



PROJECT NOTES:

GENERAL PROJECT DESCRIPTION: THE DEVELOPMENT WILL A INCLUDE A MIX OF SINGLE-FAMILY AND TOWNHOME DWELLINGS. THE DEVELOPMENT WILL CONTAIN MORE THAN 35% OPEN SPACE THAT WILL INCLUDE POCKETS 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 OBTAINED 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 SVALES 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, 60' ROW. ALL OTHER PUBLICLY DEDICATED ROADS WILL BE TS-12 "LOCAL": 2-LANE STREET, NO BIKE FACILITY, 60' ROW. HALF WIDTH IMPROVEMENTS TO 1200 WEST AND 3200 SOUTH WILL BE INCLUDED. DEPENDING ON STORM WATER DESIGN APPROACH, THESE CROSS-SECTIONS MAY BE SUBSTITUTED FOR LID 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.

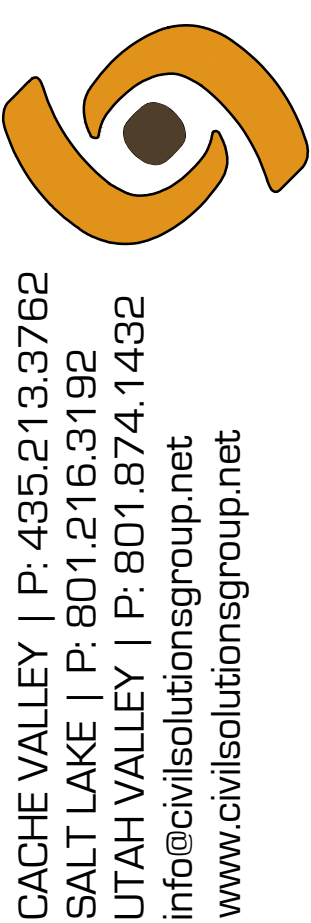
PARKING: STREET PARKING ON PUBLIC STREETS WILL NOT BE USED TO MEET PARKING REQUIREMENTS.

DATA TABLE

- TOTAL AREA: 54.60 ACRES
 - NET DEVELOPABLE LAND (80%): 43.70 ACRES
 - TOTAL ALLOWABLE UNITS: 524 UNITS
 - MAX TOWNHOMES: 419 UNITS
 - MIN SINGLE-FAMILY HOMES: 105 MINIMUM
 - TOTAL UNITS PROPOSED: 340 UNITS
 - TOWNHOMES PROPOSED: 272 UNITS
 - SINGLE FAMILY HOMES PROPOSED: 68 UNITS
- OPEN SPACE REQUIRED: 19.11 ACRES (35%)
 - THE REQUIRED OPEN SPACE WILL BE PROVIDED BOTH IN THE 14.07-ACRES OF PARK SPACE SHOWN ON THE PLAN AND WITHIN MULTIFAMILY TOWNHOME AREAS.

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

NIBLEY MEADOWS CONCEPT LAYOUT #2

[illegible]

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CONCEPT PLAN