

**FINDINGS OF FACT- APRIL 21, 2011**  
**HIDDEN VALLEY PUD**  
**FINAL PLAT REVISION- PHASING ADDED**  
**APPROVAL OF PHASE 1**

ZONING: PUD

SEWER: A small lift station will be provided to the west of the first phase and the sewer will tie into the South Cache Subdivision.

WATER: Connect into South Cache Subdivision. It will loop into developments on the north & west as they are built.

IRRIGATION: They will pipe part of the irrigation ditch and install a booster pump.

ELECTRICAL: Electrical service will be extended through the South Cache Subdivision.

CURB, GUTTER, & SIDEWALK: They are planning to use roll gutters with sidewalks on one side of the street as previously approved.

STORM WATER CONTAINMENT: There will be a detention pond built to handle phase one requirements. The pond is designed to blend into the natural surroundings.

LANDSCAPPING: See landscaping plan. Uses the natural features of this area in the landscaping design. He will be planting 1½ inch caliper or larger trees.

ROADS: Phase one will connect into the South Cache Subdivision at 85 South then onto 500 West. There is an agreement in place with the property owners of the South Cache Subdivision & Hidden Valley PUD to connect these roads & utilities. The plan is then to connect phase two into 675 West to loop roads and utilities at that time.

NOTES: The developer has decided to phase this development at this time because of the economic situations that exist. He said it would be difficult to develop all 102 lots at once with the way houses are selling at present. It is also difficult to get lenders to do large projects. City Staff has reviewed this request and is comfortable with the phasing as requested. The Planning Commission has reviewed this proposal and is unanimous in recommending approval as proposed in the findings of fact with the following changes from previous approvals: HOA allow an individual to purchase a lot without building on it immediately and that the club house is completed during phases 3& 4.

# Hidden Valley

## P.U.D. PHASE 1

HYRUM CITY, CACHE COUNTY, UTAH

### BUILDING SETBACKS:

FRONT: 20' MIN. - 30' MAX.  
 BACK: 20'  
 SIDE: 8'

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

EXPENSES FOR IMPROVEMENTS OR EXTENSIONS OF SANITARY SEWER, GAS, ELECTRICAL LINES, GRADING, LANDSCAPING, STORM DRAINAGE, CURB AND GUTTER, FIRE HYDRANTS, PAVEMENT, CHIP AND SEAL, STREET LIGHTING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER.

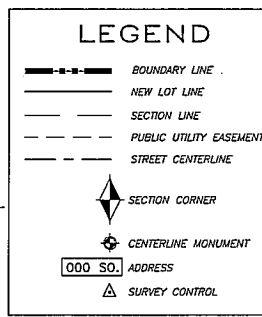
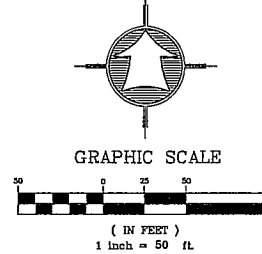
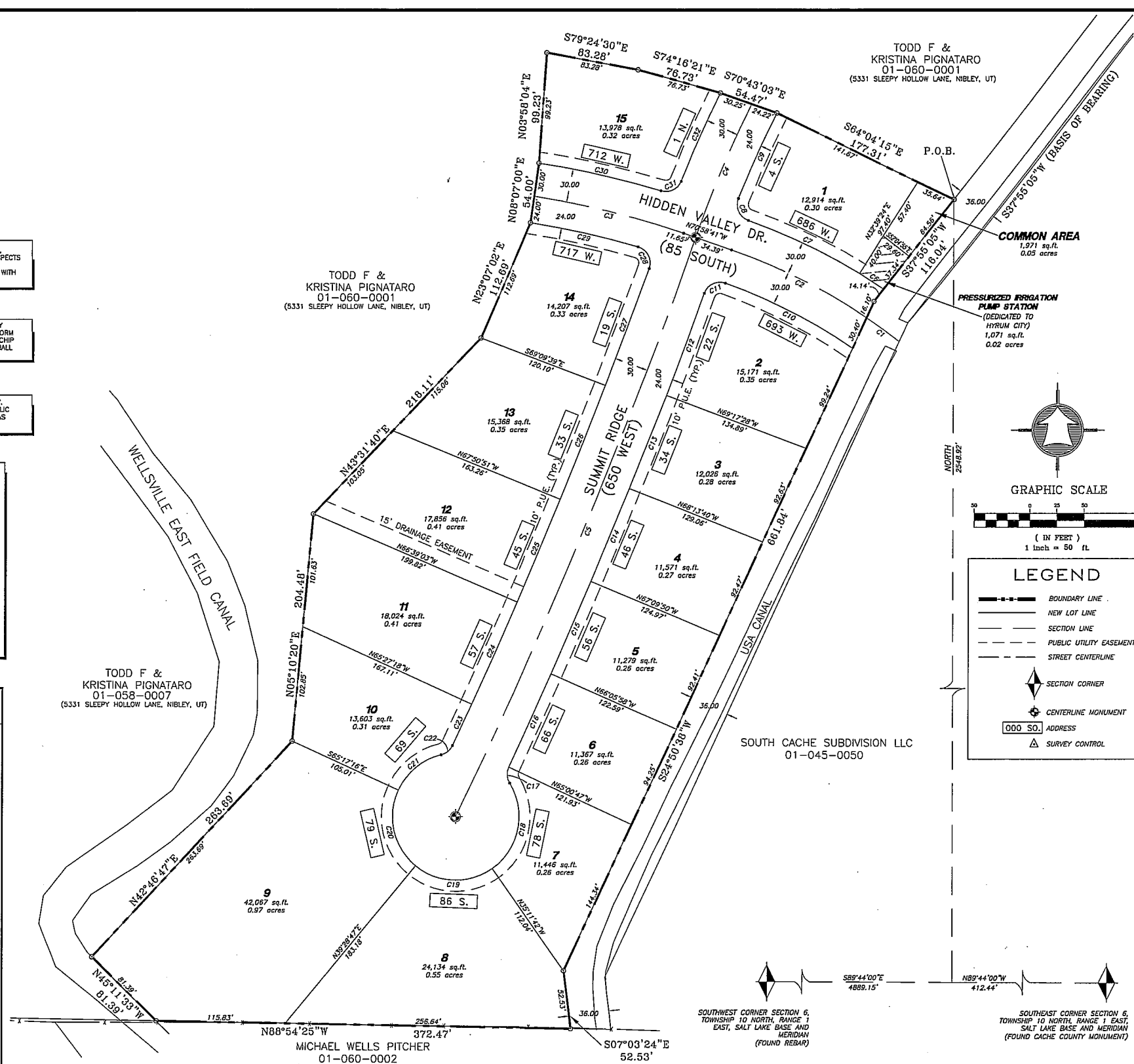
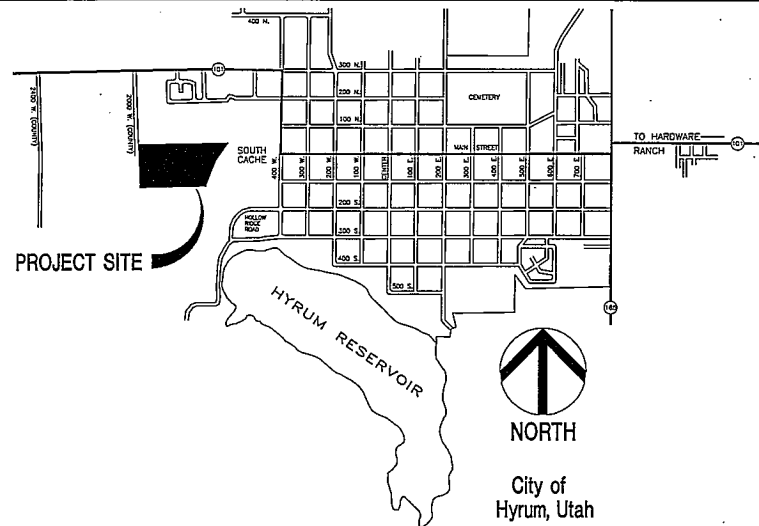
ALL PUBLIC UTILITIES ARE TO BE DEDICATED TO HYRUM CITY. ALL STREETS AND COMMON AREA TO BE DEDICATED AS PUBLIC UTILITY EASEMENTS WITH ROAD RIGHTS OF WAY TO REMAIN AS PRIVATE STREETS.

