

PRELIMINARY PLAT
LITTLE BEAR CREEK SUBDIVISION PHASE 2
275 NORTH 575 WEST
CITY COUNCIL MEETING
OCTOBER 6, 2016

Utilities:

Stubbed in at 275 North, 225 North, & 575 West.

Roads:

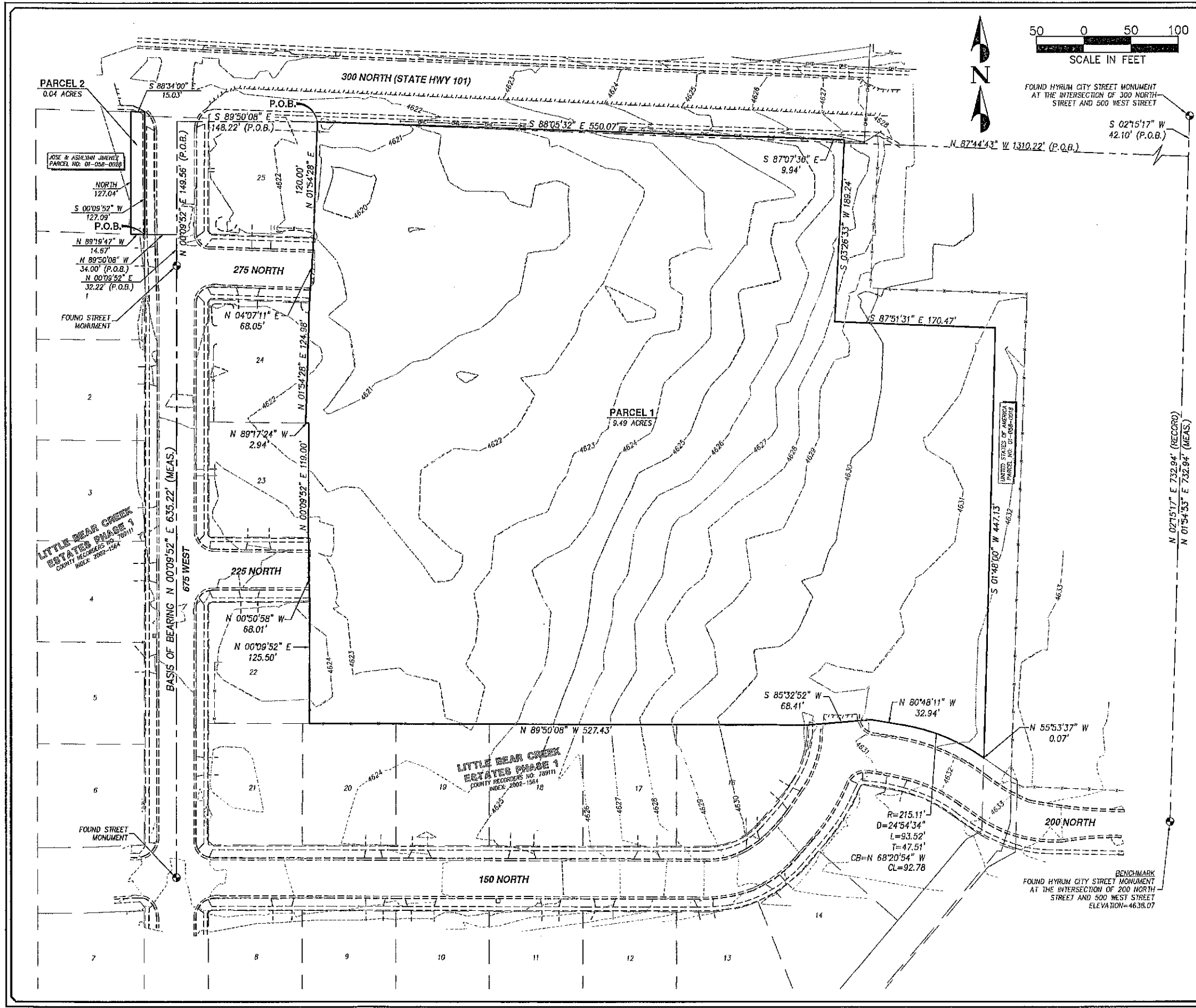
Connect onto existing stubs. Curb, gutter, and landscaping will also be required on highway 101 as this development borders the highway. They will have a small landscaping berm and fence along the highway (on the south side of the sidewalk) and small strip of property coming in off the highway on 675 West. This should solve the problem of back facing lots to the highway. They will provide a sprinkler system with any landscape provided. The city will take over maintenance of this area. We currently maintain the sign area.

