

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, January 19, 2022**. The meeting will begin at 6:30 P.M.

Call to Order

1. Approval of Planning Commission Meeting Minutes from December 15, 2021.
2. Resident Input
3. Discussion and possible approval of amendments to the Final Plat for Smithfield Pointe, Phase 2, an (18) lot/unit subdivision located at approximately 540 East 680 North. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overly Zone).
4. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation for approval of the Final Plat for Smithfield Pointe, Phase 3, a (55) lot/unit subdivision located at approximately 750 North 480 East. Zoned MPC (Master Planned Community).
5. Continued discussion on setbacks in commercial zones.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.

SMITHFIELD POINTE SUBDIVISION PHASE 2 AMENDED FINAL PLAT

LOCATED IN SECTION 22, T13N, R1E, SALT LAKE BASE & MERIDIAN

SMITHFIELD CITY, UTAH

NEIGHBORHOOD HOUSING SOLUTIONS
08-044-0034

NEIGHBORHOOD HOUSING SOLUTIONS
08-044-0033
REMAINING PARCEL: 1137693 SQFT 26.12 ACRE

NEIGHBORHOOD HOUSING SOLUTIONS
08-044-0035
REMAINING PARCEL: 128627 SQFT 2.95 ACRE

FORMER PHASE 2
BOUNDARY LINE

N 04°34'04"E
113.04'

N 27°25'39"E
66.80'

N 24°32'22"E
118.31'

N 89°49'26"E
135.54'

N 00°00'02"E 13.08'

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D., 20____
BY THE SMITHFIELD CITY PLANNING COMMISSION.

CHAIR, SMITHFIELD CITY PLANNING COMMISSION

POSTMASTER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D., 20____.

POSTMASTER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS
CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE

CITY ENGINEER

APPROVAL AS TO FORM

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

SMITHFIELD CITY ATTORNEY

MAYOR'S CERTIFICATE OF APPROVAL FOR THE
CITY COUNCIL

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS _____ DAY OF
A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

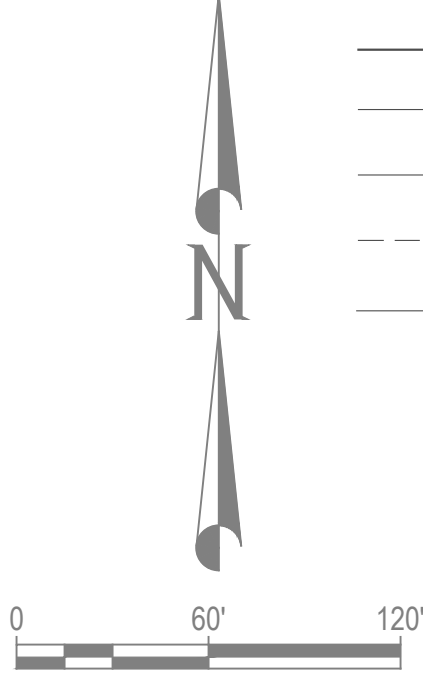
ATTEST: CITY RECORDER

SMITHFIELD CITY MAYOR

LEGEND

- SECTION MONUMENT
SECTION LINES
PROPERTY BOUNDARY
ADJACENT BOUNDARY
LOT LINE
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
PUBLIC UTILITY EASEMENT (P.U.E.)
CENTERLINE
SET PROPERTY CORNER
(ALL CORNERS TO BE SET WITH 5/8" REBAR
WIPLASTIC CAP MARKED CRS ENGINEERS)
(UNLESS NOTED OTHERWISE)
ADDRESS LABEL

EAST 1/4 CORNER
SEC. 22, T13N, R1E
S.L.B.&M.
FOUND CACHE CO.
ALUM. CAP



NOTES

- 1) THE PURPOSE OF THIS PLAT IS REVISE THE BOUNDARY OF SMITHFIELD POINTE
SUBDIVISION PHASE 2 ALONG THE WESTERLY AND NORTHERLY LINES OF LOT
46 TO ACCOMMODATE FOR THE FUTURE SUBDIVISION OF SMITHFIELD POINTE
SUBDIVISION PHASE 3.
2) REVISIONS HAVE BEEN MADE TO THE RIGHT-OF-WAY LINES FOR E 680 N AND
N 510 E FOR LOTS 40 & 42 TO CORRECT DISCREPANCIES IN THE PREVIOUS
PLAT KNOWN AS SMITHFIELD POINTE SUBDIVISION PHASE 2.
3) ALL FRONT AND REAR SETBACKS ARE SET AT 25 FEET.

