

**WASATCH VIEW PHASE 6- FINAL PLAT
1450 EAST & HYRUM BOULEVARD
CITY COUNCIL MEETING
APRIL 4, 2013**

City staff and the city engineer have reviewed the final plat and construction drawings and are recommending approval. As previously requested they plan to begin several homes while the subdivision infrastructure is under construction. We will withhold occupancy permits until the subdivision has been accepted by the city.

FINAL PLAT WASATCH VIEW, PHASE 6

PREPARED FOR:
MOUNTAIN PRIME
LOCATED IN:
HYRUM, CACHE COUNTY, UTAH

LEGEND	
—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	PUE
— SB	STORM DRAIN
— 8 SW	8" PVC SDR-35 SEWER
— 8 W	8" DIP CL350 CULINARY WATER
— 6 SW	6" C900 PVC DR14 SEC. WATER
—	EXIST. 12" RCP SD
—	EXIST. 18" RCP SD
—	EXIST. 10" SDR-35 SEWER
—	EXIST. 6" SDR-21 C200 WATER
—	EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
—	STORM DRAIN MANHOLE
—	CURB INLET
—	COMBO BOX
—	CATCH BASIN
—	SEWER MANHOLE
—	WATER BLOW-OFF
—	FIRE HYDRANT
—	EXIST. STORM DRAIN MANHOLE
—	EXIST. CURB INLET
—	EXIST. COMBO BOX
—	EXIST. CATCH BASIN
—	EXIST. SEWER MH
—	EXIST. FIRE HYDRANT
—	EXIST. POWER POLE
—	FLOW ARROWS

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

PROFESSIONAL ENGINEER
LICENSED No. 343833-2202
RONOLD A. PAUL
STATE OF UTAH

FINAL PLAT
WASATCH VIEW, PHASE 6
HYRUM, CACHE COUNTY, UTAH
COVER SHEET

REVISION BLOCK		DISCUSSION
#	DATE	
1		
2		
3		
4		
5		
6		

COVER SHEET

Scale: NONE Drawn: JSB
Date: 3/28/2013 Job #: 13-028
Sheet: **C1**



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND HYRUM CITY STANDARDS AND SPECIFICATIONS
- ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO HYRUM SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- ONE MYLAR AND ONE PAPER SET OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO HYRUM CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

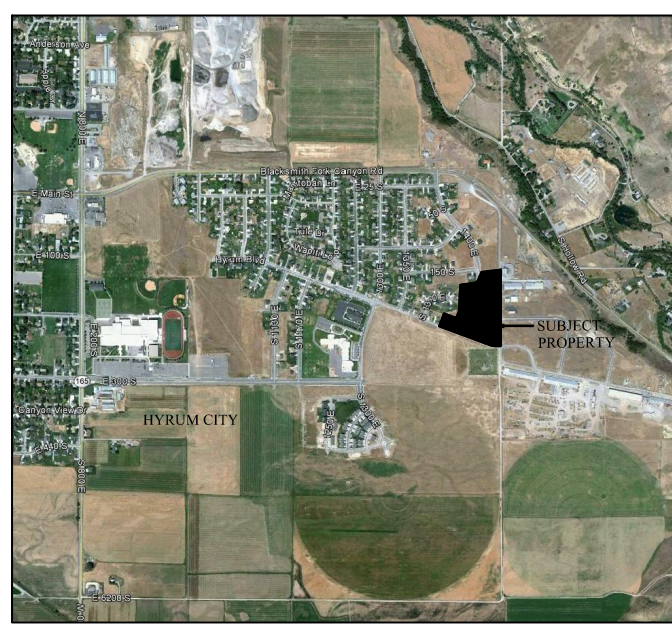
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

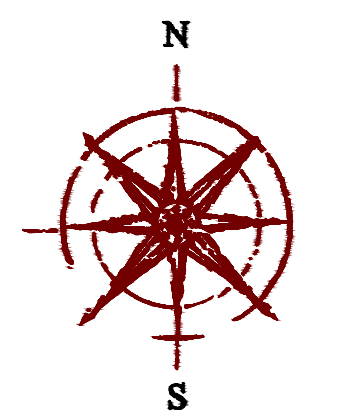
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8360 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: JASON BARKER

