

**MOUNTAIN VIEW ESTATES SUBDIVISION  
NEIGHBORHOOD NONPROFIT  
CITY COUNCIL MEETING  
OCTOBER 1, 2015  
PRELIMINARY PLAT  
1300 EAST & 600 SOUTH**

**ZONING-** R-2 Allows Residential

**UTILITIES-** Currently stubbed at 1300 East. They have met with the Elk Mountain group and are working out an agreement to bring the utilities and road down 1300 east. They will need to bring all utilities down that road with matching pipe sizes. They will be receiving a \$100,000 CDBG grant to help with these costs. Also the city engineer and staff are recommending requiring the water and irrigation systems to loop back to Hammer Road in the 2<sup>nd</sup> Phase. There is an existing irrigation pipe that runs down the back of the lots on the north. They are proposing a 45 foot minimum rear setback on these lots.

**CURB AND SIDEWALKS-** A ribbon curb will be installed on all streets with sidewalks running in front of all homes.

**ROADS-** Sixty-eight foot ROW on main roads and sixty foot ROW on secondary streets. They have added another stub road into the Elk Mountain development.

**STORM WATER-** They will be installing swales in the planting strips.

**FENCING-** They will install a temporary fence between the construction site and the agricultural property to the west. All homes will have a fenced back yard.

**NOTES-** They have included a landscaping and open space plan. These small parks will be a nice "extra" for this subdivision. The CC&R's are similar to the ones used in their other developments. The Planning Commission recommends approval of the Preliminary Plat with the condition:

- 1- Final approval of the construction drawings, before any construction is allowed, as required by the city engineer
- 2- That they have an agreement with Elk Mountain before the Final Plat is approved, which is acceptable to the city, to complete utility connections and road extensions down 1300 east and sewer line on 1170 East
- 3- Irrigation line noted on plat (45 foot rear setback)
- 4- Statement about agricultural area, which is in city code, is put in CC&R's and on Final Plat.

## PROTECTIVE COVENANTS MAPLE VIEW PHASE III

The undersigned, Neighborhood Nonprofit Housing Corporation, a Utah Corporation, being owners of that certain real property in Cache County, State of Utah, more particularly described as:

All of Maple View Estates Phase III, filed \_\_\_\_\_ as filing number \_\_\_\_\_, in the office of the recorder of Cache County, Utah do hereby make this Declaration of Protective Covenants, Agreements, Controls and Conditions as follows:

### A. GENERAL TERMS

#### Mutual and Reciprocal Benefits, etc.

All of said controls, conditions, covenants, and agreements shall be made for the direct, mutual and reciprocal benefit of each and every lot created on above described property and shall be intended to create mutual and equitable servitude upon each of said lots in favor of each other lot created on the aforesaid property, and to create reciprocal rights and obligations between the respective owners of all lots so created and to create a private contract and estate between the grantees of said lots, their heirs, to the benefit of all other lots in said tract.

#### Terms of Controls

Each and all of said controls, conditions, covenants and agreements shall continue in full force and effect and be binding until the 1<sup>st</sup> day of January, 2040, upon which date same shall be automatically continued for successive periods of ten years each, unless it is agreed by the vote of the then record owners of a majority of the property to terminate and do away with the same; provided, however, that any time after January 1, 2038 these controls, conditions, covenants, and agreements may be altered or modified by the vote of the then record owners of a majority of the property. In voting, each lot owner of record shall be entitled to one vote, and the action resulting from such vote is to be evidenced by a written instrument signed and acknowledged by such lot owners and recorded in the county Recorder's Office of the County of Cache, State of Utah.

### B. MAPLE VIEW ESTATES PHASE I ARCHITECTURAL REVIEW COMMITTEE

#### Purpose

The undersigned shall appoint a volunteer Maple View Estates Architectural Review Committee (hereafter referred to as MVE-ARC III), which shall consist of a minimum of two property owners and one agent of Neighborhood Nonprofit Housing Corporation. The function of MVE-ARC III will be to review and approve improvement plans of owners, consistent with the intent of the improvement covenants. No structures, residence, outbuilding, tennis court, swimming pool, fence or other improvements shall be constructed upon any lot without following the MVE-ARC III review process as outlined below. MVE-ARC III will stay in existence until a residence has been built upon all lots. At such a time, undersigned, their successors and assigns and the assigned agents of Maple View Estates will be released from further involvement with MVE-ARC III. The lot owners shall create a new committee by majority vote in which each lot owner of record shall be entitled to one vote, and the action resulting from such vote is to be evidenced by a written instrument signed and acknowledged by such lot owners and recorded in the County Recorder's Office of the County of Cache, State of Utah. The new committee shall consist of lot owners or their agents as directed by majority vote of the lot owners.

#### Preliminary Submission of Improvements

This submission to MVE-ARC III is not required but is highly recommended because it could save time and expense in the long run for all parties involved. This submission should be a rough layout drawn to scale, showing proposed improvements, including but not limited to building design and location, driveways, walks and paths, outbuildings, and patios. The architecture at this state should be conceptual, showing elevations and floor plans with basic dimensions. Information as to colors and materials to be used should also be included. If the proposed improvements are not satisfactory to MVE-ARC III, a meeting with the owner and/or his designer will be called to discuss possible changes for the final submission.

#### Final Submission (prior to construction)

This submission is required and must be a detailed site plan of proposed improvements. A set of house plans/drawings must be submitted to MVE-ARC III for signature approval along with a site plan drawn to scale as outlined below.

If no action is taken by MVE-ARC III within ten (10) days of the date of the final submission, the owners will have the right to proceed with construction as proposed, providing they notify MVE-ARC II of their intent in writing.

#### MVE-ARC III's Right To Stop Construction

MVE-ARC III reserves the right to stop construction on any residence work that does not conform to approved drawings bearing its approval or is constructed from drawings that have not passed through MVE-ARC III's review process.

### **C. GENERAL CONTROLS**

#### Maintenance of Lot

Building, outbuildings, fences, landscaping and other improvements shall be continuously maintained to preserve a well-kept appearance. Any vegetated or re-vegetated landscaped areas shall be watered adequately and kept free of undesirable weeds and clean of debris. Driveways and walks shall be kept clean. If the appearance of a property falls below reasonable levels determined by the majority of lot owners, the owner shall have 30 days after written notice to restore the property to an acceptable level of maintenance. Should the owner fail to do so, MVE-ARC III may order the necessary work performed at the owner's expense.

#### Zoning

All requirements of the Nibley City Zoning Ordinance, as adopted for properties zoned R2-A, apply to the Property along with all of the additional restrictions outlined in these Protective Covenants.

#### Non-residential Use

No part of the Property shall be used for any commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes except for limited home occupations not involving the generation of significant traffic due to patrons or delivery vehicles and in compliance with city ordinances. Home occupations shall be allowed only with the specific written approval of MVE-ARC III, which approval may contain reasonable conditions and/or restrictions on such use.

#### Quiet Enjoyment

No noxious or offensive trade or activity shall be carried on upon any Lot or any part of the Property, nor will anything be done thereon which may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners or which shall in any way increase the rate of insurance.

#### Animals

No animals of any kind shall be raised, bred or kept on any Lot, except that cats or dogs or other quiet household pets may be kept on the Lots, provided that they are not kept, bred or maintained for any commercial purpose. No more than two cats, two dogs, and three total animals shall be allowed. Notwithstanding the foregoing, no animals or fowl may be kept on the Property which result in an annoyance or are obnoxious, by noise or otherwise, to Lot Owners. All dogs must be kept on a leash in the public park and shall be maintained in an MVE-ARC III approved fenced or screened area. Residents shall comply with city animal control ordinances.

#### Signs

No signs (i.e. neon) shall be displayed on any of said lots except a sign not exceeding 36 x 36 inches advertising the fact that said parcel or said dwelling house is for sale.

#### Exterior Lighting

No lights of a high intensity nature (i.e. mercury vapor, sodium vapor, etc.) shall be used in the residential area. No direct incandescent lighting shall be permitted. All exterior lighting shall be muted or shielded from direct view to provide indirect or reflected light. All exterior lighting shall be submitted for approval with the MVE-ARC III unless installed by Neighborhood Nonprofit Housing Corporation.

#### Excavating

No excavation for stone, gravel or earth shall be made on said property, unless such excavation is made in connection with the erection of a home or structure thereon.

#### Rubbish Control

All rubbish, trash and garbage shall be regularly removed from the Property, and shall not be allowed to accumulate thereon. All clothes lines, refuse containers, wood piles, storage areas, machinery and equipment shall be prohibited upon any Lot unless obscured from view of adjoining Lots. All residents and building contractors, or subcontractors shall ensure their family members, guests, licensees and invitees respect the property rights of adjacent landowners and do not permit trespass or permit rubbish to blow onto or accumulate on said adjacent landowner's property.

#### Repair and Storage of Personal Property

No owner of a lot shall repair or restore within public view from the street, any motor vehicle, boat, recreational vehicle, snowmobile, trailer or other vehicle except for emergency repairs thereto and then only to the extent necessary to enable movement thereof to a proper repair facility. No automobiles or trucks are to be stored on streets or in front of homes unless they are in running condition, properly licensed, and are being regularly used. All RVs, including but not limited to trailers, boats, 4-wheelers, and snowmobiles are to be stored on the side or rear of homes on a cement or asphalt pad.

#### Easements

Such easements and rights of way shall be reserved to the undersigned, its successors and assigns, in and over said real property, for the erection, construction and maintenance and operation therein or thereon of drainage pipes, conduits, wires and other means of conveying to or from lots in said tract, gas, electricity, water, telephone, cable TV, sewage and other things for convenience to the owners of lots in said tract, as may be shown on said plat map. The undersigned, its successors and assigns, shall have the right to reserve any further necessary easements for said purpose in contracts and deeds, to any or all of the lots shown on said map. No structure of any kind shall be erected over any of such easement, except upon written permissions of the undersigned, their successors or assigns.