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing and Distance
C1	34.39	77.06	25°34'24"	N12°05'10"E 34.11
C3	119.51	502.39	13°37'48"	S06°49'40"W 119.23
C4	232.03	467.00	28°28'02"	N76°48'02"W 229.65
C5	118.24	467.00	14°30'27"	S69°49'14"E 117.93
C6	113.78	467.00	13°57'35"	S84°03'15"E 113.50
C7	20.92	13.00	92°13'20"	S47°07'32"E 18.74
C8	19.97	13.00	88°01'28"	N42°46'41"E 18.07
C9	20.92	13.00	92°12'22"	S47°06'04"E 18.74
C10	20.00	13.00	88°07'59"	N43°25'24"E 18.08
C11	20.51	13.00	90°24'39"	S45°50'54"E 18.45
C12	20.32	13.00	89°34'40"	S44°08'47"W 18.32
C13	87.07	434.00	11°29'40"	N85°17'13"W 86.92
C14	15.33	500.00	1°45'22"	S89°50'40"W 15.32
C15	64.59	500.00	7°24'06"	S85°34'48"E 64.55
C16	20.02	13.03	88°01'08"	S54°03'04"W 18.11
C17	112.38	472.39	13°37'48"	S06°49'40"W 112.11
C18	60.47	533.29	6°29'47"	S03°16'10"W 60.43
C19	66.13	533.29	7°06'19"	S10°04'13"W 66.09
C20	19.33	13.00	85°11'30"	N29°40'12"W 17.60
C21	84.64	500.00	9°41'56"	S67°24'59"E 84.54
C22	90.40	434.00	11°56'03"	S73°34'21"E 90.23
C27	38.16	434.00	5°02'19"	S65°05'10"E 38.15



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT
LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SOUTHEAST
QUARTER LOCATED SOUTH 00°28'17" EAST, A DISTANCE OF 430.05 FEET FROM THE EAST QUARTER
CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 00°28'17" EAST, ALONG SAID EAST LINE, A
DISTANCE OF 79.25 FEET; THENCE SOUTH 88°40'28" WEST, A DISTANCE OF 31.45 FEET TO THE
NORTHEAST CORNER OF SMITHFIELD POINTE PHASE 1 SUBDIVISION; THENCE SOUTH 00°38'39" EAST, A
DISTANCE OF 61.66 FEET; THENCE SOUTH 88°56'48" WEST, A DISTANCE OF 258.01 FEET; THENCE NORTH
00°38'39" WEST, A DISTANCE OF 60.44 FEET; THENCE SOUTH 88°40'28" WEST, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 00°38'39" EAST, A DISTANCE OF 60.15 FEET; THENCE SOUTH 88°56'48" WEST, A DISTANCE
OF 129.00 FEET; THENCE SOUTH 00°38'39" EAST, A DISTANCE OF 10.51 FEET; THENCE SOUTH 89°21'21"
WEST, A DISTANCE OF 129.00 FEET; THENCE NORTH 00°38'39" WEST, A DISTANCE OF 68.52 FEET; THENCE
SOUTH 88°40'28" WEST, A DISTANCE OF 56.83 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 00°26'31" EAST, A DISTANCE OF 693.55 FEET ALONG THE WEST LINE OF SAID SUBDIVISION
TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 680 NORTH STREET; THENCE NORTH
88°56'48" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 107.85 FEET; THENCE SOUTH 00°38'39"
EAST, A DISTANCE OF 127.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°56'47"
WEST, ALONG SAID SOUTH LINE AND THE SOUTHERLY LINE OF PARCEL 08-44-0035, A DISTANCE OF 436.94
FEET; THENCE NORTH 01°03'19" WEST, A DISTANCE OF 32.54 FEET TO THE POINT OF A NON TANGENT
CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A
RADIUS OF 77.06 FEET, A CENTRAL ANGLE OF 25°34'24" AND A LENGTH OF 34.39 FEET (CHORD BEARS
NORTH 12°05'10" EAST, A DISTANCE OF 34.11 FEET); THENCE NORTH 24°52'22" EAST, A DISTANCE OF
135.41 FEET; THENCE NORTH 27°25'59" EAST, A DISTANCE OF 66.00 FEET TO THE POINT OF CURVE OF A
NON TANGENT CURVE TO THE LEFT; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE TO THE LEFT,
HAVING A RADIUS OF 431.77 FEET, A CENTRAL ANGLE OF 05°03'52" AND A LENGTH OF 38.17 FEET
(CHORD BEARS SOUTH 65°05'10"E EAST, A DISTANCE OF 38.15 FEET); THENCE NORTH 04°34'04" EAST, A
DISTANCE OF 113.04 FEET; THENCE SOUTH 85°12'37" EAST, A DISTANCE OF 76.33 FEET; THENCE NORTH
00°38'40" WEST, A DISTANCE OF 509.37 FEET; THENCE NORTH 01°03'12" WEST, A DISTANCE OF 60.00
FEET; THENCE NORTH 88°56'48" EAST, A DISTANCE OF 779.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 254,067 SQUARE FEET OF AREA OR 5.83 ACRES, MORE OR LESS
AND 18 LOTS.

