

**CITY COUNCIL MEETING
MT. STERLING FARMS
CONCEPT PLAN
675 WEST 100 NORTH
JUNE 19, 2014**

Lifestyle Homes is proposing a 95 lot PUD south, east, and west of the church on 675 West. They are proposing lots from 6969 square feet to 24,829 square feet. The streets will have a ROW of 60 feet instead of the traditional 68 feet with 4 feet less asphalt. They are proposing that the streets and utilities be maintained by the city with the amenities and green space being maintained by the home owners.

The development will have a sports court, splash pad, pavilion & BBQ, playground equipment, sledding hill, orchard, sign, benches, trails, trees, etc. They will have specific design themes for the homes and grounds. This a very beautiful piece of property and has the potential to be a really nice addition to the city.

The planning commission held a public hearing on this proposal. Part of the Savage and Poppleton families were the only ones in attendance. The general discussion was very positive with a few things being brought to the attention of the planning commission. The planning commission recommended unanimously for approval with the following recommendations: The little feeder ditch be piped on the east (1/2 the cost), ground water evaluations when homes are built, outline of CC&R's be brought back with preliminary plat, how to fund HOA be addressed, verify at preliminary plat that southwest stub road is in appropriate place for Savage property connection, and the 675 West road that connects to the South Cache Subdivision and Savage lower property on the southeast be 33 feet of asphalt.



SHEET
1



AQUA
ENGINEERING

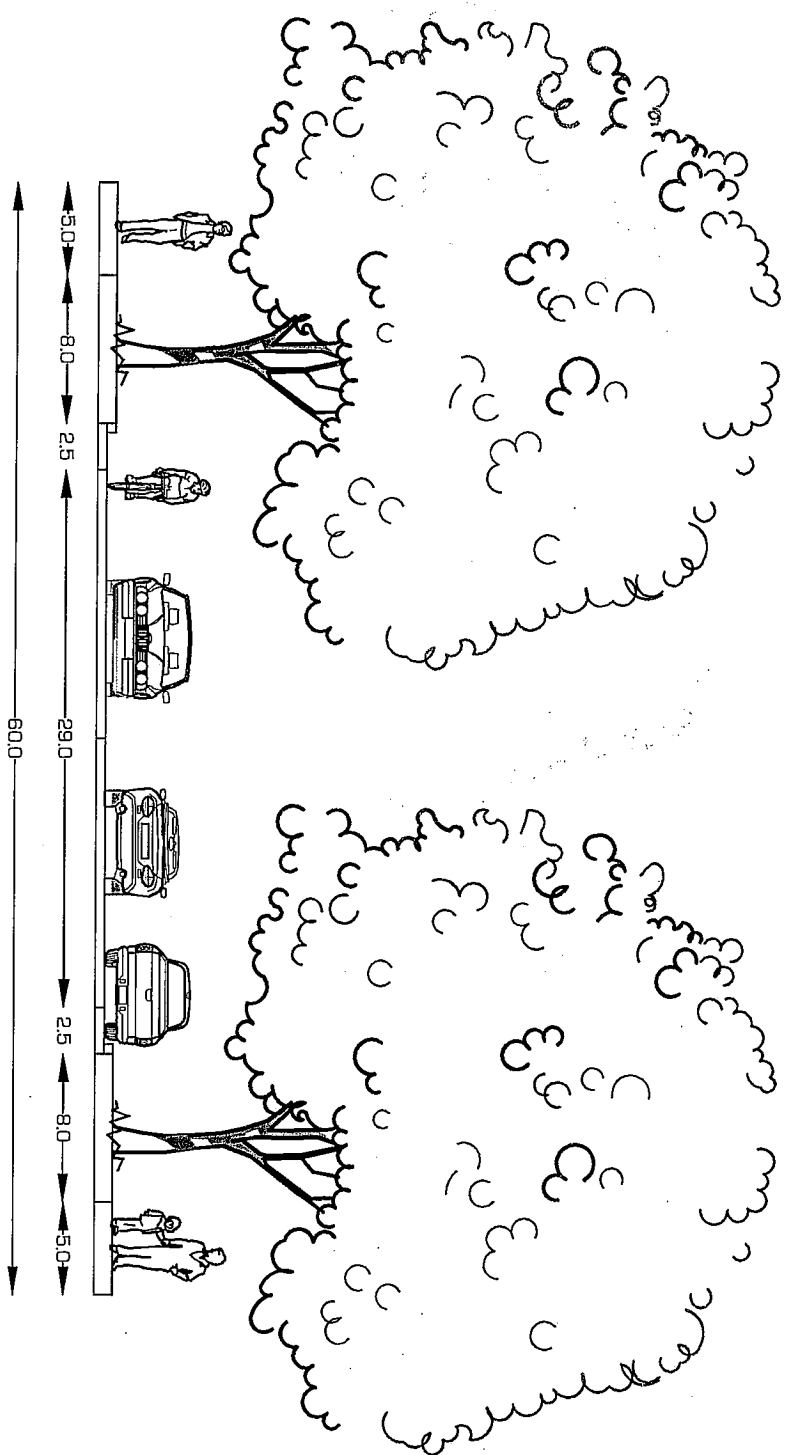
475 N. 2400 E. SUITE 275 OCHTERBACH UT 84010
PHONE 681-200-1907 FAX 681-200-0155

