

**BEAR RIVER SOUTH SUBDIVISION**  
**CONCEPT PLAN**  
**750 EAST 730 NORTH**  
**CITY COUNCIL MEETING**  
**SEPTEMBER 15, 2022**

Summary: Bear River Health Department is seeking concept approval for a subdivision of Parcel 03-204-1002. The current 3.56 acre parcel is to be divided into two commercial lots. Lot 1 is to be 2.43 acres and Lot 2 is to be 0.52 acres. 0.61 acres is to be dedicated to Hyrum City as public right of way. This lot is a remainder of the previous subdivision, Scenic Mountain P.U.D.

ZONING: C-1 Commercial

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Paved roads were constructed as part of the PUD

NOTES: A future site plan will be submitted for Bear River Health Department on Lot 1. This subdivision is only to subdivide the existing land. Each lot will be required to submit a full site plan for review at the time of development.

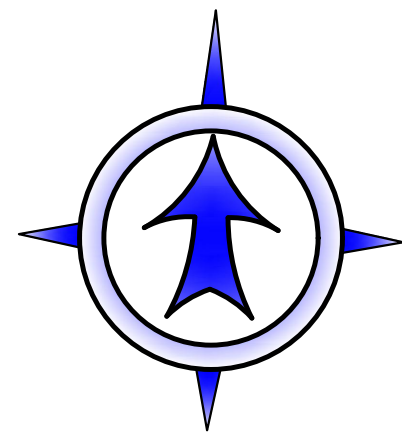
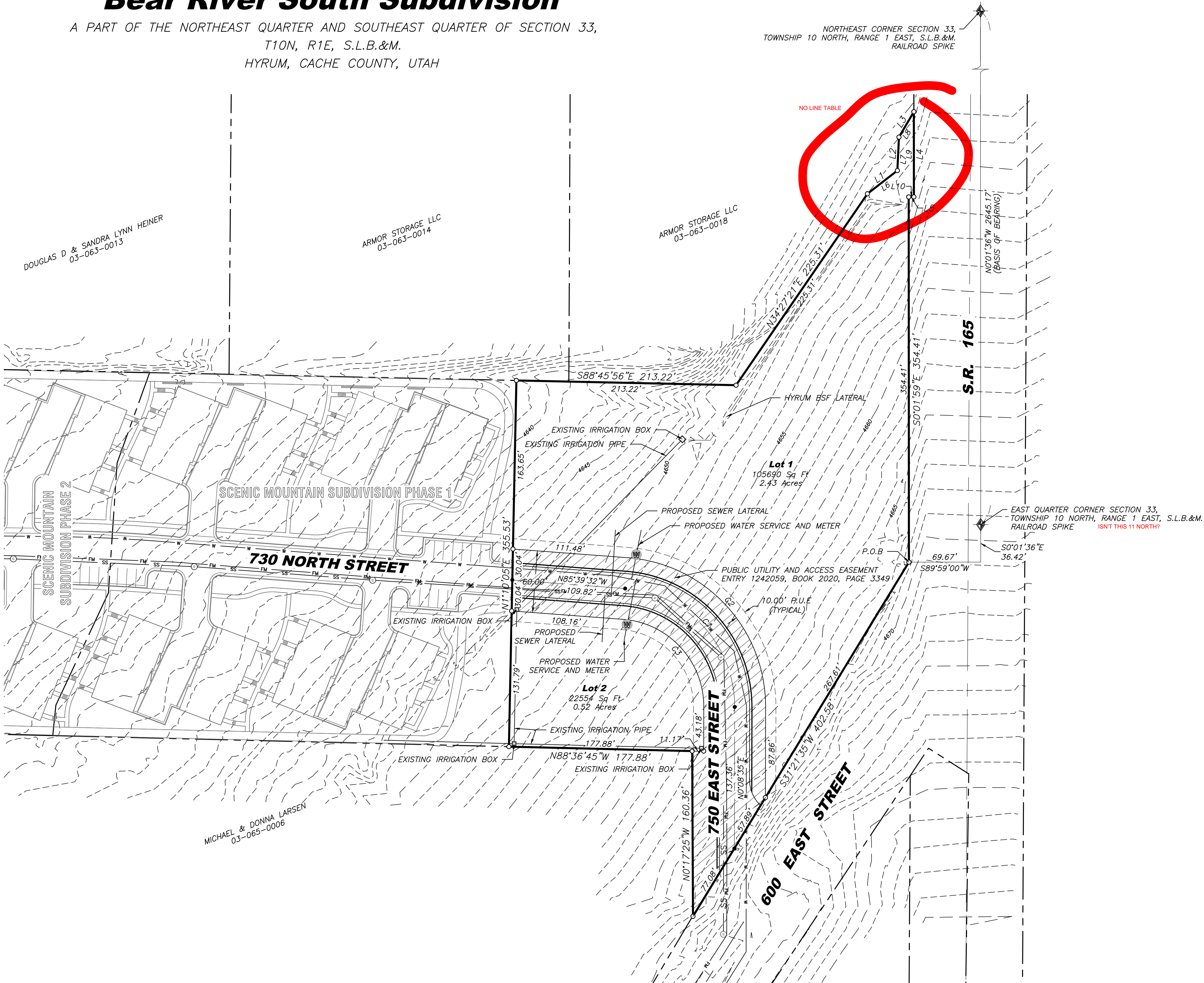
**Electrical component delays for equipment not already ordered are estimated to be 2.5 years.**



