



- CURRENT ZONE: R-2, RESIDENTIAL MEDIUM FAMILY,
• TOTAL SUBDIVISION AREA = 57.19 ACRES
• OPEN SPACE = 1.57 ACRES
• LOTS PER ACRE=0.8
• TOTAL NUMBER OF LOTS=175
• THERE ARE NO HAZARDOUS FEATURES REQUIRING
PROTECTION TO RESIDENTS WITHIN OR ADJACENT TO
THE PROJECT AREA.
• THERE ARE NO SENSITIVE LAND WITHIN THE
SUBDIVISION INCLUDING WETLANDS, FLOODPLAINS, HIGH
WATER TABLE, STEEP SLOPES, OR OTHER AREAS
OR THREATENED AND ENDANGERED HABITAT.
• THERE ARE NO IRRIGATION DITCHES OR CANALS WITHIN
THE SUBDIVISION AREA.
• ACCORDING TO THE UTAH DIVISION OF WATER RIGHTS,
THERE IS A WELL LOCATED ON THE PROPERTY
ASSOCIATED WITH RIGHT #25-423, AND A SPRING
LOCATED WITHIN THE PROPERTY. U25-422, HOWEVER, NO
EVIDENCE OF EITHER FEATURE HAS BEEN IDENTIFIED ON
SITE. NO OTHER WELLS OR SPRINGS HAVE BEEN
IDENTIFIED WITHIN THE PROPERTY OF 1000 FEET
BEYOND THE TRAIL BOUNDARY.
• PARK AND TRAIL PARCELS WILL BE DEDICATED TO
HYMUS CITY. SEE ATTACHED LANDSCAPE PLAN FOR
PROPOSED TRAIL LOCATIONS, PLANTINGS AND
AMENITIES.
• ALL EXPENSES INVOLVING THE NECESSARY
IMPROVEMENTS OR CONSTRUCTION OF A MUNICIPAL
WATER SYSTEM, SANITARY SEWER SYSTEM, GAS
SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE,
CABLE TELEVISION SERVICE, GRADING AND
PAVING, STORM DRAINAGE, TRAIL SPACING, STREET
LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID
FOR BY THE DEVELOPER.
• FINANCING AT SUBDIVISION PERIMETER WILL BE
INSTALLED BY LOT PURCHASERS.

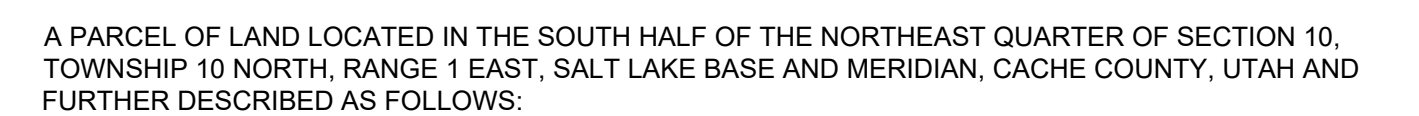


PROPERTY OWNER & DEVELOPER:
NEIGHBORHOOD HOUSING SOLUTIONS
C/O JACOB HANNA, PRESIDENT
195 WEST GOLF COURSE ROAD, SUITE 1
LOGAN, UT 84321
435.753.1112

• CIVIL ENGINEER
CIVIL SOLUTIONS GROUP
MICHAEL TAYLOR, PE
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• LAND SURVEYOR
AA HUDSON AND ASSOCIATES
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132 S STATE STREET
PRESTON, ID 83623
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— DESIGNING OUR FUTURE —

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' 24" WEST 2645.38 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 10 TO A FOUND REBAR WITH CAP LABELED, PLS 334561 SET AT THE CENTER OF SAID SECTION 10;

THENCE NORTH 00° 00' 49" 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

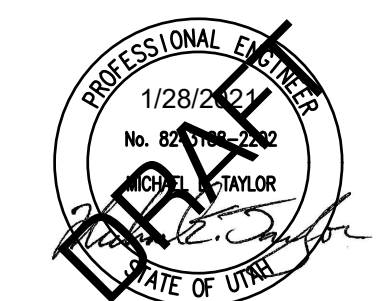
CONTAINING 80.18 ACRES OF LAND.