Storm Water:

There are groundwater issues in this area. They will need a storm water ponds to catch the initial run-off and they will also need to connect into the storm water pipe in 675 West and improve that line to the highway. They are working out the storm water calculations and plan layout with the city engineer. Construction may need to be limited to homes without basements on this property. If not, then we should require an engineer's recommendation, if a basement is requested. The developer agrees with this approach. They plan to build slab on grade homes.

Other:

This phase of this subdivision was previously approved more ten years ago. The layout is locked in because of the road and utility stubs. They have added a few more lots but the layout will remain the same. The planning commission recommends approval with the following conditions: that the final storm water calcs and layout be approved by the city engineer, two-foot-tall landscaping berm and vinyl fence be installed along Highway 101, and developer installs curb & gutter along highway 101.



LEGEND
 ———— PROPERTY LINE
 = = = = = EXISTING CURB & GUTTER
 - - - - - EXISTING EDGE OF ASPHALT
 - - - - - EXISTING OVERHEAD ELECTRIC
 - - - - - EXISTING FENCE LINE
 - - - - - EXISTING 1' CONTOURS

BASIS OF BEARING
 THE BASIS OF BEARING IS N 00°09'52" E BETWEEN TWO FOUND STREET MONUMENTS IN THE INTERSECTIONS OF 150 NORTH STREET AND 675 WEST STREET AND 275 NORTH STREET AND 675 WEST STREET

LOCATION
 LOCATED IN THE PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN HYRUM CITY, CACHE COUNTY, UTAH

CLIENT
 CARTWRIGHT ENGINEERS
 595 SOUTH RIVERWOODS PARKWAY #270
 HYRUM, UTAH 84321

RECORD DESCRIPTION
 Entry: 1144651
 Book: 1889
 Page: 1485

Beginning in the West line of Block 2, Plat "E" HYRUM CITY SURVEY South 1°45' West 145 feet from the Northwest Corner of Lot 6, said block and thence South 1°45' West 563.1 feet to the South bank of an irrigation ditch thence South 39°56' West, 267.2 feet thence South 89°55' West 866.2 feet; thence North 952.3 feet to the South line of State Highway 101 being by record South 0°09' East 5.3 chains and North 88° West 874.0 feet from the Northeast Corner of Section 5, Township 10 North, Range 1 East; thence South 88°34' East 871.2 feet to a point by record 6.11 chains South of the Northwest Corner of Section 5, thence South 0°29' West 11.5 feet thence South 88°23' East 21.0 feet thence South 3°08'13" West 145.0 feet; thence South 88°23' East 166.0 feet to beginning.

LESS: The Little Bear Creek Estates Phase 1 Subdivision.
 LESS: Canal
 LESS: Beginning South 0°09' East 5.8 chains and North 88° West 874 feet along South line of County Road from the Northeast Corner of said Section 6 and thence South 126 feet thence North 88° East 100 feet; thence North 126 feet to the South line of a County Road; thence North 88° West 100 feet along road to beginning.

