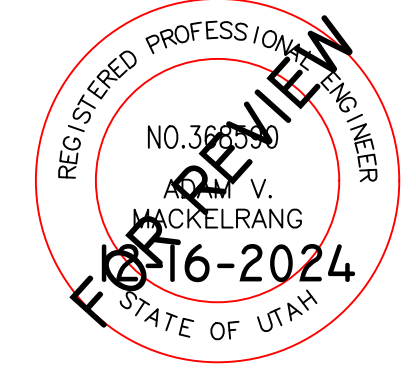
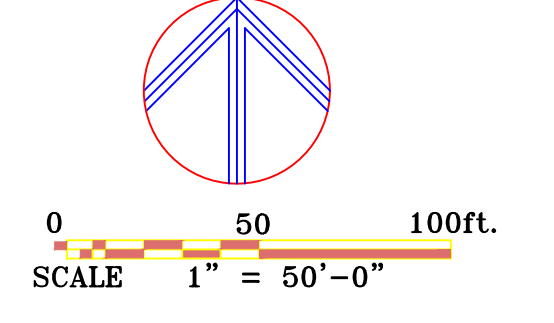


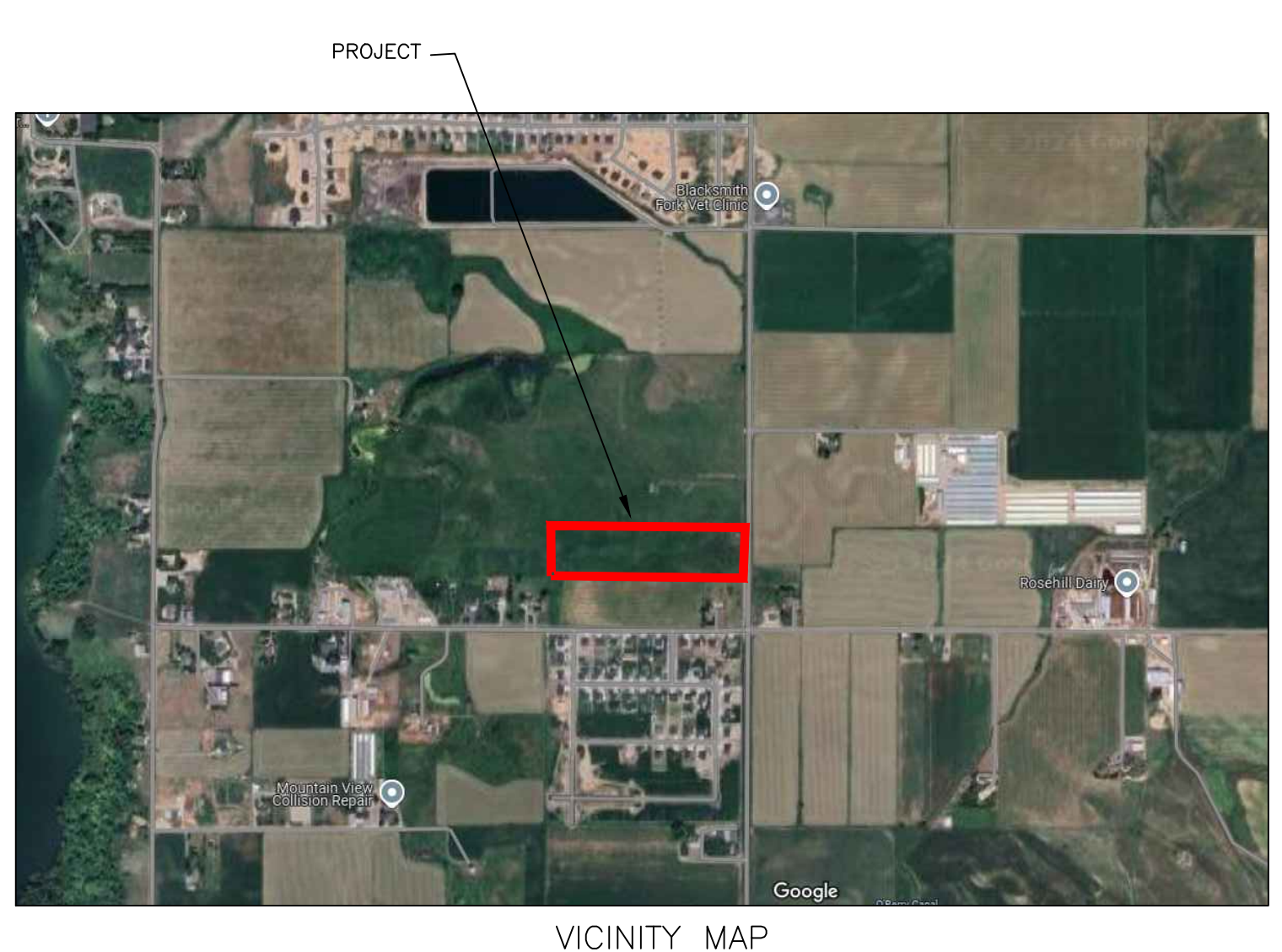
