

**SAVAGE SUBDIVISION – PRELIMINARY PLAT**

**900 W 85 SOUTH**

**CITY COUNCIL MEETING**

**JULY 21, 2022**

Summary: Leon and Roy Savage are seeking Preliminary Plat approval for a 13-lot subdivision on approximately 34 acres. The proposed lots will range in size from 1.25 to 6 acres.

ZONING: R-2 Residential (minimum area 9,900 sq. ft., frontage 82.5 ft.)

UTILITIES:

|             |                      |
|-------------|----------------------|
| Power:      | Developer to provide |
| Culinary:   | Developer to provide |
| Sewer:      | Septic Systems       |
| Irrigation: | Developer to provide |

NOTES FROM PLANNING COMMISSION:

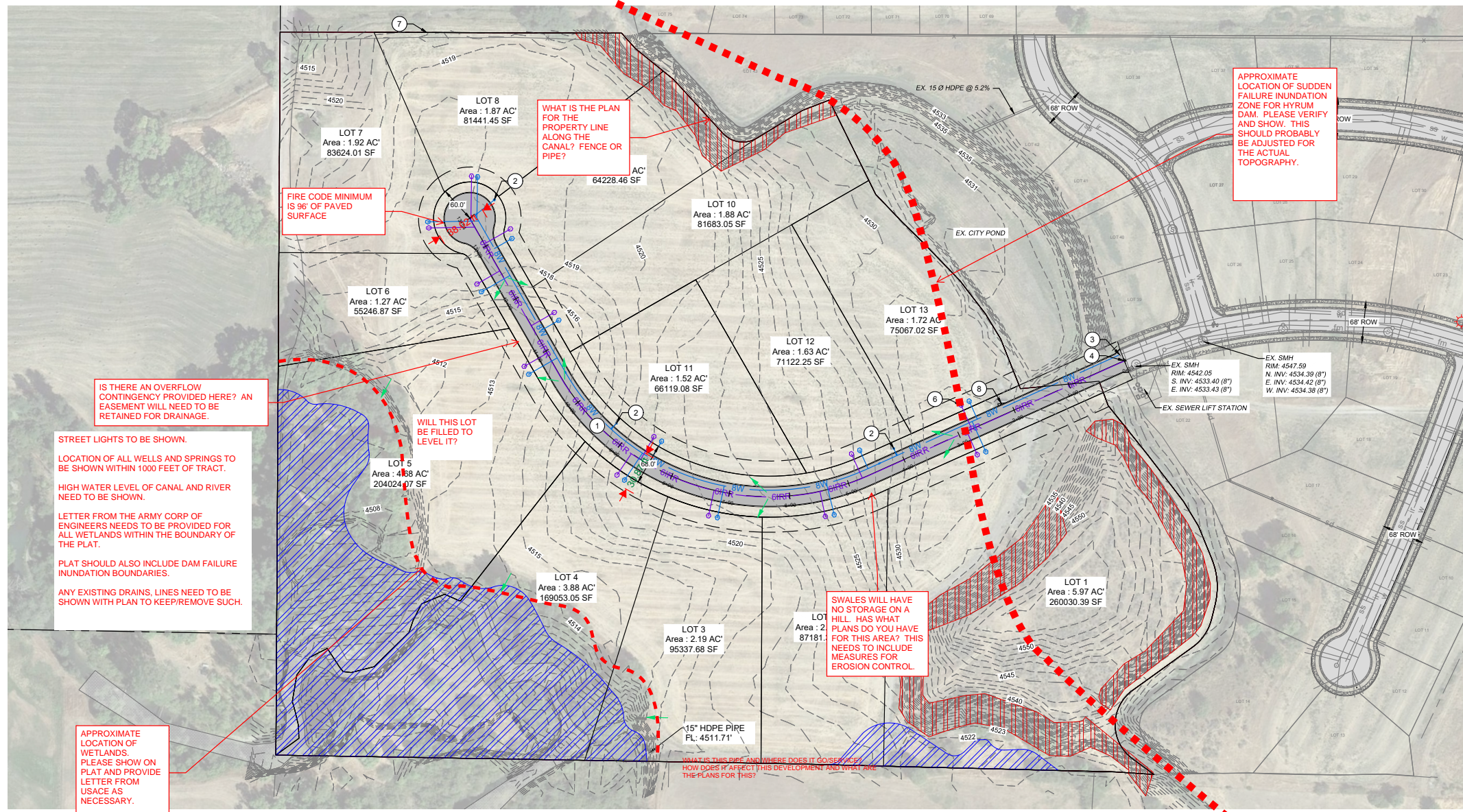
1. Address drainage and stormwater management. Swale along lots 1,2,12,13, will not contribute to storage and may have erosion concerns that should be addressed per the comments on the plat.
2. Plat to be updated with any existing land drains, high water limits (flood and dam failure), wetlands, etc. Letter from the U.S. Army Corp is required.
3. Street lights to be shown on plans.
4. Ribbon curb is approved by the planning commission for this development.
5. Animal rights are to be kept for all lots in this subdivision. Notation must be included to the plat stating that the pursuant to 16.12.030 (D)(14).
6. Recommend that City Council accept the offer of ownership of the land between this subdivision and Hidden Valley. Boundaries to be shown on plat. This is the land that the Wellsville East Field Canal encumbers.
7. Planning Commission has recommended that this subdivision be allowed as a cul-de-sac and not provide connectivity to the north, pending City Council approval per 16-020-170 (B). Length of cul-de-sac approved as there are

