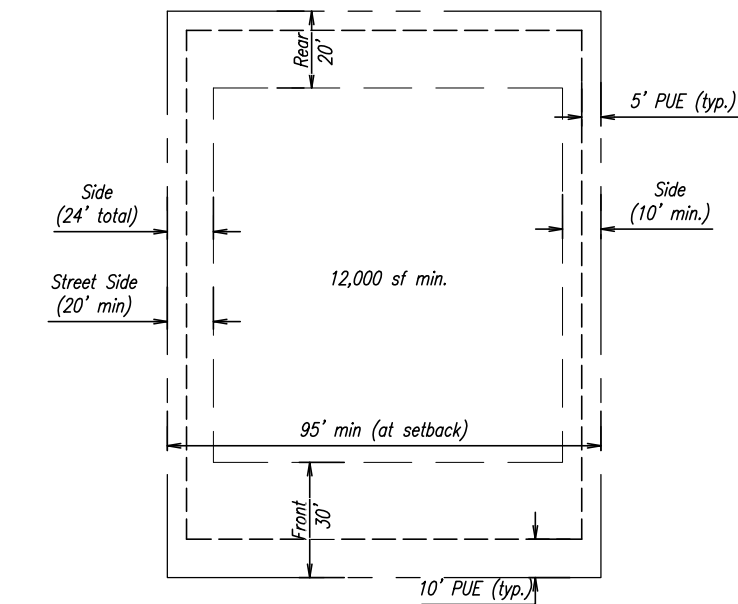
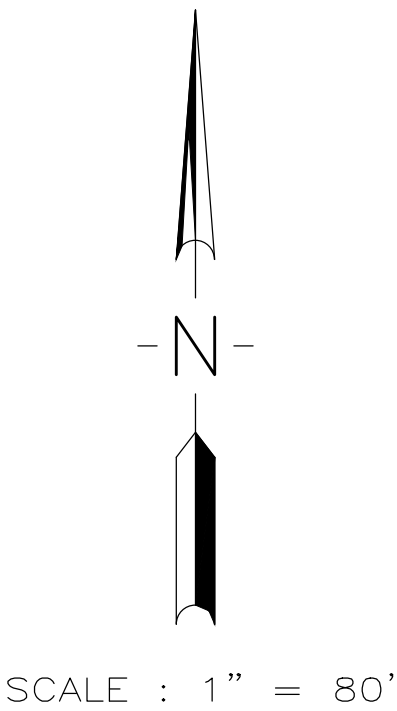
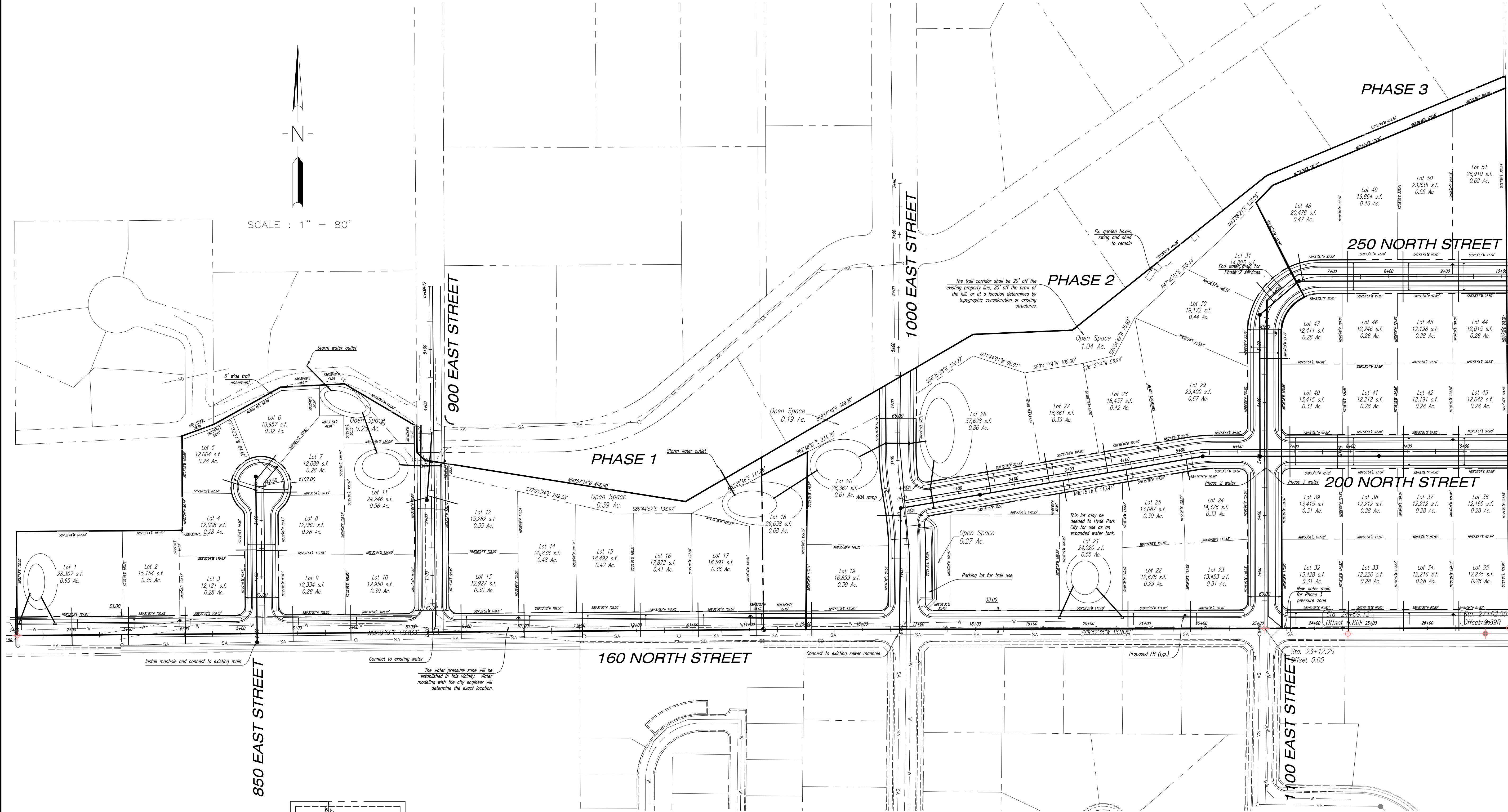




