

AUBURN HILLS PHASE 7 – PRELIMINARY PLAT

720 E 600 SOUTH

CITY COUNCIL MEETING

FEBRUARY 18, 2021

Summary: Kartchner Homes 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

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 future signal location by UDOT. Vehicular access rights to be restricted along Highway 165 and 700 S. Improvements along Highway 165 need to be included.

NOTES: Land along canal needs to be specified who will own and maintain to prevent “no man’s land.” Kartchner is willing to deed this to the City. The City is willing to accept this.

Road portion along 700 S is not part of the master plan and Kartchner is willing to enter into negotiations to sell this portion to the City for road dedication.

Extension of 770 E to connect to 700 S is to be included in the negotiations. The City has a water line along this proposed portion of 770 E.

Road dedication is needed to 49.50 feet (99.00 feet full-width) along Highway 165. This road is listed as a primary arterial in the general plan. Curb and sidewalk to continue along this portion.

NOTES:

- 1- There are no wetlands on the site per the National Wetlands Inventory
- 2- There are no slopes over 30%.
- 3- There are no known areas where the ground water rises within 2 ft of the surface.
- 4- There are no cuts or fills over 3 feet.
- 5- An environmental impact statement concerning this portion of Auburn Hills was submitted July 2016 with the entire development of Auburn Hills.

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
EXISTING SITE

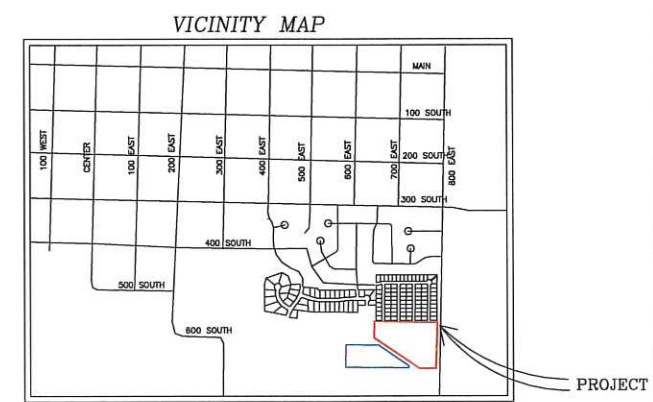
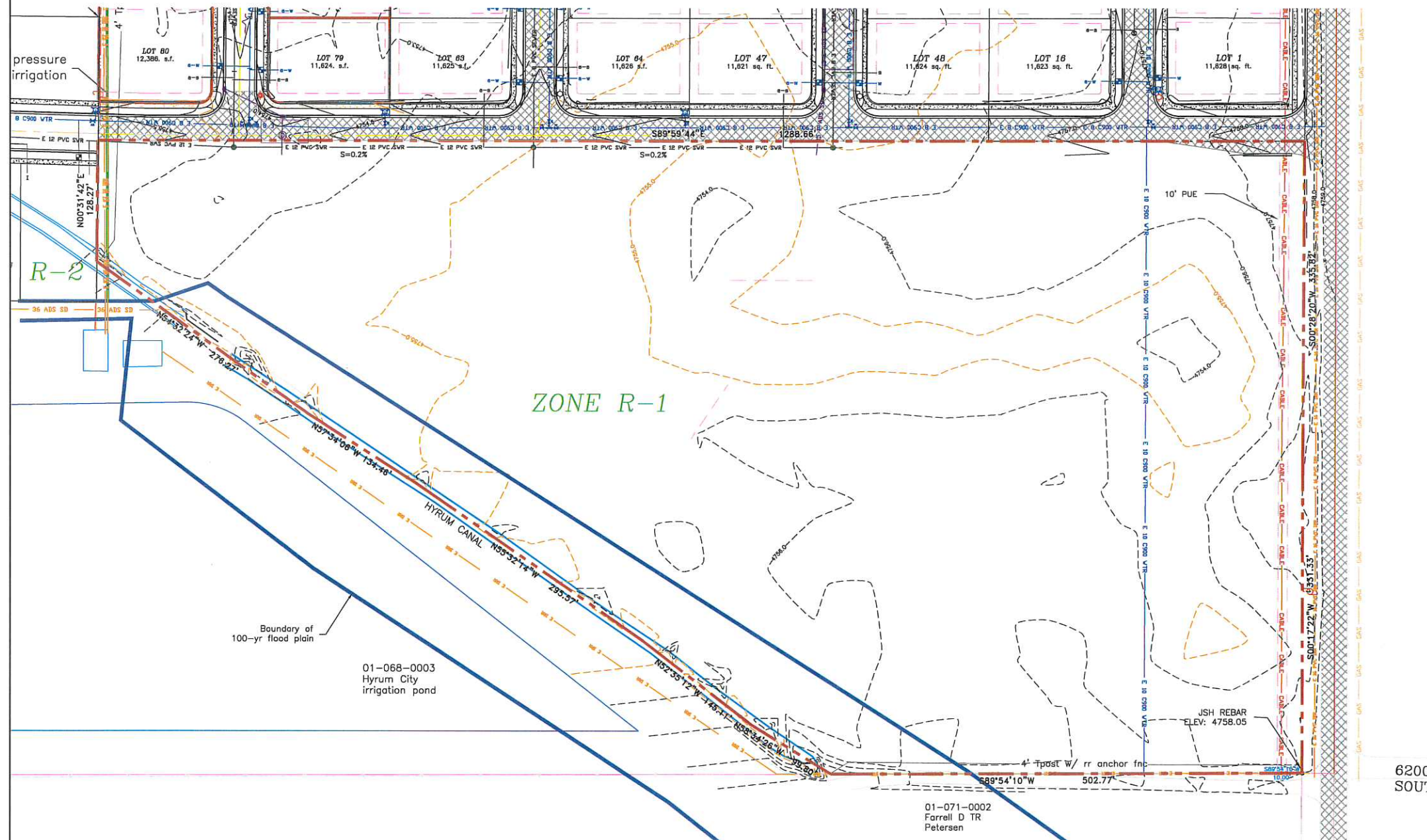
NORTH



