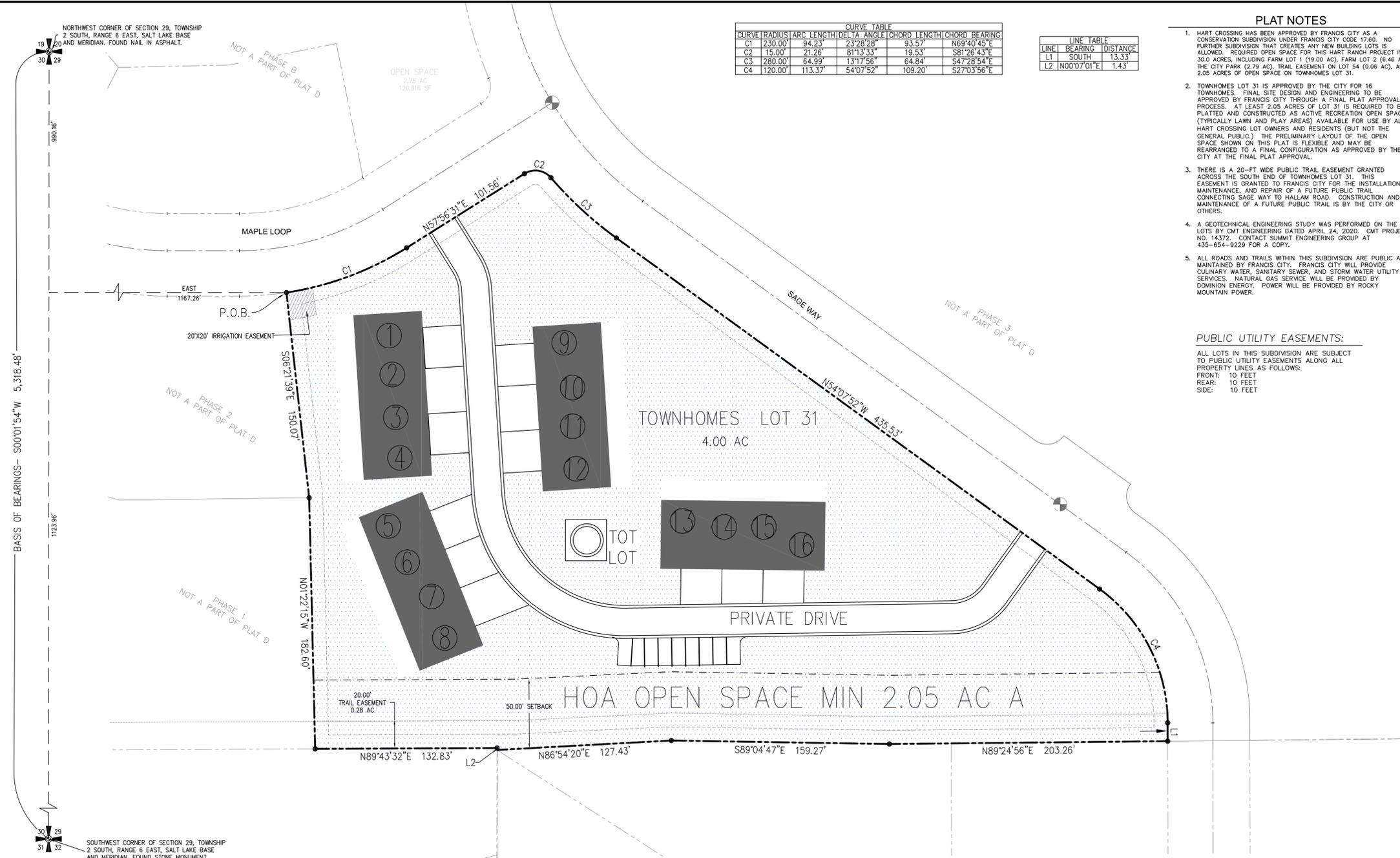
Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55 WEST CENTER • P.O. BOX 1776
 HEBER CITY, UTAH 84032
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HART CROSSING - PLAT C

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M, FRANCIS CITY, SUMMIT COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	230.00'	94.23'	23°28'28"	93.57'	N69°40'45"E
C2	15.00'	21.26'	81°13'53"	19.53'	S81°26'43"E
C3	280.00'	64.99'	13°17'56"	64.84'	S47°28'54"E
C4	120.00'	113.37'	54°07'52"	109.20'	S27°03'56"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	13.33'
L2	N00°07'01"E	1.43'

PLAT NOTES

- HART CROSSING HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART CROSSING PROJECT IS 30.0 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
- TOWNHOMES LOT 31 IS APPROVED BY THE CITY FOR 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH A FINAL PLAT APPROVAL PROCESS. AT LEAST 2.05 ACRES OF LOT 31 IS REQUIRED TO BE PLATTED AND CONSTRUCTED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING LOT OWNERS AND RESIDENTS (BUT NOT THE GENERAL PUBLIC.) THE PRELIMINARY LAYOUT OF THE OPEN SPACE SHOWN ON THIS PLAT IS FLEXIBLE AND MAY BE REARRANGED TO A FINAL CONFIGURATION AS APPROVED BY THE CITY AT THE FINAL PLAT APPROVAL.
- THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.
- A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO. 14372. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.
- ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 10 FEET

