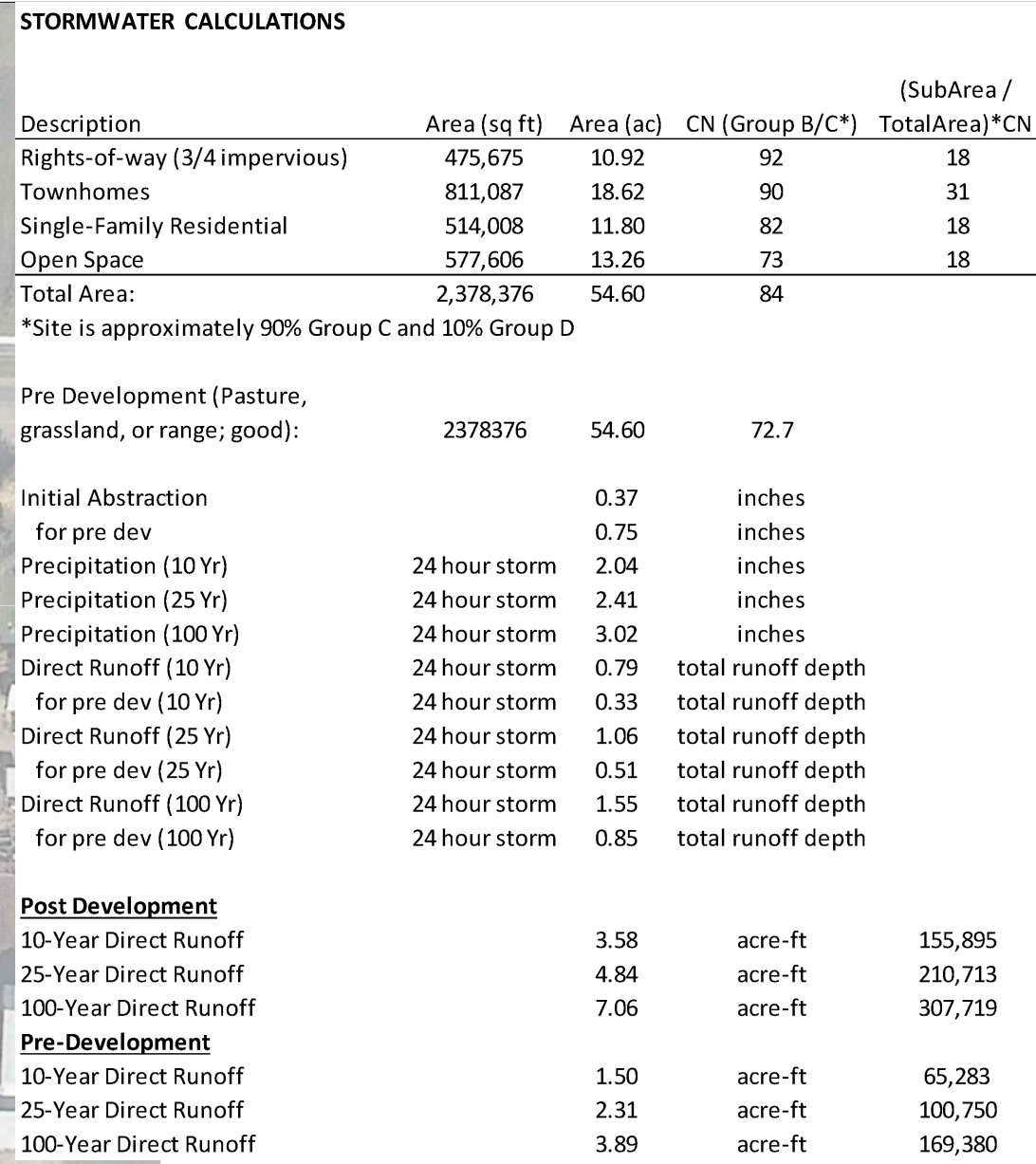




GENERAL PROJECT DESCRIPTION: THE DEVELOPMENT WILL INCLUDE A MIX OF SINGLE-FAMILY AND TOWN-HOME DWELLINGS. THE DEVELOPMENT WILL CONTAIN MORE THAN 35% OPEN SPACE THAT WILL INCLUDE POCKET PARKS, LINEAR PARKS, TRAILS TOGETHER WITH A LARGER PARK FEATURING A CLUBHOUSE AND VARIOUS AMENITIES.

