



Nibley City
Planning Commission Meeting
Thursday, April 14, 2022
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or via the Zoom meeting link provided at www.nibleycity.com.

1. Swearing in of Erin Mann as Alternate Planning Commissioner
2. **Public Hearing:** Ordinance 22-07: Rezone of parcel 03-041-0003 and a portion of parcel 03-041-0001 from R-1 to R-1A (Applicant: Dustin Hansen)
3. **Discussion and Consideration:** Recommendation for Ordinance 22-07: Rezone of parcel 03-041-003 and a portion of parcel 03-041-001 from R-1 to R-1A (Applicant: Dustin Hansen)
4. **Public Hearing:** Ordinance 22-08: Rezone of a portion of parcel 03-019-0003 from Industrial (I) to Commercial (C) (Applicant: Capita Group LLC)
5. **Discussion and Consideration:** Recommendation for Ordinance 22-08: Rezone of a portion of parcel 03-019-0003 from Industrial (I) to Commercial (C) (Applicant: Capita Group LLC)
6. **Public Hearing:** Ordinance 22-09: Allowing 'pet services' as an allowed use in commercial and other zones (Applicant: Emily Woods)
7. **Discussion and Consideration:** Ordinance 22-09: Allowing 'pet services' as an allowed use in commercial and other zones (Applicant: Emily Woods)
8. **Public Hearing:** Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)
9. **Discussion and Consideration:** Recommendation for Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)
10. **Discussion and Consideration:** Heritage Crossing Subdivision Final Plat, containing 17 single-family residential lots, located at approximately 3100 S 1200 W. (Applicant: Heritage Crossing, LLC)
11. **Workshop:** Review of the Concept Plan Options for the City Park at Ridgeline Park
12. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



**Nibley City Planning
Commission
Agenda Item Report
April 14, 2022**

Agenda Item #2 & #3: Dustin Hansen Rezone: R-1 to R-1A

Description

Public Hearing: Ordinance 22-07: Rezone of parcel 03-041-0003 and a portion of parcel 03-041-0001 from R-1 to R-1A (Applicant: Dustin Hansen)

Discussion and Consideration: Recommendation for Ordinance 22-07: Rezone of parcel 03-041-003 and a portion of parcel 03-041-001 from R-1 to R-1A (Applicant: Dustin Hansen)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 22-07: Rezone of parcel 03-041-003 and a portion of parcel 03-041-001 from R-1 to R-1A (Applicant: Dustin Hansen)

Reviewed By

City Planner, City Engineer

Background

Dustin Hansen has submitted an application to Rezone parcel 03-041-0003 and the portion of 03-041-0001 from R-1 (1 acre) to R-1A (3/4 acre). Mr. Hansen previously submitted a concept plan for an Open Space Subdivision for the approximately 10.57 acre property. The Development Committee reviewed the application and determined that the number of lots proposed would not be allowed unless the entire project were rezoned to R-1A, as approximately 40% of the property currently is designated. Based upon the calculations provided by the applicant and verified by Staff, 16 lots could be platted under an R-1A designation, whereas only 13 lots would be allowed under the existing zoning. The applicant has provided a concept plan with this rezone application. Although the exact design of the subdivision would be finalized through the subdivision approval process and is not at all tied to the rezone approval, this approximately represents what could develop on the property if the rezone is approved. It should be noted that approval of Ordinance 22-07 would not constitute approval for the subdivision.

The applicant's justification for the rezone is to accommodate the planned 250 East roadway improvements through the development and for the existing home to have a fire hydrant within code. The applicant has indicated that the additional lots proposed in the subdivision would help assist with the associated costs of the roadway and the hydrant.

Site Context

The proposed rezone site is located along the east side Highway 165 (Main St). It is surrounded by low-density residential development with larger lots and vacant agricultural fields. The existing R-1 zone is generally situated as an approximately 780-ft buffer east of Hwy 165 and 650 ft west of Hwy 165 with R-1A zoning generally adjacent to this area. Several of the lots along Hwy 165 are smaller than 1 acre and do not conform with minimum lot standards with large vacant lots in the rear, toward the Blacksmith fork River. The zoning for several of the lots is split between R-1 and R-1A. In some cases, splitting lots in two different zones can pose challenges with enforcement of ordinances, as standards may be different in different zones. If approved, this rezone would unify the zoning for parcel 03-041-0001, which is currently split between R-1 and R-1A.

General Plan Guidance

The Future Land Use Map designates this property as 'low density residential.' Although there is no specific guidance in the General Plan about the appropriate zoning designation for low density residential, R-E, R-1 and R-1A are generally considered low density residential. Residential Development and Housing Goal 1 is to 'Ensure that new residential development is compatible with existing development and protects Nibley's rural character and natural resources.'

In addition, as stated in the applicant's justification for the rezone, there is a planned north/south road at 250 east, connecting Mill Rd (3100 S) with 3850 S. The applicant will be required to complete this roadway as part of a subdivision. The applicant has indicated that the rezone will help him complete this improvement with the 3 additional lots.

It is Staff's opinion that the proposed rezone is consistent with the Future Land Use Map and goals of the general plan and is appropriate given the context of the area.

Agenda Item #4 & #5: Capita Group Rezone: Industrial to Commercial

Description

Public Hearing: Ordinance 22-08: Rezone of a portion of parcel 03-019-0003 from Industrial (I) to Commercial (C) (Applicant: Capita Group LLC)

Discussion and Consideration: Recommendation for Ordinance 22-08: Rezone of a portion of parcel 03-019-0003 from Industrial (I) to Commercial (C) (Applicant: Capita Group LLC)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 22-08: Rezone of a portion of parcel 03-019-0003 from Industrial (I) to Commercial (C) (Applicant: Skyler Jenks)

Reviewed By

City Planner, City Manager, City Engineer, Mayor

Background

Skyler Jenks, authorized representative for Capita Group LLC and authorized by D&S Smercheck Real Estate, LLC, owner of parcel 03-019-0003, located at approximately 2850 S 800 W, has submitted a rezone application for a portion of parcel 03-019-0003. The current zoning on the property is industrial. The applicant has proposed to rezone a northern approximately 10 acre section of the property to commercial (C). Skyler has indicated that he would like to develop the property and has provided a concept plan of an Assisted Living Facility, adjacent to small lot, single-family and duplex units, which the applicant has indicated would be for senior living. As

each of these uses are listed as a conditional use in commercial zones, the applicant could potentially develop a similar project if the property is rezoned as commercial.

Site Context

The site currently sits vacant and is immediately north (on the same parcel) as Logan Coach, a trailer manufacturing facility. To the east and west, there are medium density residential homes. To the north is the Morgan Farm property, owned by Nibley City, with additional residential homes to the northwest.

General Plan Guidance

Although this property is currently zoned Industrial, the Future Land Use Map designates this property as ‘medium density residential.’ While the applicant’s request for commercial zoning is not in line with this designation, commercial is generally more restrictive than industrial regarding uses that are incompatible with residential uses. It is Staff’s opinion that the assisted living facility and the small lot senior units that the applicant has provided in the concept would be appropriate for the location and consistent with the general plan. It would provide a transition zone between existing single-family neighborhoods and the Industrial uses on the existing Logan Coach property.

That said, a commercial designation does allow for all uses listed within a commercial zone. Therefore, rezoning the property as commercial would allow for this wider range of uses, some of which could have significant impacts on surrounding properties. However, Staff has determined that a commercial zoning designation is more in line with the General Plan and is more appropriate for the site context than the existing ‘Industrial’ designation. As such, Staff recommends approval of this rezone request.

Agenda Item #6 & #7: Allowing Pet Services in Commercial Zone

Description

Public Hearing: Ordinance 22-09: Allowing ‘pet services’ as an allowed use in commercial and other zones (Applicant: Emily Woods)

Discussion and Consideration: Ordinance 22-09: Allowing ‘pet services’ as an allowed use in commercial and other zones (Applicant: Emily Woods)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 22-09: Allowing ‘pet services’ as an allowed use in commercial and other zones (Applicant: Emily Woods)

Reviewed By

City Planner

Background

Emily Woods has petitioned the City to amend Zoning Regulations to add pet grooming services to the list of allowed uses. The applicant recently submitted a business license application to operate a dog grooming business on 2365 S Heritage Dr, in the same building as Heritage Animal Hospital. Because this category of use is currently not listed on the land use chart (NCC 19.20.020), the City would need to amend the land use chart to allow for this category of use.

It is Staff’s opinion to consider broadening the definition of ‘pet grooming services’ as simply ‘pet services’ with the following definition:

an establishment in the business of sales, grooming, training, play, or pet day care services of household pets. Does not include overnight boarding or animal breeding.

The reason for considering this broader definition is that other related pet services have a similar impact to pet grooming services and providing for this broader definition would allow such uses to be established in the future without the need for another ordinance amendment. That said, the City may consider the applicant’s request of ‘pet grooming services’ with a more narrow definition if there are concerns with the other uses included in the ‘pet services’ category.

Some anticipated impacts of pet services are related to noise and potential smells associated with animals. The limitation in the proposed definition that does not allow overnight boarding would help mitigate some noise-related impacts. However, it may be appropriate to designate pet services as a conditional use in commercial zones to help mitigate potential impacts. Staff also recommends adding pet services to industrial (I) and neighborhood commercial (C-N) zones, which would be consistent with ‘veterinary clinic, small animal’ as it is generally compatible with the purpose of these zones and is compatible with associated uses.

Agenda Item #8 & #9: R-PUD minimum project acreage

Description

Public Hearing: Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)

Discussion and Consideration: Recommendation for Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend Denial of Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)

Reviewed By

City Planner, City Manager, City Engineer, Mayor

Background

Al Bingham, representative of Wesley Nelson Farms Inc, has petitioned Nibley City to lower the minimum development size for an R-PUD from 40 acres to 18 acres. The applicant has submitted an R-PUD application for an 18.4 acre residential development. In order to meet the regulations of NCC 19.32, the ordinance would need to be amended to allow for a lower project size. The applicant has submitted a concept plan for the project, which includes a mix of 63 single-family and 84 townhomes (147 units total). This area does not include other land owned by Wesley Nelson Farms Inc, which annexed to Nibley City in 2020 and is adjacent to this parcel. It should be noted that approval of Ordinance 22-10 would not constitute approval for the proposed R-PUD/subdivision.

General Plan and Ordinance Intent

The Nibley City General Plan, adopted in 2016 provides a list of actions to ‘assist in implementing key goals of the Land Use element of this General Plan.’ Project 3 is listed as follows:

Project 3: Develop a Planned Unit Development (PUD) Ordinance

Nibley’s previous Planned Unit Development ordinance was not useful in achieving the types of development the ordinance provided for, and was repealed. A replacement PUD ordinance would allow for development of the type described in the Town Center study if it met the goals of this General Plan and was consistent with Nibley’s character. A successful PUD ordinance would address the following objectives:

- The minimum project size would be 50 acres in order to allow for an appropriate variety of building types and uses, and provide for adequate open space and public amenities*
- A mix of residential, commercial and office uses could be allowed, if designed to be consistent with Nibley’s character*
- The project would be designed to protect sensitive areas and natural features*
- Useable, public open space and amenities would be required as a part of the project*

The City since adopted a new PUD ordinance (R-PUD) in May 2019, which includes the following intent (NCC 19.32.010(A):

This section provides enabling authority and standards for the review and approval of applications for Residential Planned Unit Developments (R-PUD’s). The intent of this ordinance is to achieve local economic development goals, provide a diversity of housing options, create walkable neighborhoods, and protect air, water and open space resources by providing an alternative to traditional subdivision design; by encouraging innovation and offering flexibility in design of residential developments with an emphasis on the permanent preservation and creation of a variety of amenities for the enjoyment and benefit of the citizens of Nibley.

As noted in both General Plan and the project intent, the R-PUD ordinance is meant to provide for a variety of housing types with adequate open space and amenities to support both new residents and benefit the citizens of Nibley, at large. In order to accomplish these goals within a given development, a minimum project size has been developed. This allows for enough mass to both provide a significant amount of open space, while supporting meaningful open space amenities.

Previously, the minimum project size for an R-PUD was set at 20 acres. In September 2020, this was raised to 40 acres, in part to more effectively accomplish the goals noted above.

Staff’s recommendation is to deny this application as the existing ordinance, which limits developments to those larger than 40 acres, is more in line with the goals of the General Plan and the R-PUD ordinance.

Agenda Item #10: Final Plat: Heritage Crossing

Description

Discussion and Consideration: Heritage Crossing Subdivision Final Plat, containing 17 single-family residential lots, located at approximately 3100 S 1200 W. (Applicant: Heritage Crossing, LLC)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of Heritage Crossing Final Plat with the conditions noted below

Reviewed By

City Planner, City Engineer, City Manager, Public Works

Background

Heritage Crossing, LLC has applied for Final Plat for Heritage Crossing Subdivision. The Final Plat substantially complies with the approved Preliminary Plat. Heritage Crossing is located near 3100 S 1200 W within an R-2A zone. Below is a summary of the development and associated requirements:

	NCC Requirements	Heritage Crossing
Listed on R-PUD Application Map	Parcels need to be listed on the map	Yes
Total Gross Acres	N/A	7.7
Total Lots	N/A	17
Minimum Lot Size	12,000 sq. ft.	12,000 sq. ft.
Average Lot Size	14,000 sq. ft.	15,525 sq. ft.
Minimum street frontage	100 ft.	100 ft.

Zoning and space requirements

The proposed preliminary plat is located within an R-2A zone. NCC 19.22.010 requires a minimum lot size of 12,000 sq. ft. and an average lot size of 14,000 sq. ft. Each lot has a frontage requirement of 100 ft. As noted above, the application meets each of these standards. The preliminary plat includes a setback detail that meets setback requirements.

Construction Drawings

Staff has reviewed the construction drawings and has sent comments back to the applicant for their review and update. The applicant has sufficiently addressed comments to recommend approval conditional upon final approval of the construction drawings by the City Engineer.

Development Agreement

A Development Agreement has been drafted which provides for the responsibilities of the Developer. The bond amounts and water shares requirements are to be determined by the City Engineer and incorporated into this agreement in accordance with Nibley City Code.

Utility Lines, Easements, and Storm Water

As noted above, the applicant has provided construction drawings for connecting utilities to Nibley City's utility system, including locations of sewer, water lines and stormwater management. Public utility easements are also provided for planned utilities.

Regarding stormwater, the applicant proposes to manage stormwater with roadway swales and two stormwater basins provided on private property (lots 2 and 11). The City Engineer recommends adding the following language to the plat to plainly restrict future landowners from modifying these basins:

Lots 2 and 11 are encumbered with a drainage easement and a designated stormwater holding basin has been constructed on these lots for the purpose of storing stormwater and nuisance water from the rights-of-ways and subdivision lots. The basins are designed to hold the 100-year storm event and are thus larger in size than what is required for most storms. Basins also function as stormwater cleaning mechanisms to filter water before allowing it to progress downstream. Property Owners shall not alter, build in, fill in, or otherwise change the minimum capacity of the basin without written approval from the City Engineer. Additionally, the following is not permitted within basins: converting landscaping to bare earth, raising of livestock, growing crops / gardens, or other activities that would impact or otherwise degrade the quality of water discharged from the basin.

In addition to this, the applicant does not propose to grade the private lots, so that stormwater would flow toward the street. This responsibility would be placed upon individual landowners. To mitigate potential issues with this situation, the City Engineer recommends adding the following note to the plat:

On lot stormwater management has not been designed with the subdivision construction plans associated with these lots. Lot owners are responsible to ensure stormwater from their property is either retained on the property or flows to a swale in the right-of-way directly adjacent to the property. Property owners may not allow stormwater to pass from their lot onto another lot. On some lots, a substantial amount of fill may need to be provided to meet this requirement.

Nibley City engineer and public works director have reviewed the plans to ensure feasibility and compliance with City standards. As noted above, there are some pending issues with the plans that need to be addressed prior to the City Engineer approving the plans.

Transportation

The development is located adjacent to the roundabout project currently under construction on 1200 W and 3200 S. The developer will be responsible for any roadway and landscaping improvements not completed as part of this project on 3200 S and 1200 W. The subdivision will include two access local streets from 1200 W at approximately 3100 S and at 3050 S. 3100 S is proposed to be a 520' long cul-de-sac and 3050 S will stub to the adjacent property to the west. In accordance with NCC 21.12.060, the cul-de-sac does not exceed 1/8 mile in length and an 8' sidewalk with dedicated ROW is proposed to connect to 3200 S. The applicant has also proposed a small curb cut for traffic calming at the entrance of the subdivision, in accordance with NCC 21.12.060(E).

Nibley City's Parks, Trails, Recreation and Open Space Master Plan shows an east/west 8' connecting trail bordering on the northern edge of the development and Stonebridge Subdivision. Land was recently dedicated to the City for this trail, in connection with property transactions associated with the roundabout project. During the preliminary Plat approval, the applicant was required to pay for half of the improvement cost of this 260 ft long trail segment, estimated at \$18,850 (total cost). This has been incorporated into the draft development agreement.

As the property borders both 1200 W and 3200 S, both arterial streets, according to the Transportation Master Plan, driveway access should be restricted for lots bordering these streets. This is in accordance with Nibley City Design Standards. As such, Staff recommends requiring that the following note be added to the plat:

No access allowed from any lot directly to 1200 West or 3200 South Street.

In addition, Staff recommends removing addresses that orient toward these streets, as they will not be assigned as such with this restriction.

Street trees

The applicant has provided a landscape plan, which includes street trees at 50' intervals, as required by Nibley City Code. The applicant will provide an in-lieu payment for the installation of the trees. The City Engineer will estimate the cost of such trees.

Recommended Conditions of Approval

1. The City Engineer to provide final approval of construction drawings and all supportive and associated reports.
2. The following notes to be added to the Plat:
 - a. *Lots 2 and 11 are encumbered with a drainage easement and a designated stormwater holding basin has been constructed on these lots for the purpose of storing stormwater and nuisance water from the rights-of-ways and subdivision lots. The basins are designed to hold the 100-year storm event and are thus larger in size than what is required for most storms. Basins also function as stormwater cleaning mechanisms to filter water before allowing it to progress downstream. Property Owners shall not alter, build in, fill in, or otherwise change the minimum capacity of the basin without written approval from the City Engineer. Additionally, the following is not permitted within basins: converting landscaping to bare earth, raising of livestock, growing crops / gardens, or other activities that would impact or otherwise degrade the quality of water discharged from the basin.*
 - b. *On lot stormwater management has not been designed with the subdivision construction plans associated with these lots. Lot owners are responsible to ensure stormwater from their property is either retained on the property or flows to a swale in the right-of-way directly adjacent to the property. Property owners may not allow stormwater to pass from their lot onto another lot. On some lots, a substantial amount of fill may need to be provided to meet this requirement.*
 - c. *No access allowed from any lot directly to 1200 West or 3200 South Street.*
3. Remove all addresses from plat which orient to 1200 W.
4. Required financial assurance, street tree fees and water dedication amount to be added to Development Agreement, as determined by City Engineer.

Agenda Item #11: City Park at Ridgeline Park

Description

Workshop: Review of the Concept Plan Options for the City Park at Ridgeline Park

Department

Public Works/Engineering

Action Type

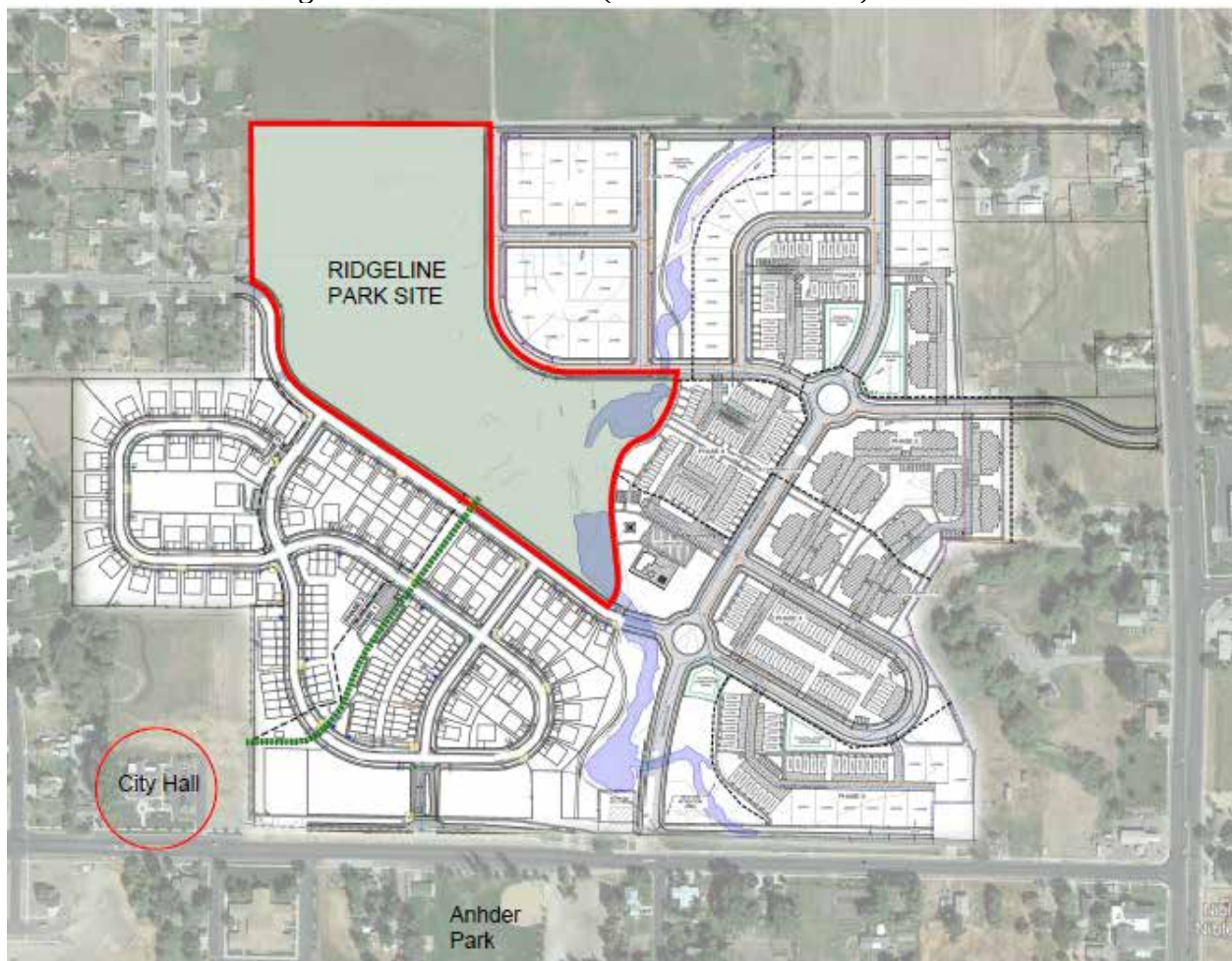
Workshop

Reviewed By

City Engineer, City Planner, City Manager, Mayor, City Council, Parks and Recreation Committee

Background

As a condition of the Ridgeline Park Development agreement, on June 22nd of 2021, the Nibley City Council entered into a Park Development Agreement with Visionary Homes to receive a 18.3 acre (16.8 acre net) property (hereafter “Property”) for the purpose of constructing a city park. The Property is generally located north of 3200 South and west of 250 West on the middle to north side of the Ridgeline Park subdivision (see attached exhibit).



The agreement is structured such that \$180,000 would be paid to the City to complete design of the park improvements and that at least 75% of the park impact fees paid by Visionary would be

used to construct the park. Park design was identified to occur within 1 year of funding and Park construction was identified to occur within 1 year of accumulating total park impact fees equaling \$540,000 (not including the \$180,000).

To date, the City has received the \$180,000 and has started the design process. In a recent meeting, Visionary indicated that they anticipate that the first \$540,000 of park impact fees could potentially be paid before the end of this fiscal year. If the impact fees are paid as anticipated, the City would be required to construct the first phase of the park in fiscal year 22 / 23. The City anticipates receiving a total of \$1.9 million in park impact fees from the Ridgeline Park Subdivision.

On December 16, 2021 Council approved funding a Concept Plan and Feasibility Study with Blu Design. Since approval, staff and Blu have created a number of concepts which were presented to a stakeholder group that included Councilmembers, Parks and Recreation Committee members, and a representative from Visionary Homes. The stakeholder meeting was followed up by a February 23rd Parks and Recreation Committee meeting workshop where updated concept plans were presented for comment. The committee and attending Councilmembers provided recommendations sufficient to allow Blu and staff to narrow down to two flexible concepts. In this reference, “flexible” means that individual components to the plan could be interchanged between the two concepts with the goal to allow flexibility in arriving at a final concept. The need to be flexible was in part due to the unknown cost of each component. The amenities selected were identified based on meeting the wants of the community rather than on meeting an actual budget, as costs estimates had not yet been calculated. An idea was that current funding would build what it could, leaving opportunities for future funding to fill in gaps down the road.

The proposed buildout concepts A2 and C3 were presented to Council on March 24th 2022. Blu design developed full cost estimate for both concepts. The cost estimate of each concept came in close to \$9 million which prompted the question of what core amenities could be constructed with the guaranteed \$2 million that will be received in Ridgeline Park impact fees. Blu returned to the drawing board and came up with reduced plans and cost estimates that identify some concepts of what could likely be constructed with the money available. Versions of what could be constructed were provided as the Phase 1 concepts. Cost estimates were provided for phase 1 from two different points of view 1) A medium to high end amenity cost, and 2) A medium to low end amenity cost.

Council digested the concept plans, total costs, phase 1 plans and costs at the March 24th meeting. Justin Maughan also presented options for receiving grant funding to potentially match what the City spends in impact fees. The result of the workshop is the following priority of amenities:

- 1) Construct trails that connect the middle and lower areas. The C3 option being preferred as it does a cleaner job of connecting to existing trails that extend to the park.
- 2) Include the open water feature.
- 3) Playground, restroom facilities, and parking.

- a. Plan on only half of the big parking lot or a similar number of spaces for the off street parking. On street parking is available to supplement until more parking can be constructed.
- 4) Pavilion(s). Could be the large one with the bathrooms or one / two of the smaller ones.
- 5) A set of pickleball courts.

Considering the possibility of grant funding, City staff has also given Blu Design the task of developing a \$4 million dollar option that will include the following priority list:

- 1) Additional Pavilions around the core.
- 2) Trails to the north area
- 3) Gaga / Nine Square / Ping Pong / Corn Hole
- 4) Another set of pickleball courts
- 5) Boardwalk (shorter version)
- 6) Bike Course
- 7) 2 Iconic Features
- 8) Pump Track
- 9) Wetland Tower



APPLICATION FOR REZONE

PROPERTY OWNER INFORMATION

Name Dustin Hansen
Address 3430 South 200 East Nibley UT 84321
Phone 435 757 3616
Email bearlakemasonry@gmail.com

OFFICE USE ONLY

Date Received:

Application

Fee Paid: \$

PROPERTY OWNER REPRESENTATIVE (If Applicable)

Name _____
Address _____
Phone _____
Email _____

PROJECT INFORMATION:

Project Address: 3430 south main and up to 200 East, 3430 South 200 East Nibley, UT
Tax I.D. Number(s): 03-041-0001, 03-041-0003, 03-041-0077
Project Size (Acres): 10.57 AC (All of Hansen Property)
Current Zoning: R-1 & R-1A Proposed Zoning: R-1A

SUPPORTING MATERIALS:

The following materials **must** be submitted with this Rezone Application, or the application will not be accepted by Nibley City.

 Site Plan and Map. The applicant shall submit a site plan and map of the land area proposed to be rezoned. The site plan and map shall show the following:

Identification of area proposed for rezone	
Total acreage of land proposed for rezone	6 AC +/-
Total acreage and dimensions of individuals lots and parcels proposed for rezone	
Adjacent land uses	
Existing zoning of property	R-1
Existing structures on the property with dimensions and setbacks	
Vicinity map	
Proposed project conceptual plan (if applicable)	



Zoning Map
March 2019

PROPOSED RE-ZONE TO R-1A

- AGRICULTURAL (AGR)
- COMMERCIAL (COM)
- NEIGHBORHOOD COMMERCIAL (NBRCOM)
- INDUSTRIAL (IND)
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-1A)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2A)
- RESIDENTIAL ESTATE (RES)
- PARK / SCHOOL

Rezoning Application

Question

1. What is the need for the proposed zone change?

Answer: We would like to have the properties Rezoned to accommodate Nibley city's future road running North and South. To feasibly have the road, and the cost associated with that, the proposed lots for the subdivision would help assist in the costs associated. Also for the existing home to have a fire hydrant within code from the existing home.

Question

2. What will the public benefit be if the zone change is granted?

Answer: The public benefit would be to add the road running North and South on 200 east. Also the benefit would be to have a fire hydrants close to the river in case of fire.

Question

3. How does the proposal comply with the goals and policies of Nibley City General plan?

Answer: The proposal helps Nibley city and their master plan by adding the North and South road and Fire protection by adding a Fire hydrant along the river.

Question

4. Is there any annexation of the property necessary?

Answer: No, not that we are aware with

Question

5. Is the anticipated use appropriate for the surrounding area?

Answer: In our opinion yes.

Question

6. What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

Answer: The only infrastructure that is in place as of March 6, 2022 is the sewer. It could be reasonably extended in the areas needed for the proposed subdivision. However there is 1 existing sewer man hole that is not in the road and pre exists. It would not be able to be moved into the road.

The rationale behind the proposed rezoning is to accommodate the existing home with fire protection, while also helping Nibley city get there road running North and South.

Sincerely,

Dustin Hansen
435-757-3616

Rezone Application

8 Mar 22

The rationale behind the proposed rezoning is to accommodate the existing home with fire protection, while also helping Nibley city get there road running North and South.

Sincerely,

Dustin Hansen
435-757-3616



Cache County

1857

www.cachecounty.org/treasurer

Website is updated nightly to reflect payments.

Additional answers and resources are available online.

Cache County Treasurer's Office
 Craig McAllister - Treasurer
 179 North Main Street, Room 201
 Logan, Utah 84321
 (435) 755-1500
 (877) 690-3729 Phone Payments
 USE JURISDICTION CODE: 3412

2022 TAX NOTICE

DUE Wednesday, November 30,

Parcel Number: 03-041-0001



Tax Area: 008

PROPERTY ADDRESS / LEGAL DESCRIPTION

NIBLEY

Commencing at the northwest corner of said Section 27;
 Thence N1°19'12"E 90.42 feet to the north line of said Lot 6;
 Thence N88°54'24"W 104.29 feet to the northwest corner of said Lot;
 Thence S88°54'24"E 149.00 feet along the north line of said Lot to the Point of Beginning;
 Thence S88°54'24"E 1285.88 feet, more or less, along the north line of said Lot and its extension to the west sixteenth line of said Section 22;
 THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION

Printed Thursday, March 10, 2022

03-041-0001

HANSEN, DUSTIN TODD
 PO BOX 457
 GARDEN CITY, UT 84028-0457

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
LAND GREENBELT <i>Property values for 2022 have not been finalized. This is an ESTIMATE based on 2021 values. The final property values will be sent in October.</i>	8.39	335,600	2,880	30.12
2022 VALUES NOT SET				
*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***	TOTALS	8.39	335,600	2,880 30.12

ENTITY	TAXING UNIT	TAX RATE	TAX AMOUNT - BREAKDOWN
28	CACHE CO GENERAL FUND	<RETAINED BY COUNTY>	0.001420 4.09
38	CACHE CO HEALTH FUND	<RETAINED BY COUNTY>	0.000083 0.24
58	CACHE CO A & C	<RETAINED BY COUNTY>	0.000288 0.83
30	CACHE SCHOOL DISTRICT		0.005130 14.77
67	CACHE SCHOOL CHARTER LEVY	<i>Tax rates for 2022 have not been finalized. This is an ESTIMATE based on 2021 rates. The final tax rates will be sent in October.</i>	0.000050 0.14
60	CACHE SCHOOL STATE LEVY		0.001661 4.78
48	MULTI-CO A & C	<SENT TO STATE>	0.000012 0.03
70	CACHE MOSQUITO ABATE. DISTRICT		0.000055 0.16
36	CACHE WATER DISTRICT		0.000026 0.07
06	MILLVILLE/NIBLEY CEMETERY		0.000065 0.19
08	NIBLEY CITY		0.001667 4.80
2022 RATES NOT SET			
<i>Please see reverse side of this notice for additional information. Thank you for your timely payment.</i>			
2022 TOTAL TAXES		0.010457 \$	30.12
PREPAYMENTS			0.00
ADJUSTMENTS TO TAXES			0.00
2022 TAX DUE		\$	30.12
TOTAL DUE		\$	30.12

PLEASE BRING ENTIRE NOTICE WHEN PAYING IN PERSON IF MAILING IN PAYMENT, DETACH AND KEEP ABOVE PORTION FOR YOUR RECORDS.

2022 RATES NOT SET

Property Address: NIBLEY

Property Owner/Address: HANSEN, DUSTIN TODD
 PO BOX 457
 GARDEN CITY, UT 84028-0457

☐ Yes, I am interested in a coupon book.

Please include parcel number on all checks or correspondence.
 Make check payable to: Cache County Treasurer

Parcel Number: 03-041-0001


☐ PLEASE NOTE ONLY A CHANGE OF MAILING ADDRESS BELOW:

HANSEN, DUSTIN TODD

Address _____

City _____ State _____ Zip _____

The Treasurer's website is updated nightly reflecting all posted payments.

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	03-041-0001
TOTAL DUE	\$30.12

Taxes are delinquent at 5:00 p.m.
 Wednesday, November 30, 2022

Printed Thursday, March 10, 2022



2022 TAX YEAR

TREASURER

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

3/10/2022

03-041-0001

Parcel Number

Owner's Name & Address

Owner(s) List (1/1/2022)

Parcel **03-041-0001** Entry **1290026**
Name **HANSEN, DUSTIN TODD**
C/O Name
Address **PO BOX 457**

City, ST Zip **GARDEN CITY, UT 84028-0457**
District **008 NIBLEY CITY W/CEM**
Year **2022** Status **TX**

1 HANSEN, DUSTIN TODD
1290026 2262/17

Property Address

Address
City **NIBLEY**
Assr. Review **10/04/2021**

PARCEL HISTORY

REMAINDER 8/91-0047; REALIGN W/0003 & 0077 5/20; SUBJ TO BLA W/ 0077 6/21

LEGAL DESCRIPTION FOR 2022

Commencing at the northwest corner of said Section 27;
Thence N1°19'12"E 90.42 feet to the north line of said Lot 6;
Thence N88°54'24"W 104.29 feet to the northwest corner of said Lot;
Thence S88°54'24"E 149.00 feet along the north line of said Lot to the Point of Beginning;
Thence S88°54'24"E 1285.88 feet, more or less, along the north line of said Lot and its extension to the west sixteenth line of said Section 22;
Thence S0°04'11"W 56.39 feet to the west sixteenth corner common to said Sections 22 and 27;
Thence S0°08'39"E 83.64 feet along the west sixteenth line of said Section 27;
Thence N88°54'24"W 320.90 feet;
Thence S1°05'36"W 192.20 feet;
Thence N88°56'46"W 850.61 feet;
Thence N1°19'12"E 124.79 feet;
Thence N88°54'24"W 262.00 feet to the east line of State Road 165;
Thence N1°19'12"E 95.00 feet along said east line;
Thence S88°54'24"E 143.50 feet;
Thence N1°19'12"E 113.00 feet to the Point of Beginning.
CONT 8.39 AC
SUBJ TO ESMNT SEE ENTRY #1290919 #1295146

PROPERTY INFORMATION

LG	LAND GREENBELT	Acres	2021		2022 VALUES WILL BE	
			Market	Taxable	AVAILABLE AFTER 5/21/2022	
			351,600	3,030		
	TOTALS	8.79	351,600	3,030		
	IT	IRRIGATION TILLABLE III		7.52	300,800	30
	GZ	GRAZING I		0.87	34,800	50
	Totals			8.39	335,600	500



2022 TAX YEAR

TREASURER

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

3/10/2022

03-041-0001

Parcel Number

BUILDING & TAX INFORMATION

2021 (Final Tax Rate: 0.010457)

Taxes: 31.68

Special: + 0.00

Rollback: + 0.00

Penalty: + 10.00

Abatements: - 0.00

Payments: - SEGGED

Balance Due: 0.00

Last Payment Date: SEGGED

The 2022 property values have not been approved.

