

PRLIMINARY PLAT
AUBURN HILLS SUBDIVISION
~600 SOUTH 800 EAST
CITY COUNCIL MEETING
OCTOBER 6, 2016

Zoning:
OK R-1

Utilities:

Stubbed in at Glenwood Drive. This will work for the first three phases. The remaining phases will require connections from the Rolling Hills Subdivision. They also will need to extend the culinary water line down the highway. This will be needed for future growth and to meet fire flow requirements.

Roads:

600 South will be a 68-foot ROW. Other roads will be 60-foot ROW's. UDOT has approved the shown location for access.

Other:

They are not asking for preliminary plat approval for the whole property at this time. They have excluded about 14 acres from what is in the Concept Plan. The project should still work as a stand-alone development as proposed in the preliminary plat. There is a power line and city irrigation pipes that run down the west end of the property that have required the fifteen-foot easement on this property. Another easement will be required when Rolling Hills builds up to the West boundary of this subdivision. These easements will need to be protected. No structures allowed on the easement. Also the lots backing on to Highway 165 will face the highway with rear garage entry. The planning commission recommends approval of this plat with the addition of the 10" water main down the Highway, Storm water calculations approved by the city engineer, highway access permit completed, there be a 20' setback from the 15' west utility easement for dwelling units, homes on highway front highway with no fences and have rear entry garages on 770 East, and no structures to be built on 15' easement. Since the planning commission meeting, the city staff, city engineer, and developer, have met and discussed this line and now are recommending moving the 10-inch line out of the highway and bringing it down 770 East with stubs to the highway.

AUBURN HILLS PRELIM
 PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 800 SOUTH, 800 EAST
 HYRUM, UTAH
EXISTING SITE

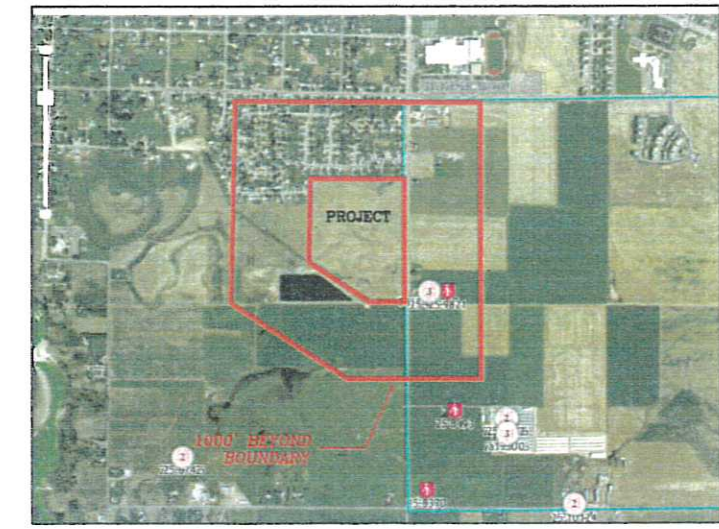
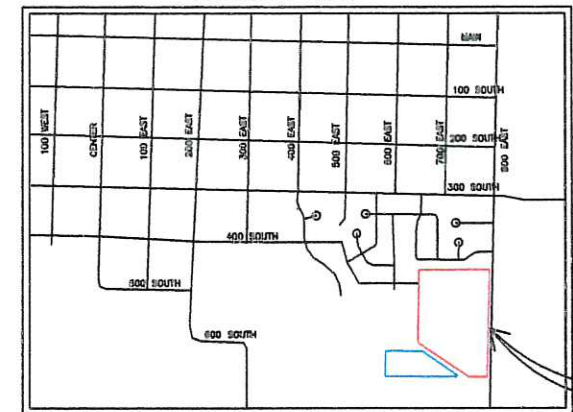
LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING ZONE BOUNDARY
- EXISTING WATER
- EXISTING SEWER
- EXISTING IRRIGATION
- EXISTING EASEMENT
- EXISTING POWER
- EXISTING GAS
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 3' CONTOUR
- EXISTING ASPHALT