CULINARY WATER SYSTEM: WATER MAINS WILL BE INSTALLED IN ALL PUBLICLY DEDICATED RIGHTS-OF-WAY AND MAJOR PRIVATE DRIVES. WATER MAINS WILL CONNECT TO CITY SYSTEM IN 3200 SOUTH AND TO MASTER-PLANNED 10" WATER MAIN IN 3480 SOUTH.

SEWER SYSTEM: THE NORTH THIRD OF THE PROJECT WILL DRAIN TO THE EXISTING LINE IN 3200 SOUTH. THE REMAINING SOUTH TWO THIRDS OF THE PROJECT WILL DRAIN TO THE PROPOSED SEWER STUB THAT WILL BE INSTALLED AS PART OF THE NIBLEY FARMS SUBDIVISION TO THE WEST.

SECONDARY WATER SYSTEM: NOT PROPOSED

SOLID WASTE: INDIVIDUAL TRASH PICKUP IS PROPOSED FOR ALL UNITS CONTAINED WITHIN THE DEVELOPMENT.

STORM WATER: THE 100-YR 24-HR WILL BE DETAINED ON SITE. GIVEN EXTREMELY SHALLOW GROUNDWATER (APPROXIMATELY 2-FT DEEP), IT MAY NOT BE FEASIBLE TO FULLY RETAIN THE 90TH-PERCENTILE STORM. THE REQUIRED DETENTION VOLUME WILL BE STORED IN OPEN SPACE AREAS THROUGHOUT THE SITE AND THEN RELEASED AT THE PRE-DEVELOPMENT RUNOFF RATE INTO EXISTING ADJACENT DITCHES. ROADSIDE SWALES COULD ALSO SERVE AS A POTENTIAL STORAGE LOCATION FOR STORM WATER RUNOFF.

PARKS & RECREATION: THE PROPOSED TRAIL AND OPEN SPACES THAT ARE BEING PROPOSED WILL INTEGRATE WITH THOSE PROPOSED TO THE WEST AS PART OF THE NIBLEY FARMS SUBDIVISION AND TO OTHER FUTURE TRAILS TO THE NORTH AND EAST. THE OPEN SPACE PLAN IS COMPATIBLE WITH THE CITY PARKS AND OPEN SPACE MASTER PLAN.

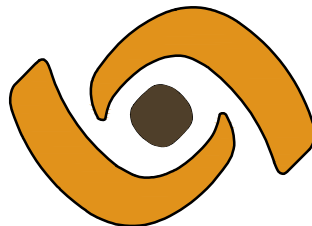
ROADWAYS: 1000 WEST WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD CITY CROSS-SECTION TS-7: "COLLECTOR: 2-LANE STREET, ON-STREET PARKING PERMITTED, 66' ROW". ALL OTHER PUBLICLY DEDICATED ROADS WILL BE TS-12 "LOCAL: 2-LANE STREET, NO BIKE FACILITY, 60' ROW". DEPENDING ON STORM WATER DESIGN APPROACH, THESE CROSS-SECTIONS MAY BE SUBSTITUTED FOR UD CROSS-SECTIONS. PRIVATE ROADS WILL BE CONSTRUCTED TO A MINIMUM WIDTH OF 26' AND WILL CONFORM TO FIRE CODE REQUIREMENTS.

