

CONCEPT PLAN
LARSEN HILLS SUBDIVISION
~100 SOUTH 1000 EAST
CITY COUNCIL MEETING
May 7, 2015

Utilities:

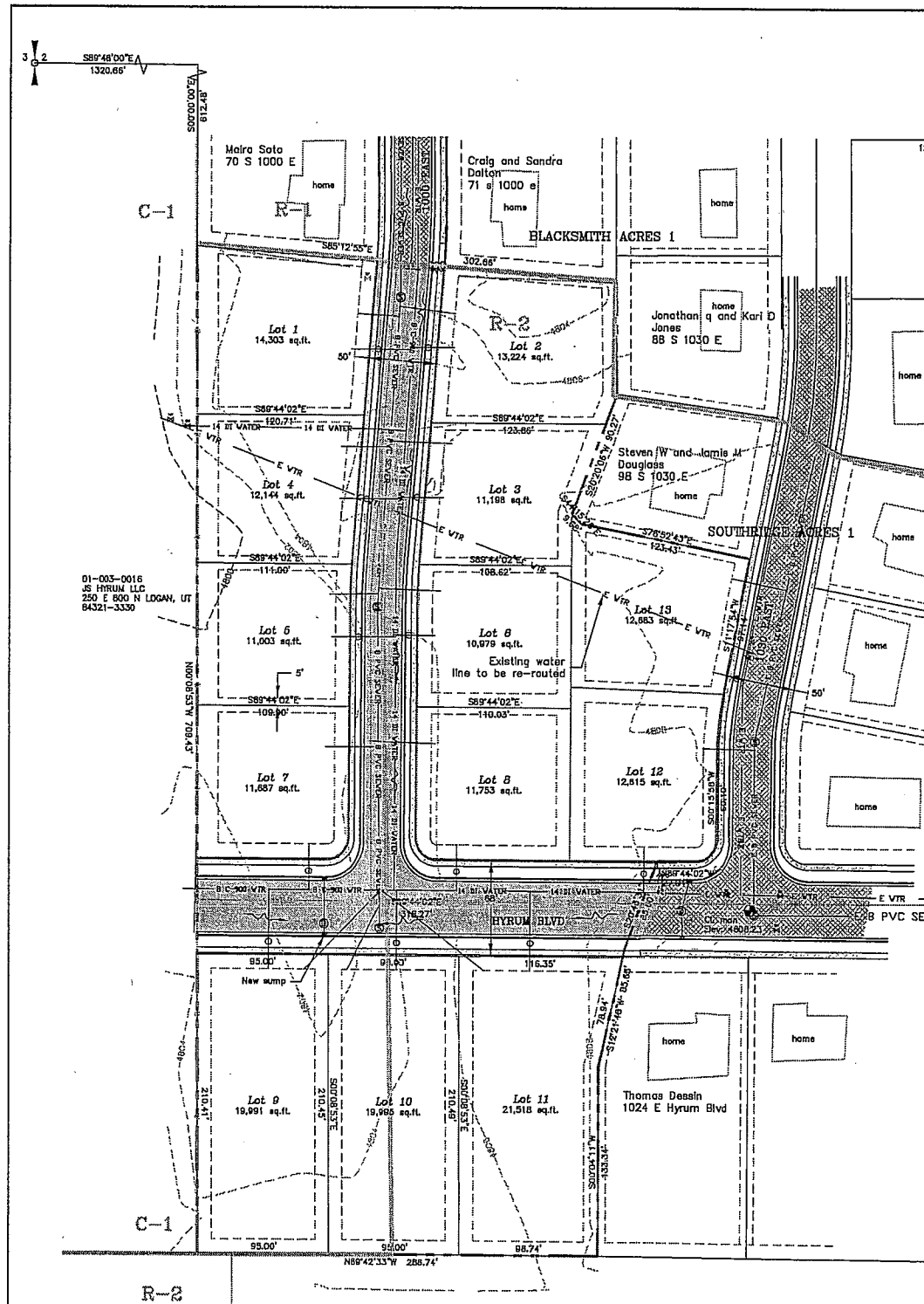
All are available in this area. The City has a large steel water line that runs diagonally through this property that will need to be rerouted. The utility layout will be dealt with during the preliminary plat process.