0 60 120ft
 SCALE 1" = 60'-0"



LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING ZONE BOUNDARY
	EXISTING WATER
	EXISTING SEWER
	EXISTING IRRIGATION
	EXISTING EASEMENT
	EXISTING POWER
	EXISTING GAS
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT



UTILITY COMPANY APPROVALS
 The utility easements shown on this plat are approved

Hyrum City Culinary Water _____
 Hyrum City Sanitary Sewer _____
 Hyrum City Power _____

ENGINEER'S CERTIFICATE
 I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date _____ City Engineer _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
 Presented to the Hyrum City Planning Commission chairman this day of _____ A.D., 20____, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

CITY COUNCIL APPROVAL AND ACCEPTANCE
 Presented to the Hyrum City Council this _____ day of _____ A.D., 20____, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

REVISION		DATE		BY	

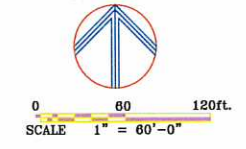
AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321

AUBURN HILLS PHASE 7 EXISTING SITE

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

SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 12-2020
 APPROVED BY: BL DWG DATA: prelin.DWG

AUBURN HILLS PHASE 7
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 600 SOUTH, 800 EAST
 HYRUM, UTAH
PRELIMINARY PLAT
 NORTH



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINES
 - ROAD C
 - EASEMENT

- NOTES:**
1. OWNER/DEVELOPER: AUBURN HILLS LLC, 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
 2. ZONING - R-1 SINGLE FAMILY RESIDENTIAL
 3. TOTAL ACRES - 14.91 acres
 NUMBER OF LOTS - 41
 UNITS PER ACRE - 2.75
 MIN. LOT SIZE - 9,900 S.F.
 4. 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.
 6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
 7. 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.
 8. 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 SUBOWNER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
 9. 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.
 10. PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
 11. NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
 12. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.
 13. 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°18'59" 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 a Aluminum Cap, thence S 89°54'10" W 34.49 feet to a point on the west right of way line of State Route 165 per Utah Department of Transportation plans F.A.S. BA 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.