few houses. Fire Code does not require secondary access road for fewer than 30 dwelling units.

**Electrical component delays are estimated to be 2.5 years.** If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.







IS THERE AN OVERFLOW CONTINGENCY PROVIDED HERE? AN EASEMENT WILL NEED TO BE RETAINED FOR DRAINAGE.

STREET LIGHTS TO BE SHOWN. LOCATION OF ALL WELLS AND SPRINGS TO BE SHOWN WITHIN 1000 FEET OF TRACT.

HIGH WATER LEVEL OF CANAL AND RIVER NEED TO BE SHOWN.

LETTER FROM THE ARMY CORP OF ENGINEERS NEEDS TO BE PROVIDED FOR ALL WETLANDS WITHIN THE BOUNDARY OF THE PLAT.

PLAT SHOULD ALSO INCLUDE DAM FAILURE INUNDATION BOUNDARIES.

ANY EXISTING DRAINAGE LINES NEED TO BE SHOWN WITH PLAN TO KEEP/REMOVE SUCH.

APPROXIMATE LOCATION OF WETLANDS. PLEASE SHOW ON PLAT AND PROVIDE LETTER FROM USACE AS NECESSARY.

WHAT IS THE PLAN FOR THE PROPERTY LINE ALONG THE CANAL? FENCE OR PIPE?

APPROXIMATE LOCATION OF SUDDEN FAILURE INUNDATION ZONE FOR HYRUM DAM. PLEASE VERIFY AND SHOW. THIS SHOULD PROBABLY BE ADJUSTED FOR THE ACTUAL TOPOGRAPHY.

SWALES WILL HAVE NO STORAGE ON A HILL. HAS WHAT PLANS DO YOU HAVE FOR THIS AREA? THIS NEEDS TO INCLUDE MEASURES FOR EROSION CONTROL.

WHAT IS THIS PIPE AND WHERE DOES IT GO/SERVE? HOW DOES IT AFFECT THIS DEVELOPMENT AND WHAT ARE THE PLANS FOR THIS?

**1. SITE SHEET KEY NOTES:**  
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:  
 1. PROPOSED 68' ROW. SEE DETAIL ON THIS SHEET.  
 2. FIRE HYDRANT ASSEMBLY PER CITY STANDARD.  
 3. TIE INTO EXISTING WATER LINE STUB.  
 4. TIE INTO EXISTING IRRIGATION LINE STUB.  
 5. WATER SERVICEMETER PER CITY STANDARD.  
 6. IRRIGATION SERVICE PER CITY STANDARD.  
 7. EXISTING 4" WIRE FENCE.  
 8. REMOVE/ABANDON EXISTING BUILDING.

