

AUBURN HILLS PHASE 7 – PUD, CONCEPT PLAN
KARTCHNER HOMES
SW QUADRANT OF INTERSECTION AT
E. 600 SOUTH AND S. 800 EAST
PLANNING COMMISSION MEETING
JANUARY 9, 2020

ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

UTILITIES: Water main will provide connection to future development to the south.

PARKING & ROADS: Each lot to provide off-street parking per code.

LIGHTING:

FENCING:

LANDSCAPING: Code minimum is two (2) trees per 12,000 s.f. lot.

STORMWATER: To be handled via sumps/drywells.

NOTES: Plan proposes 58 sub-standard lots. Minimum lot frontage for this development is proposed at 55 feet along flat front lots. Lots with interior curve along the frontage propose smaller street frontages. A concern to be addressed with frontages this small is placement of utility services with parkway trees and driveways. Architectural renderings should be provided to show proposed home plans.

NOTES:

- 1- There are no wetlands on the site per the National Wetlands Inventory
- 2- There are no slopes over 30%.
- 3- There are no known areas where the ground water rises within 2 ft of the surface.
- 4- There are no cuts or fills over 3 feet.
- 5- An environmental impact statement concerning this portion of Auburn Hills was submitted July 2016 with the entire development of Auburn Hills.

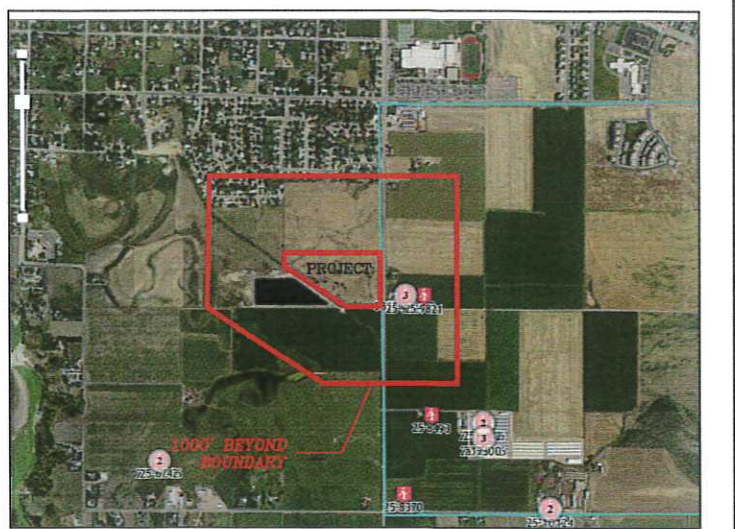
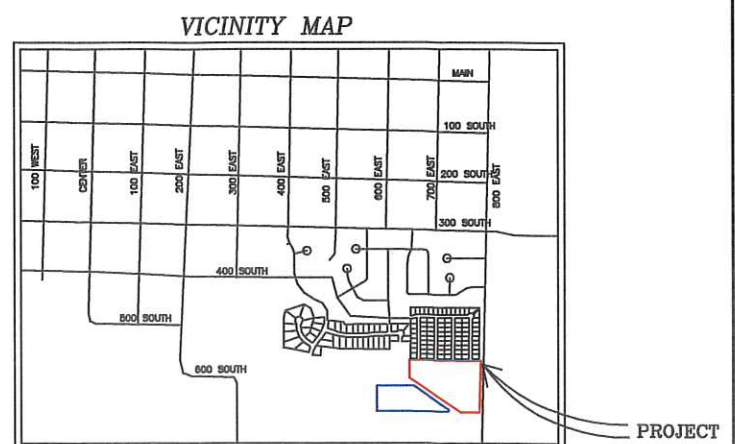