BOUNDARY DESCRIPTION
PARCEL 1
 Beginning at a point on the south right-of-way line of 300 North Street; said point also being the Northeast corner of Lot 25 of the Little Bear Creek Estates Subdivision Phase 1, County Recorders No. 789111, Map Index 2002-1564; said point also being North 0°09'52" East, 149.56 feet and South 89°50'08" East, 148.22 feet from a found street monument located at the intersection of 675 West Street and 275 North Street; and running along said south right-of-way line the following two (2) courses: South 88°05'32" East, 550.07 feet; thence South 87°07'36" East, 9.94 feet to a point on the United States of America boundary line, Entry No. 921412, Book 1416, Page 1723; thence along said United States of America boundary line the following three (3) courses: South 03°26'33" West, 189.24 feet; thence South 87°51'31" East, 170.47 feet; thence South 01°48'00" West, 447.13 feet to a point on the boundary line of said Little Bear Creek Estates Subdivision Phase 1; thence along said Little Bear Creek Estates Subdivision Phase 1 boundary line the following twelve (12) courses: North 55°53'37" West, 0.07 feet to a point on a 215.11 radius curve to the left; thence 93.52 feet along said curve through a central angle of 24°54'34" (chord bears North 68°20'54" West, 92.78 feet); thence North 80°48'11" West, 32.94 feet; thence South 85°32'52" West, 68.41 feet; thence North 89°50'08" West, 527.43 feet; thence North 00°09'52" East, 125.50 feet; thence North 00°50'58" West, 68.01 feet; thence North 00°09'52" East, 119.00 feet; thence North 89°17'24" West, 2.94 feet; thence North 01°54'28" East, 124.98 feet; thence North 04°07'11" East, 68.05 feet; thence North 01°54'28" East, 120.00 feet to the point of beginning; said point also being South 02°15'17" West, 42.10 feet and North 89°44'43" West, 1310.22 feet from a found street monument located at the intersection of 300 North Street and 500 West Street.

Contains: 9.49 Acres

PARCEL 2
 Beginning at a point which is North 00°09'52" East, 32.22 feet and North 89°50'08" West, 34.00 feet from a found street monument located at the intersection of 675 West Street and 275 North Street; said point being the Northeast corner of Lot 1 of the Little Bear Creek Estates Subdivision Phase 1, County Recorders No. 789111, Map Index 2002-1564; and running thence North 88°19'47" West, along said Little Bear Creek Estates Subdivision boundary line, 14.67 feet; thence North, 127.04 feet; thence South 88°34'00" East, 15.03 feet; thence South 00°09'52" West, 127.09 feet to the point of beginning.

Contains: 0.04 Acres

SURVEYORS CERTIFICATE
 I, Robert Law, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 8879888 as prescribed under the laws of the State of Utah. I further state that the property described above was surveyed under my direct supervision and the results of that survey are depicted hereon.

ROBERT LAW DATE: _____

DATE	ASPTD
NO.	DESCRIPTION
SCALE	1"=50'
CHECKED BY:	MTR
DESIGNED BY:	RDJ/RS
DRAWN BY:	RDJ/RS
SURVEY BY:	PEPG CREW
DATE:	8/2018

PEPG CONSULTING LLC
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

LITTLE BEAR CREEK ESTATES - PHASE 2 BOUNDARY SURVEY

HYRUM CITY

SHEET NO. **1**

GENERAL NOTES

ALL CIVIL CONSTRUCTION TO BE PERFORMED BY HYRUM CITY STANDARDS AND SPECIFICATIONS. IN THE CASE OF ANY DEFICIENCY, 2012 APHA STANDARD DRAWINGS AND SPECIFICATIONS WILL GOVERN.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND/OR EXCAVATION. SPECIAL CARE SHOULD BE GIVEN TO LOCATING ALL CIVIL UTILITY CONNECTIONS PRIOR TO EXCAVATING.

NO WETLANDS HAVE BEEN DESIGNATED AS PART OF THIS PROPOSED DEVELOPMENT.