HYRUM CITY CORPORATION
MOUNT STERLING FARMS PUD

NEIGHBORHOOD INTEGRATION ANALYSIS MAP

NO.	DATE	DESIGN	DRAWN	CHECKED
0	06/10/14	-	-	-
REVISIONS				

Mt. Sterling Farms
Street Cross Section
05282014



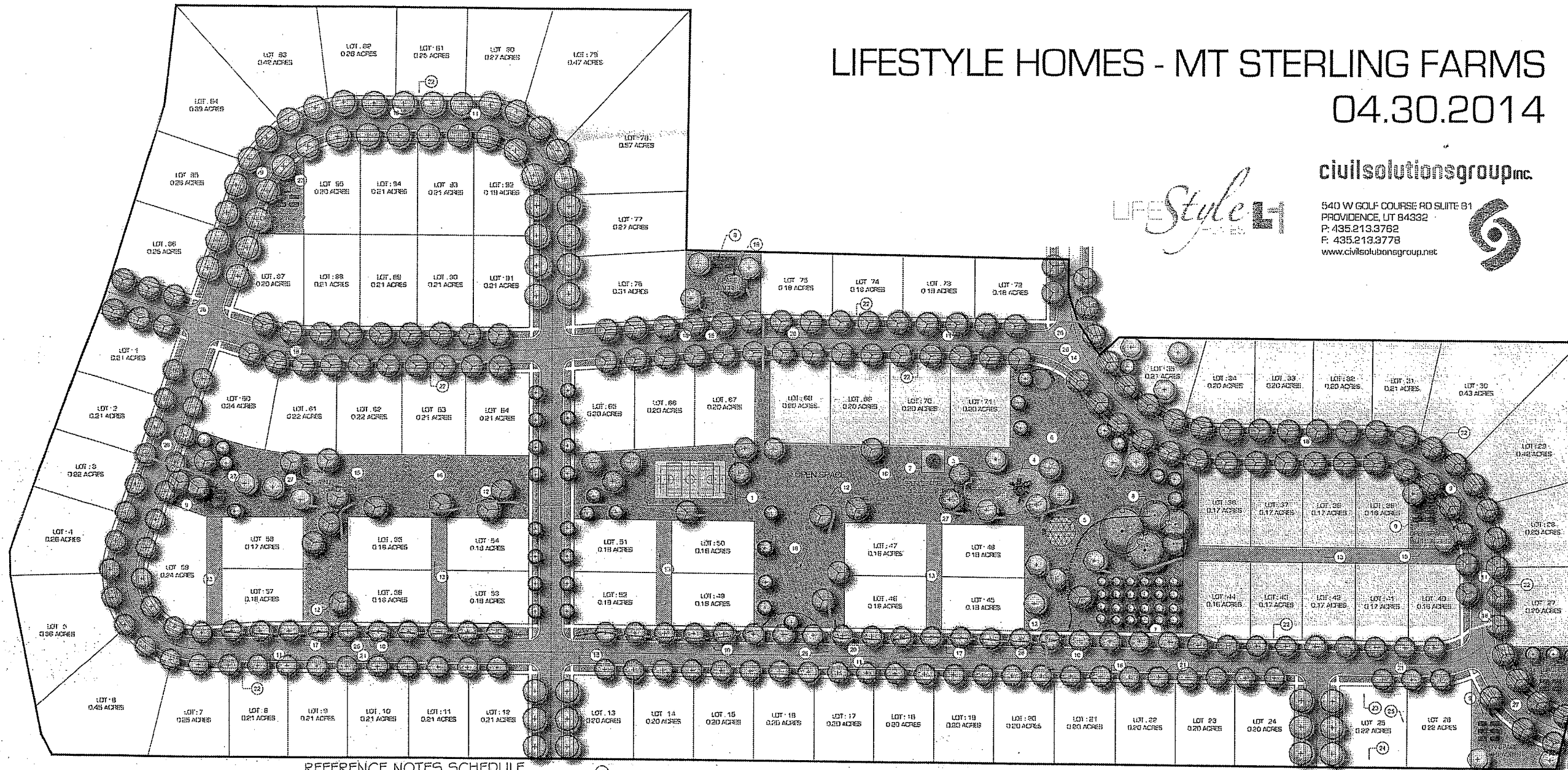
LIFESTYLE HOMES - MT STERLING FARMS

04.30.2014

civilsolutionsgroupinc.

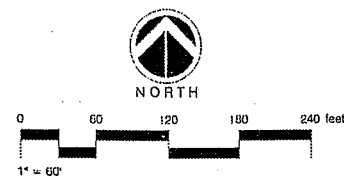


540 W GOLF COURSE RD SUITE 81
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3778
www.civilsolutionsgroup.net



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	REV
1	SPORTS COURTS: HHS BASKETBALL, TENNIS AND 2 PICKLEBALL		
2	PAVEMENT AND DDO		
3	1 - COMMERCIAL SWING SET		
4	COMMERCIAL PLAYGROUND		
5	SPLASH PAD		
6	BLEEDERWOOD BOUNDING ALONG THE HILL		
7	COMMUNITY ORCHARD		
8	SPRING		
9	COMMUNITY GARDEN & RINCH		
10	NATURAL STREAM		