#### Exception for Undersigned

For the seven-year period following the date on which this Declaration filed for record in the office of the County Recorder of Cache County, Utah, Undersigned shall have the right to use any Lot or Living Unit owned or leased by it and any part of the Common Areas reasonably necessary or appropriate, in furtherance of any construction, marketing, sales, management, promotional, or other activities designed to accomplish or facilitate improvement of the Common Areas or improvement and/or sale of all Lots owned by Undersigned. Undersigned may also conduct collateral business activity on the Project.

### **D. IMPROVEMENT CONTROLS**

#### Type of Structures

No building other than one single-family dwelling house and appropriate outbuildings as defined by the Nibley City Zoning Regulations shall be erected on any of said lots, nor shall any house be constructed on any of said lots be used for any purpose other than a dwelling house or appurtenant outbuilding. No towers (i.e. ham radio, TV antenna) or like structures which are visible from the street will be allowed.

#### Building Location

All lots in Maple View Estates Subdivision Phase III shall be subject to Nibley City Zoning and Subdivision Ordinances. The development and improvements of all lots therein shall be in compliance therewith including building setbacks, easements, right of ways, grade and elevation of construction, streets, sidewalks, and curb and gutters.

#### Specifications

The ground floor area of the main structure, exclusive of one-story open porches and garages, and shall not be less than 1,200 square feet finished in the case of a structure with a basement, or not less than 1,500 square feet finished in the case of a structure without a basement, or not less than 1,250 square feet finished without a basement and with a bonus room of at least 1,000 square feet. No residence shall be erected on said premises which shall have a roof with less than a 5/12 pitch made of gable or hip construction and all gabled and hip roofs shall be covered with shingles of wood, asphalt or composition or with slate or tile. Roof overhang shall not be less than 12 inches on all sides. A minimum two car garage is required and the garage or other outbuilding on any lot shall be of construction and architectural type

similar to the residence thereon. No new building or structure shall or will exceed two storied above ground. Driveways and parking areas shall consist of concrete, brick or asphalt construction. No dirt or gravel driveways are permitted.

#### Exterior Colors/Materials

To conform to and harmonize with existing surroundings and structures, all major exterior wall surfaces shall be done in earth tones. Bright yellows, reds, oranges, purples, greens and blues shall not be permitted. No residence of any kind of what is commonly known as "boxed" or "sheet metal" construction shall be built in said tract unless the same shall be covered over upon all its outside walls with stucco, weatherboard, brick, stone, vinyl or aluminum siding or other veneer material. No "log" construction or geodesic domes are allowed. The front exterior must contain at least one-third brick or rock in addition to the exterior material above. Alternate materials may be used when approved by MVE-ARC III.

#### Fencing

Fencing must be done in accordance with Nibley City requirements. Any variances issued by Nibley City must also be approved by MVE-ARC III. Once a fence is started, it must be completed within 90 days. Chain link fencing shall not be allowed, unless approved by MVE-ARC III.

#### Landscaping

The park strip shall be planted according to the Maple View water-smart landscape design (see attachment A); homeowners shall select the English, Prairie or Mountain Style park strip and follow the planting guide for that specific style. The planting shall be completed within the first calendar year of occupancy unless otherwise stated by participation in the Mutual Self-Help Housing Program.

Each homeowner shall plant two trees spaced evenly in front of the house in the park strip, according to the Master Street Tree Plan (see Attachment B.) The planting shall be completed within the first calendar year of occupancy unless otherwise stated by participation in the Mutual Self-Help Housing Program.

The front yard must be seeded and suitable planted, in grass, groundcover, or flowerbeds within the first calendar year of occupancy unless otherwise stated by participation in the Mutual Self-Help Housing Program. The remainder of the yard shall be seeded and suitably planted, in grass, groundcover or flowerbeds, including at least one tree within eighteen (18) months of occupancy. Lot owners shall also control the growth of weed on the lot or any portion thereof not covered by finished structures, concrete, asphalt or landscaping. An adjacent landowner may make a written request to MV-ARC III requesting completion of a neighbor's landscaping, whereupon the landscaping must be completed within a year of the written request.

#### Sewer Connections

The actual depth of the sewer line must be determined by the lot owner or contractor prior to building on a lot. This can only be determined by physically locating the sewer line. No changes in the depth of the sewer line from the street will be allowed without permission from MVE-ARC III. If permission is granted to change the depth of the sewer line from the street, all the costs for this change will be paid by the lot owner.

#### Diligence in Construction of Improvements

Once the construction of any residence or other structures other than fencing is begun, work thereon must progress diligently and must be completed within twelve (12) months. Building lots shall have a building permit approved within twenty-four (24) months from the time the lot is purchased from the developers (Grantors).

#### Exceptions

Exceptions to the above controls will be expressly discouraged. No exceptions may be made without the written approval from MVE-ARC III.

### **E. VIOLATION, ACCEPTANCE, AND INVALIDITY OF CONTROLS**

#### Violation of Controls: Penalties

Violation of any of the controls, conditions, covenants, or agreements herein contained, shall give the undersigned, its successors and assigns, the right to enter upon the property, upon or as to which said violation or breach exists, and to summarily abate and remove at the expense of the owner, any erection, thing, or condition that may be or exist thereon

contrary to the provision hereof, without being deemed guilty of trespass. The result of any action or omission whereby any controls, conditions, covenants or agreements is violated, in whole or in part is thereby declared to be and constitutes a nuisance, either public or private, shall be applicable against such result. Such a remedy shall be deemed cumulative and not exclusive. These restrictions and reservations are made for the benefit of any and all persons, who now may own, or any lot hereafter own, any lot in the property, and such persons are specifically given the right to enforce these restrictions and reservations. Said Grantor and every person hereinafter having any right, title, or interest in any lot in said subdivision shall have the right to prevent or stop violation of any of said restrictions, by injunction or other lawful procedure, and to recover any damages resulting from such violation.

Acceptance of Controls

All purchasers of property describe above shall, by acceptance of contracts of deed for any lot or lots shown thereon, or any portion thereof thereby conclusively deemed to have consented and agreed to all controls, conditions, covenants, and agreement set forth herein, and agree to follow these covenants fully without delay.

Invalidity

It is expressly agreed that in the event any covenant or condition or control herein above contained, of any portion hereof, is held invalid or void, such invalidity or voidness shall in no way affect any valid covenant, condition or control.

DATED

BY \_\_\_\_\_

State of Utah

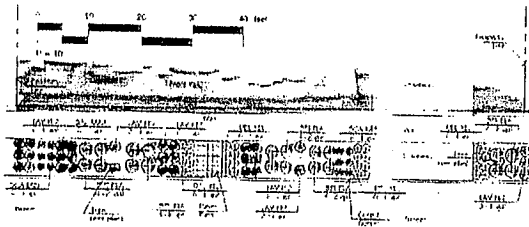
County of Cache

I, \_\_\_\_\_, a Notary Public, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, of \_\_\_\_\_ personally appeared before me, Kim C. Datwyler, who being by me first duly sworn, declared that she is the Executive Director of Neighborhood Nonprofit Housing Corporation, and that she signed the foregoing document as Executive Director of said corporation, and that the statements contained therein are true.

\_\_\_\_\_  
Notary Public

My commission expires:  
Residing at:

# ATTACHMENT A MAPLE VIEW WATER-SMART LANDSCAPE DESIGN



English Style Park Strip Design

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
3. ...	...	...
4. ...	...	...
5. ...	...	...
6. ...	...	...
7. ...	...	...
8. ...	...	...
9. ...	...	...
10. ...	...	...

## English Style Park Strip Plants



1. ...



2. ...



3. ...



4. ...



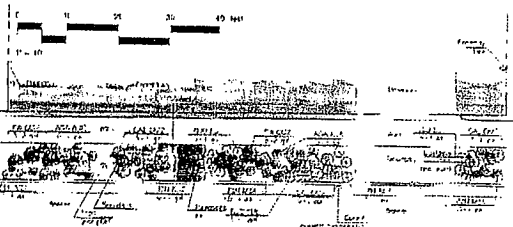
5. ...

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
3. ...	...	...
4. ...	...	...
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6. ...	...	...
7. ...	...	...
8. ...	...	...
9. ...	...	...
10. ...	...	...



Mountain Style Park Strip Design

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
3. ...	...	...
4. ...	...	...
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7. ...	...	...
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10. ...	...	...

## Mountain Style Park Strip Plants



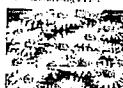
1. ...



2. ...



3. ...



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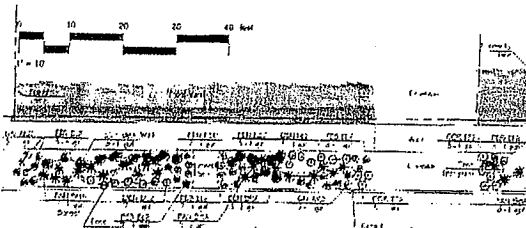
6. ...

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
3. ...	...	...
4. ...	...	...
5. ...	...	...
6. ...	...	...
7. ...	...	...
8. ...	...	...
9. ...	...	...
10. ...	...	...



Prairie Style Park Strip Design

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
3. ...	...	...
4. ...	...	...
5. ...	...	...
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7. ...	...	...
8. ...	...	...
9. ...	...	...
10. ...	...	...

## Prairie Style Park Strip Plants



1. ...



2. ...



3. ...



4. ...



5. ...



6. ...

Water-smart Landscape Design

Maple View

Neighborhood, Nibley Utah

PLANT	QUANTITY	NOTES
1. ...	...	...
2. ...	...	...
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10. ...	...	...

LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10  
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, HYRUM CITY, UTAH

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY HYRUM CITY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND HYRUM CITY.
5. "PUBLIC IMPROVEMENT SUBJECT TO OBSTRUCTION OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY. SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
6. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH HYRUM CITY STANDARDS AND SPECIFICATIONS.
7. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF HYRUM.
8. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
10. DEVELOPER SHALL SATISFY THE SECURITY OF PERFORMANCE REQUIREMENTS PER HYRUM CITY CODE SECTION 16.20.030.
11. DUST MITIGATION MEASURES WILL BE REQUIRED ALONG EXISTING DIRT ROADS (HAMMER ROAD & 860 SOUTH / 8200 SOUTH) ON A PHASE-BY-PHASE BASIS WHEN THE GIVEN PHASE ABUTS ANY OF THE RIGHTS-OF-WAY.
12. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

1. HYRUM CITY STANDARDS AND SPECIFICATIONS MANUAL.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

1. HYRUM CITY STANDARD CONSTRUCTION DRAWINGS

THE IMPROVEMENTS FOR THIS PROJECT HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF CITY ORDINANCES. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION. THE REQUIRED SUBMISSION IMPROVEMENTS, THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF THE CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

- CURRENT ZONE: R-2. RESIDENTIAL. MULTI FAMILY.
- SETBACKS:
  - FRONT YARD: 30'
  - BACK YARD: 30'
  - SIDE YARD (WITH ADJACENT ROAD): 10'
  - SIDE YARD (WITH ADJACENT ROAD): 20'
- TOTAL PROPERTY AREA: 80.18 ACRES
- PERCENT OPEN SPACE: 1.50%
- LOTS PER ACRE = .66
- TOTAL NUMBER OF LOTS: 2+10
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- PROPERTY OWNER:  
NEIGHBORHOOD NON PROFIT HOUSING CORPORATION
- DEVELOPER:  
NEIGHBORHOOD NON PROFIT HOUSING CORPORATION  
195 WEST GOLF COURSE ROAD, SUITE 1  
LOGAN, UT 84321  
435/753.1112
- CIVIL ENGINEER:  
CIVIL SOLUTIONS GROUP  
MICHAEL TAYLOR  
540 WEST GOLF COURSE ROAD SUITE B1  
PROVIDENT, UT 84303  
P: 435 213 3762  
E: M. TAYLOR@CIVILSOLUTIONSGROUP.NET

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHIE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE SOUTHEAST CORNER OF SECTION 10 BEARS SOUTH 00° 23' 55" EAST 2645.98 FEET, THE TRUE POINT OF BEGINNING.

THENCE NORTH 89° 57' 34" WEST 2645.98 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 10 TO A FOUND REBAR WITH CAP LABELED, PL. 334561 SET AT THE CENTER OF SAID SECTION 10;

THENCE NORTH 00° 07' 45" WEST 1322.40 FEET ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 10 TO A REBAR WITH CAP SET ON THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89° 57' 56" EAST 2636.33 FEET TO A FOUND REBAR SET ON THE EAST LINE OF SAID SECTION 10;

THENCE SOUTH 00° 24' 20" EAST 1322.85 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 80.18 ACRES OF LAND.

C-001	INDEX SHEET
C-101	VICINITY LAYOUT
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	PARCEL DIMENSION TABLES
C-105	PARCEL DIMENSION TABLES
C-106	PHASING DIAGRAM
L-101	SITE AMENITIES PLAN
L-102	LANDSCAPE AND TREE PLAN
L-103	PLANTING NOTE & DETAILS

ORIGINAL SUBMITTAL: AUGUST 26, 2015  
REVISIONS PER CITY ENGINEER: SEPTEMBER 23, 2015

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE IT AS IT RELATES TO MY PARTICULAR COMPANY. I AM IN AGREEMENT WITH PLACING ALL OF MY RESPECTIVE UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY OR EASEMENTS AS SHOWN ON THESE PLANS. I CERTIFY THAT MY RESPECTIVE UTILITY COMPANY IS WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BEFORE KIM DAYLIVER, REPRESENTATIVE OF THE NEIGHBORHOOD HOUSING CORPORATION WHICH OWNS THE ABOVE DESCRIBED SUBDIVISION AND IS THE ORGANIZATION WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 375041, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION. THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN CITY, UTAH, THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS LAYED OUT ON THE GROUND. THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE OF WHICH HEREINAFTER KNOWN AS MOUNTAIN VIEW ESTATES SUBDIVISION, A SUBDIVISION LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, HRYUM CITY, UTAH, DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND GRANT AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND IMPROVEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015.  
\_\_\_\_\_  
ATTORNEY

\_\_\_\_\_ DATE \_\_\_\_\_ OWNER \_\_\_\_\_

PRESENTED TO THE HYRUM CITY CULINARY WATER DEPARTMENT THIS  
 DAY OF \_\_\_\_\_ A.D. 2015, AT WHICH TIME THIS  
 SUBDIVISION WAS APPROVED AND ACCEPTED.

PRESENTED TO THE HYRUM CITY SANITARY SEWER DEPARTMENT THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, AT WHICH TIME THIS  
 SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 SEWER DEPARTMENT HEAD

STATE OF UTAH, CACHE, RECORDED AND FILED AT THE  
REQUEST \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_  
INDEX \_\_\_\_\_  
FILED IN: FILE OF PLATS \_\_\_\_\_

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT  
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE  
AND THE CITY ORDINANCE.

ACCEPTANCE

PRESENTED TO THE HYUAM CITY PLANNING COMMISSION CHAIRMAN  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, AT WHICH TIME THIS  
SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

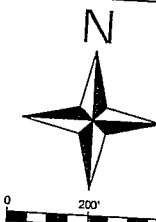
\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

PRESENTED TO THE HYUAM CITY MAYOR THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2015, AT WHICH TIME THIS SUBDIVISION  
WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MAYOR



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**civilsolutionsgroup inc.**



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**MOUNTAIN VIEW ESTATES**  
**PRELIMINARY PLAT**  
**6200 SOUTH 800 EAST**  
**HYRUM, UT 84319**

[illegible]

PROJECT #:	706-1501
DESIGN:	C.BOWN
REVIEW:	M. TAYLOR
ISSUED:	08 23 15



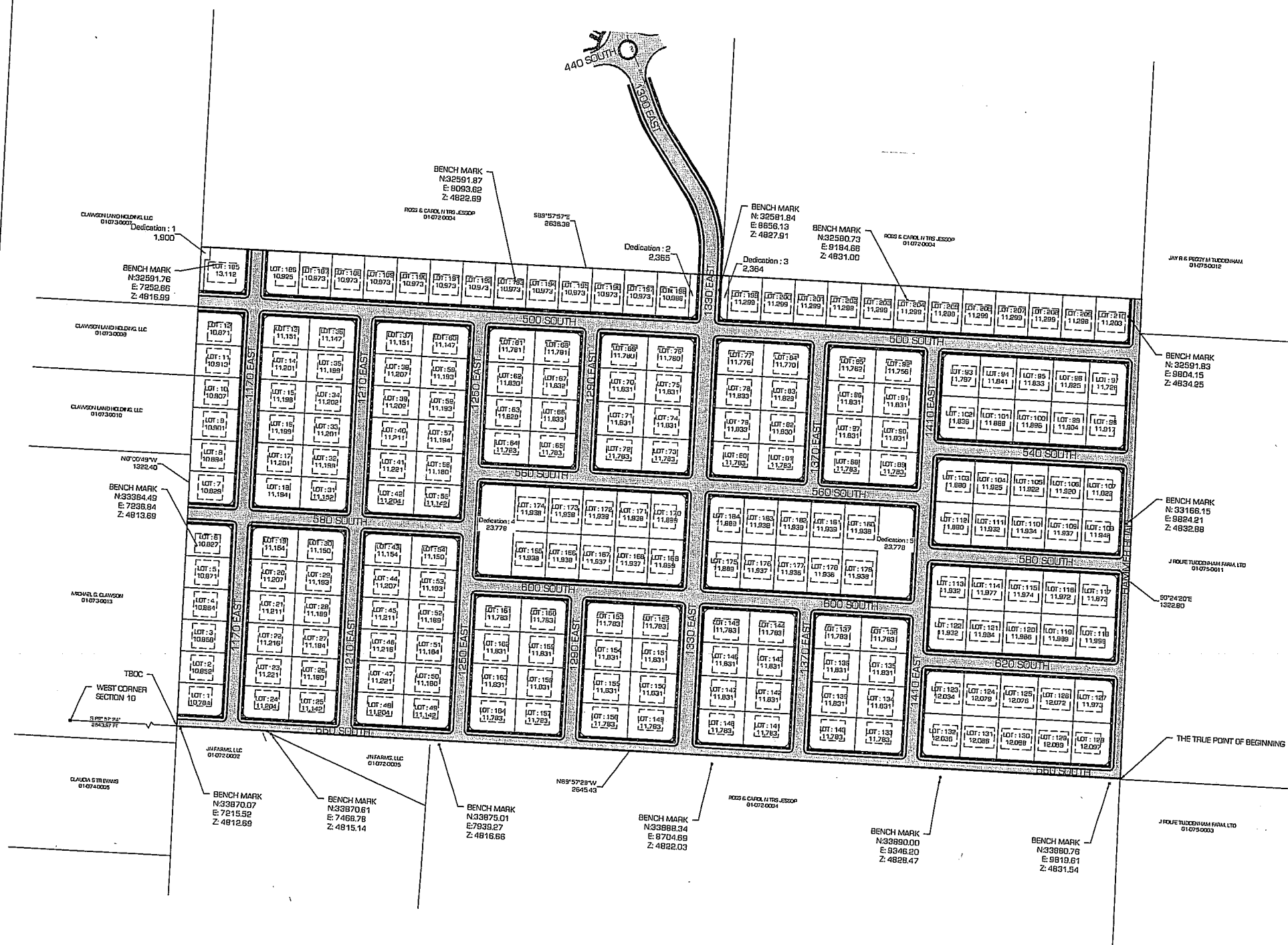
PRELIMINARY  
PLAT (INDEX)

C-001



MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT (VICINITY LAYOUT)  
SCALE: 1"=150'

SCALE: 1"=150'



SHEET GENERAL NOTES:

1. SEE SHEET C105 & C106 FOR LOT DIMENSIONS.
2. ALL OPEN SPACE & SURROUNDING SEWER LIFT STATION AREA ARE TO BE DEDICATED TO HYRUM CITY LOT.
3. ACCORDING TO THE UTAH DIMENSION OF WATER RIGHTS, THERE IS A 25' SETBACK TO THE PROPERTY ASSOCIATED WITH RIGHT #25422. THERE IS A SETBACK ASSOCIATED WITH WATER RIGHT #25422; HOWEVER, NO EVIDENCE OF ANY OTHER FEATURE HAS BEEN IDENTIFIED ON SITE. NO OTHER WELLS OR SPRINGS HAVE BEEN IDENTIFIED WITHIN THE PERIMETER OF 1000 FEET BEYOND THE SETBACK BOUNDARY.
4. THERE ARE NO NATURAL FEATURES OR SENSITIVE AREAS WITHIN THE PROJECT AREA.
5. ALL LOCAL SITE BENCH MARKS ARE IDENTIFIED HORIZONTALLY AND VERTICALLY AND USGS MONUMENT #MR04050 LOCATED NEAR THE RAY & WEST BUILDING NEAR THE USU CAMPUS.
6. SETBACKS SHALL BE PER CURRENT CITY ZONING REQUIREMENTS AT TIME BUILDINGS PERMIT IS ISSUED.
7. LOT 10, ALTHOUGH 20' TO 120' WILL REQUIRE A REAR SETBACK OF AT LEAST 40' TO AVOID CONFLICTS WITH CONSTRUCTION CONFLICTS WITH EXISTING BURIED IRRIGATION PIPES.