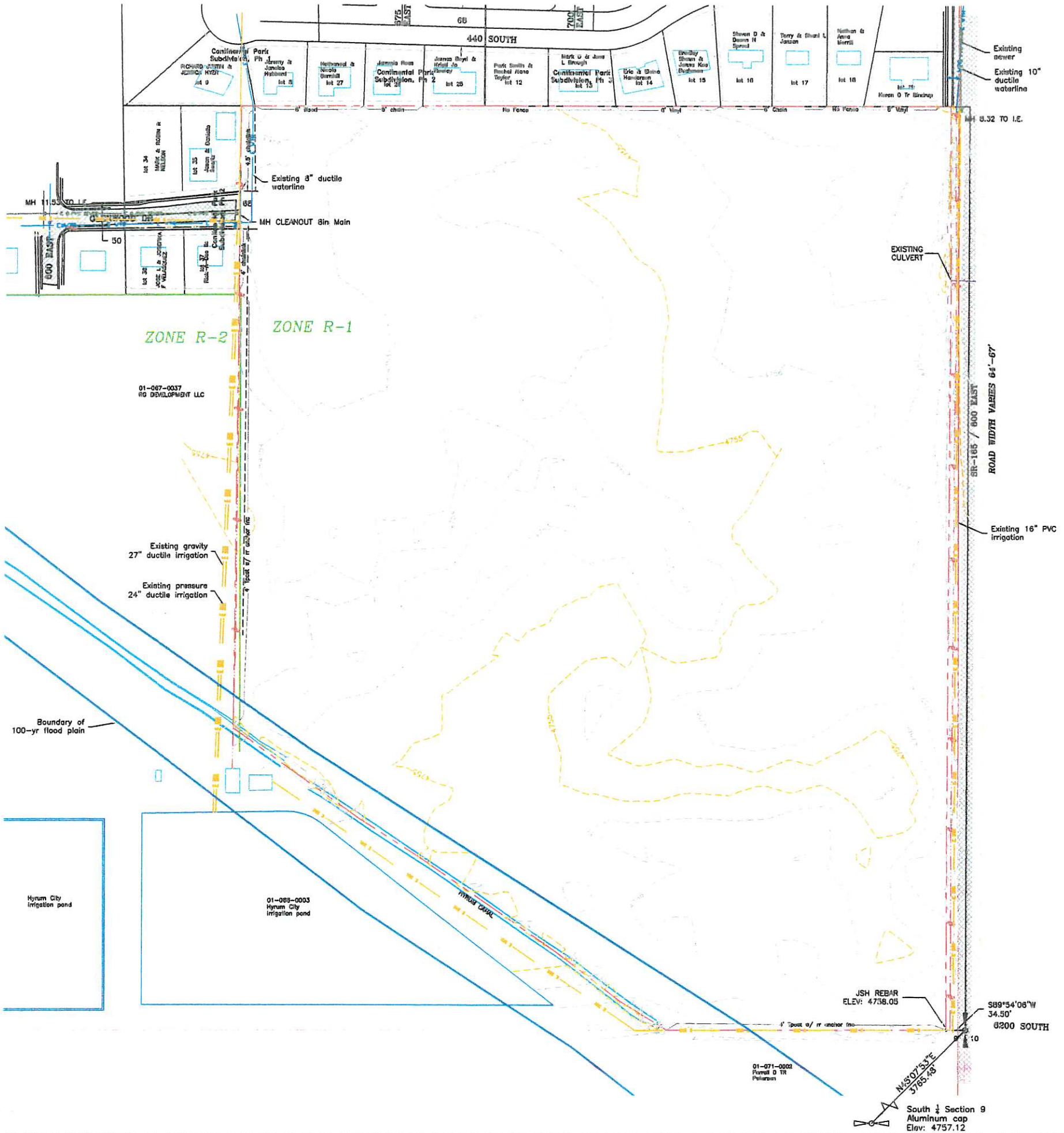


0 100 200ft.
 SCALE 1" = 100'-0"

