

FINAL PLAT
GREEN MEADOW VILLAS
291 WEST MAIN STREET
CITY COUNCIL MEETING
FEBRUARY 18, 2016

Utilities:

All are available in this area. A sewer line runs down the West side of this development. Water and electrical services are available from the Highway.

Roads:

These will be private roads within the development. They have met with UDOT on the access. UDOT would like the access to line up with the storage unit access on the other side. The city staff believes this is a better location also for the access and sees no problem with them building the East half of the (20 ft asphalt) road were 300 West would be.

Storm Water:

They will be building two detention ponds. They will also need to continue the drainage pipe to the West side of the property as shown.

Landscaping Plan:

As approved with Preliminary Plat

Wetlands:

They have been working with the City Engineer & U.S. Corps of Engineers on getting a wetlands delineation approved. They are a couple of months into that process. It all appears to be going well. This is such a small area of potential wetlands that the U.S. Corps of Engineers is indicating that they do not see any concerns at this point. Our city engineer Craig Neeley has been working with the Corp and the developer. He is making a recommendation that we approve the final plat and let them proceed with a few conditions listed in the attached letter. We would not record the plat until the wetlands process was completed.

Lighting:

They will use, as a minimum, the city decorative light standard that is being used in Mt. Sterling Farms PUD.

Fencing:

Privacy Fence is to be installed around the perimeter of development on the north and east sides between the residential areas. Landscaping berm required on the south.

Playground and Sidewalks:

Creating a concrete walking trail around the perimeter of this development is a great feature. They will build a sidewalk going to Salt Hollow Park on city property on what would be 300 West.

Other:

This development will be individually owned condominium units. They were asked to put in a restriction on the amount allowed as rentals. As per Preliminary Plat approval no more than nine units can be rented at one time. Each unit will have a two car garage. Renter in Theater apartment to remain as long as apartment has emergency access and utilities as is deemed necessary by city staff, fire, and building officials.



Memorandum

To Ron Salvesen, Hyrum City Administrator

From Darin Hawkes, P.E.

Date January 6, 2016

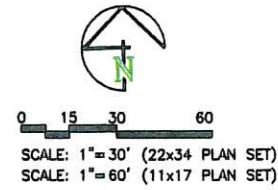
CC

Subject Green Meadows Villas – Final Plat & Construction Drawing Approval

I have reviewed the revised final plat and construction drawings for the referenced project as provided by Alliance Consulting Engineers. It appears that all comments and concerns have been addressed with the exception of the wetlands issues and USACOE permitting. It is my understanding that the applicant is actively pursuing the required USACOE permit. Thus, it is recommended that the following documents be considered for conditional approval and that recordation of the final plat be withheld pending issuance of the required USACOE Nationwide 14 permit.

- Green Meadow Villas Final Plat prepared by Alliance Consulting Engineers, dated December, 2015.
- Green Meadow Villas Construction Documents prepared by Alliance Consulting Engineers, dated November, 2015.

GREEN MEADOW VILLAS LANDSCAPE PLAN



LEGEND

	BOUNDARY LINE
	NEW CONCRETE
	3 INCH MINUS ROCK MULCH
	KENTUCKY BLUEGRASS
	Day lily
	Veronica umbrosa "Georgia blue"
	Missouri evening primrose
	Blazing star liatris
	Emerald queen maple 1-1/2" cal
	Prairie fire crabapple 1-1/2" cal
	Prairie rose crabapple 1-1/2" cal
	Spring snow crabapple 1-1/2" cal
	Autumn blaze maple 1-1/2" cal
	Chanticleer pear 1-1/2" cal

NOTES:

1. STUCCO COVERED WOOD FRAMED SUBDIVISION ENTRANCE SIGN
2. 6' HIGH PRIVACY FENCE TO BE INSTALLED ON THE NORTH AND EAST 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.