11	6" WIDE PAPER STRIP AND STREET TREES		
12	COMMUNITY TRAIL AND PART OF RUNNING SYSTEM		
13	ALLEYWAY FOR GARAGE ACCESS		
14	COMMUNITY ENTRANCE SIGN, INTERACTIVE, URN/OLE AND A SPAN OF DISHES		
15	12" COMMERCIAL SWING SET		
16	FORM PLAY AREA/LAWN		
17	14" WIDE PAPER STRIP, STREET TREE AND NEIGHBORING STREAM		
18	5" WIDE SIDEWALK		
19	TRAIL ACCESS TO CHURCH		
20	SPRINKLING STATION, CONCRETE		
21	PLANTING TREES ON THIS BLOCK		
22	PRELIMINARY LIGHT POISTS ON EACH LOT, TYPICAL THROUGHOUT DEVELOPMENT		
23	PROPOSED FRONT SETBACK 15' TYPICAL THROUGHOUT DEVELOPMENT		
24	PROPOSED REAR SETBACK 10' TYPICAL THROUGHOUT DEVELOPMENT		
25	PROPOSED SIDE SETBACK 5' TYPICAL THROUGHOUT DEVELOPMENT		
26	TRAIL STREET CROSSINGS TYPICAL THROUGHOUT PROJECT		
27	PAPER BENCH TYPICAL THROUGHOUT PROJECT		