Roads:

The existing 1000 East is a 50' ROW and the Boulevard is 68' ROW. Staff recommends matching the existing ROW. Also City Staff is recommending that 1000 East be extended all the way through to the Boulevard instead of ending in the cul-de-sac as was proposed.

Other:

This property is partially zoned C-1 & R-2. Both zones allow residential so this is not an issue. This will improve this area to have this developed and finished. It has been a weed patch and dumping area for years. It also will continue to tie the Boulevard closer to Hwy 165. The Planning Commission met on site and reviewed the layout of the subdivision. Dan had originally requested that he be allowed to place a cul-de-sac at the end of 1000 East. The Planning Commission recommends approval of the Concept Plan with 1000 south continuing through to the Boulevard instead of allowing a cul-de-sac. Dan has since indicated that he would be fine with either design. He actually gains one lot by running the road all the way through.



LARSEN HILLS SUBDIVISION

~~PRELIMINARY PLAN~~
Concept Plan

SCALE 1"=50' for 24"x36"
 1"=100' for 11"x17"

LEGEND

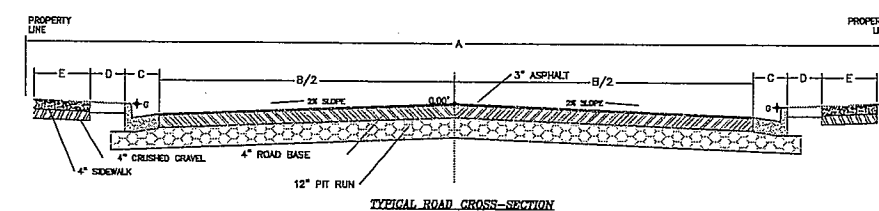
- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT
- EXISTING FENCE
- ZONING BOUNDARY
- PROPOSED 8" PVC SDR35
- EXISTING 8" SEWER LINE
- NEW WATER (8" DI)
- EXISTING WATER
- NEW IRRIGATION LINE
- NEW ASPHALT
- EXISTING ASPHALT

NOTES:

1. NUMBER OF LOTS: 13
2. INTENT OF DEVELOPMENT: TO CREATE AN ENVIRONMENT SUITABLE FOR SINGLE DWELLINGS SO THAT OTHERS MIGHT ENJOY THE BEAUTY OF THE CITY OF HYRUM.
3. CULINARY WATER TO BE PROVIDED BY HYRUM CITY.
4. SEWER SERVICES TO BE PROVIDED BY HYRUM CITY.
5. OWNER: LEONA BAXTER TRUST
 PO BOX 421
 ISLAND PARK, ID 83429-0421
- DEVELOPER: DAN LARSEN
 231 SOUTH 300 EAST
 HYRUM, UTAH
 770-8667
6. WATER RIGHTS ASSOCIATED WITH THE PROPERTY WILL BE TURNED OVER TO THE CITY AS PART OF THIS DEVELOPMENT.
7. ACRES: 5.185 - 2.51 units per acre
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING INCLUDING 2 TREES PER LOT, 4 TREES PER CORNER LOT, STORM DRAIN SYSTEMS, CURB AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING, SIGNING AND ALL OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPERS.
9. SUBDIVIDER SHALL PROVIDE A LETTER OF CREDIT TO SATISFY THE SECURITY OF PERFORMANCE REQUIREMENT.
10. THERE ARE NO KNOWN HAZARDS AT OR NEAR THIS PROJECT WHICH NEED TO BE ADDRESSED.