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LEGEND EXISTING

- 

 EXISTING FIRE HYDRANT  
 EXISTING SEWER MANHOLE  
 EXISTING SEWER LINE  
 EXISTING AERIAL POWER LINE  
 EXISTING CONTOUR  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 EXISTING WATER LINE  
 EXISTING IRRIGATION LINE

LEGEND PROPOSED

- 
- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SEWER LINE
- PROPOSED BURIED POWER LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED CONTOUR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- BUILDING SETBACK
- PROPOSED IRRIGATION LINE
- 4
- 0 100 200 300 400 500 600 700 800 900 1000
- FEET
- N

**MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT  
6200 SOUTH 800 EAST  
HYRUM, UT 84319**

[illegible]

PROJECT #:	706-1501
DESIGN:	C.BOWN
REVIEW:	M. TAYLOR
ISSUED:	09.23.15

VICINITY  
LAYOUT

C-101

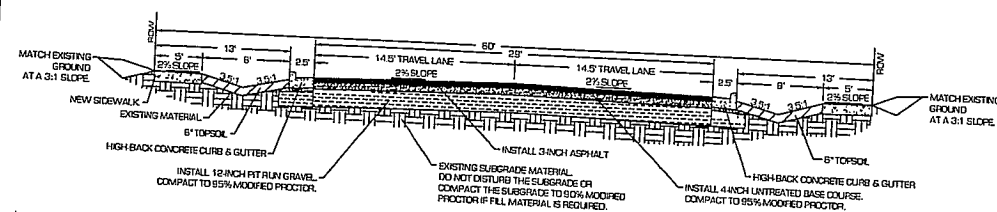
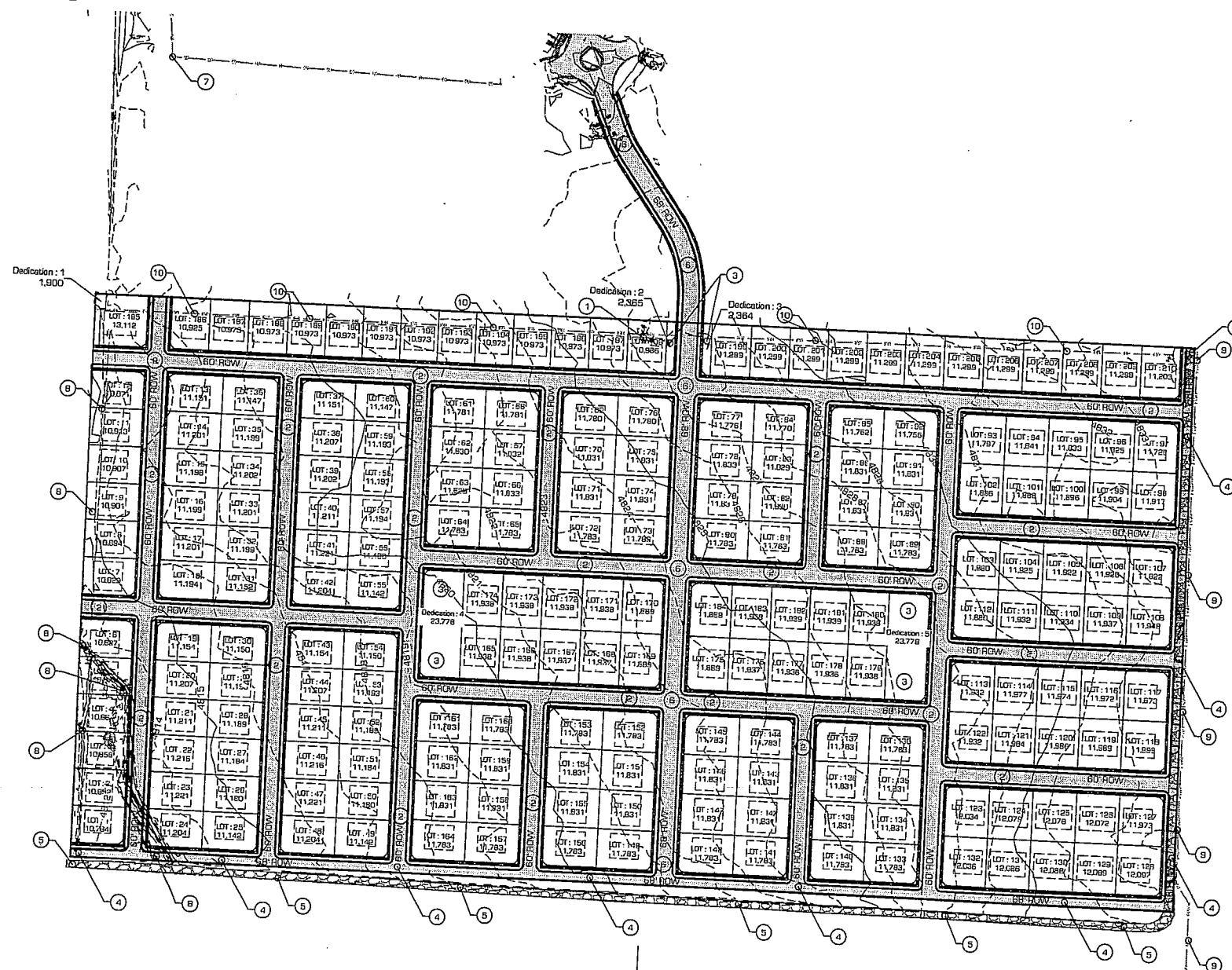


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LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

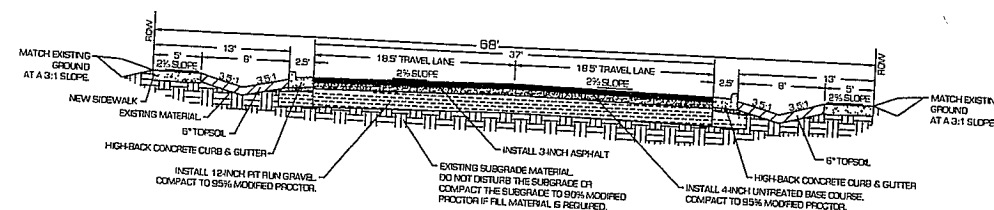
MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT (SITE PLAN)  
SCALE: 1"=150'

SCALE: 1"=150'



60-FT RESIDENTIAL ROAD X-SECTION

- NOTES:**
1. CURB SHALL BE 2.5' HIGH-BACK CURB & GUTTER PER CITY STANDARD. CURB CUTS TO BE INSTALLED AT APPROPRIATE LOCATIONS FOR STORMWATER DRAINAGE.
  2. INSTALL 4" ROAD BASE GRAVEL UNDER THE CURB AND EXTEND ROAD BASE AND PIT RUN GRAVEL 1-FOOT BEHIND CURB.
  3. THE CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
  4. THE CONTRACTOR SHALL BUILD THE ROAD ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.



68-FT RESIDENTIAL ROAD X-SECTION









- NOTES:**
1. CURB SHALL BE 2.5' HIGH-BACK CURB & GUTTER PER CITY STANDARD. CURB CUTS TO BE INSTALLED AT APPROPRIATE LOCATIONS FOR STORMWATER DRAINAGE.
  2. INSTALL 4" ROAD BED OF GRAVEL UNDER THE CURB AND EXTEND ROAD BASE AND PIT RUN GRAVEL 1-FOOT BEHIND CURB.
  3. THE CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
  4. THE CONTRACTOR SHALL BUILD THE ROAD ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.

- ① SHEET KEY NOTES:
1. EXISTING CENTER PIVOT IRRIGATION INFRASTRUCTURE TO BE REMOVED.
  2. PROPOSED 60' CROSS SECTION.
  3. PROPOSED LOCATION OF LANDSCAPE AREA, SEE LANDSCAPE PLANS.
  4. PROPOSED HALF 66' CROSS SECTION
  5. EXISTING GRAVEL ROAD TO REMAIN.
  6. PROPOSED 66' CROSS SECTION
  7. PROPOSED CONNECTION TO PROPOSED SANITARY SEWER SYSTEM.
  8. EXISTING IRRIGATION DITCH TO BE FILLED IN AND EXISTING IRRIGATION INFRASTRUCTURE TO BE REMOVED.
  9. EXISTING OVER HEAD POWER LINE TO REMAIN.
  10. EXISTING UNDERGROUND IRRIGATION PIPE AND INFRASTRUCTURE TO REMAIN.

SHEET GENERAL NOTES:

1. SEE SHEET C109 & C108 FOR LOT DIMENSIONS.
2. ALL OPEN SPACE PARCELS & SANITARY SEWER LIFT STATION AREA TO BE DEDICATED TO HYRLUM CITY.
3. ALL PUBLIC UTILITY EASEMENTS ARE 10' FRONT, BACK AND 5' SIDES.
4. ALL CONSTRUCTION DOCUMENTS SHALL ADHERE TO HYRLUM CITY'S STANDARD DRAWINGS & SPECIFICATIONS.
5. IN ORDER TO MAINTAIN SUFFICIENT WATER PRESSURE TO EASTERN LOTS, THE FINISHED FLOOR ELEVATION OF ANY RESIDENTIAL STRUCTURE SHALL NOT EXCEED 483.3'.
6. SETBACKS SHALL BE PER CITY LOT ZONING REQUIREMENTS AT TIME BUILDING PERMIT IS ISSUED.
7. LOTS 165 THROUGH 210 WILL REQUIRE A REAR SETBACK OF AT LEAST 10' AND ANY CONSTRUCTION CONFLICTS WITH EXISTING BURIED IRRIGATION.
8. ALL RIGHTS-OF-WAY DESCRIBED ON THIS SHEET SHALL BE DEDICATED TO HYRLUM CITY AS THEY ARE CONSTRUCTED.

