

MOUNTAIN VIEW ESTATES SOUTH – PRELIMINARY PLAT

550 SOUTH 1330 EAST

CITY COUNCIL MEETING

FEBRUARY 18, 2021

Summary: Neighborhood Housing Solutions is seeking preliminary approval for their Mountain View Estates South development. This proposes 175 single family lots to be built on approximately 57.2 acres.

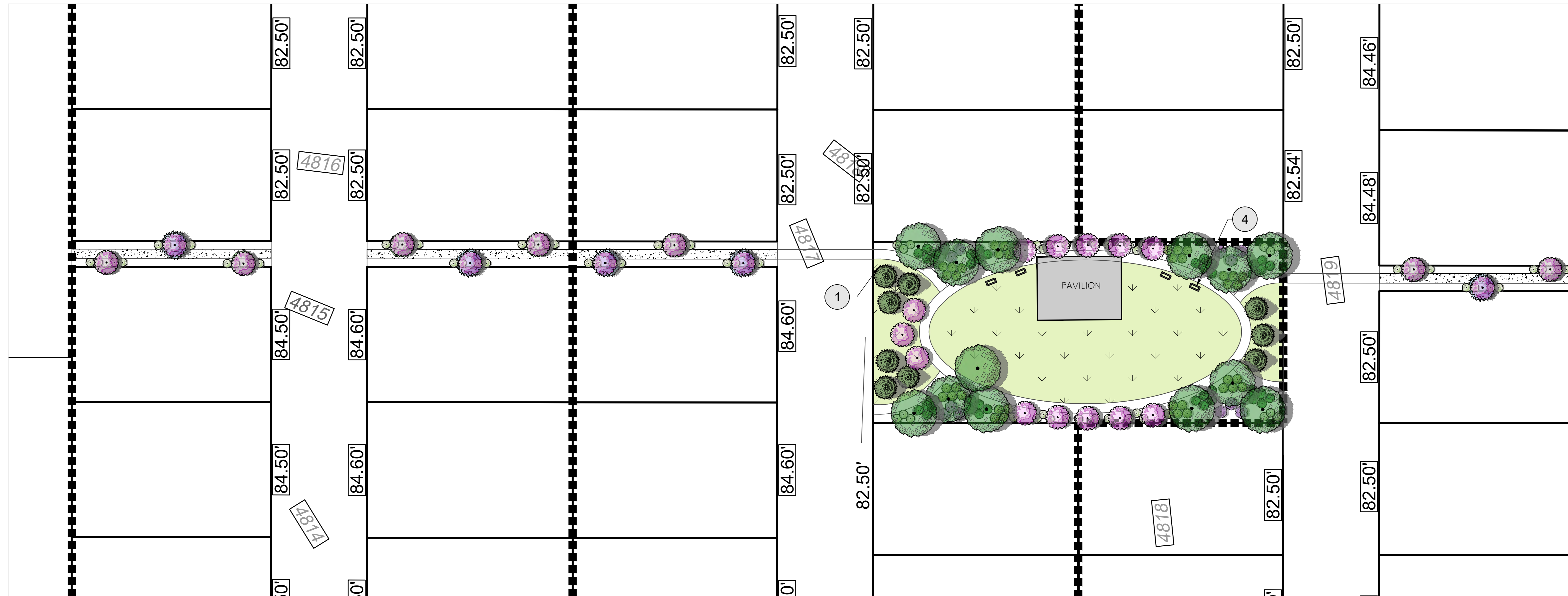
ZONING: R-2 Residential

UTILITIES:

Power:	To be constructed with development
Culinary:	To be constructed with development
Sewer:	To be constructed with development
Irrigation:	To be constructed with development

PARKING & ROADS: A vacation of a portion of a previously dedicated road will be required to enable this design. Neighborhood Housing Solutions will work with the City to vacate a portion of road previously dedicated and dedicate vehicular access rights along 700 S and 1600 E along all lots except those six lots marked as 170 through 175, inclusive.

NOTES: Two parks and connecting path are proposed with this development. Park plans are included. Parks will be dedicated to the City upon completion. The parks are not a requirement of this development.



PLANT SCHEDULE WEST PARK

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL
	AC	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	B&B	2" CAL
	PG2	PICEA PUNGENS GLAUCA 'HOOPSII' / COLORADO BLUE SPRUCE	6' HT	
	TS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	B&B	2" CAL
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT
	CI	CORNUS ALBA 'IVORY HALO' TM / TATARIAN DOGWOOD	5 GAL	
	PN	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST SPRUCE	5 GAL	
	PC2	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	10 GAL	
	RG	RHUS AROMATICA 'GRO LOW' / GRO LOW SUMAC	5 GAL	

REFERENCE NOTES SCHEDULE WEST PARK

SYMBOL	DESCRIPTION
①	METER FOR IRRIGATION
④	BENCH
SYMBOL	DESCRIPTION
	TURF GRASS: SOD (KENTUCKY BLUEGRASS) INSTALLED OVER 5" TOPSOIL LAYER.

MARK	DATE	DESCRIPTION

PROJECT #: 20-209
 DRAWN BY: J. HENDRICKSON
 PROJECT MANAGER: M. TAYLOR
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