

PRELIMINARY PLAT
COBBLECREEK TOWNHOMES
~230 NORTH 800 EAST
CITY COUNCIL MEETING
SEPTEMBER 6, 2018

Utilities:

All are available in this area. A sewer and irrigation main runs down the West side of the highway. Water and electrical lines are available on the East side of the Highway.

Roads:

These will be private roads within the development. They will need to complete a UDOT access permit for this change of use.

Signage:

They will have an entrance sign.

Fencing: Vinyl fence around the North & South sides of the development. East side should be added also because of the need for separation from industrial businesses.

Landscaping:

To meet multi-family code requirements. 1 Tree per 1000 sq. ft. Playground equipment required. (More than 12 units)

HOA: See attachment.

Other:

The layout was changed, as per conversation with the City Council last month by reducing the commercial pads down to two in the front portion and aligning the entrance with Anderson Avenue. They will also be demolishing the one row of storage units on this parcel of property. The Planning Commission recommends approval with the following conditions: Buildings architectural design are as shown, vinyl fencing on north, south, & east, decorative four-foot fence across the front of townhomes (west side), landscaping meet code- 2inch caliper-30% evergreens-etc., show playground equipment with final plat, commercial area irrigated and maintained until developed (city provide reasonable priced water- culinary at irrigation price if needed)

They have added the utilities changes to loop 8" waterline & consolidate water connections for west building, move fence on south side, show fencing around the development with decorative fence in front of west building, additional notes on storm water, landscaping, and plat.

COBBLECREEK TOWNHOMES
 PART OF THE NORTHWEST QUARTER OF SECTION 3
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 HYRUM, UTAH

EXISTING SITE

NORTH



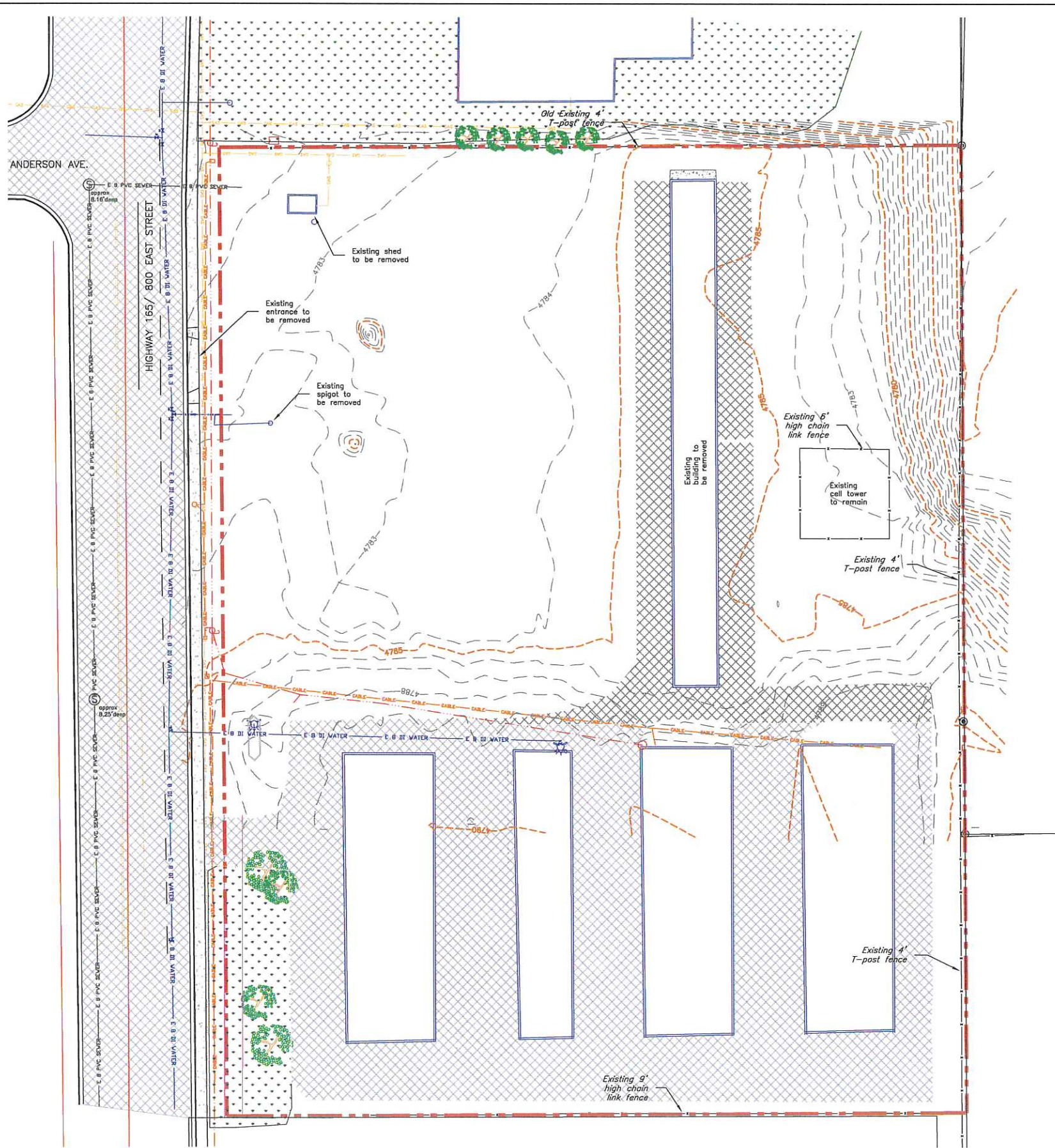
0 30 60ft.
 SCALE 1" = 30'-0"