OWNER/DEVELOPER
MOUNTAIN PRIME
3138 NORTH 1250 WEST
PLEASANT VIEW, UTAH 84414
(801) 721-7355
CONTACT: KELLY HEITZ





VICINITY MAP
NTS



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LINE	LENGTH	DIRECTION
L1	16.66	S71°38'12"E
L2	31.11	S89°53'00"W
L3	18.49	N02°49'45"E
L4	18.49	S02°49'45"W
L5	18.49	N02°49'45"E

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	100.50	020°53'30"	36.65	N79°40'23"W		36.44
C2	15.00	090°00'00"	23.56	N24°28'29"W		21.21
C3	15.00	090°00'00"	23.56	S65°31'31"W		21.21
C4	600.00	007°50'02"	82.03	S16°36'30"W		81.97
C5	600.00	009°51'44"	103.28	S07°45'37"W		103.15
C6	600.00	017°41'46"	185.31	N11°40'38"E		184.58
C7	634.00	017°41'46"	195.81	N11°40'38"E		195.04
C8	634.00	007°13'11"	79.89	N06°26'21"E		79.84
C9	634.00	010°28'35"	115.92	N15°17'14"E		115.76
C10	668.00	005°34'08"	64.93	N17°44'27"E		64.90
C11	15.00	095°34'08"	25.02	N62°44'27"E		22.22
C12	15.00	045°34'23"	11.93	S46°41'18"E		11.62
C13	55.00	017°54'40"	17.19	S32°51'26"E		17.12
C14	55.00	066°48'07"	64.13	S75°12'50"E		60.55
C15	55.00	060°04'40"	57.67	N41°20'46"E		55.06
C16	55.00	108°43'33"	104.37	N43°03'20"W		89.40
C17	55.00	017°37'45"	16.92	S73°46'01"W		16.86
C18	55.00	271°08'46"	260.28	N20°31'31"E		77.00
C19	15.00	045°34'23"	11.93	S87°44'20"W		11.62
C20	15.00	076°05'08"	19.92	N31°25'55"W		18.49
C21	667.42	003°46'54"	44.05	N04°43'18"E		44.04
C22	216.00	006°31'49"	24.62	N06°05'40"E		24.61
C23	216.00	028°45'43"	108.43	N23°44'25"E		107.29
C24	216.00	035°17'32"	133.05	S20°28'31"W		130.95
C25	250.00	040°53'07"	178.40	S23°16'18"W		174.63
C26	284.00	040°53'10"	202.66	S23°16'20"W		198.39
C27	284.00	017°10'21"	85.12	S11°24'56"W		84.80
C28	284.00	021°24'12"	106.09	S30°42'12"W		105.47
C29	284.00	002°18'37"	11.45	S42°33'37"W		11.45
C30	66.00	045°31'09"	52.43	S20°57'21"W		51.07
C31	1966.00	001°34'12"	53.87	S02°35'19"E		53.87
C32	100.00	045°31'06"	79.44	N20°57'19"E		77.37
C33	100.00	006°08'14"	10.71	N40°38'45"E		10.71
C34	100.00	039°22'52"	68.73	N17°53'12"E		67.39
C35	2000.00	003°26'43"	120.26	N03°31'36"W		120.24
C36	2034.00	005°09'23"	183.05	N04°22'56"W		182.99
C37	2034.00	002°49'31"	100.30	N05°32'52"W		100.29
C38	2034.00	002°19'52"	82.75	N02°58'10"W		82.75
C39	134.00	012°32'30"	29.33	N04°28'01"E		29.27
C40	134.00	007°34'19"	17.71	N01°58'55"E		17.70
C41	134.00	004°58'11"	11.62	N08°15'10"E		11.62
C42	15.00	123°33'29"	32.35	N51°02'29"W		26.43
C43	55.00	123°07'42"	118.19	N51°15'23"W		96.73
C44	55.00	075°15'57"	72.25	N47°56'26"E		67.17
C45	55.00	068°21'46"	65.62	S60°14'42"E		61.80
C46	55.00	266°45'24"	256.07	N20°33'28"E		79.95
C47	15.00	045°34'23"	11.93	S48°51'01"E		11.62
C48	15.00	070°14'31"	18.39	N73°14'32"E		17.26

WASATCH VIEW PHASE 6

ZONE: R-2 (SINGLE FAMILY RESIDENTIAL)
LOCATION: SOUTHEAST 1/4 OF SECTION 3, T10N, R1E, S.L.B.&M. BASE AND MERIDIAN

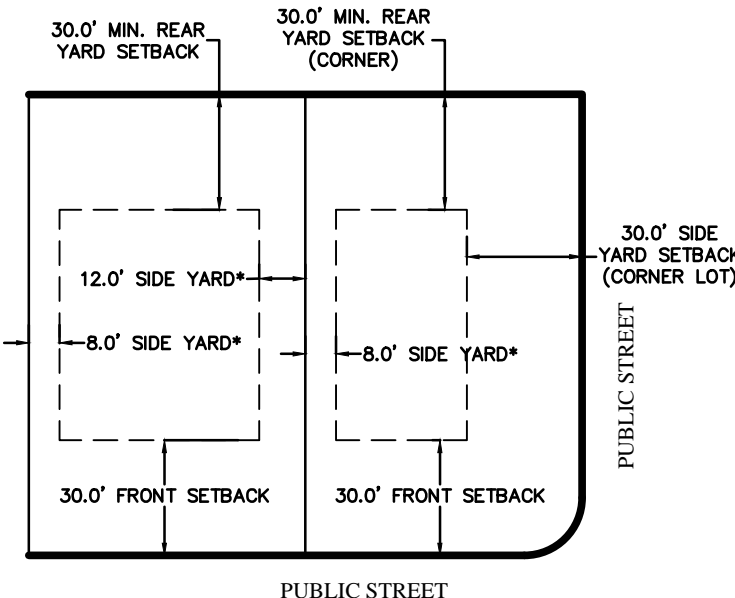
TABULATIONS

PROJECT AREA: 10.79 ACRES
LOTS: 21 LOTS
DENSITY: 1.95 UNITS/ACRE

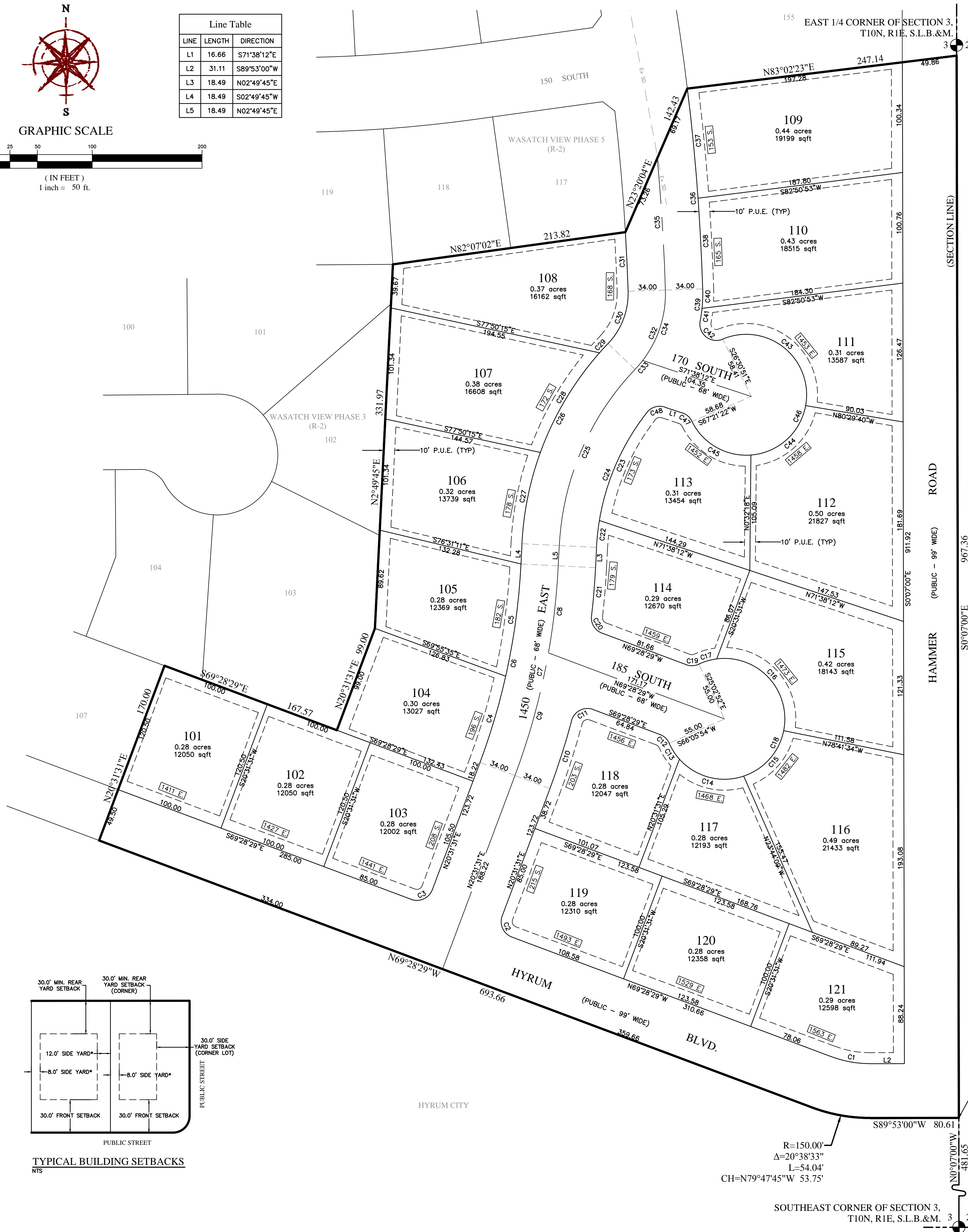
NOTES

- 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
- LOTS 110-112, 115, 116 AND 121 SHALL HAVE NO DIRECT ACCESS TO HAMMER ROAD

.....STREET MONUMENT TO BE SET
#5 REBAR AND CAP (FOCUS ENO) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.



TYPICAL BUILDING SETBACKS
NTS



UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

HYRUM CITY CULINARY WATER AUTHORITY DATE _____
HYRUM CITY SANITARY SEWER AUTHORITY DATE _____
HYRUM CITY POWER DATE _____
COMCAST DATE _____
QUESTAR GAS DATE _____
CENTURY LINK DATE _____

CITY ENGINEER
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
CITY ENGINEER DATE _____

COUNTY SURVEYOR
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
COUNTY SURVEYOR DATE _____

CITY ATTORNEY
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
CITY ATTORNEY DATE _____

HYRUM CITY COUNCIL
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR ATTEST _____

COUNTY RECORDERS NO. _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ FEE: _____
BOOK: _____ PAGE: _____
CACHE COUNTY RECORDER

STATE OF UTAH, COUNTY OF CACHE, S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____
NOTARY PUBLIC SEAL

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF HYRUM CITY, COUNTY OF CACHE, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR _____
APPROVED BY ENGINEER (SEE SEAL BELOW) _____ ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

FINAL PLAT
WASATCH VIEW, PHASE 6
A RESIDENTIAL SUBDIVISION
HYRUM, CACHE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED N0°07'00"W 481.65 FEET ALONG THE SECTION LINE FROM THE SOUTH EAST CORNER OF SECTION 3, T10N, R1E, S.L.B.&M. MERIDIAN;
THENCE S89°53'00"W 80.61 FEET; THENCE ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT 54.04 FEET, HAVING A CENTRAL ANGLE OF 20°38'31" (CHORD BEARS: N78°47'45"W 53.75 FEET); THENCE N69°28'29"W 696.66 FEET; THENCE ALONG THE BOUNDARY OF THE WASATCH VIEW PHASE 3 SUBDIVISION THE FOLLOWING (4) COURSES: 1) N20°31'31"E 170.00 FEET, 2) S69°28'29"E 167.57 FEET, 3) N20°31'31"E 99.00 FEET, 4) N2°49'45"E 331.97 FEET; THENCE ALONG THE WASATCH VIEW PHASE 5 AMENDED SUBDIVISION THE FOLLOWING (3) COURSES: 1) N82°07'02"E 213.82 FEET, 2) N23°20'04"E 142.43 FEET, 3) N83°02'23"E 247.14 FEET; THENCE S0°07'00"E 967.36 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 10.79± ACRES

DATE _____ PROFESSIONAL LAND SURVEYOR _____
SURVEYOR'S SEAL
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGEMENT
STATE OF UTAH, COUNTY OF CACHE, S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____
NOTARY PUBLIC SEAL

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF HYRUM CITY, COUNTY OF CACHE, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR _____
APPROVED BY ENGINEER (SEE SEAL BELOW) _____ ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

FINAL PLAT
WASATCH VIEW, PHASE 6
A RESIDENTIAL SUBDIVISION
HYRUM, CACHE COUNTY, UTAH