

AUBURN HILLS PHASE 7 – PRELIMINARY PLAT

720 E 600 SOUTH

CITY COUNCIL MEETING

FEBRUARY 18, 2021

Summary: Kartchner Homes is seeking preliminary plat approval for Phase 7 of their Auburn Hills development. This proposes 41 single family lots to be built on approximately 15 acres. Proposed lots range between 8,590 and 18,853 square feet. This phase is located between 600 South and 700 South, and 600 East and 800 East (S.R. 165).

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

PARKING & ROADS: Dedication of road right of way on 700 South (34' width – dedication only), 770 East to connect to 700 S. 700 S is marked as a potential future signal location by UDOT. Vehicular access rights to be restricted along Highway 165 and 700 S.

NOTES: Land along canal is to be deeded to the City up to the fence that the City installed.

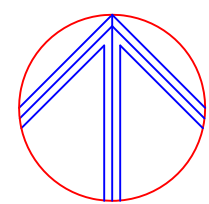
Road portion along 700 S is not part of the master plan but is a street at a regular City block interval. Extension of 770 E to connect to 700 S is to be included for future connection to 700 South and the proposed intersection. The City has a water line along this proposed portion of 770 E.

Road dedication has been changed to 49.50 feet (99.00 feet full-width) along Highway 165. This road is listed as a primary arterial in the general plan.

City and Kartchner met with a representative from the Property Rights Ombudsman's office. An opinion was not issued. Kartchner has resubmitted the preliminary plat showing the dedication of the roads, but has reduced some of the lot sizes below zoning requirements. City staff opinion is the lots need to be

reconfigured to meet minimum size or remove a lot to meet minimum size required by zoning.

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
- EASEMENT

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
- 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

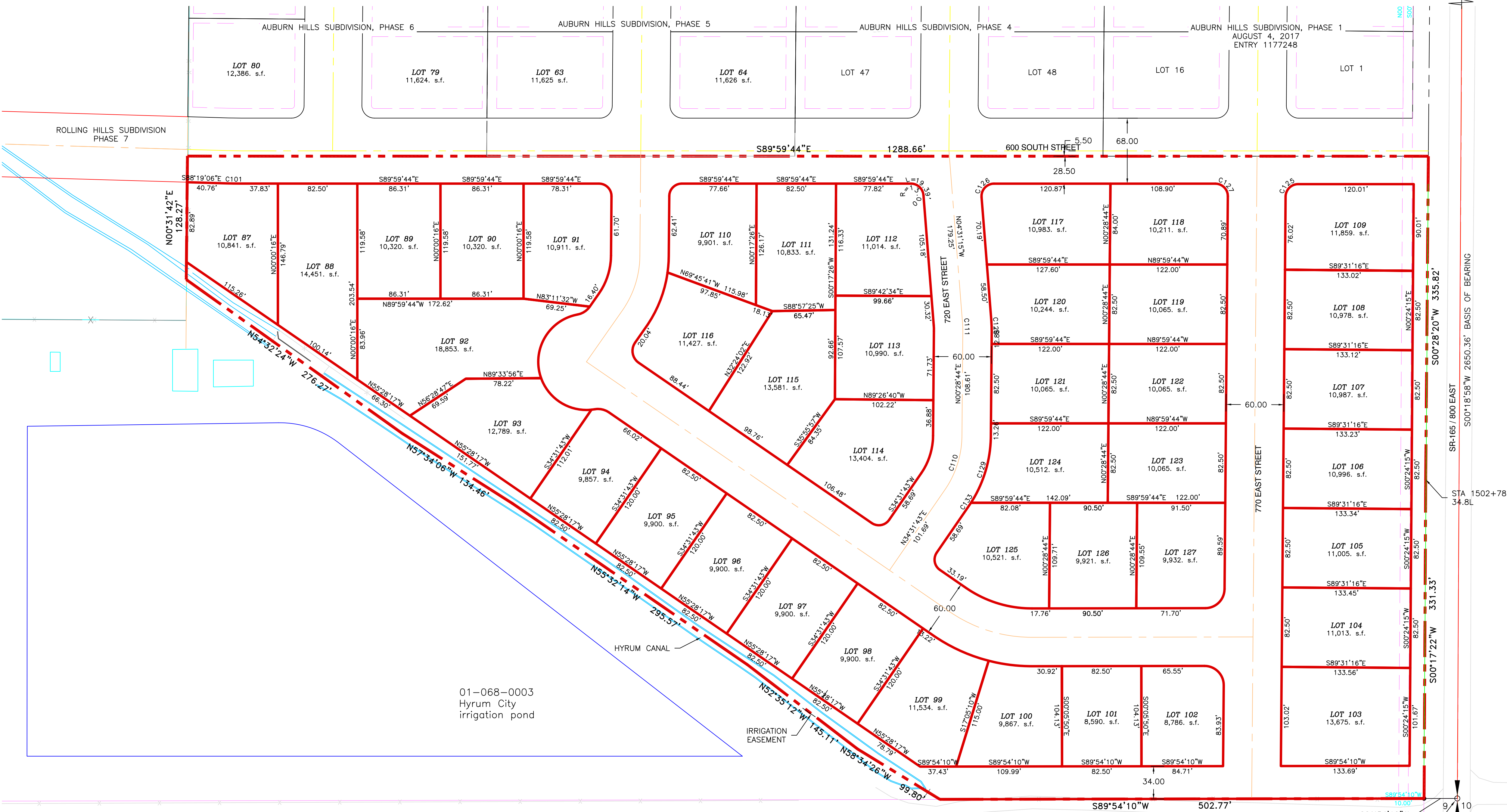
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321

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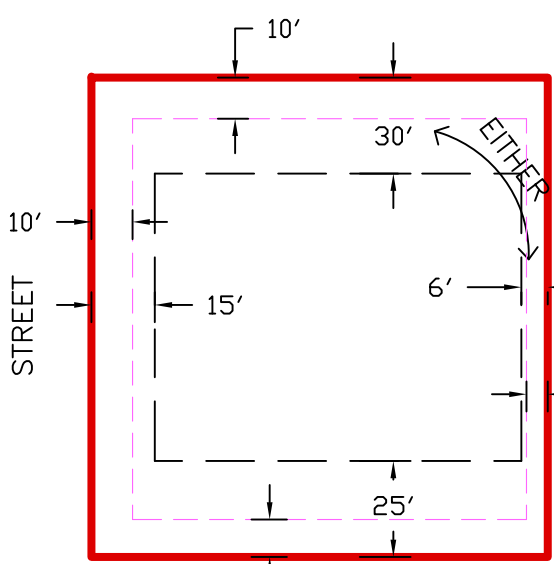
SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 3-2021
APPROVED BY: BL DWG DATA: prelim.DWG

SHEET 2 OF 3

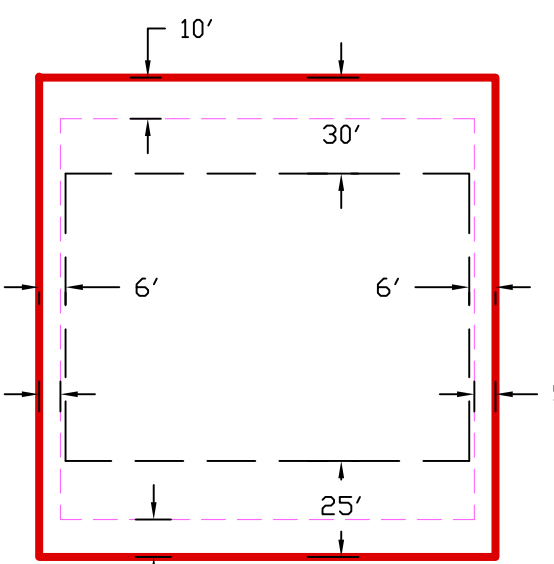


01-071-0002
Farrell D TR
Petersen

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



CORNER LOT



NON-CORNER LOT

TYPICAL LOT DETAILS