### PROJECT SUMMARY:

TOTAL ACREAGE: 7.08 ACRES  
 ACREAGE IN LOTS: 5.63 ACRES  
 TOTAL NO. OF LOTS: 15 LOTS  
 COMMON AREA ACREAGE: 0.05 ACRES  
 TOTAL DEDICATED ACREAGE: 0.02 ACRES  
 TOTAL ACREAGE IN ROADS: 1.38 ACRES  
 LANE MILES OF ROAD: 0.41 MILES

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
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C2	137.02	536.72	14°52'18"	68.90	136.64	N61°31'32"W
C3	138.02	775.00	10°12'15"	69.19	137.84	N76°04'48"W
C4	129.91	562.58	7°48'50"	65.06	129.81	S22°54'14"W
C5	562.57	4824.67	6°40'51"	281.60	562.25	N22°21'45"E
C6	26.05	556.72	2°40'53"	13.03	26.05	N57°34'26"W
C7	111.65	556.72	11°29'27"	56.01	111.48	N64°39'36"W
C8	24.15	15.00	92°14'56"	15.60	21.63	S24°16'31"E
C9	84.09	928.81	9°11'18"	42.07	84.06	S24°51'16"W
C10	129.48	496.72	14°56'08"	65.11	129.12	N62°59'14"W
C11	23.96	15.00	89°59'14"	15.00	21.21	S64°32'55"W
C12	97.86	4848.67	1°09'23"	48.93	97.86	N20°07'50"E
C13	90.00	4848.67	1°03'49"	45.00	90.00	N21°14'26"E
C14	90.03	4848.67	1°03'59"	45.01	90.03	N22°18'15"E
C15	90.08	4848.67	1°03'52"	45.04	90.08	N23°22'06"E
C16	91.93	4848.67	1°05'11"	45.97	91.93	N24°26'38"E
C17	14.88	15.00	56°50'44"	8.12	14.28	S03°26'09"E
C18	86.22	57.00	86°39'50"	53.77	78.23	N11°28'24"E
C19	74.29	57.00	74°40'29"	43.48	69.14	S8°21'27"E
C20	74.24	57.00	75°13'56"	43.92	69.58	S12°54'15"E
C21	51.71	57.00	51°58'26"	27.78	49.95	S50°41'57"W
C22	13.52	15.00	51°39'14"	7.26	13.07	N50°51'33"E
C23	40.78	4794.67	0°29'14"	20.39	40.78	N24°47'19"E
C24	100.06	4794.67	1°11'44"	50.03	100.05	N23°56'50"E
C25	100.15	4794.67	1°11'48"	50.08	100.15	N22°45'03"E
C26	109.91	4794.67	1°18'48"	54.95	109.90	N21°22'45"E
C27	112.18	4794.67	1°20'26"	56.09	112.17	N20°10'08"E
C28	24.37	15.00	93°05'13"	15.83	21.78	N27°02'41"W
C29	99.24	751.00	7°34'17"	48.89	99.17	N77°22'26"W
C30	111.95	805.00	7°59'05"	56.07	111.88	N77°13'22"W
C31	22.30	15.00	89°11'21"	13.78	20.30	N64°09'59"E
C32	86.32	982.58	5°02'00"	43.19	86.29	S24°05'14"W