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING WATER
	EXISTING SEWER
	EXISTING FENCE
	EXISTING CABLE/PHONE
	EXISTING POWER
	EXISTING GAS
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING LANDSCAPING

PROJECT



VICINITY MAP



REVISION	DATE	AE ALLIANCE CONSULTING ENGINEERS
		150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321
COBBLECREEK TOWNHOMES EXISTING SITE		
PART OF THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HYRUM, UTAH		
DRAWN BY: AM	CHECKED BY: AM	DATE: 7-2018
APPROVED BY: BL	DWG DATA: prelim.DWG	
SHEET 1 OF 4		



0 30 60ft.
SCALE 1" = 30'-0"

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ROAD CL

ANDERSON AVE.

HIGHWAY 165/ 800 EAST STREET

90'

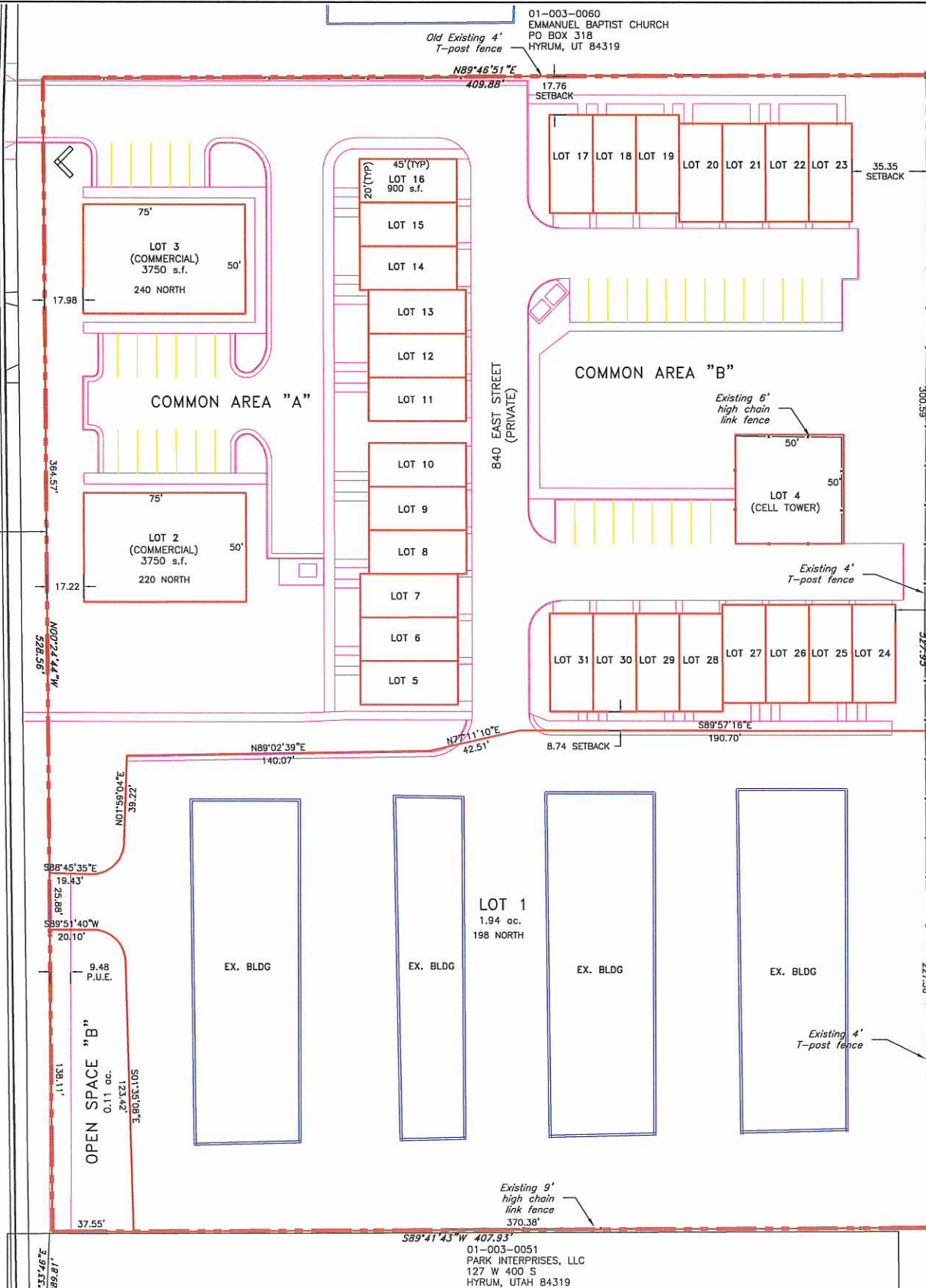
ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
5	840 EAST 230 NORTH #5	900 s.f.
6	840 EAST 230 NORTH #6	900 s.f.
7	840 EAST 230 NORTH #7	900 s.f.
8	840 EAST 230 NORTH #8	900 s.f.
9	840 EAST 230 NORTH #9	900 s.f.
10	840 EAST 230 NORTH #10	900 s.f.
11	840 EAST 230 NORTH #11	900 s.f.
12	840 EAST 230 NORTH #12	900 s.f.
13	840 EAST 230 NORTH #13	900 s.f.
14	840 EAST 230 NORTH #14	900 s.f.
15	840 EAST 230 NORTH #15	900 s.f.