**SEWER NARRATIVE:**  
 1. LOTS 1-12 WILL HAVE PRIVATE SEPTIC SEWER SYSTEMS.

**STORMWATER NARRATIVE:**  
 1. STORM WATER DESIGN CONFORMS TO PUBLISHED CACHE VALLEY STORM WATER DESIGN STANDARDS.  
 2. DESIGN STORM: 100 YEAR.

RETENTION REQUIRED = 15,526 CF  
 RETENTION PROVIDED IN SWALES = 17,723 CF

APPROXIMATELY 6.18 AC OF THE SUBDIVISION WILL DISCHARGE DIRECTLY INTO LITTLE BEAR RIVER. ALL REMAINING STORM WATER WILL BE DIRECTED TO SWALES IN THE PARK STRIP TO BE RETAINED TO INFILTRATE INTO THE GROUND.

**STORMWATER FLOW ARROW** →

Project: Savage Subdivision  
 Date: 11-Jan-21  
 Location: Cache, Utah  
 Method: Rational

| Post Development                                    |              |                    |                    |                      |
|---|--------------|--------------------|--------------------|----------------------|
| Condition   | Area (acres) | Runoff Coefficient | Weighted Area      | Weighted Coefficient |
| Impervious (rooftops, driveways, asphalt, concrete) | 2.90         | 0.90               | 2.61               | 0.19                 |
| Pervious (Open space/landscaping)**                 | 31.23        | 0.12               | 3.75               |                      |
| <b>Total Area</b>                                   |              |                    | <b>34.13 acres</b> |                      |
| <b>Total Weighted Area</b>                          |              |                    | <b>6.36</b>        |                      |
| <b>Weighted Coefficient</b>                         |              |                    | <b>0.19</b>        |                      |

Design Storm:   
 Max Discharge = Swale Discharge Rate:  cfs

| SWALE RETENTION w/ PERCOLATION AS RELEASE* |                   |                       |                        |                   |                       |                              |
|--|-------------------|-----------------------|------------------------|-------------------|-----------------------|------------------------------|
| Duration (min)                             | Intensity (in/hr) | Pre-Dev. Runoff (cfs) | Post-Dev. Runoff (cfs) | Total Runoff (CF) | Allow. Discharge (CF) | Detention Storage Req'd (CF) |
| 5  | 5.75              | 1.07                  | 36.56                  | 10,969            | 2,048                 | 8,921                        |
| 10   | 4.37              | 0.81                  | 27.79                  | 16,672            | 4,096                 | 12,577                       |
| 15   | 3.62              | 0.67                  | 23.02                  | 20,716            | 6,143                 | 14,573                       |
| 30   | 2.43              | 0.45                  | 15.45                  | 27,813            | 12,287                | 15,526                       |
| 60   | 1.51              | 0.28                  | 9.60                   | 34,565            | 24,574                | 9,992                        |
| 120  | 0.85              | 0.16                  | 5.43                   | 39,098            | 49,147                | -10,049                      |
| 180  | 0.60              | 0.11                  | 3.83                   | 41,341            | 73,721                | -32,380                      |
| 360  | 0.36              | 0.07                  | 2.26                   | 48,758            | 147,442               | -98,684                      |
| 720  | 0.22              | 0.04                  | 1.39                   | 59,883            | 294,883               | -235,000                     |
| 1440                                       | 0.13              | 0.02                  | 0.85                   | 73,068            | 589,756               | -516,698                     |
| 2880                                       | 0.08              | 0.01                  | 0.49                   | 84,605            | 1,179,533             | -1,094,928                   |

Required Storage Volume: 15,526 Cubic Feet

\*Per USDA Soil Survey, native soil is composed of SVA-Steed Gravelly Loam, which should yield an infiltration rate greater than 6 min/in, which is the equivalent of 0.2 cfs/acre.