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND
THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED BY THE 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, AND HAVE SUBDIVIDED SAID TRACT OF
LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE SMITHFIELD POINTE SUBDIVISION PHASE 2
AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN
ON THIS PLAT.

JEFF C. NIELSEN
LICENSE NO. 5152661

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE
DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE DIVIDED INTO LOTS AND AND
STREETS, TOGETHER WITH EASEMENTS AS SET FORTH, TO BE HEREAFTER KNOWN AS
SMITHFIELD POINTE SUBDIVISION PHASE 2 SUBDIVISION AND DO HEREBY DEDICATE TO THE CITY
OF SMITHFIELD FOR THE PERPETUAL USE OF THE PUBLIC STREETS AND OTHER AREAS SHOWN
ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY AND OTHER
EASEMENTS. WE ALSO DEDICATE TO THE CITY STORM WATER SYSTEM, WATER WORKS, AND
SEWER WORKS. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC
UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY
EASEMENTSSHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION,
MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE
INCORPORATE ALL GENERAL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

ON THIS _____ DAY _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) AND IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF
NEIGHBORHOOD NONPROFIT HOUSING CORPORATION, THE OWNER OF THE ABOVE DESCRIBED
SUBDIVISION AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED
LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE
SAME

MY COMMISSION EXPIRES

NOTARY PUBLIC

SHEET 1 OF 1

RECORDED # _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

CACHE COUNTY RECORDER

SMITHFIELD POINTE SUBDIVISION PHASE 2 AMENDED FINAL PLAT

LOCATED IN SECTION 22, T13N, R1E, SALT LAKE BASE & MERIDIAN
SMITHFIELD CITY, UTAH

MICHELLE WILSON CHRISTENSEN PARCEL 08-211-0042

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED, _____, PROVED ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT,
AND ACKNOWLEDGED HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SIGNATURE

TRENT GORDON PARCEL 08-211-0042

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED, _____, PROVED ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT,
AND ACKNOWLEDGED HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SIGNATURE

BENJAMIN DEEOR KUNZ PARCEL 08-211-0040

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED, _____, PROVED ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT,
AND ACKNOWLEDGED HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SIGNATURE



Smithfield City

96 S. Main
Smithfield, UT 84335
(435) 563-6226

www.smithfieldcity.org

FINAL PLAT APPLICATION

Project Information

Subdivision Name	Smithfield Pointe Development		
Approximate Location	510 E 680 N Smithfield		
Parcel ID(s)	See attachment		
Site Information	Acres <u>5.8</u>	Proposed Phases <u>1</u>	Current Zoning <u>PUD</u>
Adjoining Subdivision(s)	Hunter Meadows, Ridgerview, Lantern Hills, North Ridge		
Project Description	Residential Housing Development amendment of phase #2		

This Application is being submitted by: (check one) ☒ Property Owner ☒ Developer ☐ Engineer/Surveyor