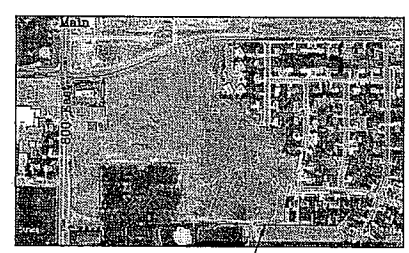
LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 3, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
 Commencing at West Quarter of Section 3, thence S89°48'00"E 1320.66 feet; thence South 812.48 feet to the point of beginning at the Southwest corner of Blacksmith Acres 1 and running thence S 85°12'55" E 302.66 feet; thence S 00°38'51" E 73.73 feet; thence S 20°20'05" W 89.27 feet; thence S 44°15'00" E 9.68 feet; thence S 78°52'43" E 123.43 feet; thence S 11°17'54" W 97.14 feet; thence 43.32 feet along a curve to the left having a radius of 225.00 feet, a central angle of 110°15'01", and a chord which bears S 00°40'58" W 43.28 feet; thence S 00°15'58" W 60.10 feet; thence 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 89°00'00", and a chord which bears S 45°15'58" W 21.21 feet; thence N 89°44'02" W 27.91 feet; thence S 20°48'31" W 65.60 feet; thence S 12°21'48" W 83.65 feet; thence S 00°04'11" W 133.34 feet; thence N 89°42'33" W 288.74 feet; thence N 00°08'53" W 709.43 feet to the point of beginning, containing 5.19 acres



CROSS-SECTION INFORMATION						
A	B	C	D	E	F	G
Right-of-way	asphalt	concrete	park strip	sidewalk	roadwidth	to-day
50'	27'	2.5'	4.0'	4.0'	1.0'	+0.06
66'	37'	2.5'	6.0'	4.0'	1.0'	-0.04

VICINITY MAP



PROJECT

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 LARSEN HILLS SUBDIVISION.
 IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS ____ DAY OF ____ 20__.

REVISION	DATE	BY	<p>150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321</p> <p>PRELIMINARY PLAN LARSEN HILLS SUBDIVISION</p> <p>PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, S188M HYRUM, UTAH</p>
SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 3-2015
APPROVED BY: BL	DWG DATA: prelim.DWG		

LARSEN HILLS SUBDIVISION

PRELIMINARY PLAN

SCALE 1"=50' for 24"x36"
1"=100' for 11"x17"

LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- - - EASEMENT
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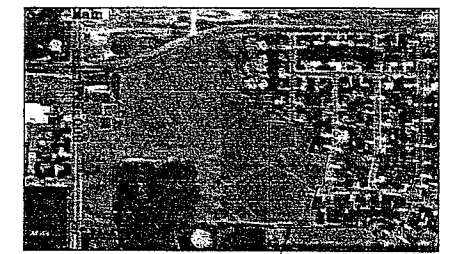
NOTES:

1. NUMBER OF LOTS: 12
2. INTENT OF DEVELOPMENT: TO CREATE AN ENVIRONMENT SUITABLE FOR SINGLE DWELLINGS SO THAT OTHERS MIGHT ENJOY THE BEAUTY OF THE CITY OF HYRUM.
3. CULINARY WATER TO BE PROVIDED BY HYRUM CITY.
4. SEWER SERVICES TO BE PROVIDED BY HYRUM CITY.
5. OWNER: LEONA BAXTER TRUST
PO BOX 421
ISLAND PARK, ID 83429-0421
DEVELOPER: DAN LARSEN
231 SOUTH 300 EAST
HYRUM, UTAH
770-9597
6. WATER RIGHTS ASSOCIATED WITH THE PROPERTY WILL BE TURNED OVER TO THE CITY AS PART OF THIS DEVELOPMENT.
7. ACRES: 5.186 - 2.31 units per acre
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING INCLUDING 2 TREES PER LOT, 4 TREES PER CORNER LOT, STORM DRAIN SYSTEMS, CURB AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING, SIGNING AND ALL OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPERS.
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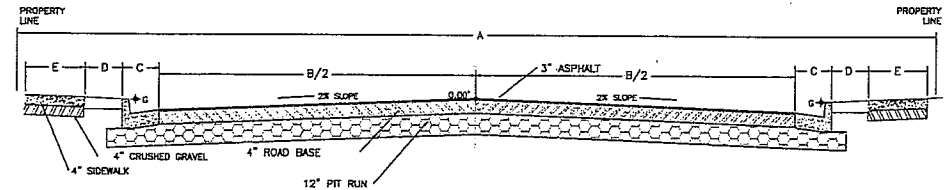
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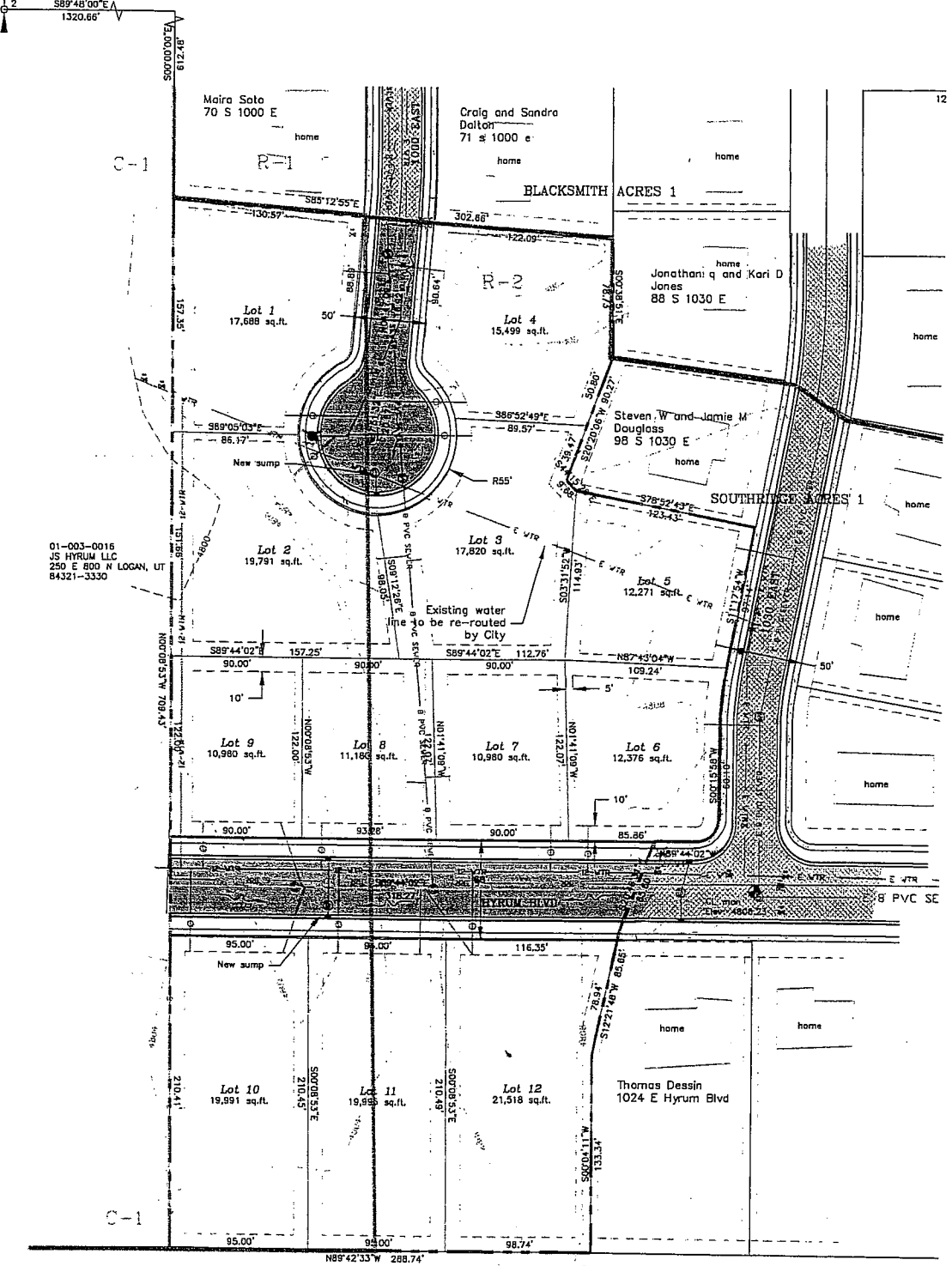
VICINITY MAP



PROJECT



CROSS-SECTION INFORMATION						
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right-of-way	roadway	curb/shoulder	park strip	sidewalk	runoffway	10'-away
50'	27'	2.5'	4.0'	4.0'	1.0'	+0.06
68'	37'	2.5'	8.0'	4.0'	1.0'	-0.04



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

REVISION		DATE	BY

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

**PRELIMINARY PLAN
LARSEN HILLS SUBDIVISION**

PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, S&B&M
HYRUM, UTAH

SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 3-2015
APPROVED BY: BL DWG DATA: prelim.DWG