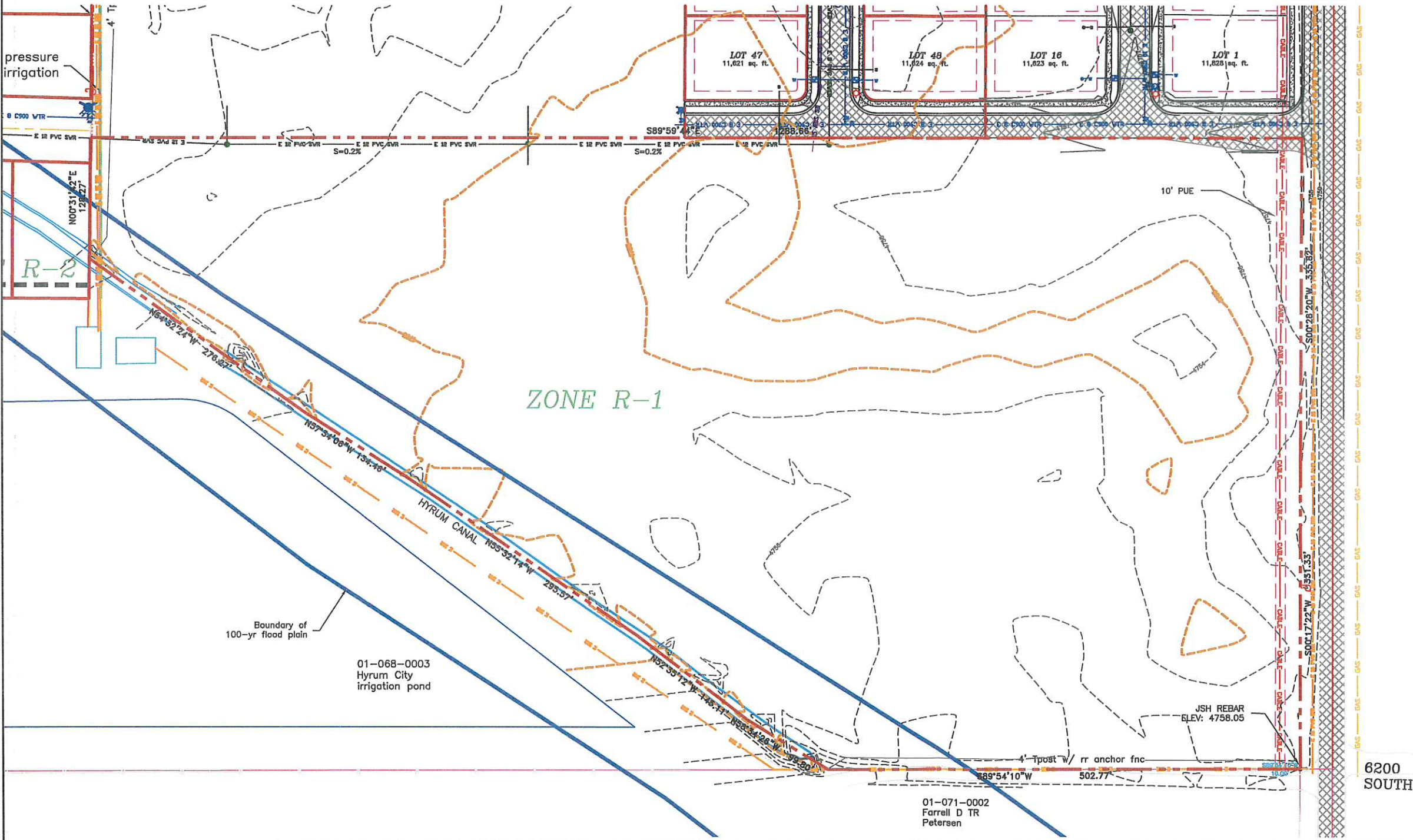
AUBURN HILLS PHASE 7
 PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 800 SOUTH, 800 EAST
 HYRUM, UTAH
EXISTING SITE

NORTH



0 60 120ft.
 SCALE 1" = 60'-0"

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING ZONE BOUNDARY
	EXISTING WATER
	EXISTING SEWER
	EXISTING IRRIGATION
	EXISTING EASEMENT
	EXISTING POWER
	EXISTING GAS
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT



UTILITY COMPANY APPROVALS	
The utility easements shown on this plat are approved	
Hyrum City Culinary Water	_____
Hyrum City Sanitary Sewer	_____
Hyrum City Power	_____

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date _____ City Engineer _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this _____ day of _____ A.D., 20____, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this _____ day of _____ A.D., 20____, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

REVISION		AE ALLIANCE CONSULTING ENGINEERS			
DATE	BY	150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 AUBURN HILLS PHASE 7 EXISTING SITE PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 800 SOUTH, 800 EAST HYRUM, UTAH			
SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 11-2019		
	APPROVED BY: BL	DWG DATA: prelim.DWG			
SHEET 1 OF 4					

AUBURN HILLS PHASE 7
 PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 600 SOUTH, 800 EAST
 HYRUM, UTAH