BACK TAX SUMMARY

NO BACK TAXES



www.cachecounty.org/treasurer
Website is updated nightly to reflect payments.
Additional answers and resources are available online.

Cache County Treasurer's Office
Craig McAllister - Treasurer
179 North Main Street, Room 201
Logan, Utah 84321
(435) 755-1500

(877) 690-3729 Phone Payments
USE JURISDICTION CODE: 3412

2022 TAX NOTICE

DUE Wednesday, November 30,

Parcel Number: 03-041-0077



Tax Area: 008

PROPERTY ADDRESS / LEGAL DESCRIPTION
200 E 3430 S NIBLEY
Commencing at the northwest corner of said Section 27; Thence N1°19'12"E 90.42 feet to the north line of said Lot 6; Thence N88°54'24"W 104.29 feet to the northwest corner of said Lot; Thence S88°54'24"E 1434.88 feet, more or less, along the north line of said Lot and its extension to the west sixteenth line of said Section 22; Thence S0°04'11"W 56.39 feet to the west sixteenth corner common to said Sections 22 and 27. THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION

Printed Thursday, March 10, 2022

03-041-0077

HANSEN, DUSTIN TODD
PO BOX 457
GARDEN CITY, UT 84028-0457

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
RESIDENTIAL LAND & BUILDING	1.00	967,100	531,905	5,562.13
LAND VACANT		0	0	0.00
LAND SECONDARY	0.42	25,200	25,200	263.52

Property values for 2022 have not been finalized.
This is an ESTIMATE based on 2021 values.
The final property values will be sent in October.

2022 VALUES NOT SET

THIS PROPERTY IS RECEIVING THE PRIMARY RESIDENTIAL EXEMPTION

*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***	TOTALS	1.42	992,300	557,105	5,825.65
---	--------	------	---------	---------	----------

ENTITY	TAXING UNIT	TAX RATE	TAX AMOUNT - BREAKDOWN
28	CACHE CO GENERAL FUND	<RETAINED BY COUNTY>	791.09
38	CACHE CO HEALTH FUND	<RETAINED BY COUNTY>	46.24
58	CACHE CO A & C	<RETAINED BY COUNTY>	160.45
30	CACHE SCHOOL DISTRICT		2,857.95
67	CACHE SCHOOL CHARTER LEVY		27.86
60	CACHE SCHOOL STATE LEVY		925.35
48	MULTI-CO A & C		6.69
70	CACHE MOSQUITO ABATE. DISTRICT		30.64
36	CACHE WATER DISTRICT		14.48
06	MILLVILLE/NIBLEY CEMETERY		36.21
08	NIBLEY CITY		928.69

Tax rates for 2022 have not been finalized.
This is an ESTIMATE based on 2021 rates.
The final tax rates will be sent in October.

<SENT TO STATE>

2022 RATES NOT SET

Please see reverse side of this notice for additional information. Thank you for your timely payment.

2022 TOTAL TAXES	0.010457	\$ 5,825.65
PREPAYMENTS		0.00
ADJUSTMENTS TO TAXES		0.00
2022 TAX DUE	\$	5,825.65
TOTAL DUE	\$	5,825.65

PLEASE BRING ENTIRE NOTICE WHEN PAYING IN PERSON IF MAILING IN PAYMENT, DETACH AND KEEP ABOVE PORTION FOR YOUR RECORDS.

2022 RATES NOT SET

If you are interested in making prepayments for 2023 on parcels that are \$100 or more, please COMPLETELY FILL IN THE TOP BOX BELOW. A coupon book will be sent to you at no additional charge by the end of February 2023. Payments may be sent or made on-line at www.cachecounty.org/treasurer

Property Address: 200 E 3430 S NIBLEY

Property Owner/Address: HANSEN, DUSTIN TODD
PO BOX 457
GARDEN CITY, UT 84028-0457

☐ Yes, I am interested in a coupon book.

Please include parcel number on all checks or correspondence.
Make check payable to: Cache County Treasurer

Parcel Number: 03-041-0077



☐ PLEASE NOTE ONLY A CHANGE OF MAILING ADDRESS BELOW:

HANSEN, DUSTIN TODD

Address _____

City _____ State _____ Zip _____

The Treasurer's website is updated nightly reflecting all posted payments.

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	03-041-0077
TOTAL DUE	\$5,825.65

Taxes are delinquent at 5:00 p.m.
Wednesday, November 30, 2022

Printed Thursday, March 10, 2022



2022 TAX YEAR

TREASURER

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

3/10/2022

03-041-0077

Parcel Number

Owner's Name & Address

Owner(s) List (1/1/2022)

Parcel 03-041-0077 Entry 1295146

Name HANSEN, DUSTIN TODD

C/O Name

Address PO BOX 457

City, ST Zip GARDEN CITY, UT 84028-0457

District 008 NIBLEY CITY W/CEM

Year 2022 Status TX

1 HANSEN, DUSTIN TODD

1295146 2275/138

Property Address

Address 200 E 3430 S

City NIBLEY

Assr. Review 02/17/2022

PARCEL HISTORY

PT 03-041-0001 & 0003 5/20; SUBJ TO BLA W/ 0001 6/21

LEGAL DESCRIPTION FOR 2022

Commencing at the northwest corner of said Section 27;
Thence N1°19'12"E 90.42 feet to the north line of said Lot 6;
Thence N88°54'24"W 104.29 feet to the northwest corner of said Lot;
Thence S88°54'24"E 1434.88 feet, more or less, along the north line of said Lot and its extension to the west sixteenth line of said Section 22;
Thence S0°04'11"W 56.39 feet to the west sixteenth corner common to said Sections 22 and 27;
Thence S0°08'39"E 83.64 feet along the west sixteenth line of said Section 27 to the Point of Beginning;
Thence S0°08'39"E 192.02 feet along the west sixteenth line of said Section 27;
Thence N88°56'46"W 325.05 feet;
Thence N1°05'36"E 192.20 feet;
Thence S88°54'24"E 320.90 feet to the Point of Beginning.
CONT 1.42 AC
TOGETHER W/ A RIGHT OF WAY ENT# 1295146

PROPERTY INFORMATION

	Acres	2021 Market	Taxable	2022 VALUES WILL BE AVAILABLE AFTER 5/21/2022
BR BUILDING RESIDENTIAL		0	0	
LR LAND RESIDENTIAL		0	0	
LS LAND SECONDARY		0	0	
LV LAND VACANT		40,400	40,400	
TOTALS	1.01	40,400	40,400	

BUILDING & TAX INFORMATION

Square Footage: 5,432

2021

(Final Tax Rate: 0.010457)

Year Built: 2021

Building Type: SFR

Taxes: 422.46

Special: + 0.00

Rollback: + 0.00

Penalty: + 10.00

Abatements: - 0.00

Payments: - SEGGED

Balance Due: 0.00

Last Payment Date: SEGGED

The 2022 property values have not been approved.



**Cache
County**
1857

2022 TAX YEAR

TREASURER

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

3/10/2022

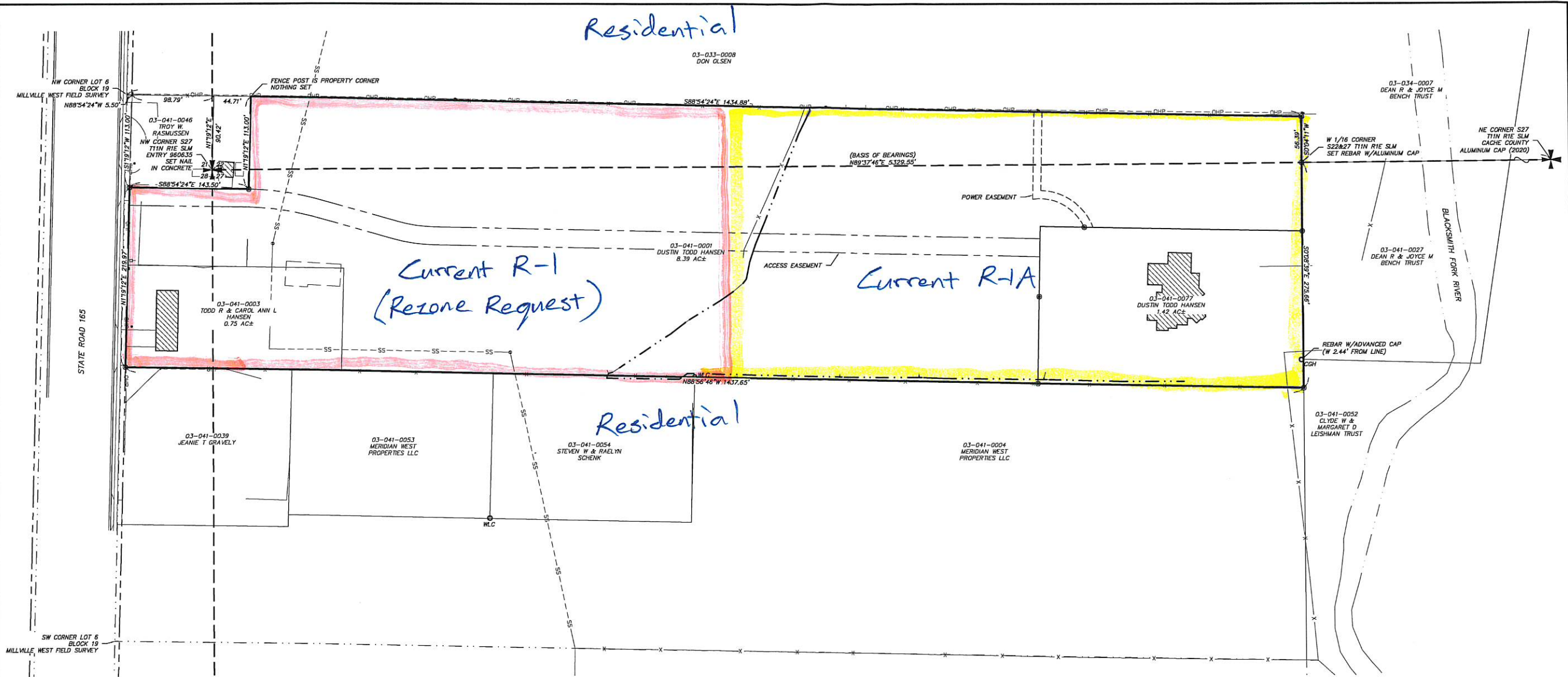
03-041-0077

Parcel Number

BACK TAX SUMMARY

NO BACK TAXES

3/10/2022 2:39 PM z:\2020 PROJECTS\20023HSH\SUBDIVISION - NIBLEY, UT\ACAD\SURVEY\BOUNDARY\20023HSH RE-ZONE SURVEY (CURRENT).DWG



LEGAL DESCRIPTION

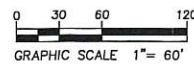
OVERALL PARCEL

PART OF SECTIONS 22, 27 AND 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO PART OF LOT 6, BLOCK 19, MILLVILLE WEST FIELD SURVEY, LOCATED IN NIBLEY CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE N1°19'12\"/>

CONTAINING 10.57 ACRES, MORE OR LESS.

LEGEND

- BOUNDARY
- MILLVILLE WEST FIELD SURVEY LOT LINES
- SECTION LINE
- RIGHT-OF-WAY
- PARCEL LINE
- FENCE
- SECTION CORNERS
 - SET REBAR W/ STEVEN C EARL CAP
 - REBAR W/ WAYNE L CROW CAP
 - REBAR W/ADVANCED SURVEYING CAP



SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 318575-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SHEET DESCRIPTION

PARCELS 03-041-0001, 0003 & 0077
NIBLEY, UT

RE-ZONE SURVEY
FOR
TODD & DUSTIN HANSEN

S22 S27 S28 T11N R1E SLM



Cache & Landmark
Engineers
Surveyors
Planners

95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:
10 MARCH 2022

SCALE:
1" = 60'

CALCULATED BY:
S. EARL

CHECKED BY:
S. CROOKSTON

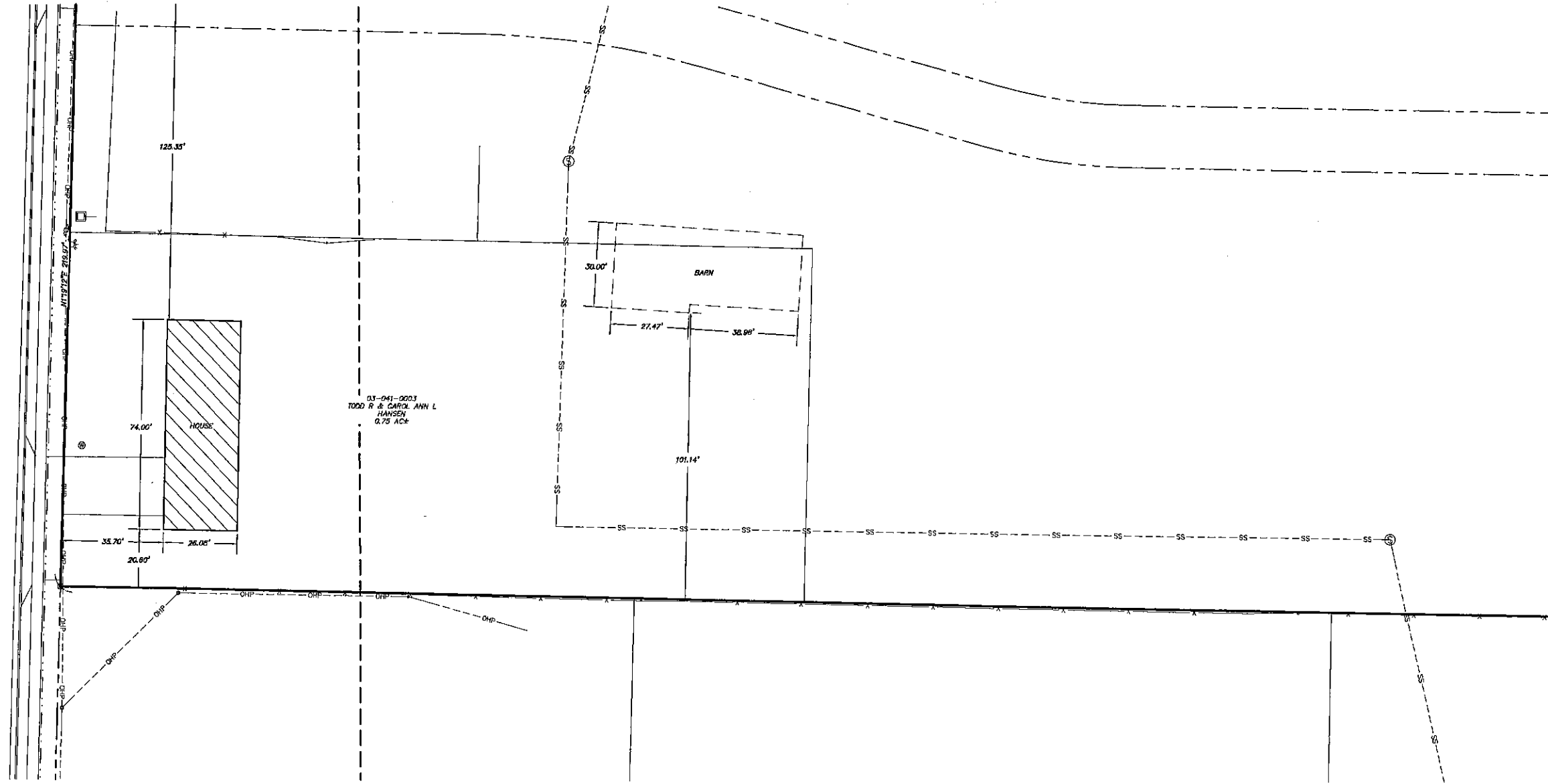
APPROVED BY:
S. EARL

PROJECT NUMBER:
20023HSH

1 / 2

3/10/2022 2:56 PM Z:\2020 PROJECTS\2002MNSN DUSTIN HANSEN - SUBDIVISION - NIBLEY, UT\ACAD\SURVEY\BOUNDARY\2002MNSN RE-ZONE SURVEY 2 (CURRENT).DWG

STATE ROAD 165



LEGAL DESCRIPTION

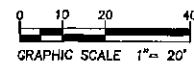
OVERALL PARCEL

PART OF SECTIONS 22, 27 AND 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO PART OF LOT 6, BLOCK 19, MILLVILLE WEST FIELD SURVEY, LOCATED IN NIBLEY CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE N11°12'E 90.42 FEET TO THE NORTH LINE OF SAID LOT 6;
THENCE N88°54'24"W 104.29 FEET TO THE NORTHWEST CORNER OF SAID LOT;
THENCE S88°54'24"E 149.00 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING;
THENCE S88°54'24"E 1285.88 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION TO THE WEST SIXTEENTH LINE OF SAID SECTION 22;
THENCE S01°11'W 58.39 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTIONS 22 AND 27;
THENCE S01°08'39"E 275.66 FEET ALONG THE WEST SIXTEENTH LINE OF SAID SECTION 27;
THENCE N88°56'46"W 1437.85 FEET TO THE EAST LINE OF STATE ROAD 165;
THENCE N11°12'E 219.97 FEET ALONG SAID EAST LINE;
THENCE S88°54'24"E 143.60 FEET;
THENCE N11°12'E 113.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.57 ACRES, MORE OR LESS.

LEGEND

- BOUNDARY
- MILLVILLE WEST FIELD SURVEY LOT LINES
- SECTION LINE
- RIGHT-OF-WAY
- PARCEL LINE
- FENCE
- SECTION CORNERS
 - SET REBAR W/ STEVEN C EARL CAP
 - REBAR W/ WAYNE L CROW CAP
 - REBAR W/ADVANCED SURVEYING CAP



SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 318575-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



S22 S27 S28 T11N R1E SLM

HOUSE EXHIBIT

RE-ZONE SURVEY
FOR
TODD & DUSTIN HANSEN



Cache Landmark
Engineers
Surveyors
Planners

95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 10 MARCH 2022

SCALE: 1" = 20'

CALCULATED BY: S. EARL

CHECKED BY: B. CROCKSTON

APPROVED BY: S. EARL

PROJECT NUMBER: 2002MNSN

2 / 2



APPLICATION FOR REZONE

PROPERTY OWNER INFORMATION

Name D&S Smercheck Real Estate, LLC
 Address PO Box 324 Waterville, KS 66548-0324
 Phone 785-268-1006
 Email dans@titantrailer.com

OFFICE USE ONLY

Date Received:

Application

Fee Paid: \$

PROPERTY OWNER REPRESENTATIVE (If Applicable)

Name Skyler Jenks
 Address 3775 North 200 West
 Phone 435-232-3390
 Email skyler@capitagroup.us

PROJECT INFORMATION:

Project Address: 2850 South 800 West
 Tax I.D. Number(s): 03-019-0003
 Project Size (Acres): 10 Acres
 Current Zoning: Industrial Proposed Zoning: Commercial

SUPPORTING MATERIALS:

The following materials **must** be submitted with this Rezone Application, or the application will not be accepted by Nibley City.

 Site Plan and Map. The applicant shall submit a site plan and map of the land area proposed to be rezoned. The site plan and map shall show the following:

Identification of area proposed for rezone	
Total acreage of land proposed for rezone	
Total acreage and dimensions of individuals lots and parcels proposed for rezone	
Adjacent land uses	
Existing zoning of property	
Existing structures on the property with dimensions and setbacks	
Vicinity map	
Proposed project conceptual plan (if applicable)	



APPLICATION FOR REZONE

_____ **Applicant Statement.** A statement by the Applicant, explaining the rationale for the rezone request, shall accompany the application (attach additional sheets). The statement shall answer the following questions (please list each question and its answer underneath):

1. What is the need for the proposed zone change?
2. What will the public benefit be if the zone change is granted?
3. How does the proposal comply with the goals and policies of the Nibley City General Plan?
4. Is there any annexation of property necessary?
5. Is the anticipated use appropriate for the surrounding area?
6. What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

_____ **Taxes.** A statement from the County treasurer showing the current tax status of the property.

_____ **Posting.** Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

_____ **Application Fee.** All fees related to the rezone application shall be paid as part of the application submittal.

Please see staff for public hearing and notification requirements.

File the completed application at:

Nibley City
455 West 3200 South
Nibley, UT 84321
(435) 752-0431

APPLICANT CERTIFICATION:

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual

projects or uses
DocuSigned by:

E883928D78C9422...

Property Owner Signature

4/1/2022

Date

Sheet # 67

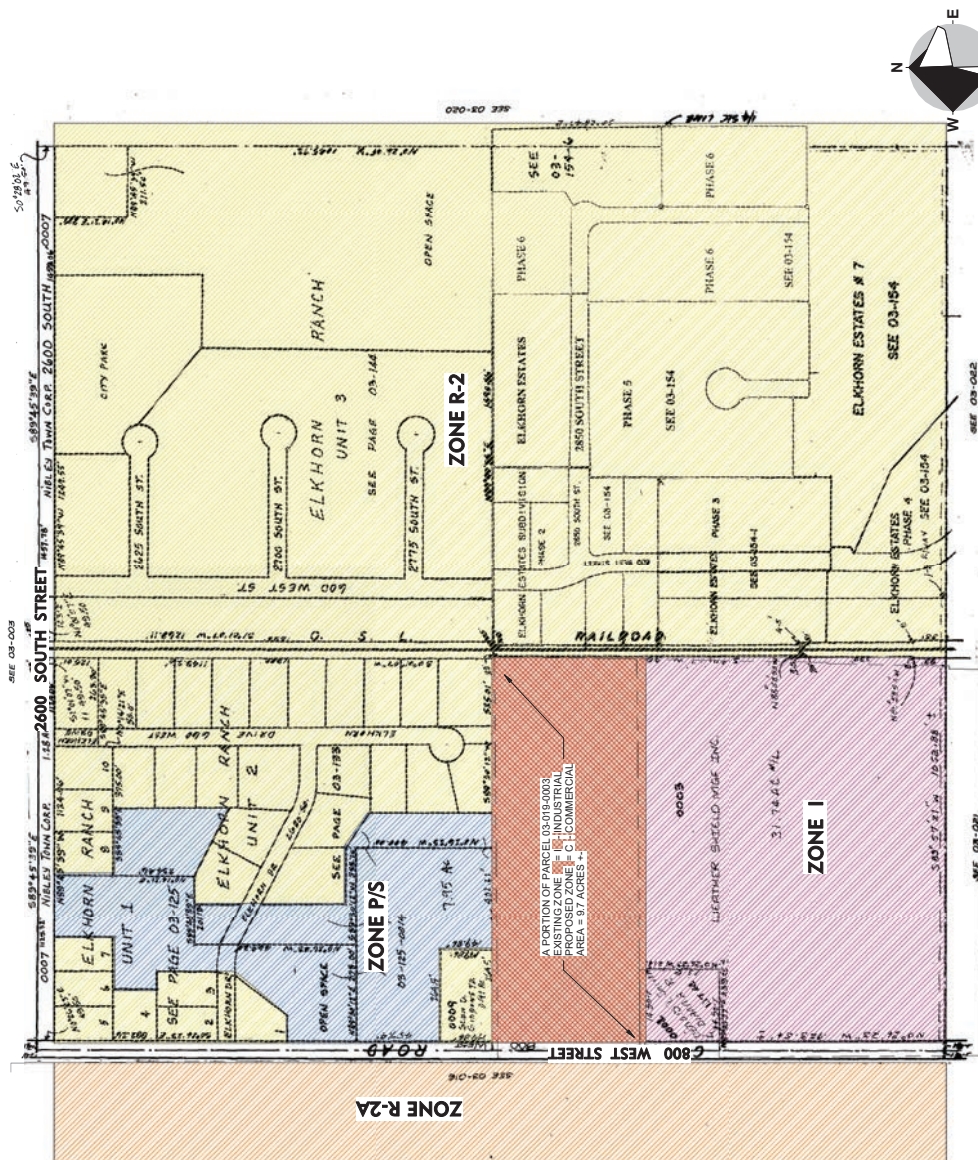
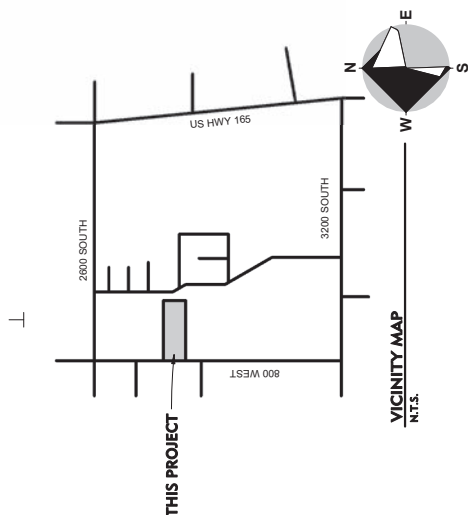
11/1/2022 1:29:57 PM

Project Name: _____
Project Address: _____
Client Name: _____
Date: 2-11-22

North Portion of Parcel 03-019-0003 - C
Capita Group
Designed By: K.D. ERICKSEN

Carache County, Utah

CAPITACGROUP
3775 NORTH 200 WEST - HYDE PARK, UTAH 84318
E-mail: kelly@capitagroup.us / ken@capitagroup.us / rolando@capitagroup.us

[illegible]

SITE PLAN - ZONING CHANGE MAP

 $1^\circ = 1607.0''$

CONCEPT PLANS

Sheet #

C2

4/1/2022 1:28:57 PM

Sheet Name:

SITE
CONCEPT
RETIREMENT

Project Name:

Nibley Concept

Client Name:

North Portion of Parcel 03-019-0003 - Cache County, Utah

Date:

2-11-22

Project Address:

Capita Group

Designed By:

K.D. ERICKSEN

Drawn By:

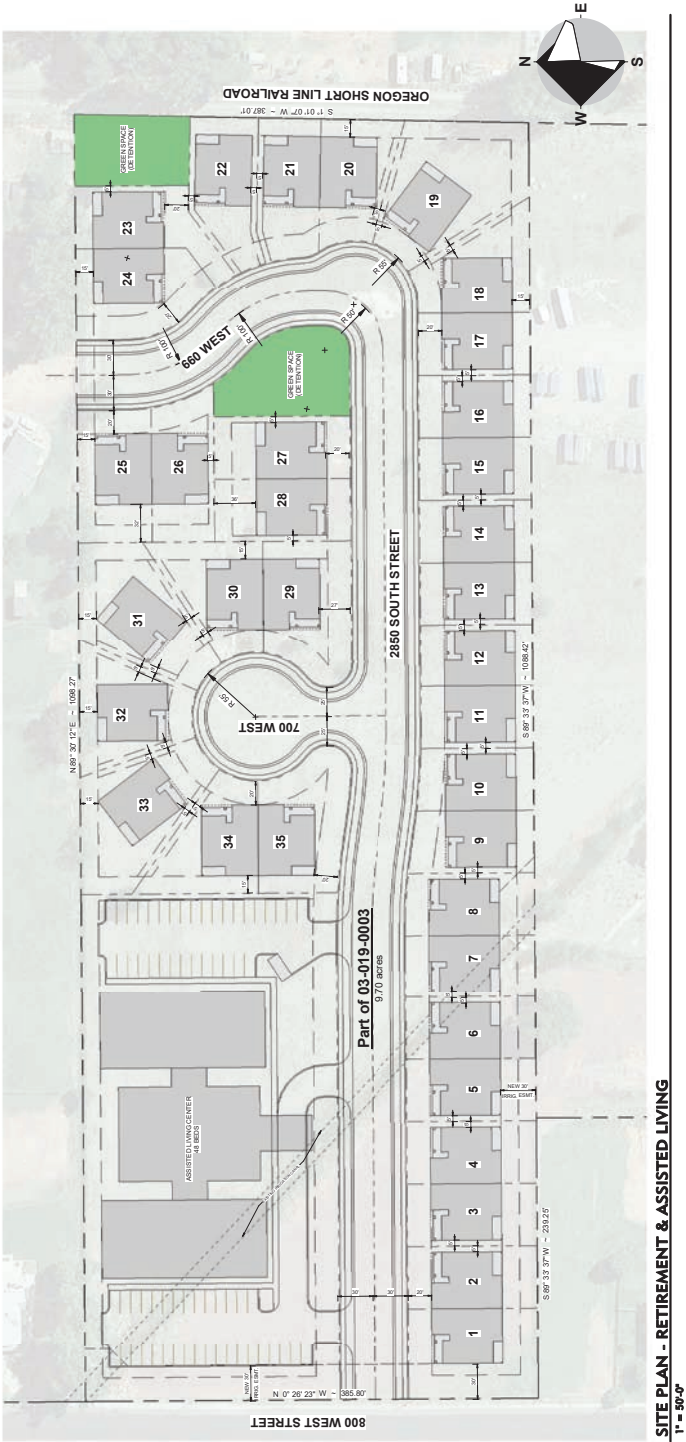
K.D. ERICKSEN

CAPITAGROUP

3775 NORTH 200 WEST - HYDE PARK, UTAH 84318

E-mail: kelly@capitagroup.us / ken@capitagroup.us / rolando@capitagroup.us

REVISIONS		
No.	Date	Desc.



SITE PLAN - RETIREMENT & ASSISTED LIVING
1" = 80'-0"



To Whom it may concern,

The need for this property to be rezoned is to allow for the highest and best use of providing an assisted living and active adult community.

The public benefit is there will be less truck traffic on 800 west.

The general plan currently shows that there is a residential desire for this area. What we are proposing is just that with an assisted living cent and an active adult community.

There are no annexations required.

The anticipated use is appropriate for the surrounding area.

I believe the infrastructure is sufficient for what we are proposing and if there are changes the property owner or developer could bare it.

Thanks

Skyler Jenks

North Portion of Parcel 03-019-0003 - Cache County, Utah

3775 NORTH 200 WEST - HYDE PARK, UTAH 84318
E-mail: kelly@CapitaGroup.us or ken@CapitaGroup.us



KEYNOTE LEGEND	
No.	Description

REVISIONS		
No.	Date	Desc.

KEYNOTE LEGEND	
No.	Description



3775 NORTH 200 WEST - HYDE PARK, UTAH 84318

E-mail: kelly@CapitaGroup.us or ken@CapitaGroup.us

Nibley Concept

North Portion of Parcel 03-019-0003 - Cache County, Utah

Designed By: K.D. ERICKSEN

Drawn By: K.D. ERICKSEN

Project Name:

Client Name:

Date: 2-11-22

Sheet Name:

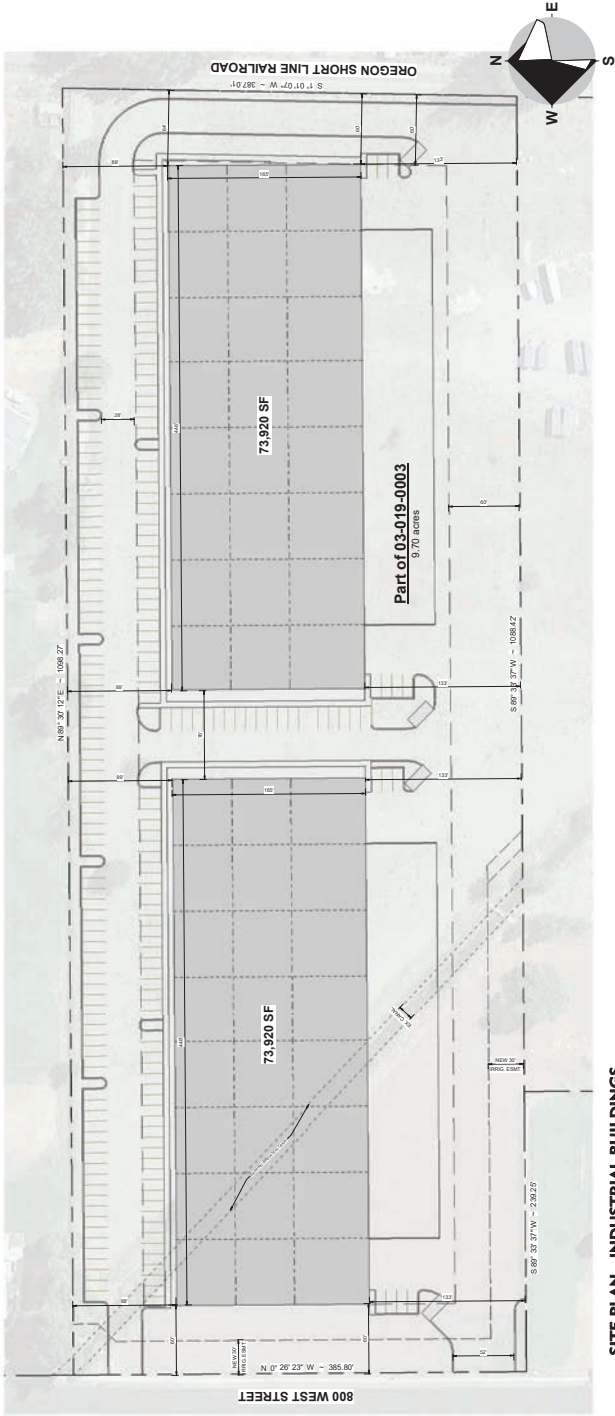
**SITE
CONCEPT
INDUSTRIAL**

Sheet #

A1.1

2-11-22

CONCEPT PLANS



SITE PLAN - INDUSTRIAL BUILDINGS
1" = 50'-0"



SAMUEL J BRADY ARCHITECTS







Villa Dinner

This Wednesday
6pm at the Clubhouse





Parcel #03-019-0003 in 2021 - Cache County CORE

Owner(s)

History

D & S SMERCHEK REAL ESTATE LLC (07/12/2016 - Present) (Vesting: 1104383)

Owner(s)

History

D & S SMERCHEK REAL ESTATE LLC, (07/12/2016 - Present) (Vesting: 1104383)

Property Address

2990 S 0800 W
NIBLEY

Current Owner Mailing Address

PO BOX 324
WATERVILLE, KS 66548-0324

- Tax District: NIBLEY CITY W/CEM(008)
- Tax Status: Taxable
- Building Type: Comm
- Year Built: 1978
- Acres: 31.74
- Water Rights: NO
- Square Feet: 151636
- Legal Description: BEG AT A PT LOCATED S 89°45'39"E ALG SEC LINE 24.75 FT & S 0°26'23" E ALG ELY R/W LNE OF CO ROAD 1331.76 FT FROM NW COR SEC 21 T 11N R 1E N 89°30'12"E 1098.29 FT TO THE WLY RR R/W TH ALG SD R/W THE FOLLOWING 5 COURSES S 1°01'07"W 909.92 FT N 88°58'53"W 3.50 FT S 1°01'07"W 330 FT N 88°58'52"W 8 FT S 1°01'07"W 93 FT S 89°57'21"W 1052.88 FT N 26°23"W 723.54 FT N 89°33'37"E 239.25 FT N 26°23"W 214.5 FT S 89° 33'37"W 239.25 FT N 26°23"W 385.83 FT TO BEG CONT 31.74 AC

Taxation Term	Amount
Prior Year Taxes (2020)	\$41,852.28
Market Value	\$3,810,293.00
Commercial Land & Building	\$3,810,293.00
Taxable Value	\$3,810,295.00
Tax Rate	x 0.010457
Tax Amount	\$39,844.25
Last Payment Date	11/22/2021

Payment Category	Amount
Principal	\$39,844.25
Payments	\$39,844.25
Current Amount Due	\$0.00

19.04.010 Definitions

Pet Services: an establishment in the business of sales, grooming, training, play, or pet day care services of household pets. Does not include overnight boarding or animal breeding.