Property Owner Information

Name	Neighborhood Nonprofit Housing Corporation		
Home Address	195 Golf Course Road Logan		
Contact	Phone <u>435.753.1112</u>	Email Address	<u>josh@nhc.net</u>

Developer Information

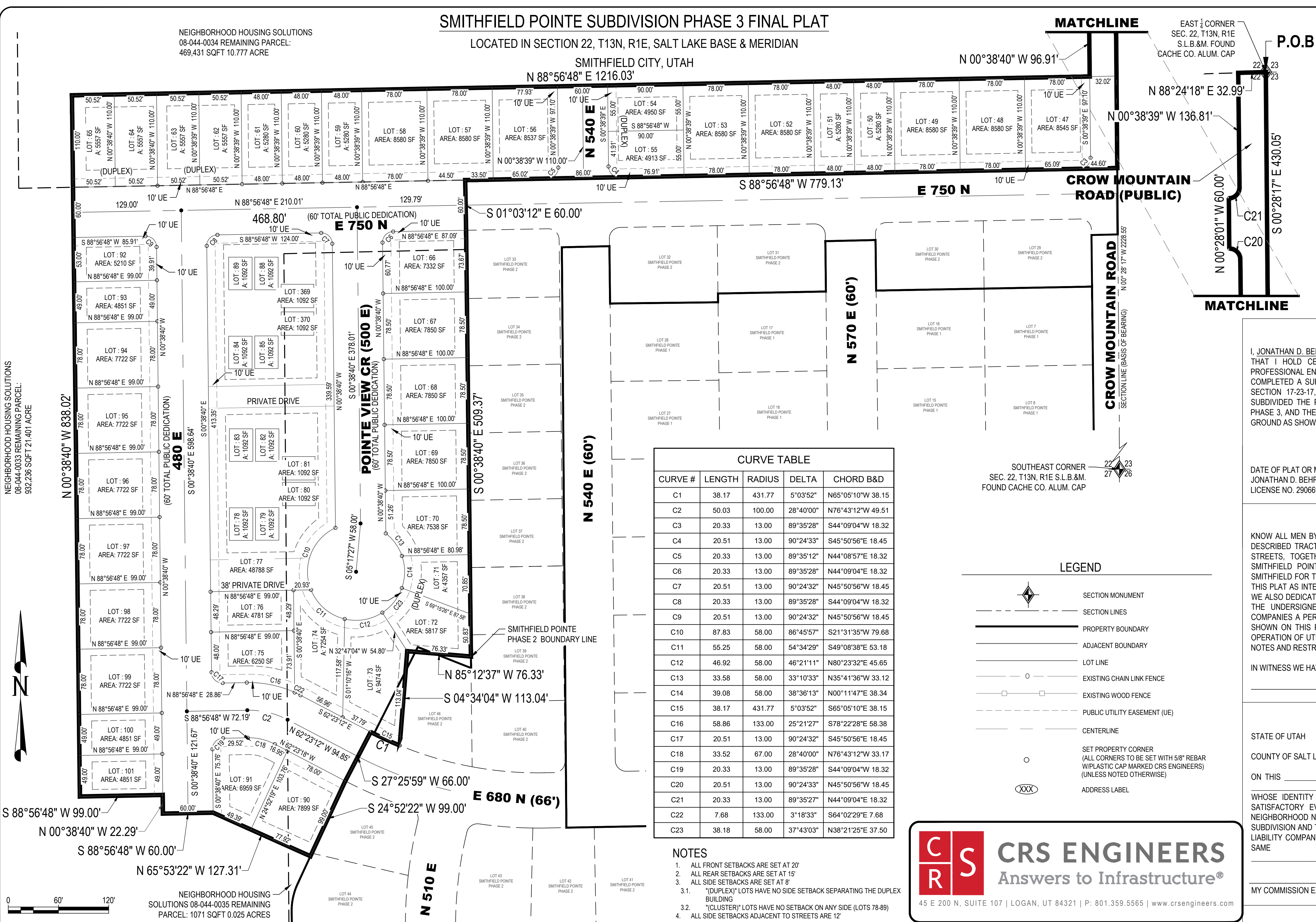
Name	Neighborhood Nonprofit Housing Corporation		
Address	195 Golf Course Road Logan		
Contact	Phone <u>435.753.1112</u>	Email Address	<u>josh@nhc.net</u>

Engineer/Surveyor Information

Name	CRS Engineers		
Home Address	45 E 200 N Suite 107 Logan		
Contact	Phone <u>801.359.5565</u>	Email Address	<u>jacob.ames@crsengineers.com</u>

Office Information

¹ If the above Applicant is anyone other than the property owner, this application must be accompanied by a signed form, from the owner of record, authorizing the Applicant to act on their behalf.