LEGEND EXISTING

-  EXISTING FIRE HYDRANT  
 EXISTING SEWER MANHOLE  
 EXISTING SEWER LINE  
 EXISTING AERIAL POWER LINE  
 ---5440--- EXISTING CONTOUR  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 EXISTING WATER LINE  
 EXISTING IRRIGATION LINE

LEGEND PROPOSED

- 
- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SEWER LINE
- PROPOSED BURIED POWER LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED CONTOUR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- BUILDING SETBACK
- PROPOSED IRRIGATION LINE
- 5440



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**MOUNTAIN VIEW ESTATES**  
**PRELIMINARY PLAT**  
**6200 SOUTH 800 EAST**  
**HYRUM, UT 84319**

[illegible]

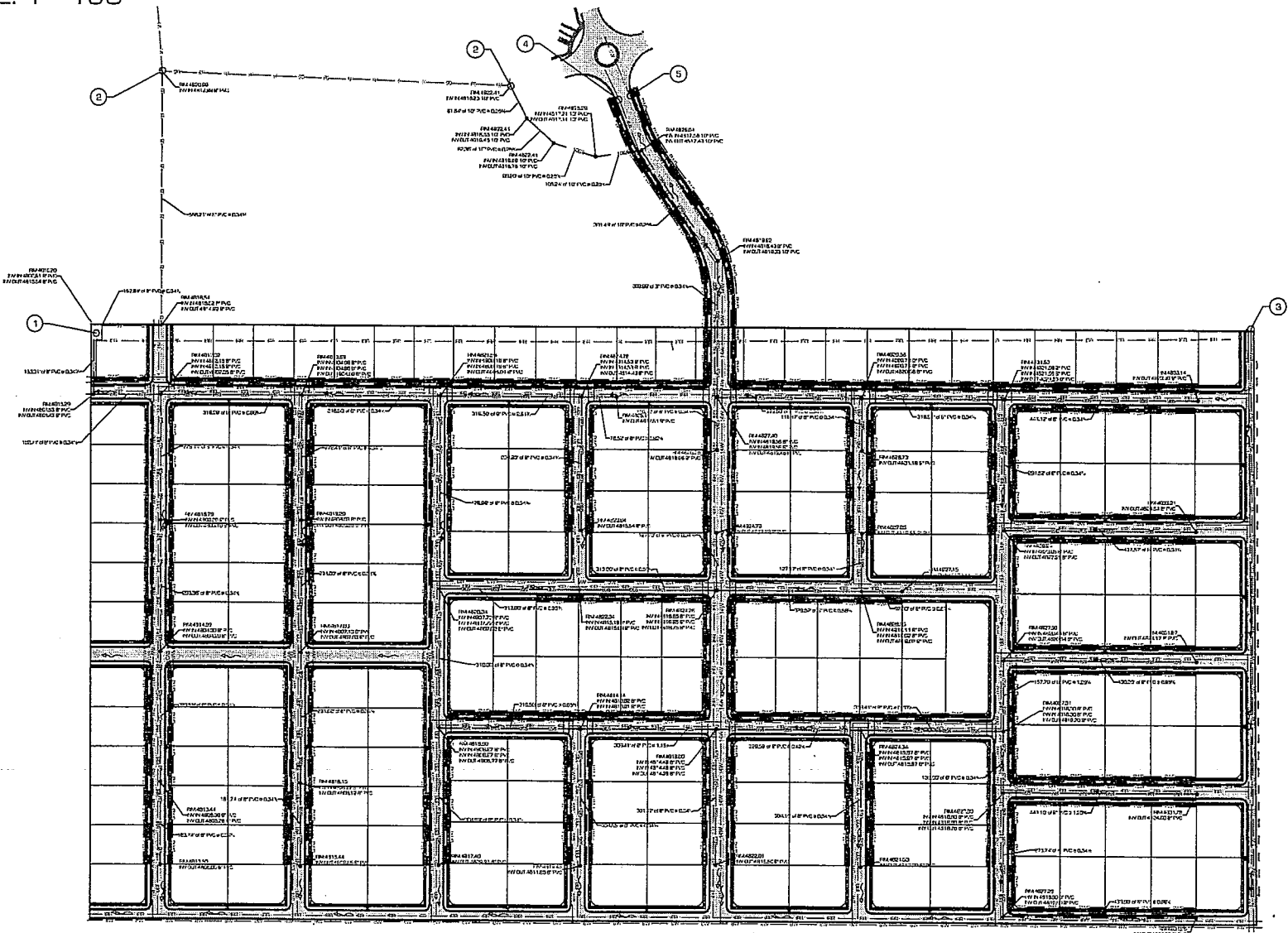
PROJECT #:	706-1501
DESIGN:	C.BOWN
REVIEW:	M. TAYLOR
ISSUED:	09.23.15



# SITE PLAN

C-102

MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT (UTILITY PLAN)  
SCALE: 1"=150'



Civil Solutions Group, Inc.  
Leaders In Sustainable Engineering and Planning

Project: Mountain View Estates  
Date: 26-Aug-15  
Location: Cache, Utah  
Method: Rational

Pre-Development Area:				
Condition	Area (acres)	Runoff Coefficient	Weighted Area	
Asphalt/Concrete Pavement	0	0.9	0.00	
Grassed Open Space (slopes less than 2%)	80.18	0.15	12.03	
Buildings & Residential Driveways	0	0.85	0.00	
Total Area		80.18 acres		
Total Weighted Area			12.03	
Weighted Coefficient			0.15	

Post Development Area:				
Condition	Area (acres)	Runoff Coefficient	Weighted Area	
Asphalt/Concrete Pavement	17.25	0.90	15.53	
Grassed Open Space (slopes less than 2%)	49.54	0.15	7.43	
Buildings & Residential Driveways	13.38	0.85	11.38	
Total Area		80.18 acres		
Total Weighted Area			34.34	
Weighted Coefficient			0.43	

Design Storm 100  
Max Discharge = 0.2 cfs/acre

16.04 cfs

RETENTION WITH PERCOLATION

		Pre-Dev.	Post-Dev.	Total	Cumulative	Detention
Duration	Intensity	Runoff	Runoff	Runoff	Discharge	Storage
(min)	(in/hr)	(cfs)	(cfs)	(CF)	(CF)	(CF)
5	5.75	69.16	197.44	59,232	4,811	54,421
10	4.37	52.56	150.05	90,032	9,622	80,411
15	3.62	43.54	124.30	111,871	14,432	97,438
30	2.43	29.23	83.44	150,191	28,865	121,326
60	1.51	18.16	51.85	186,657	57,730	128,927
120	0.85	10.27	29.32	211,133	115,459	95,673
180	0.60	7.24	20.67	223,247	173,189	50,058
360	0.36	4.27	12.19	263,298	346,378	-83,080
720	0.22	2.62	7.49	323,374	692,755	-369,381
1440	0.13	1.60	4.57	394,576	1,385,510	-990,935
2880	0.08	0.93	2.64	456,877	2,771,021	-2,314,144

Required Storage Volume Retention: 128,927 Cubic Feet  
Storage Volume Provided\*: 135,531 Cubic Feet

\* Storage volume provided assumes 20,697 linear-ft of 8'-wide park strip, 3.5:1 slopes, and reductions for 20'-wide driveways on every lot whose profiles run 7' up from the flowline of the swales.

SHEET KEY NOTES:

- PROPOSED LOCATION FOR LIFT SANITARY SEWER LIFT STATION.
- PROPOSED STUB IN LOCATIONS OF SANITARY SEWER TO EXISTING SEWER.
- IN COORDINATION WITH HYRUM CITY, WATER LINE AND IRRIGATION LINE TO BE LOOPED DOWN HAMMER ROAD WITH CONSTRUCTION OF PHASE 2 (SEE PHASING DIAGRAM SHEET C-103).
- PROPOSED PRESSURIZED IRRIGATION LINE CONNECTION POINT.
- PROPOSED CULINARY WATER LINE CONNECTION POINT.

SHEET GENERAL NOTES:

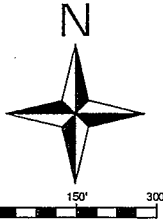
- ALL STORMWATER RUNOFF FROM THE RESIDENTIAL PARCELS AND PUBLIC RIGHTS-OF-WAY IS ANTICIPATED TO BE CAPTURED IN THE PARK STRIP SWALES AS SHOWN IN THE PROPOSED ROADWAY CROSS-SECTIONS ON SHEET C-102. SANDY AND GRAVEL SOILS PRESENT ON SITE INDICATE THAT PERCOLATION RATES WILL BE SUFFICIENT FOR THE PROPOSED STORMWATER APPROACH.
- DIRECTION OF FLOW OF STORM WATER INDICATED BY DIRECTIONAL ARROWS IN ROADWAY.
- IRRIGATION TRUNK LINE RUNNING IN 1300/1330 EAST ROW SHALL BE 8" DIAMETER. ALL OTHER IRRIGATION LINES SHALL BE 6" IN DIAMETER.
- COMMUNICATIONS LINE SHALL RUN CONCURRENT IN SAME TRENCH AS POWER BEHIND BACK-OF-SIDEWALK.

LEGEND EXISTING

- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING AERIAL POWER LINE
- EXISTING CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE

LEGEND PROPOSED

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SEWER LINE
- PROPOSED BURIED POWER LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED CONTOUR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- BUILDING SETBACK
- PROPOSED IRRIGATION LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE



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MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT

6200 SOUTH 800 EAST  
HYRUM, UT 84319

MARK: DATE:

PROJECT #: 708-1501  
DESIGN: C.BROWN  
REVIEW: M. TAYLOR  
ISSUED: 09.23.15

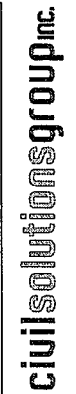


UTILITY PLAN

C-103

## SCALE: NTS

1. LOT FRONTAGE DIMENSIONS ARE DENOTED IN THE TABLE WITH AN "F".
2. ALL BEARINGS AND DISTANCES ARE IN REFERENCE TO A CLOCKWISE ROTATION AROUND THE PARCEL.