SENSITIVE LANDS: THE PROJECT CONTAINS NO SENSITIVE LANDS

DATA TABLE

- TOTAL AREA: 54.60 ACRES
- NET DEVELOPPABLE LAND (80%): 43.70 ACRES
- TOTAL ALLOWABLE UNITS: 524 UNITS
- MAX TOWNHOMES: 419 UNITS
- MIN SINGLE FAMILY HOMES: 105 MINIMUM
- TOTAL UNITS PROPOSED: 352 UNITS
- TOWNHOMES PROPOSED: 279 UNITS
- SINGLE FAMILY HOMES PROPOSED: 71 UNITS
- OPEN SPACE REQUIRED: 19.11 ACRES (35%)
- THE REQUIRED OPEN SPACE WILL BE PROVIDED BOTH IN THE 19.11-ACRES OF PARK SPACE SHOWN ON THE PLAN AND WITHIN MULTIFAMILY TOWNHOME AREAS.

*80% VALUE IS PER CODE, NOT PER FINAL LAYOUT



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

NIBLEY RIGGS CONCEPT

[illegible]

PROJECT #: 19-368
DRAWN BY: T.REES
PROJECT MANAGER: M.TAYLOR
ISSUED: 01.23.20

7 Point Royal, LLC
R-PUD Overlay Zone Application

Supporting Materials

1. A complete development plan application that is duly signed by the property owner or the owner's representative and that includes a legal description of the property and a nonrefundable application fee.

submitted

2. A vicinity map showing the approximate location of the subject parcel in relation to other major areas of the city.

Provided on the drawing

3. A general description of the proposed development, together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.

These elements are shown on the included drawing.

It is the intent of the development to compliment the efforts of the city in providing continuity of trails, open space, transportation and utilities through the development rather than create an island within the city.

4. Sufficient detail to indicate how the proposed development complies with the development standards for residential and nonresidential uses according to Nibley City Code and Design Standards.

Provided on the drawing

5. A description of architectural design standards that will apply to all buildings within the development plan.

To ensure continuity between pods and housing types, all multi-family buildings will meet the following guidelines as listed in 19.32.080:

A. Townhome, Patio Homes, and Condominium Architectural Standards

1. General Design Concepts. New development shall be designed for its specific context within Nibley City. Developments shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials, and colors shall coordinate.

2. All facades shall include architectural treatments to provide visual interest and to differentiate individual units. These design standards shall be applicable to all sides of a building, with each façade (front, rear, and side) being required to meet the terms of this Section.

3. Building Materials. The majority of each façade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: brick, stone, stucco, treated or split face decorative block (CMU), fiber cement siding, concrete,

composite siding, or other durable building material as approved by the City Council. EIFS or untreated concrete block (CMU) may be allowed as an accent or secondary material only. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building.

4. Vertical Separation. Buildings in excess of one (1) story in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods

5. Building Entrances. Building entrances shall have porches and shall be oriented toward the street or an open space area and provide connecting pedestrian access between the street, parking or open space areas.

6. Variation. Townhome dwellings units shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the building. The following architectural features shall be incorporated into the design of the building:

- a. Change in building materials;
- b. Building projections measuring at least twelve(12) inches in depth based on the scale of the proposed building;
- c. Awnings and lighting, or another architectural variation as approved on a case-by-case basis that creates visual interest.

7. Garages. Townhomes shall be designed oriented toward exterior public roads with rear loading garages accessed by a paved parking area or alleyway, except along Highway 165 and 89/91 as approved. Rear loading garages are highly encouraged for townhomes located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for townhomes that do not have any portion of the building adjacent to a current or planned public road or street outside of the development. Multiple unit structures shall have garages incorporated into the primary structure. At least fifty percent (50%) of units shall contain a two-car garage. Detached garages are prohibited in R-PUDs

The single family homes will use elements and colors of the townhome exteriors to provide a balanced, but not uniform look and feel to the project without making the project feel completely distinct from the rest of the community.

6. A data table showing the total number of lots/units. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.

Provided on the drawing

7. Existing physical characteristics of the site including all constrained and sensitive land

There are no sensitive areas within the project boundary.

8. Identify how environmental issues, if any, will be protected or mitigated, i.e., wetlands, historical sites, endangered plants and animals.

The lower areas and the ditches will be incorporated into the overall layout.