16	840 EAST 230 NORTH #16	900 s.f.
17	840 EAST 230 NORTH #17	900 s.f.
18	840 EAST 230 NORTH #18	900 s.f.
19	840 EAST 230 NORTH #19	900 s.f.
20	840 EAST 230 NORTH #20	900 s.f.
21	840 EAST 230 NORTH #21	900 s.f.
22	840 EAST 230 NORTH #22	900 s.f.
23	840 EAST 230 NORTH #23	900 s.f.
24	840 EAST 230 NORTH #24	900 s.f.
25	840 EAST 230 NORTH #25	900 s.f.
26	840 EAST 230 NORTH #26	900 s.f.
27	840 EAST 230 NORTH #27	900 s.f.
28	840 EAST 230 NORTH #28	900 s.f.
29	840 EAST 230 NORTH #29	900 s.f.
30	840 EAST 230 NORTH #30	900 s.f.
31	840 EAST 230 NORTH #31	900 s.f.



OWNERS CERTIFICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS COBBLECREEK TOWNHOMES IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS ____ DAY OF _____, 20__.

West Quarter section 3 railroad spike
Elev: 4794.98



01-003-0060
EMMANUEL BAPTIST CHURCH
PO BOX 318
HYRUM, UT 84319

01-003-0042
JACK B PARSON COMPANIESPO 2350
S 1900 W STE 100
OGDEN, UT 84401-3481

01-003-0035
CRAIG N THORNLEY
271 S 100 W
HYRUM, UTAH 84319

COBBLECREEK TOWNHOMES
PART OF THE NORTHWEST QUARTER OF SECTION 3
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

PRELIMINARY PLAT
NORTH

NOTES:

- OWNER: ELK MEADOW STORAGE LLC.
380 W CENTER
LOGAN, UTAH
SCOTT & KIM NYDEGGER
380 WEST CENTER
LOGAN, UTAH 84321
- DEVELOPER: JAKE THOMPSON
2990 NORTH 1800 EAST
NORTH LOGAN, UTAH
84341
- ZONING: C1-COMMERCIAL HWY 165
- TOTAL ACRES: 4.359
STORAGE UNITS: 1,938 AC.
COMMERCIAL AREA: 0.833 AC. (STORAGE UNITS)
COMMON AREA A: 0.172 AC. (COMMERCIAL BLDGS)
COMMON AREA B: 0.232 AC. (COMMERCIAL)
ROADWAY: 0.372 AC.
RESIDENTIAL AREA: 2.188 AC. (CELL TOWER)
LOTS 4: 0.057 AC. (CELL TOWER)
LOTS 5-31: 0.559 AC. (TOWNHOMES)
COMMON AREA B: 1.119 AC. (TOWNHOMES)
ROADWAY: 0.51 AC.
- LANDSCAPE PLAN TO CONFORM TO REQUIREMENTS OF A PUD IN A COMMERCIAL ZONE (C1).
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
- PER THE UTAH WATER RIGHTS WEBSITES THERE ARE NO WELLS WITHIN 1000'.
- PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
- NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
- EXISTING VEGETATION CONSISTS MAINLY OF NATIVE GRASSES
- ALL COMMON/OPEN SPACE TO BE MAINTAINED BY HOA.
- ALL COMMON AREA "A" IS AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES AND WILL BE DEDICATED AS SUCH ON THE FINAL PLAT. THIS INCLUDES THE INGRESS/EGRESS AREA.
- LOTS 5-31 ARE 20'x45' AND 900 SQUARE FEET.

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved
 Hyrum City Culinary Water _____
 Hyrum City Sanitary Sewer _____
 Hyrum City Power _____

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.
 Date _____ City Engineer _____

PLANNING COMMISSION CHAIRMAN
APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this ____ day of _____ A.D., 20____, at which time this subdivision was recommended to the City Council for approval.
 Planning Commission Chairman _____ Date _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this ____ day of _____ A.D., 20____, at which time this subdivision was approved and accepted.
 Mayor _____ Date _____

REVISION
DATE

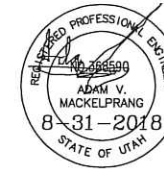
ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321

COBBLECREEK TOWNHOMES
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SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

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COBBLECREEK TOWNHOMES
 PART OF THE NORTH EAST QUARTER OF SECTION 10
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 226 NORTH, 800 EAST
 HYRUM, UTAH
PRELIMINARY PLAN



NORTH



0 30 60ft.
 SCALE 1" = 60'-0"

STORM WATER FOR THE COMMERCIAL AREA WILL BE RETAINED IN SUMPS LOCATED IN THE ROADS AND WILL BE CALCULATED AND DESIGNED WHEN SAID AREA IS SUBMITTED FOR FINAL DESIGN.

STORM DRAINAGE CALCULATIONS

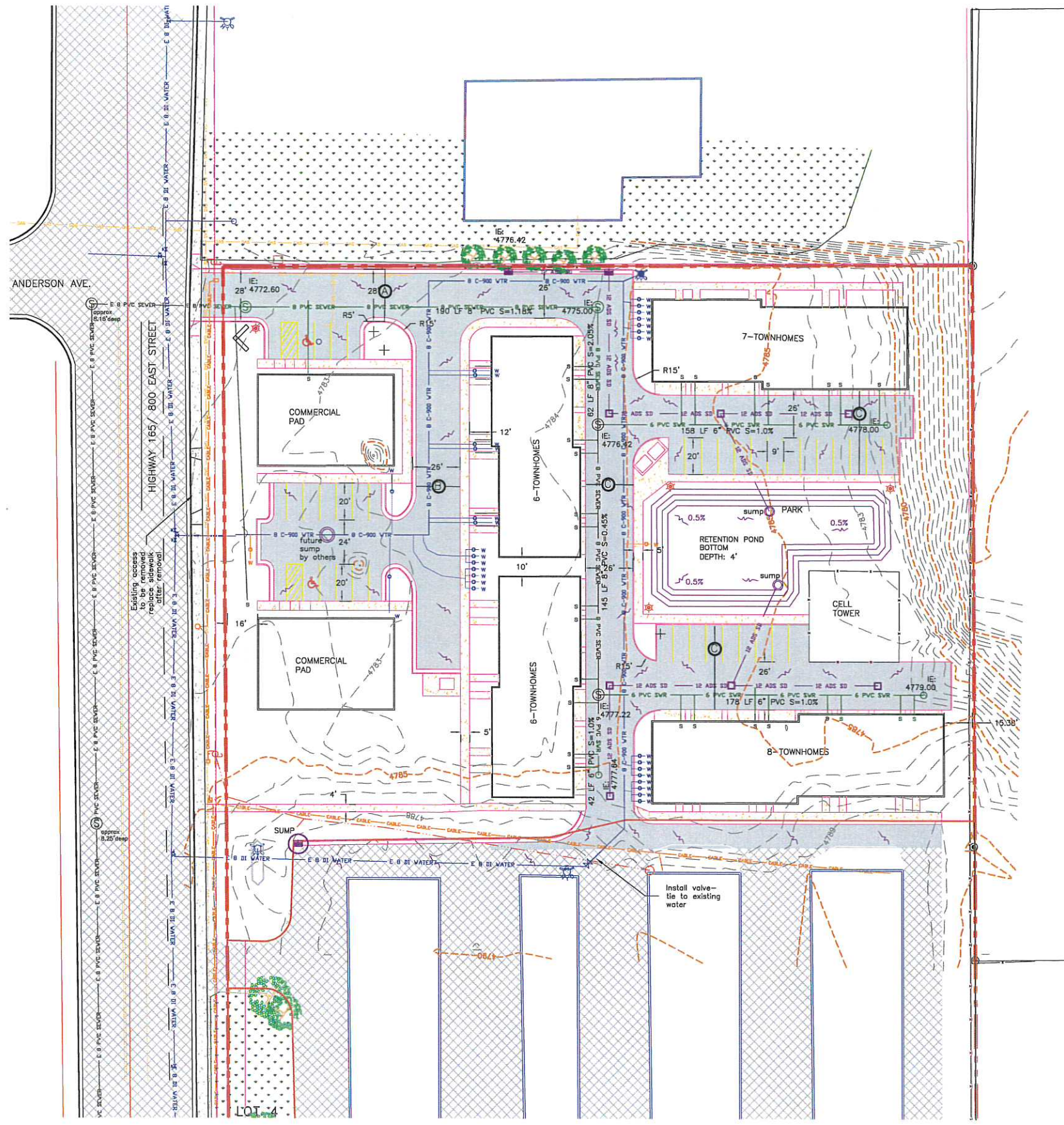
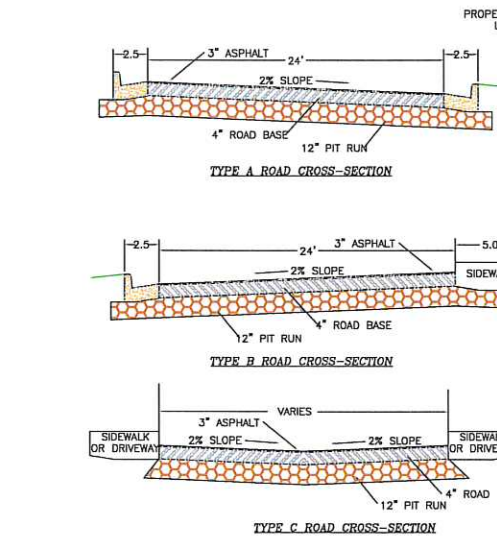
CONTRIBUTING DRAINAGE AREA: 84,506 S.F. (1.94 acres)
 IMPERVIOUS AREA: 29,870 acres Road
 24,300 SF Homes
 54,170 acres Total
 C-IMPERVIOUS: 0.9
 C*A=48,753
 REMAINING UNDEVELOPED AREA: 30,336 S.F.
 C-UNDEVELOPED: 0.15
 C*A= 4550
 C-POST= 53303/ 84506 = 0.63

LENGTH OF TYPICAL DRAINAGE PATH: 350 FEET
 TIME OF CONCENTRATION: 350/180 +10= 11.94 MIN
 1100=3.9 IN/HR

VOLUME REQUIRED FOR POND
 100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
 C-POST: 0.63
 VOLUME: (3.15 IN)*(0.63)*(1.94 ACRES) = 13,975 CF

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING FENCE
- EXISTING CABLE/PHONE
- EXISTING POWER
- EXISTING GAS
- EXISTING WATER
- PROPOSED WATER
- PROPOSED 1/2" WATER SERVICE
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED 4" PVC SEWER SERVICE
- PROPOSED FLOW DIRECTION
- NEW EXTERIOR LIGHT- PER DEVELOPER
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- ROAD LABEL