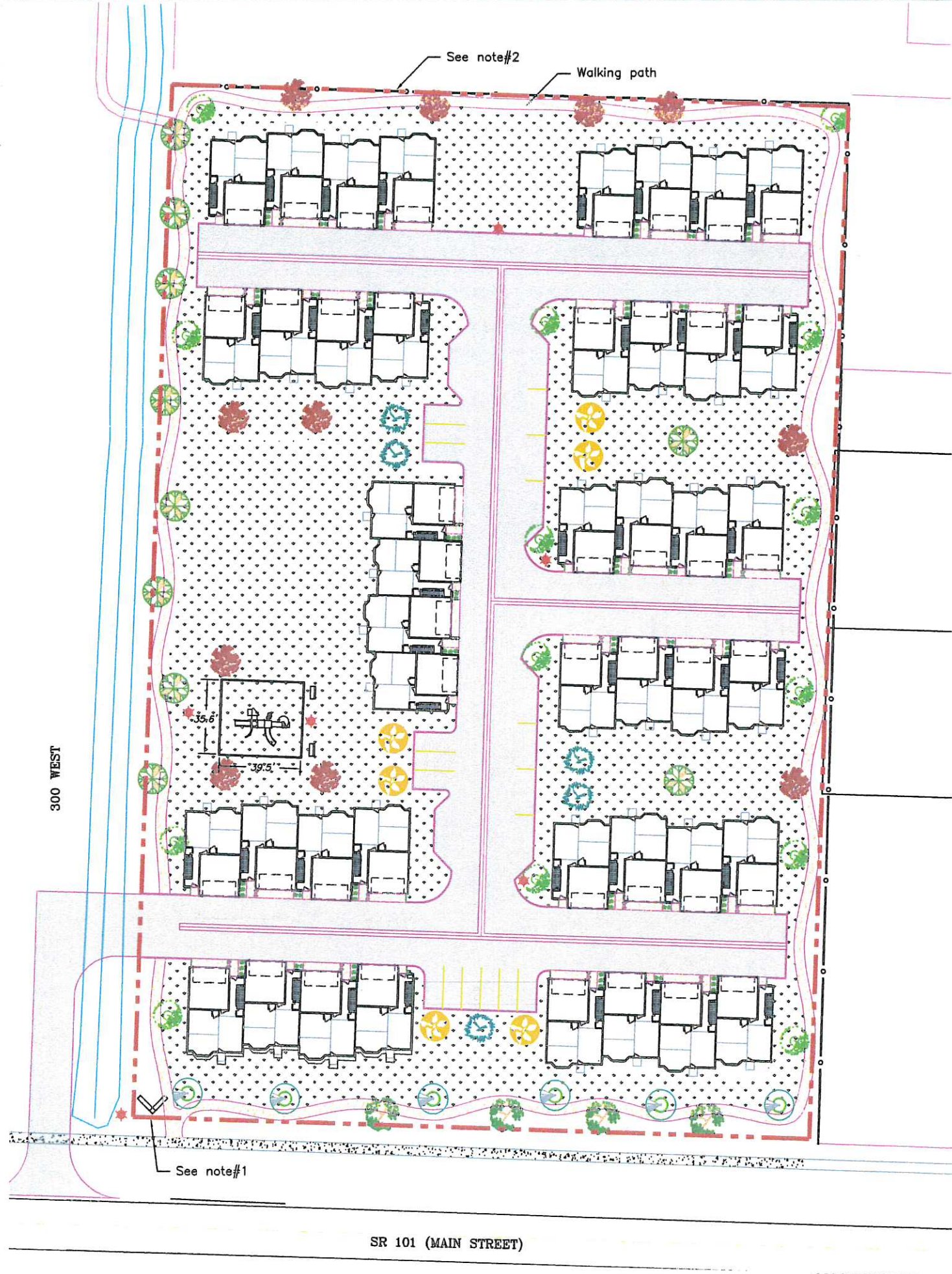
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancecog@aol.com

NO.	REVISIONS / SUBMISSIONS	DATE	REVIEWED	DRAWN	PROJECT NO.

PROJECT TITLE: **GREEN MEADOW VILLAS**
LOTS 3 & 4, AND PART OF LOTS 5 & 6,
BLOCK 17, PLAT "A", HYRUM CITY SURVEY
LOCATED
IN PART OF THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST
SALT LAKE BASIN AND MERIDIAN

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: NOV, 2015
DRAWING No. **5**



SR 101 (MAIN STREET)

300 WEST