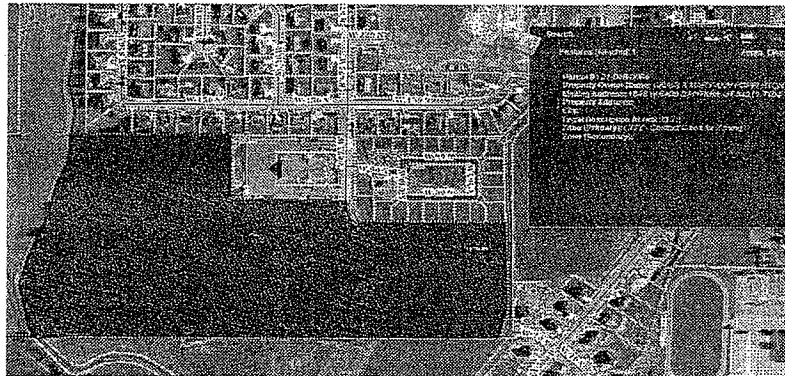
TRAILS



PORCHES



AREA



VARIETY OF ARCHITECTURE



VIEWS



PLAYGROUND & SWINGS

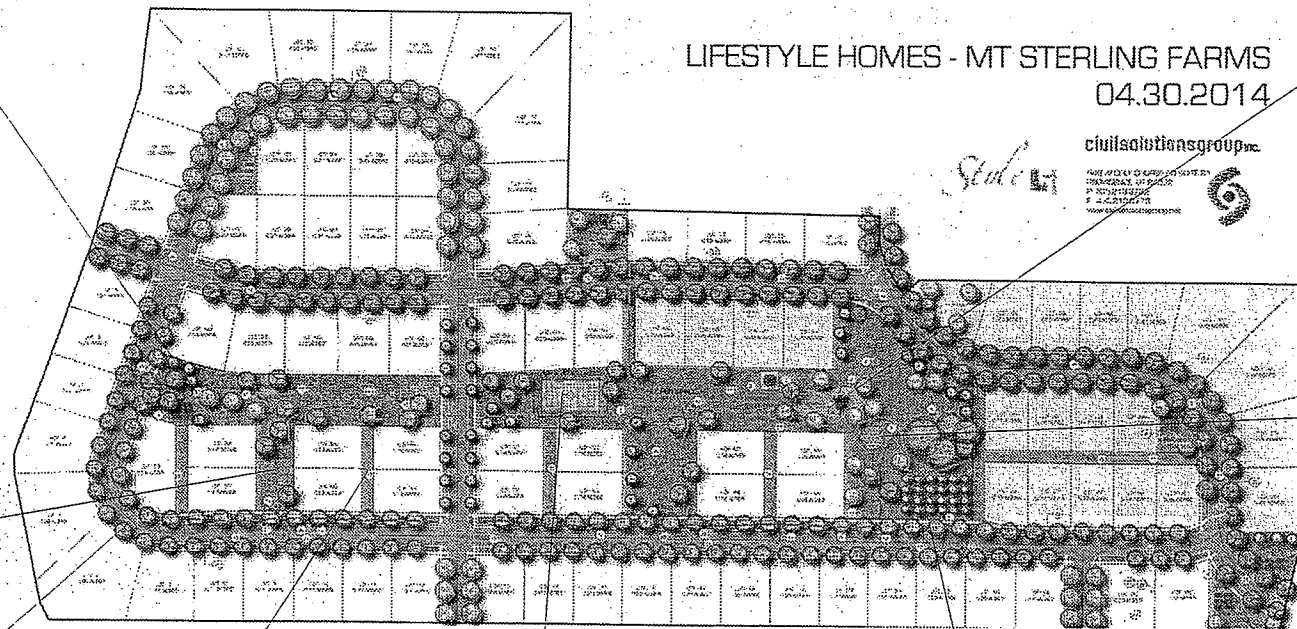


GREEN COURT HOMES



LIFESTYLE HOMES - MT STERLING FARMS
04.30.2014

Scale
civilsolutionsgroup, inc.
408 JAY RD. SUITE 100
P.O. BOX 100
MOUNTAIN VIEW, VA 22111
www.civilsolutionsgroup.com



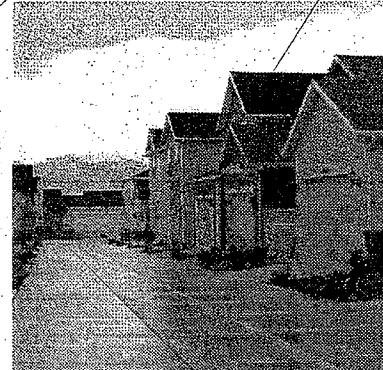
SPLASH PAD & STREAM



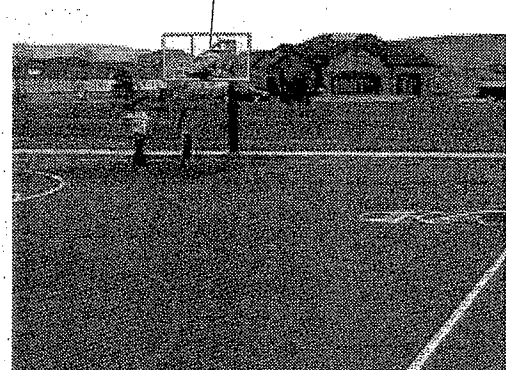
STREET TREES



ALLEYS



SPORTS COURT



ORCHARD



GARDENS