BOUNDARY DESCRIPTION
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE S 00°28'17" E A DISTANCE OF 430.05 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SMITHFIELD POINTE PHASE 2 SUBDIVISION; THENCE S 88°56'48" W, A DISTANCE OF 779.13 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE S 01°03'12" E, A DISTANCE OF 60.00 FEET; THENCE S 00°38'40" E, A DISTANCE OF 509.37 FEET; THENCE N 85°12'37" W, A DISTANCE OF 76.33 FEET; THENCE S 04°34'04" W, A DISTANCE OF 113.04 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 431.77 FEET, THROUGH A CENTRAL ANGLE OF 5°03'52" AND A LENGTH OF 38.17 FEET (CHORD BEARS N 65°05'10" W, 38.15"); THENCE S 27°25'59" W, A DISTANCE OF 66.00 FEET; THENCE S 24°52'22" W, A DISTANCE OF 99.00 FEET; THENCE N 65°53'22" W, A DISTANCE OF 127.31 FEET; THENCE S 88°56'48" W, A DISTANCE OF 60.00 FEET; THENCE N 00°38'40" W, A DISTANCE OF 22.29 FEET; THENCE S 88°56'48" W, A DISTANCE OF 99.00 FEET; THENCE N 00°38'40" W, A DISTANCE OF 838.02 FEET; THENCE N 88°56'48" E, A DISTANCE OF 1216.03 FEET TO CORNER; THENCE N 00°38'40" W, A DISTANCE OF 96.91 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 90°24'33", A LENGTH OF 20.51 FEET (CHORD BEARS N 45°50'56" W, 18.45"); THENCE N 00°28'01" W, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 89°35'27", A LENGTH OF 20.33 FEET (CHORD BEARS N 44°09'04" E, 18.32"); THENCE N 00°38'39" W, A DISTANCE OF 136.81 FEET TO A CORNER; THENCE N 88°24'18" E, A DISTANCE OF 32.99 FEET TO THE POINT OF BEGINNING. CONTAINING 481,441 SQUARE FEET (11.052 ACRES) AND 55 LOTS.

SURVEYOR'S CERTIFICATE
I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, AND HAVE VERIFIED MEASUREMENTS SHOWN, AND HAVE SUBDIVIDED THE PROPERTY INTO LOTS TO BE KNOWN AS SMITHFIELD POINTE SUBDIVISION PHASE 3, AND THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS SHOWN HERON.

DATE OF PLAT OR MAP: 12-01-2021
JONATHAN D. BEHR, PLS
LICENSE NO. 290669

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH, TO BE HEREAFTER KNOWN AS SMITHFIELD POINTE SUBDIVISION PHASE 3 AND DO HEREBY DEDICATE TO THE CITY OF SMITHFIELD FOR THE PERPETUAL USE OF THE PUBLIC STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY AND OTHER EASEMENTS. WE ALSO DEDICATE TO THE CITY STORM WATER SYSTEM, WATER WORKS, AND SEWER WORKS. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL GENERAL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF ____, 20__.

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THIS ____ DAY ____, A.D. 20__, PERSONALLY APPEARED BEFORE ME,
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF NEIGHBORHOOD NONPROFIT HOUSING CORPORATION, THE OWNER OF THE ABOVE DESCRIBED SUBDIVISION AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
SHEET 1 OF 2