MOUNTAIN VIEW EST. SOUTH
6200 SOUTH 800 EAST LOGAN, UTAH
NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT
LAKE BASE & MERIDIAN

[illegible]

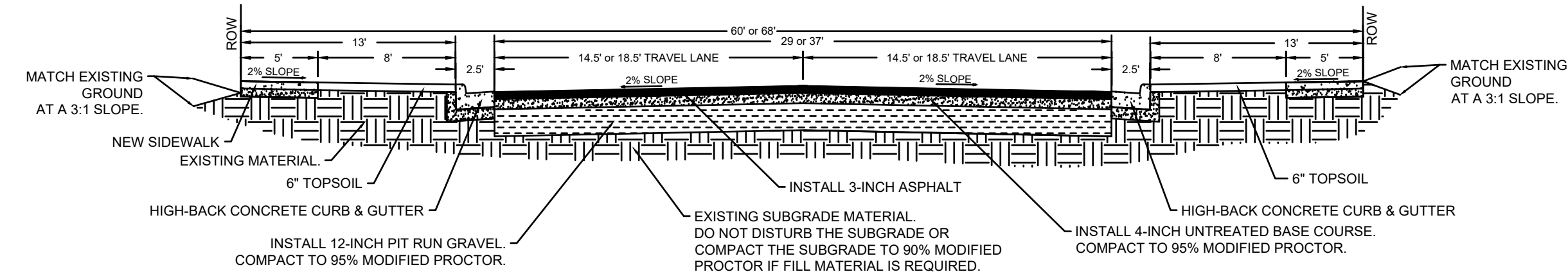
PROJECT #: 20-209
DRAWN BY: M. TAYLOR
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/28/2021



SURVEY PLAN

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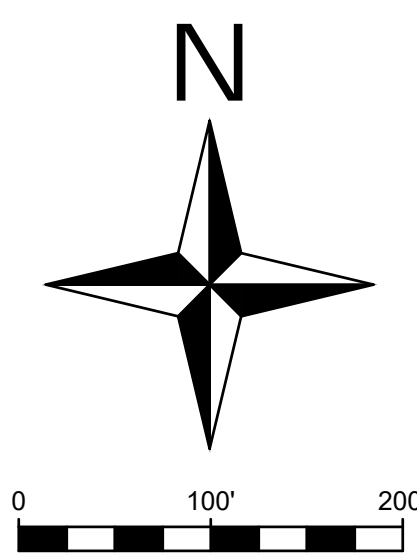
SHEET 2 OF 3



NOTES:

1. CURB SHALL BE 2.5' HIGH-BACK CURB & GUTTER PER CITY STANDARD.
2. INSTALL 4" ROAD BASE OR 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.

- SANITARY SEWER:
 - ALL 8" SEWER MAINS HAVE SLOPE OF 0.34% OR GREATER.
 - 0.1-1 FT DROP ANTICIPATED AT EACH MANHOLE
 - TRUNCATION PIECES WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
- STORM WATER
 - STORM WATER FROM EACH PLOT WILL BE CONVEYED IN THE CURB AND GUTTER TO CURB CATCH BASINS AT INTERSECTIONS WHICH WILL IN TURN DISCHARGE INTO THE PROPOSED GRAVEL BASE DETENTION SHEET (3) SHOWN ON THIS PLAN. PAVING WILL BE SIZED TO CONVEY THE 10-YR STORM, WHILE THE SUMP WILL BE SIZED TO ACCOMMODATE THE 100-YR STORM.
 - SUMP AREAS ON PLAN INDICATE LONGITUDINAL SLOPE OF PROPOSED ROADWAYS.
- GRADING:
 - NO ROADWAY CUTS IN EXCESS OF 3-FT ARE PROPOSED ANYWHERE WITHIN THE PROJECT AREA.