Commented [LR1]: Add to appropriate location within section

19.20.020 Land Use Chart
Nibley City Land Use Chart

Key

P:	Permitted Use
NP:	Not Permitted Use
C:	Conditional use
A:	Agriculture Zone
R-E:	Rural Estate Zone
R-1:	Residential Zone R-1
R-1A:	Residential Zone R-1A
R-2:	Residential Zone R-2
R-2A:	Residential Zone R-2A
R-M:	Mixed Residential Zone
P/S:	Park/School

C:	Commercial Zone
C-N:	Neighborhood Commercial Zone
I:	Industrial Zone

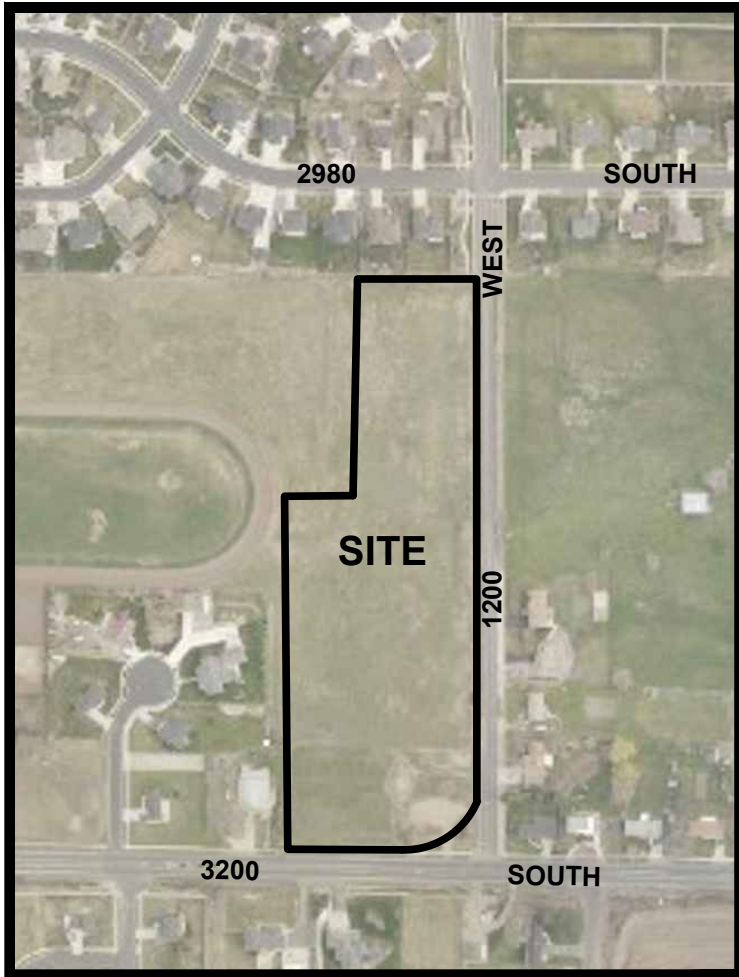
Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Residential											
Assisted Living Facility	C	C	NP	NP	NP	NP	P	NP	C	C	NP
Artisan Shop	C	C	C	C	C	C	C	NP	C	C	C
Bed and Breakfast Inn	C	C	C	C	NP	NP	P	NP	C	C	NP
Building moved from another site	C	C	C	C	C	C	C	C	C	C	C
Residential/Commercial Mixed Use ⁶	C	C	C	C	C	C	C	NP	C	C	C
Group Living Facility ¹	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Occupation	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Office	P	P	P	P	P	P	P	NP	NP	NP	NP
Housing, Short-Term Rental ⁴	P	P	P	P	P	P	P	NP	P	P	P

Housing, Single-Family	P	P	P	P	P	P	P	NP	C	C	C
Housing, Multi-Family	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Housing, Two-Family ⁵	P	P	P	P	P	P	P	NP	C	C	C
Mobile Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Nursing Home	C	C	C	C	C	C	C	NP	C	C	NP
Temporary Office/Model Home	C	C	C	C	C	C	C	NP	C	C	C
Accessory Dwelling Unit ³	P	P	P	P	P	P	P	P	P	P	P
Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Agricultural/Animal											
Ag Implement Sales and Service	C	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Agricultural Production	P	P	P	P	P	P	P	P	C	C	C
Animal Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Arboretum/Nature Center	C	C	C	C	C	C	C	C	C	C	C
Farmers' Market	C	C	C	NP	NP	NP	C	C	C	C	C

[illegible]

19.32.040 Area And Density Regulations

1. Minimum development size: The minimum total area for an R-PUD shall be ~~40~~18 acres



VICINITY MAP

DATE OF PREPARATION

FEBRUARY 28, 2022

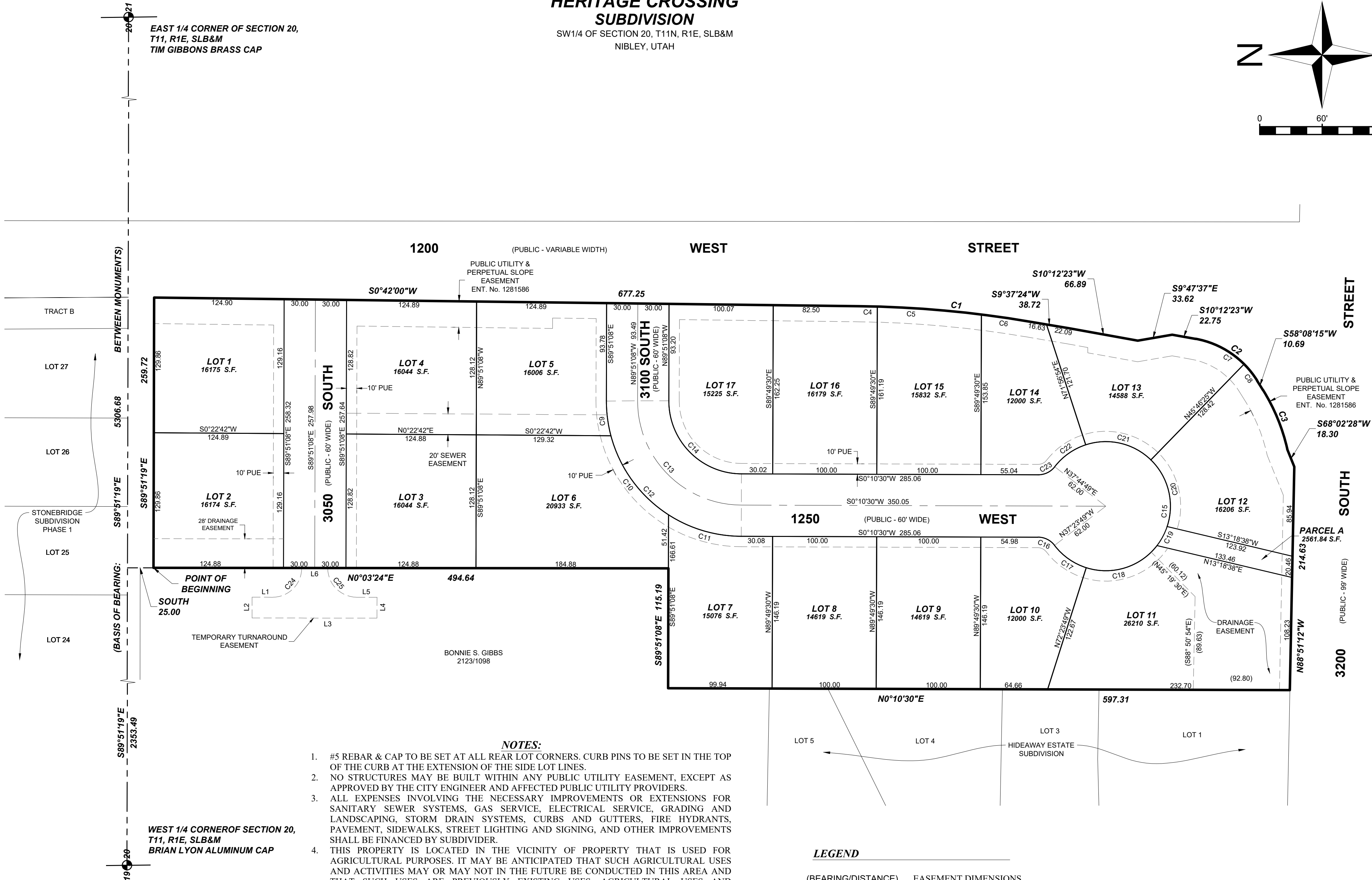
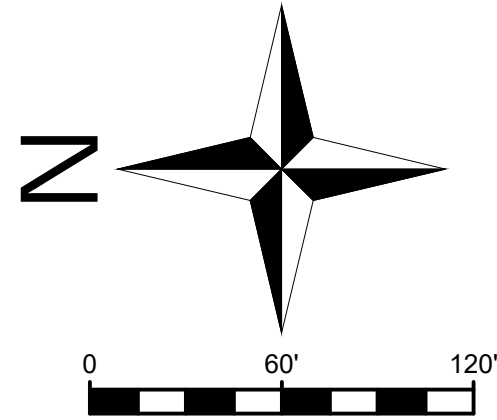
ADDRESS TABLE	
LOT #	ADDRESS
1	1225 W 3050 S 3025 S 1200 W
2	1251 W 3050 S
3	1254 W 3050 S
4	1230 W 3050 S 3065 S 1200 W
5	3085 S 1200 W 1221 W 3100 S
6	1253 W 3100 S
7	3111 S 1250 W
8	3127 S 1250 W
9	3145 S 1250 W
10	3159 S 1250 W
11	3179 S 1250 W
12	3186 S 1250 W
13	3170 S 1250 W
14	3152 S 1250 W
15	3138 S 1250 W
16	3120 S 1250 W
17	3108 S 1250 W 1224 W 3100 S

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	1056.00	8°55'24"	164.46	S5°09'42"W 164.30
C2	88.00	47°55'52"	73.62	S34°10'19"W 71.49
C3	185.20	19°03'55"	61.63	S67°40'13"W 61.34
C4	1056.00	0°57'00"	17.51	N1°10'30"E 17.51
C5	1056.00	5°26'33"	100.31	N4°22'16"E 100.27
C6	1056.00	2°31'52"	46.65	N8°21'28"E 46.64
C7	88.00	34°45'59"	53.40	N27°35'23"E 52.58
C8	88.00	13°09'53"	20.22	N51°33'19"E 20.18
C9	130.00	15°00'18"	34.05	N82°38'43"E 33.95
C10	130.00	42°24'58"	96.24	N53°56'05"E 94.06
C11	130.00	32°33'06"	73.86	N16°27'03"E 72.87
C12	130.00	89°47'35"	203.73	N45°04'18"E 183.52
C13	100.00	89°58'22"	157.03	S45°09'41"W 141.39
C14	70.00	89°58'22"	109.92	S45°09'41"W 98.97
C15	62.00	284°51'23"	308.24	N89°49'30"W 75.61
C16	20.00	52°25'41"	18.30	N26°23'21"E 17.67
C17	62.00	35°00'00"	37.87	N35°06'11"E 37.29
C18	62.00	70°02'14"	75.79	N17°24'56"W 71.16
C19	62.00	284°51'23"	308.24	N89°49'30"W 75.61
C20	62.00	64°08'44"	69.41	S76°17'57"W 65.84
C21	62.00	62°16'41"	67.39	S13°05'15"W 64.12
C22	62.00	34°12'05"	37.01	S35°09'09"E 36.46
C23	20.00	52°25'41"	18.30	S26°02'21"E 17.67
C24	28.00	90°31'13"	44.24	S44°55'40"E 39.78
C25	28.00	90°00'00"	43.98	S45°09'31"W 39.60

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0°09'31"W	19.46
L2	S89°45'00"E	20.00
L3	N0°03'24"E	120.00
L4	N89°45'00"W	20.00
L5	S0°09'31"W	19.46
L6	S0°03'24"W	25.00

FINAL PLAT OF HERITAGE CROSSING SUBDIVISION

SW1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH



NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
- AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
- PARCEL A IS A NON-BUILDABLE OPEN SPACE PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY NIBLEY CITY. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCEL IS DESIGNATED AS A PUBLIC UTILITY EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.

LEGEND

(BEARING/DISTANCE)	EASEMENT DIMENSIONS
---	PUE
---	LOT LINE
---	PROPERTY BOUNDARY

ENGINEER'S APPROVAL

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.

CITY ENGINEER

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF ____ 20__.

CITY ATTORNEY

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____	ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____	CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

BOUNDARY DESCRIPTION

All of that Real Property described in Deed Book 2299 Page 973 of the Official Records of Cache County located in the SW1/4 of Section 20, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Nibley, Utah, more particularly described as a composite as follows:

Beginning at the northwest corner of parcel 03-017-0018 as described in the 3200 SOUTH & 1200 WEST ROUNDABOUT BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS according to the Official Records thereof on file in the Office of the Cache County Recorder, located S89°51'19"E along the 1/4 Section line 2,353.49 feet and South 25.00 feet from the West 1/4 Corner of Section 20, T11N, R1E, S.L.B.&M.; thence along said BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS the following fifteen (15) courses and distances: thence S89°51'19"E 259.72 feet; thence S0°42'00"W 677.25 feet; thence along the arc of a 1056.00 radius curve to the right 164.46 feet through a central angle of 8°55'24" (chord: S5°09'42"W 164.30 feet); thence S9°37'24"W 38.72 feet; thence S10°12'23"W 66.89 feet; thence S9°47'37"E 33.62 feet; thence S10°12'23"W 22.75 feet; thence along the arc of a 88.00 foot radius curve to the right 73.62 feet through a central angle of 47°55'52" (chord: S34°10'19"W 71.49 feet); thence S58°08'15"W 10.69 feet; thence along the arc of a 185.20 foot radius curve to the right 61.63 feet through a central angle of 19°03'55" (chord: S67°40'13"W 61.34 feet); thence S68°02'28"W 18.30 feet; thence N88°51'12"W 214.63 feet; thence N0°10'30"E 597.31 feet; thence S89°51'08"E 115.19 feet; thence N0°03'24"E 494.64 feet to the point of beginning.

Contains: 7.73+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

HERITAGE CROSSING SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)

SOUTHBROOK HOLDINGS, LLC

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF SOUTHBROOK HOLDINGS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR _____ DATE _____

NIBLEY CITY RECORDER _____ DATE _____

SHEET 1 OF 1

FINAL PLAT OF HERITAGE CROSSING SUBDIVISION

SW1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ CACHE COUNTY RECORDER

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



ROCKY MOUNTAIN POWER

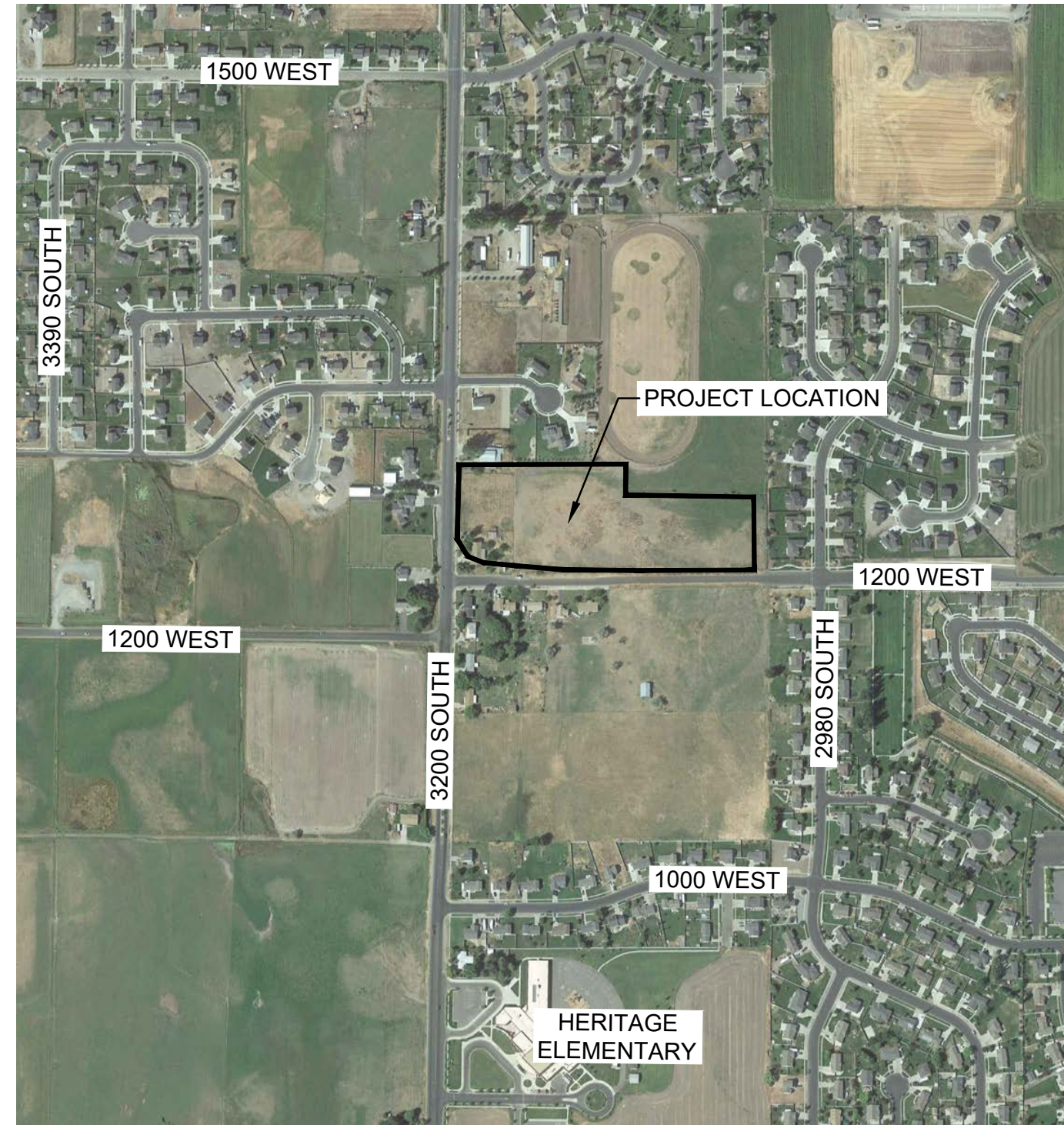
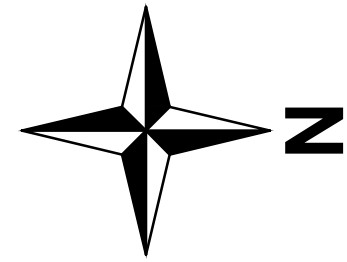
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(a)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- ANY OTHER PROVISION OF LAW.

CONSTRUCTION DRAWINGS

3/31/2022

VICINITY MAP

GENERAL NOTES

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 THE CITY OF NIBLEY DOES NOT AUTHORIZE THE OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
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 CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. 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 NIBLEY CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE 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.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE NIBLEY CITY STANDARDS AND SPECIFICATIONS.
8. 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 NIBLEY.
9. 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.

PROJECT CONTACTS:

1. CIVIL ENGINEER

CIVIL SOLUTIONS GROUP
TYSON GLOVER
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
P. 435.237.2030
E. TGLOVER@CIVILSOLUTIONSGROUP.NET
2. SURVEYOR

DENNIS CARLISLE
669 NORTH 1090 WEST SUITE 47B
PROVO, UT 84601
DCARLISLE@CSG.WORK
P. 801.874.4132 EXT. 712
3. NIBLEY PUBLIC WORKS DIRECTOR:

STEVE ELIASON
455 WEST 3200 SOUTH
NIBLEY, UT 84321
P. 435.770.0727
5. HYRUM CITY FIRE DEPARTMENT

P. 435-245-7654
6. ROCKY MOUNTAIN POWER:

P. 435.563.2921
8. DOMINION ENERGY:

CRISTI FIEDEL
895 WEST 800 NORTH
LOGAN, UT 84321
P. 435.752.7751

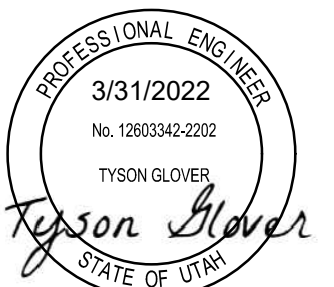
STANDARD DRAWINGS & SPECIFICATIONS

1. NIBLEY CITY DESIGN STANDARDS AND TECHNICAL MANUAL (SEE CITY WEBSITE FOR REFERENCE).
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.

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND
C100	DEMOLITION & EXISTING CONDITIONS
C200	OVERVIEW
C201	3050 S PLAN & PROFILE
C202	1250 W PLAN & PROFILE
C203	3100 S PLAN & PROFILE
C204	SEWER PLAN & PROFILE
C205	PIPE PROFILES
C300	STORMWATER PLAN
C301	STORMWATER CALCULATIONS
C400	EROSION CONTROL
C500	DETAILS
C501	DETAILS
C502	DETAILS
C503	DETAILS

[illegible]

PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022

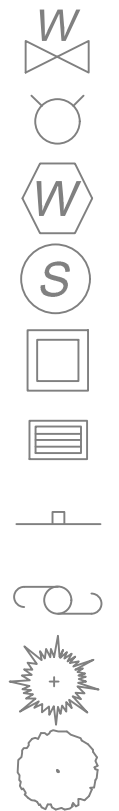


COVER

C001



	ADJACENT PROPERTY BOUNDARY
	CULINARY WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	IRRIGATION LINE
	GAS LINE
	UNDERGROUND POWER LINE
	AERIAL POWER LINE
	UNDERGROUND COMMUNICATION LINE
	CONTOUR MINOR
	CONTOUR MAJOR
	FENCE
	ASPHALT PAVEMENT
	CLOSED FACE CURB AND GUTTER
	OPEN FACE CURB AND GUTTER
	CONCRETE PAVEMENT
	EXISTING TO BE REMOVED



WATER VALVE

FIRE HYDRANT

WATER METER

SEWER MANHOLE

STORM DRAIN BOX

STORM WATER CATCH BASIN

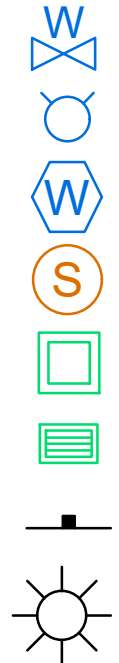
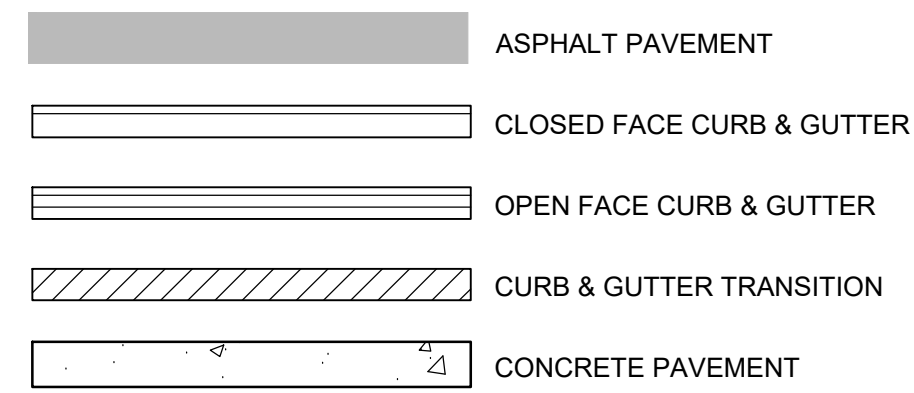
ROAD SIGN

POWER POLE

DECIDUOUS TREE

CONIFEROUS TREE

	PROPERTY BOUNDARY
	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
	IRRIGATION LINE (SIZE SHOWN ON PLAN)
	GAS LINE
	UNDERGROUND POWER LINE
	AERIAL POWER LINE
	UNDERGROUND COMMUNICATION LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	FENCE
	BUILDING SETBACK
	PUBLIC UTILITY EASEMENT (PUE)
	LOT LINE
	PROJECT BOUNDARY



WATER VALVE

FIRE HYDRANT

WATER METER

SEWER MANHOLE

STORM DRAIN BOX

STORM WATER CATCH BASIN

ROAD SIGN

LIGHT POLE

P:\2021\21-341 Payne Subdivision Nibley\AutoCAD\Civil\Sheet Set\21-341 Cover & Legend

DESIGNING OUR FUTURE

civilsolutionsgroup inc.

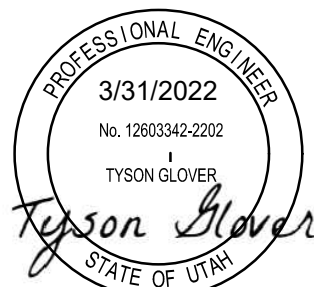


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HERITAGE CROSSING
SUBDIVISION SUBDIVISION
3200 SOUTH 1200 WEST
NIBLEY, UTAH 84321

[illegible]

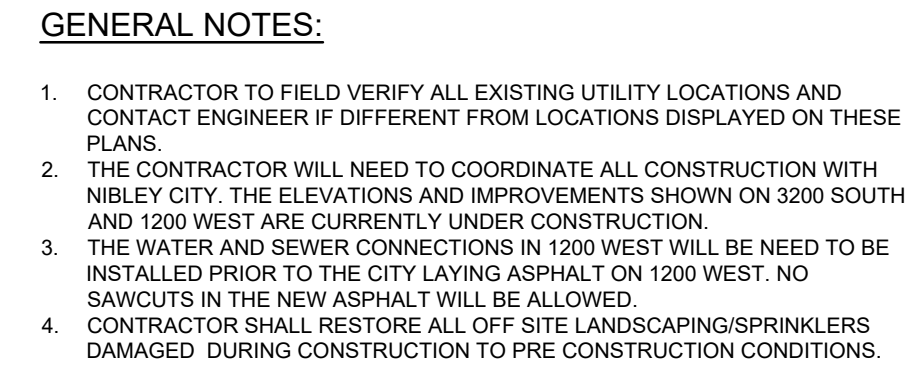
PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2021



LEGEND

C002

An advertisement for Blue Stakes of Utah. At the top, the text "Know what's below." is in a large, bold, black font. To the right of this text is a stylized "811" logo in green and yellow, with a shovel icon integrated into the number "1". Below the top text, a cartoon character of a yellow shovel with a smiling face and wearing blue overalls is shown. To the right of the character, the text "Call 811 before you dig." is written in a large, bold, black font. Below this, the company name "BLUE STAKES OF UTAH" is in a bold, blue, sans-serif font, followed by "UTILITY NOTIFICATION CENTER, INC." in a smaller, blue, sans-serif font. The website "www.bluestakes.org" is listed in a bold, black, sans-serif font, and the phone number "1-800-662-4111" is at the bottom in a bold, black, sans-serif font. The entire advertisement is enclosed in a black rectangular border.



**HERITAGE CROSSING
SUBDIVISION**
3200 SOUTH 1200 WEST
NIBLEY, UTAH 84321

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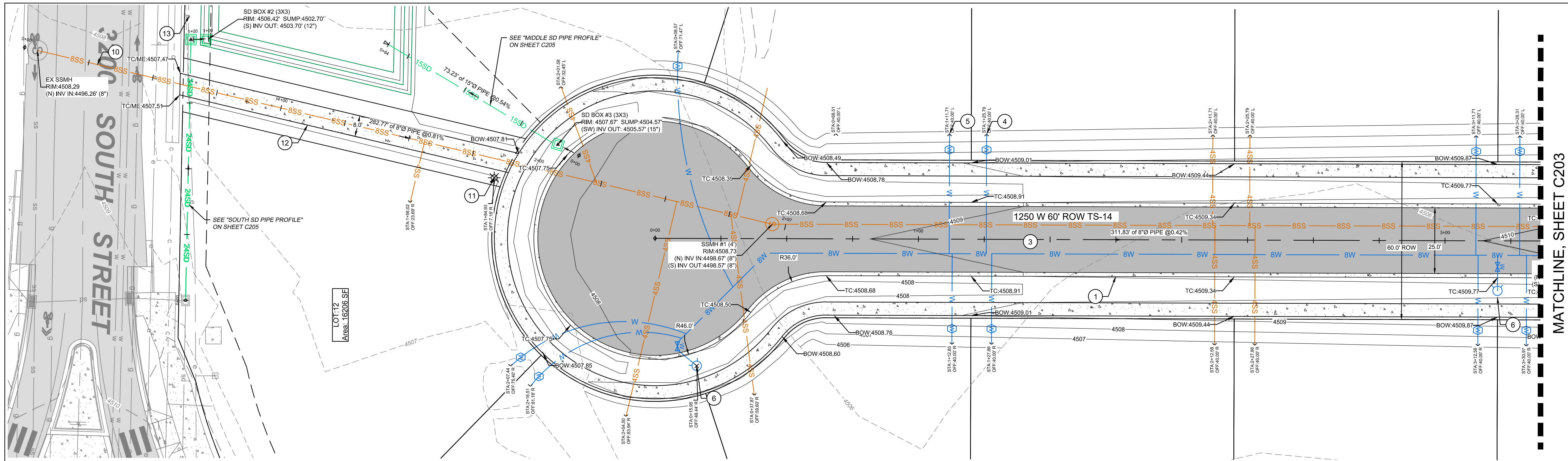
PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022



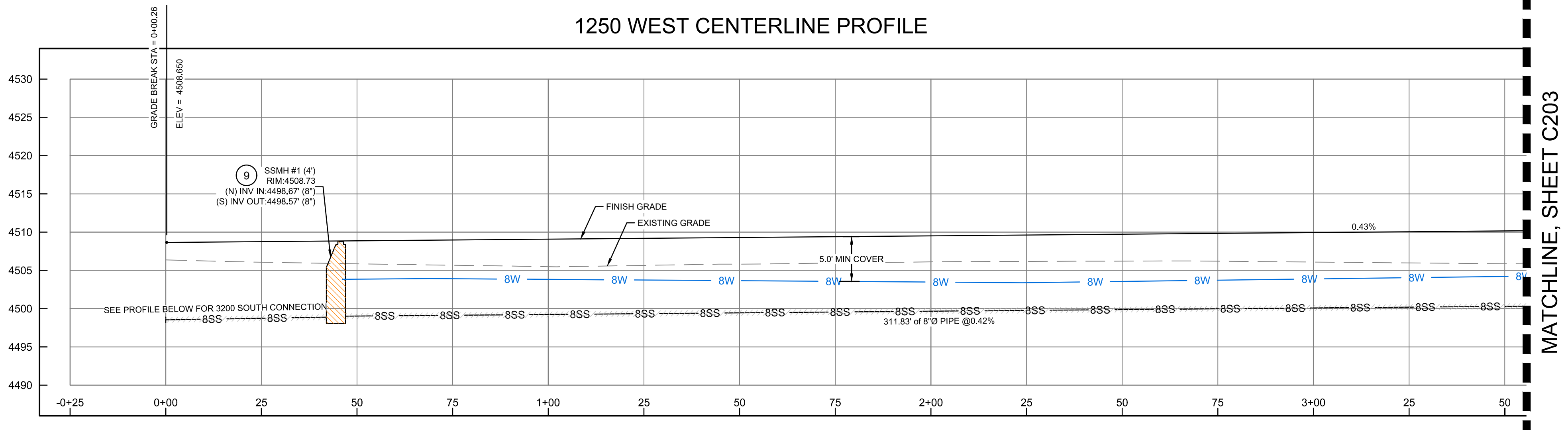
DEMOLITION & EXISTING CONDITIONS

C100

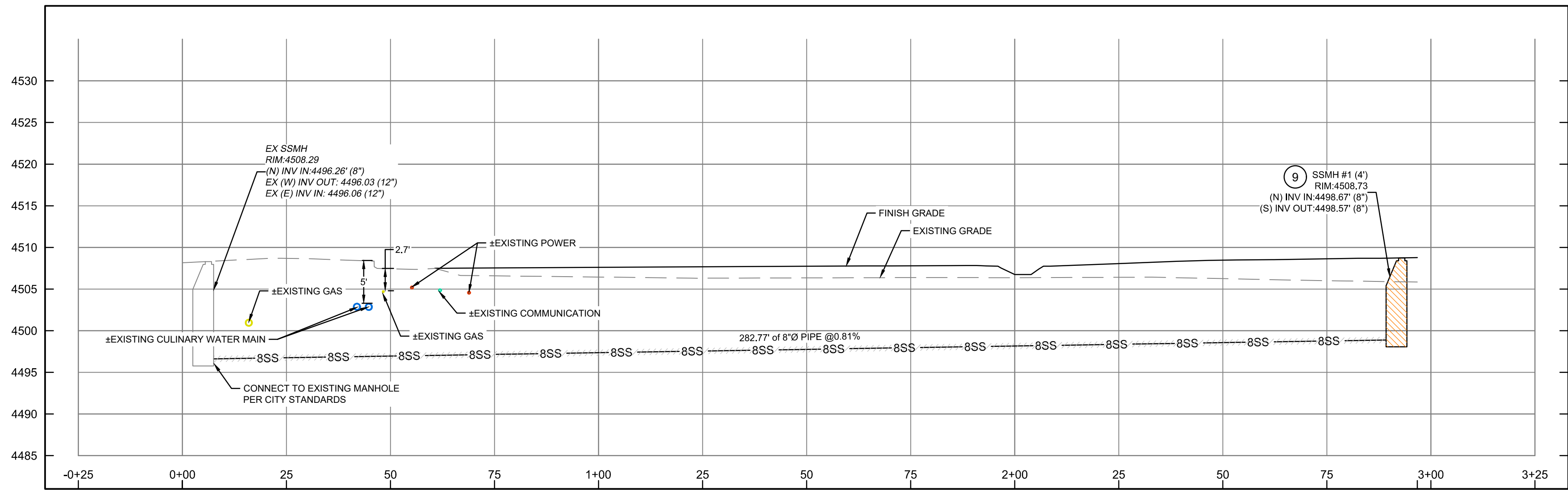
P:\2021\121-341 Payne Subdivision Nibley\AutoCAD\Civil\Sheet Set\121-341 Plan & Profile



1250 WEST CENTERLINE PROFILE



3200 SOUTH SEWER CROSSING PROFILE



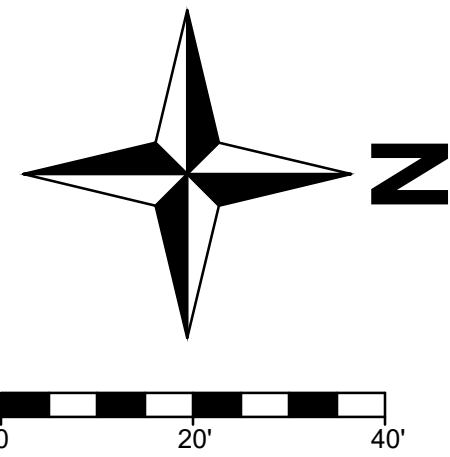
① SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 18" RIBBON CURB (2/C500)
- ADA RAMP (4/C500)
- 60' RIGHT OF WAY ROAD CROSS SECTION (1/C500)
- 4" SANITARY SEWER SERVICE, TYP. (1/C502)
- 1" CULINARY WATER METER & SERVICE, TYP. (1/C503)
- FIRE HYDRANT ASSEMBLY (2/C503)
- 8" WATER VALVE, TYP. (3/C500)
- 48" CONCRETE WATERWAY (2/C501)
- SANITARY SEWER MANHOLE (3/C502)
- RESTORE ALL CURB, SIDEWALK, AND ASPHALT AS REQUIRED AND PER CITY STANDARDS TO CONNECT TO THE EXISTING SANITARY SEWER
- INSTALL STREET LIGHT FIXTURE PER CITY STANDARDS
- 8" CONCRETE PATH (3/C500)
- 1" WATER METER FOR LANDSCAPE IRRIGATION (1/C503)

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
- MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT
- MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
- ALL SEWER, STORM DRAIN, AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 2 ON SHEET C501.
- ALL CULINARY WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
- ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
- SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
- CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, BENDS, ANGLES, ETC ON ALL WATER LINES AS SHOWN IN DETAIL 3 ON SHEET C-503.
- POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
- GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
- CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND NIBLEY CITY.
- CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
- CONSTRUCT ALL DRIVEWAYS PER DETAIL 3 ON SHEET C-501.
- CONTRACTOR SHALL PROVIDE MOUNDS AROUND ALL FIRE HYDRANTS AND STREET LIGHTS LOCATED IN THE ROADSIDE SWALES.



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Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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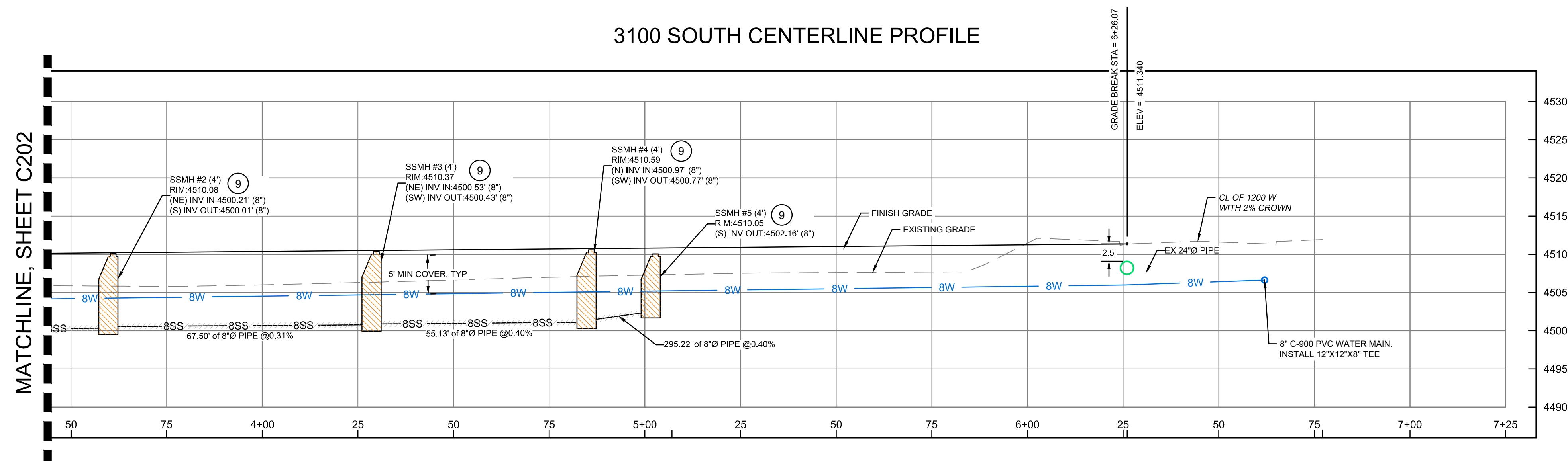
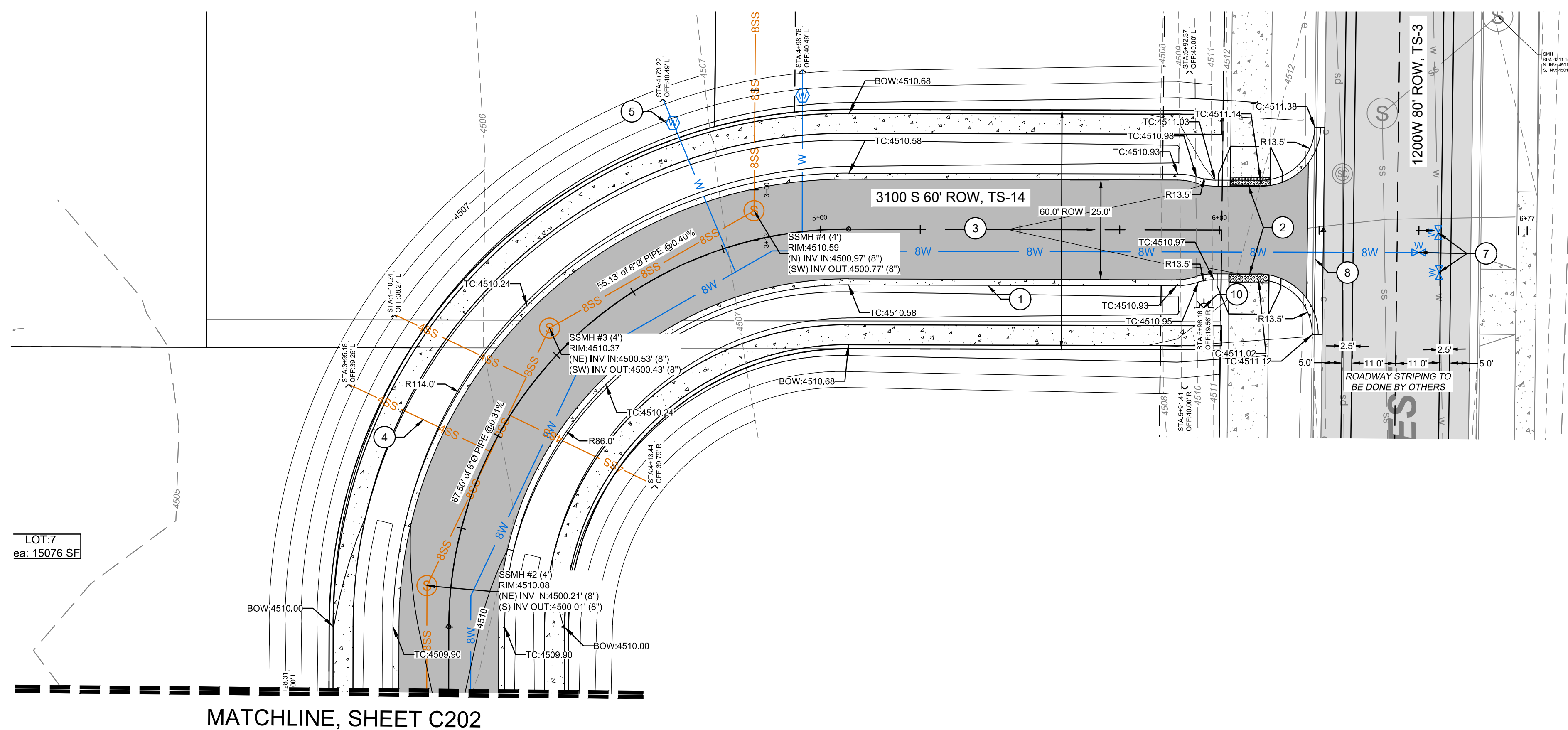
MARK	DATE	DESCRIPTION

PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022



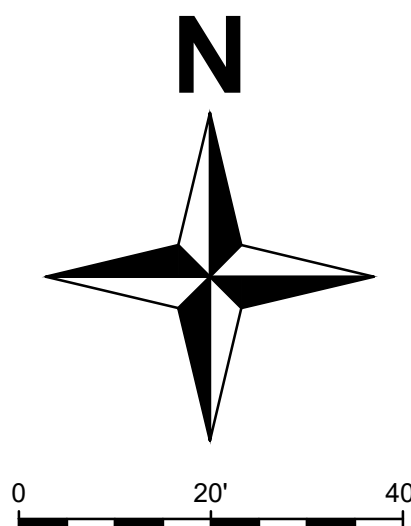
**1250 W PLAN
& PROFILE**

C202

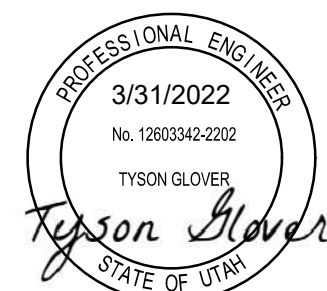


- ① SITE SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. 18" RIBBON CURB (2/C500)
 2. ADA RAMP (5/C500)
 3. 60' RIGHT OF WAY ROAD CROSS SECTION (1/C500)
 4. 4" SANITARY SEWER SERVICE, TYP. (1/C502)
 5. 1" CULINARY WATER METER & SERVICE, TYP. (1/C503)
 6. FIRE HYDRANT ASSEMBLY (2/C503)
 7. 8" WATER VALVE, TYP. (6/C500)
 8. 8" CONCRETE WATER MAIN (2/C501)
 9. SANITARY SEWER MANHOLE (3/C502)
 10. INSTALL STREET LIGHT FIXTURE PER CITY STANDARDS

- ## GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
 2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MANHOLE LINES INTERSECT.
 3. MINIMUM OF 10' FROM EXISTING PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER UTILITY UTILITIES.
 4. ALL SEWER, STORM DRAIN, AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 20 SHEET C501.
 5. ALL CULINARY WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
 6. THE WATER LINE IN 1200 W IS A 12" LINE. THE T WILL NEED TO BE A 12X18X20 10X12X12 WITH AN 8' COVER.
 7. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
 8. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
 9. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYTES, BEND ANGLES, ETC ON ALL WATER LINES AS SHOWN IN DETAIL 3 ON SHEET C-503.
 10. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DRAINAGE TRENCH. CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
 11. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
 12. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
 13. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT PER CITY LIGHTS CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND NIBLEY CITY. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWEETEN UP ALL UTILITIES HAVE BEEN INSTALLED.
 14. CONTRACT ALL DRIVWAYS PER DETAIL 3 ON SHEET C-501.
 15. CONTRACTOR SHALL PROVIDE MOUNDS AROUND ALL FIRE HYDRANTS AND STREET LIGHTS LOCATED IN THE ROADSIDE SWALES.

[illegible]

PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022



3100 S PLAN & PROFILE

C203



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SD BOX #4 (2X2)
RIM: 4507.80' SUMP:4504.93'
(N) INV OUT: 4505.93' (12')

PROVIDE COVER AS REQUIRED

25.50' of 15"Ø PIPE @0.20%

EXISTING GRADE

SD BOX #6 (3X3)
RIM: 4506.69' SUMP:4504.09'
(N) INV OUT: 4505.09' (12')

12SD

35.00' of 12"Ø PIPE @0.20%

18SD

FINAL GRADE

SD BOX #5 (2X2)
RIM: 4507.80' SUMP:4504.85'
(S) INV IN: 4505.85' (12')
(N) INV OUT: 4505.85' (15')

31.40' of 12"Ø PIPE @0.27%

12SD

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UTAH VALLEY | P: 801.874.1432
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DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022



C205

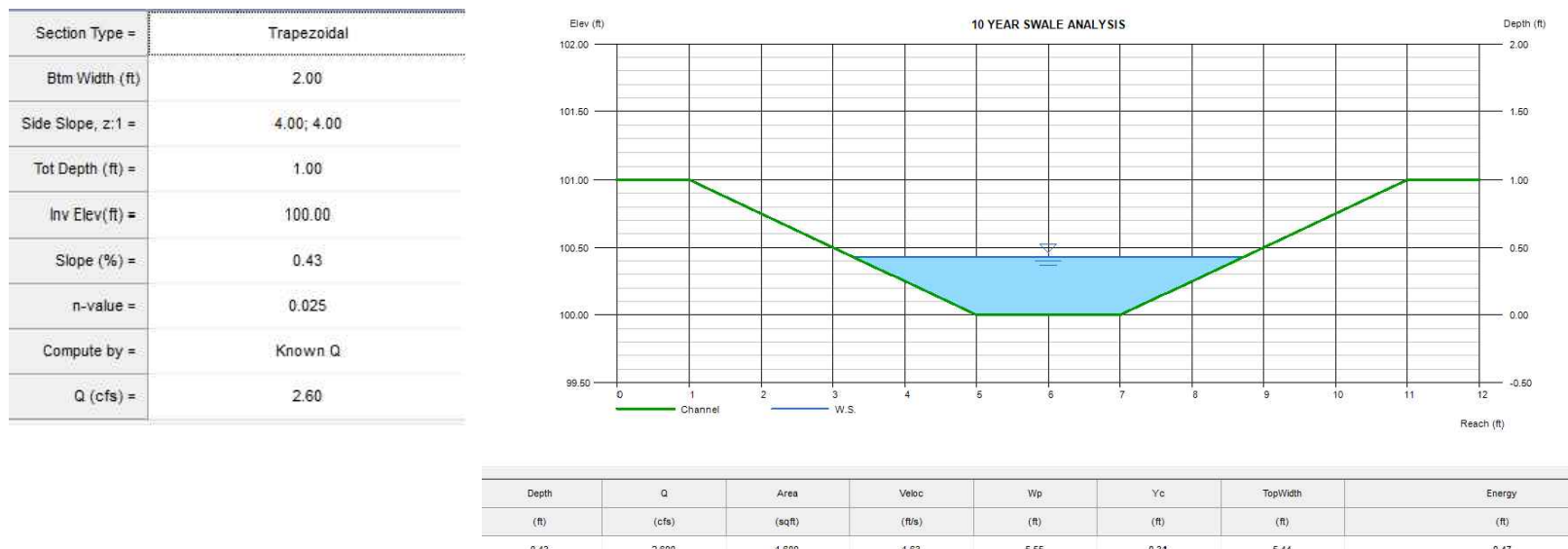
The graph displays a single data series for the 1997-1998 season. The runoff remains at zero for most of the duration, with a significant event occurring around 11.52 hours. The peak runoff is approximately 8.2 cfs. The following table provides estimated data points from the graph:

Time (hrs)	Runoff (cfs)
0.00	0.0
2.88	0.0
5.76	0.0
8.64	0.0
11.52	8.2
14.40	0.5
17.28	0.1

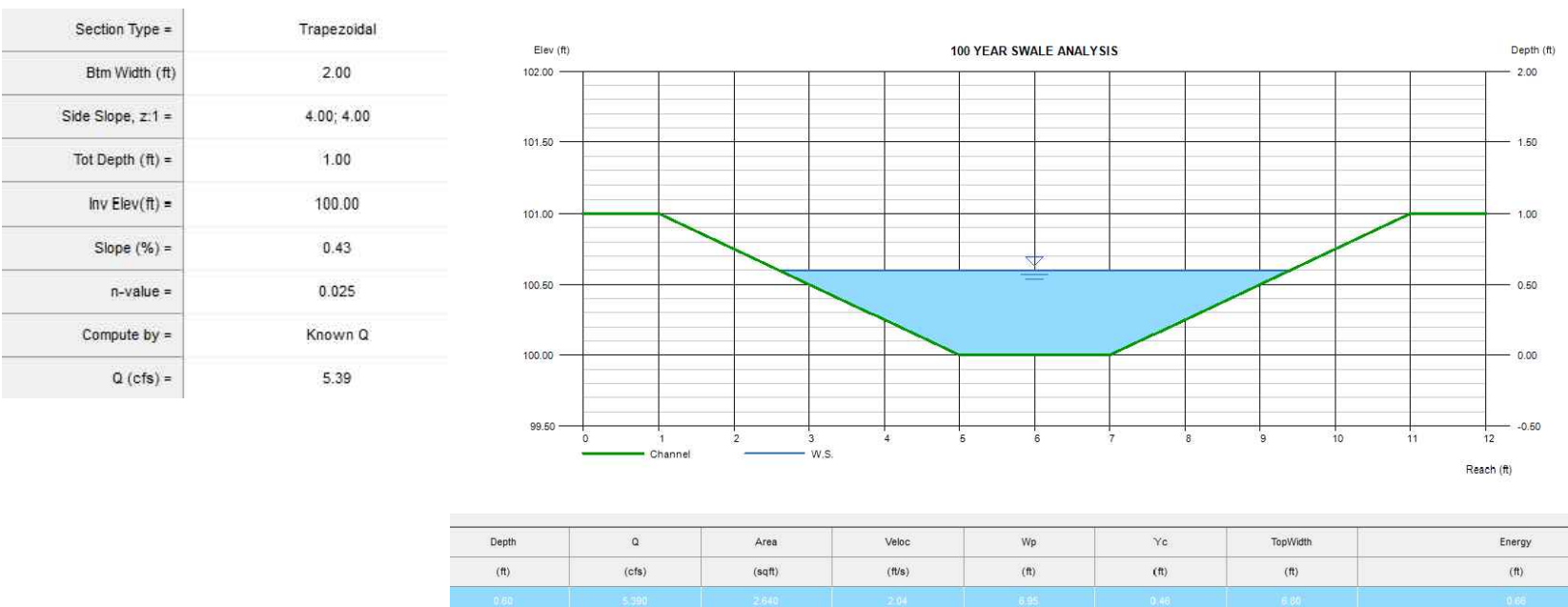


1. SCS TR-55 STORM WATER DESIGN CONFORMS TO PUBLISHED CACHE VALLEY STORM WATER DESIGN STANDARDS, AS AMENDED BY NIBLEY CITY, APRIL 2019.
2. DESIGN STORM: 100 YEAR
3. 90TH PERCENTILE RETENTION. ELEVATION OF SITE <4,642' = 0.6 INCHES
4. BOTTOM OF POND ELEVATIONS WERE SET 1' ABOVE THE HISTORIC HIGH WATER TABLE ELEVATION. SEE REPORT FOR DETAILS.

1. 10-YEAR CUMULATIVE STORM FOR CACHE COUNTY, UTAH, WITH A TOTAL RAINFALL AMOUNT OF 2.04 INCHES USING A SCS TYPE II 24-HR STORM DISTRIBUTION. QMAX= 5.21 CFS OR 2.6 CFS PER SWALE.

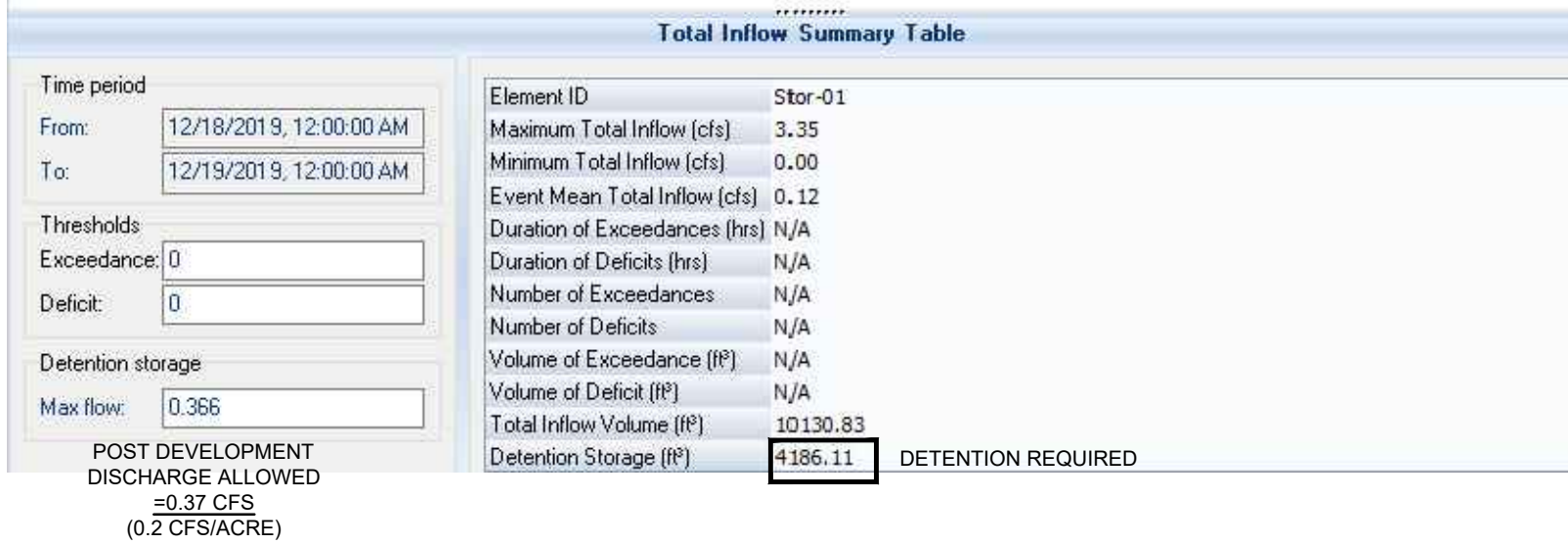


1. 100-YEAR CUMULATIVE STORM FOR CACHE COUNTY, UTAH, WITH A TOTAL RAINFALL AMOUNT OF 3.02 INCHES USING A SCS TYPE II 24-HR STORM DISTRIBUTION. QMAX= 10.78 CFS OR 5.39 CFS PER SWALE.



The graph displays two hydrographs for a 21.341-acre development. The 'User-Defined Max Flow' is represented by a sharp, narrow peak reaching approximately 3.3 cfs at 12 hours. The 'Total Inflow: Node - Stor-01 (21.341 Post Development North 2022-03-03 15:03:40)' is represented by a broader, lower peak reaching approximately 0.5 cfs at 12 hours. The x-axis represents Time in hours (0 to 22), and the y-axis represents Total Inflow in cfs (0.0 to 3.5).

Time (hrs)	User-Defined Max Flow (cfs)	Total Inflow: Node - Stor-01 (cfs)
0	0.0	0.0
2	0.0	0.0
4	0.0	0.0
6	0.0	0.0
8	0.0	0.0
10	0.0	0.0
11	0.0	0.1
12	3.3	0.5
13	0.0	0.1
14	0.0	0.0
16	0.0	0.0
18	0.0	0.0
20	0.0	0.0
22	0.0	0.0



Description	Area (sq ft)	Area (ac)	CN (Group C)	(SubArea) /
				TotalArea *CN
Asphalt	6,946	0.16	98	9
Concrete Pavement	10,204	0.23	98	13
Grassed Open Space (Grass Cover>75%)	5,050	0.12	74	5
Residential Lots, 1/4 acre to 1/2 acre)	57,716	1.32	83	60
Total Area:	79,916	1.83	86	

Pre Development (Pasture, grassland, or range; good. Soil Group C):	79,916	1.83	74
---	--------	------	----

Pre Development (Pasture, grassland, or range; good. Soil Group C):

90th-Percentile Storm Volume (0.6-inches):	3,996	cu-ft
--	-------	-------

Initial Abstraction		0.34	inches
for pre dev		0.70	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	0.86	total runoff depth
for pre dev (10 Yr)	24 hour storm	0.37	total runoff depth
Direct Runoff (25 Yr)	24 hour storm	1.15	total runoff depth
for pre dev (25 Yr)	24 hour storm	0.56	total runoff depth
Direct Runoff (100 Yr)	24 hour storm	1.65	total runoff depth
for pre dev (100 Yr)	24 hour storm	0.92	total runoff depth

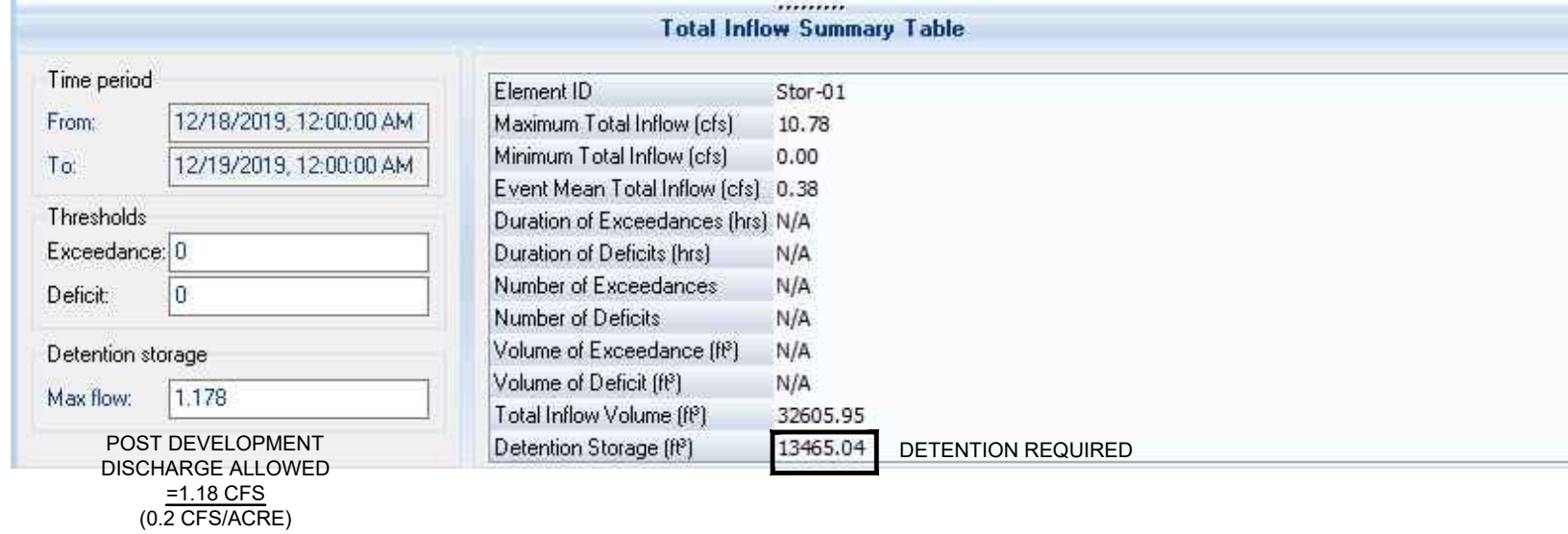
10-Year Direct Runoff	0.13	acre-ft	5,727	ft3
25-Year Direct Runoff	0.18	acre-ft	7,645	ft3
100-Year Direct Runoff	0.25	acre-ft	11,010	ft3
<u>Pre-Development</u>				
10-Year Direct Runoff	0.06	acre-ft	2,455	ft3
25-Year Direct Runoff	0.09	acre-ft	3,718	ft3
100-Year Direct Runoff	0.14	acre-ft	6,133	ft3

FREEBOARD/EMERGENCY HIGHWATER ELEVATION = 4507.80
MAX WATER ELEVATION = 4506.80
BOTTOM OF POND AT OUTLET = 4505.80
ESTIMATED AVERAGE SEASONAL HIGH WATER TABLE ELEVATION: 4504.77

- RETENTION PROVIDED IN SWALES = 3,108 CF
- RETENTION PROVIDED IN POND = 888 CF
- TOTAL RETENTION PROVIDED = 3,996 CF

- DETENTION PROVIDED IN SWALES = 3,108 CF
- DETENTION PROVIDED IN POND = 1,078 CF
- TOTAL DETENTION PROVIDED = 4,186 CF

H = Head = W.S.E. - INV. =	1.71 ft
P.Q. = Peak Allowable Discharge =	0.37 cfs
Orifice Diameter in inches = $6.12 * (P.Q. / (H^{1/2}))^{1/2}$ =	3.26 inches



Description	Area (sq ft)	Area (ac)	CN (Group C)	(Sub)Area /
				TotalArea *CN
Asphalt	21,011	0.48	98	8
Concrete Pavement	3,472	0.08	98	1
Grassed Open Space (Grass Cover>75%)	20,850	0.48	74	6
Residential Lots, 1/4 acre to 1/2 acre)	211,295	4.85	83	68
Total Area:	256,628	5.89	84	

Pre Development (Pasture, grassland, or range; good. Soil Group C):	256,628	5.89	74
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Pre Development (Pasture, grassland, or range; good. Soil Group C):

90th-Percentile Storm Volume (0.6-inches):	12,831	cu-ft
--	--------	-------

Initial Abstraction		0.39	inches
for pre dev		0.70	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	0.76	total runoff depth
for pre dev (10 Yr)	24 hour storm	0.37	total runoff depth
Direct Runoff (25 Yr)	24 hour storm	1.03	total runoff depth
for pre dev (25 Yr)	24 hour storm	0.56	total runoff depth
Direct Runoff (100 Yr)	24 hour storm	1.51	total runoff depth
for pre dev (100 Yr)	24 hour storm	0.92	total runoff depth

10-Year Direct Runoff	0.37	acre-ft	16,192	ft3
25-Year Direct Runoff	0.51	acre-ft	22,003	ft3
100-Year Direct Runoff	0.74	acre-ft	32,324	ft3
<u>Pre-Development</u>				
10-Year Direct Runoff	0.18	acre-ft	7,884	ft3
25-Year Direct Runoff	0.27	acre-ft	11,940	ft3
100-Year Direct Runoff	0.45	acre-ft	19,695	ft3

FREEBOARD/EMERGENCY HIGHWATER ELEVATION = 4507.42
MAX WATER ELEVATION = 4506.42
BOTTOM OF POND = 4505.17
ESTIMATED AVERAGE SEASONAL HIGH WATER TABLE ELEVATION: 4504.17
*SEE REPORT

RETENTION REQUIRED = 12,831 CF

- RETENTION PROVIDED IN SWALES = 5,292 CF
- RETENTION PROVIDED IN POND = 7,539 CF
- TOTAL RETENTION PROVIDED = 12,831 CF

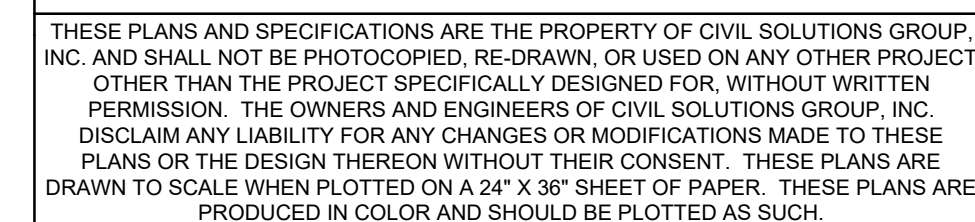
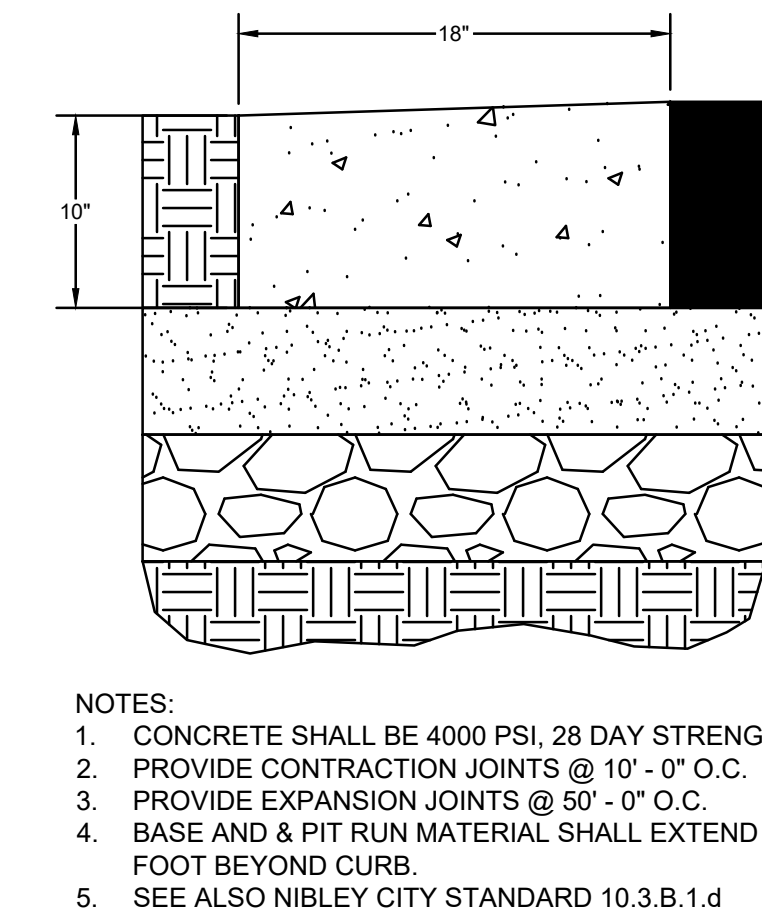
DETENTION REQUIRED = 13,465 CF

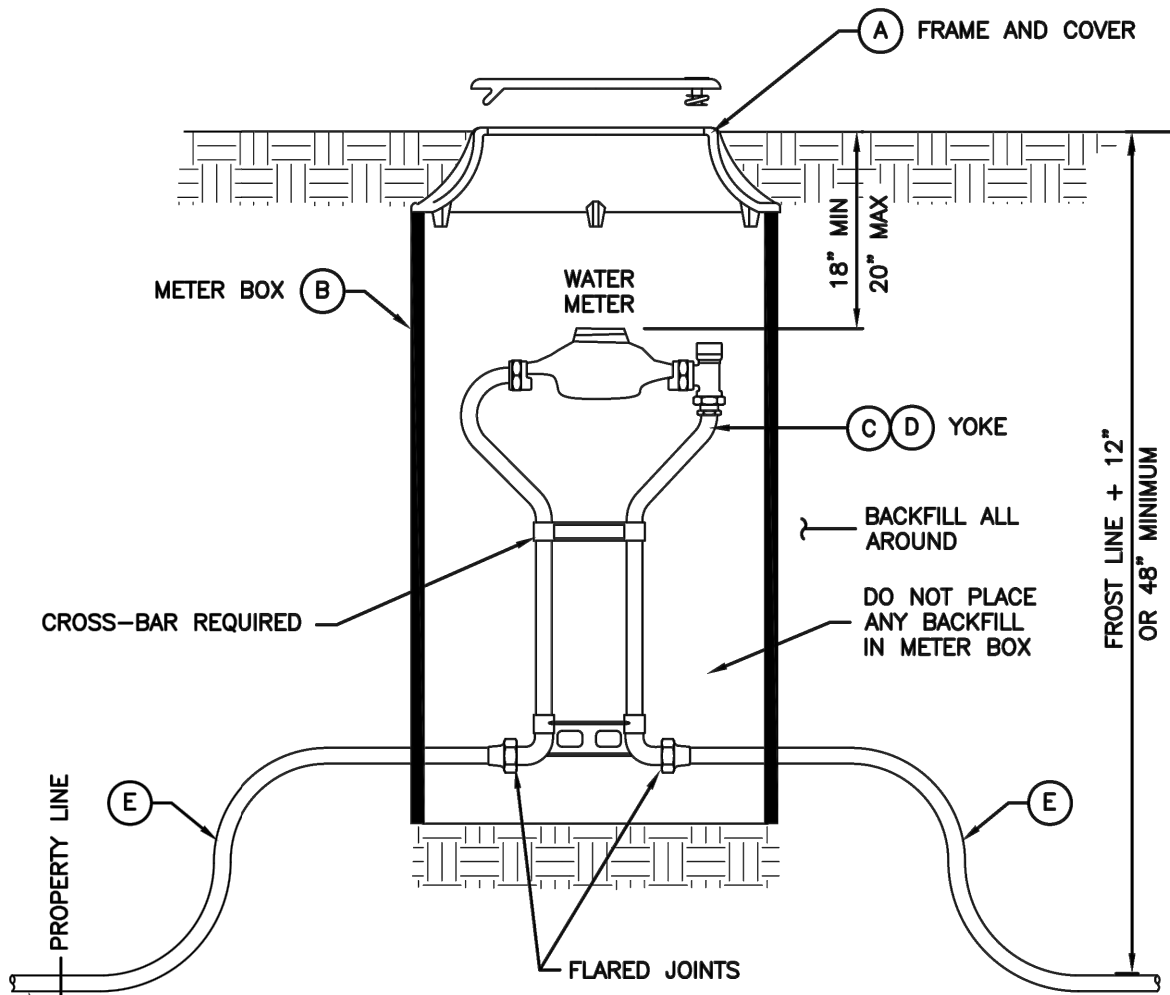
- DETENTION PROVIDED IN SWALES = 5,292 CF
- DETENTION PROVIDED IN POND = 8,173 CF
- TOTAL DETENTION PROVIDED = 13,465 CF

H = Head = W.S.E. - INV. =	2.72 ft
P.Q. = Peak Allowable Discharge =	1.18 cfs
Orifice Diameter in inches = $6.12 \cdot (P.Q. / (H^{1/2}))^{1/2}$ =	5.18 inches

An advertisement for Blue Stakes of Utah. On the left is a cartoon character of a yellow flag with a face, wearing blue pants and holding a shovel. To the right, the text reads: "Know what's below." in a large, bold, black font. Below this is the "811" logo, which consists of the numbers "811" in a bold, black font with a green outline, and a green telephone handset icon to the right. Underneath the logo is the text "Call 811 before you dig." in a large, bold, black font. Below that is the company name "BLUE STAKES OF UTAH" in a bold, blue, sans-serif font, followed by "UTILITY NOTIFICATION CENTER, INC." in a smaller, blue, sans-serif font. At the bottom of the advertisement is the website "www.bluestakes.org" in a bold, black, sans-serif font, and the phone number "1-800-662-4111" in a bold, black, sans-serif font.

[illegible]





SECTION

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (gross) DUCTILE IRON COVER (driveway)
(B)		METER BOX (18" to 21" DIAMETER) (30" to 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

**METER BOX TO BE 36" DIAMETER FOR 2" METER

3/4", 1", AND 2" METER

3/4" and 1" meter

- GENERAL**
 - In street surfaces or other vehicular traffic areas (like driveway approaches), Install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
- EXECUTION**
 - Meter Placement:
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
 - Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
 - Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
 - Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
 - Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.

* PER NIBLEY CITY AMENDMENT, THE FOLLOWING MODIFICATIONS ALSO APPLY:

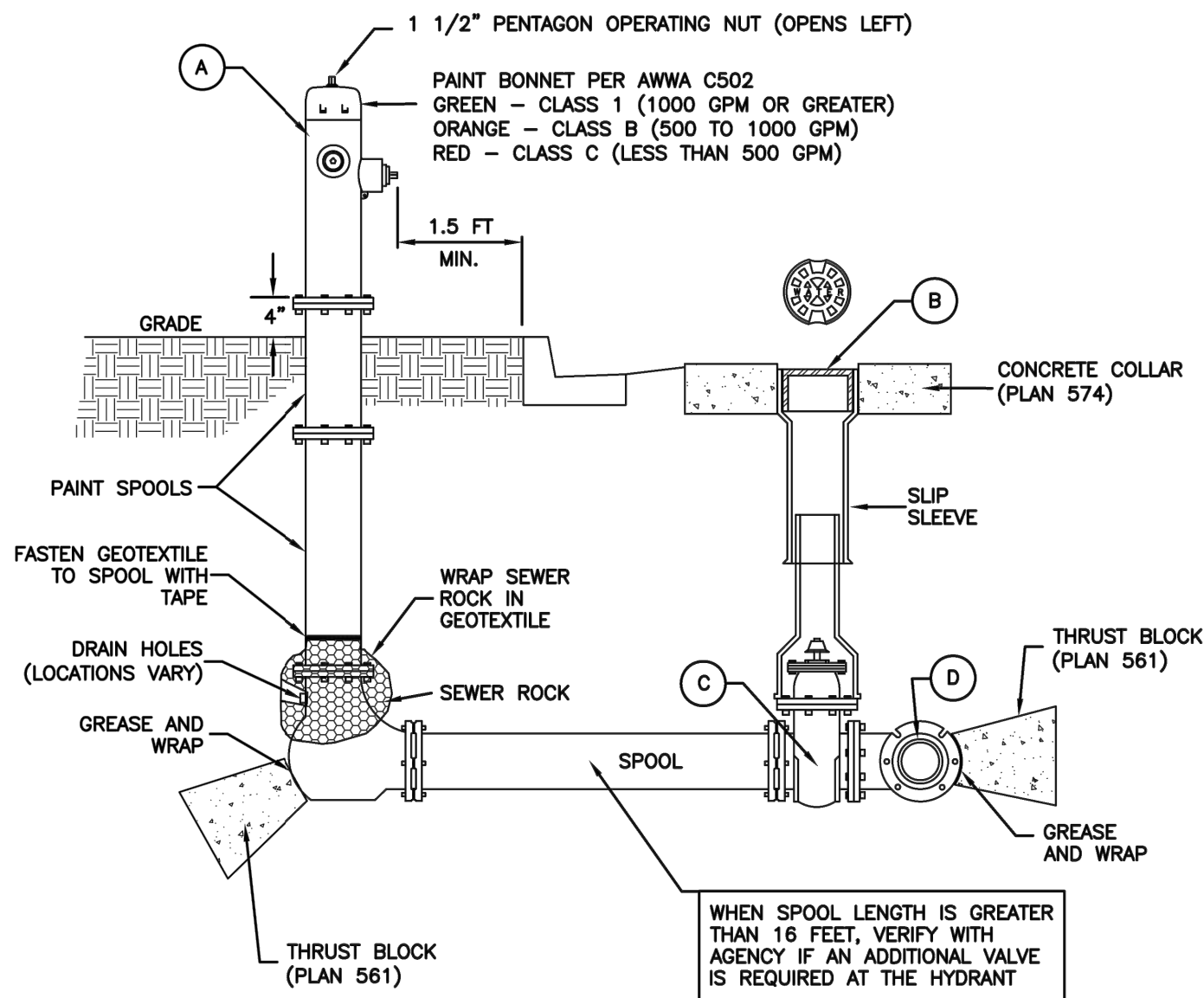
- Installation in driveways not allowed.
- Placement in new subdivisions shall be 5 feet behind sidewalk.
- Grade to match existing TBC or Sidewalk, whichever is closer.
- Tracer wire required from main line to setter, and connected with grounding clamp.
- Compression coupling/fittings allowed.
- No cross bar required.
- Meter box to be 21 inches diameter corrugated PE.
- 3/4" Inch meter yoke not allowed.
- Back flow prevention in meter yoke required.
- Blue Poly CTS from main to yoke, no copper allowed.
- Meter shall be paid for by contractor, but provided and installed by city.

1

C503

WATER METER & SERVICE DETAIL

NOT TO SCALE



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FIRE HYDRANT	AWWA C502
(B)		VALVE BOX WITH LID	2-PIECE CAST IRON
(C)		GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

Fire hydrant with valve

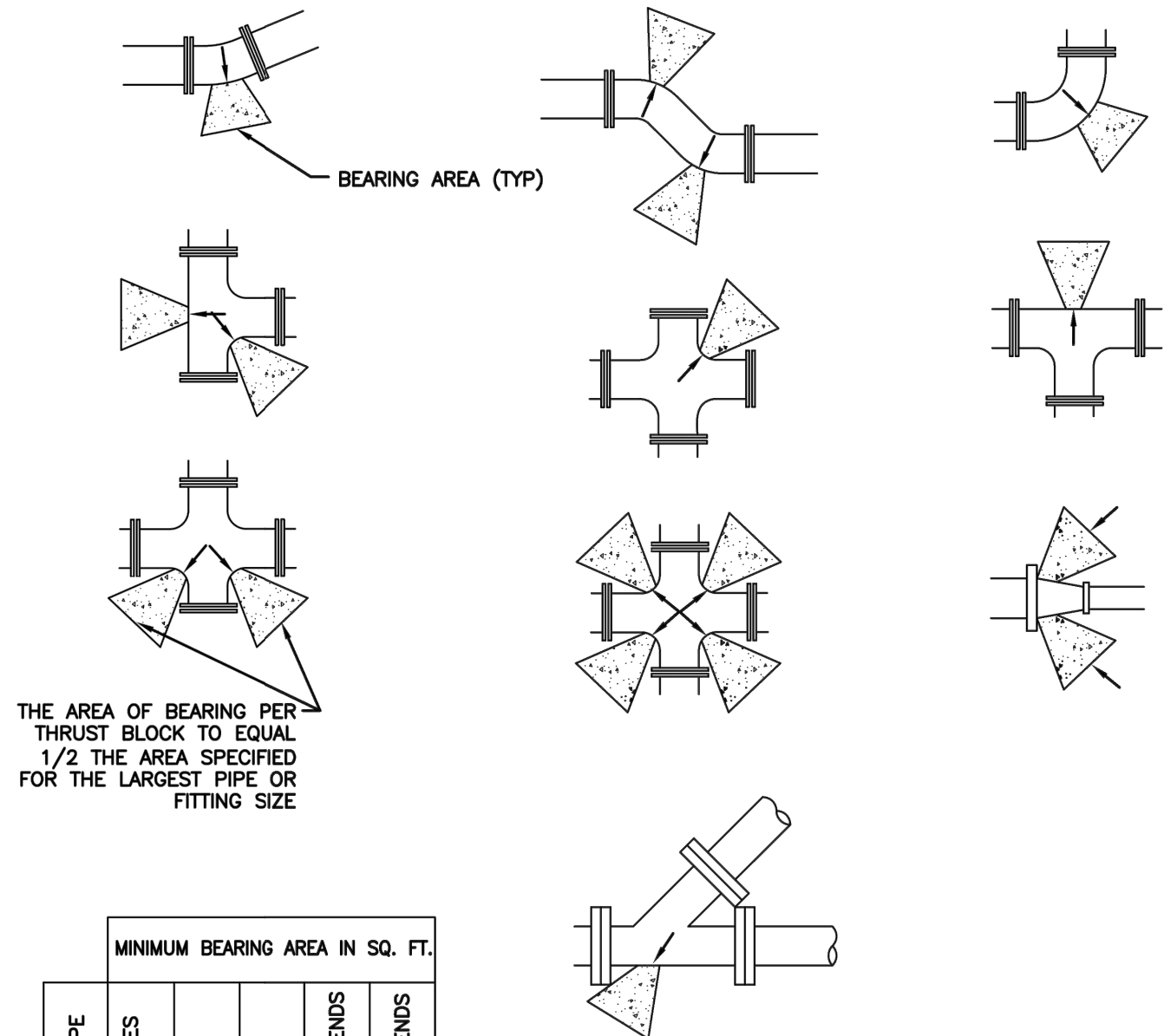
- GENERAL**
 - Before backfilling, secure inspection of installation by ENGINEER.
 - Additional requirements are specified in APWA Section 33 11 00.
- PRODUCTS**
 - Hydrant: Dry barrel, AWWA C502.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
 - Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
 - Other Type of Common Fill: CONTRACTOR's choice.
 - Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.
- EXECUTION**
 - Installation:
 - Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
 - Paint fire hydrant to agency's fire hydrant paint code.
 - Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Notify fire department as soon as hydrant is placed in service.
 - Thrust Blocks:
 - Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
 - Not required for flange or welded pipe systems.
 - Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

2

C503

FIRE HYDRANT ASSEMBLY

NOT TO SCALE



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

3

C503

THRUST BLOCKING DETAIL

NOT TO SCALE

Direct bearing thrust block

- GENERAL**
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
 - Before backfilling around thrust block, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Grease: Non-oxide poly-FM.
- EXECUTION**
 - Pour concrete against undisturbed soil.
 - Pipe Joints: Do not cover with concrete. Leave completely accessible.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

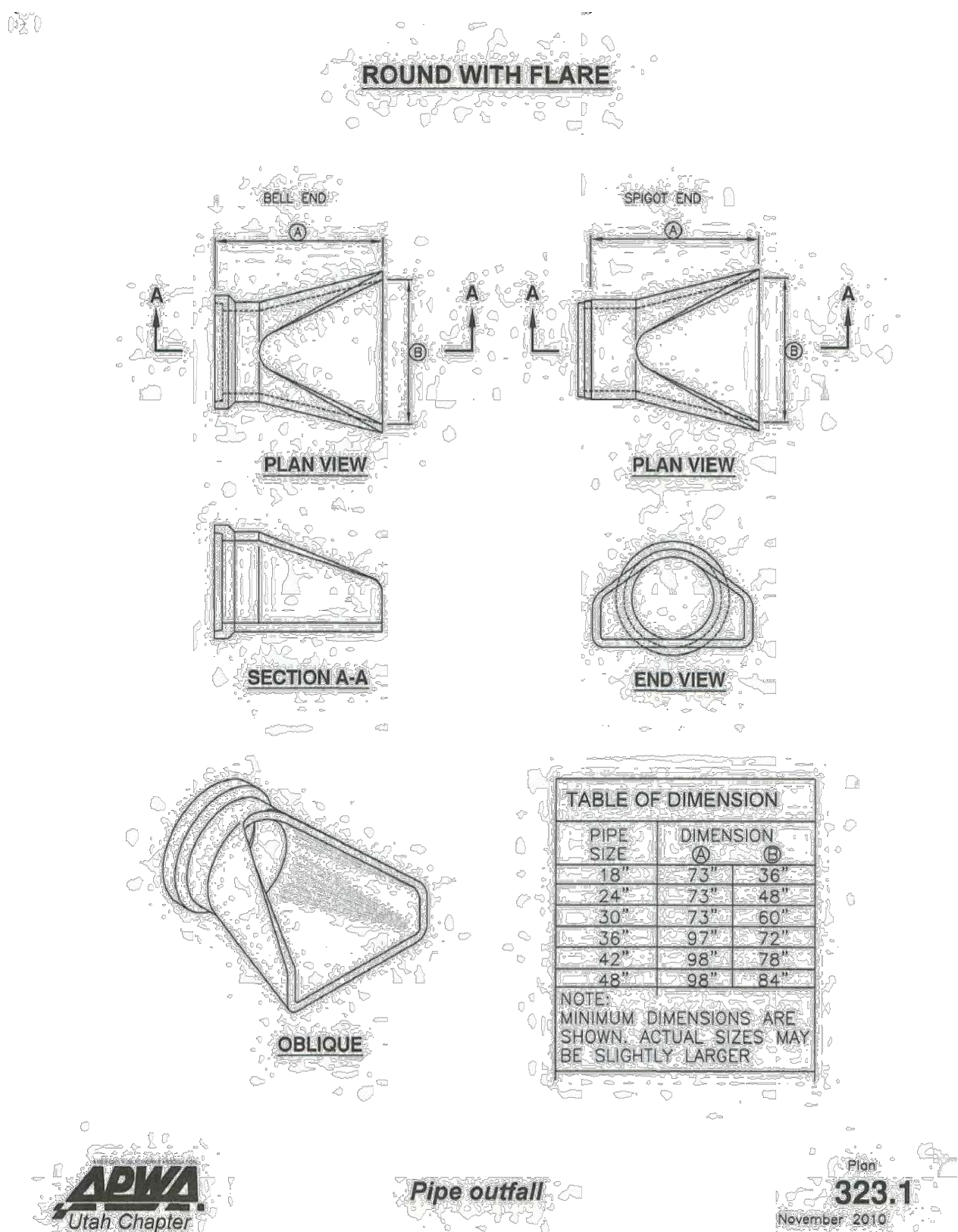


TABLE OF DIMENSION			
PIPE SIZE	Ø	Ø	Ø
18"	73"	36"	
24"	73"	48"	
30"	73"	60"	
36"	97"	72"	
42"	98"	78"	
48"	98"	84"	

NOTE: MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

4

C503

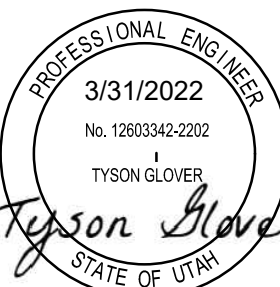
FLARED END SECTION

NOT TO SCALE

HERITAGE CROSSING
SUBDIVISION
3200 SOUTH 1200 WEST
NIBLEY, UTAH 84321

MARK: DATE: DESCRIPTION:

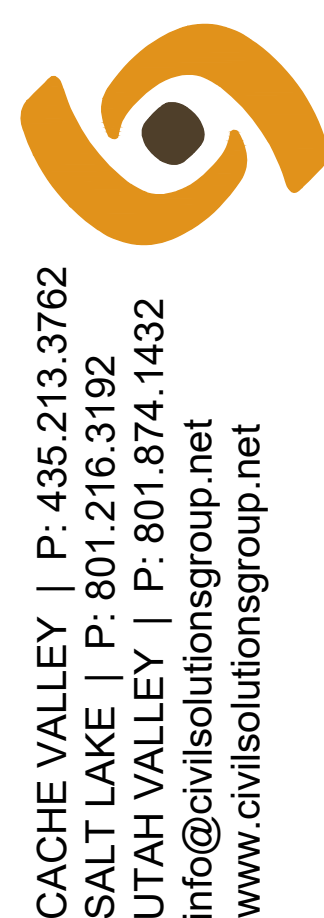
PROJECT #: 21-341
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/31/2022



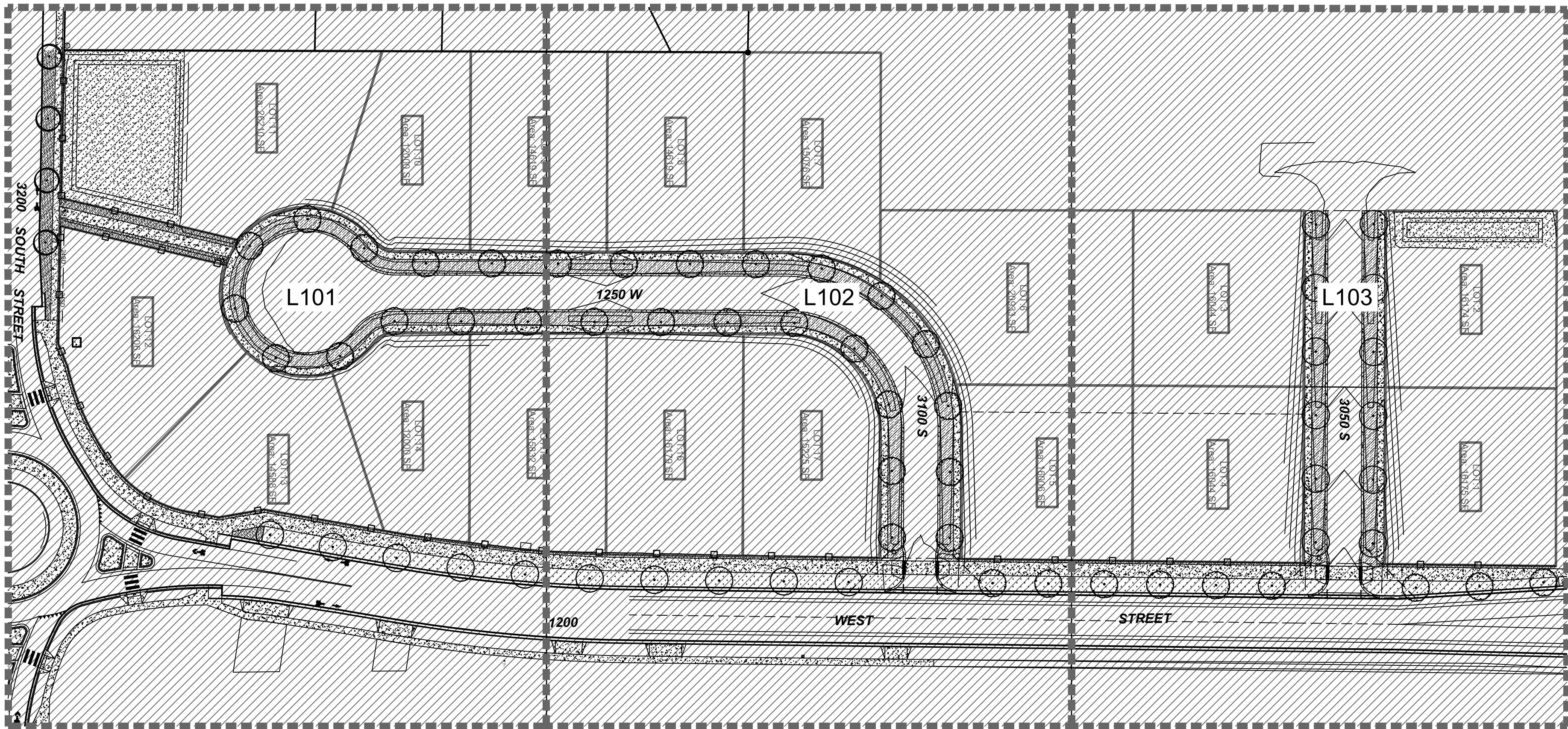
DETAILS

C503

civilsolutionsgroup inc.



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

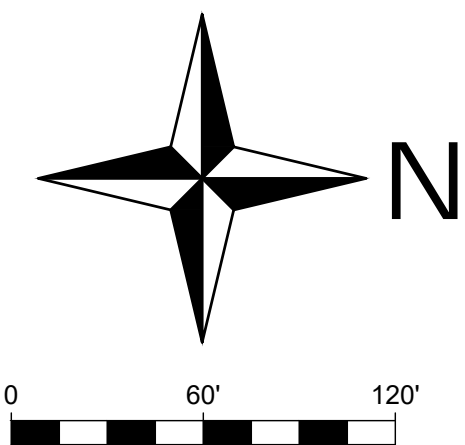


NIBLEY CITY - RESIDENTIAL ZONE R2A LANDSCAPE REQUIREMENTS			
PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
STREET TREES - 1200 WEST	Trees every 50'	18	19
STREET TREES - 3200 SOUTH	Trees every 50'	4	4
STREET TREES - 1250 WEST / 3100 SOUTH	Trees every 50' each side	27	29
STREET TREES - 3050 SOUTH	Trees every 50' each side	10	12

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	AG2	4	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE	B&B	2" CAL
	MS	22	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL
	SR	38	SYRINGA RETICULATA 'SYRINGA SILK' / JAPANESE TREE LILAC	B&B	2" CAL

SYMBOL	DESCRIPTION	QTY	DETAIL
	40' X 40' SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
	LANDSCAPE BY CITY		
	6' VINYL FENCE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS		
	CONCRETE MOWSTRIP: 6" WIDE	1/L302	
	STREET TREES WITHIN DEVELOPMENT TO BE PROVIDED BY THE DEVELOPER, BUT INSTALLED BY HOMEOWNERS. IT IS INTENDED THAT TREES WILL BE PLANTED ON THE SIDE SLOPE OF THE SWALE NEAREST TO THE HOUSE.		
	STREET TREES SOUTH OF LOT 11 AND 12 TO BE PROVIDED BY THE DEVELOPER, BUT INSTALLED BY HOMEOWNERS		
	CONTRACTOR TO INSTALL ROCK AS SHOWN. HOMEOWNER IS TO PLANT THE AREA WITH PLANTINGS THAT WILL PROVIDE 50% COVERAGE.		
SYMBOL	DESCRIPTION	QTY	DETAIL
	LANDSCAPE BY HOMEOWNER	19,046 SF	
	ROCK MULCH, 1" (WASATCH TAN CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	5,794 SF	
	TURF GRASS: SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.	9,307 SF	
	NON-IRRIGATED HYDROSEED: HYDROSEED MIX SHALL HAVE A TACKIFIER AND BE PLANTED IN FALL OR SPRING. SEE SEEDING GUIDELINES AND SPECIFICATIONS ON L302. HYDRO SEED WITH THE FOLLOWING: 20% 'LONGFELLOW II' HARD FESCUE 20% 'BOREAL' CREEPING RED FESCUE 60% SHEEP FESCUE GRASS SEEDING RATE = 4LBS PER 1,000 SQFT. ALSO ADD 'GREAT BASIN WILDFLOWER MIX' FROM GRANITE SEED OR APPROVED EQUAL AT A RATE OF 4LBS/ACRE.	13,844 SF	

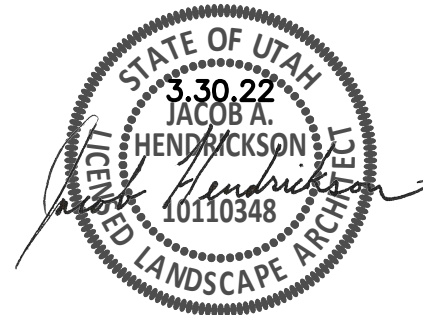
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - STREET TREES WITHIN DEVELOPMENT TO BE PROVIDED BY THE DEVELOPER, BUT INSTALLED BY HOMEOWNERS. IT IS INTENDED THAT TREES WILL BE PLANTED ON THE SIDE SLOPE OF THE SWALE NEAREST TO THE HOUSE.

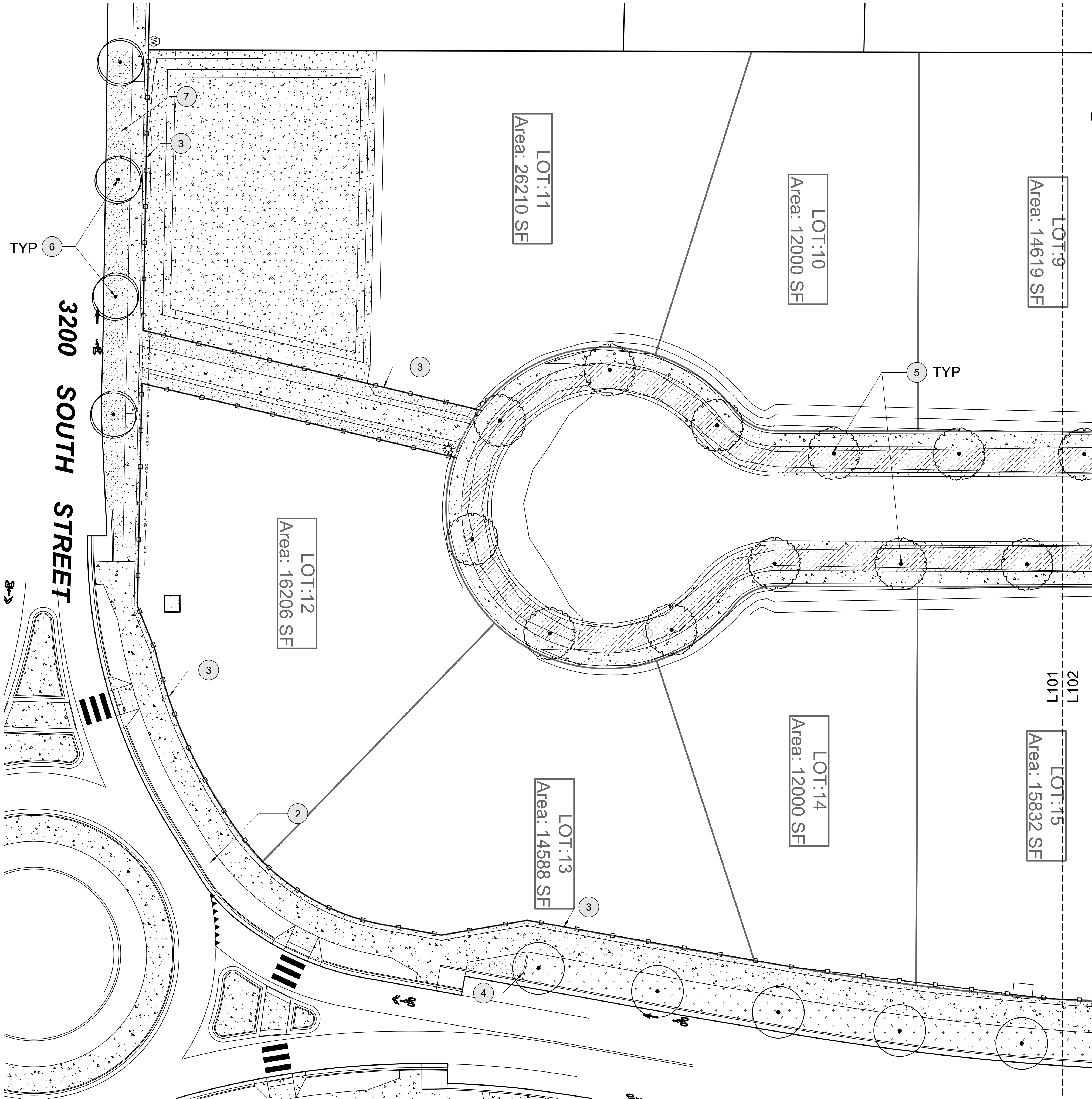


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MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	AG2	4	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE	B&B	2" CAL
	MS	22	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL
	SR	38	SYRINGA RETICULATA 'SYRINGA SILK' / JAPANESE TREE LILAC	B&B	2" CAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	40' X 40' SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
	LANDSCAPE BY CITY		
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	CONCRETE MOWSTRIP: 6" WIDE	1/L302	
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	CONTRACTOR TO INSTALL ROCK AS SHOWN. HOMEOWNER IS TO PLANT THE AREA WITH PLANTINGS THAT WILL PROVIDE 50% COVERAGE.		

SYMBOL	DESCRIPTION	QTY	DETAIL
	LANDSCAPE BY HOMEOWNER	19,046 SF	
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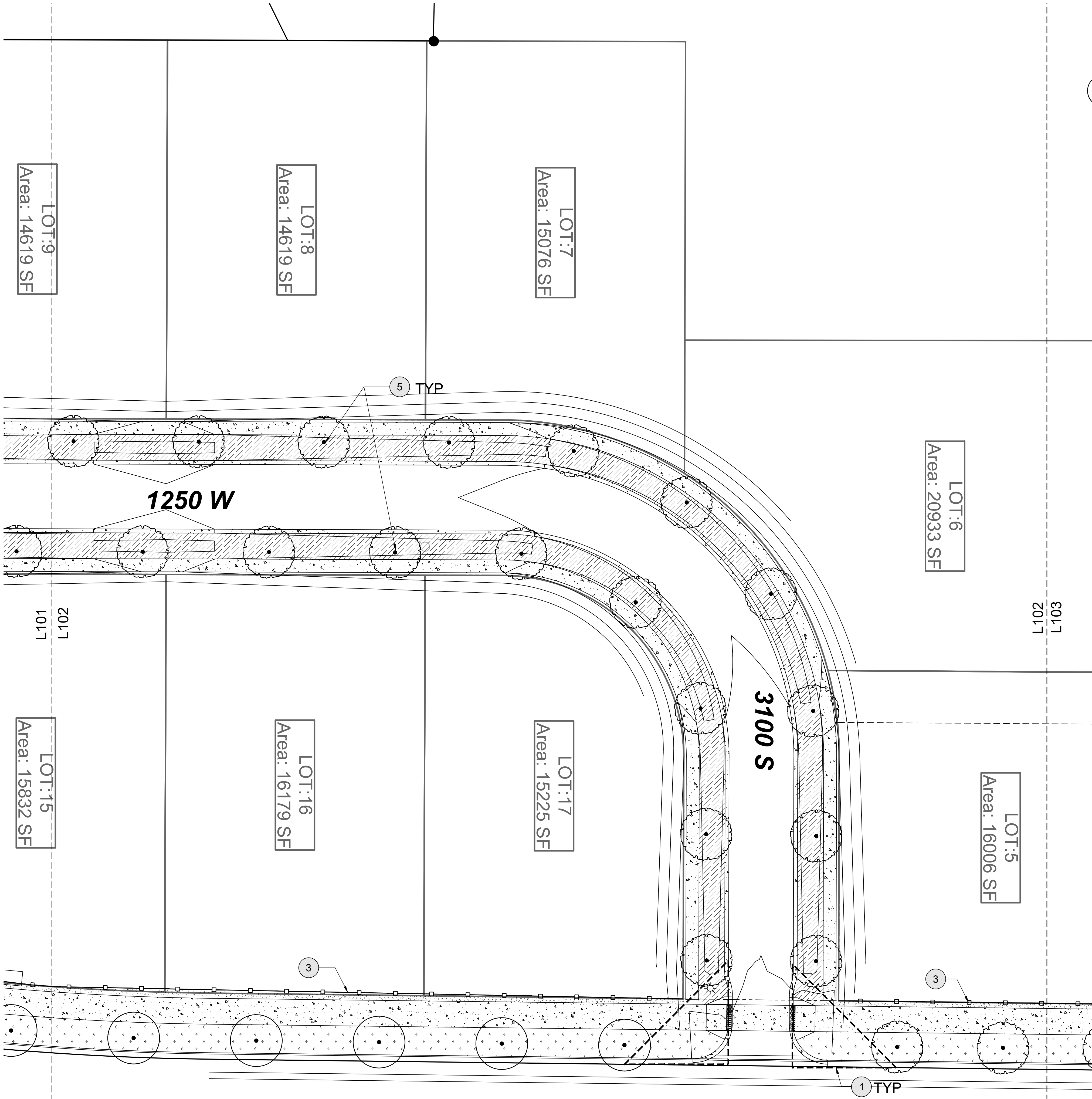
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MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022





PLANT SCHEDULE

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	SR	38	SYRINGA RETICULATA 'SYRINGA SILK' / JAPANESE TREE LILAC	B&B	2" CAL

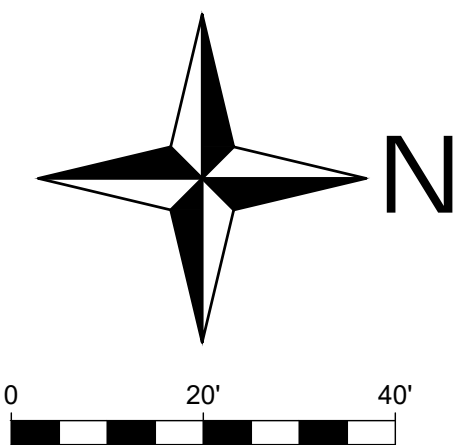
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
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SYMBOL	DESCRIPTION	QTY	DETAIL
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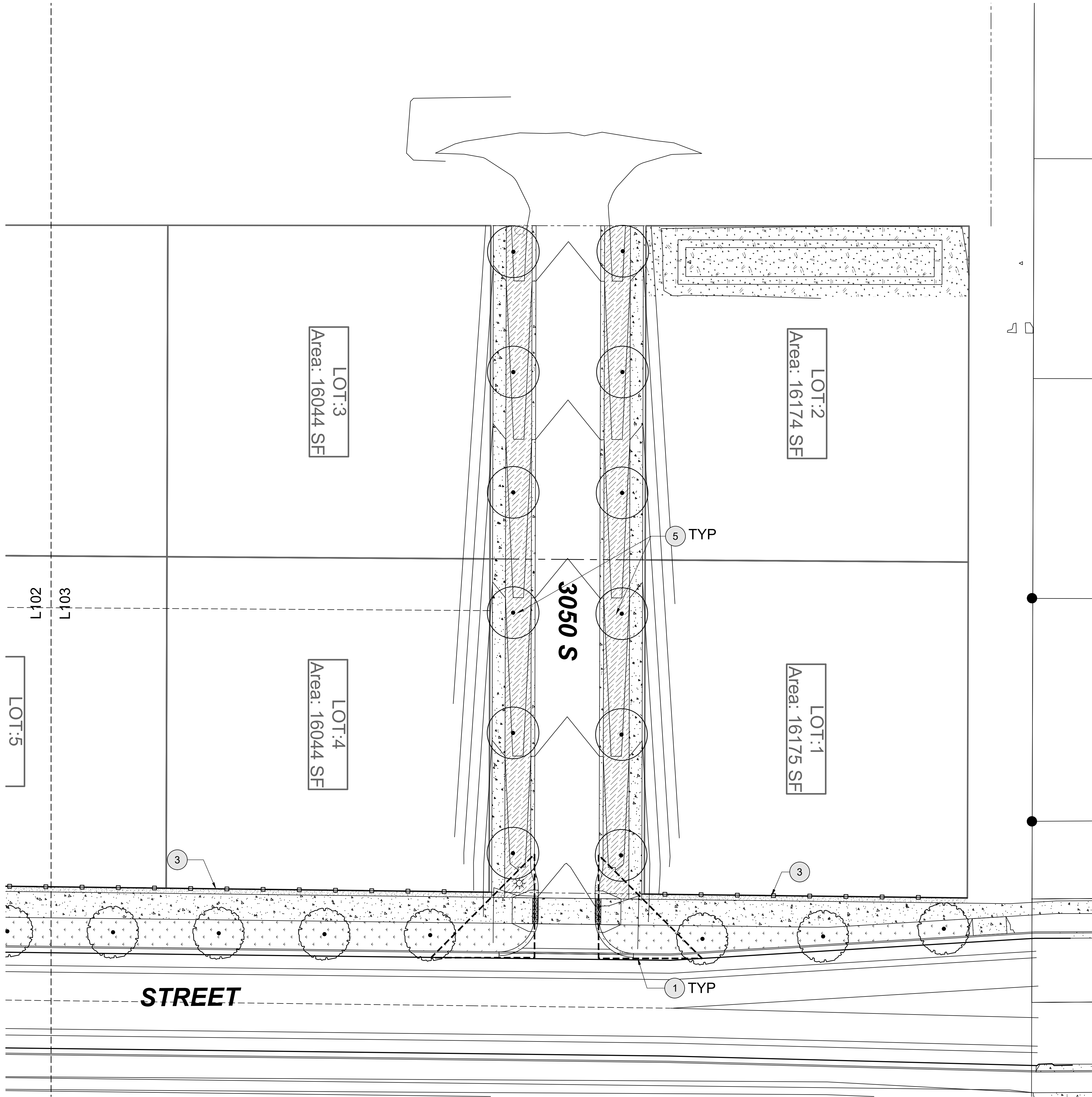
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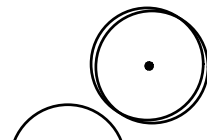
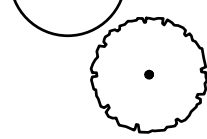
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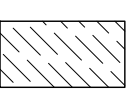
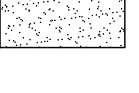
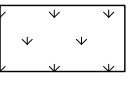
PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



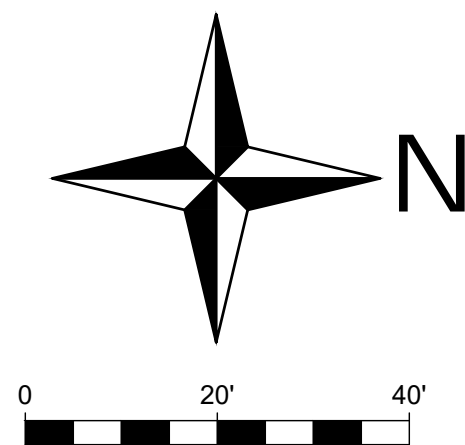
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PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	AG2	4	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE	B&B	2"CAL
	MS	22	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2"CAL
	SR	38	SYRINGA RETICULATA 'SYRINGA SILK' / JAPANESE TREE LILAC	B&B	2"CAL

REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
①	40' X 40' SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
②	LANDSCAPE BY CITY		
③	6" VINYL FENCE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS		
④	CONCRETE MOWSTRIP: 6" WIDE	1/L302	
⑤	STREET TREES WITHIN DEVELOPMENT TO BE PROVIDED BY THE DEVELOPER, BUT INSTALLED BY HOMEOWNERS. IT IS INTENDED THAT TREES WILL BE PLANTED ON THE SIDE SLOPE OF THE SWALE NEAREST TO THE HOUSE.		
⑥	STREET TREES SOUTH OF LOT 11 AND 12 TO BE PROVIDED BY THE DEVELOPER, BUT INSTALLED BY HOMEOWNERS		
⑦	CONTRACTOR TO INSTALL ROCK AS SHOWN. HOMEOWNER IS TO PLANT THE AREA WITH PLANTINGS THAT WILL PROVIDE 50% COVERAGE.		
SYMBOL	DESCRIPTION	QTY	DETAIL
	LANDSCAPE BY HOMEOWNER	19,046 SF	
	ROCK MULCH, 1" (WASATCH TAN CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	5,794 SF	
	TURF GRASS: SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.	9,307 SF	
	NON-IRRIGATED HYDROSEED: HYDROSEED MIX SHALL HAVE A TACKIFIER AND BE PLANTED IN FALL OR SPRING. SEE SEEDING GUIDELINES AND SPECIFICATIONS ON L302. HYDRO SEED WITH THE FOLLOWING: 20% 'LONGFELLOW II' HARD FESCUE 20% 'BOREAL' CREEPING RED FESCUE 60% SHEEP FESCUE GRASS SEEDING RATE = 4LBS PER 1,000 SQFT. ALSO ADD "GREAT BASIN WILDFLOWER MIX" FROM GRANITE SEED OR APPROVED EQUAL AT A RATE OF 4LBS/ACRE.	13,844 SF	

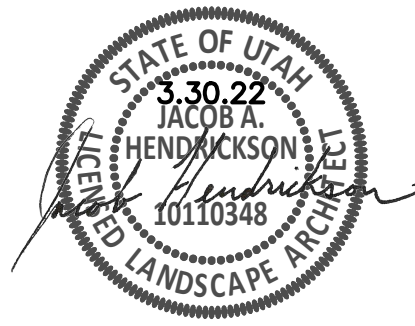
GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES.

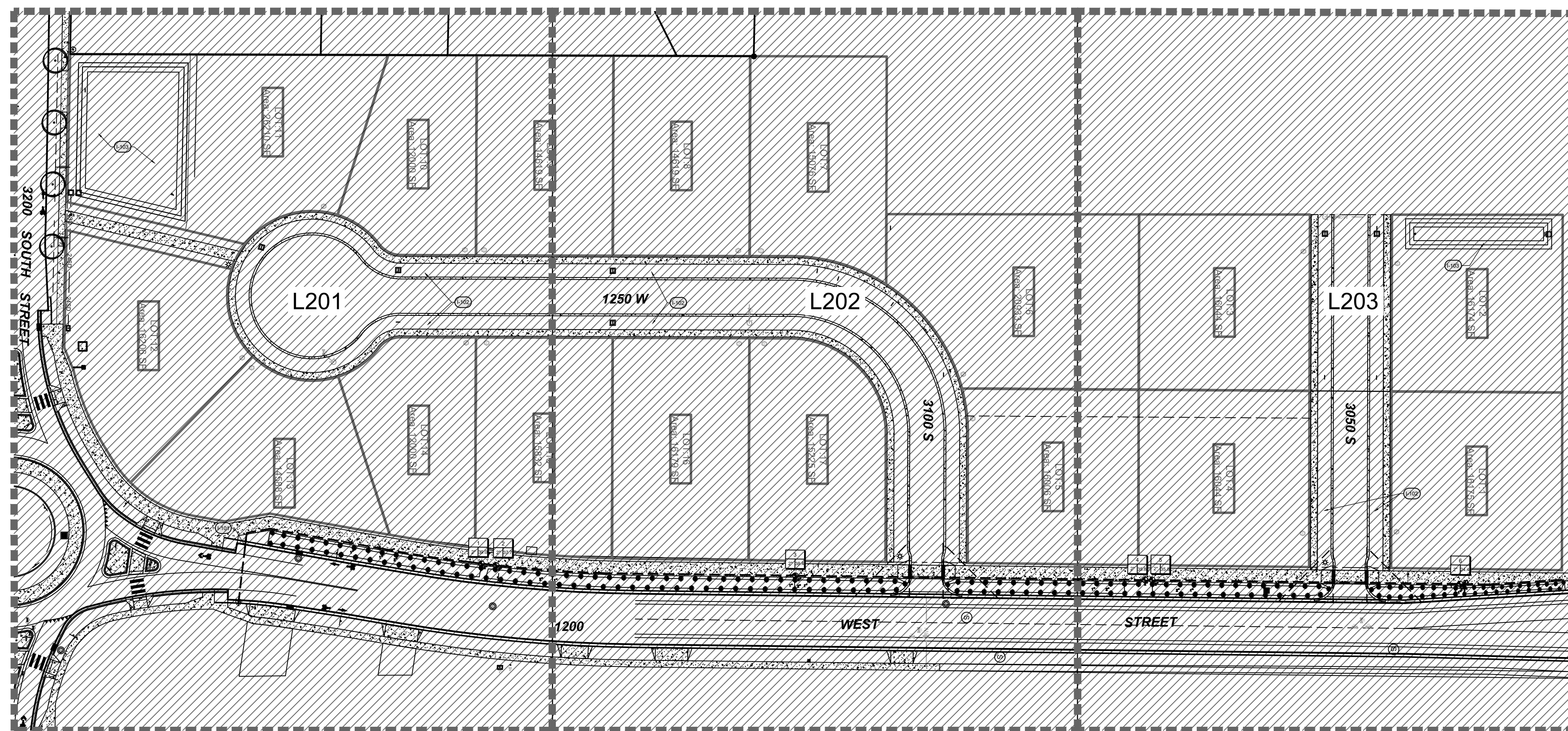


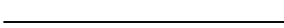
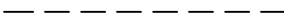
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MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



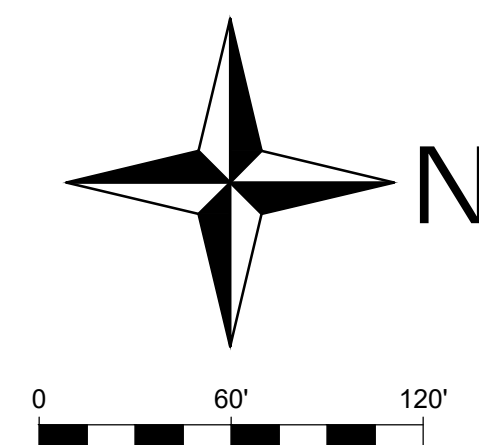


SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER PROS-04-PRS30-CV 8" RADIUS TURF SPRAY, 30 PSI REGULATED 4" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	22	30
	HUNTER PROS-04-PRS30-CV 10" RADIUS TURF SPRAY, 30 PSI REGULATED 4" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	17	30
	HUNTER PROS-04-PRS30-CV 12" RADIUS TURF SPRAY, 30 PSI REGULATED 4" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	146	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	6	
	POINT OF CONNECTION	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,784 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1" PIPE FOR FUTURE IRRIGATION TO TREES AND PARKSTRIP	181.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 , 2" WITH PVC FITTINGS	1,064 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	60.3 L.F.	
Valve Cutoff			
	Valve Number		
	Valve Flow		
	Valve Size		

IRRIGATION SCHEDULE			
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(I-101)	CONNECT TO 2" IRRIGATION MAINLINE (PROVIDED BY THE CITY) FROM THE EAST SIDE OF THE STREET. FIELD VERIFY LOCATION OF PIPE AND WIRE SLEEVE. CONTROLLER (PROVIDED BY CITY) WILL BE ON THE EAST SIDE OF THE STREET. FIELD VERIFY LOCATION. INSTALL 6 WIRES FOR EACH STATIONS AND 2 ADDITIONAL WIRES (8 TOTAL). CONFIRM THAT ALL WATER FOR THE SYSTEM PASSES THROUGH THE BACKFLOW PREVENTER ON THE EAST SIDE OF THE STREET. THE DESIGN PRESSURE AT THE POINT OF CONNECTION IS 60 PSI.		
(I-102)	ALL IRRIGATION WITHIN PARKSTRIP TO BE PROVIDED BY THE HOMEOWNER.		
(I-103)	NON-IRRIGATED SEED MIX. SEE PLANTING PLAN.		
(I-105)	STUB FOR FUTURE CONNECTION TO HOMEOWNER IRRIGATION SYSTEM.		
(I-106)	CONTROL WIRES (VERIFY QUANTITY WITH CITY REPRESENTATIVE) TO BE PROVIDED TO THIS POINT AND COILED IN JUNCTION BOX (10" VALVE BOX) FOR FUTURE USE.		

GENERAL NOTES:

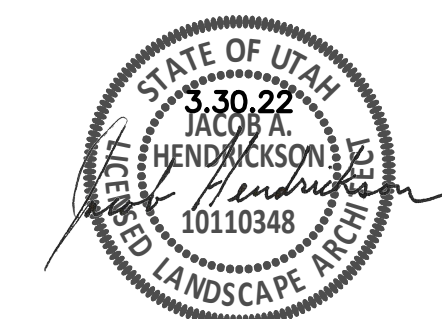
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. SEE L302 FOR IRRIGATION DETAILS.
3. ALL IRRIGATION WIRE TO BE INSTALLED IN CONDUIT WITH MAINLINE PIPE



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[illegible]

PROJECT #:	21-341
DRAWN BY:	KJ
REVIEWED BY:	JH
ISSUED:	03.30.2022



OVERALL IRRIGATION PLAN

L200



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



IRRIGATION SCHEDULE

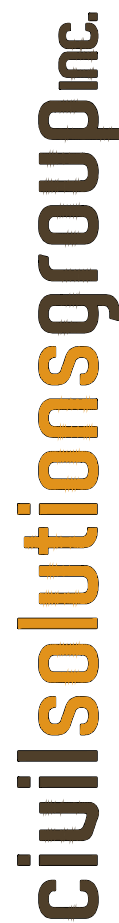
IRRIGATION SCHEDULE

QTY	DESCRIPTION	DETAIL
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I-102	ALL IRRIGATION WITHIN PARKSTRIP TO BE PROVIDED BY THE HOMEOWNER.	
I-103	NON-IRRIGATED SEED MIX. SEE PLANTING PLAN.	
I-105	STUB FOR FUTURE CONNECTION TO HOMEOWNER IRRIGATION SYSTEM.	
I-106	CONTROL WIRES (VERIFY QUANTITY WITH CITY REPRESENTATIVE) TO BE PROVIDED TO THIS POINT AND COILED IN JUNCTION BOX (10" VALVE BOX) FOR FUTURE USE.	

GENERAL NOTES:

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2. SEE L302 FOR IRRIGATION DETAILS.
3. ALL IRRIGATION WIRE TO BE INSTALLED IN CONDUIT WITH MAINLINE PIPE

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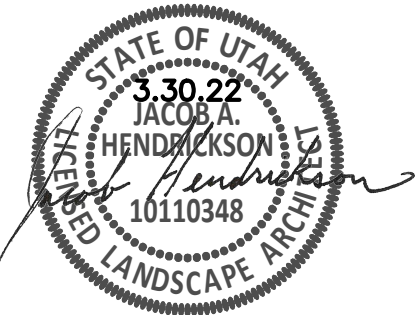
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HERITAGE CROSSING
SUBDIVISION

3100 SOUTH 1200 WEST
NIBLEY, UTAH 84321

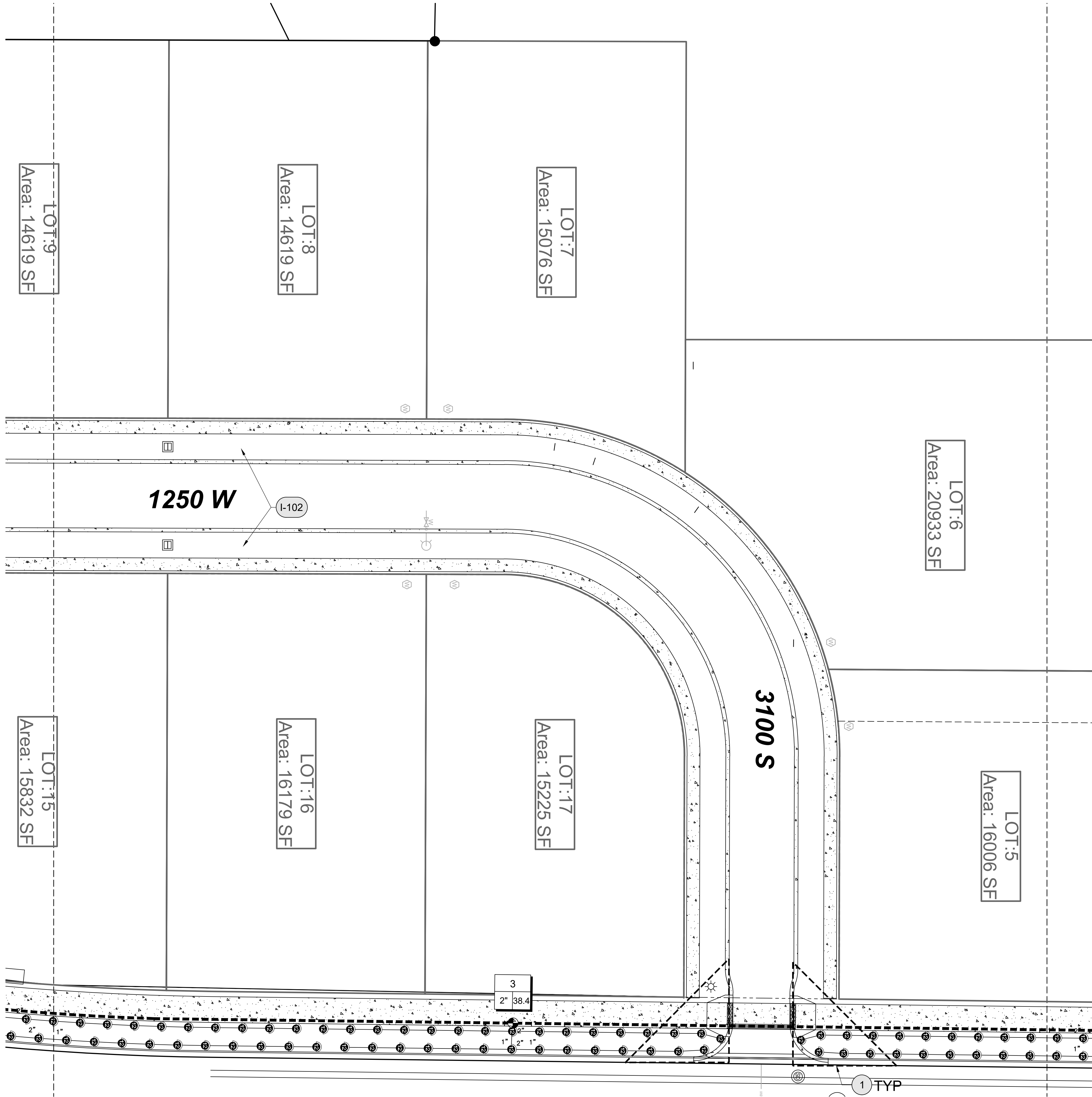
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PROJECT #:	21-341
DRAWN BY:	KJ
REVIEWED BY:	JH
ISSUED:	03.30.2022



IRRIGATION PLAN

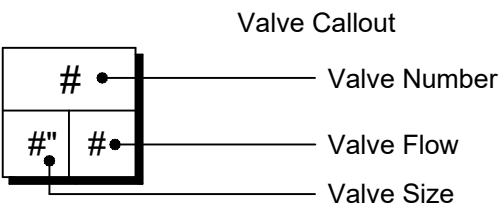
L201



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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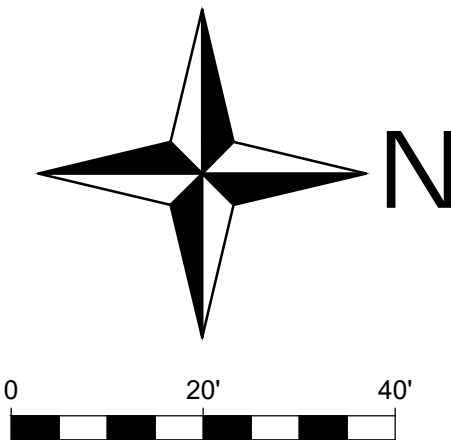
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	POINT OF CONNECTION	1
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	IRRIGATION MAINLINE: PVC SCHEDULE 40 , 2" WITH PVC FITTINGS	1,064 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	60.3 L.F.



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
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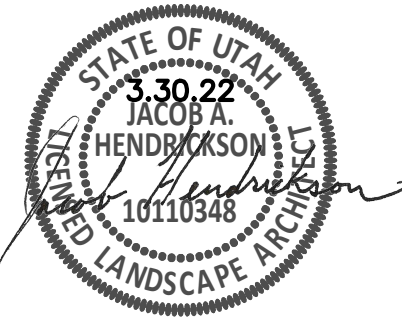
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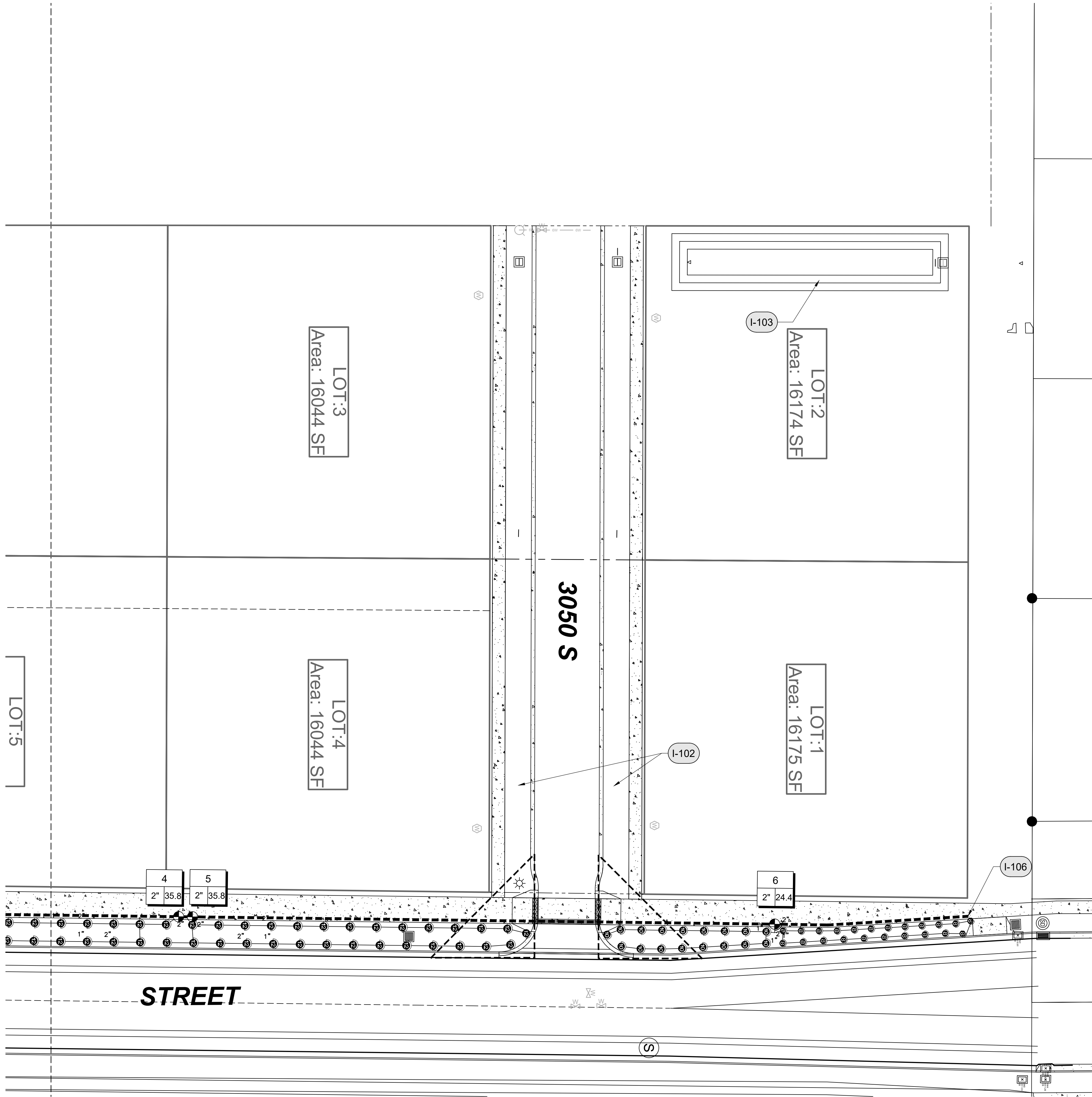
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PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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Valve Callout	
	Valve Number
	Valve Flow
	Valve Size

IRRIGATION SCHEDULE

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- GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - SEE L302 FOR IRRIGATION DETAILS.

MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



IRRIGATION
PLAN

L203

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LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

- 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 OWNERS REPRESENTATIVE.
- THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, 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 OWNER'S REP.
- TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY 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 OWNER'S REPRESENTATIVE.

PLANTING NOTES:

- THE PLANTING PLAN IS DIAGRAMMATIC, AND PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT MATERIAL, PLANT HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
- ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
 - pH: 5.5 - 8.0
 - MINIMUM 1% PERCENT ORGANIC MATTER
 - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
 - SILT: = BALANCE
 - STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
- 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 EXTRANEIOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
- THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
 - SUB-GRADE 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.
 - SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
 - FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
 - ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- CONTRACTOR SHALL HAVE THE OWNER'S 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.
- 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 REP.
- ALL TREES SHALL BE 2" CALIPER SIZE MEASURED 12" ABOVE THE GROUND.
- PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
- PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
 - DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
 - FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
 - FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL. THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
 - PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
 - FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
 - THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
 - MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
 - THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
 - AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT 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 DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
 - LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - DAILY WATERING OF ALL PLANT MATERIAL.
 - WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
 - REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUND COVER.
 - FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
 - FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR REPLANTING.
 - GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL, NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
 - WEEKLY REMOVAL OF ALL TRASH, CUTTINGS AND ALL FOREIGN DEBRIS.

- CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PLANT QUALITY AT OR BELOW THE SOIL LINE:
 - A MINIMUM OF THREE STRUCTURAL ROOTS 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.
 - THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN 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.
 - THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
 - 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 STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE 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.
 - THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER 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 STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY 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.
 - ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTORS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE 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.
 - CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
 - CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
 - CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED.
 - SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO 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.
 - 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:
 - 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.
 - REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS. (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

- LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
- THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
- TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
- STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
- PLANTS SHALL STAND PLUMB AFTER STAKING.
- REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

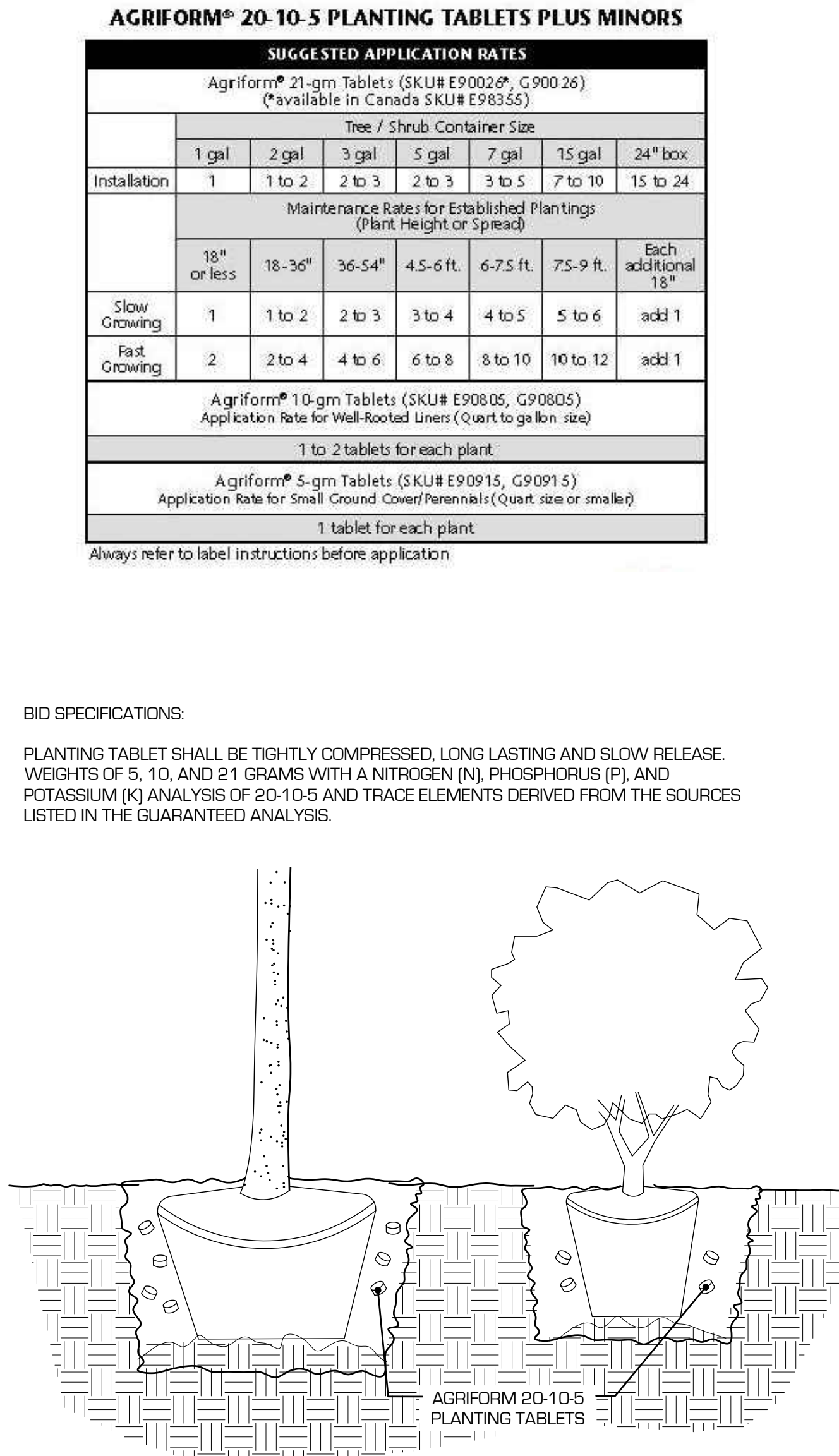
- ALL PLANTER BEDS ARE TO RECEIVE ROCK MULCH AS SPECIFIED ON PLANS OR APPROVED EQUAL BY OWNER'S REP.
- PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT
- HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

WEED FABRIC:

- AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS WITH ROCK MULCH. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS MANUFACTURED.

MAINTENANCE & WARRANTIES:

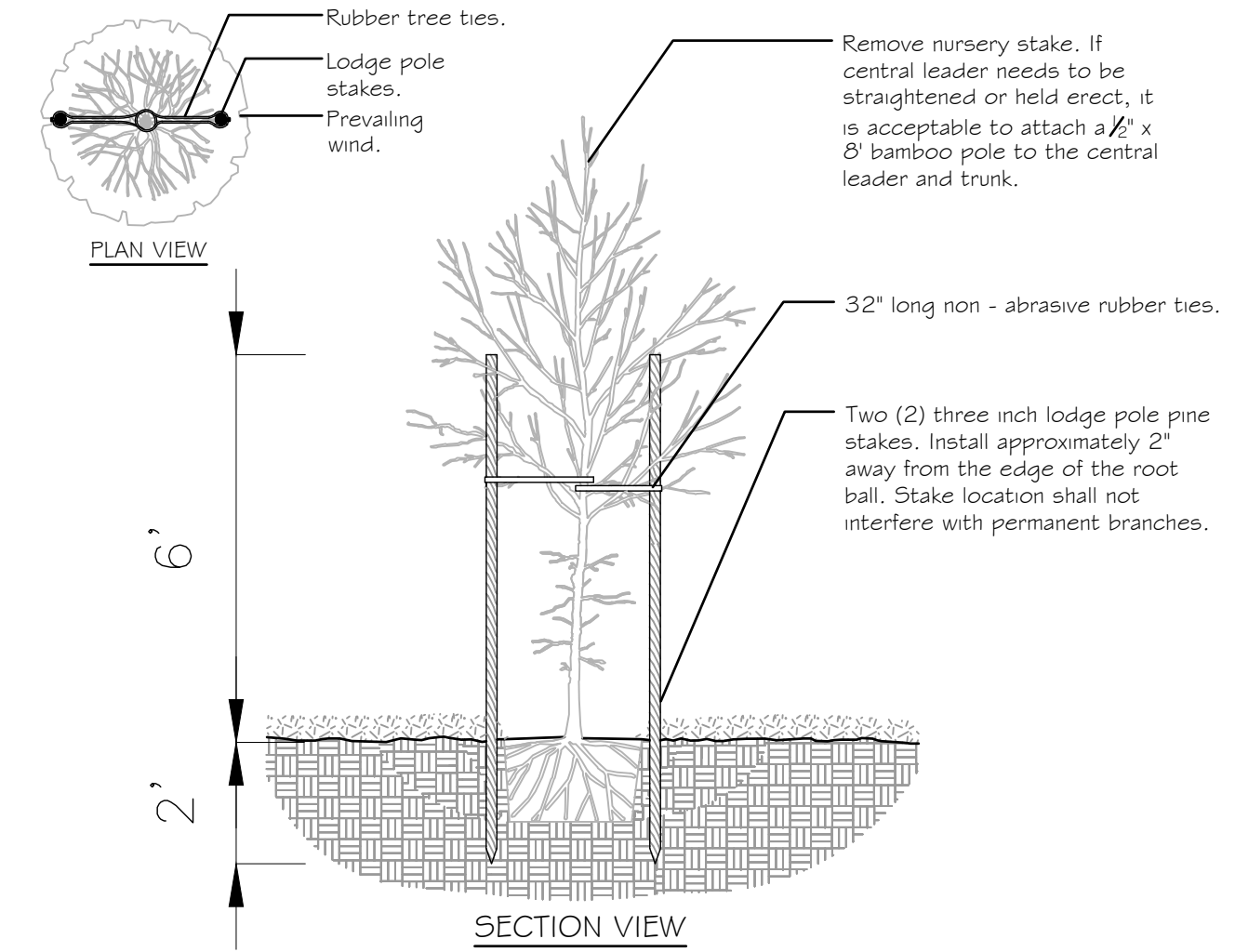
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOIL AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
- ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
- THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
- THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP., SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.



1 AGRIFORM 20-10-5 PLANTING TABLETS

NOT TO SCALE

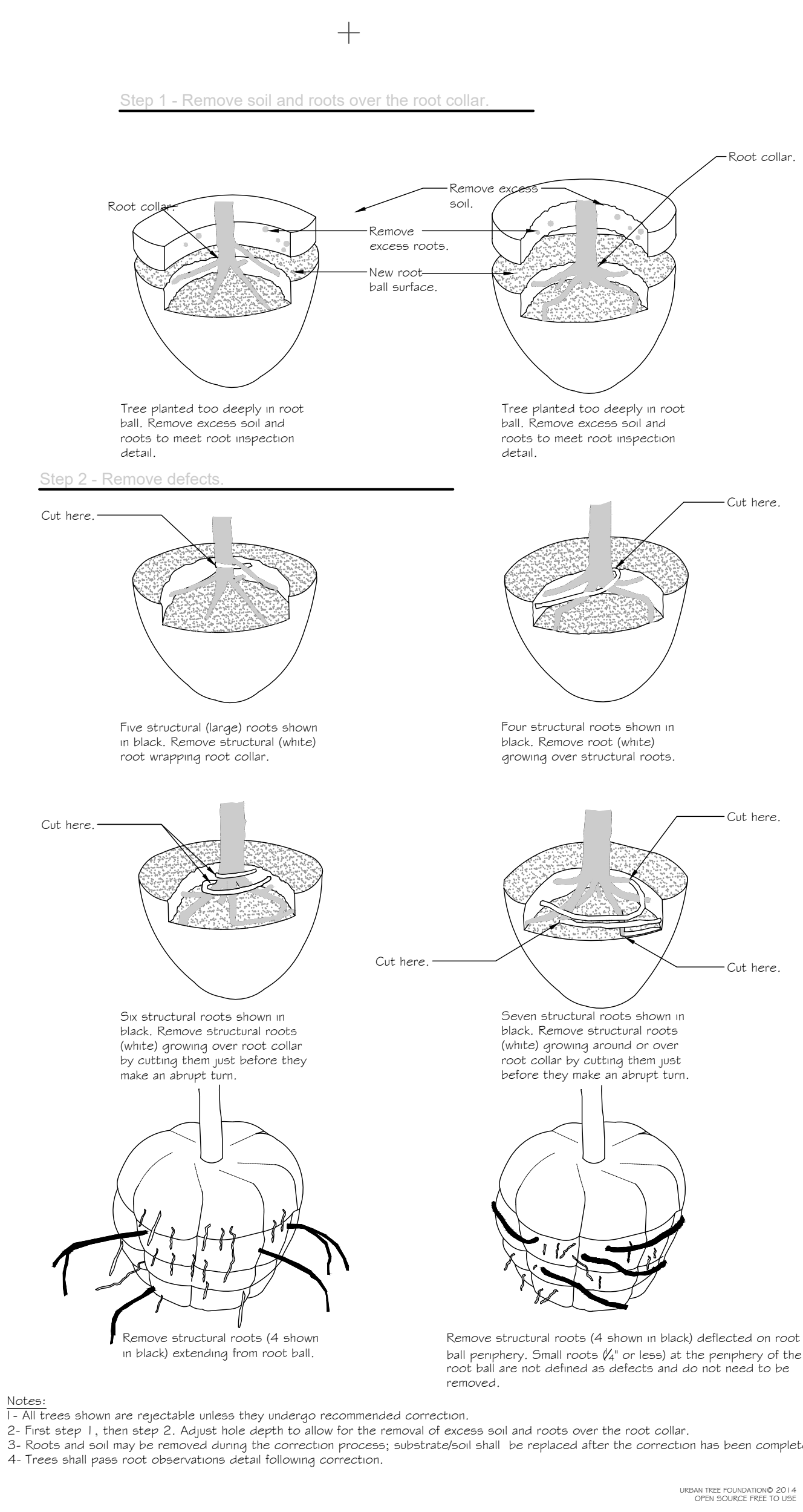
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3 TREE DOUBLE STAKING

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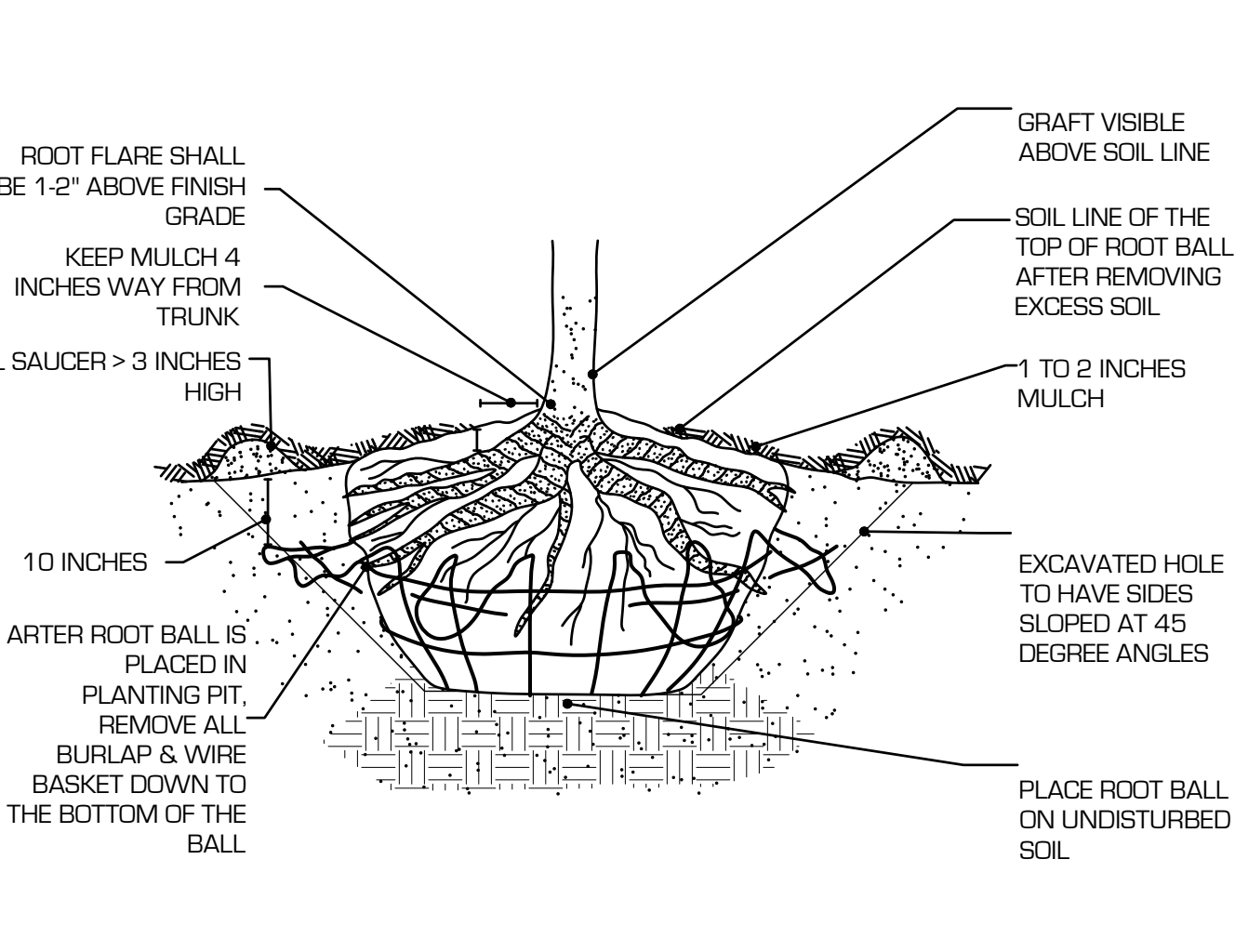
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2 ROOT CORRECTION - BALLED AND BURLAPPED

1 1/2" = 1'-0"

FX-PL-FX-CORR-03



4 TYPICAL TREE B&B PLANTING DETAIL

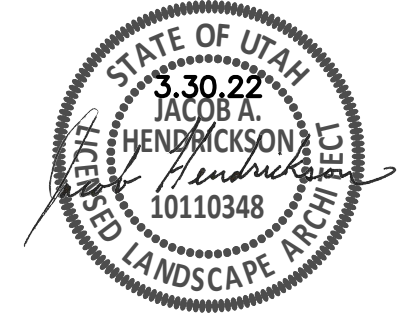
329343-03

HERITAGE CROSSING
SUBDIVISION

3100 SOUTH 1200 WEST
NIBLEY, UTAH 84321

MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



DETAILS

L301

civilsolutionsgroup inc.

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

SEEDING GUIDELINES AND SPECIFICATIONS FOR GRANITE SEED BLENDS:

SITE PREPARATION

1. THE SINGLE MOST IMPORTANT THING YOU CAN DO TO INSURE SUCCESS IN ESTABLISHING YOUR SEED MIX IS PROPER SITE PREPARATION. IF THE SITE HAS EXISTING VEGETATION IT MUST BE CONTROLLED BEFORE PLANTING. THIS MAY BE A LENGTHY PROCESS. BE SURE TO START EARLY ENOUGH IN THE SEASON TO ALLOW FOR PROPER PLANTING TIME.
2. REMOVE EXISTING VEGETATION IS WITH THE USE OF ROUNDUP® (OR APPROVED EQUAL). APPLY THE HERBICIDE FOLLOWING THE LABEL RECOMMENDATIONS WHEN THE VEGETATION IS ACTIVELY GROWING. AFTER TEN DAYS TO TWO WEEKS, MOW AND RAKE UP THE DEAD MATERIAL. IF THE SITE IS HEAVILY COMPACTED, SHALLOW TILLAGE IS NEEDED. AVOID DEEPLY DISTURBING THE SOIL AS THIS WILL BRING UP MORE DORMANT WEED SEEDS. IF THE SOIL DOES NOT REQUIRE TILLAGE, RAKE THE SOIL TO LOOSEN THE TOP ONE TO TWO INCHES. WATER THE SITE FOR AND ADDITIONAL WEEK TO HELP GERMINATE THE NEW WEED SEEDS. WHEN THE NEW WEEDS HAVE REACHED TWO TO THREE INCHES OF GROWTH, REPEAT THE HERBICIDE APPLICATION. IF THE USE OF HERBICIDES IS NOT DESIRED, WEEDS MAY BE CONTROLLED BY TILLAGE. REPEATED TILLAGE THROUGHOUT THE GROWING SEASON WILL PROVIDE SOME WEED CONTROL. OTHER METHODS SUCH AS HAND PULLING OR CLOSE MOWING MAY HAVE SOME SUCCESS.

PLANTING THE SEEDS

3. AFTER WEED CONTROL AND SITE PREPARATION, (HYDRO OR DRILL)SEEDING MAY START. (SEE PLANTING PLANS AND DRAPER CITY SPECIFICATIONS)

WHEN TO PLANT

4. THE OPTIMUM RAINFALL PERIOD, SEVERITY OF THE WINTER, AND DORMANCY OF THE SEED WILL DETERMINE THE MOST FAVORABLE TIME TO PLANT IN YOUR AREA.
5. SPECIFIED SEED MIXES CAN BE PLANTED IN THE SPRING OR IN LATE FALL. WHEN THE SEEDS WILL REMAIN DORMANT. DORMANT SEEDLINGS OFFER NATURAL STRATIFICATION OF SEEDS IN THE SOIL OVER WINTER MONTHS FOR BETTER GERMINATION IN THE SPRING, BUT THERE IS A RISK THAT EARLY SPRING WEEDS MAY DEVELOP BEFORE GERMINATION. A LATE SPRING PLANTING WITH PRE-SEEDING WEED CONTROL WILL GIVE BETTER RESULTS AND REQUIRE LESS LONG-TERM MANAGEMENT.
6. THE MOST IMPORTANT THING IS TO USE YOUR OWN JUDGEMENT ON PLANTING TIME. YOUR COUNTY EXTENSION SERVICE EMPLOYEES SHOULD BE ABLE TO ADVISE YOU FOR YOUR AREAS.

SEEDING RATE

7. (SEE PLANTING PLAN.)

SEED QUALITY

8. GRANITE SEED CO. HAS A QUALITY CONTROL PROGRAM TO INSURE THAT ALL SEED IS THOROUGHLY CLEANED AND TESTED FOR PURITY AND GERMINATION USING THE PROCEDURES SANCTIONED BY THE ASSOCIATION OF OFFICIAL SEED ANALYSTS. BUYERS ARE CAUTIONED TO NEVER PURCHASE SEED WHICH HAS NOT BEEN TESTED FOR PURITY AND GERMINATION. NO COMPANY WILL GUARANTEE SUCCESS IN PLANTING, BUT IF THE ABOVE STEPS ARE FOLLOWED, YOU'LL SOON HAVE THICK STANDS.

AFTER PLANTING

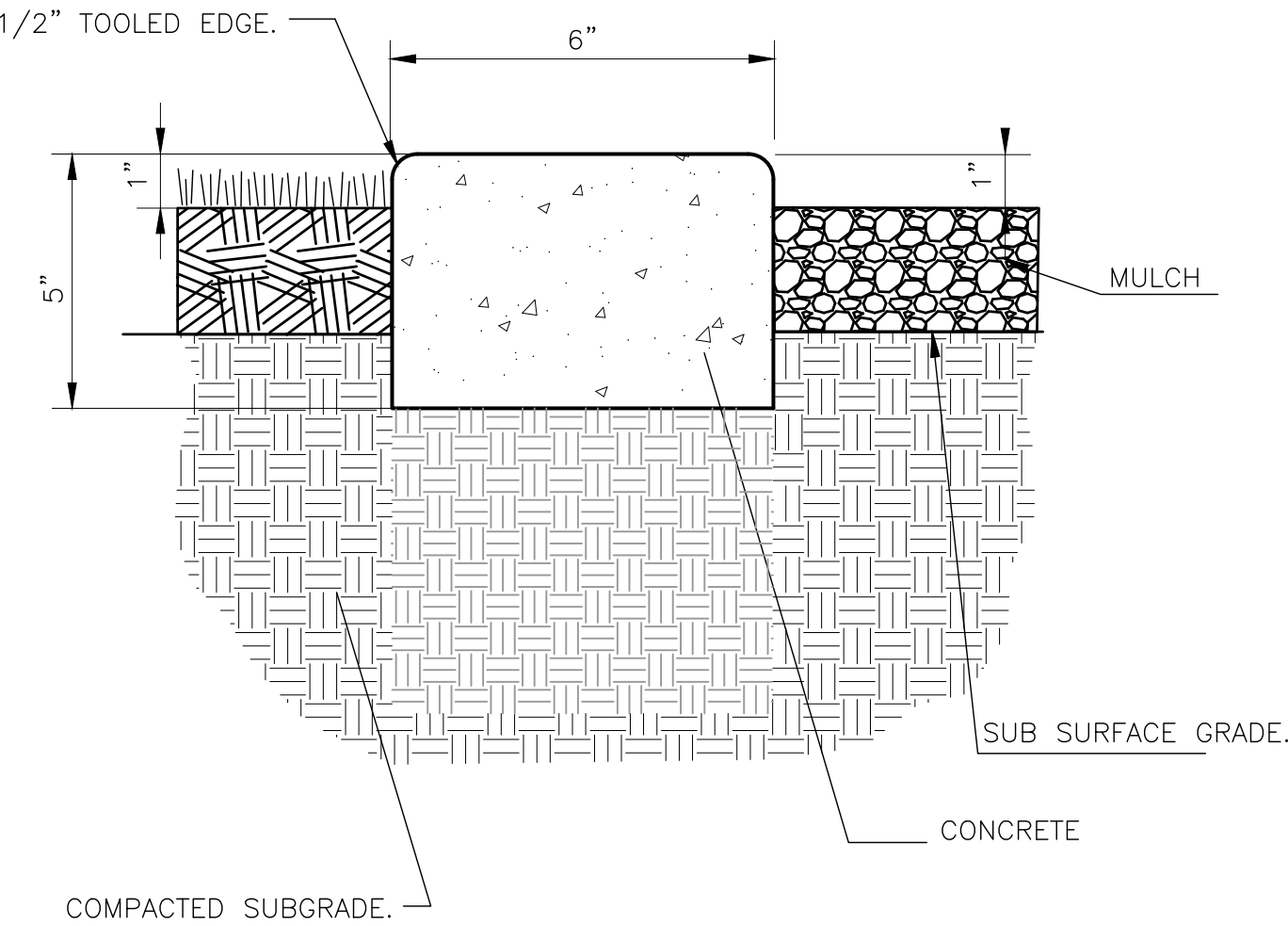
9. YOUR NEW GRASS/ FLOWERS WILL NEED A MOIST SEEDBED TO ALLOW PROPER GERMINATION. IF RAINFALL IS NOT SUFFICIENT, WATER ENOUGH TO KEEP THE SITE MOIST, BUT NOT WET. DO NOT APPLY WATER IN LARGE AMOUNTS AT FIRST AS THIS MAY CREATE A CRUST THAT THE GERMINATING SEEDLINGS WILL FIND DIFFICULT TO BREAK THROUGH. AVOID FERTILIZER APPLICATIONS AS WELL. HIGH WATER AND FERTILIZER WILL BENEFIT THE COMPETING WEEDS MORE THAN THE SEED MIX.
10. WHEN THE NEW GROWTH ON YOUR SITE IS LARGE ENOUGH, HAND REMOVAL OF WEEDS IS BENEFICIAL. BE AWARE THAT YOUR NEW SEEDLINGS MAY RESEMBLE WEEDS THEMSELVES. A GOOD WAY TO IDENTIFY WEEDS IS TO PLANT THE MIX ON YOUR SITE IN ROWS. ANYTHING YOU SEE GERMINATING OUTSIDE THE ROW SHOULD BE REMOVED. CARE SHOULD BE TAKEN WHEN REMOVING WEEDS CLOSE TO SEED MIX TO NOT DAMAGE THE DESIRED PLANT.
11. MOW AT A HEIGHT OF SIX INCHES OR HIGHER (IN AREAS OF 3:1 OR LESS SLOPE) THROUGHOUT THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO MOW BEFORE THE WEEDS SET SEED TO PREVENT FUTURE GERMINATION OF THESE SEEDS.

IRRIGATION NOTES & SPECIFICATIONS

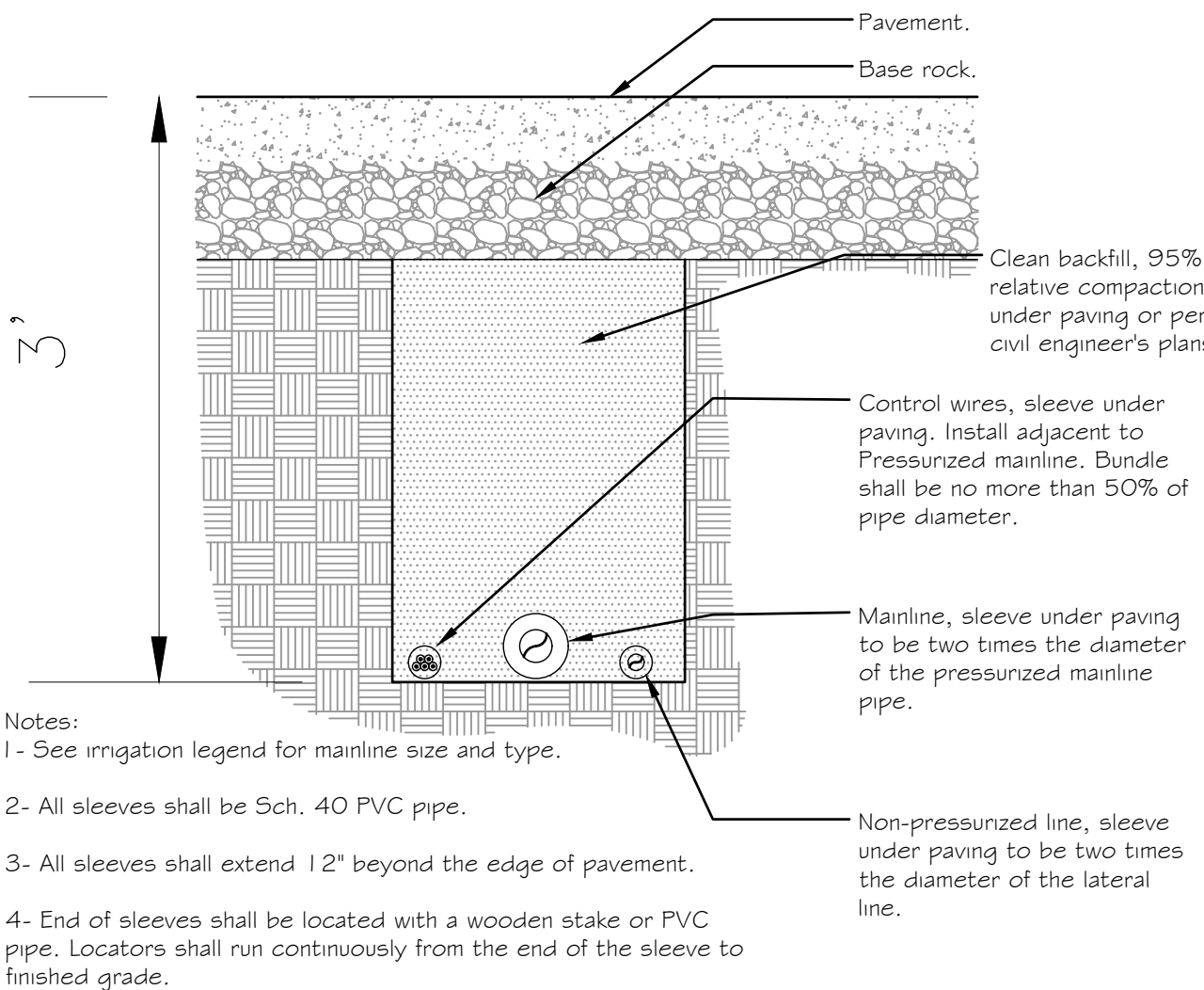
1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNERS REP. IMMEDIATELY. THE DESIGN PRESSURE IS 60 PSI (AFTER BACKFLOW PREVENTER). CONTRACTOR TO VERIFY PRESSURE.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
4. PIPE FITTINGS SHALL BE AS FOLLOWS:
 - 4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
 - 4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
5. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING:
 - 5.1. ALL WIRE SHALL INSTALLED IN 1-1/4" CONDUIT. WIRE SHALL MEET CONTROLLER'S MANUFACTURER'S RECOMMENDATIONS.
6. BACK FLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE. WILKINS 375 RPZ BLACK AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND LOCAL CODES.
7. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACE IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
8. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
 - 8.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
9. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
10. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. THERE SHALL BE ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES. VALVE BOXES IN PLANTING BED SHALL BE TAN COLOR AND VALVE BOXES WITHIN LAWN AREAS SHALL BE GREEN.
11. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
12. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
13. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
14. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 - 14.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
 - 14.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. SEE IRRIGATION LEGEND FOR PRESSURE.
 - 14.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/ OWNERS AUTHORIZED REPRESENTATIVE.
 - 14.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
15. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS
16. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/ OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
17. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
18. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
19. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
20. CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
21. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
22. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
23. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

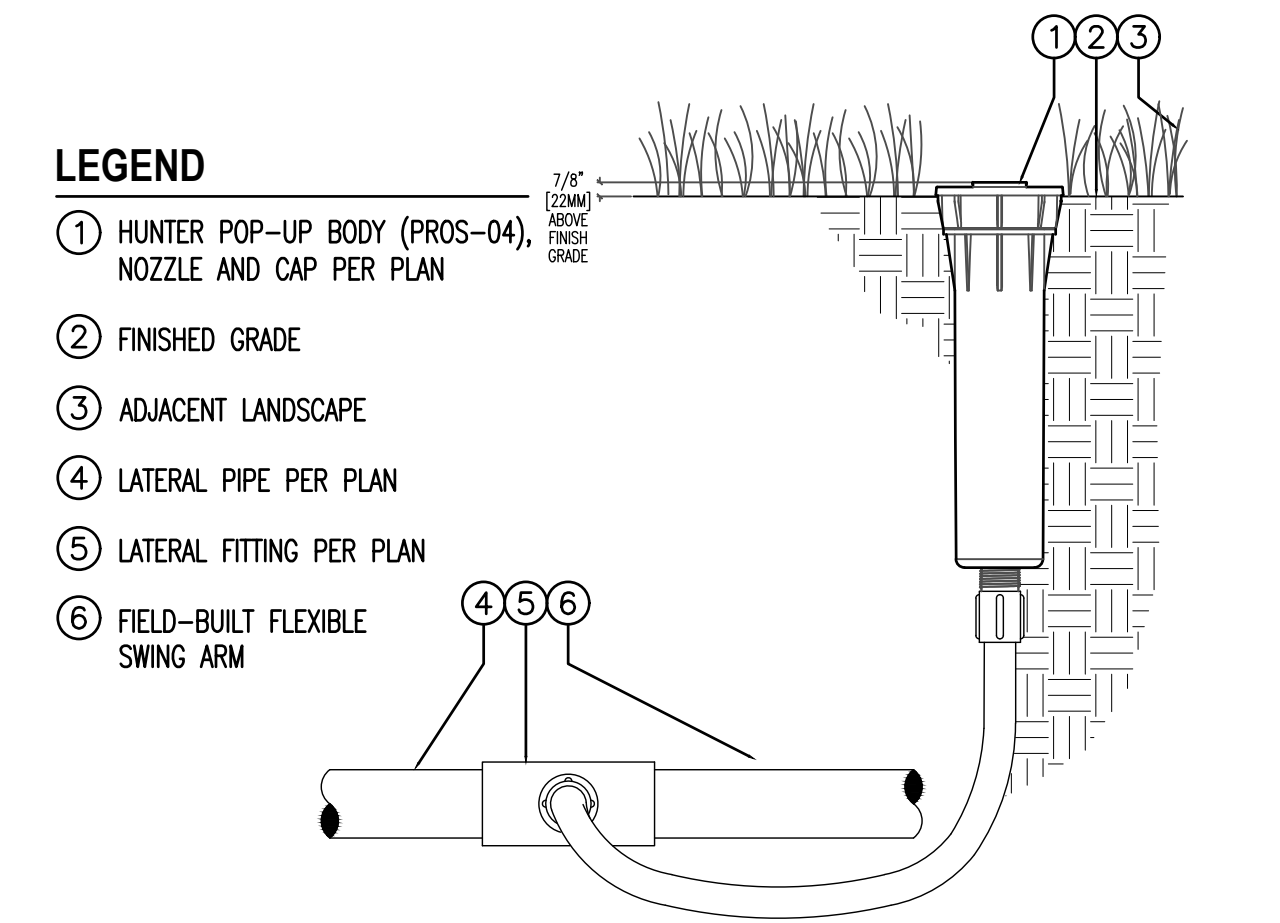
24. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
 - 26.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
 - 26.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
 - 26.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



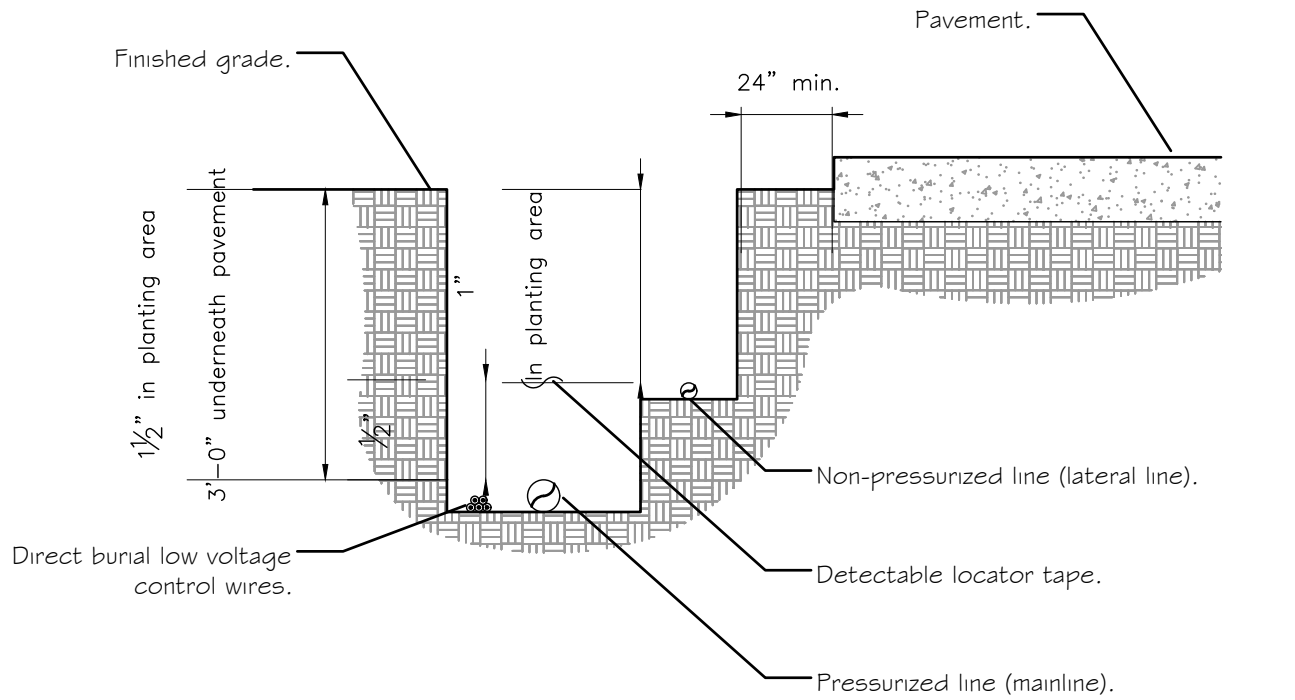
1 6"X6" CONCRETE MOW STRIP AT PLANTER EDGE
NOT TO SCALE 329413.19-21



3 PIPE SLEEVING UNDER PAVEMENT
NOT TO SCALE 328402-02

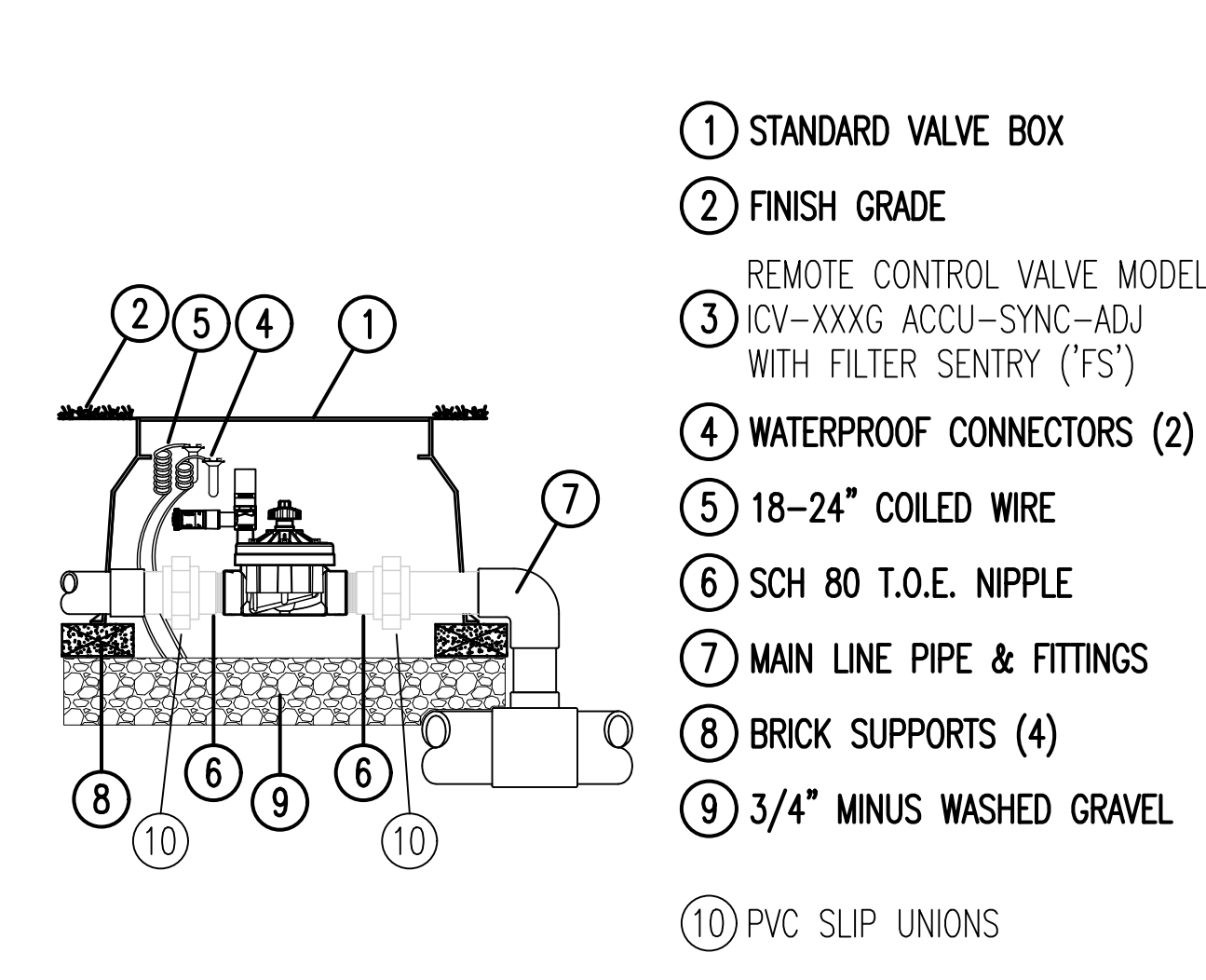


5 HUNTER PROS-04-PRS30
NOT TO SCALE 328403.13-14



- NOTES:
- 1- Main line required to be in separate trench from all lateral lines.
 - 2- Lateral lines may be in same trench if there is 6" clear out-to-out on each pipe to allow for repairs.
 - 2- See irrigation legend for mainline and lateral line pipe size and type.
 - 3- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
 - 4- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
 - 5- Detectable locator tape shall be located six inches (6") above the entire mainline run.

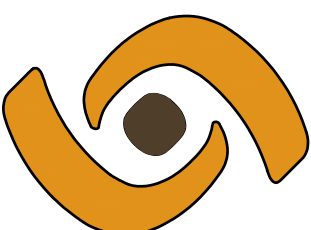
2 IRRIGATION TRENCHING DETAIL
NOT TO SCALE 328402-01



4 HUNTER ICV GLOBE VALVE
NOT TO SCALE 328406.13-18

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, REDRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroupinc.



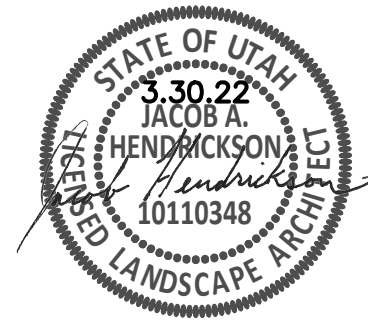
CACHE VALLEY | P. 435.213.3762
SALT LAKE | P. 801.276.3192
UTAH VALLEY | P. 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HERITAGE CROSSING
SUBDIVISION

3100 SOUTH 1200 WEST
NIBLEY, UTAH 84321

MARK:	DATE:	DESCRIPTION:									

PROJECT #: 21-341
DRAWN BY: KJ
REVIEWED BY: JH
ISSUED: 03.30.2022



DETAILS

L302

**NIBLEY CITY
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement"), entered into this ____ day of _____, 20____, between Heritage Crossing, LLC, a Utah limited liability company, hereinafter referred to as "Developer" and Nibley City, here in after referred to as "City", and

WHEREAS, Heritage Crossing, hereinafter referred to as "the Development" and more particularly described as the following:

All of that Real Property described in Deed Book 2299 Page 973 of the Official Records of Cache County located in the SW1/4 of Section 20, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Nibley, Utah, more particularly described as a composite as follows: Beginning at the northwest corner of parcel 03-017-0018 as described in the 3200 SOUTH & 1200 WEST ROUNDABOUT BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS according to the Official Records thereof on file in the Office of the Cache County Recorder, located S89°51'19"E along the 1/4 Section line 2,353.49 feet and South 25.00 feet from the West 1/4 Corner of Section 20, T11N, R1E, S.L.B.&M.; thence along said BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS the following fifteen (15) courses and distances: thence S89°51'19"E 259.72 feet; thence S0°42'00"W 677.25 feet; thence along the arc of a 1056.00 radius curve to the right 164.46 feet through a central angle of 8°55'24" (chord: S5°09'42"W 164.30 feet); thence S9°37'24"W 38.72 feet; thence S10°12'23"W 66.89 feet; thence S9°47'37"E 33.62 feet; thence S10°12'23"W 22.75 feet; thence along the arc of a 88.00 foot radius curve to the right 73.62 feet through a central angle of 47°55'52" (chord: S34°10'19"W 71.49 feet); thence S58°08'15"W 10.69 feet; thence along the arc of a 185.20 foot radius curve to the right 61.63 feet through a central angle of 19°03'55" (chord: S67°40'13"W 61.34 feet); thence S68°02'28"W 18.30 feet; thence N88°51'12"W 214.63 feet; thence N0°10'30"E 597.31 feet; thence S89°51'08"E 115.19 feet; thence N0°03'24"E 494.64 feet to the point of beginning

WHEREAS, the Development has been approved for platting; and

WHEREAS, plans for the Development are on file with Nibley City and are incorporated by reference herein; and

WHEREAS, it is necessary for the interest of the public welfare that improvements to be made be constructed in accordance with the specifications set forth in said plans and as provided by Nibley City Ordinances and Design Standards; and

WHEREAS, Developer desires to record a final plat of the Development in order to obtain building permits and construct structures after the necessary infrastructure is installed, approved and accepted; and

WHEREAS, in accordance with said Nibley City ordinances, including Chapter 21.14 of the Nibley City Code, the Developer is required to furnish security for the completion of all improvements.

NOW THEREFORE, to induce Nibley City to approve said plans and allow use of city-owned utilities and access and/or other improvements, the Developer does hereby unconditionally promise and agree with Nibley City as follows:

1. Developer hereby acknowledges receipt of a copy of the Nibley City Subdivision Ordinance. Developer hereby acknowledges that Developer has read the Subdivision Ordinance (or that an agent of Developer has), and that Developer understands the provisions of the Subdivision Ordinance and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. In accordance with Nibley City Code 21.14, Developer shall tender to Nibley City an Improvement Completion Assurance in the amount of \$XXXX. In the event that Developer shall fail or neglect to fulfill the obligations under this Agreement, Nibley City shall have the right to foreclose on the Improvement Completion Assurance and to construct or cause to be constructed said streets and other improvements as shown on said plans as required by Nibley City ordinances and Design Standards. Upon completion of said improvements Developer shall be liable to pay to, and indemnify Nibley City for, the final total cost incurred by Nibley City in foreclosing on the Improvement Completion Assurance and completing all required improvements, including but not limited to, engineering, legal and contingent costs, together with any damages which Nibley City may sustain on account of the failure of Developer to carry out and execute all of the provisions of this Agreement, which said sums are secured by the Improvement Completion Assurance. Developer's liability shall in no way be limited to the amount of the Improvement Completion Assurance. At the discretion of Developer this Improvement Completion Assurance may be included as a provision or part of the Surety Bond specified in Paragraph 7 below.

3. The Developer shall complete all improvements contained within the approved construction drawings, landscape and maintenance plan, and final plat.

4. Developer shall construct each sewer manhole collar and each water valve collar in appropriate locations according to the approved construction drawings.

5. Developer shall supply the City with water rights or shares as set forth in Nibley City Code Section 21.12.020 for the Development, as follows: XXXX Acre-ft. of water shares from Black Smith Fork Irrigation Company or an equivalent amount of acre feet from another irrigation company located in Nibley City. If Developer is unable to supply the City with water right shares, Developer may pay to the City at the rate of \$XXXX per share. Developer shall provide said shares to the City before the commencement of construction.

6. Developer will pay the City the amount of \$XXXX in lieu of planting and maintaining Street Trees which such funds shall be specifically used by the City and the City shall be obligated to install, plant, and maintain the Street Trees within in the Development in accordance with Nibley City Code and the attached Street Trees Plan, which is incorporated herein as Exhibit “A”, with the exception of those trees in the landscaping within the 1200 West right of way, which will be installed by Developer and immediately maintained by Nibley City.

7. Developer shall provide a Surety Bond in the sum equal to ten percent (10%), a total of \$XXXX, of the estimated costs of all improvements installed in the Development as estimated by the City Engineer for the period of Developer’s warranty on the improvements in the Development as described in Nibley City Code 21.14.050. Security in amounts more than 10% may be required by the City Manager if it is deemed appropriate and necessary. The Surety Bond shall meet all the criteria outlined in Nibley City Code Chapter 21.14. At the discretion of Developer this Surety Bond may be included as a provision or part of the Improvement Completion Assurance specified in Paragraph 2 above.

8. The Developer shall pay the City the amount of \$9,425 to be used only for the improvement of an 8-foot wide trail at the north edge of the Development. The City shall be obligated to design, install, and maintain this trail as shown on the Nibley City Parks, Trails, Open Space and Recreation Master Plan.

9. Developer shall comply with all applicable federal, state, county and City requirements, regulations and laws for each aspect of this Development, including payment of fees and compliance with design and construction standards. Nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all such applicable laws, ordinances and requirements as now existing and as enacted and/or amended prior to construction. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.

10. Developer shall not engage in any construction or disturbance of soil in the development prior to issuance of the Notice to Proceed by the Public Works Director, with the exception of utility stubs which may be completed prior to the issuance of the Notice to Proceed do to the current construction on 1200 West and 3200 South

11. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns; provided, however, that this Agreement cannot be assigned, transferred or conveyed by either party, without the express, written consent of the other party.

12. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall

be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

13. Time is of the Essence. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

14. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

15. Entire Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

16. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

17. Recordation and Running with the Land. This Agreement shall be recorded in the chain of title for the Development. This Agreement shall be deemed to run with the land.

18. Attorney Fees. Both Parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any Party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings, to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceeding.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NIBLEY CITY

DEVELOPER

By: Justin Maughan
Its: City Manager

By:

By:

STATE OF UTAH)
 : ss
County of Cache)

On this ____ day of _____, 20____, personally appeared before me JUSTIN MAUGHAN, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
County of Cache)

On the ____ day of _____, 20____, personally appeared before me, _____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Exhibit A
Tree Planting Plan



Ridgeline Park- Concept A2

Preliminary Construction Cost Estimate

3/16/2022

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 385,446.94	\$ 385,446.94
2	TRAFFIC CONTROL	1	L.S.	\$ 10,000.00	\$ 10,000.00
3	SITE CLEARING AND GRUBBING (including tree removal)	507,621	S.F.	\$ 0.25	\$ 126,905.25
4	DEMOLITION & REMOVAL	15,000	S.F.	\$ 2.50	\$ 37,500.00
5	TEMPORARY CONTROLS	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	SITE GRADING (Spread and Compact)	28,201	C.Y.	\$ 6.00	\$ 169,207.00
7	STORM DRAINAGE	1	L.S.	\$ 50,000.00	\$ 50,000.00
8	SANITARY SEWER	1	L.S.	\$ 25,000.00	\$ 25,000.00
9	WATER SERVICE	1	L.S.	\$ 20,000.00	\$ 20,000.00
10	ELECTRICAL	1	L.S.	\$ 50,000.00	\$ 50,000.00
11	SITE LIGHTING	1	L.S.	\$ 50,000.00	\$ 50,000.00
12	ASPHALT PARKING LOT	33,384	S.F.	\$ 5.00	\$ 166,920.00
13	CURB & GUTTER	1,565	L.F.	\$ 30.00	\$ 46,950.00
14	DRIVE APPROACH	1	EA.	\$ 5,000.00	\$ 5,000.00
15	NORTHERN PERIMETER SIDEWALK	12,195	S.F.	\$ 8.00	\$ 97,560.00
16	SOUTHER PERIMETER SIDEWALK	11,040	S.F.	\$ 8.00	\$ 88,320.00
17	6' CONCRETE SIDEWALK	10,771	S.F.	\$ 8.00	\$ 86,168.00
18	10' CONCRETE SIDEWALK	31,028	S.F.	\$ 8.00	\$ 248,224.00
19	SPECIALTY CONCRETE PAVEMENT	22,817	S.F.	\$ 16.00	\$ 365,072.00
20	ADA RAMPS	4	EA.	\$ 3,500.00	\$ 14,000.00
21	PICKLEBALL COURTS (set of 4)	3	L.S.	\$ 250,000.00	\$ 750,000.00
22	PICKLEBALL LIGHTING (per set of 4)	3	L.S.	\$ 150,000.00	\$ 450,000.00
23	PICKLEBALL SHADE SAILS	6	EA.	\$ 20,000.00	\$ 120,000.00
24	BASKETBALL COURT	1	EA.	\$ 75,600.00	\$ 75,600.00
25	CONCRETE MOWSTRIP/EDGER	666	L.F.	\$ 15.00	\$ 9,990.00
26	LARGE PAVILION/RESTROOM	1	L.S.	\$ 750,000.00	\$ 750,000.00
27	30'X30' PAVILION	3	EA.	\$ 50,000.00	\$ 150,000.00
28	20'X20' PAVILION	6	EA.	\$ 35,000.00	\$ 210,000.00
29	BOARDWALK	3,669	S.F.	\$ 75.00	\$ 275,175.00
30	WETLAND TOWER	1	EA.	\$ 50,000.00	\$ 50,000.00
31	ICONIC FEATURE	5	EA.	\$ 15,000.00	\$ 75,000.00
32	WAYFINDING & SIGNAGE	1	L.S.	\$ 25,000.00	\$ 25,000.00
33	PARK BENCH	25	EA.	\$ 2,500.00	\$ 62,500.00
34	PICNIC TABLE	50	EA.	\$ 2,000.00	\$ 100,000.00
35	TRASH RECEPTACLES	20	EA.	\$ 1,500.00	\$ 30,000.00
36	BIKE RACK	2	EA.	\$ 1,000.00	\$ 2,000.00
37	GAGA PIT	2	EA.	\$ 1,500.00	\$ 3,000.00
38	CORN HOLE	4	EA.	\$ 1,500.00	\$ 6,000.00
39	CONCRETE PING PONG TABLE	2	EA.	\$ 2,500.00	\$ 5,000.00
40	BIKING/SKATING ELEMENT	8	EA.	\$ 2,000.00	\$ 16,000.00
41	DRINKING FOUNTAIN	2	EA.	\$ 5,000.00	\$ 10,000.00
42	PLAYGROUND EQUIPMENT	1	L.S.	\$ 300,000.00	\$ 300,000.00
43	PLAYGROUND SURFACING (POURED IN PLACE)	4,534	S.F.	\$ 18.00	\$ 81,612.00
44	PLAYGROUND SHADE SAILS	3	EA.	\$ 25,000.00	\$ 75,000.00
45	ADVENTURE PLAY EQUIPMENT	1	L.S.	\$ 250,000.00	\$ 250,000.00
46	ADVENTURE PLAY SURFACING (WOOD FIBER)	5,471	S.F.	\$ 5.00	\$ 27,355.00
47	ADVENTURE PLAY SHADE SAILS	3	EA.	\$ 25,000.00	\$ 75,000.00
48	BOULDER RETAINING WALL	1,200	S.F.	\$ 100.00	\$ 120,000.00
49	DECIDUOUS TREE (2" CAL.)	195	EA.	\$ 650.00	\$ 126,750.00
50	EVERGREEN TREE (6' HT.)	10	EA.	\$ 600.00	\$ 6,000.00
51	ORNAMENTAL TREE (2" CAL.)	90	EA.	\$ 500.00	\$ 45,000.00
52	LANDSCAPE BOULDERS	50	EA.	\$ 500.00	\$ 25,000.00
53	SOD (includes 4" topsoil)	163,337	S.F.	\$ 2.00	\$ 326,674.00
54	MEADOW GRASS (includes 4" topsoil)	146,174	S.F.	\$ 0.50	\$ 73,087.00
55	SHRUB BED (includes 12" topsoil, fabric, mulch)	19,514	S.F.	\$ 8.00	\$ 156,112.00
56	SPLASH PAD	5,027	S.F.	\$ 150.00	\$ 754,050.00
57	IRRIGATION SYSTEM - TURF	163,337	S.F.	\$ 1.50	\$ 245,005.50
58	IRRIGATION SYSTEM - MEADOW GRASS	146,174	S.F.	\$ 1.00	\$ 146,174.00
59	IRRIGATION SYSTEM - DRIP	19,514	S.F.	\$ 2.00	\$ 39,028.00
60	PERMITS AND FEES/BOND	0	L.S.	\$ 250,000.00	\$ -
SUB-TOTAL COST=					\$ 8,104,385.69
15% Contingency					\$ 810,438.57
TOTAL ESTIMATED COST=					\$ 8,914,824.26



Ridgeline Park- Concept C3

Preliminary Construction Cost Estimate

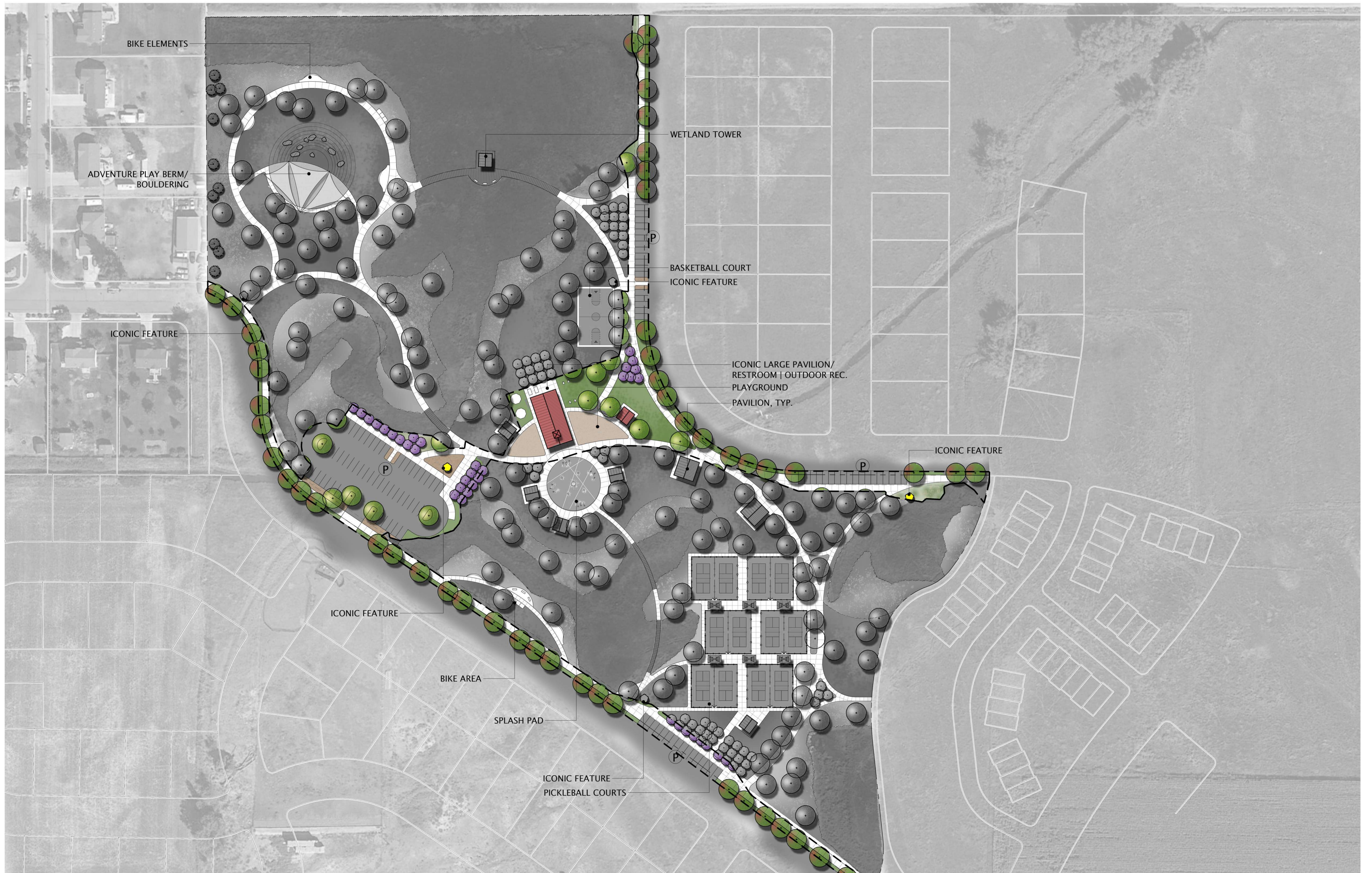
3/15/2022

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 358,443.59	\$ 358,443.59
2	TRAFFIC CONTROL	1	L.S.	\$ 10,000.00	\$ 10,000.00
3	SITE CLEARING AND GRUBBING (including tree removal)	507,621	S.F.	\$ 0.25	\$ 126,905.25
4	DEMOLITION & REMOVAL	15,000	S.F.	\$ 2.50	\$ 37,500.00
5	TEMPORARY CONTROLS	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	SITE GRADING (Spread and Compact)	28,201	C.Y.	\$ 6.00	\$ 169,207.00
7	STORM DRAINAGE	1	L.S.	\$ 50,000.00	\$ 50,000.00
8	SANITARY SEWER	1	L.S.	\$ 25,000.00	\$ 25,000.00
9	WATER SERVICE	1	L.S.	\$ 20,000.00	\$ 20,000.00
10	ELECTRICAL	1	L.S.	\$ 50,000.00	\$ 50,000.00
11	SITE LIGHTING	1	L.S.	\$ 50,000.00	\$ 50,000.00
12	ASPHALT PARKING LOT	36,586	S.F.	\$ 5.00	\$ 182,930.00
13	CURB & GUTTER	2,400	L.F.	\$ 30.00	\$ 72,000.00
14	DRIVE APPROACH	1	EA.	\$ 5,000.00	\$ 5,000.00
15	NORTHERN PERIMETER SIDEWALK	12,195	S.F.	\$ 8.00	\$ 97,560.00
16	SOUTHER PERIMETER SIDEWALK	11,040	S.F.	\$ 8.00	\$ 88,320.00
17	6' CONCRETE SIDEWALK	3,843	S.F.	\$ 8.00	\$ 30,744.00
18	10' CONCRETE SIDEWALK	40,760	S.F.	\$ 8.00	\$ 326,080.00
19	SPECIALTY CONCRETE PAVEMENT	15,349	S.F.	\$ 16.00	\$ 245,584.00
20	ADA RAMPS	4	EA.	\$ 3,500.00	\$ 14,000.00
21	CONCRETE MOWSTRIP/EDGER	507	L.F.	\$ 15.00	\$ 7,605.00
22	LARGE PAVILION/RESTROOM	1	L.S.	\$ 750,000.00	\$ 750,000.00
23	POLE BARN	1	EA.	\$ 750,000.00	\$ 750,000.00
24	SKATING RINK	15,000	S.F.	\$ 12.50	\$ 187,500.00
25	ICE RINK MECHANICAL/EQUIPMENT	1	L.S.	\$ 250,000.00	\$ 250,000.00
26	NATURALIZED WATER FEATURE	360	L.F.	\$ 300.00	\$ 108,000.00
27	30'X30' PAVILION	4	EA.	\$ 50,000.00	\$ 200,000.00
28	20'X20' PAVILION	4	EA.	\$ 35,000.00	\$ 140,000.00
29	BOARDWALK	7,993	S.F.	\$ 75.00	\$ 599,475.00
30	WETLAND TOWER	1	EA.	\$ 50,000.00	\$ 50,000.00
31	ICONIC FEATURE	5	EA.	\$ 15,000.00	\$ 75,000.00
32	WAYFINDING & SIGNAGE	1	L.S.	\$ 25,000.00	\$ 25,000.00
33	PARK BENCH	25	EA.	\$ 2,500.00	\$ 62,500.00
34	PICNIC TABLE	30	EA.	\$ 2,000.00	\$ 60,000.00
35	TRASH RECEPTACLES	20	E.A.	\$ 1,500.00	\$ 30,000.00
36	BIKE RACK	2	EA.	\$ 1,000.00	\$ 2,000.00
37	BIKE COURSE	7,920	S.F.	\$ 4.00	\$ 31,680.00
38	PUMP TRACK	4,620	S.F.	\$ 12.00	\$ 55,440.00
39	9 SQUARE FRAMES	2	E.A.	\$ 1,500.00	\$ 3,000.00
40	GAGA PIT	2	E.A.	\$ 1,500.00	\$ 3,000.00
41	DRINKING FOUNTAIN	2	E.A.	\$ 5,000.00	\$ 10,000.00
42	PLAYGROUND EQUIPMENT	1	L.S.	\$ 500,000.00	\$ 500,000.00
43	PLAYGROUND SURFACING	11,587	S.F.	\$ 18.00	\$ 208,566.00
44	PLAYGROUND SHADE SAILS	4	EA.	\$ 25,000.00	\$ 100,000.00
45	BOULDERING AREA	8,848	S.F.	\$ 25.00	\$ 221,200.00
46	DECIDUOUS TREE (2" CAL.)	215	EA.	\$ 650.00	\$ 139,750.00
47	EVERGREEN TREE (6' HT.)	13	EA.	\$ 600.00	\$ 7,800.00
48	ORNAMENTAL TREE (2" CAL.)	28	EA.	\$ 500.00	\$ 14,000.00
49	LANDSCAPE BOULDERS	50	EA.	\$ 500.00	\$ 25,000.00
50	SOD (includes 4" topsoil)	160,115	S.F.	\$ 2.00	\$ 320,230.00
51	MEADOW GRASS (includes 4" topsoil)	157,562	S.F.	\$ 0.50	\$ 78,781.00
52	SHRUB BED (includes 12" topsoil, fabric, mulch)	14,978	S.F.	\$ 8.00	\$ 119,824.00
53	IRRIGATION SYSTEM - TURF	160,115	S.F.	\$ 1.50	\$ 240,172.50
54	IRRIGATION SYSTEM - MEADOW GRASS	157,562	S.F.	\$ 1.00	\$ 157,562.00
55	IRRIGATION SYSTEM - DRIP	14,978	S.F.	\$ 2.00	\$ 29,956.00
56	PERMITS AND FEES/BOND	0	L.S.	\$ 250,000.00	\$ -

SUB-TOTAL COST= \$ 7,537,315.34

15% Contingency \$ 753,731.53

TOTAL ESTIMATED COST= \$ 8,291,046.87



Ridgeline Park- Concept A2

Preliminary Construction Cost Estimate

3/16/2022

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 93,947.89	\$ 93,947.89
2	TRAFFIC CONTROL	1	L.S.	\$ 10,000.00	\$ 10,000.00
3	SITE CLEARING AND GRUBBING (including tree removal)	119,914	S.F.	\$ 0.25	\$ 29,978.50
4	DEMOLITION & REMOVAL	15,000	S.F.	\$ 2.50	\$ 37,500.00
5	TEMPORARY CONTROLS	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	SITE GRADING (Spread and Compact)	6,662	C.Y.	\$ 6.00	\$ 39,971.33
7	STORM DRAINAGE	1	L.S.	\$ 25,000.00	\$ 25,000.00
8	SANITARY SEWER	1	L.S.	\$ 15,000.00	\$ 15,000.00
9	WATER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
10	ELECTRICAL	1	L.S.	\$ 25,000.00	\$ 25,000.00
11	SITE LIGHTING	1	L.S.	\$ 25,000.00	\$ 25,000.00
12	ASPHALT PARKING LOT	9,798	S.F.	\$ 5.00	\$ 48,990.00
13	CURB & GUTTER	782	L.F.	\$ 30.00	\$ 23,460.00
14	DRIVE APPROACH	1	EA.	\$ 5,000.00	\$ 5,000.00
15	NORTHERN PERIMETER SIDEWALK	12,195	S.F.	\$ 8.00	\$ 97,560.00
16	SOUTHER PERIMETER SIDEWALK	14,588	S.F.	\$ 8.00	\$ 116,704.00
17	6' CONCRETE SIDEWALK	1,088	S.F.	\$ 8.00	\$ 8,704.00
18	10' CONCRETE SIDEWALK	9,311	S.F.	\$ 8.00	\$ 74,488.00
19	SPECIALTY CONCRETE PAVEMENT	6,009	S.F.	\$ 16.00	\$ 96,144.00
20	ADA RAMPS	3	EA.	\$ 3,500.00	\$ 10,500.00
21	PICKLEBALL COURTS (set of 4)	0	L.S.	\$ 250,000.00	\$ -
22	PICKLEBALL LIGHTING (per set of 4)	0	L.S.	\$ 150,000.00	\$ -
23	PICKLEBALL SHADE SAILS	0	EA.	\$ 20,000.00	\$ -
24	BASKETBALL COURT	0	EA.	\$ 75,600.00	\$ -
25	CONCRETE MOWSTRIP/EDGER	200	L.F.	\$ 15.00	\$ 3,000.00
26	LARGE PAVILION/RESTROOM	1	L.S.	\$ 500,000.00	\$ 500,000.00
27	30'X30' PAVILION	0	EA.	\$ 50,000.00	\$ -
28	20'X20' PAVILION	1	EA.	\$ 35,000.00	\$ 35,000.00
29	BOARDWALK	0	S.F.	\$ 75.00	\$ -
30	WETLAND TOWER	0	EA.	\$ 50,000.00	\$ -
31	ICONIC FEATURE	2	EA.	\$ 15,000.00	\$ 30,000.00
32	WAYFINDING & SIGNAGE	0	L.S.	\$ 25,000.00	\$ -
33	PARK BENCH	12	EA.	\$ 2,500.00	\$ 30,000.00
34	PICNIC TABLE	14	EA.	\$ 2,000.00	\$ 28,000.00
35	TRASH RECEPTACLES	10	EA.	\$ 1,500.00	\$ 15,000.00
36	BIKE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
37	GAGA PIT	2	EA.	\$ 1,500.00	\$ 3,000.00
38	CORN HOLE	4	EA.	\$ 1,500.00	\$ 6,000.00
39	CONCRETE PING PONG TABLE	2	EA.	\$ 2,500.00	\$ 5,000.00
40	BIKING/SKATING ELEMENT	0	EA.	\$ 2,000.00	\$ -
41	DRINKING FOUNTAIN	1	EA.	\$ 5,000.00	\$ 5,000.00
42	PLAYGROUND EQUIPMENT	1	L.S.	\$ 250,000.00	\$ 250,000.00
43	PLAYGROUND SURFACING (POURED IN PLACE)	4,534	S.F.	\$ 5.00	\$ 22,670.00
44	PLAYGROUND SHADE SAILS	0	EA.	\$ 25,000.00	\$ -
45	ADVENTURE PLAY EQUIPMENT	0	L.S.	\$ 250,000.00	\$ -
46	ADVENTURE PLAY SURFACING (WOOD FIBER)	0	S.F.	\$ 5.00	\$ -
47	ADVENTURE PLAY SHADE SAILS	0	EA.	\$ 25,000.00	\$ -
48	BOULDER RETAINING WALL	0	S.F.	\$ 100.00	\$ -
49	DECIDUOUS TREE (2" CAL.)	64	EA.	\$ 650.00	\$ 41,600.00
50	EVERGREEN TREE (6' HT.)	0	EA.	\$ 600.00	\$ -
51	ORNAMENTAL TREE (2" CAL.)	28	EA.	\$ 500.00	\$ 14,000.00
52	LANDSCAPE BOULDERS	20	EA.	\$ 500.00	\$ 10,000.00
53	SOD (includes 4" topsoil)	25,503	S.F.	\$ 2.00	\$ 51,006.00
54	MEADOW GRASS (includes 4" topsoil)	4,525	S.F.	\$ 0.50	\$ 2,262.50
55	SHRUB BED (includes 12" topsoil, fabric, mulch)	7,964	S.F.	\$ 8.00	\$ 63,712.00
56	SPLASH PAD	0	S.F.	\$ 150.00	\$ -
57	IRRIGATION SYSTEM - TURF	25,503	S.F.	\$ 1.50	\$ 38,254.50
58	IRRIGATION SYSTEM - MEADOW GRASS	4,525	S.F.	\$ 1.00	\$ 4,525.00
59	IRRIGATION SYSTEM - DRIP	7,964	S.F.	\$ 2.00	\$ 15,928.00
60	PERMITS AND FEES/BOND	0	L.S.	\$ 250,000.00	\$ -

SUB-TOTAL COST= \$ 1,982,905.73

15% Contingency \$ 198,290.57

TOTAL ESTIMATED COST= \$ 2,181,196.30



Ridgeline Park



03.16.22



Ridgeline Park- Concept C3
Preliminary Construction Cost Estimate
3/15/2022

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 105,583.56	\$ 105,583.56
2	TRAFFIC CONTROL	1	L.S.	\$ 10,000.00	\$ 10,000.00
3	SITE CLEARING AND GRUBBING (including tree removal)	156,164	S.F.	\$ 0.25	\$ 39,041.00
4	DEMOLITION & REMOVAL	15,000	S.F.	\$ 2.50	\$ 37,500.00
5	TEMPORARY CONTROLS	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	SITE GRADING (Spread and Compact)	8,676	C.Y.	\$ 6.00	\$ 52,054.67
7	STORM DRAINAGE	1	L.S.	\$ 25,000.00	\$ 25,000.00
8	SANITARY SEWER	1	L.S.	\$ 15,000.00	\$ 15,000.00
9	WATER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
10	ELECTRICAL	1	L.S.	\$ 25,000.00	\$ 25,000.00
11	SITE LIGHTING	1	L.S.	\$ 25,000.00	\$ 25,000.00
12	ASPHALT PARKING LOT	13,975	S.F.	\$ 5.00	\$ 69,875.00
13	CURB & GUTTER	1,617	L.F.	\$ 30.00	\$ 48,510.00
14	DRIVE APPROACH	1	EA.	\$ 5,000.00	\$ 5,000.00
15	NORTHERN PERIMETER SIDEWALK	11,761	S.F.	\$ 8.00	\$ 94,088.00
16	SOUTHER PERIMETER SIDEWALK	15,231	S.F.	\$ 8.00	\$ 121,848.00
17	6' CONCRETE SIDEWALK	2,934	S.F.	\$ 8.00	\$ 23,472.00
18	10' CONCRETE SIDEWALK	14,910	S.F.	\$ 8.00	\$ 119,280.00
19	SPECIALTY CONCRETE PAVEMENT	4,706	S.F.	\$ 16.00	\$ 75,296.00
20	ADA RAMPS	4	EA.	\$ 3,500.00	\$ 14,000.00
21	CONCRETE MOWSTRIP/EDGER	250	L.F.	\$ 15.00	\$ 3,750.00
22	LARGE PAVILION/RESTROOM	1	L.S.	\$ 500,000.00	\$ 500,000.00
23	POLE BARN	0	EA.	\$ 750,000.00	\$ -
24	SKATING RINK	0	S.F.	\$ 12.50	\$ -
25	ICE RINK MECHANICAL/EQUIPMENT	0	L.S.	\$ 250,000.00	\$ -
26	NATURALIZED WATER FEATURE	360	L.F.	\$ 150.00	\$ 54,000.00
27	30'X30' PAVILION	1	EA.	\$ 50,000.00	\$ 50,000.00
28	20'X20' PAVILION	0	EA.	\$ 35,000.00	\$ -
29	BOARDWALK	250	S.F.	\$ 75.00	\$ 18,750.00
30	WETLAND TOWER	0	EA.	\$ 50,000.00	\$ -
31	ICONIC FEATURE	2	EA.	\$ 15,000.00	\$ 30,000.00
32	WAYFINDING & SIGNAGE	0	L.S.	\$ 25,000.00	\$ -
33	PARK BENCH	12	EA.	\$ 2,500.00	\$ 30,000.00
34	PICNIC TABLE	14	EA.	\$ 2,000.00	\$ 28,000.00
35	TRASH RECEPTACLES	10	E.A.	\$ 1,500.00	\$ 15,000.00
36	BIKE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
37	BIKE COURSE	0	S.F.	\$ 4.00	\$ -
38	PUMP TRACK	0	S.F.	\$ 12.00	\$ -
39	9 SQUARE FRAMES	0	E.A.	\$ 1,500.00	\$ -
40	GAGA PIT	0	E.A.	\$ 1,500.00	\$ -
41	DRINKING FOUNTAIN	1	E.A.	\$ 5,000.00	\$ 5,000.00
42	PLAYGROUND EQUIPMENT	1	L.S.	\$ 250,000.00	\$ 250,000.00
43	PLAYGROUND SURFACING	11,587	S.F.	\$ 5.00	\$ 57,935.00
44	PLAYGROUND SHADE SAILS	0	EA.	\$ 25,000.00	\$ -
45	BOULDERING AREA	0	S.F.	\$ 25.00	\$ -
46	DECIDUOUS TREE (2" CAL.)	77	EA.	\$ 650.00	\$ 50,050.00
47	EVERGREEN TREE (6' HT.)	0	EA.	\$ 600.00	\$ -
48	ORNAMENTAL TREE (2" CAL.)	12	EA.	\$ 500.00	\$ 6,000.00
49	LANDSCAPE BOULDERS	25	EA.	\$ 500.00	\$ 12,500.00
50	SOD (includes 4" topsoil)	36,343	S.F.	\$ 2.00	\$ 72,686.00
51	MEADOW GRASS (includes 4" topsoil)	5,014	S.F.	\$ 0.50	\$ 2,507.00
52	SHRUB BED (includes 12" topsoil, fabric, mulch)	5,000	S.F.	\$ 8.00	\$ 40,000.00
53	IRRIGATION SYSTEM - TURF	36,343	S.F.	\$ 1.50	\$ 54,514.50
54	IRRIGATION SYSTEM - MEADOW GRASS	5,014	S.F.	\$ 1.00	\$ 5,014.00
55	IRRIGATION SYSTEM - DRIP	5,000	S.F.	\$ 2.00	\$ 10,000.00
56	PERMITS AND FEES/BOND	0	L.S.	\$ 250,000.00	\$ -

SUB-TOTAL COST= \$ 2,227,254.73

15% Contingency \$ 222,725.47

TOTAL ESTIMATED COST= \$ 2,449,980.20