9. Conceptual information relating to storm drainage including 100-year 24-hour drainage flows, 10-year 24-hour stormwater flows and proposed storm drainage facilities.

Provided

10. Major street layout that meets Nibley City standards.

The road network uses the transportation plan layout info as a backbone for the major roads.

11. A general description of controlling entities and methods such as the use of CC&Rs, Owners Associations, architectural or design review committees or associations proposed to ensure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.

There will be a homeowner's association with an architectural review committee established to ensure compliance with recorded CC&Rs.

12. A list of property owners' names and addresses within three hundred feet (300') of the subject property and stamped and pre-addressed envelopes (return address to be left blank) for all property owners within three hundred feet (300') of the propose development.

Provided

13. A list of land adjacent in the same ownership.

All lands within the overlay area that are under the same ownership are part of this application. All other adjacent property under the same ownership has been previously approved under the Nibley Farms subdivision process including 03-017-0013, 03-049-0006, 03-049-0007 and 03-049-0008.

14. An electronic file of all submitted plans in PDF format or other electronic format determined by city staff. Such other information shall be included as may be necessary to determine that the contemplated arrangement of uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

Provided

15. Any other information the City may require to determine that the proposed application meets all requirements

PRELIMINARY PLAT

7-POINT ROYAL SUBDIVISION PHASE 1

LOCATED IN THE SE¹/₄ OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, CACHE COUNTY, UTAH
SCALE: 1"=50'

WEST 1/4 CORNER OF SECTION 20,
T11N, R1E, SLB&M,

EAST 1/4 CORNER OF SECTION 20,
T11N, R1E, SLB&M,

N

0

50'

100'

STORMWATER CALCULATIONS

Description	Area (sq ft)	Area (ac)	CN (Group B)	(SubArea / TotalArea)*CN
Impervious Area	149,160	3.42	98	53
Open Space	126,275	2.90	61	28
Total Area:	275,435	6.32	81	
Pre Development (Pasture, grassland, or range; good):	275,435	6.32	61	

90th-Percentile Storm Volume w/in Roadway ROW's (0.6-in):		
4,488	cu-ft	

Initial Abstraction		0.47	inches		
for pre dev		1.28	inches		
Precipitation (10 Yr)	24 hour storm	2.04	inches		
Precipitation (25 Yr)	24 hour storm	2.41	inches		
Precipitation (100 Yr)	24 hour storm	3.02	inches		
Direct Runoff (10 Yr)	24 hour storm	0.63	total runoff depth		
for pre dev (10 Yr)	24 hour storm	0.08	total runoff depth		
Direct Runoff (25 Yr)	24 hour storm	0.88	total runoff depth		
for pre dev (25 Yr)	24 hour storm	0.17	total runoff depth		
Direct Runoff (100 Yr)	24 hour storm	1.33	total runoff depth		
for pre dev (100 Yr)	24 hour storm	0.37	total runoff depth		

Post Development

10-Year Direct Runoff	0.33	acre-ft	14,499	ft³
25-Year Direct Runoff	0.46	acre-ft	20,216	ft³
100-Year Direct Runoff	0.70	acre-ft	30,557	ft³

Pre-Development

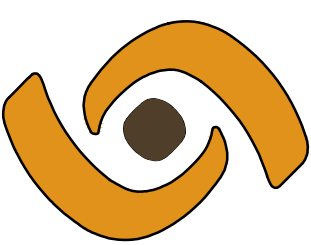
10-Year Direct Runoff	0.04	acre-ft	1,859	ft³
25-Year Direct Runoff	0.09	acre-ft	3,904	ft³
100-Year Direct Runoff	0.20	acre-ft	8,556	ft³

*Pre-development runoff = 0.44 cfs or 0.07 cfs/acre

R=533.00
Δ=63°29'10"
L=590.59
CH=N31°49'20"W 560.83

TS-7: COLLECTOR: 2-LANE STREET, ON-STREET PARKING PERMITTED, 66' ROW N.T.S.

PRELIMINARY
PLAT



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net