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD B&D
C1	38.17	431.77	5°03'52"	N65°05'10"W 38.15
C2	50.03	100.00	28°40'00"	N76°43'12"W 49.51
C3	20.33	13.00	89°35'28"	S44°09'04"W 18.32
C4	20.51	13.00	90°24'33"	S45°50'56"E 18.45
C5	20.33	13.00	89°35'12"	N44°08'57"E 18.32
C6	20.33	13.00	89°35'28"	N44°09'04"E 18.32
C7	20.51	13.00	90°24'32"	N45°50'56"W 18.45
C8	20.33	13.00	89°35'28"	S44°09'04"W 18.32
C9	20.51	13.00	90°24'32"	N45°50'56"W 18.45
C10	87.83	58.00	86°45'57"	S21°31'35"W 79.68
C11	55.25	58.00	54°34'29"	S49°08'38"E 53.18
C12	46.92	58.00	46°21'11"	N80°23'32"E 45.65
C13	33.58	58.00	33°10'33"	N35°41'36"W 33.12
C14	39.08	58.00	38°36'13"	N00°11'47"E 38.34
C15	38.17	431.77	5°03'52"	S65°05'10"E 38.15
C16	58.86	133.00	25°21'27"	S78°22'28"E 58.38
C17	20.51	13.00	90°24'32"	S45°50'56"E 18.45
C18	33.52	67.00	28°40'00"	N76°43'12"W 33.17
C19	20.33	13.00	89°35'28"	S44°09'04"W 18.32
C20	20.51	13.00	90°24'33"	N45°50'56"W 18.45
C21	20.33	13.00	89°35'27"	N44°09'04"E 18.32
C22	7.68	133.00	3°18'33"	S64°02'29"E 7.68
C23	38.18	58.00	37°43'03"	N38°21'25"E 37.50

- NOTES**
- ALL FRONT SETBACKS ARE SET AT 20'
 - ALL REAR SETBACKS ARE SET AT 15'
 - ALL SIDE SETBACKS ARE SET AT 8'
 1. "DUPLICATE" LOTS HAVE NO SIDE SETBACK SEPARATING THE DUPLICATE BUILDING
 2. "CLUSTER" LOTS HAVE NO SETBACK ON ANY SIDE (LOTS 78-89)
 3. ALL SIDE SETBACKS ADJACENT TO STREETS ARE 12'

C

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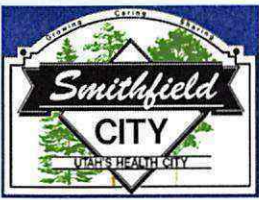
S

CRS ENGINEERS

Answers to Infrastructure®

45 E 200 N, SUITE 107 | LOGAN, UT 84321 | P: 801.359.5565 | www.crsengineers.com

PLANNING COMMISSION APPROVED THIS ____ DAY OF ____, A.D. 20__ BY THE SMITHFIELD CITY PLANNING COMMISSION. CHAIR, SMITHFIELD CITY PLANNING COMMISSION	POSTMASTER'S CERTIFICATE APPROVED THIS ____ DAY OF ____, A.D. 20__ POSTMASTER	CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE DATE CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF ____, A.D. 20__ SMITHFIELD CITY ATTORNEY	MAYOR'S CERTIFICATE OF APPROVAL FOR THE CITY COUNCIL PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS ____ DAY OF ____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: CITY RECORDER SMITHFIELD CITY MAYOR	RECORDED # STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES CACHE COUNTY RECORDER
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Smithfield City

96 S. Main
Smithfield, UT 84335
(435) 563-6226

www.smithfieldcity.org

FINAL PLAT APPLICATION

Project Information

Subdivision Name	Smithfield Pointe Development		
Approximate Location	510 E 680 N Smithfield		
Parcel ID(s)	See attachment		
Site Information	Acres <u>11.1</u>	Proposed Phases <u>3</u>	Current Zoning <u>MPC</u>
Adjoining Subdivision(s)	Hunter Meadows, Ridgerview, Lantern Hills, North Ridge		
Project Description	Residential Housing Development phase #3		

This Application is being submitted by: (check one) ☒ Property Owner ☒ Developer ☐ Engineer/Surveyor

Property Owner Information

Name	Neighborhood Nonprofit Housing Corporation		
Home Address	195 Golf Course Road Logan		
Contact	Phone <u>435.753.1112</u>	Email Address <u>josh@nhc.net</u>	