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[illegible]

PROJECT #:	706-1501
DESIGN:	C.BOWN
REVIEW:	M. TAYLOR
ISSUED:	09.23.15



C-104

Parcel #	Area	Perimeter	Segment Length
21	11211.48	43142	F 87.33
			128.35
			87.33 128.41
22	11216.05	43153	87.33
			128.46
			F 87.33 128.41
23	11220.61	43163	87.33
			128.51
			F 87.33 128.46
24	11204.33	42572	F 72.58
			128.51
			87.49 113.55 23.57
25	11141.51	42439	F 72.41
			23.55
			112.95 87.49 127.39
26	11179.54	43069	87.33
			127.59
			F 87.33 128.04
27	11184.10	43079	F 87.33
			126.04
			87.33 128.09
28	11188.66	43090	F 87.33
			128.09
			87.33 128.15
29	11183.23	43100	F 87.33
			128.15
			87.33 128.20
30	11149.52	42457	113.25
			23.56
			F 72.33 128.20 87.33
31	11151.96	42463	F 72.41
			23.55
			112.95 87.50 128.23
32	11199.10	43114	87.33
			128.23
			F 87.33 128.25
33	11201.05	43118	F 87.33
			128.25
			87.33 128.27
34	11202.35	43121	F 87.33
			128.27
			87.33 128.28
35	11199.09	43114	87.33
			128.28
			F 87.33 128.20
36	11148.68	42463	113.25
			23.56
			72.31
37	11151.21	42473	F 87.33
			128.20
			87.31
38	11208.92	43132	23.56
			113.25
			F 87.31 128.30 72.31
39	11201.88	43122	87.33
			128.35
			F 87.29 129.24 128.33 128.35
40	11211.48	43140	128.46
			87.33
			F 128.24 87.37

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Length
41	11220.61	431.63	F 87.33 128.51 87.33 128.45
42	11204.33	425.72	F 72.69 128.51 87.49 113.55 23.57
43	11154.05	424.77	23.56 113.25 87.43 128.30 F 72.33
44	11206.92	431.32	F 87.33 128.30 F 87.33 128.35
45	11211.48	431.42	F 87.33 128.41 87.33 128.35
46	11216.05	431.53	F 87.33 128.46 87.33 128.41
47	11220.61	431.63	F 87.33 128.46 87.33 128.51
48	11204.33	425.72	F 72.69 128.51 87.43 113.55 23.57
49	11141.51	424.39	F 72.41 23.55 112.95 87.49 127.99
50	11179.54	430.69	F 87.33 127.99 87.33 128.04
51	11184.10	430.79	87.33 128.04 F 87.33 128.05
52	11188.66	430.90	87.33 128.09 F 87.33 128.15
53	11193.23	431.00	F 87.33 128.15 F 87.33 128.20
54	11149.52	424.67	113.25 23.56 F 72.33 128.20 87.33
55	11141.51	424.39	F 72.41 23.55 112.95 87.49 127.99
56	11179.54	430.69	F 87.33 127.99 87.33 128.04
57	11193.70	431.00	F 87.33 128.04 87.37 128.26
58	11193.23	431.02	F 87.33 128.26 87.29 128.15
59	11193.23	431.00	F 87.33 128.15 87.33 128.20
60	11146.65	424.63	113.25 23.56 F 72.33 128.20 87.31

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Length
81	11781.17	434.54	12825
			F 77.23
			23.56
			11325
82	11830.34	440.98	92.25
			F 12823
			92.25
			12825
83	11829.25	440.96	F 92.25
			12823
			92.25
			12823
84	11782.80	434.56	92.25
			F 11325
			23.56
			77.25
85	11782.76	434.56	12823
			F 0.02
			77.25
			11325
86	11832.98	441.04	92.25
			F 12825
			0.02
			92.25
87	11831.79	441.02	12827
			F 92.25
			92.25
			12825
88	11781.21	434.54	77.23
			F 12825
			92.25
			11325
89	11779.91	434.52	23.56
			F 92.23
			12825
			77.23
90	11831.06	441.00	23.56
			F 11325
			92.25
			12825
91	11831.06	441.00	12825
			F 92.25
			92.25
			12825
92	11782.80	434.56	92.25
			F 11325
			23.56
			77.25
93	11782.76	434.56	12825
			F 77.25
			23.56
			11325
94	11831.06	441.00	92.25
			F 12825
			92.25
			12825
95	11831.06	441.00	12825
			F 92.25
			12825
			92.25
96	11779.95	434.52	12825
			F 77.23
			92.23
			11325
97	11775.60	434.45	23.56
			F 77.21
			11325
			92.17
98	11833.24	441.05	F 92.25
			12825
			0.02
			92.25
99	11832.51	441.03	12825
			F 92.25
			12826
			92.25
100	11782.76	434.56	92.25
			F 11325
			23.56
			77.25

Parcel #	Area	Perimeter	Segment Length
81	11782.80	434.56	F 77.25
			23.66
			113.25
			92.25
			128.25
82	11829.61	440.97	F 92.25
			128.25
			92.25
			128.25
83	11828.88	440.95	F 92.25
			128.25
			92.25
			128.25
84	11770.44	434.39	F 77.25
			128.23
			0.02
			92.17
			113.25
			23.47
85	11761.87	434.23	92.06
			128.25
			F 77.11
			23.59
			113.25
86	11831.05	441.00	F 128.25
			92.25
			128.25
			92.25
87	11831.05	441.00	F 92.25
			128.25
			92.25
			128.25
88	11782.76	434.56	92.25
			113.25
			23.56
			F 77.25
			128.25
89	11782.80	434.56	F 77.25
			23.56
			113.25
			92.25
			128.25
90	11831.05	441.00	F 92.25
			128.25
			92.25
			128.25
91	11831.05	441.00	F 92.25
			128.25
			92.25
			128.25
92	11756.09	434.15	F 77.02
			128.25
			92.06
			113.25
			23.56
93	11796.70	429.69	115.57
			102.45
			100.65
			23.95
			F 87.42
94	11840.93	436.05	F 102.49
			115.49
			102.49
			115.57
95	11832.86	435.89	115.41
			102.49
			115.49
			102.45
96	11824.78	435.73	F 102.49
			115.41
			102.49
			113.34
97	11728.02	428.54	100.39
			105.54
			113.34
			F 86.84
			23.44
98	11916.59	431.80	101.15
			23.69
			F 88.24
			116.19
			102.54
99	11804.04	437.28	102.49
			116.11
			F 102.45
			116.19
100	11695.97	437.12	116.11
			102.45
			116.03
			F 102.49

Parcel #	Area	Perimeter	Segment Length
101	11887.89	436.96	F 102.49 115.95 102.49 116.03
102	11835.56	430.44	F 87.56 23.56 100.88 102.49 115.95
103	11860.04	431.19	100.88 23.56 87.86 115.85 F 102.94
104	11924.72	437.56	F 115.83 102.94 115.85 102.94
105	11922.25	437.51	115.81 102.94 115.83 F 102.94
106	11919.77	437.47	102.94 115.78 F 102.94 115.81
107	11822.14	430.28	100.88 102.98 115.78 F 27.19 23.44
108	11947.52	432.28	100.88 23.88 F 88.77 115.97 102.98
109	11936.58	437.79	F 102.94 115.94 102.94 115.97
110	11934.10	437.75	102.94 115.92 F 102.94 115.94
111	11931.62	437.70	115.92 F 102.94 115.90 102.94
112	11879.74	431.19	F 115.80 87.92 23.56 100.88 102.94
113	11932.18	432.09	100.88 23.56 88.41 115.85 F 103.39
114	11976.85	438.46	F 115.83 103.39 115.85 103.39
115	11974.36	438.41	F 103.39 115.83 103.39 115.81
116	11971.88	438.37	115.81 F 103.39 115.78 103.39
117	11873.07	431.16	100.88 103.42 115.78 F 87.63 23.44
118	11988.55	433.16	100.88 23.86 F 88.21 115.97 103.42
119	11968.76	438.69	F 103.39 115.94 103.39 115.97
120	11986.27	436.65	F 103.39 115.92 103.39 115.97

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— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

MOUNTAIN VIEW ESTATES  
PRELIMINARY PLAT (PARCEL DIMENSIONS)  
SCALE: NTS

- SHEET GENERAL NOTES:
1. LOT FRONTAGE DIMENSIONS ARE DENOTED IN THE TABLE WITH AN "F".
  2. ALL BEARINGS AND DISTANCES ARE IN REFERENCE TO A CLOCKWISE ROTATION AROUND THE PARCEL.