PRELIMINARY PLAT
NORTH



0 60 120ft.
 SCALE 1" = 60'-0"

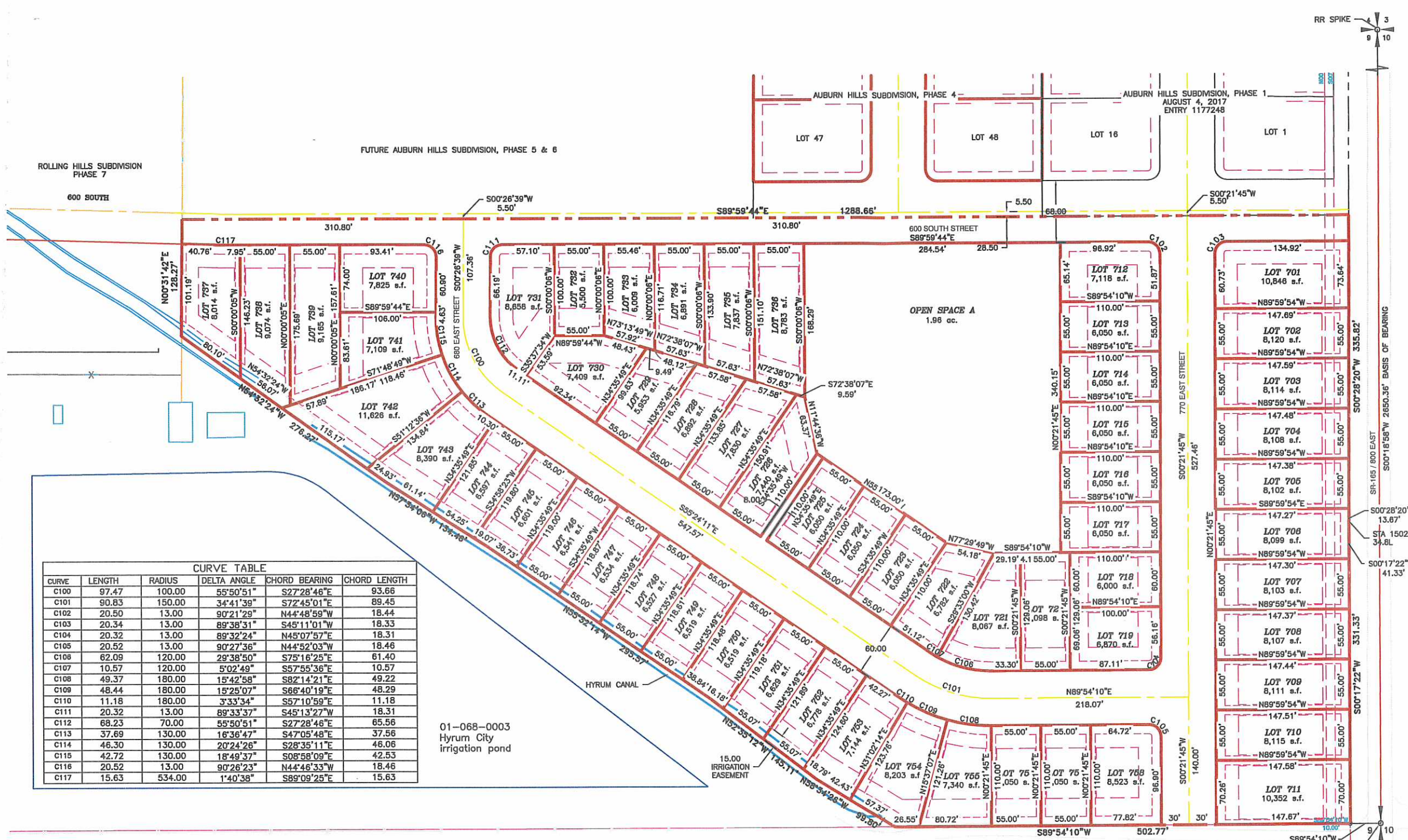
- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINES
 - ROAD C
 - EASEMENT

NOTES:

1. OWNER/DEVELOPER: AUBURN HILLS LLC. 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
2. ZONING- R-1 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES-14.91 acres
 NUMBER OF LOTS- 52
 UNITS PER ACRE- 3.69
 MIN. LOT SIZE: 6,000 S.F.
 OPEN SPACE: 1.98 ACRES
 DEDICATED ROADS: 3.10 ACRES
4. SETBACKS
 PER CURRENT ZONING REQUIREMENTS
5. PUBLIC UTILITY EASEMENTS-UNLESS OTHERWISE NOTED
 FRONT AND REAR- 10 FT
 SIDEYARD- 5 FT
 NO PERMANENT STRUCTURE MAY BE BUILT OVER ANY EASEMENT.
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT
 ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH CAPS 275817 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, PORTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
9. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
10. PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
11. NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
12. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.
13. ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
 Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike, thence S 00°18'58" W 2650.38 feet along the east line of the Northeast Quarter of said Section 9 to the East Quarter Corner of said Section 9 monumented with an Aluminum Cap, thence S 89°54'10" W 34.49 feet to a point on the west right of way State Route 165 per Utah Department of Transportation plans F.A.S. 8A dated 1938 and the POINT OF BEGINNING and running
 thence S 89°54'10" W 502.77 feet;
 thence along the center of Hyrum Canal the next five courses:
 1) thence N 53°34'28" W 89.80 feet;
 2) thence N 52°35'12" W 145.11 feet;
 3) thence N 55°32'14" W 295.57 feet;
 4) thence N 57°34'08" W 134.46 feet;
 5) thence N 54°32'24" W 278.27 feet;
 thence N 00°31'42" E 128.27 feet;
 thence S 89°59'44" E 1,288.66 feet along the south boundary of Auburn Hills Subdivision Phase 1 and 4 and their projection thereof to the west right of way line of State Route 165;
 thence along south right of way line the next two courses:
 1) thence S 00°28'20" W 335.82 feet to a point at Station 1502+78 34.8 left;
 2) thence S 00°17'22" W 331.33 feet to the point of beginning, containing 14.91 acres, more or less.

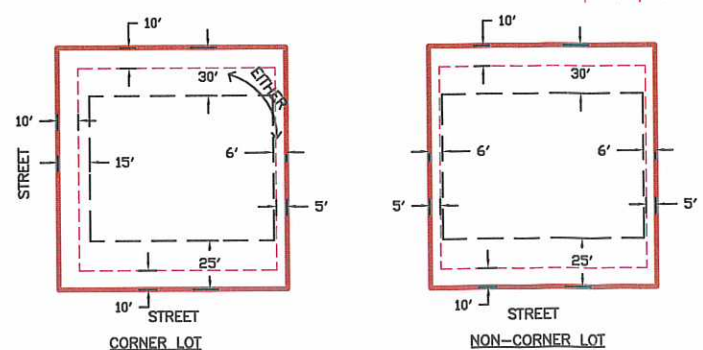


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	97.47	100.00	55°50'51"	S27°28'46"E	93.66
C101	90.83	150.00	34°41'39"	S72°45'01"E	89.45
C102	20.50	13.00	90°21'29"	N44°48'59"W	18.44
C103	20.34	13.00	89°38'31"	S45°11'01"W	18.33
C104	20.32	13.00	89°32'24"	N45°07'57"E	18.31
C105	20.52	13.00	90°27'36"	N44°52'03"W	18.46
C106	62.09	120.00	29°38'50"	S75°16'25"E	61.40
C107	10.57	120.00	5°02'49"	S57°55'36"E	10.57
C108	49.37	180.00	15°42'58"	S82°14'21"E	49.22
C109	48.44	180.00	15°25'07"	S66°40'19"E	48.29
C110	11.18	180.00	3°33'34"	S57°10'59"E	11.18
C111	20.32	13.00	89°33'37"	S45°13'27"W	18.31
C112	68.23	70.00	55°50'51"	S27°28'46"E	65.56
C113	37.69	130.00	16°36'47"	S47°05'48"E	37.56
C114	46.30	130.00	20°24'26"	S28°35'11"E	46.06
C115	42.72	130.00	18°49'37"	S08°58'09"E	42.53
C116	20.52	13.00	90°26'23"	N44°46'33"W	18.46
C117	15.63	534.00	1°40'38"	S89°09'25"E	15.63