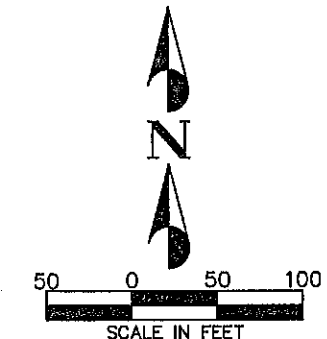
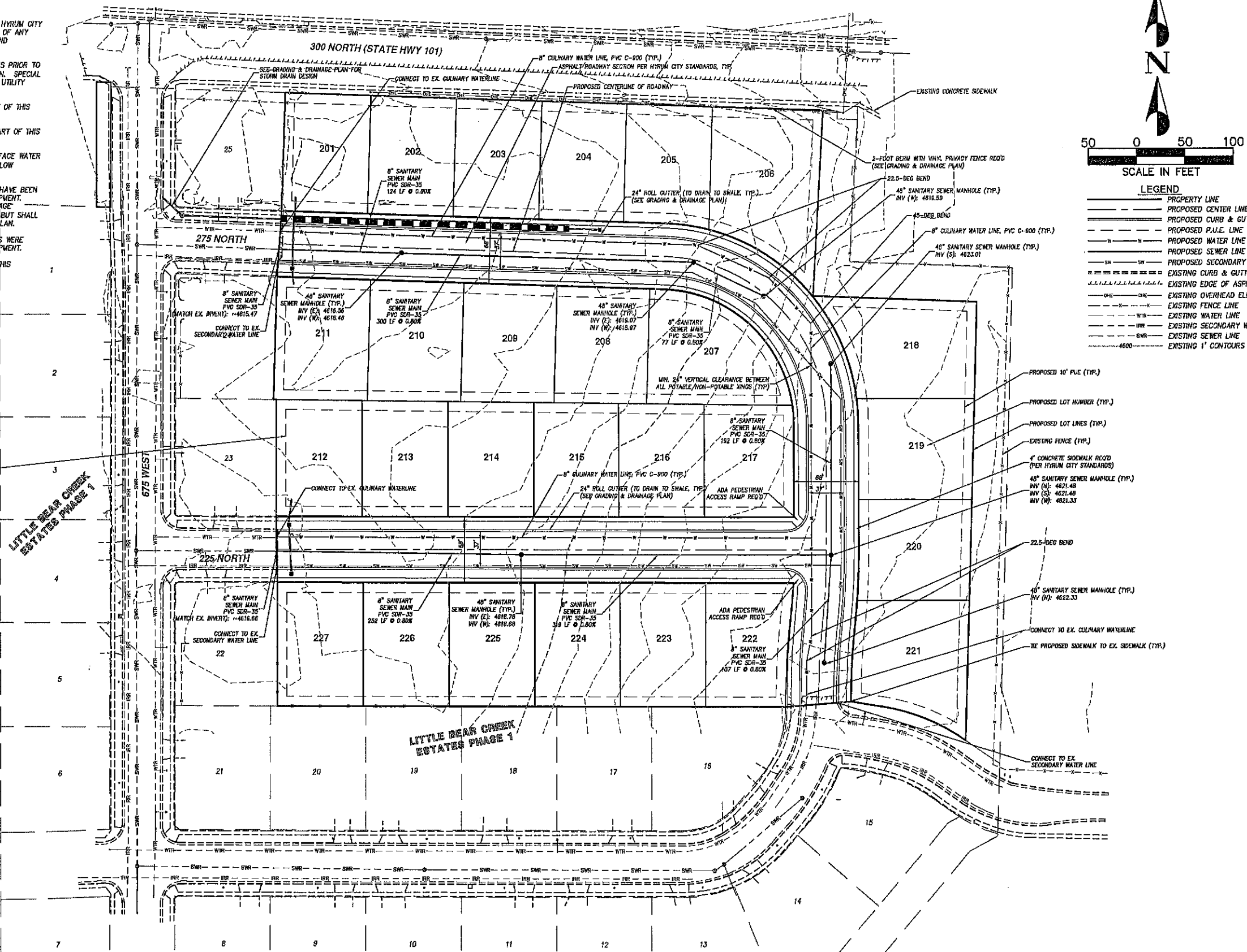
NO FLOODPLAINS HAVE BEEN DESIGNATED AS PART OF THIS PROPOSED DEVELOPMENT.

PER THE GEOTECHNICAL ENGINEER, THE SUBSURFACE WATER TABLE (FOR DESIGN PURPOSES) SHALL BE 3' BELOW EXISTING GRADES EAST OF LOT XXXX.

NO EXISTING SLOPES EXCEEDING 30% IN GRADE HAVE BEEN IDENTIFIED AS PART OF THIS PROPOSED DEVELOPMENT. SOME PROPOSED SLOPES WITHIN CERTAIN DRAINAGE FACILITIES WILL APPROACH 33% IN GRADE (3:1) BUT SHALL NOT EXCEED 33%. SEE GRADING & DRAINAGE PLAN.