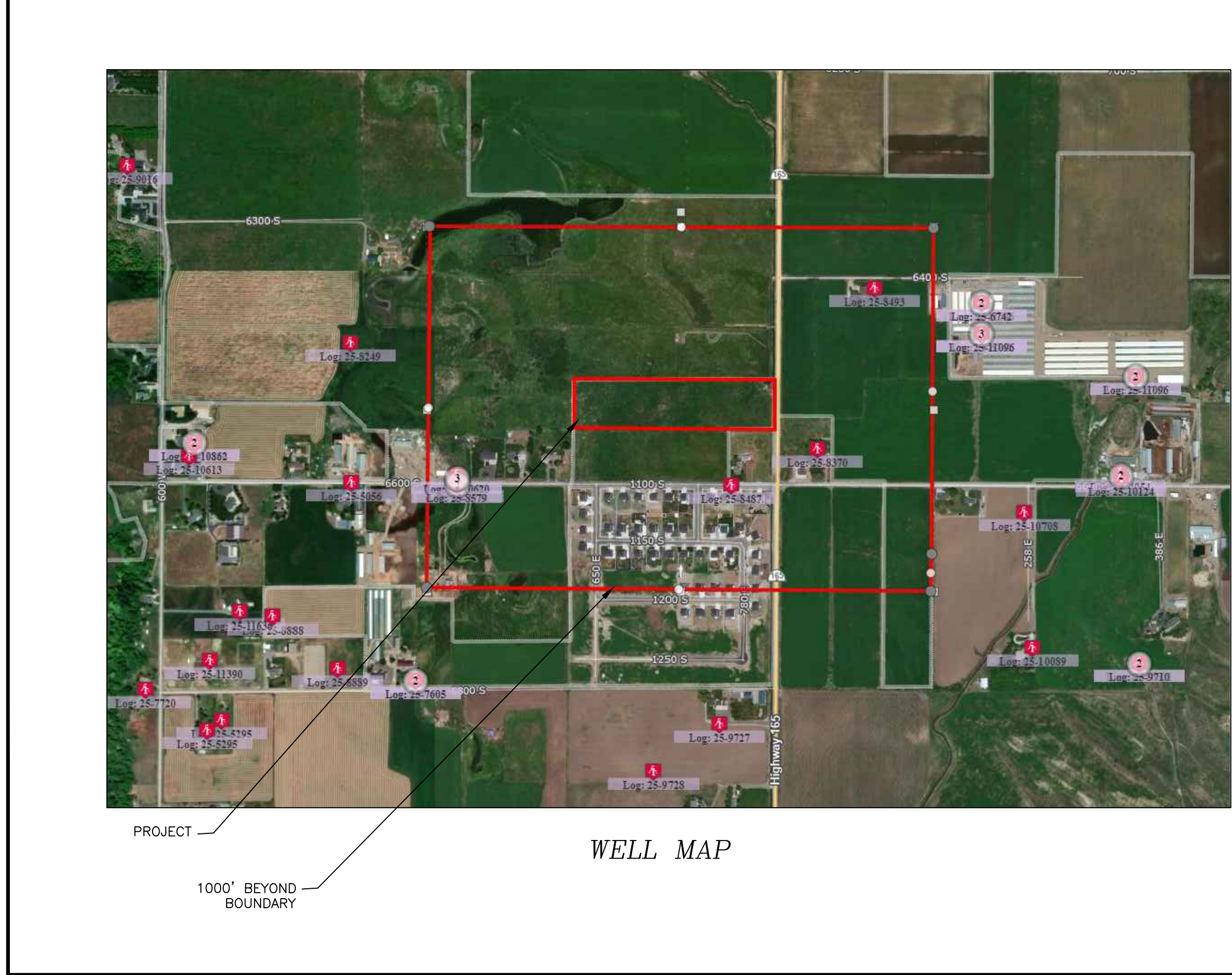
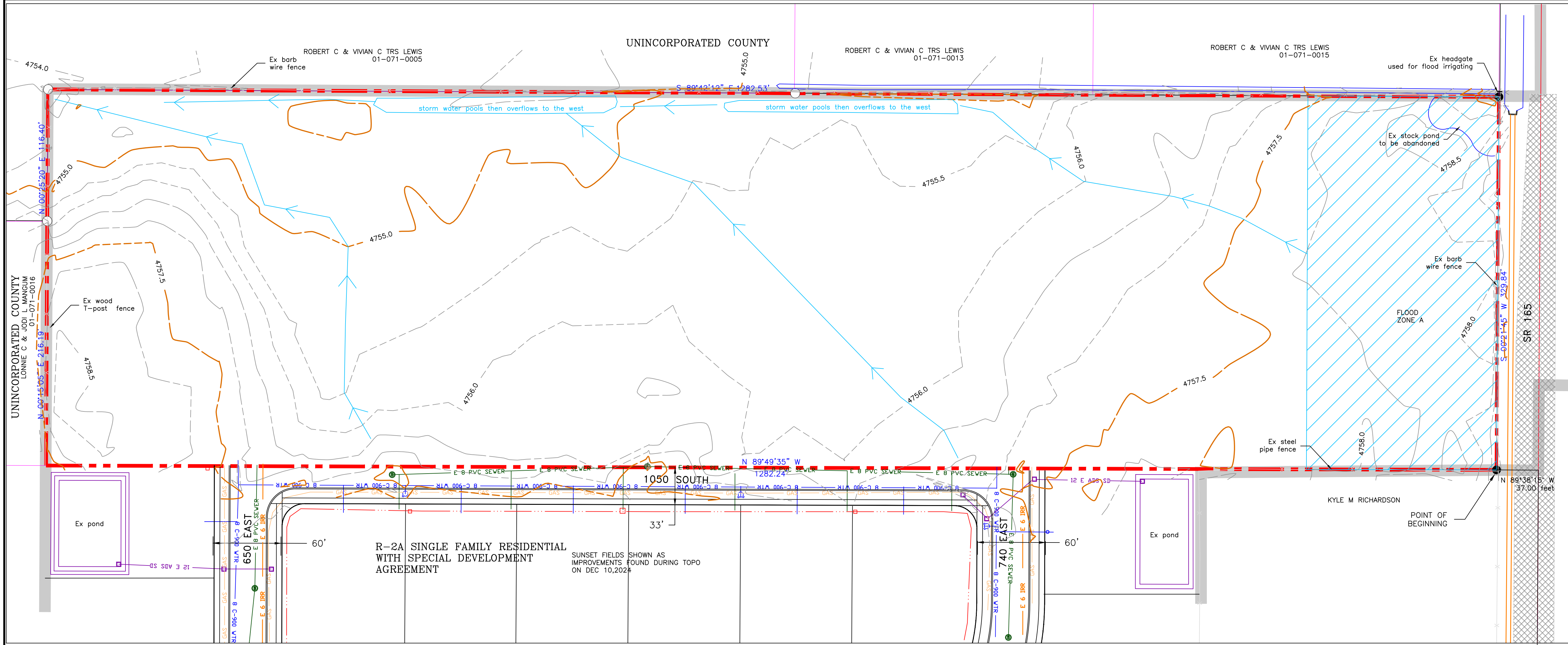
HYRUM HEIGHTS
 PART OF THE SOUTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 6500 SOUTH, SR 165
 HYRUM, UTAH
PRELIMINARY PLAT EXISTING NORTH