TYPICAL LOT REQUIREMENTS
NO SCALE

Notes:

Juniper Trails will be developed as a bonus density development in the RE-20 zone. It will be consistent with Juniper Ridge that was previously approved and constructed. The areas labeled as "Open" will be dedicated to Hyde Park City for the purpose of a trail system. The developer proposes the trail be named "Ali's Trail" and appropriate signage installed to identify it as such. Open area 1 may be developed as a trailhead with a hard-surfaced parking lot, at the developers expense, if so desired by the city. There will also be another parking area constructed at the 1000 East/160 North intersection. The open space for the trail, and the construction of the trail, is intended to replace the bonus density lot dedication requirement.

The stormwater will be transported by curb and gutter that will direct runoff to various pond location as shown. It is anticipated that storm water will infiltrate in to the existing ground at a high rate. An outlet from the ponds will eventually enter the drainage swale that borders the north side of the parcels.

The culinary water will connect to the system installed with Juniper Ridge Phase 1. This system has been modeled and will be adequate to supply water to the development. Modeling will continue to see where the appropriate pressure zone boundaries will be established by hard beaks in the water mains and PRV stations.

Job Number
20-005

Sept. 3, 2020
Date
1" = 80'
Scale

Sheet
2 of 2

Revisions

PROPOSED CONDITIONS

UTAH

HYDE PARK.

JUNIPER TRAILS

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