

# **AUBURN HILLS PHASE 7 – PRELIMINARY PLAT**

**720 E 600 SOUTH**

**CITY COUNCIL MEETING**

**MARCH 17, 2022**

Summary: Auburn Hills LLC. is seeking preliminary approval for Phase 7 of their Auburn Hills development. This proposes 41 single family lots to be built on approximately 15 acres.

ZONING: R-1 Residential

UTILITIES:

Power:	To be constructed with development
Culinary:	To be constructed with development
Sewer:	To be constructed with development
Irrigation:	To be constructed with development

NOTES:

Property line along canal and city property needs to be evaluated to clarify current ownership. Auburn Hills LLC has agreed to dedicate land along canal to the City thus preventing a “no man’s land.”

A chain-link fence has been installed along the northeasterly boundary of the canal. Installation of combustible fence and/or materials by owner to be prohibited on plat, or CC&R, and buyers to be notified of the risks. Canal Company/City not to be liable for fence damaged by fire.

Lots 101 and 102 at reduced area in exchange for additional dedication of portions of 770 E, 800 E, and 700 S. These lots meet the minimum width requirements but are reduced in depth.

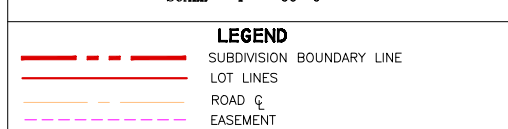
The boundaries along 700 S and 800 E should be marked as having no rights of access from the lots along the road/property boundary.

Boundary adjustment to be made for Lot 87 to clear up title for original layout of canal and Rolling Hills.

Easement for irrigation main needs to be added to lot 87. This will affect setbacks for this lot. Foundation will need to be outside of the easement and no permanent structures may be built over the mains, including concrete. No trees to be planted near enough that the root systems will interfere with the pipes.

**Electrical component delays are estimated to be 2.5 years.**

**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**



- NOTES:**
- OWNER/DEVELOPER:  
AUBURN HILLS LLC,  
601 WEST 1700 SOUTH SUITE A  
LOGAN, UTAH  
435-755-7080
  - ZONING- R-1 SINGLE FAMILY RESIDENTIAL
  - TOTAL ACRES-14.91 acres  
NUMBER OF LOTS- 41  
UNITS PER ACRE- 2.75  
MIN. LOT SIZE: 9,900 S.F.
  - 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.
  - TWO TREES PER LOT AND FOUR TREES PER CORNER LOT  
ARE REQUIRED BY HYRUM CITY SPECS.
  - 5/8" REBAR WITH CAP# 275617 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.
  - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR  
SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING,  
STORM DRAIN SYSTEMS, POTABLE 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.
  - 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.
  - PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE  
SITE.
  - NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
  - EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.
  - 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 2650.36 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 58°34'26" W 99.80 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°34'06" W 134.46 feet;  
5) thence N 54°32'24" W 276.27 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.