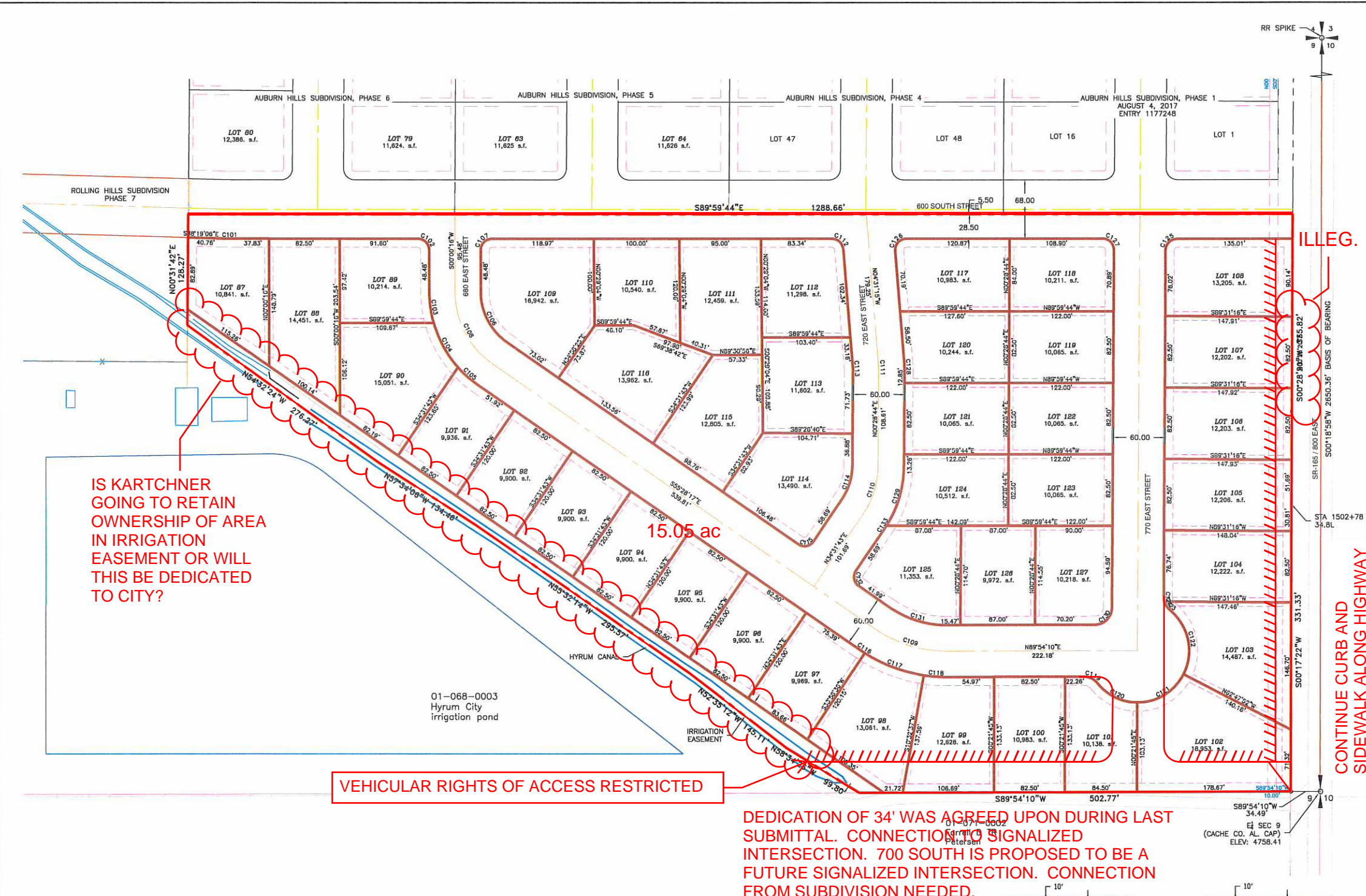
REVISION	DATE	BY

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**AUBURN HILLS PHASE 7
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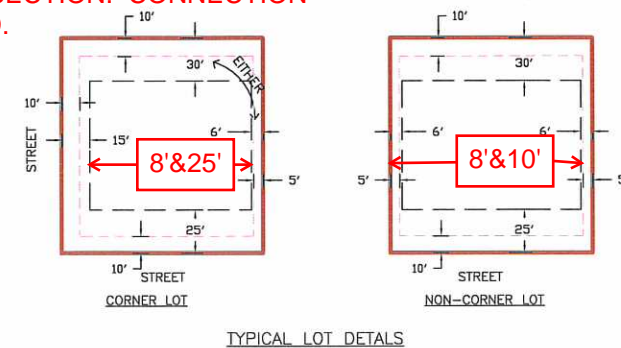
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CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C101	15.63	534.00	1°40'38"	S89°09'25"E	15.63
C102	20.42	13.00	90°00'00"	N44°59'44"W	18.38
C103	36.41	130.00	16°02'56"	S08°01'12"E	36.30
C104	58.58	130.00	29°49'11"	S28°57'16"E	58.09
C105	30.87	130.00	13°36'25"	S48°40'05"E	30.80
C106	67.78	70.00	55°28'33"	S27°44'01"E	65.15
C107	20.42	13.00	90°00'00"	S45°00'16"W	18.38
C108	96.82	100.00	55°28'33"	S27°44'01"E	93.09
C109	90.65	150.00	34°37'33"	S72°47'04"E	89.29
C110	59.43	100.00	34°02'59"	N17°30'13"E	58.56
C111	8.73	100.00	4°59'59"	N02°01'16"W	8.72
C112	19.39	13.00	85°28'29"	N47°15'30"W	17.64
C113	6.11	70.00	4°59'59"	N02°01'16"W	6.11