VICINITY MAP



WELL MAP



UTILITY COMPANY APPROVALS
 The utility easements shown on this plot are approved

Hyrum City Culinary Water _____
 Hyrum City Sanitary Sewer _____
 Hyrum City Power _____

ENGINEER'S CERTIFICATE
 I certify that I have examined this plot 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	BY

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

EXISTING SITE AUBURN HILLS SUBDIVISION

PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 800 SOUTH, 800 EAST
 HYRUM, UTAH

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 7-2016
APPROVED BY: IRL		DWG DATA: prelim.DWG	

AUBURN HILLS PRELIM
 PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
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 800 SOUTH, 800 EAST
 HYRUM, UTAH
PRELIMINARY PLAT
NORTH



0 60 120 ft.
 SCALE 1" = 60'-0"

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINES
 - ROAD C
 - R RESTRICTED LOT-FRONT OF HOME TO FACE HIGHWAY WITH REAR ENTRANCE GARAGE.

- NOTES:**
1. OWNER/DEVELOPER: AUBURN HILLS LLC, 301 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 433-755-7050
 2. ZONING- R-1 SINGLE FAMILY RESIDENTIAL
 3. TOTAL ACRES-44.20 (30.11 TO BE DEVELOPED)
 NUMBER OF LOTS- 68
 UNITS PER ACRE- 2.88
 MIN. LOT SIZE: 10,800 S.F.
 OPEN SPACE: 0.0 ACRES
 DEDICATED ROADS: 8.08 ACRES
 4. SETBACKS
 PER CURRENT ZONING REQUIREMENTS
 5. PUBLIC UTILITY EASEMENTS-UNLESS OTHERWISE NOTED
 FRONT AND REAR- 10 FT
 SIDEYARD- 5 FT
 NO PERMANENT STRUCTURE MAY BE BUILT OVER ANY EASEMENT.
 6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
 7. 8" RIB REBAR WITH CAPS 275#17 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING UNLESS IT IS PLACED.
 8. 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.
 9. 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.
 10. PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
 11. NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
 12. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.
 13. ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the East Quarter Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian thence S89°54'08"W 34.50 feet to the POINT OF BEGINNING monumented with a JSH rebar and running thence S 89°54'06" W 502.81 feet;
 thence along the centerline of the Hyrum Canal the next five courses:

- 1) thence N 58°34'28" W 99.75 feet;
- 2) thence N 32°35'12" W 143.11 feet;
- 3) thence N 55°32'14" W 293.57 feet;
- 4) thence N 57°34'08" W 134.46 feet;
- 5) thence N 54°32'24" W 278.27 feet;

thence N 00°31'42" E 1,119.16 feet to the Northwest Corner of Lot 35, Continental Park Subdivision, Phase 2;

thence N 89°51'52" E 439.94 feet to the Southeast Corner of Lot 25, Continental Park Subdivision, Phase 2;

thence N 89°59'17" E 845.03 feet along the south line of Continental Park Subdivision, Phase 3 to the west right of way line of Highway 165;ps
 thence along said west right of way line the next four courses:

- 1) thence S 00°23'52" W 2.01 feet;
- 2) thence S 00°01'04" E 319.01 feet;
- 3) thence S 00°28'20" W 1,007.00 feet;
- 4) thence S 00°17'22" W 331.30 feet to the point of beginning, containing 44.23 acres.

REVISION		DATE	BY
NO.	DESCRIPTION		

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

PRELIMINARY PLAT
AUBURN HILLS SUBDIVISION

PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 800 SOUTH, 800 EAST
 HYRUM, UTAH

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PROPERTY DEDICATED TO UDOT

SECTION LINE

SR-165 / 800 EAST

ROAD WIDTH VARIES 64'-67'

S00°28'20"W 1007.00'

S00°01'04"E 319.01'

S00°23'52"W 2.01'