Project: MVE South - Phase 1
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 2
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 3
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 4
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Post Development							Post Development							Post Development							Post Development										
Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area
Impervious (rooftops, driveways, asphalt, concrete)					2.53	0.90	2.28	Impervious (rooftops, driveways, asphalt, concrete)					2.63	0.90	2.37	Impervious (rooftops, driveways, asphalt, concrete)					2.48	0.90	2.24	Impervious (rooftops, driveways, asphalt, concrete)					2.57	0.90	2.31
Pervious (landscaping)					2.63	0.20	0.53	Pervious (landscaping)					4.56	0.20	0.91	Pervious (landscaping)					4.71	0.20	0.94	Pervious (landscaping)					4.56	0.20	0.91
Total Area					5.16 acres			Total Area					7.19 acres			Total Area					7.19 acres			Total Area					7.13 acres		
Total Weighted Area						2.80		Total Weighted Area						3.28		Total Weighted Area						3.18		Total Weighted Area						3.22	
Weighted Coefficient						0.54		Weighted Coefficient						0.46		Weighted Coefficient						0.44		Weighted Coefficient						0.45	

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.03 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.44 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.44 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.43 cfs

DETENTION w/ PERCOLATION AS CONTROLLED RELEASE

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DETENTION w/ PERCOLATION AS CONTROLLED RELEASE

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	3.12	16.11	4,834	310	4,524
10	4.37	2.37	12.25	7,347	619	6,728
15	3.62	1.97	10.14	9,129	929	8,201
30	2.43	1.32	6.81	12,257	1,858	10,399
60	1.51	0.82	4.23	15,232	3,715	11,517
120	0.85	0.46	2.39	17,230	7,430	9,799
180	0.60	0.33	1.69	18,218	11,146	7,073
360	0.36	0.19	0.99	21,487	22,291	-804
720	0.22	0.12	0.61	26,389	44,582	-18,193
1440	0.13	0.07	0.37	32,200	89,165	-56,965
2880	0.08	0.04	0.22	37,284	178,330	-141,045

Required Storage Volume: 11,517 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.62	18.87	5,660	431	5,229
10	4.37	1.99	14.34	8,604	863	7,741
15	3.62	1.65	11.88	10,691	1,294	9,397
30	2.43	1.11	7.97	14,353	2,588	11,765
60	1.51	0.69	4.95	17,838	5,177	12,661
120	0.85	0.39	2.80	20,177	10,354	9,823
180	0.60	0.27	1.98	21,335	15,530	5,804
360	0.36	0.16	1.16	25,162	31,061	-5,899
720	0.22	0.10	0.72	30,903	62,122	-31,218
1440	0.13	0.06	0.44	37,708	124,243	-86,536
2880	0.08	0.04	0.25	43,661	248,486	-204,825

Required Storage Volume: 12,661 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.54	18.27	5,480	431	5,049
10	4.37	1.93	13.88	8,330	863	7,467
15	3.62	1.60	11.50	10,350	1,294	9,056
30	2.43	1.07	7.72	13,896	2,588	11,308
60	1.51	0.67	4.80	17,270	5,177	12,093
120	0.85	0.38	2.71	19,534	10,354	9,181
180	0.60	0.27	1.91	20,655	15,530	5,125
360	0.36	0.16	1.13	24,361	31,061	-6,700
720	0.22	0.10	0.69	29,919	62,122	-32,203
1440	0.13	0.06	0.42	36,507	124,243	-87,736
2880	0.08	0.03	0.24	42,271	248,486	-206,215

Required Storage Volume: 12,093 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.60	18.54	5,561	428	5,134
10	4.37	1.98	14.09	8,453	856	7,598
15	3.62	1.64	11.67	10,504	1,283	9,220
30	2.43	1.10	7.83	14,102	2,567	11,535
60	1.51	0.68	4.87	17,526	5,134	12,392
120	0.85	0.39	2.75	19,824	10,267	9,557
180	0.60	0.27	1.94	20,961	15,401	5,561
360	0.36	0.16	1.14	24,722	30,802	-6,080
720	0.22	0.10	0.70	30,363	61,603	-31,241
1440	0.13	0.06	0.43	37,048	123,206	-86,158
2880	0.08	0.03	0.25	42,898	246,413	-203,515

Required Storage Volume: 12,392 Cubic Feet

Project: MVE South - Phase 5
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 6
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 7
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Project: MVE South - Phase 8
Date: 27-Jan-21
Location: Cache, Utah
Method: Rational