C114	41.60	70.00	34°02'59"	N17°30'13"E	40.99
C115	20.42	13.00	90°00'00"	N79°31'43"E	18.38

C116	7.11	180.00	2°15'50"	S56°36'12"E	7.11
C117	74.18	180.00	23°36'46"	S69°32'30"E	73.66
C118	27.49	180.00	8°44'57"	S85°43'22"E	27.46
C119	17.91	20.00	31°19'04"	N64°26'18"W	17.32
C120	53.29	60.00	50°53'29"	S64°13'31"E	51.56
C121	66.11	60.00	63°07'37"	N58°45'56"E	62.81
C122	81.72	60.00	78°02'08"	N11°49'06"W	78.53
C123	12.07	20.00	34°34'29"	S33°33'06"E	11.89
C124	5.84	20.00	16°44'36"	S07°53'34"E	5.82
C125	20.31	13.00	89°31'32"	S45°14'30"W	18.31
C126	21.45	13.00	94°31'31"	S42°44'30"W	19.10
C127	20.53	13.00	90°28'28"	N44°45'30"W	18.46
C128	11.34	130.00	4°59'59"	N02°01'16"W	11.34
C129	73.22	130.00	32°16'19"	N16°36'53"E	72.26
C130	31.21	20.00	89°25'25"	N45°11'27"E	28.14
C131	72.52	120.00	34°37'33"	S72°47'04"E	71.42
C132	20.42	13.00	90°00'00"	S18°28'17"E	18.38
C133	4.03	130.00	1°46'40"	N33°38'23"E	4.03



NEED TO SUBMIT ACCESS PERMIT TO UDOT FOR ANY CHANGES ALONG HIGHWAY

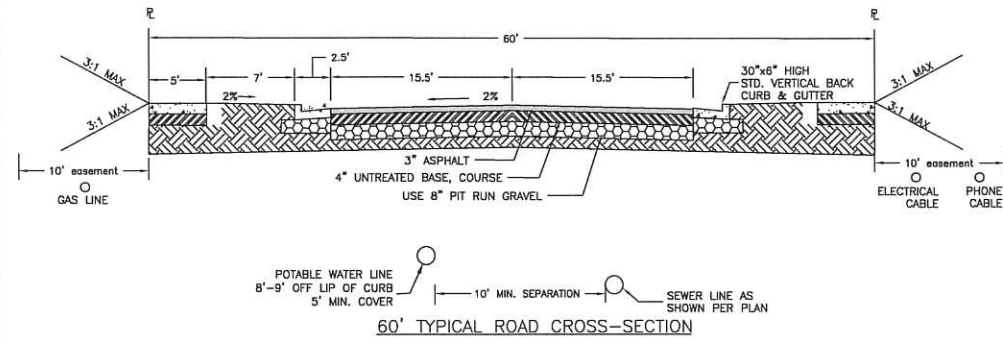
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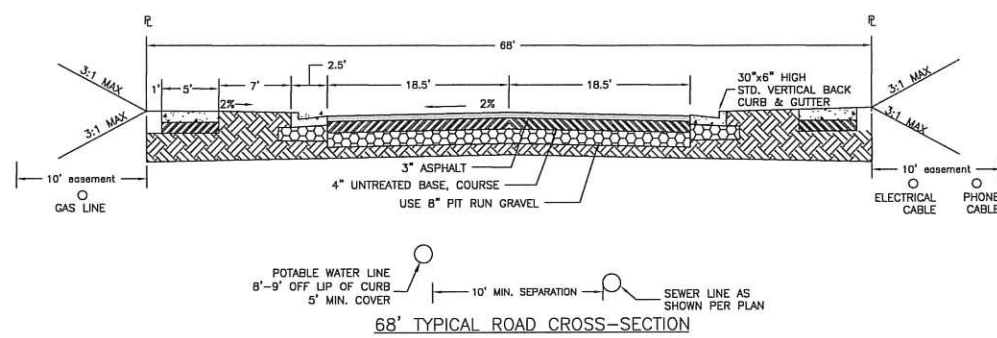
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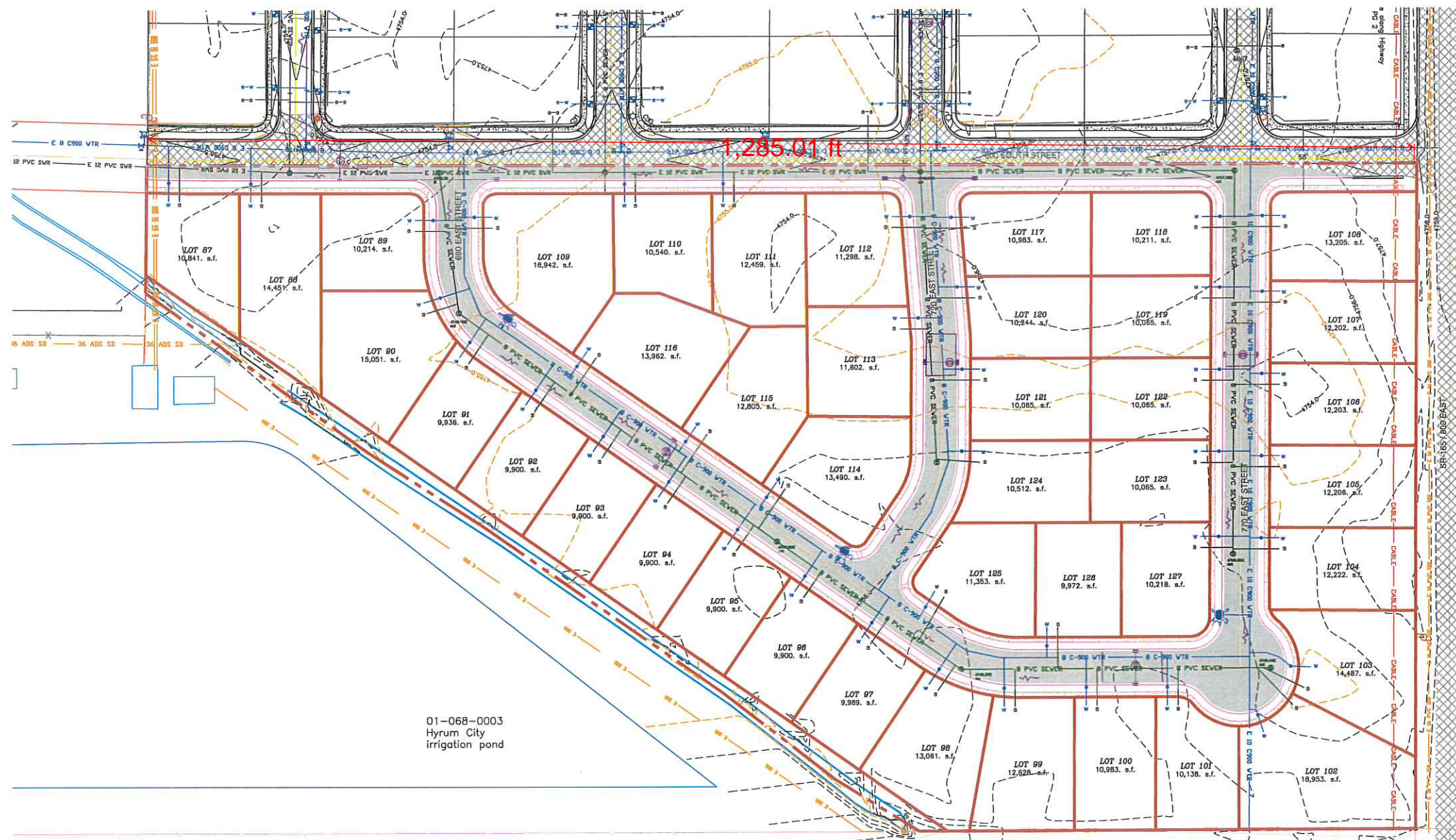
0 60 120ft.
 SCALE 1" = 60'-0"



60' TYPICAL ROAD CROSS-SECTION



68' TYPICAL ROAD CROSS-SECTION



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING IRRIGATION
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED FLOW DIRECTION
- EXISTING POWER
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT

AS ALL STORM WATER WILL BE RETAINED IN SUMPS LOCATED IN THE ROADS AND WILL NOT AFFECT THE DESIGN OF THE LOTS, NO STORM WATER CALCULATIONS HAVE BEEN PROVIDED AT THIS TIME. CALCULATIONS WILL BE PROVIDED WITH EACH PHASE DURING FINAL PLATTING.

REVISION		DATE		BY	

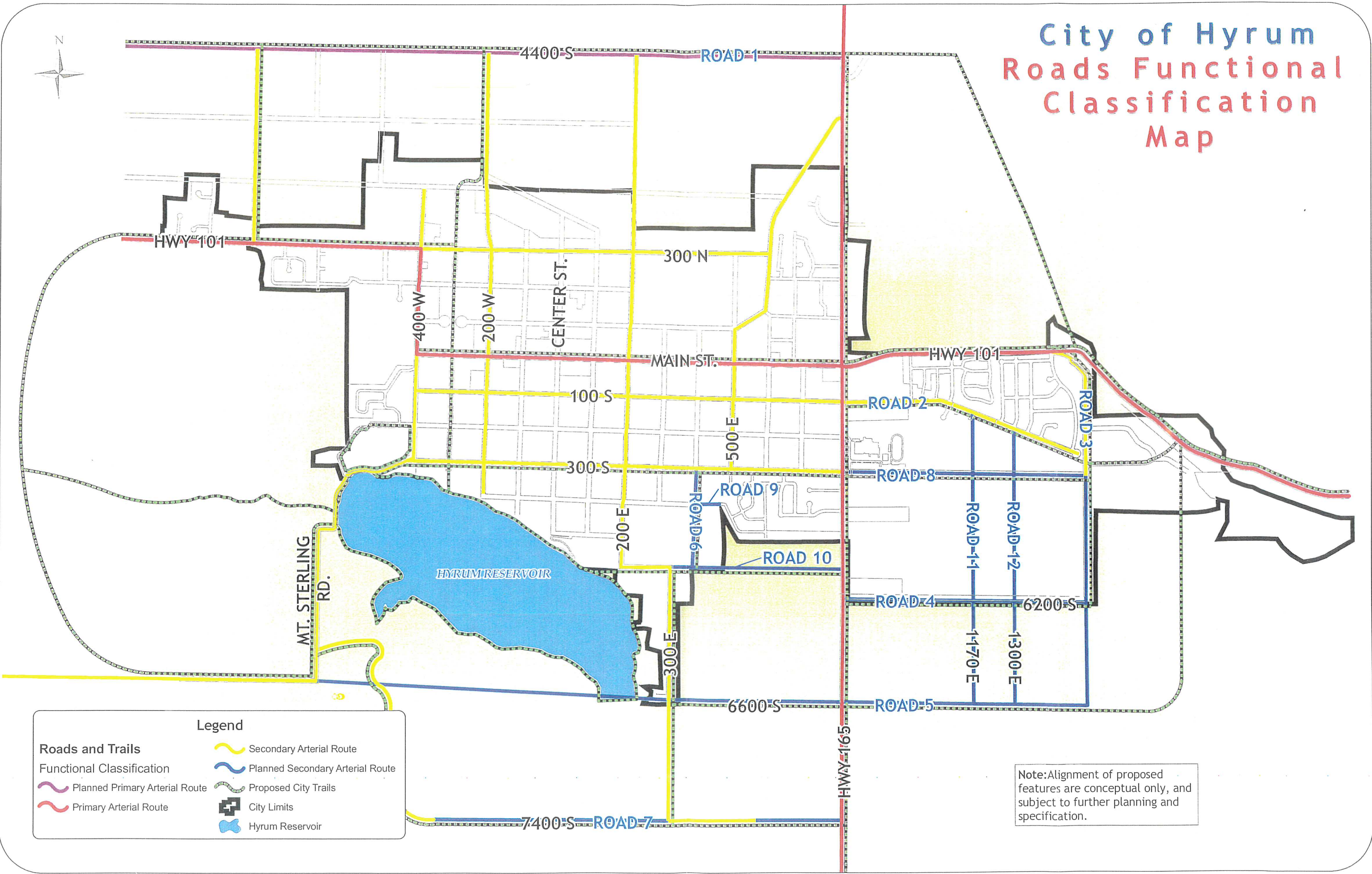
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City of Hyrum Roads Functional Classification Map