A CONCEPT PLAN FOR:

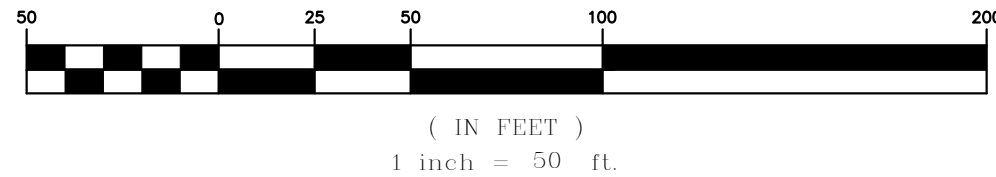
# Bear River South Subdivision

A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 33,  
T10N, R1E, S.L.B.&M.  
HYRUM, CACHE COUNTY, UTAH



AUGUST 23, 2022

GRAPHIC SCALE



## Survey Description

### SUBDIVISION BOUNDARY

A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

ISNT THIS 11 NORTH?

BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'35" WEST, ALONG SAID 600 EAST STREET A DISTANCE OF 402.58 FEET; THENCE NORTH 00°17'25" WEST, A DISTANCE OF 160.36 FEET; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 177.88 FEET TO THE EAST LINE OF THE SCENIC MOUNTAIN SUBDIVISION PHASE 1; THENCE NORTH 01°10'05" EAST, ALONG SAID EAST LINE A DISTANCE OF 355.53 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 213.22 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET TO THE SOUTHERLY BANK OF A DITCH; THENCE RUNNING ALONG SAID DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET; (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO SAID WEST LINE OF HIGHWAY 165; THENCE RUNNING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET; (2) SOUTH 89°16'50" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING. CONTAINING 3.56 ACRES IN TWO LOTS

### NOTES

- Roadways within the subdivision will be dedicated to the city.
- Proposed water lines will connect to city mains.
- Proposed sewer lines will connect to the city main in 750 East Street.

### LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	DITCH
	FENCE LINE
	CURB
	EDGE OF PAVEMENT
	WATER LINE
	SEWER LINE
	SEWER FORCED MAIN
	ROADWAY DEDICATION
	SEWER MANHOLE
	WATER METER
	FOUND REBAR
	SECTION MONUMENT
	SET 3/8" REBAR W/CAP

### ADJACENT PROPERTY OWNERS:

Michael & Donna Larsen  
665 North 600 East  
Hyrum, Utah 84319

Douglas & Sandra Lynn Heiner  
4250 Greener Hills Drive  
Heber City, Utah 84032

Armor Storage LLC  
4250 Greener Hills Drive  
Heber City, Utah 84032

RECORD OWNERS: Scenic Mountain Development LLC  
13504 South 7530 West  
Herriman, Utah 84096

FORESIGHT  
LAND SURVEYING

2005 North 600 West, Logan, Utah  
435-753-1910

BEAR RIVER HEALTH DEPARTMENT

750 EAST 730 NORTH  
Hyrum, Cache County, Utah  
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

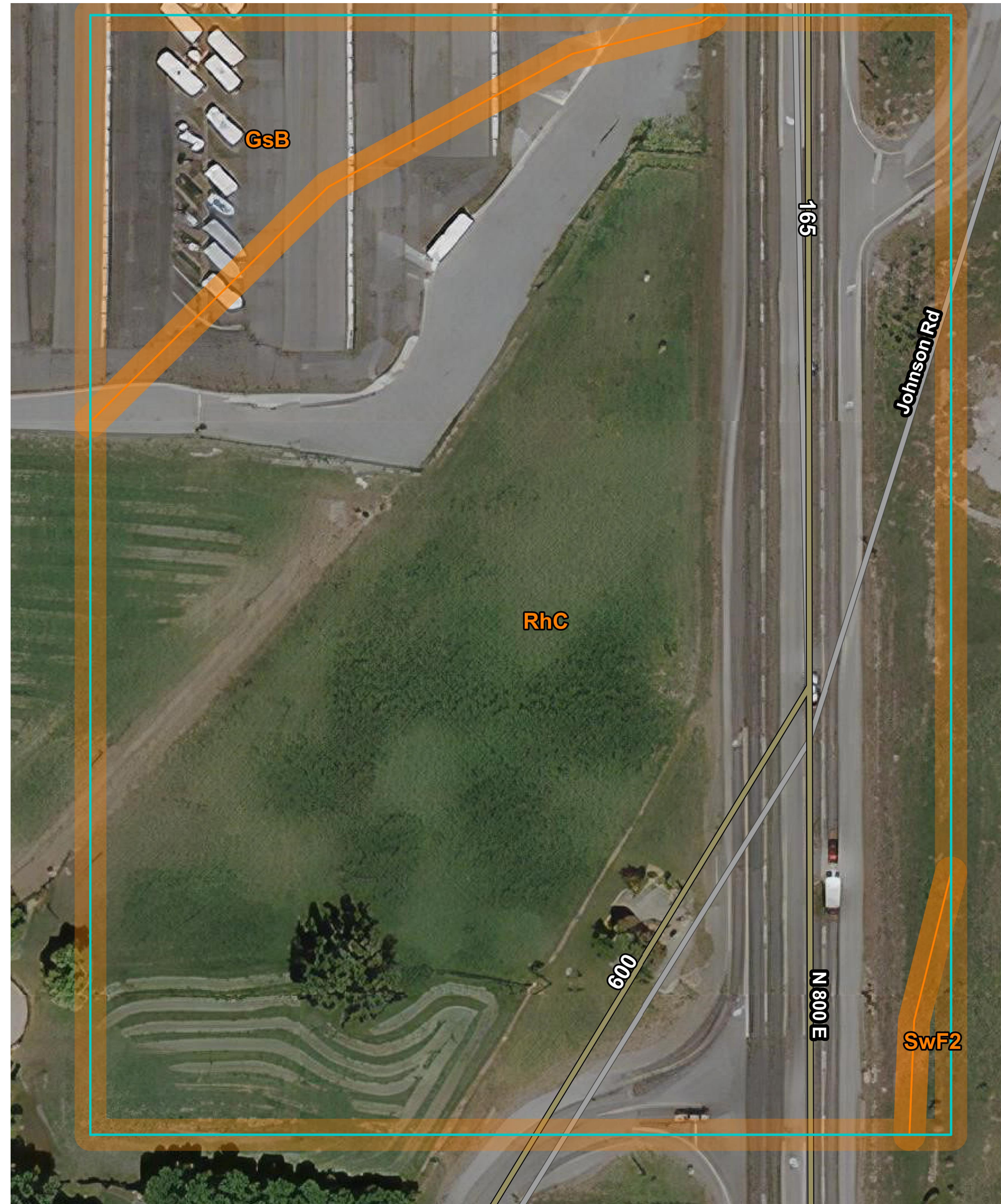
Job Number:	22-266
Drawn By:	JH
Date:	8/23/22
Scale:	1"=50'
File:	22-266.dwg



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### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GsB	GREENSON LOAM, 3 TO 6 PERCENT SLOPES	1.0	10.1%
RhC	RICKS GRAVELLY LOAM, 6 TO 10 PERCENT SLOPES	8.4	89.1%
SwF2	STERLING GRAVELLY LOAM, 20 TO 50 PERCENT SLOPES,ERODED	0.1	0.7%
<b>Totals for Area of Interest</b>		<b>9.5</b>	<b>100.0%</b>

**BEAR RIVER HEALTH DEPARTMENT**  
A CONCEPT PLAN FOR:  
750 EAST 730 NORTH

TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&amp; M.

# FORESIGHT

2005 North 600 West, Logan, Utah  
435-753-1910

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