\*\*These stormwater calculations include the entire 34.13 acres of the subdivision; however, approximately 6.18 acres of the subdivision will discharge directly into the Little Bear River.

**civilsolutionsgroup inc.**  
 CACHE VALLEY | P: 435.213.3762  
 SALT LAKE | P: 801.216.3192  
 UTAH VALLEY | P: 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net

**SAVAGE SUBDIVISION**  
 3100 SOUTH 1200 WEST  
 HYRUM, UTAH 84319  
 Section 6, Township 10 North, Range 1 East,  
 Salt Lake Base & Meridian

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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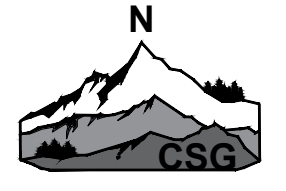
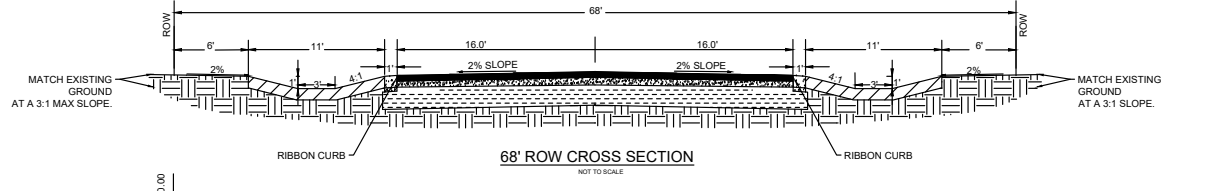
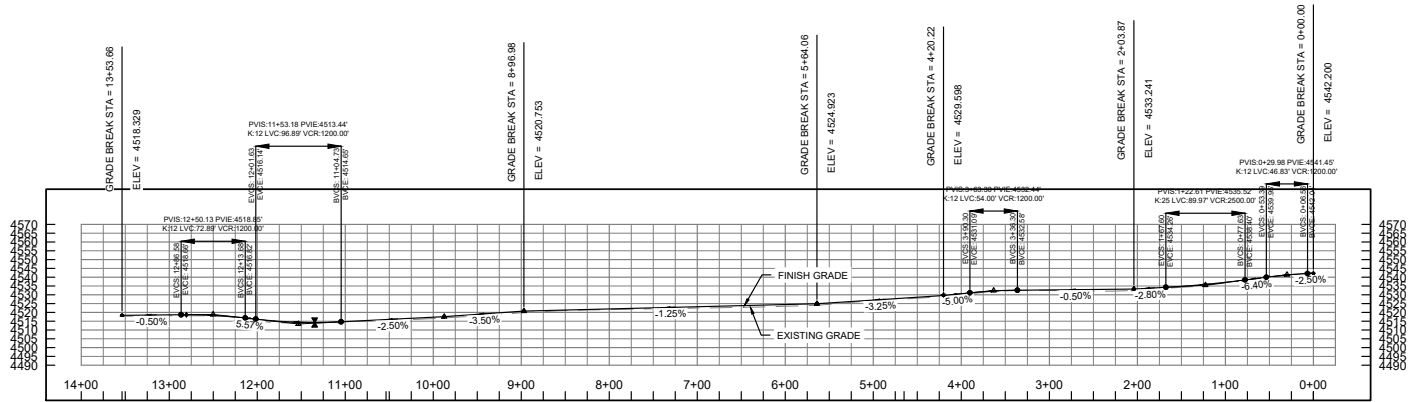
PROJECT #: 21-260  
 DRAWN BY: H. BARTH  
 PROJECT MANAGER: T. GLOVER  
 ISSUED: 4/25/2022

PROFESSIONAL ENGINEER  
 4/25/2022  
 No. 1289342-2002  
 TYSON GLOVER  
 STATE OF UTAH

**PRELIMINARY CIVIL PLAN**

C200

PRELIMINARY SAVAGE LANE CENTERLINE PROFILE



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P:\2021\21-260 Savage Subdivision\AutoCAD\SURVEY\ Preliminary Plat\21-260 Savage Subdivision Pre-Plat