Legend

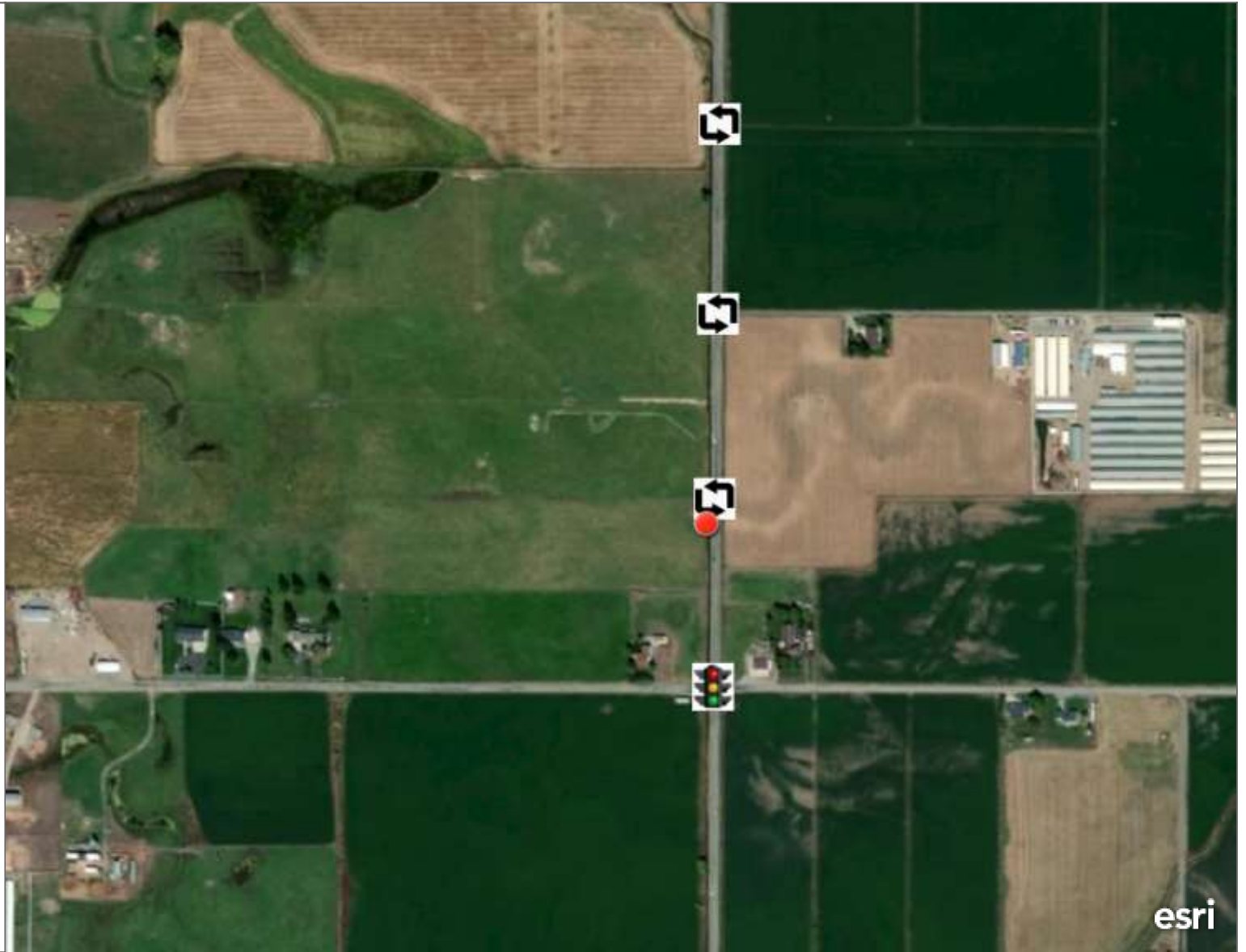
Roads and Trails	Secondary Arterial Route
Functional Classification	Planned Secondary Arterial Route
Planned Primary Arterial Route	Proposed City Trails
Primary Arterial Route	City Limits
	Hyrum Reservoir

Note: Alignment of proposed features are conceptual only, and subject to further planning and specification.