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
121	11983.78	439.80	F 103.38
			115.90
			103.39
			115.92
122	11931.88	432.09	F 115.90
			88.37
			23.56
			100.88
123	12034.08	433.95	116.34
			103.84
			101.37
			23.56
124	12079.01	440.33	F 116.34
			103.84
			116.34
			F 103.84
125	12075.68	440.26	F 116.27
			103.84
			116.31
			F 103.84
126	12072.31	440.20	F 103.84
			116.24
			103.84
			116.27
127	11972.62	432.97	101.33
			103.87
			116.24
			F 88.09
128	12086.56	434.95	F 101.33
			23.56
			F 89.64
			116.43
129	12089.17	440.52	F 116.43
			103.84
			116.41
			103.84
130	12087.83	440.49	F 103.84
			116.40
			103.84
			116.41
131	12086.08	440.46	F 103.84
			116.38
			103.84
			116.40
132	12036.24	433.99	F 116.38
			88.84
			23.56
			101.37
133	11782.80	434.56	F 116.38
			23.56
			113.25
			128.25
134	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
135	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
136	11782.76	434.56	F 77.25
			128.25
			92.25
			113.25
137	11782.80	434.56	F 92.25
			128.25
			77.25
			113.25
138	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
139	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
140	11782.76	434.56	F 92.25
			113.25
			23.56
			F 77.25

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
141	11782.80	434.56	F 77.25
			23.56
			113.25
			128.25
142	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
143	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
144	11782.76	434.56	F 77.25
			128.25
			92.25
			113.25
145	11782.80	434.56	F 92.25
			128.25
			77.25
			113.25
146	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
147	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
148	11782.76	434.56	F 92.25
			113.25
			23.56
			F 77.25
149	11782.76	434.56	F 77.25
			23.56
			113.25
			128.25
150	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
151	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
152	11782.80	434.56	F 77.25
			128.25
			92.25
			23.56
153	11782.76	434.56	F 92.25
			128.25
			77.25
			113.25
154	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
155	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
156	11782.80	434.56	F 92.25
			113.25
			23.56
			F 77.25
157	11782.76	434.56	F 77.25
			128.25
			77.25
			113.25
158	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
159	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
160	11782.80	434.56	F 77.25
			128.25
			77.25
			113.25

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
161	11782.76	434.56	92.25
			128.25
			F 77.25
			23.56
162	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
163	11831.06	441.00	F 92.25
			128.25
			92.25
			128.25
164	11782.80	434.56	92.25
			113.25
			23.56
			F 77.25
165	11937.50	441.00	125.00
			95.50
			F 95.50
			125.00
166	11937.50	441.00	F 95.50
			125.00
			95.50
			125.00
167	11936.72	440.98	124.98
			F 95.50
			125.00
			95.50
168	11936.72	440.98	125.00
			F 95.50
			124.98
			95.50
169	11889.20	434.56	110.00
			23.56
			F 80.50
			125.00
170	11889.23	434.56	110.00
			95.50
			F 80.50
			23.56
171	11938.28	441.02	95.50
			125.02
			F 95.50
			125.00
172	11938.28	441.02	125.02
			F 95.50
			125.00
			95.50
173	11937.50	441.00	125.00
			F 95.50
			125.00
			125.00
174	11937.50	441.00	125.00
			95.50
			F 95.50
			125.00
175	11889.20	434.56	80.50
			23.56
			110.00
			F 95.50
176	11936.72	440.98	124.98
			95.50
			F 95.50
			125.00
177	11935.56	440.96	124.98
			95.50
			F 95.50
			125.00
179	11937.50	441.00	125.00
			95.50
			F 95.50
			125.00
180	11937.50	441.00	125.00
			95.50
			F 95.50
			125.00
181	11936.67	441.02	95.50
			125.02
			F 95.50
			125.00

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
182	11939.45	441.04	F 95.50
			125.02
			95.50
			125.02
183	11938.28	441.02	125.02
			95.50
			125.00
			F 95.50
184	11889.23	434.56	95.50
			110.00
			F 90.50
			125.00
185	13111.97	460.53	85.37
			13.00
			35.00
			F 100.13
186	10924.60	416.58	105.44
			91.23
			F 76.23
			23.56
187	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
188	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
189	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
190	10972.88	423.01	F 91.23
			120.28
			91.23
			120.28
191	10972.88	423.01	F 91.23
			120.28
			91.23
			120.28
192	10972.88	423.01	F 91.23
			120.28
			91.23
			120.28
193	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
194	10972.88	423.01	120.28
			91.23
			F 120.28
			91.23
195	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
196	10972.88	423.01	91.23
			120.28
			F 91.23
			120.28
197	10972.88	423.01	120.28
			F 91.23
			120.28
			91.23
198	10986.40	423.31	F 91.23
			120.59
			91.22
			120.28
199	11298.50	428.57	F 120.61
			93.68
			120.61
			93.68
200	11298.50	428.57	120.61
			F 93.68
			120.61
			93.68
201	11298.50	428.57	93.68
			F 120.61
			93.68
			120.61



## SCALE: NTS

Dedication: 1  
1,900

Dedication : 2  
2,365

Dedication : 3  
[ 2.284

Dedication: 4  
23 778

Dedication : S  
23.77R

civilisation group inc.

540 W GOLF COURSE RD SUITE B1  
PROVIDENCE, UT 84332  
P: 435.213.3762  
F: 435.213.3762  
[www.civilsolutionsgroup.net](http://www.civilsolutionsgroup.net)

**MOUNTAIN VIEW ESTATES**

# PRELIMINARY PLAT

6200 SOUTH 800 E  
HYRUM, UT 84319

[illegible]

PROJECT #:	706-1501
DESIGN:	C.BOWN
REVIEW:	M. TAYLOR
ISSUED:	09.23.15



PHASING  
DIAGRAM

C-106

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SCALE: 1"=100'



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— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

PROJECT #: 706-1501  
DRAWN BY: K. ALTHOUSE  
REVIEWED BY: J. YOUNG  
ISSUED: 9-21-2015



L-101

SCALE: 1"=100'

COVE MEADOW FARMS  
13695 North Meadow Lane; Cove, Utah  
435-760-7874

JKI NURSERY AND GARDEN CENTER  
1815 West Gentle Street; Layton, Utah  
801-544-1211

PROGRESSIVE PLANTS  
10252 South Bacchus Hwy; Copperton, Utah  
801-565-7333

TRI CITY NURSERY AND GARDEN CENTER  
395 South Desert Drive; Kaysville, Utah  
801-546-1372

\*Recommended to call, ask for availability, and/or order trees in the Fall for upcoming phase to be built in Spring.

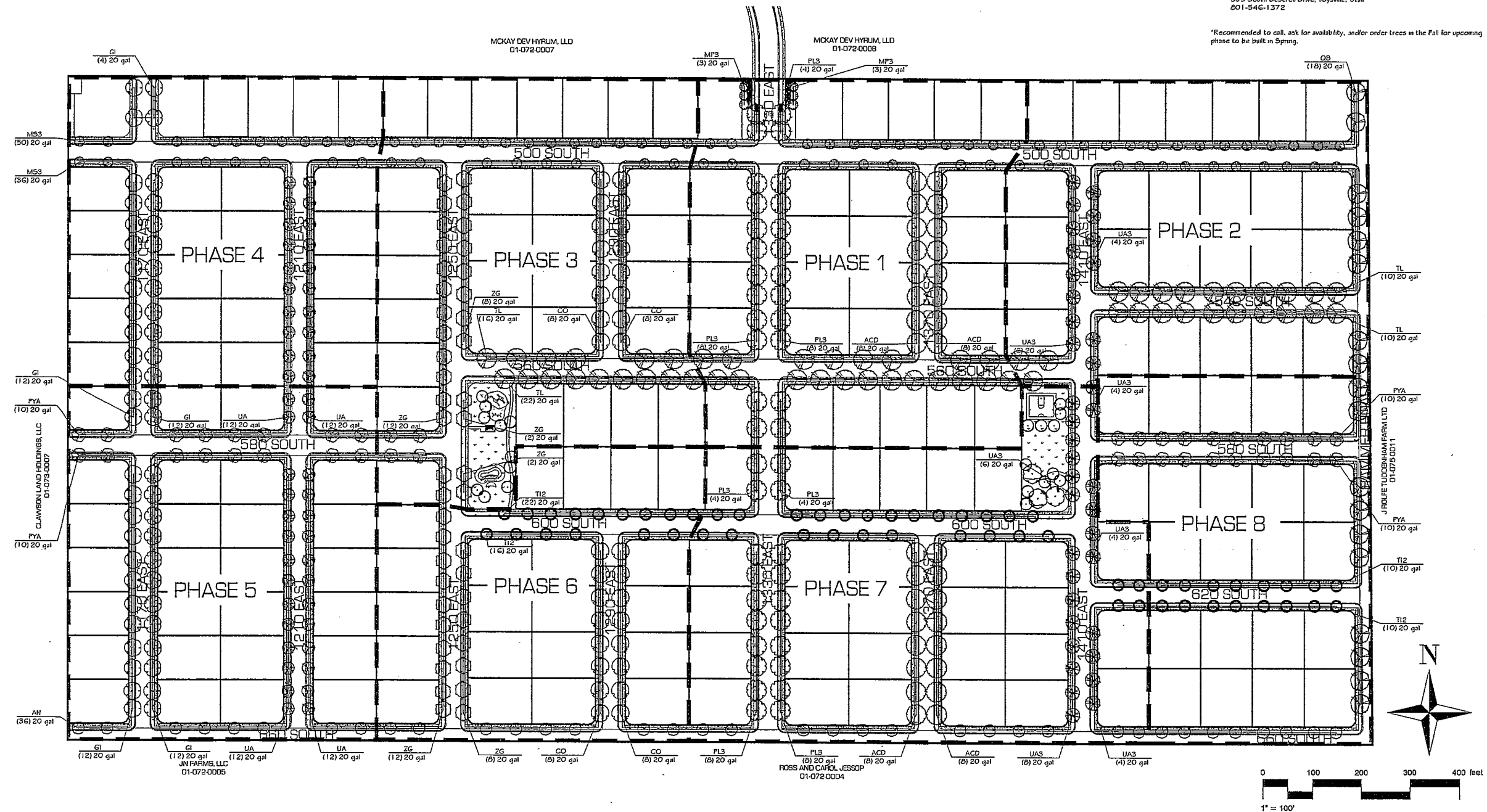
PROVIDENCE | P: 435.213.3762  
SALT LAKE CITY | P: 801.216.3192  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

[illegible]