FUTURE DEVELOPMENT

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PRELIMINARY PLAT
NORTH



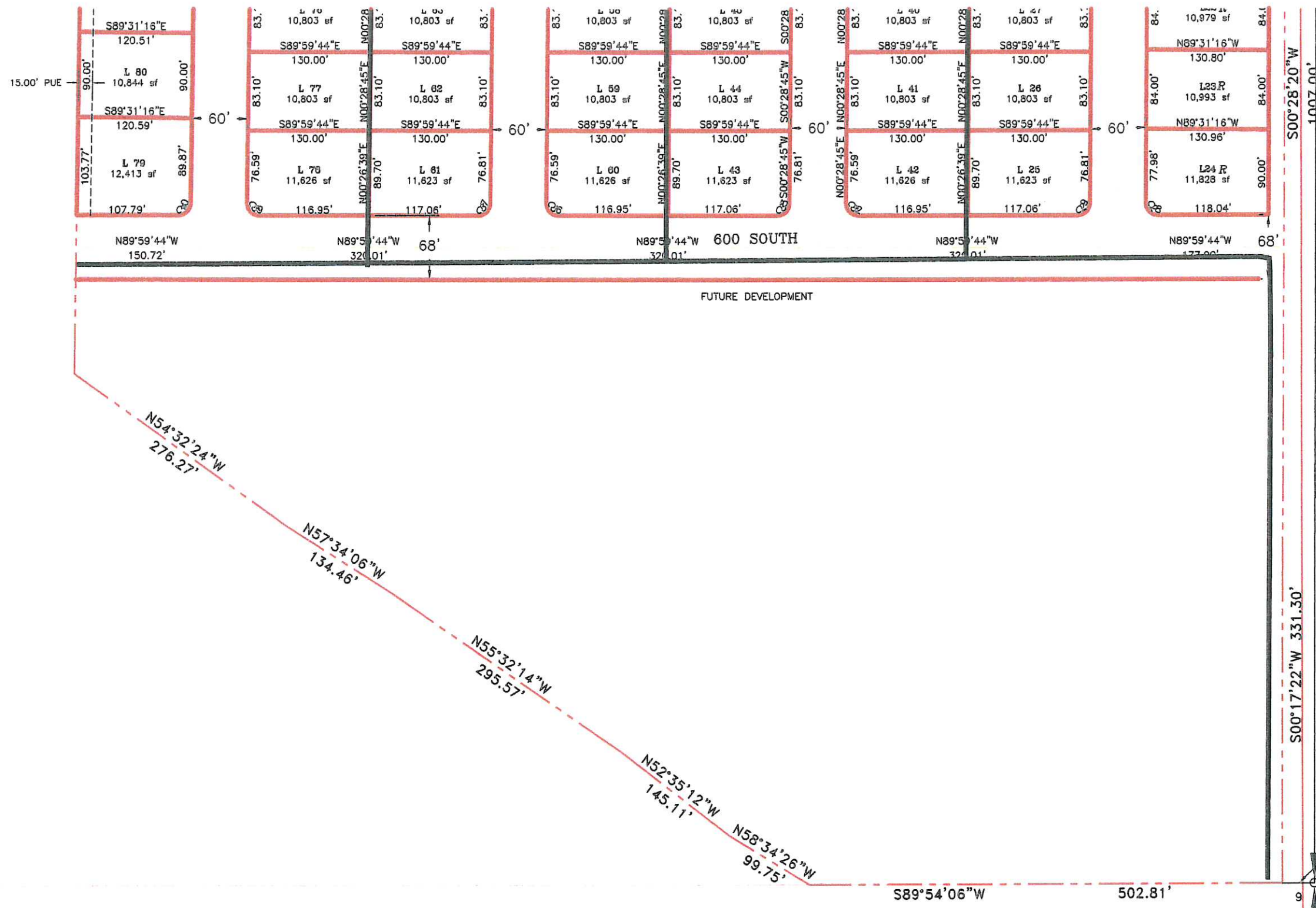
0 60 120ft.
 SCALE 1" = 60'-0"