REVISION	
DATE	BY

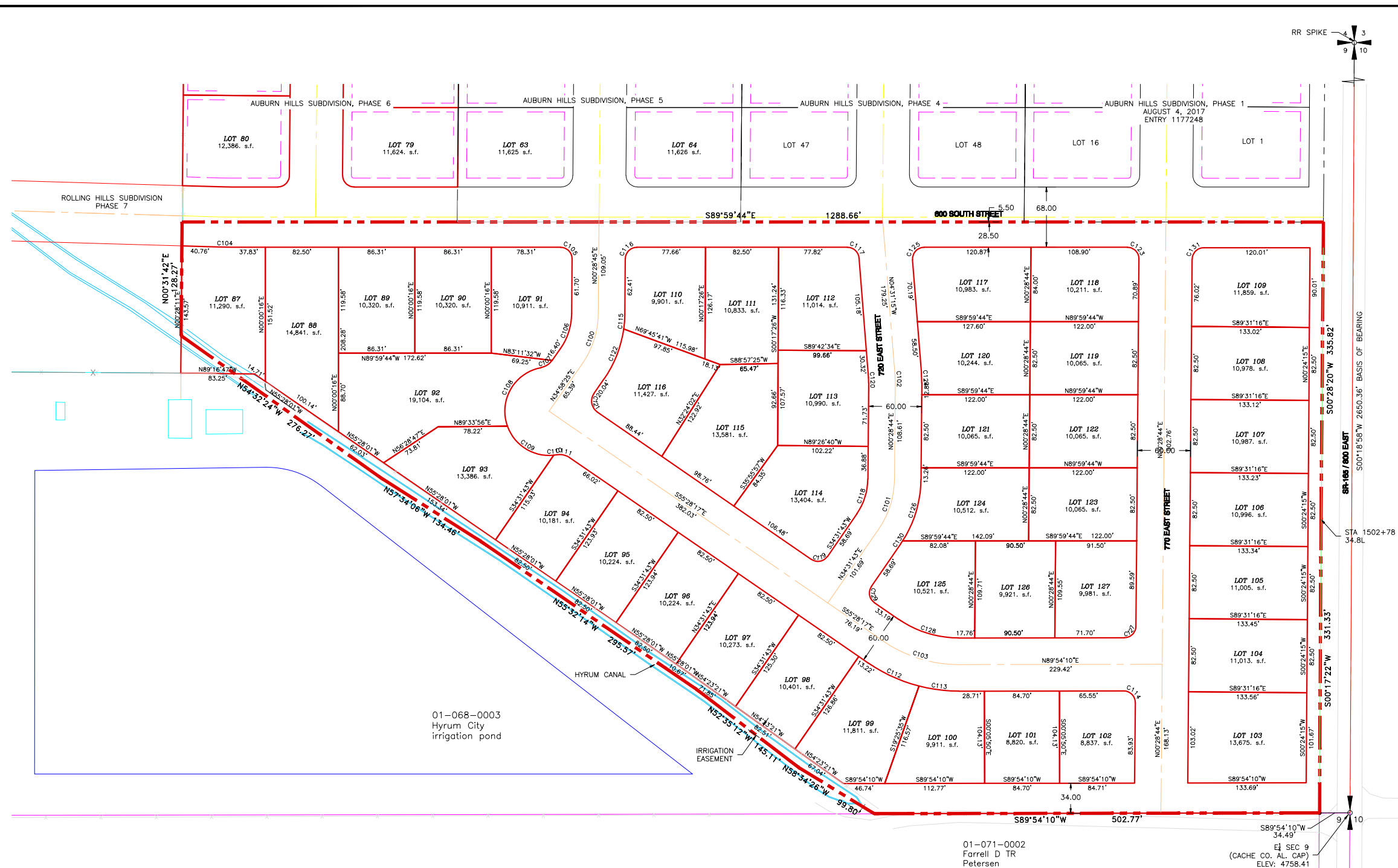
**AE ALLIANCE CONSULTING ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321

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PRELIMINARY PLAT**

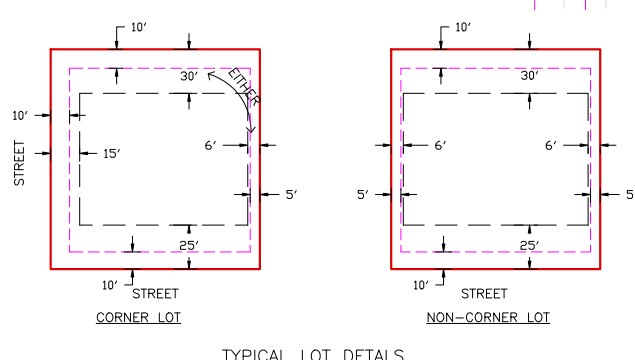
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SALT LAKE BASE AND MERIDIAN  
600 SOUTH, 800 EAST  
HYRUM, UTAH

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 2-2022
APPROVED BY: BL		DWG DATA: prelim.DWG	

SHEET 2 OF 3



CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C100	60.20	100.00	C116	20.31	13.00
C101	59.43	100.00	C117	19.39	13.00
C102	8.73	100.00	C118	41.60	70.00
C103	90.65	150.00	C119	20.42	13.00
C104	15.63	534.00	C120	6.11	70.00
C105	20.53	13.00	C121	23.68	15.00
C106	42.14	70.00	C122	61.18	130.00
C107	15.50	20.00	C123	20.53	13.00
C108	86.58	50.00	C124	11.34	130.00
C109	66.50	50.00	C125	21.45	13.00
C110	3.37	50.00	C126	73.22	130.00
C111	15.50	20.00	C127	20.29	13.00
C112	63.20	180.00	C128	72.52	120.00
C113	45.59	180.00	C129	20.42	13.00
C114	20.55	13.00	C130	4.03	130.00
C115	17.09	130.00	C131	20.31	13.00



TYPICAL LOT DETAILS