PROJECT #:	706-1501
DRAWN BY:	K. ALTHOUSE
REVIEWED BY:	J. YOUNG
ISSUED:	9-21-2015



L-102



TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	ACD	32	Deborah Maple / <i>Acer platanoides</i> "Deborah"	20 gal
	AN	36	Honkey Maple / <i>Acer platanoides</i> "Parkway"	20 gal
	CO	32	Common Hackberry / <i>Celtis occidentalis</i>	20 gal
	GI	52	Imperial Honeylocust / <i>Gleditsia triacanthos</i> "Imperial"	20 gal
	MP3	6	Pranfire Crab Apple / <i>Malus x "Pranfire"</i>	20 gal
	M53	87	Spring Snow Crab Apple / <i>Malus x "Spring Snow"</i>	20 gal
	PL3	44	London Plane Tree / <i>Platanus x acerifolia</i> "Bloodgood"	20 gal
	PYA	40	Anastocrat Flowering Pear / <i>Pyrus calleryana</i> "Anastocrat" TM	20 gal
	QB	18	Burr Oak / <i>Quercus macrocarpa</i>	20 gal
	TL	56	Redmond American Linden / <i>Tilia americana</i> "Redmond"	20 gal
	TI2	58	Greenspire Littleleaf Linden / <i>Tilia cordata</i> "Greenspire"	20 gal
	UA	48	Accolade Elm / <i>Ulmus x "Accolade"</i>	20 gal
	UA3	36	American Elm / <i>Ulmus x "Frontier"</i>	20 gal
	ZG	44	Sawleaf Zelkova / <i>Zelkova serrata</i> "Green Vase"	20 gal



**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

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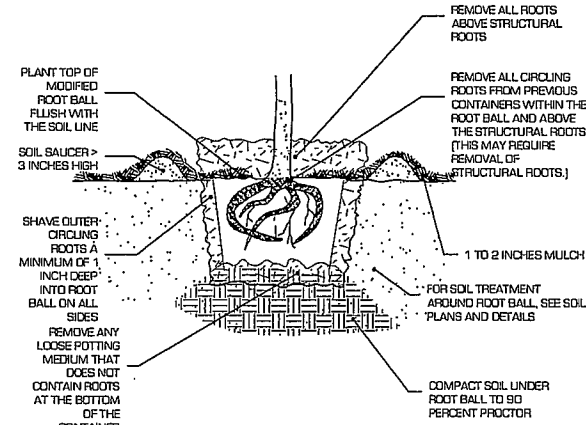


## HYRUM SUBDIVISION

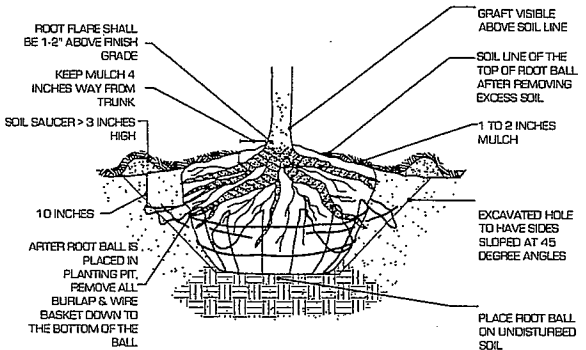
## LANDSCAPE CONSTRUCTION NOTES:

1. **General Notes:**
2. **THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.**
3. **THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR(S), VEHICLES, TRUCKS, BOWLSWALKS, CURBS, CRUISES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNERS REP.**
4. **TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.**
5. **CONTRACTOR IS TO REVIEW PLANNING AND SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.**
6. **Planting Notes:**
7. **THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATIONS TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES.**
8. **PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.**
9. **THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.**
10. **ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HIGHT, BRANCHING HABIT, COLOR, LEAF, COLOR, FRUIT, SOIL, PLANT NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNERS REP.**
11. **PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.**
12. **ALL LANDSCAPE SHALL RECEIVE A MINIMUM OF 8 INCHES OF IMPORTED TOPSOIL, AND 8 INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:**
- 12.1. pH 5.5 - 6.0
- 12.2. MINIMUM 1% PERCENT ORGANIC MATTER
- 12.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION); SAND: <70%, CLAY: <10%
- 12.4. SILT = BALANCE
- 12.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE) <5% [BY VOLUME]
13. **IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLOUDS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL, SAND, CLAY, CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR FILLING OR REPAIRS OF DRIVEWAYS OR WHILE IN A FROZEN OR MUDDY CONDITION.**
14. **THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:**
15. **SUBGRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.**
16. **FINISH SURFACE SHALL BE GRADUALLY SLOPED TO A MINIMUM 2 INCH DEPTH TO PROVIDE THE TRANSITION ZONE BETWEEN SUBGRADE AND TOPSOIL. PLANTING DEPTHS ON SUBGRADE AND GRADE TO FINAL FINISH GRADE, TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.**
17. **FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.**
18. **LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISH GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).**
19. **ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.**
20. **CONTRACTOR SHALL HAVE THE OWNERS REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.**
21. **PLANT MATERIAL SHALL NOT BE ROOT BOUND, THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNERS.**
22. **CONTRACTOR SHALL INSTALL WIRE FABRIC PEST PROTECTION.**
23. **PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.**
24. **PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES SHALL BE AS FOLLOWS**
- 25.1. **DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDE OF HOLE TO BE 1/2" BELOW TOP OF CURB OR WALK OR AS MUCH AS POSSIBLE WITH OUT DISTURBING ROOT BALL.**
- 25.2. **FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL AT CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL, ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.**
26. **FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE TOP 1/2" OF WIRE BASKET AND BURLAP ON OTHER WRAPPING MATERIAL. FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PICES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED TO AVOID DAMAGE TO PLANT. IF REMOVED, COVER WITH MULCH OR SOIL.**
27. **FOR BURLAP PLANTS, REMOVE BURLAP AND PLACE ROOT BALL AT CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL, ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.**
28. **COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.**
29. **MONITOR ALL PLANTS TO INSURE THAT NOT SETTLING OCCURS.**
30. **THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.**
31. **AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL COMPLETE OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND FERTILIZATION. WORK AND PLANT MATERIALS USED IN THE WALK THROUGH, OR AS NOTES, SPECIFICATIONS AND EXHIBIT PROFESSIONAL EXAMINER'S MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.**

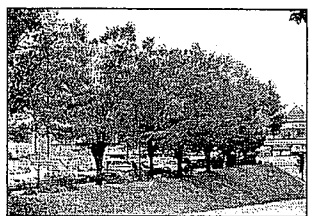
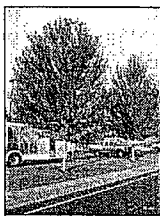
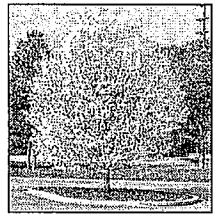
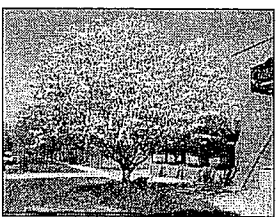
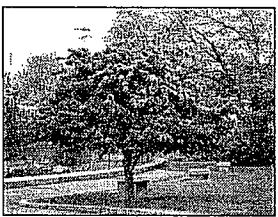
19. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWINGS TO SHOW LOCATIONS OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS, ANNUALS, AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANICAL NAMES OF ALL PLANT SPECIES IDENTIFIED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
29. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNERS REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK. WITH NO WEEDS OR OTHER UNDESIRABLE PLANTS. THE CONTRACTOR SHALL MAINTAIN TURF FOR 1 YEAR. TURF SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- 29.1. DAILY WATERING OF ALL PLANT MATERIAL.
- 29.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
- 29.3. REPLACEMENT AND/OR DIVING, OR DAMAGED TREES, SHRUBS, GRASSES, AND GROUND COVER.
- 29.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY BE CAUSED BY STANDING WATER.
- 29.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
- 29.6. FILLING AND RE-COMPACTING OF ERODED AREAS, ALONG WITH ANY REQUIRED RESEEDING AND/OR RE-PLANTING.
- 29.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL, NO MORE THAN ONE THIRD (1/3) OF THE MOWING HEIGHT. MOWING SHALL BE DONE ON A REGULAR BASIS EVERY FIVE (5) TO SEVEN (7) DAYS.
- 29.8. WEEKLY REMOVAL OF ALL TRASH, UTTER, CLIPPINGS AND ALL FOREIGN DEBRIS.
30. CONTRACTOR SHALL APPLY 16-16-8 FERTILIZER TO TOP SOIL PRIOR TO INSTALLATION OF SOIL.
31. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO 2 MIX ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
32. CONTRACTOR TO PROVIDE A TREE STAKING. TREE STAKING TO INCLUDE TWO (2) 6" WOOD POSTS FOR DECIDUOUS TREES AND THREE (3) 6" WOOD POSTS FOR CONIFERS. TREES ARE TO BE STAKE WITH A RUBBER HOSE OR SOFT HOSE ON THE TRUNK AND WIRING. TREES LARGER THAN 2" CALIPER AND 5' CONIFERS SHALL BE STAKED.
33. PLANT GUARD JAIL OR BELOW THE SOIL LINE.
- 33.1. MINIMUM OF 12" SHALL BE REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J) ROOTS SHALL BE REJECTED.
- 33.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN THREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TRUNK, THE TOP TWO STRUCTURAL ROOTS, VERTICAL, ROOTS, AND/OR CRINKED ROOTS SHALL BE MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
- 33.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GROUNDING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL, ROOTS, AND/OR CRINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
- 33.4. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM SURVIVAL, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION DOES NOT REQUIRE THE CONTRACTOR TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS. SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
- 33.5. THE FINAL BID GROWER WILL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GROUNDING ROOTS AND CRINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS UNROOT PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANTS ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STEP TO PRODUCE A ROOT SYSTEM THAT MEETS THESE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
- 33.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIERS NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTIONS OF THE PLANTS AS NECESSARY TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY RENDER THE CUTTING PROCESS TO REMOVE STEM-GROUNDING ROOTS TO 10 PERCENT BUT FEWER THAN TWO TREES OF EACH TYPE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
- 33.5. ALL ALLOWANCE GROWN PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT WITH THE FOLLOWING:
- 33.5.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
- 33.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO BE DEVELOPED.
- 33.5.3. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
- 33.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
- 33.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
- 33.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDING ANY ROOTS THAT MAKE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS.
- (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION).



1 TREE CONTAINER PLANTING DETAIL  
NOT TO SCALE



## 2 TYPICAL TREE B&B PLANTING DETAIL



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MOUNTAIN VIEW ESTATES  
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LANDSCAPE PLAN  
HYRUM, UTAH

[illegible]

PROJECT #: 706-1501  
DRAWN BY: K. ALTHOUSE  
REVIEWED BY: J. YOUNG  
ISSUED: 9-21-2015



## PLANTING NOTES & DETAIL

L-103