NO SALIENT OR SUBSTANTIAL VEGETATION AREAS WERE IDENTIFIED AS PART OF THIS PROPOSED DEVELOPMENT.

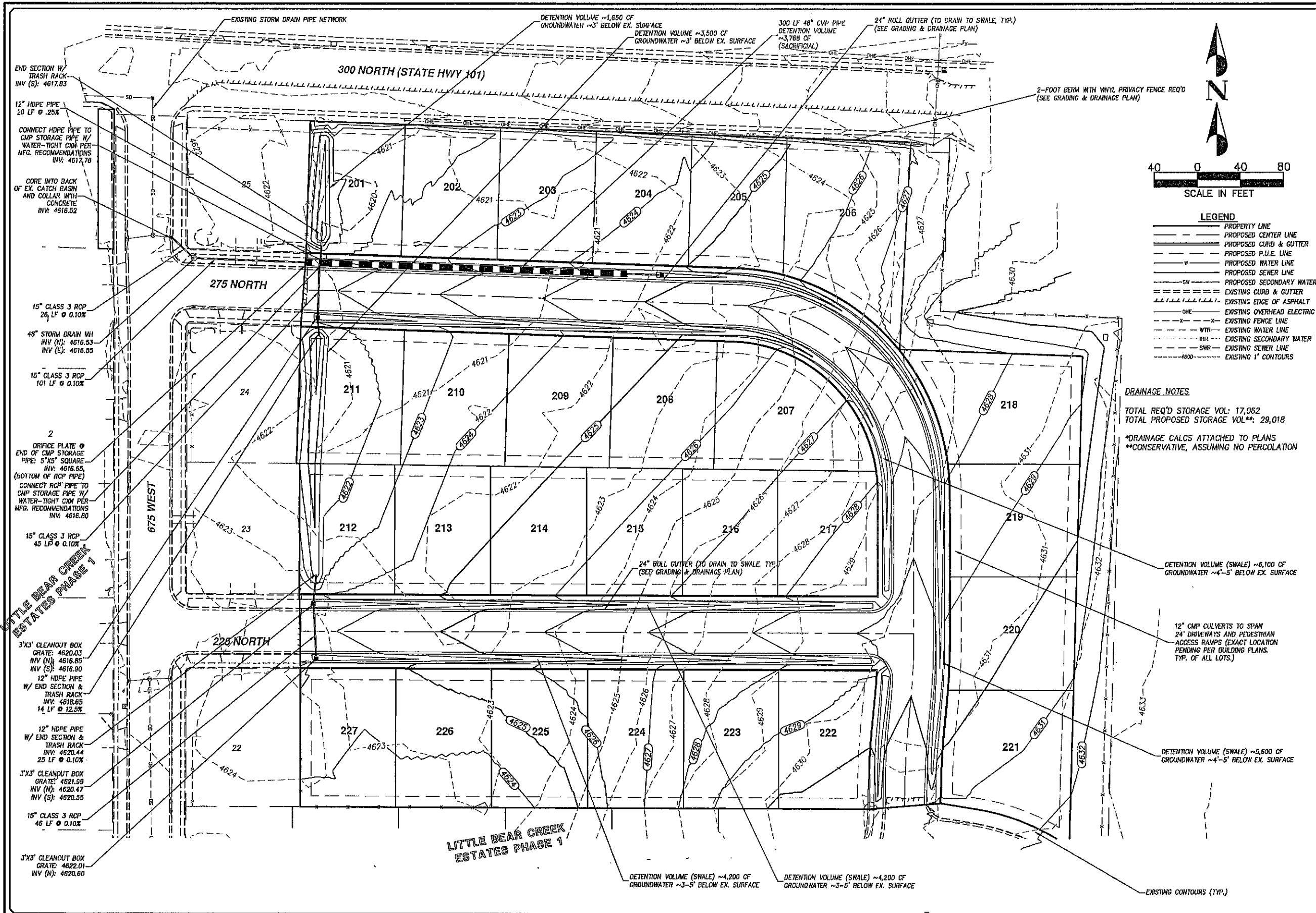
NO RETAINING WALLS ARE ANTICIPATED WITHIN THIS PROPOSED DEVELOPMENT.