Developer Information

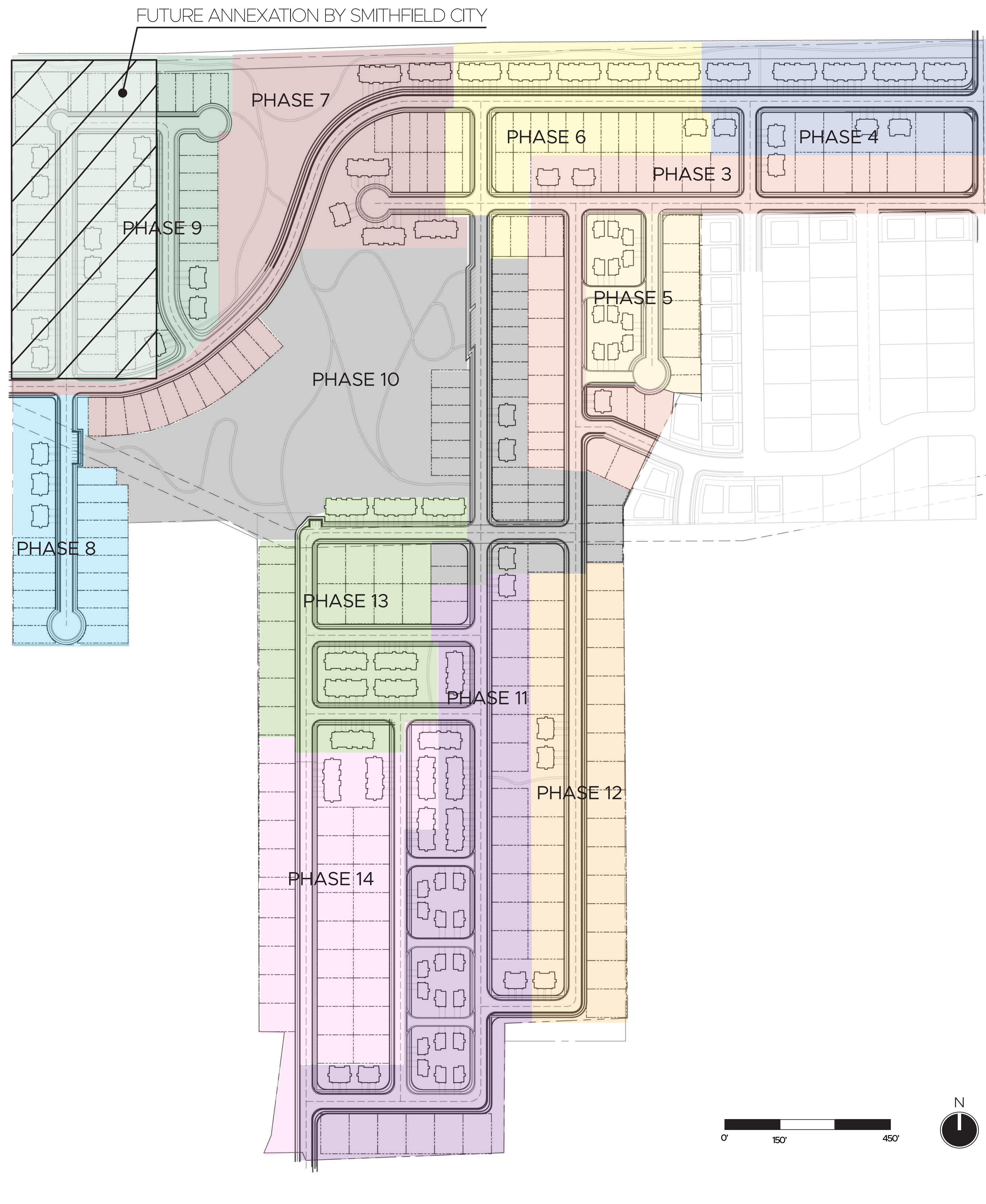
Name	Neighborhood Nonprofit Housing Corporation		
Address	195 Golf Course Road Logan		
Contact	Phone <u>435.753.1112</u>	Email Address <u>josh@nhc.net</u>	

Engineer/Surveyor Information

Name	CRS Engineers		
Home Address	45 E 200 N suite 107 Logan		
Contact	Phone <u>801.359.5565</u>	Email Address <u>jacob.ames@crsengineers.com</u>	

Office Information

¹ If the above Applicant is anyone other than the property owner, this application must be accompanied by a signed form, from the owner of record, authorizing the Applicant to act on their behalf.



PHASING PLAN