### VICINITY MAP:



### SURVEY CERTIFICATE

I, LAYNE J. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 33456. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: HIDDEN VALLEY P.U.D. PHASE 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH \_\_\_\_\_ DATE \_\_\_\_\_

### BOUNDARY DESCRIPTION

### LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT NORTH 2548.92 FEET AND NORTH 89°44'00" WEST, 412.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 6,  
 THENCE SOUTH 37°55'05" WEST, 116.04 FEET;  
 THENCE SOUTH 24°50'38" WEST, 651.84 FEET;  
 THENCE SOUTH 07°03'24" EAST, 52.53 FEET TO AN EXISTING FENCE LINE RUNNING EAST AND WEST;  
 THENCE NORTH 88°54'25" WEST ALONG SAID FENCE LINE, 372.47 FEET;  
 THENCE NORTH 45°11'33" WEST, 81.38 FEET;  
 THENCE NORTH 42°46'47" EAST, 263.69 FEET;  
 THENCE NORTH 05°10'20" EAST, 204.48 FEET;  
 THENCE NORTH 43°31'40" EAST, 218.11 FEET;  
 THENCE NORTH 23°07'02" EAST, 112.69 FEET;  
 THENCE NORTH 08°07'00" EAST, 54.00 FEET;  
 THENCE NORTH 03°58'04" EAST, 59.23 FEET;  
 THENCE SOUTH 79°24'30" EAST, 83.28 FEET;  
 THENCE SOUTH 74°16'21" EAST, 76.73 FEET;  
 THENCE SOUTH 70°44'03" EAST, 54.47 FEET;  
 THENCE SOUTH 64°04'15" EAST, 177.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.08 ACRES ±

### SURVEY NARRATIVE:

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF PARCEL 01-060-0001, AS RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER, INTO LOTS AND STREETS AS SHOWN.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE EXTENSION OF THE WEST LINE OF SOUTH CACHE LOTS.
- RETRACEMENT: EAST LINE BY RECORD AND FOUND MARKERS ALLOWING 3/8" TO THE USA CANAL. SOUTH LINE BY EXISTING FENCE. NORTH AND WEST LINES ARE NEW LINES.
- PROPERTY CORNERS TO BE MARKED WITH 5/8" X 24" REBAR AND SURVEYOR'S CAP.

OWNER/SUBDIVIDER:  
 TODD PIGNATARO  
 5331 SLEEPY HOLLOW LANE  
 NIBLEY, UTAH 843021  
 (435) 753-5346

1	ADDED NOTES (AGRICULTURE, IMPROVEMENTS, ETC.) PER CITY COMMENTS.	4/7/11
No.	REVISION	DATE



Project Title:  
**HIDDEN VALLEY P.U.D. PHASE 1**  
 HYRUM, CACHE COUNTY, UTAH

Sheet Title:  
**FINAL PLAT**

Drawn By: B. JENSEN	Project Number: 06-129	Sheet No.:
Designed By: B. JENSEN	Date: 4/5/11	<b>FP</b>
Reviewed By: L. SMITH	Sheet Scale: AS SHOWN	
C:\J06-129\06-129.dwg		1 of 1

<b>COUNCIL APPROVAL AND ACCEPTANCE</b> PRESENTED TO THE _____ COUNCIL THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBMISSION WAS APPROVED AND ACCEPTED. MAYOR _____ ATTEST: _____	<b>PLANNING COMMISSION</b> APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE _____ PLANNING COMMISSION. CHAIRPERSON _____	<b>ENGINEER'S CERTIFICATE</b> 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. DATE _____ ENGINEER _____	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____. ATTORNEY _____	<b>SANITARY SEWER AND CULINARY WATER</b> THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED. DATE _____ HYRUM CITY SANITARY SEWER _____ DATE _____ HYRUM CITY CULINARY WATER _____
<b>COUNTY RECORDER'S No.</b> STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF _____, TIME _____ FEE _____ INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____	<b>COUNTY SURVEYOR'S CERTIFICATE</b> 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. DATE _____ COUNTY SURVEYOR _____	<b>CORPORATE ACKNOWLEDGMENT</b> STATE OF _____ COUNTY OF _____ ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ OF SAID _____ AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ OF SAID CORPORATION AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____	<b>UTILITY COMPANY APPROVALS</b> THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED. LOCAL FUEL SUPPLY CO. _____ LOCAL POWER CO. _____ LOCAL COMMUNICATIONS CO. _____ LOCAL CABLE TELEVISION CO. _____	<b>OWNER'S DEDICATION</b> KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: HIDDEN VALLEY P.U.D. PHASE 1, DO HEREBY WARRANT AND SAVE THE CITY OF _____ HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D., 20____.