LEGEND

---	PROPERTY LINE
---	PROPOSED CENTER LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED P.U.E. LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED SECONDARY WATER
---	EXISTING CURB & GUTTER
---	EXISTING EDGE OF ASPHALT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
---	EXISTING SECONDARY WATER
---	EXISTING SEWER LINE
---	EXISTING 1' CONTOURS

<p>DATE: 8/2016 DESIGNED BY: RES/ADR CHECKED BY: RES/ADR SCALE: 1"=50'</p>	<p>PEPG CONSULTING 8270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 562-2321 • FAX: (801) 562-2551</p> <p>CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS</p>
<p>LITTLE BEAR CREEK ESTATES - PHASE 2 CIVIL SITE & UTILITY PLAN</p>	
<p>HYRUM CITY</p>	
<p>SHEET NO. C.1</p>	



- LEGEND**
- PROPERTY LINE
 - PROPOSED CENTER LINE
 - PROPOSED CURB & GUTTER
 - PROPOSED P.U.E. LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - SW PROPOSED SECONDARY WATER
 - EXISTING CURB & GUTTER
 - EXISTING EDGE OF ASPHALT
 - OHE EXISTING OVERHEAD ELECTRIC
 - X—X EXISTING FENCE LINE
 - WTR EXISTING WATER LINE
 - IPR EXISTING SECONDARY WATER
 - SWR EXISTING SEWER LINE
 - 4600 EXISTING 1' CONTOURS

DRAINAGE NOTES

TOTAL REQ'D STORAGE VOL: 17,062

TOTAL PROPOSED STORAGE VOL**: 29,018

*DRAINAGE CALCS ATTACHED TO PLANS

**CONSERVATIVE, ASSUMING NO PERCOLATION

- END SECTION W/ TRASH RACK INV (S): 4617.83
- 12" HDPE PIPE 20 LF @ 2.5%
- CONNECT HDPE PIPE TO CMP STORAGE PIPE W/ WATER-TIGHT CNV PER MFG. RECOMMENDATIONS INV: 4617.76
- CORE INTO BACK OF EX. CATCH BASIN AND COLLAR WITH CONCRETE INV: 4618.52
- 15" CLASS 3 RCP 26 LF @ 0.10%
- 48" STORM DRAIN MH INV (N): 4616.53 INV (E): 4616.55
- 15" CLASS 3 RCP 101 LF @ 0.10%
- 2 ORIFICE PLATE @ END OF CMP STORAGE PIPE: 5"x5" SQUARE INV: 4616.55 (BOTTOM OF RCP PIPE)
- CONNECT RCP PIPE TO CMP STORAGE PIPE W/ WATER-TIGHT CNV PER MFG. RECOMMENDATIONS INV: 4616.80
- 15" CLASS 3 RCP 45 LF @ 0.10%
- 3'x3' CLEANOUT BOX GRATE: 4620.03 INV (N): 4616.85 INV (S): 4616.80
- 12" HDPE PIPE W/ END SECTION & TRASH RACK INV: 4618.65 14 LF @ 12.5%
- 12" HDPE PIPE W/ END SECTION & TRASH RACK INV: 4620.44 25 LF @ 0.10%
- 3'x3' CLEANOUT BOX GRATE: 4621.99 INV (N): 4620.47 INV (S): 4620.55
- 15" CLASS 3 RCP 45 LF @ 0.10%
- 3'x3' CLEANOUT BOX GRATE: 4622.01 INV (N): 4620.80

NO.	DESCRIPTION	DATE	APP'D

PROJ. DATE: 8/2016
 SURVEY BY: PEP/CSW
 DRAWN BY: BJS/ATR
 DESIGNED BY: BJS/ATR
 CHECKED BY:
 SCALE: 1"=40'

PEPG CONSULTING

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LITTLE BEAR CREEK ESTATES - PHASE 2

GRADING & DRAINAGE PLAN

DWS GRADE DRAWING FILE
 1206-1612
 PROJECT NUMBER
 SEPT. 28, 2016
 LAST REVISED

HYRUM CITY

SHEET NO. **C.2**