LEGEND

	SUBMISSION BOUNDARY LINE
	LOT LINES
	ROAD C

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C10	21.36	120.00	10°11'57"	21.33	N81°33'12"E
C11	66.22	280.00	13°33'03"	66.07	S83°13'44"W
C12	26.70	150.00	10°11'57"	26.67	N81°33'12"E
C13	70.95	300.00	13°33'03"	70.79	S83°13'44"W
C14	32.04	180.00	10°11'57"	32.00	N81°33'12"E
C15	27.23	15.00	104°01'31"	23.64	N51°32'01"W
C16	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C17	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C18	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C19	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C20	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C21	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C22	70.23	60.00	67°03'49"	66.29	N84°28'54"W
C23	17.91	20.00	51°19'04"	17.32	N64°20'44"E
C24	24.40	60.00	23°18'00"	24.23	S59°20'12"W
C25	63.09	60.00	60°14'55"	60.23	N20°49'32"W
C26	17.91	20.00	51°19'04"	17.32	S25°08'16"W
C27	44.30	60.00	42°29'33"	43.49	N30°32'52"E
C28	20.33	13.00	90°28'29"	18.46	S44°45'30"E
C29	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C30	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C31	20.31	13.00	89°31'32"	18.31	S45°14'30"W
C32	20.33	13.00	90°28'29"	18.46	S44°45'30"E
C33	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C34	5.43	120.00	2°33'31"	5.43	S00°49'01"E
C35	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C36	20.33	13.00	90°28'29"	18.46	S44°45'30"E
C37	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C38	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C39	20.33	13.00	90°28'29"	18.46	S44°45'30"E
C40	20.31	13.00	89°31'32"	18.31	N45°14'30"E
C41	78.65	180.00	25°02'05"	78.02	S36°18'33"E
C42	76.25	180.00	24°16'15"	75.68	S11°39'23"E
C43	113.91	120.00	53°20'26"	111.45	S29°46'59"E
C44	151.67	150.00	57°55'57"	145.29	S29°29'14"E
C45	73.32	180.00	23°20'22"	72.82	S78°19'33"E
C46	28.91	180.00	9°12'09"	28.88	S62°03'17"E
C47	68.16	120.00	32°32'31"	67.24	S73°43'28"E
C48	85.19	150.00	32°32'31"	84.65	S73°43'28"E
C49	20.33	13.00	90°28'29"	18.46	N44°45'30"W
C50	20.31	13.00	89°31'32"	18.31	N45°14'30"E
C51	20.31	13.00	89°32'01"	18.31	N43°14'45"E
C52	20.33	13.00	90°27'59"	18.46	S44°45'15"E



OWNERS CERTIFICATION

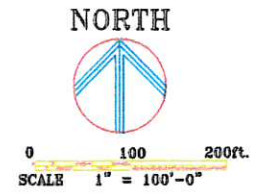
KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS AUBURN HILLS SUBDIVISION.

IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS ____ DAY OF ____ 20__



REVISION	DATE	BY	<p>ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321</p> <p>PRELIMINARY PLAT AUBURN HILLS SUBDIVISION</p> <p>PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 600 SOUTH, 800 EAST HYRUM, UTAH</p>
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SHEET 3 OF 4			