# Hidden Valley

P.U.D. PHASE 1  
HYRUM CITY, CACHE COUNTY, UTAH

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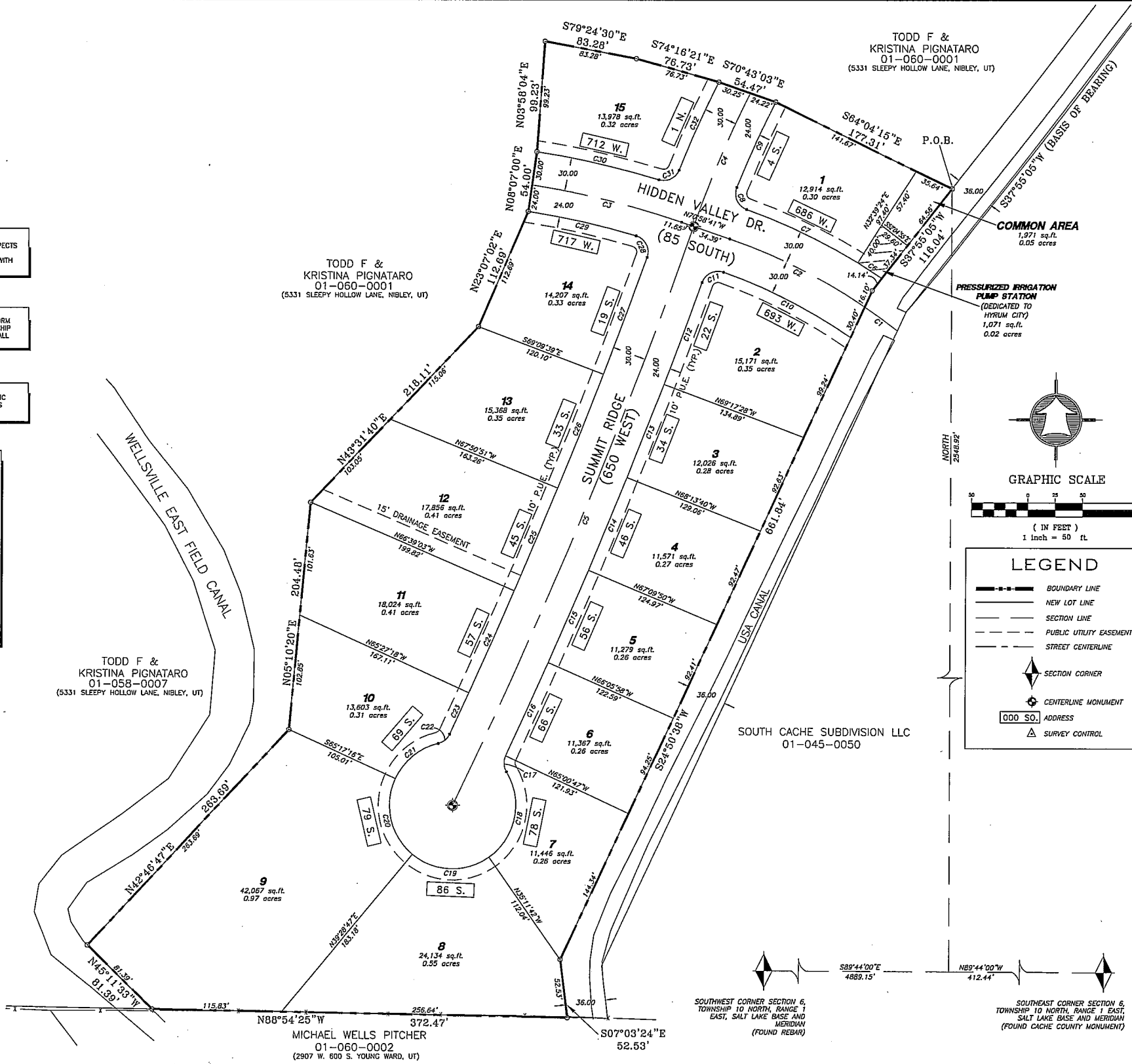
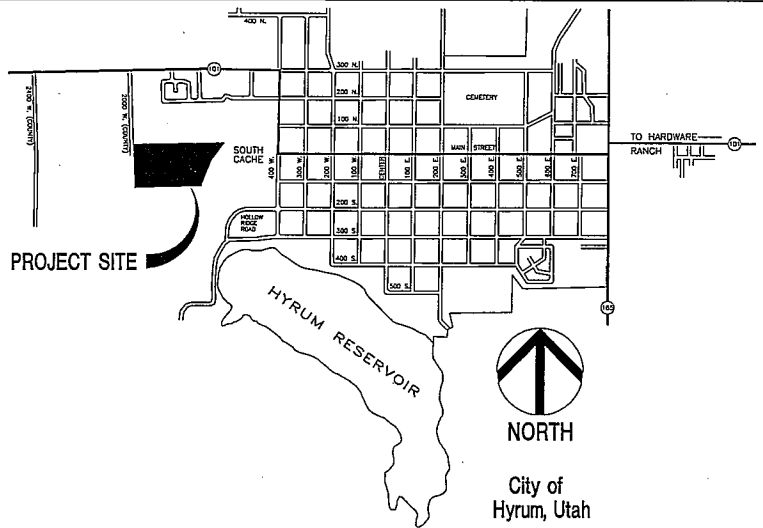
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LAYNE J. SMITH \_\_\_\_\_ DATE \_\_\_\_\_

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THENCE NORTH 43°31'40" EAST, 218.11 FEET;  
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CONTAINING 7.08 ACRES ±

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3. RETRACEMENT: EAST LINE BY RECORD AND FOUND MARKERS ALLOWING 36 FEET TO THE USA CANAL, SOUTH LINE BY EXISTING FENCE, NORTH AND WEST LINES ARE NEW LINES.  
4. PROPERTY CORNERS TO BE MARKED WITH 5/8" X 24" REBAR AND SURVEYOR'S CAP.

### OWNER/SUBDIVIDER:

TODD PIGNATARO  
5331 SLEEPY HOLLOW LANE  
NIBLEY, UTAH 84321  
(435) 753-5346

No.	REVISION	DATE
1	ADDED NOTES (AGRICULTURE, IMPROVEMENTS, ETC.) PER CITY COMMENTS.	4/7/11

**Skyline**  
A/E/S, INC.  
Architecture | Engineering | Surveying  
98 W. Golf Course Rd. #101, Logan, UT 84321  
(435) 752-8501 | Fax (435) 752-8597

Project Title:  
**HIDDEN VALLEY P.U.D. PHASE 1**  
HYRUM, CACHE COUNTY, UTAH

Sheet Title:  
**FINAL PLAT**

Drawn By: B. JENSEN  
Project Number: 06-129  
Date: 4/5/11  
Reviewed By: L. SMITH  
Sheet Scale: AS SHOWN  
1 of 1

COUNCIL APPROVAL AND ACCEPTANCE  
PRESENTED TO THE \_\_\_\_\_ COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.  
CHAIRPERSON \_\_\_\_\_

ENGINEER'S CERTIFICATE  
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.  
DATE \_\_\_\_\_ ENGINEER \_\_\_\_\_

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
ATTORNEY \_\_\_\_\_

SANITARY SEWER AND CULINARY WATER  
THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.  
DATE \_\_\_\_\_ HYRUM CITY SANITARY SEWER  
DATE \_\_\_\_\_ HYRUM CITY CULINARY WATER

COUNTY RECORDER'S No. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
INDEX FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE  
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.  
DATE \_\_\_\_\_ COUNTY SURVEYOR \_\_\_\_\_

CORPORATE ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF \_\_\_\_\_ OF SAID CORPORATION AND THAT \_\_\_\_\_ SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

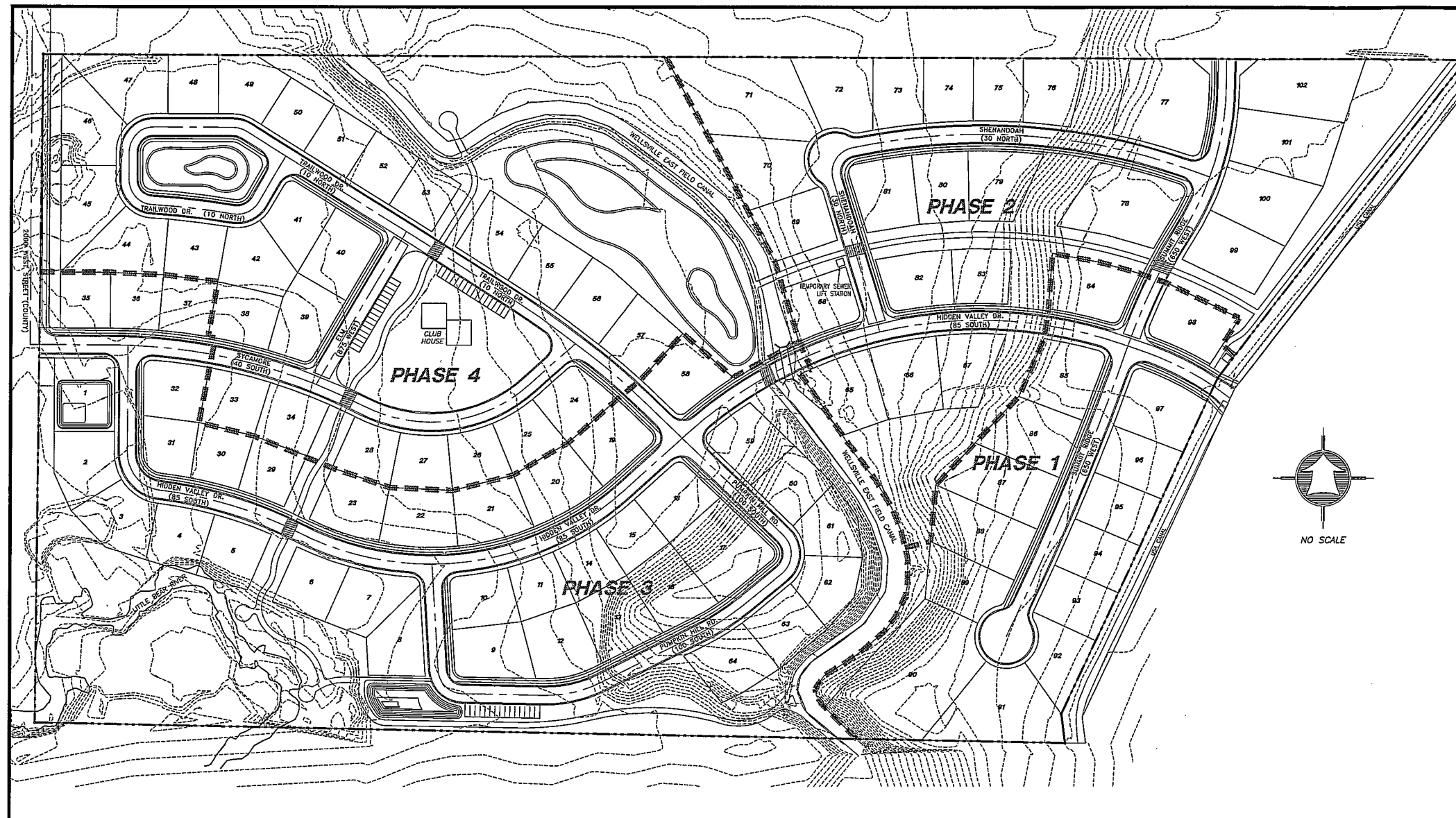
UTILITY COMPANY APPROVALS  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.  
LOCAL FUEL SUPPLY CO. \_\_\_\_\_ LOCAL POWER CO. \_\_\_\_\_  
LOCAL COMMUNICATIONS CO. \_\_\_\_\_ LOCAL CABLE TELEVISION CO. \_\_\_\_\_

OWNER'S DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS HIDDEN VALLEY P.U.D. PHASE 1, DO HEREBY WARRANT AND SAVE THE CITY OF \_\_\_\_\_ HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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# Hidden Valley

HYRUM CITY, CACHE COUNTY, UTAH



--- BOUNDARY LINE	□ NEW CATCH BASIN
--- LOT LINE	□ NEW JUNCTION BOX
--- STREET CENTERLINE	--- DRAINAGE DIRECTION
--- NEW ROLLBACK CURB	⊕ COMBINATION STOP/STREET SIGN
--- NEW STANDARD C & G	○ STOP SIGN
--- NEW DRAINAGE PIPE	+ STREET SIGN

--- BOUNDARY LINE	● NEW CLEANOUT
--- NEW LOT LINE	● NEW SSMH
--- STREET CENTERLINE	⊗ NEW FIRE HYDRANT
--- FUTURE LOT LINE	⊕ NEW IRR. VALVE
--- NEW 8" D.I. WATER LINE	⊗ NEW WATER VALVE
--- NEW 6" PVC IRR. LINE	
--- NEW 8" PVC SEWER LINE	
--- TWO (2) NEW 4" PVC PRESSURE SEWER LINES	

## NOTES

1. ALL CONSTRUCTION TO MEET CITY STANDARDS & SPECIFICATIONS. CONTRACTOR REQUIRED TO HAVE CURRENT HYRUM CITY SPEC. BOOK: DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION IN HYRUM CITY.
2. ALL WATER LINE SERVICES TO BE 3/4" COPPER LINES WITH 18"x36" HDPE PLASTIC METER BARRELS. LIDS TO HAVE 2" DIA. HOLES. ALL METERS TO BE LOCATED WITHIN THE PARK STRIP. WATER SERVICES TO EXTEND 10' INSIDE LOT LINES WITH A 2x4 MARKING END.
3. ALL WATER LINES TO HAVE A MINIMUM COVER OF 5 FEET.
4. WATER MAINS TO BE 8" CLASS 350 DUCTILE IRON PIPE ENCLOSED IN 3-MIL. POLYSOCK AND BE INSTALLED WITH RESILIENT SEAT GATE VALVES.
5. SEWER SERVICES SHALL BE 4" SDR 35 PVC AND SHALL EXTEND 10' INSIDE LOT LINES WITH A 2x4 MARKING END.
6. TOP ELEVATIONS ARE APPROXIMATE AND ALL MANHOLES ARE TO BE ADJUSTED TO MEET FINISH GRADE.
7. SEWER MANHOLES ARE TO BE 48" (W/ 2 PIPES ENTERING AND/OR EXITING) OR 60" (W/ 3 OR MORE PIPES ENTERING AND/OR EXITING) WITH PRECAST BASE, OFFSET CONE, 30" CAST IRON RING & LID, AND STEPS WITH REFLECTORS.
8. PRESSURE SEWER TO BE 4" IPS HDPE DR-9 PIPE WITH GREEN STRIPE AND SHALL HAVE 6 FEET OF COVER MINIMUM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED FOR THE COMPLETION OF THE WORK AND AS REQUIRED BY THE CITY.
10. ALL PIPES MUST BE PROPERLY BEDDED WITH NO POTENTIALLY DAMAGING MATERIAL.
11. ALL CATCH BASINS SHALL HAVE BICYCLE-SAFE GRATES.
12. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES AND PIPELINES PRIOR TO BEGINNING EXCAVATION.
13. SECONDARY WATER MAINS TO BE 6" PVC SDR 21 CLASS 400 WITH 36" MIN. COVER. DRAINS TO BE INSTALLED AT ENDS. SERVICES TO BE 1" WITH RISERS 10' OFF FRONT AND SIDE PROPERTY LINES.
14. ALL CULINARY AND IRRIGATION VALVES TO BE INSTALLED IN CLUSTERS.
15. CONCRETE COLLARS AROUND CULINARY WATER VALVES WILL BE ROUND, SQUARE CONCRETE COLLARS AROUND IRRIGATION VALVES.
16. IRRIGATION SERVICE TO HAVE SEPARATE LATERAL TO EACH LOT WITH VALVE IN PARK STRIP AND VALVE IN LOT. LATERAL TO BE MINIMUM OF 10" FROM CULINARY SERVICE.
17. ALL CONDUIT CROSSING ROADWAYS SHALL BE ENCASED IN CONCRETE TO A MINIMUM DEPTH OF 4" ON THE SIDES, TOP AND BOTTOM PER HYRUM CITY ELECTRICAL INSTALLATION STANDARDS.
18. ALL WATER LINES TO BE THRUST BLOCKED PER CITY STANDARDS AND SPECIFICATIONS AND BE SIZED ACCORDINGLY. CONTRACTOR MAY NEED TO ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND WATER PRESSURES ENCOUNTERED.

NO.	REVISION	DATE
4	ADDED PHASE LINES.	3/18/11
3	ADDED DETAILS FOR IRR. PUMP SITE AND BUILDING. CHANGED BRIDGE TO PRECAST BOX CULVERT.	3/25/08
2	REVISIONS PER CITY ENGINEER COMMENTS DATED 1/15/08.	2/5/08
1	REVISIONS PER CITY ENGINEER COMMENTS DATED 12/27/07.	1/10/08



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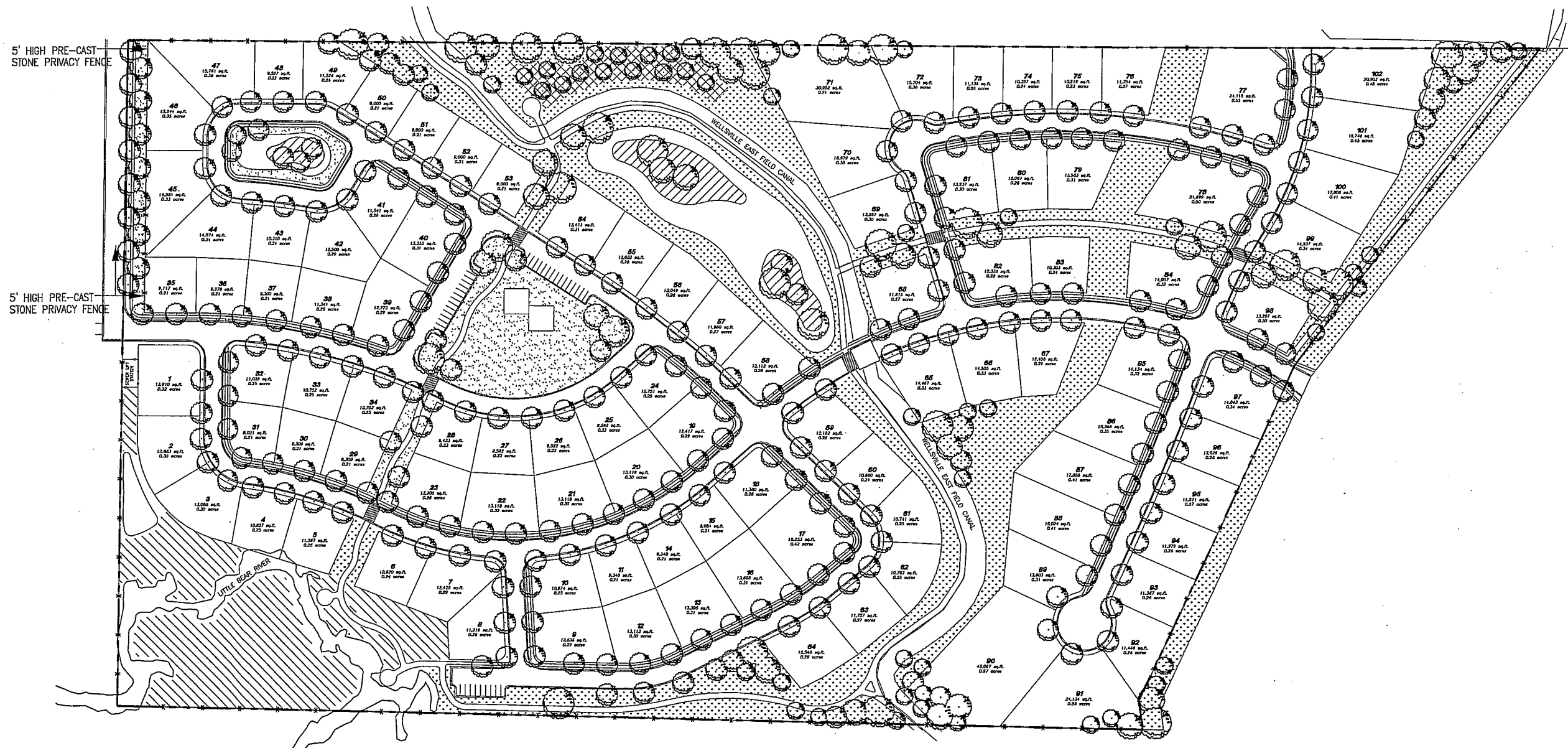
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Project Title:  
**HIDDEN VALLEY P.U.D.**  
 HYRUM, CACHE COUNTY, UTAH

Sheet Title:  
**CONSTRUCTION DRAWINGS COVER SHEET**

Drawn By: B. JENSEN	Project Number: 06-129	Sheet No.:
Designed By: B. JENSEN	Date: 11/15/07	<b>C001</b>
Reviewed By: M. PIERCE	Sheet Scale: AS SHOWN	1 of 19

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**SYMBOLS LEGEND**

COMMUNITY ORCHARD

**FRUIT TREES**

- APPLE VARIETIES
- PEACH VARIETIES
- PEAR VARIETIES
- CHERRY VARIETIES
- PLUM VARIETIES
- APRICOT VARIETIES

OPEN SPACE DRY GRASSLANDS

**DRYLAND GRASSES**

- BLUE BUNCH WHEAT GRASS
- STREAM BANK WHEAT GRASS
- BLUE GAMMA GRASS
- GREAT BASIN WILD RYE
- IDAHO FESCUE
- SHEEP FESCUE

**SHRUBS**

- OAKBRUSH SUMAC
- STAGHORN SUMAC
- WOODS ROSE
- SILVER SAGE
- RABBIT BRUSH

**TREES**

- AUSTRIAN PINE
- NORWAY SPRUCE
- SILVER MAPLE
- BIG TOOTH MAPLE
- PRAIRIE FIRE CRABAPPLE
- PRAIRIE ROSE CRABAPPLE
- LONDON PLANE TREE
- KENTUCKY COFFEE TREE

TURF GRASS

**TURF GRASS**

- KENTUCKY BLUE GRASS

RIPARIAN HABITAT

**SHRUBS**

- RED TWIG DOGWOOD
- YELLOW TWIG DOGWOOD
- ARTIC WILLOW

**TREES**

- FLOWERING DOGWOOD
- RIVER BIRCH
- PAPER BIRCH
- DOUGLAS FIR

EXISTING HABITAT

NOTE: ALL EXISTING RIPARIAN HABITAT SHALL REMAIN OR ONLY BE REMOVED AS REQ'D. FOR NEW CONSTRUCTION.

**SHRUB REHABILITATION**

- RED TWIG DOGWOOD
- YELLOW TWIG DOGWOOD
- ARTIC WILLOW

**TREE REHABILITATION**

- FLOWERING DOGWOOD
- RIVER BIRCH
- PAPER BIRCH
- DOUGLAS FIR

**ORNAMENTAL PLANT MATERIALS**

**SHRUBS**

- FORSYTHIA
- DWARF BURNING BUSH
- CISTENA PLUM
- COMMON LILAC
- OREGON GRAPE
- EUONYMUS VARIETIES
- CRANBERRY COTONEASTER
- HONEYSUCKLE

**STREET TREES**

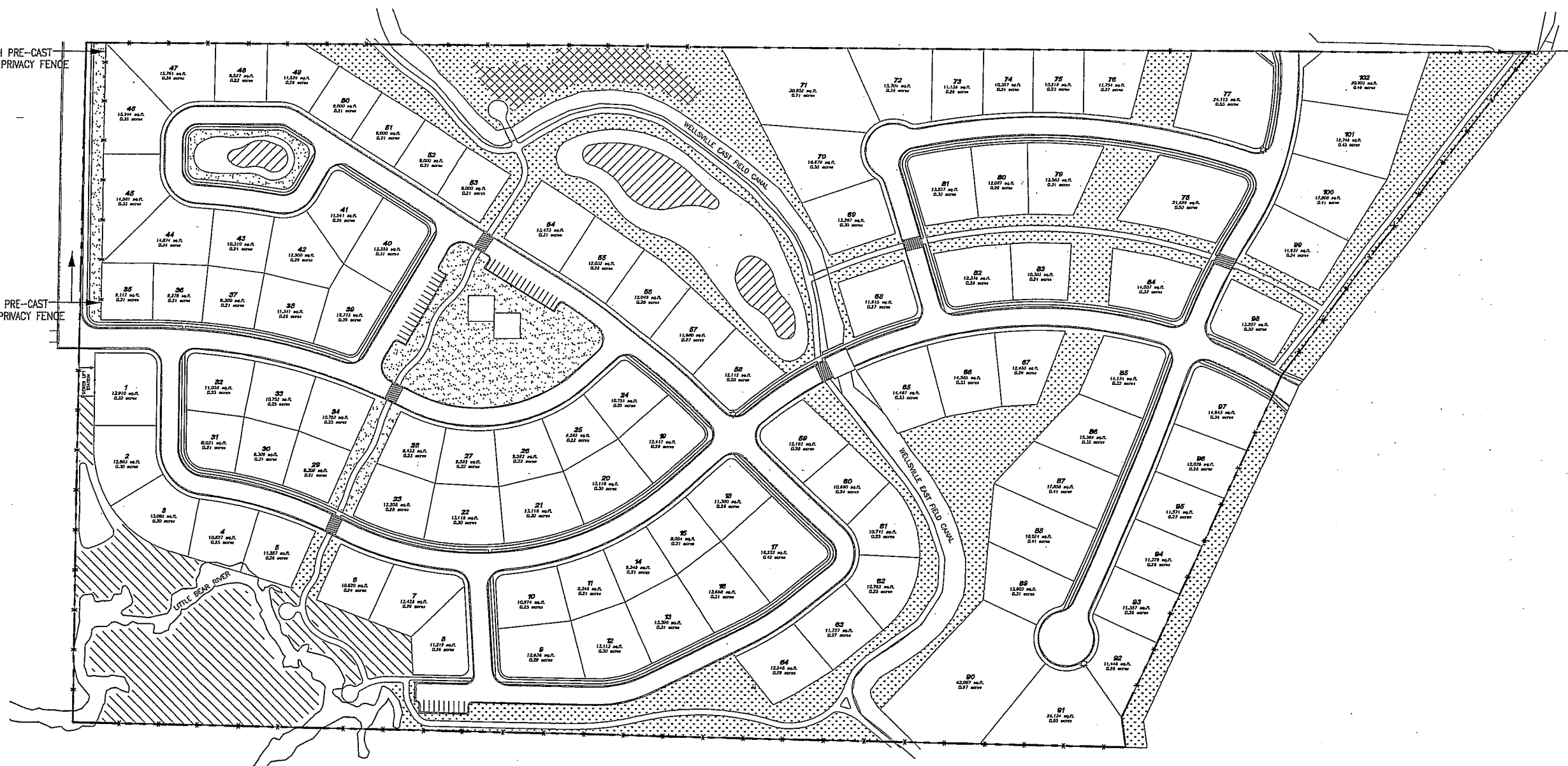
- ASH, AUTUMN APPLAUSE
- ASH, CIMMARON
- ASH, PATMORE
- MAPLE, AUTUMN BLAZE
- MAPLE, ROYAL RED
- MAPLE, PARKWAY
- LINDEN, WESTERN
- LINDEN, GREENSPIRE
- FLOWERING CRABAPPLE VARIETIES
- LONDON PLANE TREE
- THORNLESS HONEYLOCUST

**FENCE LOCATION**  
 2 RAIL CEDAR FENCE  
 UNLESS NOTED OTHERWISE

<p><b>Skyline</b> A/E/S, INC.  <small>Architecture / Engineering / Surveying        95 W. Golf Course Rd. #101, Logan, UT 84321        (435) 752-8501 / Fax (435) 752-8597</small></p>		
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<p>Project Title:  <b>HIDDEN VALLEY P.U.D.</b>  <small>HYRUM, CACHE COUNTY, UTAH</small></p>		
<p>Sheet Title:  <b>SCHEMATIC PLANTING PLAN</b></p>		
<p>Drawn By: T. EKINS</p>	<p>Project Number: 06-129</p>	<p>Drawing Type:</p>
<p>Designed By: T. EKINS</p>	<p>Date: 8-5-07</p>	<p>Sheet Number: <b>L101</b></p>
<p>Reviewed By: T. EKINS</p>	<p>Sheet Scale: 1" = 100'-0"</p>	<p>1 of 1</p>

5' HIGH PRE-CAST  
STONE PRIVACY FENCE

5' HIGH PRE-CAST  
STONE PRIVACY FENCE



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**FENCE LOCATION**  
X X X  
2 RAIL CEDAR FENCE  
UNLESS NOTED OTHERWISE

REV#:	REVISION DESCRIPTION:	DATE:

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