Post Development							Post Development							Post Development							Post Development										
Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area	Condition					Area (acres)	Runoff Coefficient	Weighted Area
Impervious (rooftops, driveways, asphalt, concrete)					2.85	0.90	2.57	Impervious (rooftops, driveways, asphalt, concrete)					2.77	0.90	2.49	Impervious (rooftops, driveways, asphalt, concrete)					2.77	0.90	2.49	Impervious (rooftops, driveways, asphalt, concrete)					2.85	0.90	2.57
Pervious (landscaping)					4.78	0.20	0.96	Pervious (landscaping)					5.22	0.20	0.91	Pervious (landscaping)					5.22	0.20	1.04	Pervious (landscaping)					4.73	0.20	0.95
Total Area					7.63 acres			Total Area					7.99 acres			Total Area					7.99 acres			Total Area					7.58 acres		
Total Weighted Area							3.52	Total Weighted Area							3.40	Total Weighted Area							3.54	Total Weighted Area							3.51
Weighted Coefficient							0.46	Weighted Coefficient							0.47	Weighted Coefficient							0.44	Weighted Coefficient							0.46

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.53 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.46 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.60 cfs

Design Storm 100
Max Discharge = 0.2 cfs/acre 1.52 cfs

DETENTION w/ PERCOLATION AS CONTROLLED RELEASE

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DETENTION w/ PERCOLATION AS CONTROLLED RELEASE

DETENTION w/ PERCOLATION AS CONTROLLED RELEASE

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.66	20.27	6,080	458	5,622
10	4.37	2.02	15.40	9,241	916	8,326
15	3.62	1.67	12.76	11,483	1,373	10,109
30	2.43	1.12	8.56	15,416	2,747	12,669
60	1.51	0.70	5.32	19,159	5,494	13,666
120	0.85	0.39	3.01	21,671	10,987	10,684
180	0.60	0.28	2.12	22,915	16,481	6,434
360	0.36	0.16	1.25	27,026	32,962	-5,936
720	0.22	0.10	0.77	33,192	65,923	-32,731
1440	0.13	0.06	0.47	40,501	131,846	-91,346
2880	0.08	0.04	0.27	46,895	263,693	-216,797

Required Storage Volume: 13,666 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.68	19.55	5,864	438	5,426
10	4.37	2.04	14.86	8,914	876	8,038
15	3.62	1.69	12.31	11,076	1,314	9,762
30	2.43	1.13	8.26	14,870	2,628	12,242
60	1.51	0.70	5.13	18,480	5,256	13,224
120	0.85	0.40	2.90	20,903	10,512	10,391
180	0.60	0.28	2.05	22,102	15,768	6,334
360	0.36	0.17	1.21	26,068	31,536	-5,468
720	0.22	0.10	0.74	32,015	63,072	-31,057
1440	0.13	0.06	0.45	39,065	126,144	-87,079
2880	0.08	0.04	0.26	45,233	252,288	-207,055

Required Storage Volume: 13,224 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.55	20.34	6,102	479	5,623
10	4.37	1.93	15.46	9,275	959	8,317
15	3.62	1.60	12.81	11,525	1,438	10,087
30	2.43	1.08	8.60	15,473	2,876	12,597
60	1.51	0.67	5.34	19,230	5,753	13,477
120	0.85	0.38	3.02	21,752	11,506	10,246
180	0.60	0.27	2.13	23,000	17,258	5,741
360	0.36	0.16	1.26	27,126	34,517	-7,391
720	0.22	0.10	0.77	33,315	69,034	-35,719
1440	0.13	0.06	0.47	40,650	138,067	-97,417
2880	0.08	0.03	0.27	47,069	276,134	-229,065

Required Storage Volume: 13,477 Cubic Feet

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.75	2.67	20.21	6,062	455	5,608
10	4.37	2.03	15.36	9,215	910	8,305
15	3.62	1.68	12.72	11,450	1,364	10,086
30	2.43	1.13	8.54	15,372	2,729	12,644
60	1.51	0.70	5.31	19,105	5,458	13,647
120	0.85	0.40	3.00	21,610	10,915	10,695
180	0.60	0.28	2.12	22,850	16,373	6,477
360	0.36	0.16	1.25	26,949	32,746	-5,797
720	0.22	0.10	0.77	33,098	65,491	-32,393
1440	0.13	0.06	0.47	40,386	130,982	-90,597
2880	0.08	0.04	0.27	46,762	261,965	-215,202

Required Storage Volume: