

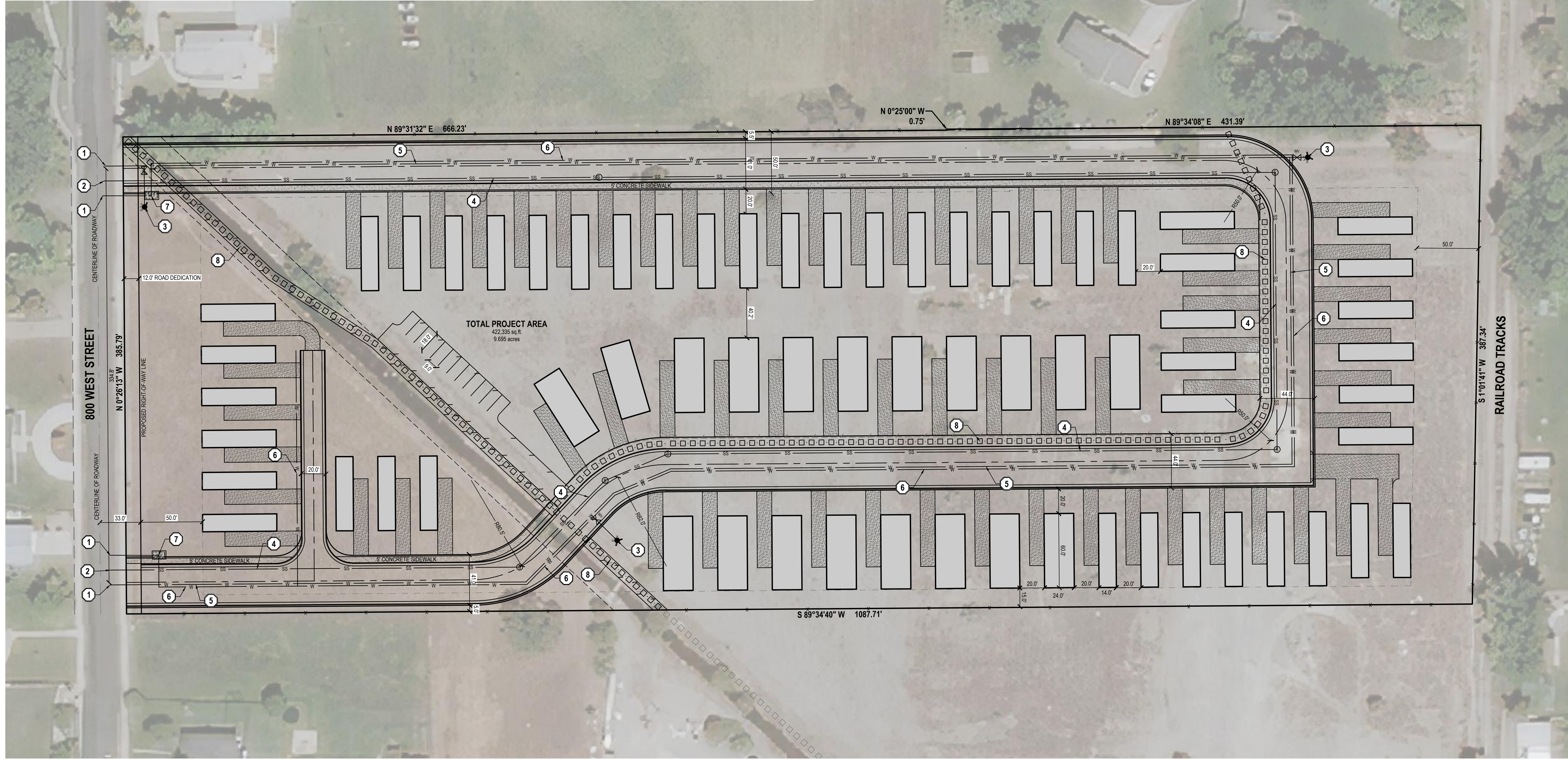


**GENERAL NOTES**

1. PROPERTY PROPOSED ZONE INDUSTRIAL.
2. ALL UTILITIES, EXCEPT FOR THE MASTER WATER METERS AND VAULTS, WILL BE OWNED AND MAINTAINED BY THE HOMETOWN COURTS HOMEOWNERS ASSOCIATION.

**KEY NOTES**

1. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATER LINE.
2. FIELD LOCATE AND CONNECT TO EXISTING SANITARY SEWER LINE.
3. INSTALL FIRE HYDRANT AND VALVE COMPLETE.
4. INSTALL SANITARY SEWER SERVICE.
5. INSTALL FIRE LINE.
6. INSTALL CULINARY WATER SERVICE LINE.
7. INSTALL MASTER WATER METER IN VAULT PER NIBLEY CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 8' CITY TRAIL PER NIBLEY CITY MASTER PLAN.



**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
FM WINKEL FAMILY LLC  
3651 N 100 E #125  
PROVO, UTAH 84604

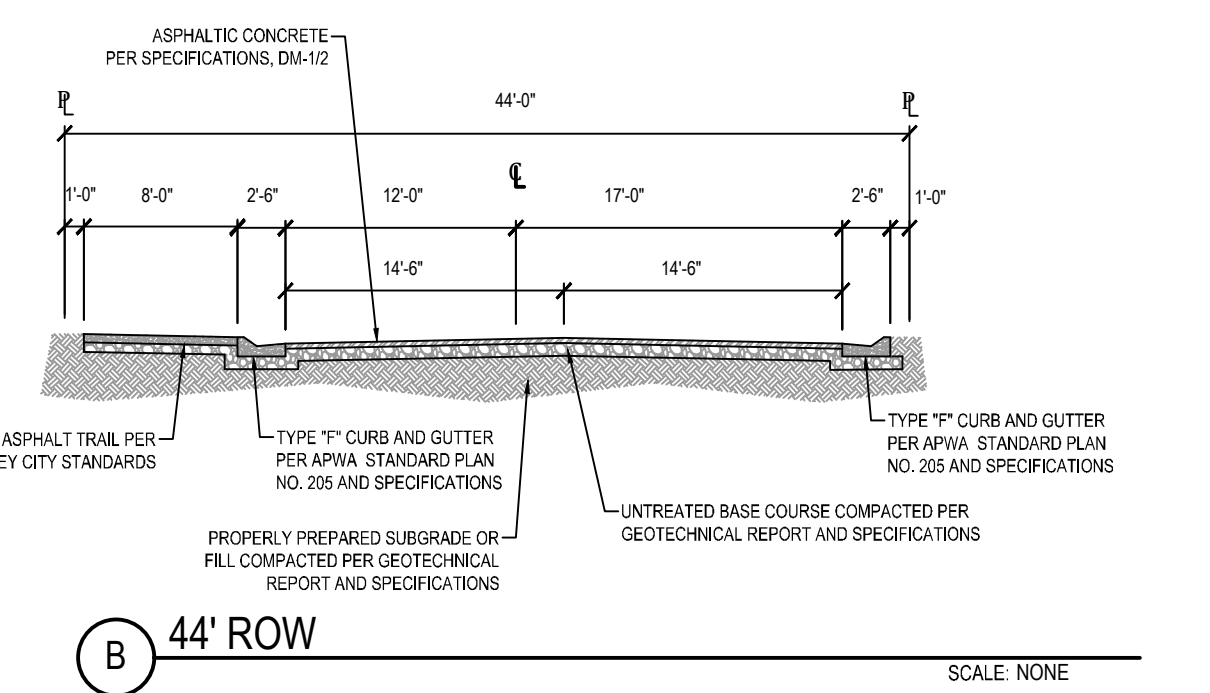
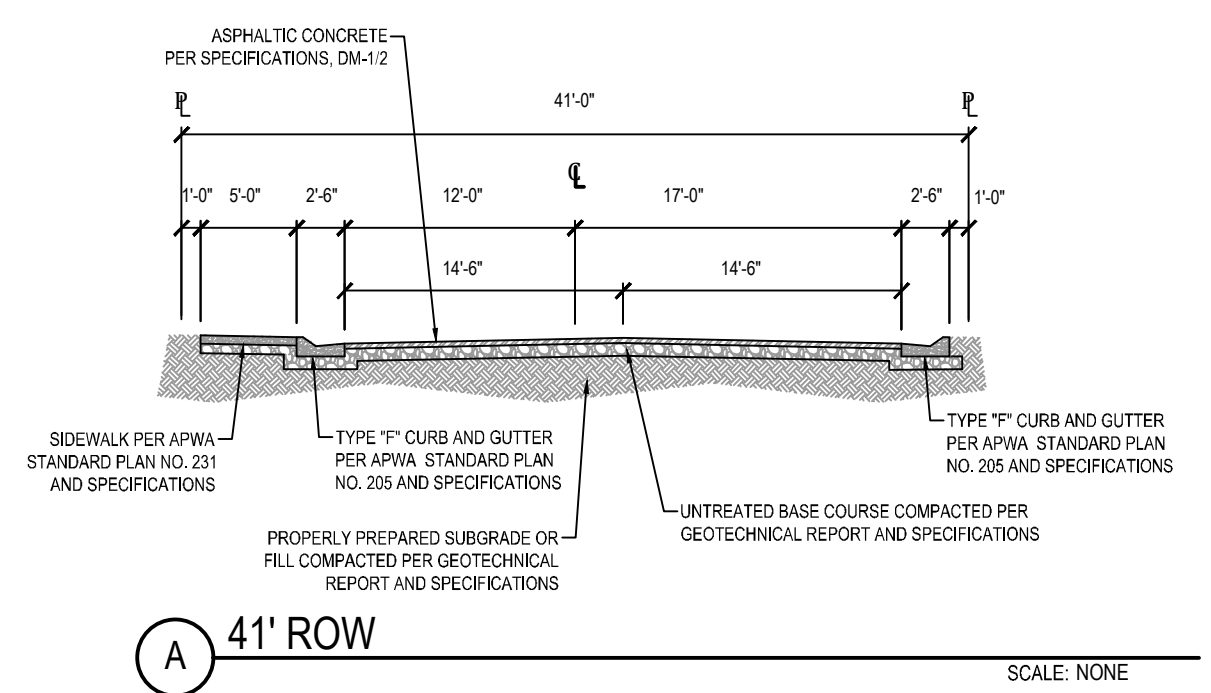
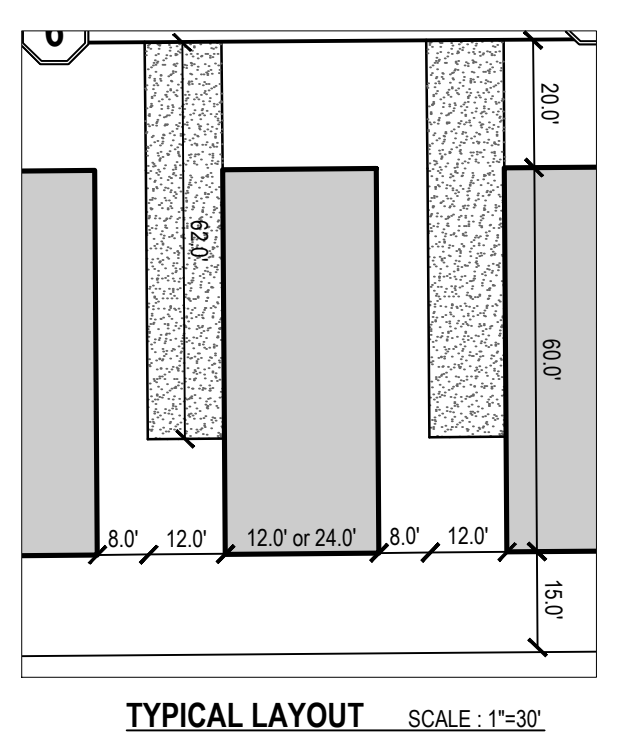
CONTACT:  
MCKAY WINKEL  
PHONE:

**ELKHORN MOBILE ESTATES**

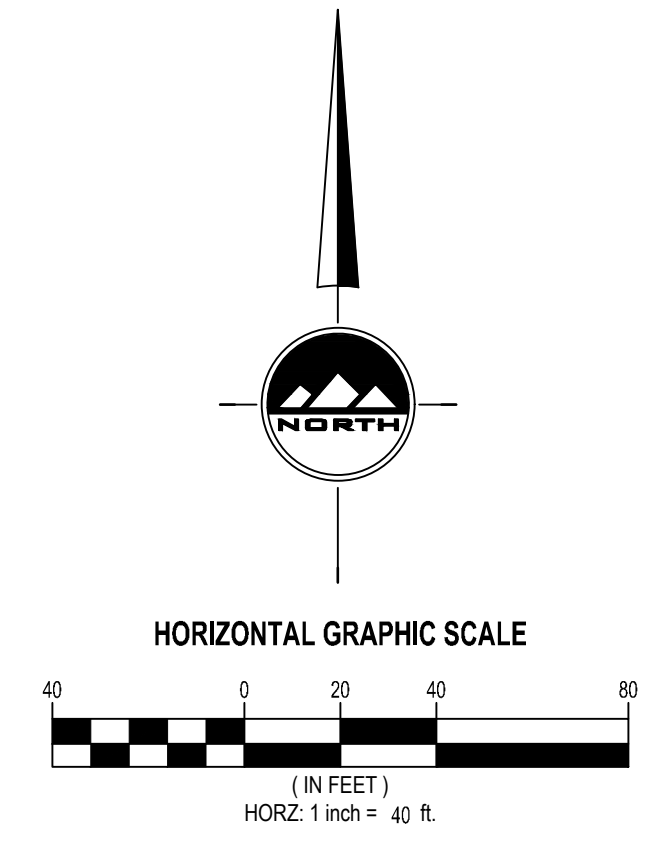
800 WEST 2850 SOUTH  
NIBLEY, UTAH

**SITE DATA TABLE**

DOUBLE WIDE UNITS	19
SINGLE UNITS	47
AREA	9.695
UNITS PER ACRE	6.9



- LEGEND**
- SECTION CORNER
  - EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SET 5" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
  - P.U.S.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - BOUNDARY LINE
  - CENTER LINE
  - EASEMENTS
  - PROPOSED FENCE
  - PROPOSED TRAIL
  - PROPOSED ASPHALT
  - PROPOSED SIDEWALK
  - PROPOSED FIREHYDRANT



**CONCEPT PLAN**

PROJECT NUMBER: 11985  
PRINT DATE: 2022-09-26

PROJECT MANAGER: T. WILLIAMS  
DESIGNED BY: M. ELMER

**1 OF 1**