LEGEND

	SUBDIVISION BOUNDARY LINE
	CITY CORPORATION LINE
	EXISTING POWER
	EXISTING GAS
	EXISTING WATER
	EXISTING SEWER
	EXISTING IRRIGATION
	EXISTING STORM
	EXISTING STORM WATER FLOW PATH
	EXISTING MNR CONTOUR (0.5')
	EXISTING MJR CONTOUR (2.5')
	EXISTING ASPHALT

- NOTES:**
- OWNER/DEVELOPER: HYRUM HEIGHTS, LLC, 1466 N HIGHWAY 89 STE 220, FARMINGTON, UTAH 84101-718-9754
 - ZONING: R-2A SINGLE FAMILY RESIDENTIAL WITH SPECIAL DEVELOPMENT AGREEMENT
 - TOTAL ACRES-9.75 acres, NUMBER OF LOTS- 21, UNITS PER ACRE- 2.15, MIN. LOT SIZE: 14,520 S.F.
 - SETBACKS: PER CURRENT ZONING REQUIREMENTS
 - 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 PASTURE VEGETATION.
 - ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.
 - LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SR-165/800 EAST STREET.



LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a PK nail, thence N 00°21'45" E 336.94 feet (North 330 feet/20 rods, By Record) along the east line of the Southeast Quarter of said Section 9, thence N 89°38'15" W 37.00 feet to the west right of way line of Highway 165 and the POINT OF BEGINNING and running

thence N 89°49'35" W 1,282.24 feet (West 1320 feet/80 rods, By Record);

thence N 00°15'05" E 216.19 feet along an existing fence line to a JSH rebar;

thence N 00°25'20" E 116.40 feet along an existing fence line to a JSH rebar;

thence S 89°42'12" E 1,282.53 feet (East 1320 feet/80 rods, By Record) to the west right of way line of Highway 165;

thence S 00°21'45" W 329.84 feet (South 330 feet/20 rods, By Record) along said right of way line to the point of beginning, containing 9.75 acres, more or less.

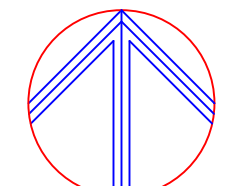
REVISION		DATE		BY	
150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321					
HYRUM HEIGHTS PRELIMINARY PLAT EXISTING					
PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 6500 SOUTH, SR 165 HYRUM, UTAH					
SCALE: AS NOTED	DRAWN BY: AVM	CHECKED BY:	DATE: 12-2024		
APPROVED BY:		DWG DATA:			
SHEET 1 OF 2					

HYRUM HEIGHTS

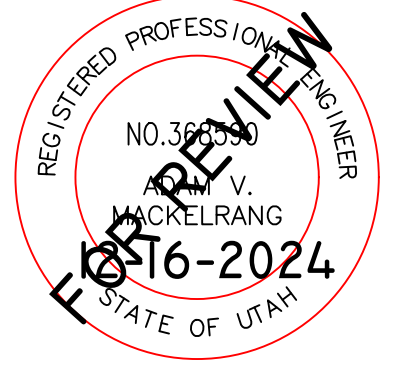
PART OF THE SOUTH EAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
6500 SOUTH, SR 165
HYRUM, UTAH