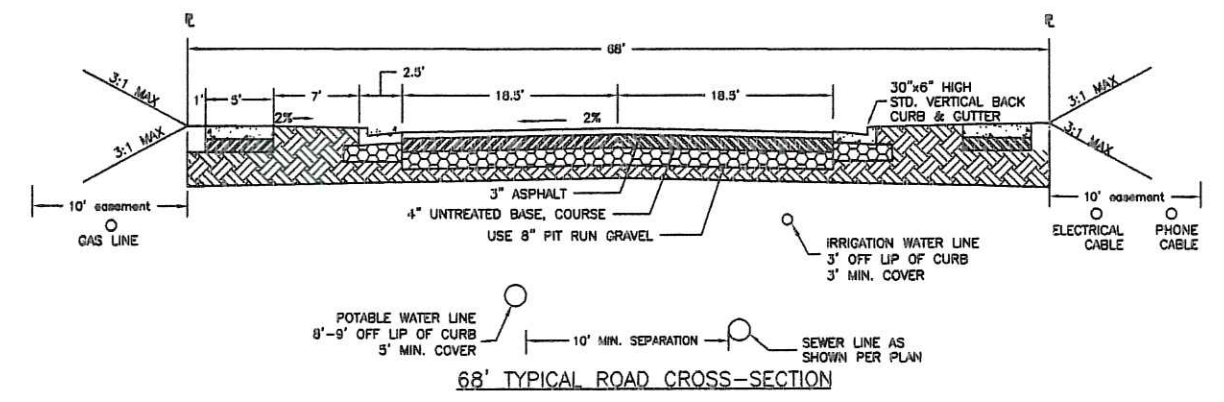
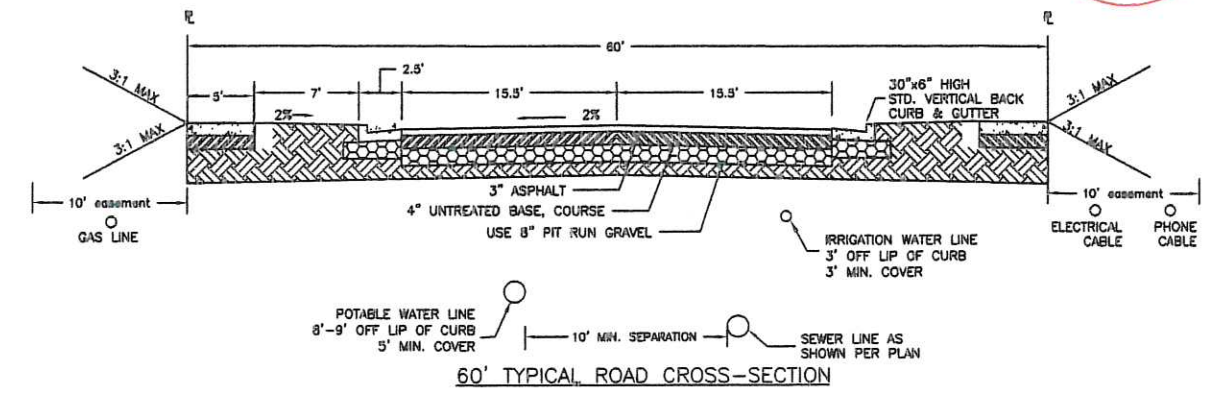
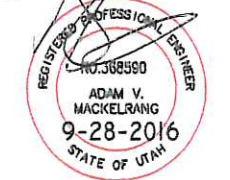
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 SALT LAKE BASE AND MERIDIAN
 600 SOUTH, 800 EAST
 HYRUM, UTAH
PRELIMINARY PLAN



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING IRRIGATION
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED IRRIGATION
- PROPOSED FLOW DIRECTION
- EXISTING POWER
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 3' CONTOUR
- EXISTING ASPHALT

AS ALL STORM WATER WILL BE RETAINED IN SUMPS LOCATED IN THE ROADS AND WILL NOT AFFECT THE DESIGN OF THE LOTS, NO STORM WATER CALCULATIONS HAVE BEEN PROVIDED AT THIS TIME. CALCULATIONS WILL BE PROVIDED WITH EACH PHASE DURING FINAL PLATTING.



STORM DRAINAGE CALCULATIONS

CONTRIBUTING DRAINAGE AREA: 1,328,740 S.E.(30.50 acres)
 IMPERVIOUS AREA: 8.25 acres Road
 3.95 acres Homes
 10.20 acres Total
 C-IMPERVIOUS: 0.9
 C*A=9.18
 REMAINING UNDEVELOPED AREA: 51.39 acres S.F.
 C-UNDEVELOPED: 0.15
 C*A= 3.05
 C-POST= 12.23/30.50 = 0.40

LENGTH OF TYPICAL DRAINAGE PATH: 800 FEET
 TIME OF CONCENTRATION: 600/180 +10= 13.33 MIN
 1100=3.9 IN/HR

VOLUME REQUIRED FOR SUMP
 100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
 C-POST: 0.42
 VOLUME: (3.15 IN)*(0.40)*(30.50 ACRES) = 139,300 CF

REVISION		DATE	BY
NO.	DESCRIPTION		

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

PRELIMINARY PLAN
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