UDOT Corridor Agreements (View Only)

UDOT Corridor Agreements (View Only)

-  Future Signal
-  Full Movement
-  Right In/Out
-  New
-  Close
-  Other

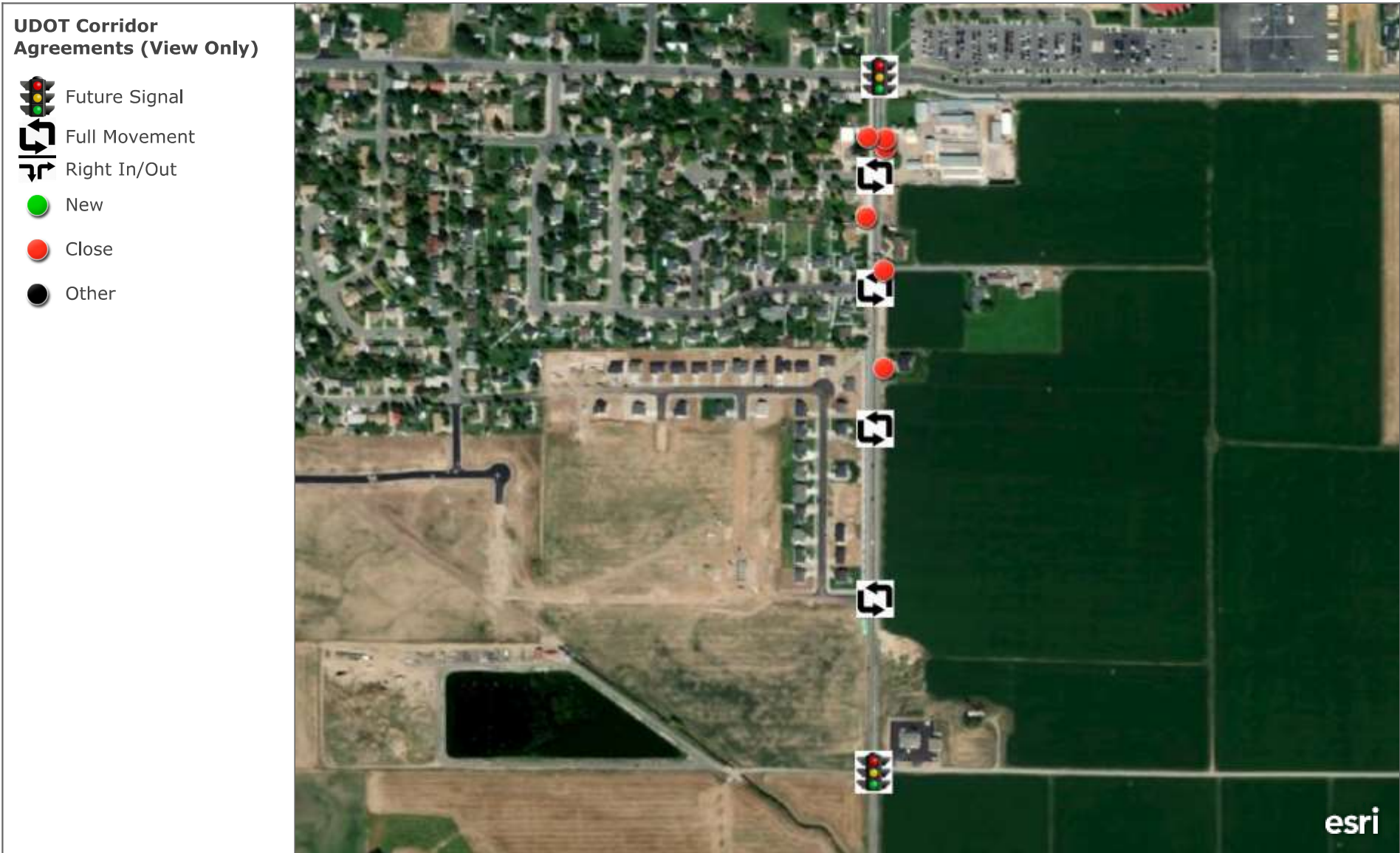


This service contains intersection control data for state roads from UDOT's system. This is updated as agreements are completed with the local municipalities.

600ft

USDA FSA, Maxar

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600ft