REVISION		DATE	BY

AE ALLIANCE CONSULTING ENGINEERS
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 LOGAN, UTAH 84321

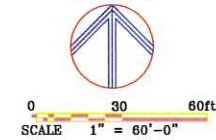
**COBBLECREEK TOWNHOMES
 PRELIMINARY PLAN**

PART OF THE NORTH EAST QUARTER OF SECTION 10
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 226 NORTH, 800 EAST
 HYRUM, UTAH

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 7-2018
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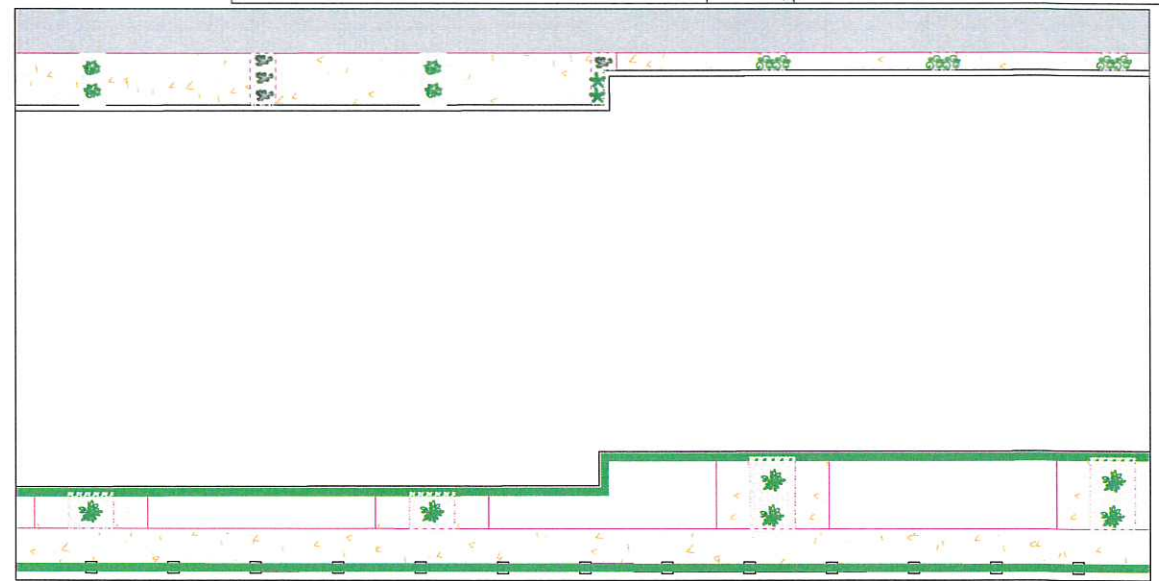
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 LANDSCAPE PLAN

NORTH



LEGEND	
	BOUNDARY LINE
	NEW FENCE
	NEW LIGHT
	PROPOSED IRRIGATION
	NEW CONCRETE
	3 INCH MINUS ROCK MULCH
	EXISTING GRASS
	Day lily (34)
	Veronica umbrosa "Georgia blue" (25)
	Missouri evening primrose (18)
	Blazing star liliopsis (10)
	Oregon grape (20)
	Emerald queen maple 1-1/2" cal (3)
	Prairie fire crabapple 1-1/2" cal (3)
	Prairie rose crabapple 1-1/2" cal (5)
	Spring snow crabapple 1-1/2" cal (2)
	Autumn blaze maple 1-1/2" cal (4)
	Chanticleer pear 1-1/2" cal (7)
	Golden rain tree 1-1/2" cal (8)
	Savin juniper 1-1/2" cal (8)
	Tiny tower dwarf alberta spruce 1-1/2" cal (12)
	Dwarf globe blue spruce 1-1/2" cal (8)

- NOTES:
1. STUCCO COVERED WOOD FRAMED SUBDIVISION ENTRANCE SIGN
 2. 6' HIGH PRIVACY FENCE TO BE INSTALLED ON THE NORTH AND SOUTH PROPERTY LINE.
 3. IRRIGATION SYSTEM WILL BE DESIGNED BY LANDSCAPE CONTRACTOR. LAWN AREAS WILL BE DESIGNED FOR HEAD TO HEAD COVERAGE AND ALL PLANTING AREAS WILL BE DRIP IRRIGATED.



TYPICAL BUILDING LANDSCAPE

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