PRELIMINARY PLAT PROPOSED

NORTH

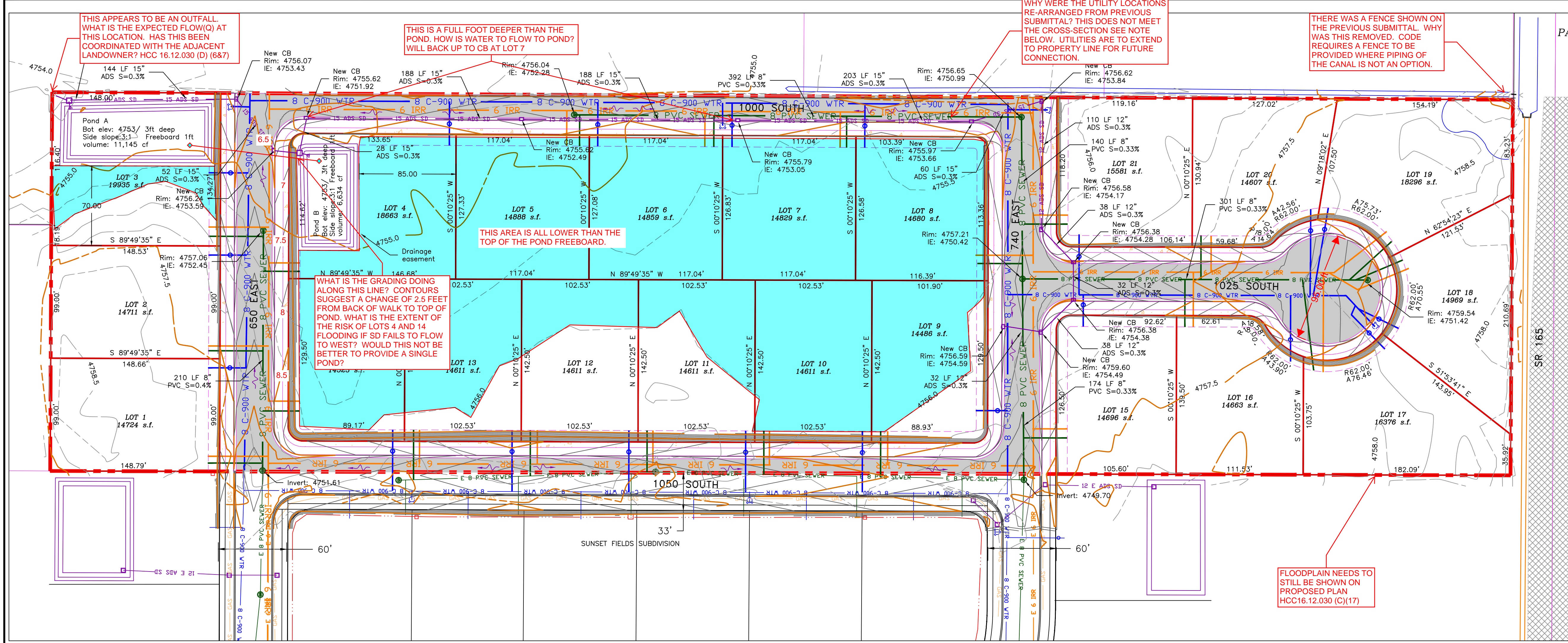


SCALE 1" = 50'-0"



LEGEND	
	SUBDIVISION BOUNDARY LINE
	EASEMENT LINE
	EXISTING POWER
	EXISTING GAS
	EXISTING WATER
	PROPOSED WATER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING IRRIGATION
	PROPOSED IRRIGATION
	EXISTING STORM
	PROPOSED STORM
	EXISTING MNR CONTOUR (0.5')
	EXISTING MUR CONTOUR (2.5')
	PROPOSED MNR CONTOUR (0.3')
	PROPOSED MUR CONTOUR (1.5')
	EXISTING ASPHALT
	NEW ASPHALT

- NOTES:**
- OWNER/DEVELOPER: HYRUM HEIGHTS LLC, 1456 N HIGHWAY 89 STE 220, FARMINGTON, UTAH 84101-718-9754
 - ZONING: R-2A SINGLE FAMILY RESIDENTIAL WITH SPECIAL DEVELOPMENT AGREEMENT
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SIDEYARD- 5 FT
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 - NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
 - EXISTING VEGETATION CONSISTS MAINLY OF PASTURE VEGETATION.
 - ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.
 - LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SR-165/800 EAST STREET.
 - SUBDIVISION WILL GENERATE 210 VEHICULAR TRIPS PER DAY.
 - NO NEGATIVE IMPACT TO FLOODPLAIN ZONE A. ZONE A MEANS THERE IS NO KNOWN BFE THEREFORE ALL HOUSES IN THE FLOODPLAIN WILL NEED TO FILL OUT A FEMA ELEVATION CERTIFICATE PRIOR TO AND AFTER CONSTRUCTION.
 - THIS SUBDIVISION WILL FULFILL CURRENT HYRUM CODE REGARDING ANIMAL RIGHTS.
 - SUBDIVISION TO BE CONSTRUCTED IN ONE PHASE.



Determination of Weighted 'C' Value:

	(ft ²)	Area (ft ²)	'C' Value	A'C
Road Area (roads, sidewalks, driveways, etc.):	79718	79718	0.95	75732.10
Roof Area:	52500	52500	0.95	49875.00
Landscaped Area:	292492	292492	0.15	43873.80
Total Area:	424710	424710	-	-
C value	0.40	0.40	-	-

WHY DOES THE METHOD OF ANALYSIS KEEP CHANGING? SCS OR RATIONAL?

Drainage Area to Pond:	9.75 acres
Weighted 'C' value for Pond Drainage Area:	0.40
Allowable Discharge Rate:	0.1 cfs/acre