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 990.16 FEET AND EAST 1167.26 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;
 AND RUNNING THENCE ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 230.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N08°35'01"W THENCE 94.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'28", WITH A CHORD BEARING AND DISTANCE OF N69°40'45"E 93.57 FEET; THENCE N57°56'31"E 101.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°13'53", WITH A CHORD BEARING AND DISTANCE OF S81°26'43"E 19.53 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE 64.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'56", WITH A CHORD BEARING AND DISTANCE OF S47°28'54"E 64.84 FEET; THENCE S54°07'52"E 435.53 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET; THENCE 113.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52", WITH A CHORD BEARING AND DISTANCE OF S27°03'56"E 109.20 FEET; THENCE SOUTH 13.33 FEET; THENCE S89°24'56"W 203.26 FEET; THENCE N89°04'47"W 159.27 FEET; THENCE S86°54'20"W 127.43 FEET; THENCE N00°07'01"E 1.43 FEET; THENCE S89°43'32"W 132.83 FEET; THENCE N01°22'15"W 182.60 FEET; THENCE N06°21'39"W 150.07 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 4.002 ACRES, OR 174,324 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824500)

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT 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, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS _____
 DATE _____

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE D SUBDIVISION. DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

NAME _____ PRINTED NAME _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF _____ } S.S.
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR _____
 APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

ROS # _____
 SIGNATURE _____

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ DATE _____

PLANNING

SIGNATURE _____ DATE _____

ATTORNEY

SIGNATURE _____ DATE _____

ENGINEERING

SIGNATURE _____ DATE _____

FIRE

SIGNATURE _____ DATE _____

HEALTH DEPARTMENT

SIGNATURE _____ DATE _____

RECORDER

SIGNATURE _____ DATE _____

LEGEND

	SECTION LINES
	PHASE BOUNDARY
	ADJACENT PROPERTY LINES
	PUBLIC UTILITY EASEMENT LINES
	50' SETBACK
	TRAIL EASEMENT
	STREET MONUMENT OTHER PHASE
	BOUNDARY ANGLE POINT
	ACTIVE OPEN SPACE 2.05 AC
	IRRIGATION EASEMENT



PROJECT
C20-003

SHEET
1 OF 1

ISSUE DATE
01/07/20202

Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55 WEST CENTER • P.O. BOX 1776
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DRAWING ALTERATION

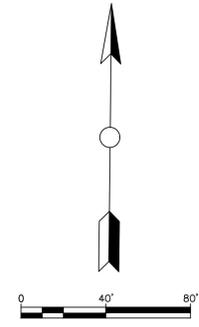
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

HART CROSSING - PLAT D

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M, FRANCIS CITY, SUMMIT COUNTY, UTAH



-  ABIES CONCOLOR / WHITE FIR
-  ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
-  MALUS 'SPRING SNOW' / SPRING SNOW CRABAPPLE
-  PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE
-  PRUNUS VIGNIANA 'CANADA RED' / CANADA RED CHOKECHERRY



Summit Engineering Group Inc.
 STRUCTURAL • CIVIL • LAND SURVEYING
 55 WEST CENTER • P.O. BOX 178
 HEBER CITY, UTAH 84024-0178
 P. 435-224-2225 • F. 435-224-9231

PROJECT: **HART CROSSING**

PROJECT ENGINEER: **BMB**

PROJECT MANAGER: **SFS**

DRAWN BY: **ZST**

ISSUE DATE: **01/05/2021**

SHEET TITLE: **LANDSCAPE PLAN**

PROJECT: **C20-003**

SHEET: **L-1.0**

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			

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COMMERCIAL & INDUSTRIAL BUILDINGS COMPONENTS

Cool White SRI 85

Light Stone SRI 62

Solar White SRI 85

Surfsand SRI 38

Polar White SRI 69

Aztec Gold SRI 67

Ash Gray SRI 40

Sahara Tan SRI 47

Old Town Gray SRI 53

Koko Brown SRI 9

Steel Gray SRI 12

Fern Green SRI 26

Burnished Slate SRI 7

Evergreen SRI 10

Black SRI 0

Kelly Green SRI 23

Burgundy SRI 12

Aspen Green SRI 36

Colonial Red SRI 32

Colony Green SRI 39

Patriot Red SRI 32

Hawaiian Blue SRI 22

Royal Blue SRI 9

COLOR SELECTION CHART

Actual colors may vary from sample shown, color chips are available upon request. Our colors may not match those of other companies despite the color names being identical. Our colors may not match the color of existing adjacent panels, even if the panels are our standard colors. Please contact your salesperson for complete details.