01-068-0003
 Hyrum City
 irrigation pond

01-071-0002
 Farrell D TR
 Petersen

EJ SEC 9
 (CACHE CO. AL. CAP)
 ELEV: 4758.41



TYPICAL LOT DETAILS

REVISION		DATE	BY	ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321
AUBURN HILLS PHASE 7 PRELIMINARY PLAT				
PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 600 SOUTH, 800 EAST HYRUM, UTAH				
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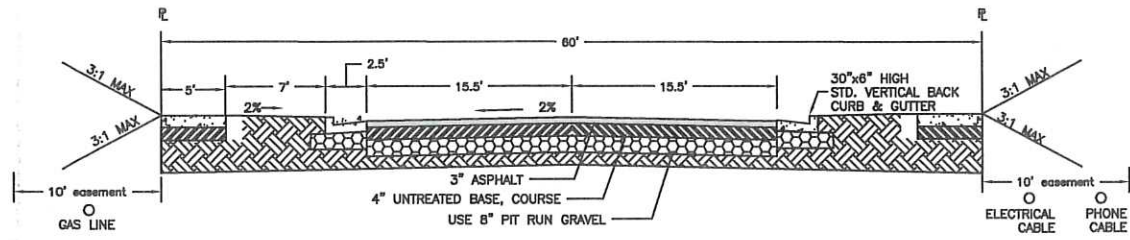
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PRELIMINARY PLAN



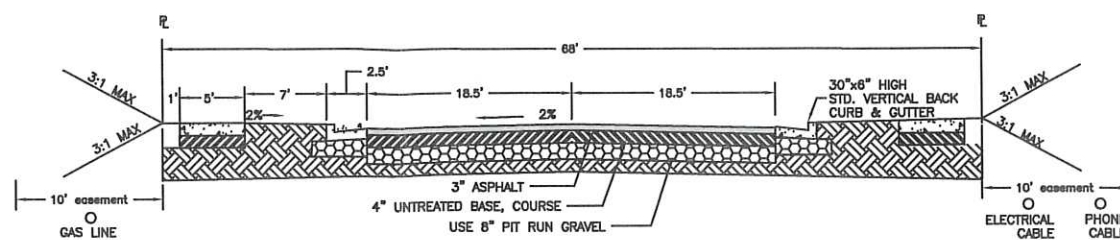
NORTH



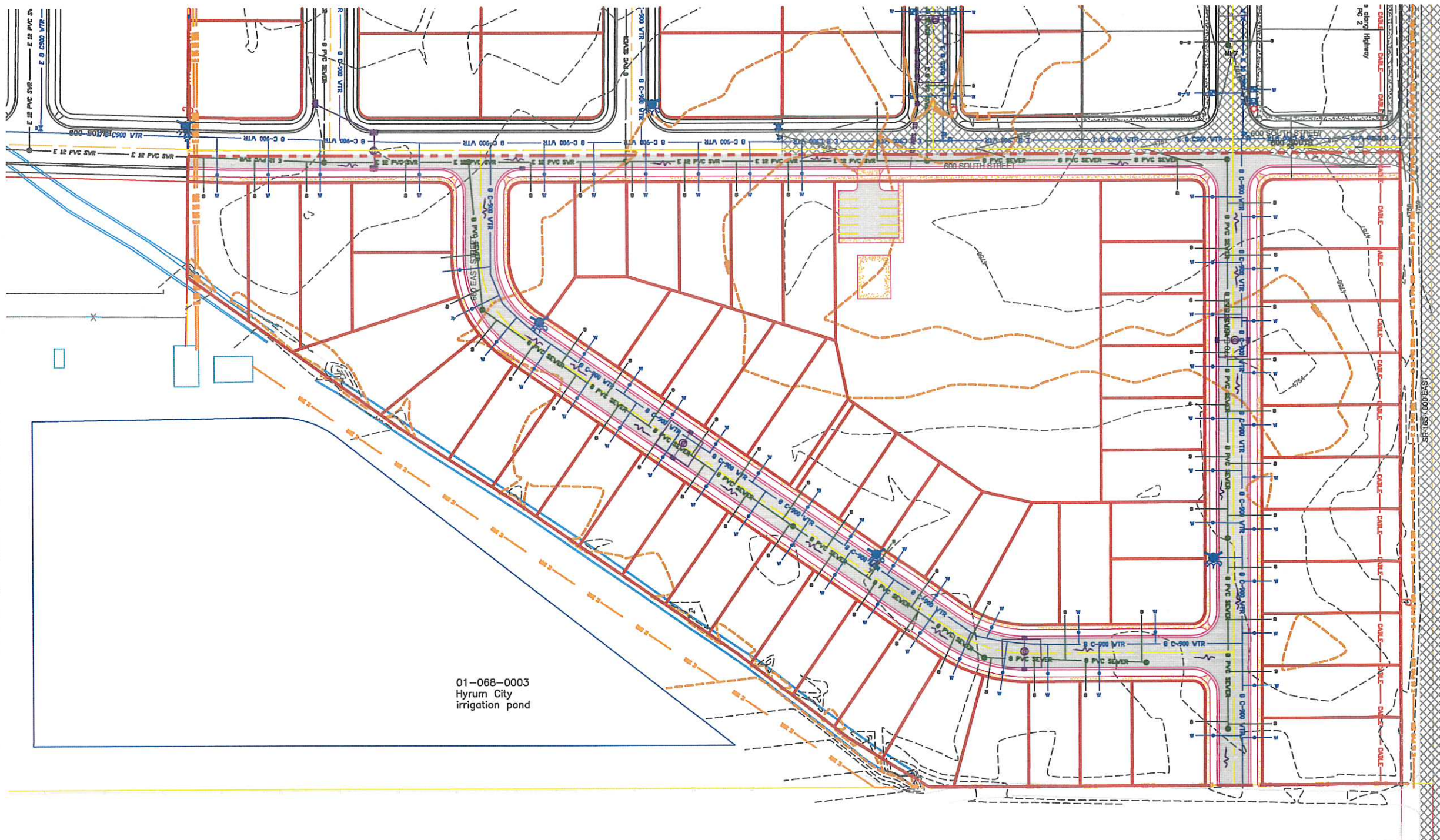
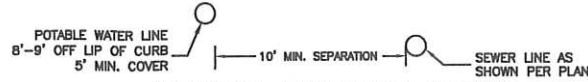
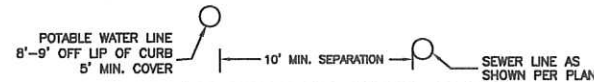
0 60 120ft.
 SCALE 1" = 60'-0"



60' TYPICAL ROAD CROSS-SECTION



68' TYPICAL ROAD CROSS-SECTION



01-068-0003
 Hyrum City
 irrigation pond

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING IRRIGATION
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED FLOW DIRECTION
- EXISTING POWER
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT

AS ALL STORM WATER WILL BE RETAINED IN SUMPS LOCATED IN THE ROADS AND WILL NOT AFFECT THE DESIGN OF THE LOTS, NO STORM WATER CALCULATIONS HAVE BEEN PROVIDED AT THIS TIME. CALCULATIONS WILL BE PROVIDED WITH EACH PHASE DURING FINAL PLATTING.

REVISION		DATE		BY	

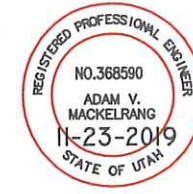
AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321

**AUBURN HILLS PHASE 7
 PRELIMINARY PLAN**

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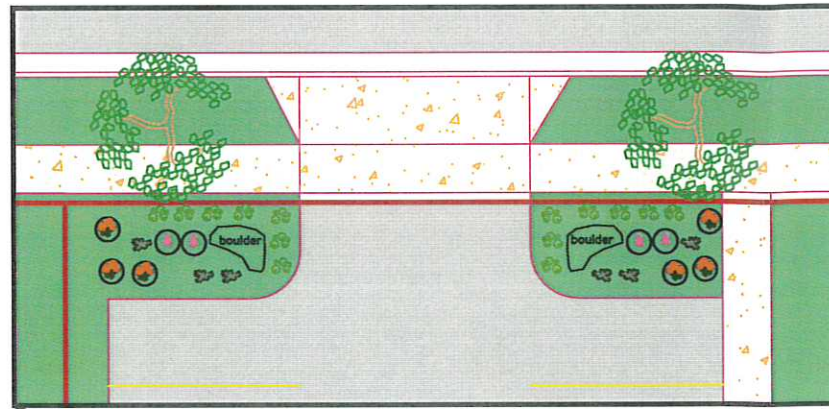
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 LANDSCAPE PLAN



NORTH



0 60 120ft.
 SCALE 1" = 60'-0"



LEGEND

SHRUBS

- Red-oster dogwood (16)
- Northern gold forsythia (3)

FLOWERS

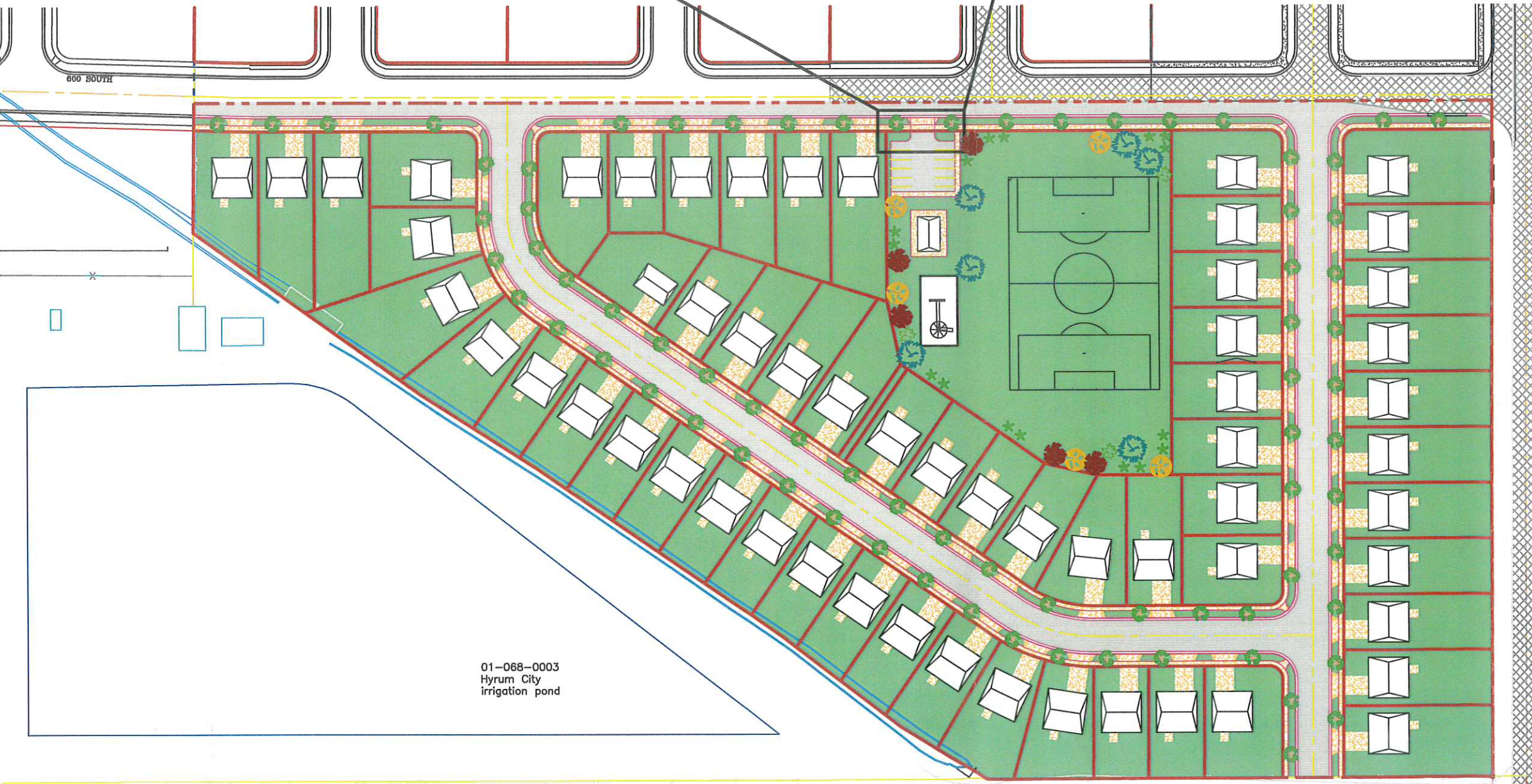
- Purple coneflower (6)
- Golden marguerite (yellow) (4)
- Evergreen candytuft (18)
- Yucca (adam's needles) (6)

TREES

- American hornbeam 1-1/2" cal (6)
- Dwarf japanese lilac 1-1/2" cal (5)
- Blackhaw viburnum 1-1/2" cal (5)

- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW SOD/GRASS

1. 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.



REVISION		DATE		BY	

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

**AUBURN HILLS PHASE 7
 LANDSCAPE PLAN**

PART OF THE NORTH EAST QUARTER OF SECTION 9
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 SALT LAKE BASE AND MERIDIAN
 600 SOUTH, 800 EAST
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