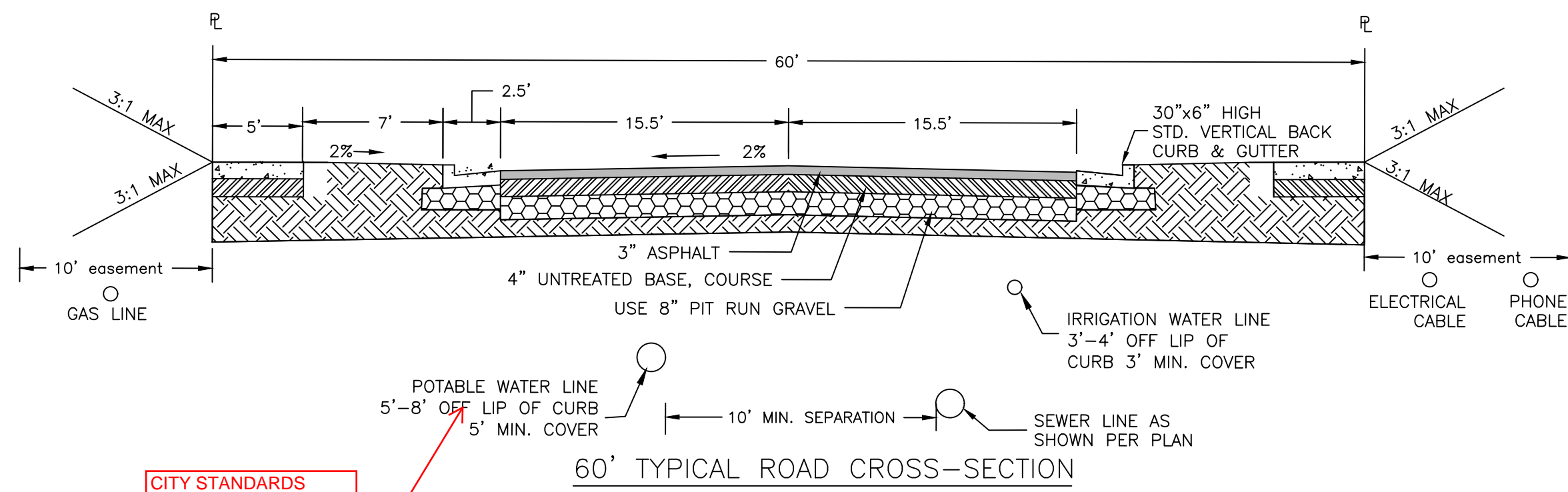
100-Year Return Period

Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft ³ /in)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	
5	5.16	0.43	9.75	0.40	14157	6087.51	58.5	292.5	5795	0.13
10	3.96	0.66	9.75	0.40	14157	9343.62	58.5	585	8759	0.20
15	3.28	0.82	9.75	0.40	14157	11608.74	58.5	877.5	10731	0.25
30	2.20	1.10	9.75	0.40	14157	15572.7	58.5	1755	13818	0.32
60	1.37	1.37	9.75	0.40	14157	19395.09	58.5	3510	15885	0.36
120	0.79	1.58	9.75	0.40	14157	22368.06	58.5	7020	15348	0.35
180	0.56	1.69	9.75	0.40	14157	23925.33	58.5	10530	13395	0.31
360	0.35	2.09	9.75	0.40	14157	29568.13	58.5	21060	8528	0.20
720	0.22	2.58	9.75	0.40	14157	36325.06	58.5	42120	0	0.00
1440	0.13	3.15	9.75	0.40	14157	44594.55	58.5	84240	0	0.00

Storm water ponds designed with a conservative release rate of 0.1 cfs. Water will be released at the northwest corner of the property which was shown on the existing plan to be the current overflow/outlet point for the property. Using a release rate of 0.1cfs the required storage is 15,885cf and 17,779 cf is being provided with the ponds shown.

UTILITY LOCATIONS DO NOT CONFORM FULLY WITH STANDARDS BUT ARE REPRESENTATIONAL OF THE SERVICES TO BE PROVIDED. FINAL LOCATIONS AND EXTENTS MUST BE CONFORMING ON THE FINAL CONSTRUCTION DRAWINGS.

IT MAY BE BENEFICIAL TO PROVIDE WRITTEN RESPONSES TO EXPLAIN ANY CHANGES OR REASONS WHY THE DESIGN IS AS PRESENTED. HCC16.12.060



CITY STANDARDS INDICATE THAT THIS IS TO BE 3" FROM LIP OF GUTTER SEE TYP. CROSS SECTION ON SHEET 5-28 AND 6-40

FLOODPLAIN NEEDS TO STILL BE SHOWN ON PROPOSED PLAN HCC16.12.030 (C)(17)

PERFORMANCE

REVISION

DATE	BY

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

HYRUM HEIGHTS
PRELIMINARY PLAT PROPOSED

PART OF THE NORTH EAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
6500 SOUTH, SR 165
HYRUM, UTAH

SCALE: AS NOTED DRAWN BY: AWM CHECKED BY: DATE: 12-2024
APPROVED BY: DWG DATA: