

SAVAGE SUBDIVISION – PRELIMINARY PLAT

900 W 85 SOUTH

CITY COUNCIL MEETING

FEBRUARY 2, 2023

Summary: Leon and Roy Savage are seeking Final 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:

PLAT SHEET 1

SHOW MONUMENTS AT KEY POINTS IN ALIGNMENT

SHOW EASEMENT FOR EXISTING DRAIN PIPE FROM BASIN TO RIVER

WHAT IS GOING TO HAPPEN WITH PARCEL A? IS THIS A PRIVATE PARK? HOA/MAINTENANCE.

FENCE ALONG CANAL OR PIPE CANAL IS NEEDED PER CITY CODE.

DETAIL SHOWS 12 FOOT SETBACK, CHANGE TO 10 FOOT

NEED WATER AND SEWER AUTHORITY BLOCK, REPLACE REDUNDANT ATTORNEY BLOCK.

NOTE ON TREES NEAR CANAL, CHANGE INSIDE EDGE TO TOE OF SLOPE

CONSTRUCTION DRAWINGS

SHEET C001

ANY STANDARD NOT CONTAINED IN THE HYRUM CITY STANDARDS
MUST BE APPROVED AND SHOWN ON PLANS.

ADD HYRUM POWER, WATER, SEWER, ENGINEER, WELLSVILLE
CANAL INFO TO PROJECT CONTACTS

SHEET C101

ADD SIZE AND TYPE INFO FOR EX LAND DRAIN

SHEET C201

NOTE 7 CHANGE K TYPE COPPER OR APPROVED EQUAL (POLY)

SHEET C302

OWNERSHIP OF PARCEL A/ MAINTENANCE

UTILITY CONNECTION? POWER FOR FLAGPOLE AND SIGN?

FENCING/GATE OVER CANAL AND BRIDGE

C401

EROSION CONTROLS MUST BE USED FOR ALL AREAS DISTURBED
INCLUDING THE INSTALLED DRAIN PIPE.

HAS 50 FOOT VEGETATED BUFFER BEEN CONSIDERED FOR
CONTROLS?

ANIMAL/TODDLER RACK IS NEEDED AT OUTLET OF PIPE

C602

NEED DRAIN FOR IRRIGATION MAIN. THIS NEEDS TO BE AT THE LOW
POINT. CAN THE SLOPE OF THE IRRIGATION BE CHANGED TO
PROVIDE A LOW POINT WHERE IT CAN TIE INTO THE DRAIN?

C702

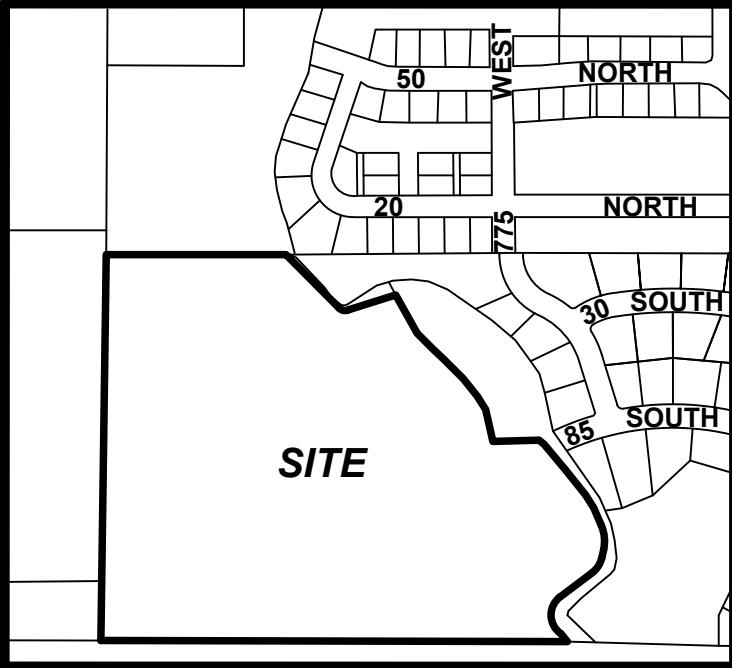
WILL A 12' DRIVE BE WIDE ENOUGH? THIS IS NOT ENOUGH FOR A TRUCK WITH TRAILER TO NAVIGATE WELL, OR INCOMING AND OUT GOING CARS TO NEGOTIATE THIS WELL.

C801

SWALES ARE ALMOST ENTIRELY IN SLOPE. HOW IS STORAGE TO BE OBTAINED? DRIVES ARE TO BE ASSUMED AS CHECK DAMS, BUT DO NOT APPEAR TO DETAIN ENOUGH WATER. IF A FLASH STORM HITS, WHAT IS THE EMERGENCY FLOW PATH?

Canal deed has not been checked yet.

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.

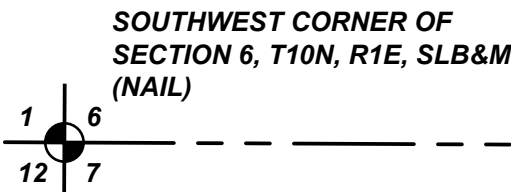


VICINITY MAP
NTS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N86°09'00"W	64.50
L2	S41°41'00"E	34.00
L3	S51°00'00"E	82.00
L4	N68°54'00"E	47.80
L5	S20°24'59"E	43.00
L6	S38°44'00"E	103.00
L7	S37°34'00"E	99.00
L8	S31°11'00"E	48.00
L9	S22°10'00"E	59.47
L10	S13°46'00"W	25.90
L11	S54°12'00"W	123.15
L12	S54°00'00"E	44.22

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S53°54'16"W	47.26
L14	S2°35'12"E	21.98
L15	S13°21'23"E	24.81
L16	S16°05'46"E	15.54
L17	S9°31'25"W	44.51
L18	S36°12'05"W	36.32
L19	S63°02'37"W	32.74
L20	N33°02'55"W	35.50
L21	N37°38'13"W	11.13
L22	N83°51'37"W	13.63
L23	S75°46'35"W	39.04
L24	S18°23'16"W	20.21
L25	S26°41'29"W	31.56
L26	S67°23'09"W	41.35
L27	N66°07'35"W	28.30
L28	S12°37'20"W	60.00
L29	S72°17'10"E	60.00
L30	N65°50'57"E	20.00
L31	N21°39'20"W	30.00

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	45.00	78°55'00"	61.98	S81°52'30"E 57.20
C2	120.00	35°56'00"	75.26	S4°12'00"E 74.03
C3	80.00	40°26'00"	56.46	S33°59'00"W 55.29
C4	434.00	25°40'42"	194.51	S78°41'18"W 192.88
C5	366.00	14°27'42"	92.38	S73°04'48"W 92.13
C6	434.00	21°16'23"	161.14	N77°50'10"W 160.21
C7	434.00	84°19'08"	638.69	N71°59'29"W 582.60
C8	400.00	84°19'08"	588.66	N71°59'29"W 536.96
C9	366.00	84°19'08"	538.62	S71°59'29"E 491.32
C10	366.00	69°51'27"	446.24	S64°45'38"E 419.11
C11	434.00	21°53'59"	165.88	N56°14'59"W 164.88
C12	434.00	15°28'05"	117.17	S37°33'57"E 116.81
C13	20.00	47°32'45"	16.60	S53°36'17"E 16.12
C14	60.00	123°11'44"	129.01	N15°46'48"W 105.56
C15	60.00	27°50'53"	288.08	N60°10'05"E 81.00
C16	60.00	96°56'33"	101.52	N85°42'39"W 89.83
C17	60.00	54°57'13"	57.55	N9°45'46"W 55.37
C18	20.00	47°32'45"	16.60	N6°03'32"W 16.12



PLANNING AND ZONING CERTIFICATE OF APPROVAL
THIS PLAT HAS BEEN REVIEWED AND APPROVE BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON _____ DATE _____

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



UTILITY COMPANIES

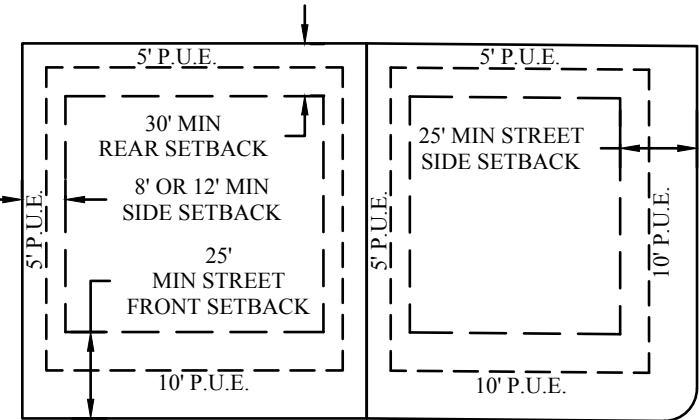
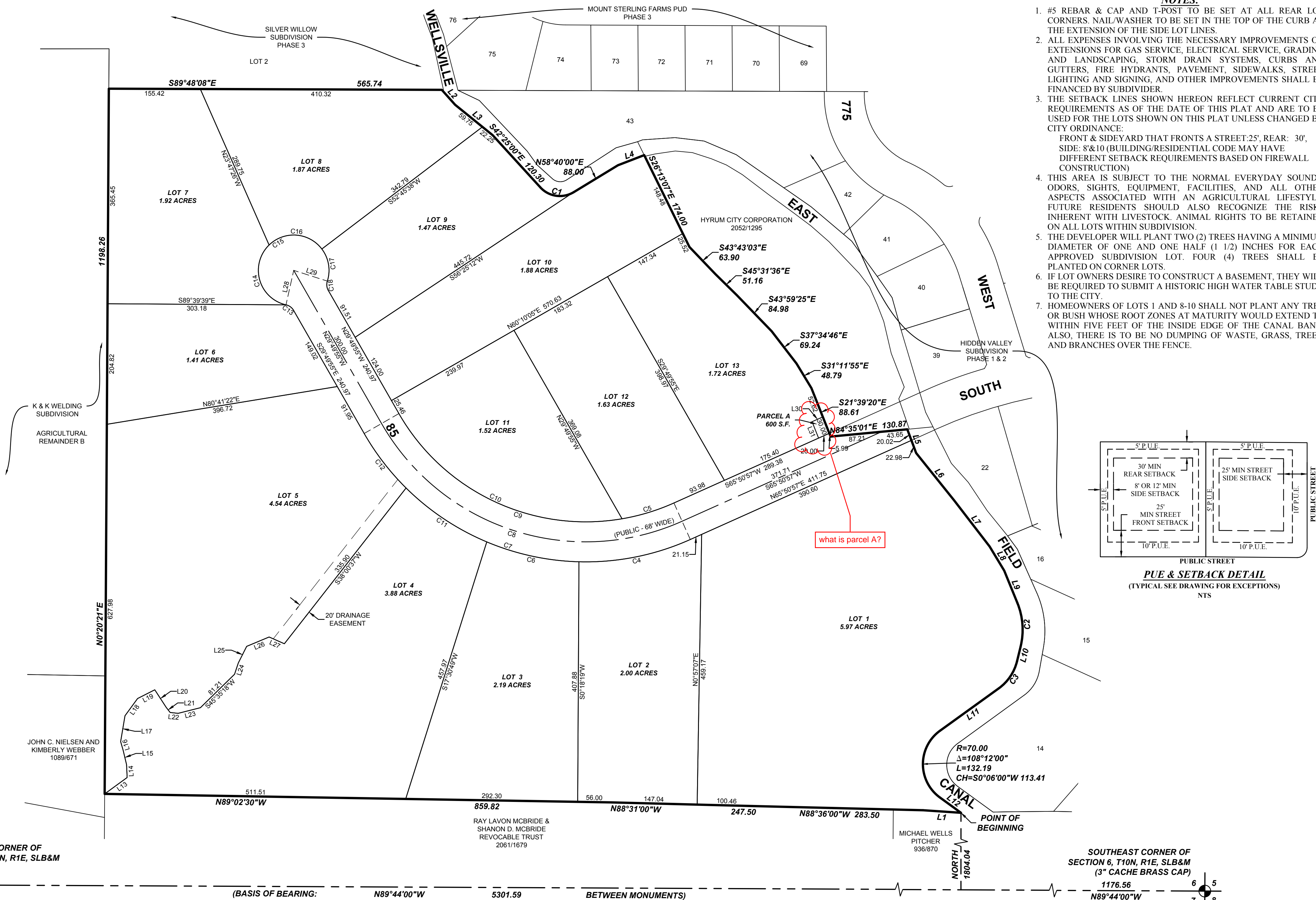
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ HYRUM CITY POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

FINAL PLAT
OF
**SAVAGE
SUBDIVISION**

LOCATED IN THE SE1/4 & NE1/4 OF SECTION 6, T10N, R1E, SLB&M
HYRUM, UTAH



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of the SE1/4 & the NE1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:
Beginning at a point on the westerly bank of the Wellsville East Field Canal located N89°44'00"W along the Section line 1,176.56 feet and North 1,804.04 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B.&M.; thence along an old wire fence line, and extension thereof, the following 4 (four) courses and distances: N86°09'00"W 64.50 feet; thence N88°36'00"W 283.50 feet; thence N88°31'00"W 247.50 feet; thence N89°02'30"W 859.82 feet; thence N0°20'21"E (plat: N0°19'53"E) 1,198.26 feet along the extension of, and along the easterly line of Agricultural Remainder B, OF K & K WELDING Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder's Office; thence S89°48'08"E (plat: S89°48'24"E) 565.74 feet to the westerly bank of said Wellsville East Field Canal; thence along said westerly bank the following 6 (six) courses and distances: S41°41'00"E 34.00 feet; thence S51°00'00"E 82.00 feet; thence S42°25'00"E 120.30 feet; thence along the arc of a 45.00 foot radius curve to the left 61.98 feet through a central angle of 78°55'00" (chord: S81°52'30"E 57.20 feet); thence N58°40'00"E 88.00 feet; thence N68°54'00"E 47.80 feet to the westerly line of that Real Property recorded in Deed Book 2052 Page 1295 of the Official Records of Cache County; thence along said deed the following 8 (eight) courses and distances: S26°13'07"E 174.00 feet; thence S43°43'03"E 63.90 feet; thence S45°31'36"E 51.16 feet; thence S43°59'25"E 84.98 feet; thence S37°34'46"E 69.24 feet; thence S31°11'55"E 48.79 feet; thence S21°39'20"E 88.61 feet; thence N84°35'01"E 130.87 feet to the westerly bank of said Canal; thence along said westerly bank the following 11 (eleven) courses and distances: thence S20°25'00"E 43.00 feet; thence S38°44'00"E 103.00 feet; thence S37°34'00"E 99.00 feet; thence S31°11'00"E 48.00 feet; thence S22°10'00"E 59.47 feet; thence along the arc of a 120.00 foot radius curve to the right 75.26 feet through a central angle of 35°56'00" (chord: S4°12'00"E 74.03 feet); thence S13°46'00"W 25.90 feet; thence along the arc of an 80.00 foot radius curve to the right 56.46 feet through a central angle of 40°26'00" (chord: S33°59'00"W 55.29 feet); thence S54°12'00"W 123.15 feet; thence along the arc of a 70.00 foot radius curve to the left 132.19 feet through a central angle of 108°12'00" (chord: S0°06'00"W 113.41 feet); thence S54°00'00"E 44.22 feet to the point of beginning.
Contains: 34.13 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**SAVAGE
SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__.

LEON H. SAVAGE, TRUSTEE _____ (SIGNATURE) _____ (SIGNATURE)
PAULA SAVAGE, TRUSTEE

BY: _____ (PRINTED NAME)

ITS: _____

TRUSTEES ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, I, _____ PERSONALLY APPEARED BEFORE ME, LEON H. SAVAGE AND PAULA F. SAVAGE, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES OF THE LEON H. SAVAGE AND PAULA SAVAGE FAMILY TRUST, DATED OCTOBER 9, 2012. THE SIGNERS OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURSUANT TO, AND IN ACCORDANCE WITH, THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
**SAVAGE
SUBDIVISION**

LOCATED IN THE SE1/4 & NE1/4 OF SECTION 6, T10N, R1E, SLB&M
HYRUM, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ CACHE COUNTY RECORDER

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

CITY ATTORNEY _____ DATE _____
CITY COUNCIL'S CERTIFICATE OF APPROVAL
THE ABOVE PLAT IS HERBY APPROVED AND ACCEPTED BY THE HYRUM CITY COUNCIL ON THIS ____ DAY OF _____, 20__.

MAYOR _____ ATTEST: _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THIS PLAT AND APPROVE IT FOR ACCEPTANCE BY HYRUM CITY.

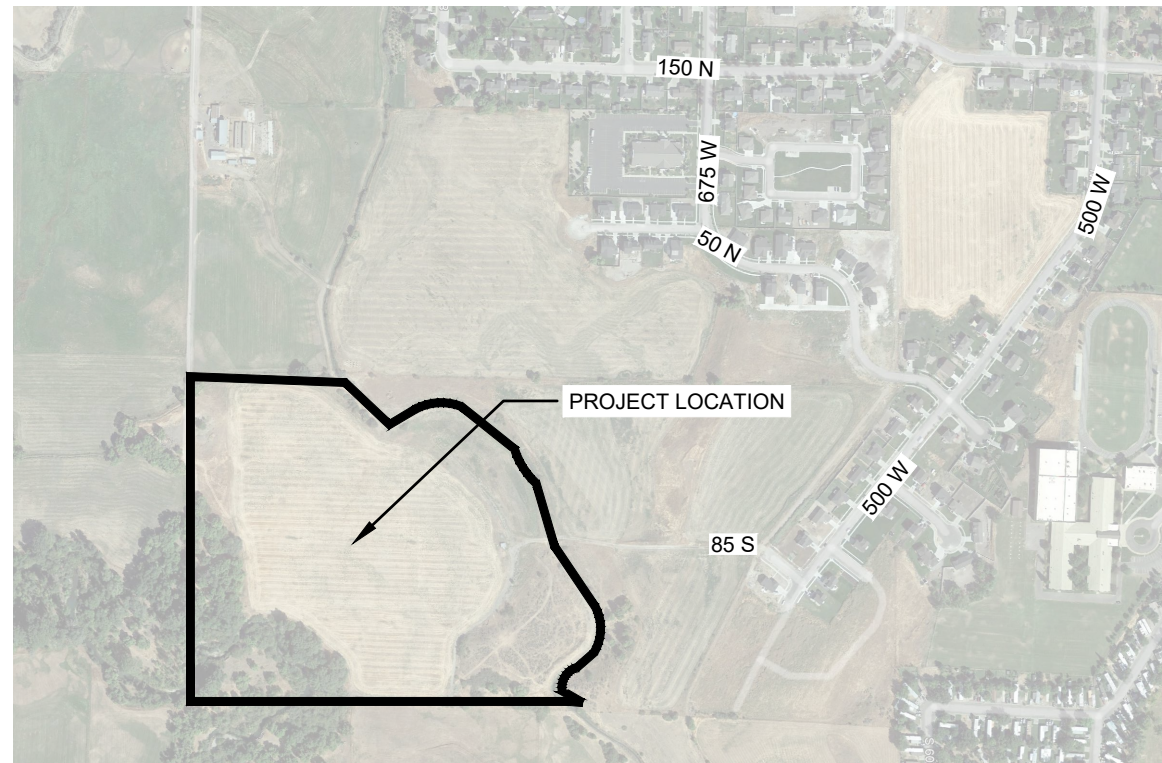
CITY ATTORNEY _____ DATE _____
CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND HYRUM CITY'S SUBDIVISION ORDINANCE.

CITY ENGINEER _____ DATE _____

SAVAGE SUBDIVISION CONSTRUCTION DOCUMENTS

1/4/22



GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF HYRUM DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATION, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EROSION OR DESTROYED. A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND HYRUM CITY.
6. "PUBLIC IMPROVEMENT" SUBJECT TO DESUETUDE OR DAMAGE," IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE HYRUM CITY STANDARDS AND SPECIFICATIONS.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF HYRUM.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

PROJECT CONTACTS

1. DEVELOPER:
ROY SAVAGE
RSAVAGE@CACHEVALLEYBANK.COM
P. 435.753.3020
2. CIVIL ENGINEER:
MICHAEL TAYLOR
540 W. GOLF COURSE RD., STE. B1
PROVIDENCE, UT 84332
MTAYLOR@CSG.WORK
P. 435.213.3762
3. SURVEYOR:
DENNIS CARLISLE
606 NORTH 1800 WEST SUITE 47B
PROVO, UT 84601
DCARLISLE@CSG.WORK
P. 801.874.4132 EXT. 712

STANDARD SPECIFICATIONS:

1. HYRUM CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. STORM WATER SPECIFICATIONS ARE PER THE UTAH NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE EPA DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. HYRUM CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION DRAWINGS

HYRUM CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY: _____ DATE: _____

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND
C101	DEMO PLAN
C201	SITE OVERVIEW
C301	GRADING OVERVIEW
C302	GRADING - PLAN AND PROFILE STA 0+00-7+00
C303	GRADING - PLAN AND PROFILE STA 7+00-13+50
C401	STORMWATER PLAN & PROFILE
C501	WATER - PLAN AND PROFILE STA 0+00-7+00
C502	WATER - PLAN AND PROFILE STA 7+00-14+00
C601	IRRIGATION - PLAN AND PROFILE STA 0+00-7+00
C602	IRRIGATION - PLAN AND PROFILE STA 7+00-14+00
C701	UTILITY DETAILS
C702	SITE DETAILS
C801	CALCULATIONS

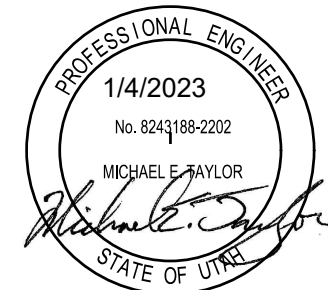
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PROJECT #: 21-260

DRAWN BY: B. LUD

PROJECT MANAGER: M. TAYLOR

ISSUED: 1/4/2023
























COVER

C001












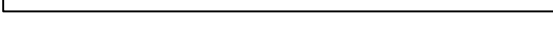
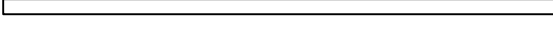








P:\2021\21-260 Savage Subdivision\AutoCAD\CD's\1-21-260 CV

DESIGNING OUR FUTURE

LEGEND EXISTING

	PROPERTY BOUNDARY
	STORM DRAIN LINE
	WATER LINE
	IRRIGATION LINE
	GAS LINE
	SEWER LINE
	BURIED POWER LINE
	AERIAL POWER LINE
	COMMUNICATION LINE
	CONTOUR MINOR
	CONTOUR MAJOR
	ASPHALT
	OPEN FACE CURB AND GUTTER
	FENCE
	CONCRETE
	EXISTING TO BE REMOVED
	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN BOX
	WATER METER
	SEWER MANHOLE

LEGEND PROPOSED

	WATER LINE (SIZE SHOWN ON PLAN)
	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
	IRRIGATION LINE (SIZE SHOWN ON PLAN)
	GAS LINE
	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
	BURIED POWER LINE
	BURIED COMMUNICATION LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	ASPHALT
	CATCH CURB AND GUTTER
	SPILL CURB AND GUTTER
	CONCRETE SIDEWALK.
	BUILDING SETBACK
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF HYDRANT
	SEWER MANHOLE
	WATER METER
	STORMDRAIN BOX
	STORM WATER CATCH BASIN

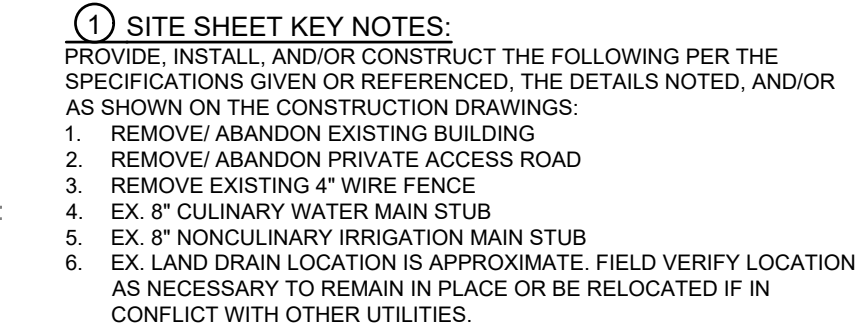
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PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



LEGEND

C002



civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432

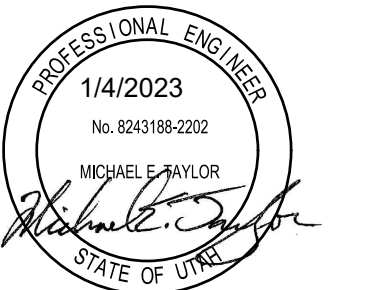
info@civilsolutionsgroup.net
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SAVAGE SUBDIVISION

900 W 85 S
HYRUM, UTAH 84319

[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



DEMO PLAN

C101

P:\2021\21-260 Savage Subdivision\AutoCAD\CD's\3-21-DEMO



* ALL LOTS WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND
CONTRACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE
PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN MAIN
AND storm SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED
BETWEEN MAIN AND SECONDARY IRRIGATION STREET UTILITIES.
4. SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL
BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD
DRAWING AN ON SHEET C-501.
5. ALL WATER MAINS AND SECONDARY IRRIGATION LINES SHALL BE AWWA C900 DR18,
AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN FRONT CENTER
OF LOT LINE OR CENTERLINE OF STREET. MINIMUM VERTICAL
SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT.
HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
ALL WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 3-701.
ALL 12" AND 18" WATER SERVICES SHALL BE TYPE K COPPER WITH
"WHITE" BARRELS. THE CITY WILL PROVIDE AND SET THE METERS. ALL
OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL
BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO
INSTALLATION OF ANY UTILITY, THE CONTRACTOR SHALL BE DETERMINED USING
CONSTRUCTION STAKING METHODS.
8. ALL SECONDARY IRRIGATION SERVICES SHALL BE INSTALLED PER
STANDARD DETAIL 3-701.
9. ALL IRRIGATION MAINS SHALL BE 12" OR 18" PURPLE PIPE" FOR USE WITH
RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
CONTRACTOR SHALL PLACE CONCRETE THURST BLOCKS ON ALL TEES,
WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS
SHOWN IN PLAN.
10. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN
POWER POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF
ELECTRIC LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE
RESPONSIBLE TO THE CITY OF DENVER FOR THE POWER TRENCH AND
PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
11. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY
COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL
CONDUIT.
12. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH
QUESTAR GAS.
13. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT
LUMINA POWER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER.
STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND
HYRUM CITY.
14. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL
UTILITIES HAVE BEEN INSTALLED.
16. CONSTRUCT ALL DRIVEWAYS PER DETAIL 2 ON SHEET C-702.

STORMWATER FLOW ARROW



Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

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1-800-662-4111



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SAVAGE SUBDIVISION

900 W 85 S
HYRUM, UTAH 84319

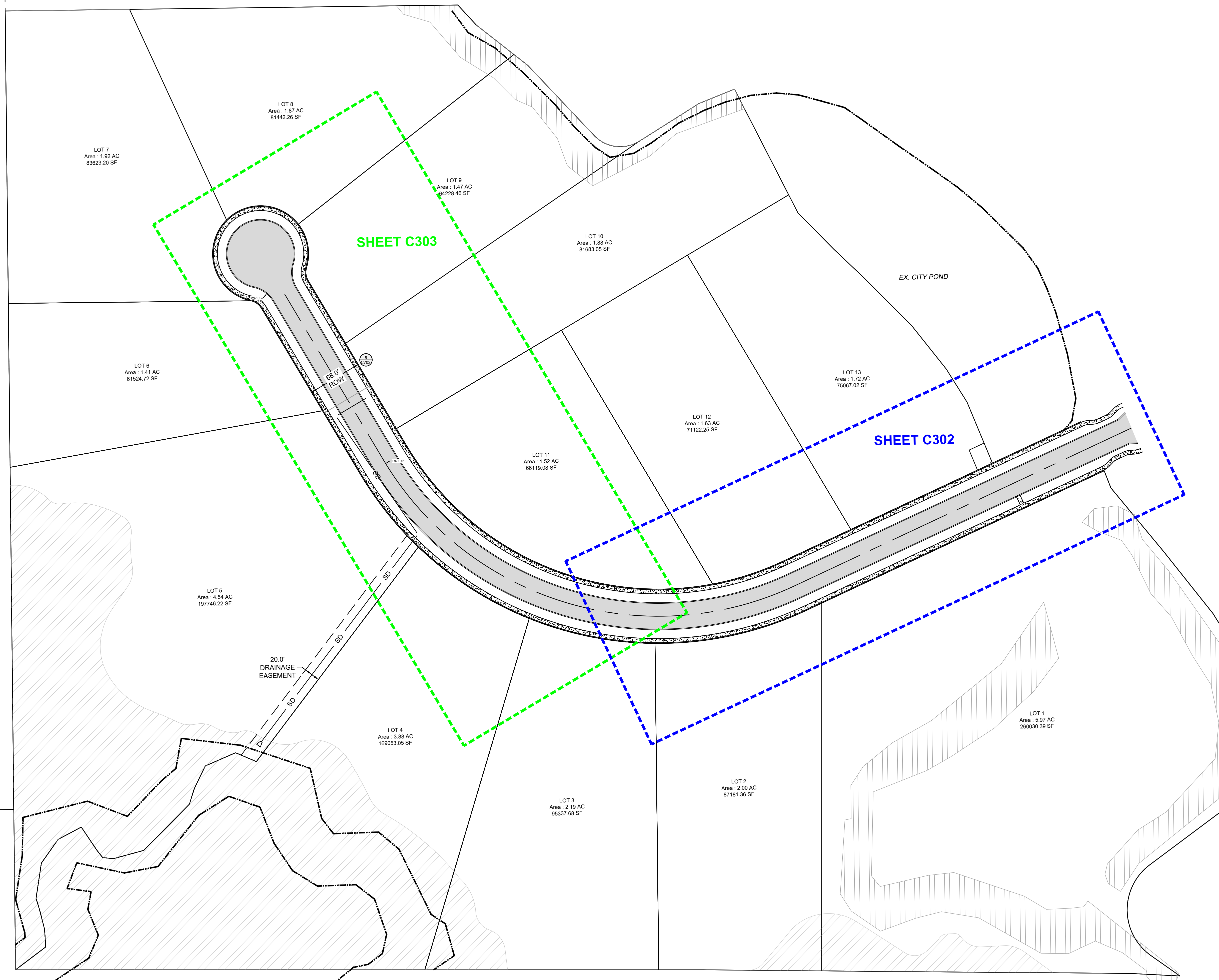
[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



SITE OVERVIEW

C201

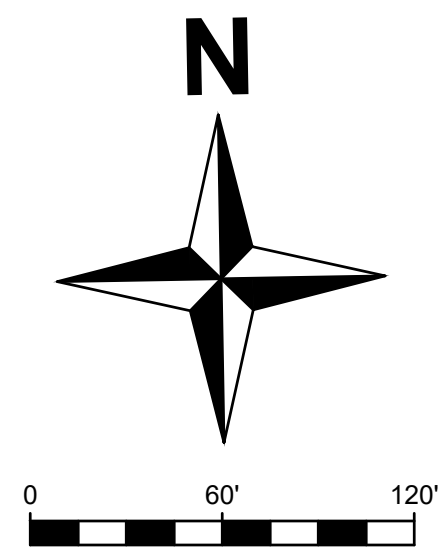


GRADING GENERAL NOTES:

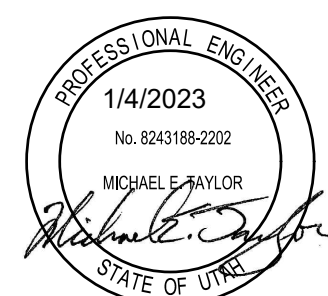
1. ALL TBC CALLUTS ARE AT FULL HEIGHT AT SLOPE OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE ON ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
4. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO EXCAVATION.
5. INSTALL 68 ROW PER HYRUM CITY STANDARD. SEE SHEET C702
6. INSTALL 12 DRIVEWAY. SEE DETAIL SHEET C702
7. MATCH EXISTING GROUND AT SLOPE NO GREATER THAN 3:1

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK

[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



GRADING OVERVIEW

C301



Know what's below.

Call 811 before you dig.



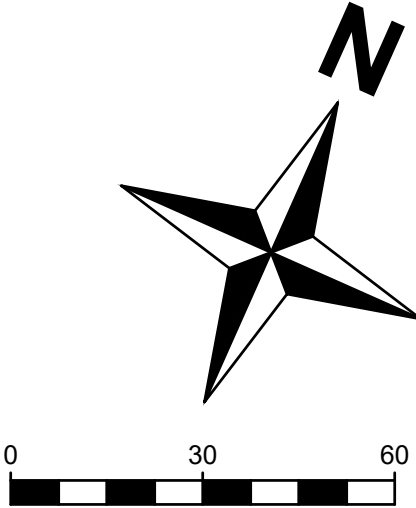
BLUE STAKES OF UTAH

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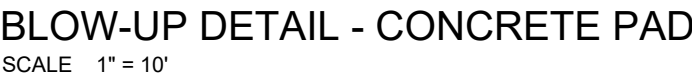
1-800-662-4111

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FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK

ALL TBC CULVERTS ARE AT FULL HEIGHT AT BACK OF CURB.
MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL
GUTTERS.
MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS
AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO
EXCAVATION.
INSTALL 68 ROW PER HYURM CITY STANDARD. SEE SHEET C702
INSTALL 12' DRIVEWAY. SEE DETAIL SHEET C702
MATCH EXISTING GROUND AT SLOPE NO GREATER THAN 3:1



85 S CENTERLINE PROFILE

Profile view showing elevation (15 to 55 feet) versus stationing (7+00 to 0+00). The profile includes vertical curve data, grades, and a dashed line for the existing grade.

Key data points and curves:

- Station 6+18.72: LPTS, LPT: 4523.48', PVIS: 5+48.72, PVIE: 4524.02', K: 39, LVC: 100.00'
- Station 3+21.56: HPTS, HPT: 4532.06', PVIS: 3+51.56, PVIE: 4531.94', K: 18, LVC: 60.00'
- Station 2+55.89: LPTS, LPT: 4532.32', PVIS: 1+85.89, PVIE: 4532.60', K: 27, LVC: 140.00'
- Station 1+15.89: HPTS, HPT: 4541.95', PVIS: 0+29.98, PVIE: 4541.45', K: 13, LVC: 40.00'

Grades: -1.08%, -3.65%, -0.40%, -5.67%, -2.50%.

Labels: EXISTING GRADE @ ℓ , FINISHED GRADE @ ℓ .

Matchline: MATCHLINE STA 7+00 SEE SHEET C303.

Begin Pavement: BEGIN PAVEMENT STA 0+00.

[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



PROFESSIONAL ENGINEER
1/4/2023
No. B243188-2202
MICHAEL E. TAYLOR
Michael E. Taylor
STATE OF UTAH

GRADING - PLAN AND PROFILE STA 0+00-7+00

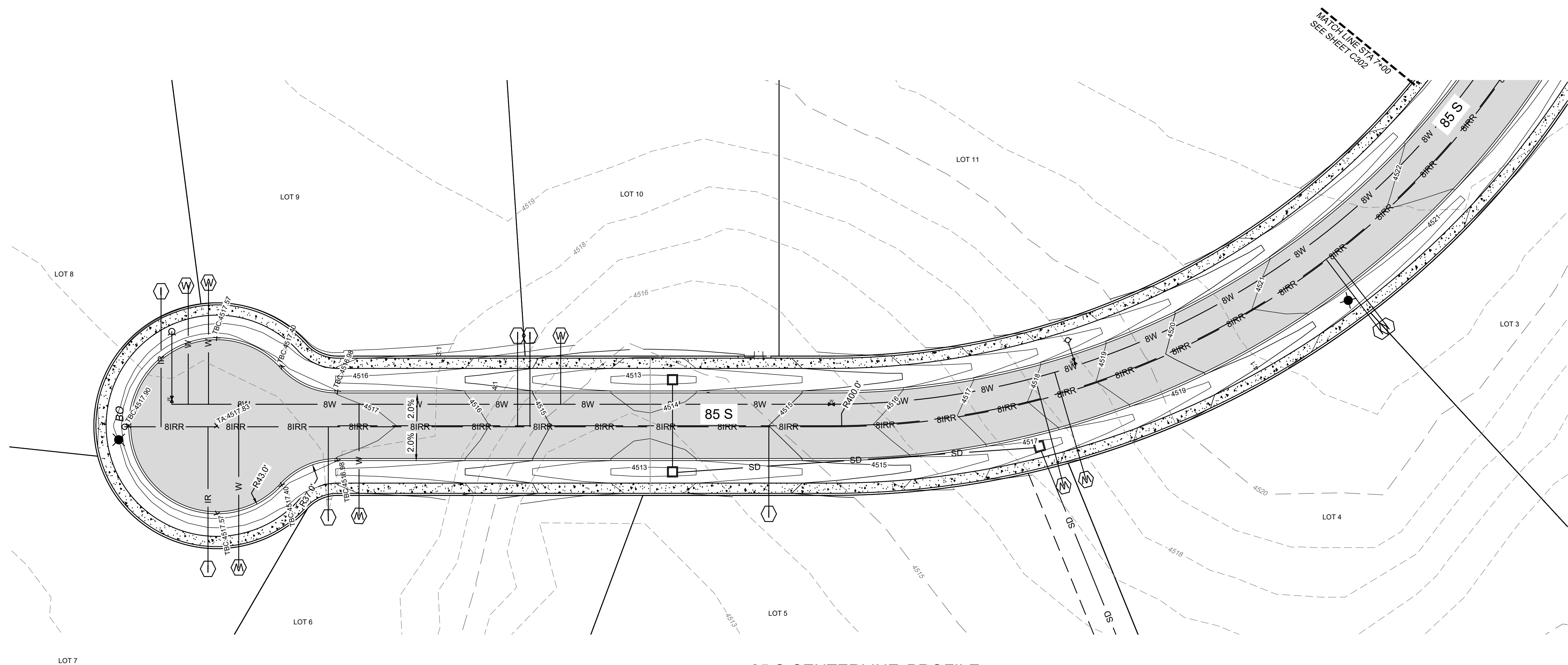
C302



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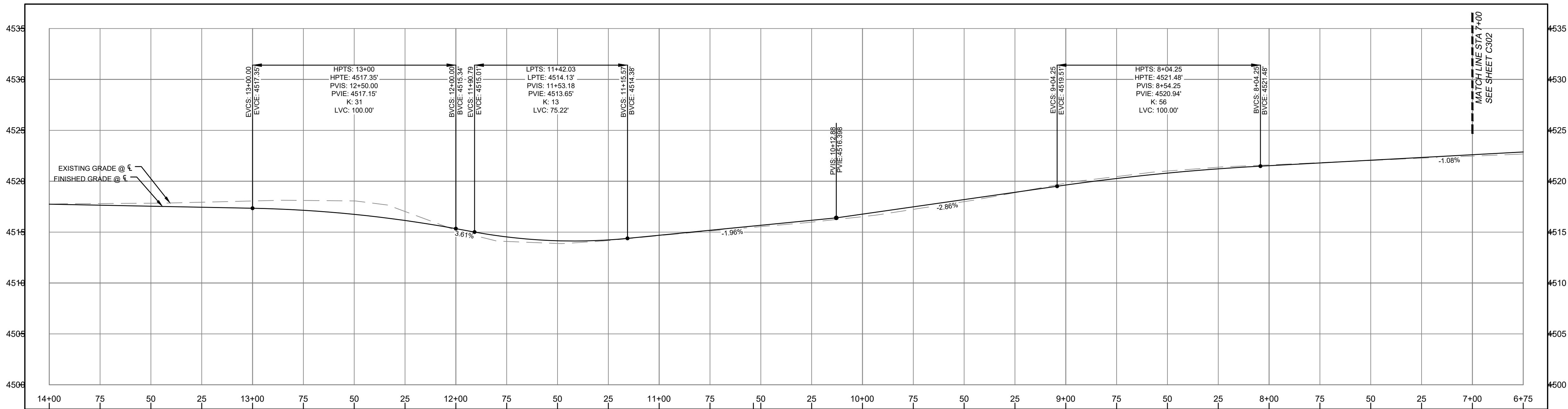
900 W 85 S
HYRUM, UTAH 84319



GRADING LEGEND:

GRADING GENERAL NOTES:

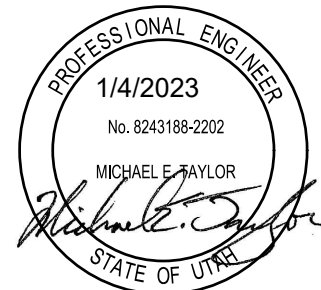
85 S CENTERLINE PROFILE

[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023

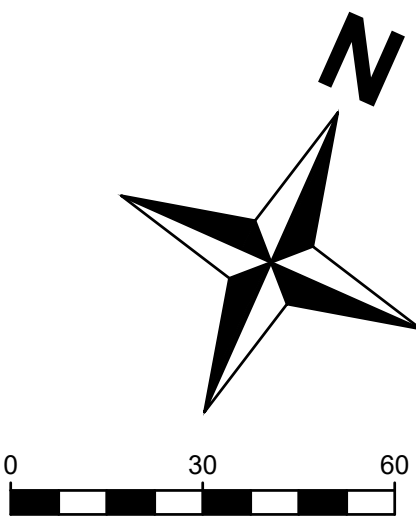


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GRADING - PLAN AND PROFILE STA 7+00-13+50

C303



- GENERAL NOTES:**
1. CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
 2. 8" AWWA C900 DR 18 CULINARY WATER MAIN.
 3. CONTRACTOR TO LOCATE EXISTING 8" WATER MAIN ON EAST SIDE OF CULVERTS. WATER MAIN TO BE VERTICALLY CENTERED BETWEEN TOP OF CULVERT AND PROPOSED ROADWAY GRADE AND INSULATED PER CITY STANDARD TO COMPENSATE FOR SUB-STANDARD COVER. WATER MAIN COVER TO BE 5' HEADING WEST OF THE CULVERT.

[illegible]

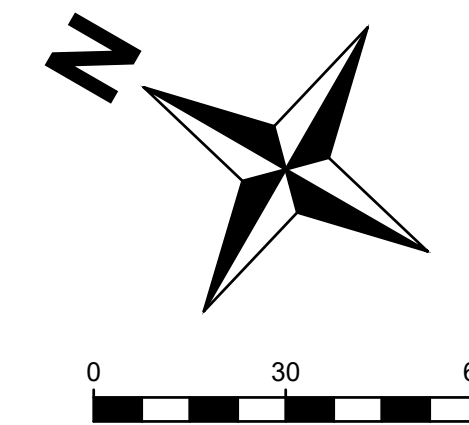
PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/4/2023



PROFESSIONAL ENGINEER
1/4/2023
No. 8243188-2202
MICHAEL E. TAYLOR
Michael E. Taylor
STATE OF UTAH

WATER - PLAN
AND PROFILE
STA 0+00-7+00

C501

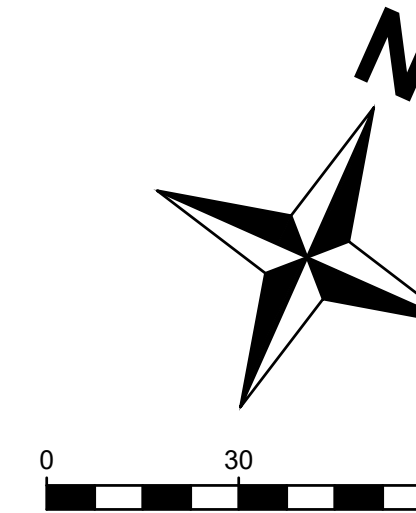
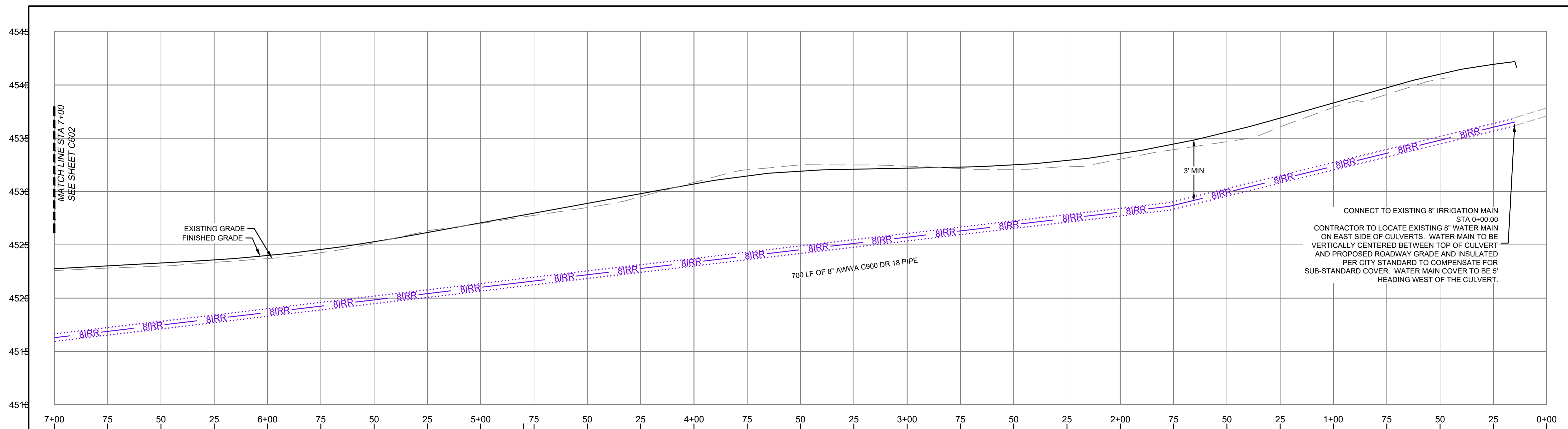
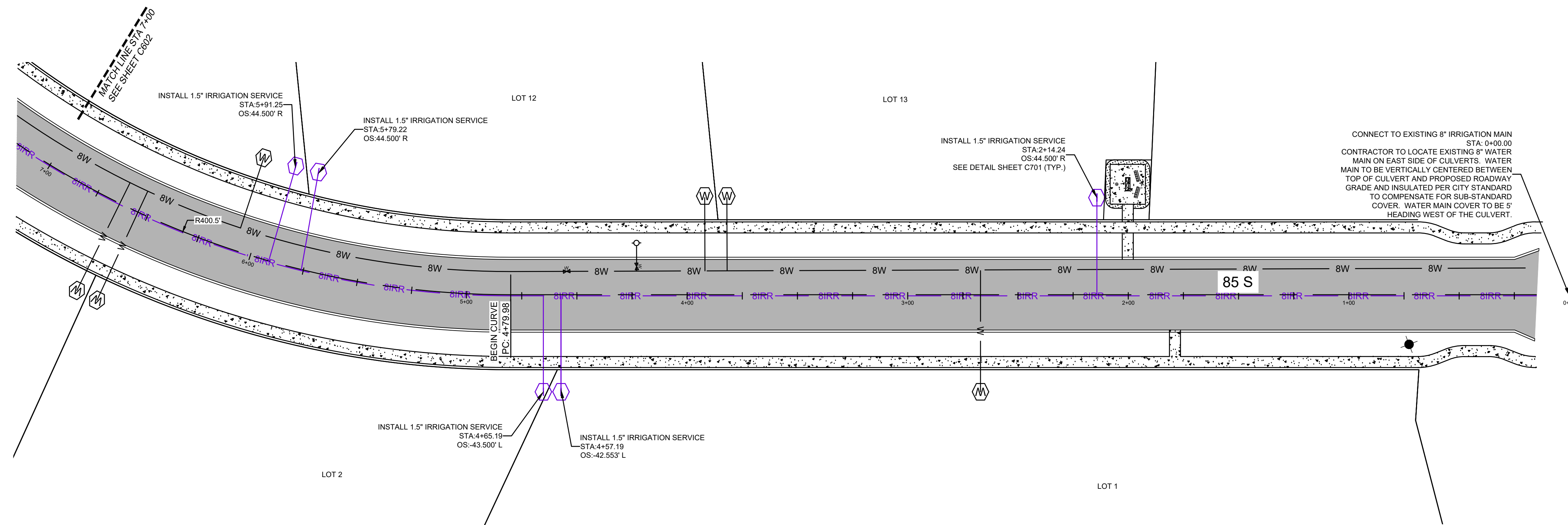


Sanitary sewer profile view showing pipe segments, manholes, and hydrant assemblies. The profile is plotted on a grid with stationing from 14+00 to 7+00. Key features include:

- INSTALL 6" FIRE HYDRANT ASSEMBLY** at STA:13+70.16, BURY LINE ELEV:4517.81'.
- EXISTING GRADE** and **FINISHED GRADE** lines.
- INSTALL 90° 8"X6 M.J.X.M.J. REDUCER BEND** at STA:13+70.16, ELEV:4511.82'.
- 22' OF 8" AWWA C900 DR 18 PIPE** segment.
- 18" STORM CROSSING PIPE** at STA:11+25.87, ELEV:4510.03'.
- 223' OF 8" AWWA C900 DR 18 PIPE** segment.
- 78' OF 8" AWWA C900 DR 18 PIPE** segment.
- INSTALL 8" M.J.X.M.J. GATE VALVE** at STA:10+48.12, ELEV:4507.11'.
- 452' OF 8" AWWA C900 DR 18 PIPE** segment.
- INSTALL 6" FIRE HYDRANT ASSEMBLY** at STA:9+26.69, BURY LINE ELEV:4518.68'.
- MATCH LINE STA 7+00** and **SEE SHEET C901** at the right end.

C502

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1. CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
2. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
3. CONTRACTOR TO LOCATE EXISTING 8" WATER MAIN ON EAST SIDE OF CULVERTS. WATER MAIN TO BE VERTICALLY CENTERED BETWEEN TOP OF CULVERT AND PROPOSED ROADWAY GRADE AND INSULATED PER CITY STANDARD TO COMPENSATE FOR SUB-STANDARD COVER. WATER MAIN COVER TO BE 5' HEADING WEST OF THE CULVERT.

1. CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
2. ALL IRRIGATION MAIN PIPE SHALL BE "BUBBLE PIPE" FOR USE WITH

2. RECONSTRUCTION MAIN PIPE SHALL BE 24" FORCE MAIN FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
3. CONTRACTOR TO LOCATE EXISTING 8" WATER MAIN ON EAST SIDE OF CULVERTS. WATER MAIN TO BE VERTICALLY CENTERED BETWEEN TOP OF CULVERT AND PROPOSED ROADWAY GRADE AND INSULATED PER CITY STANDARD TO COMPENSATE FOR SUB-STANDARD COVER. WATER MAIN COVER TO BE 5' HEADING WEST OF THE CULVERT.

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info@ciwilisolutionsgroup.net

nlb@civilsolutionsgroup.net
www.civilsolutionsgroup.net

Savage Subdivision

SAVAIL
900 W 85 S

300 W 83 S
HYRUM UTAH 84319

[illegible]

PROJECT #: 21-260

DRAWN BY: B. LUD

PROJECT MANAGER: M. TAYLOR

ISSUED: 1/4/2023



IRRIGATION PLAN AND PROFILE STA 0+00 - 7+00

STA 0+00 - 7+00

C601



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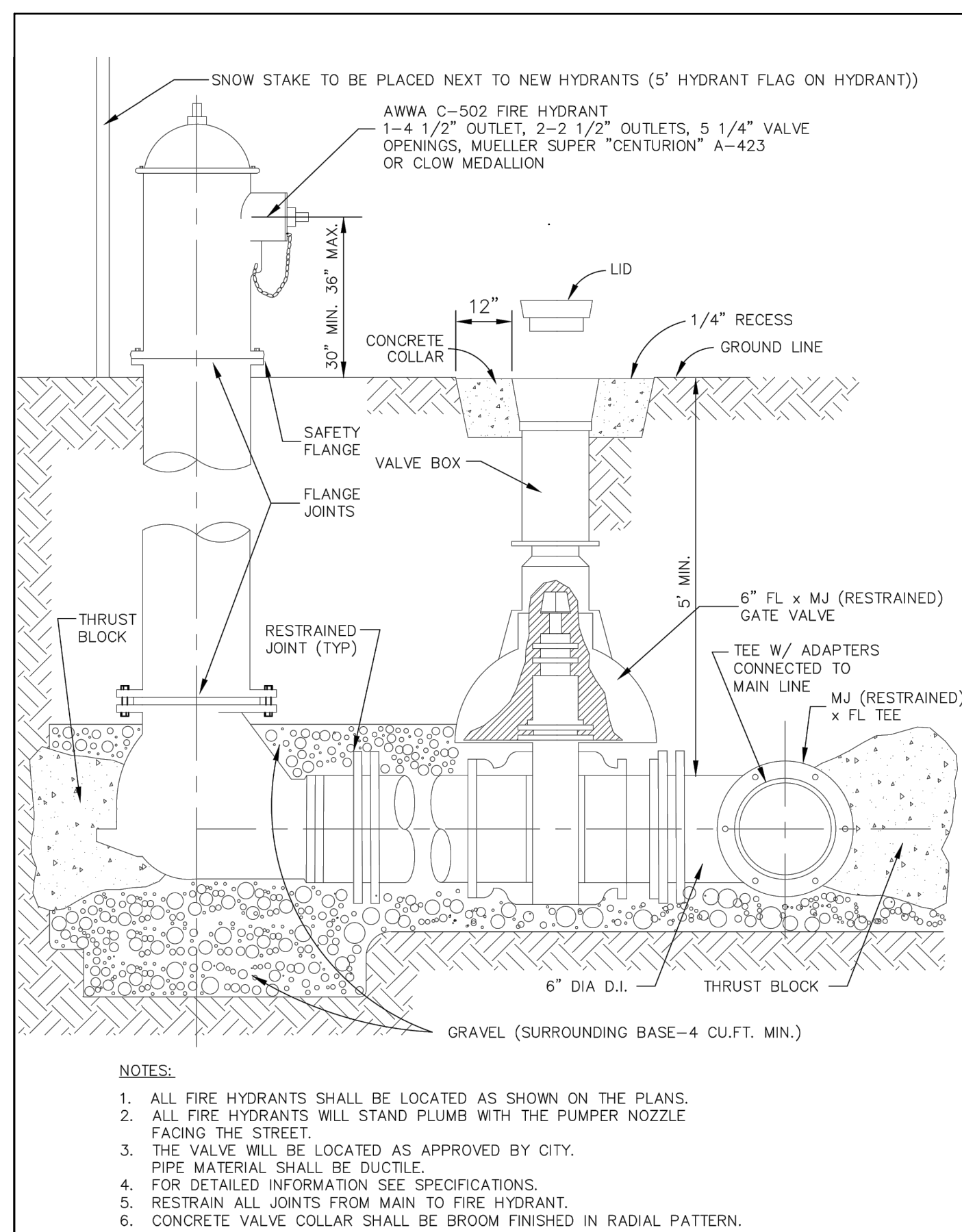
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UTILITY NOTIFICATION CENTER, INC.

many bluestakes are

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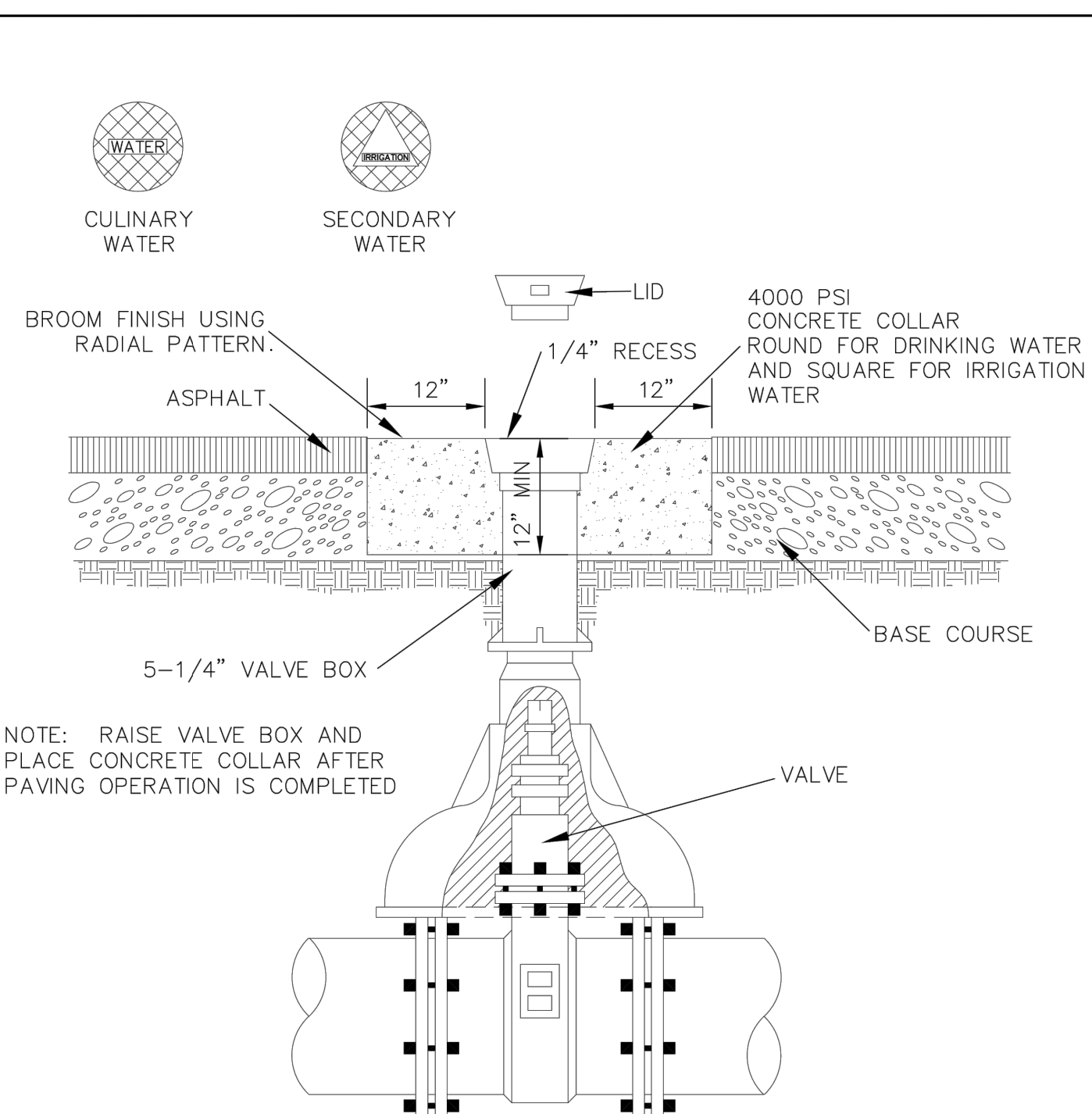
1-800-662-4111

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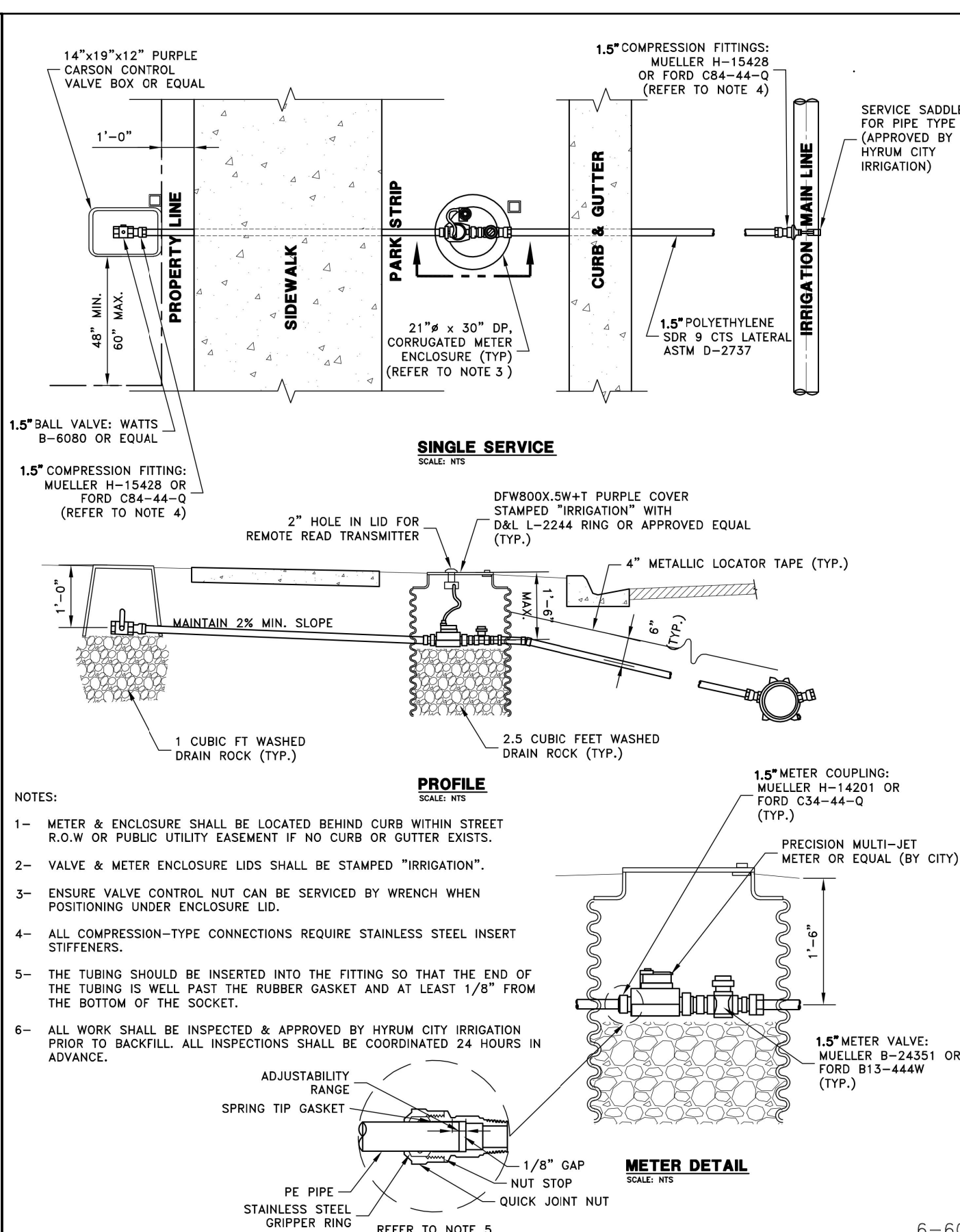
FIRE HYDRANT ASSEMBLY
NOT TO SCALE

REV. 07-08



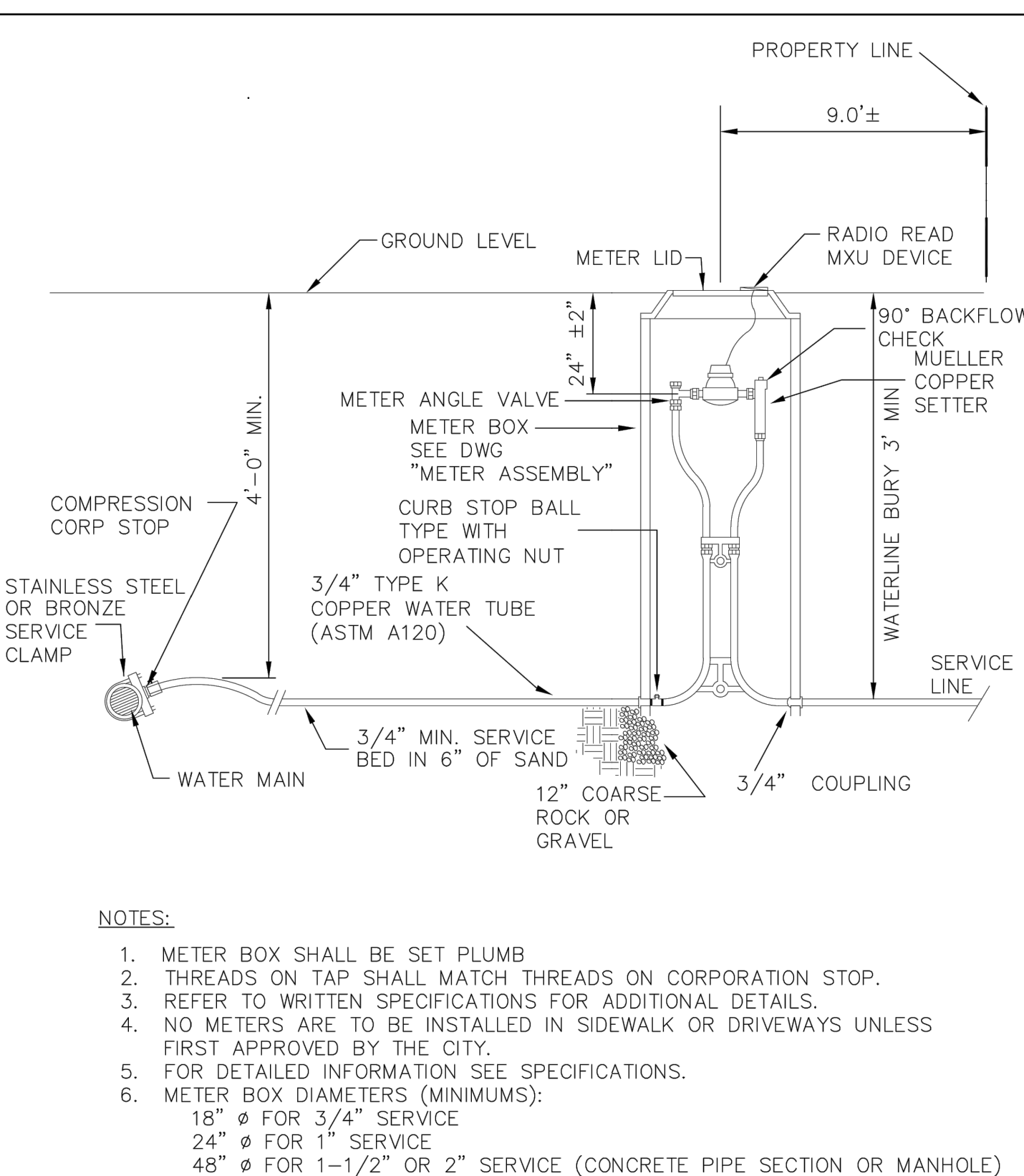
VALVE BOX COLLAR DETAIL

REV. 07-08



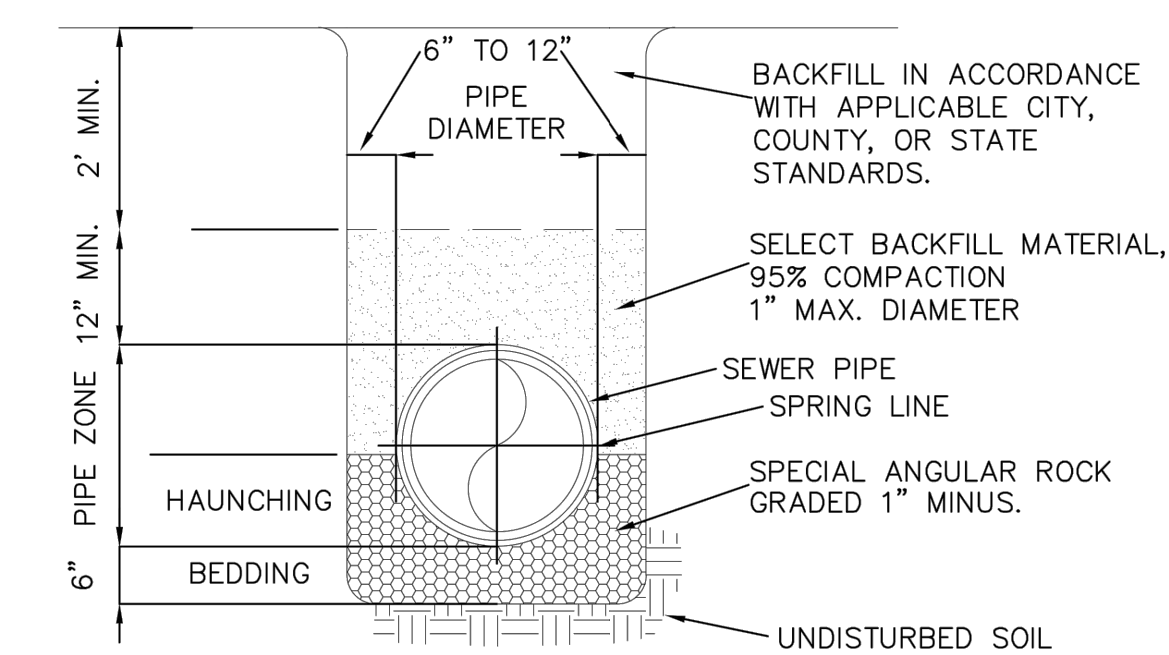
SINGLE IRRIGATION SERVICE
NOT TO SCALE

REV. 09-13

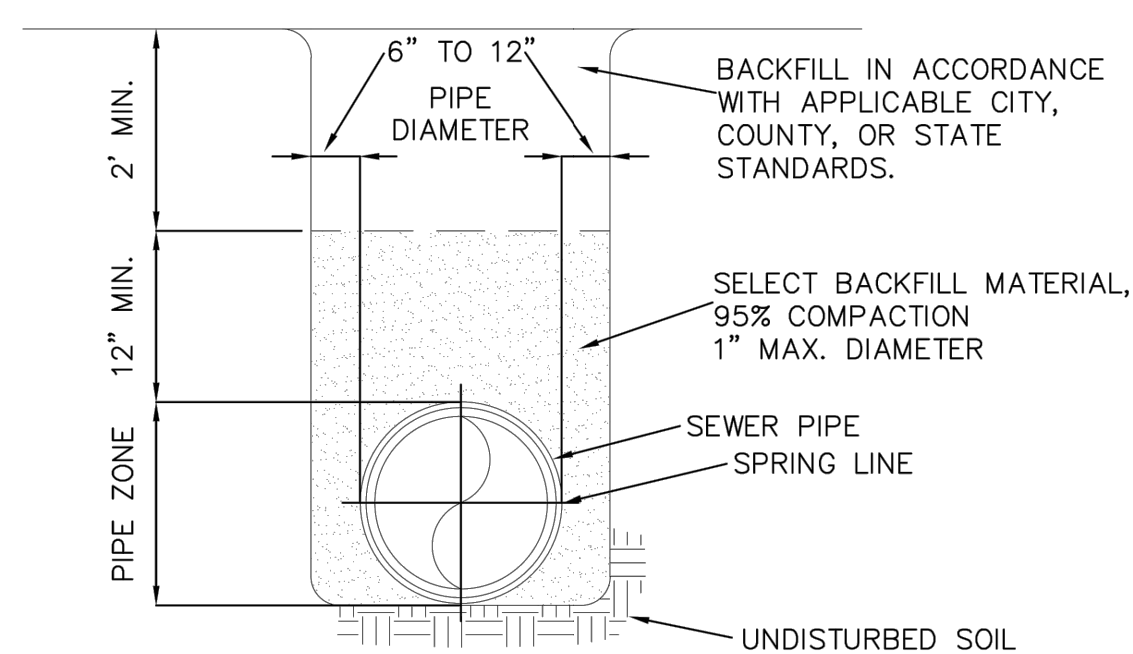


⑦ SERVICE CONNECTION & METER ASSEMBLY
NOT TO SCALE
REV. 04

REV. 04-07

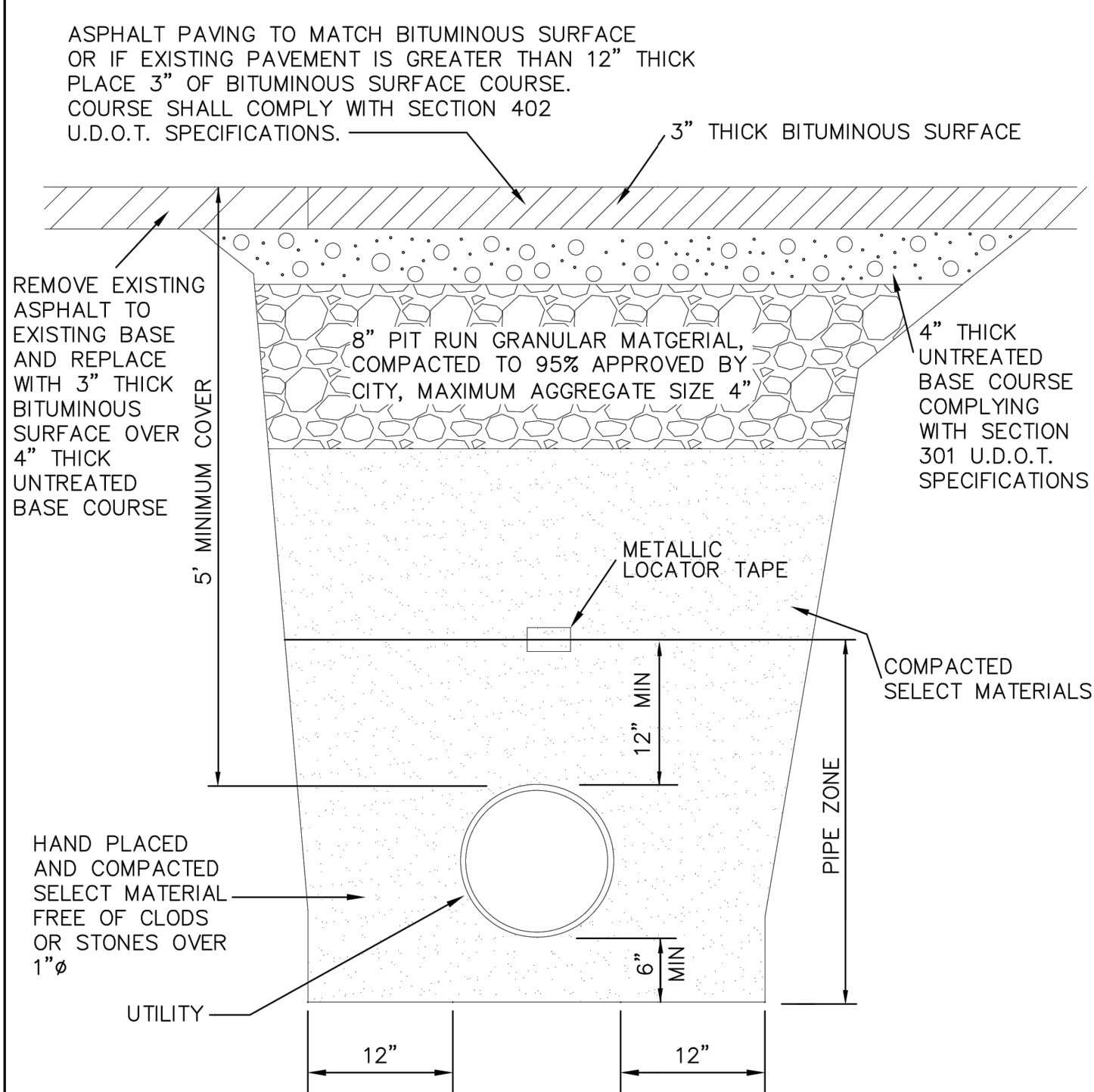


FLEXIBLE AND RIGID PIPE ON UNSUITABLE SUBGRADE



PIPE INSTALLATION DETAIL

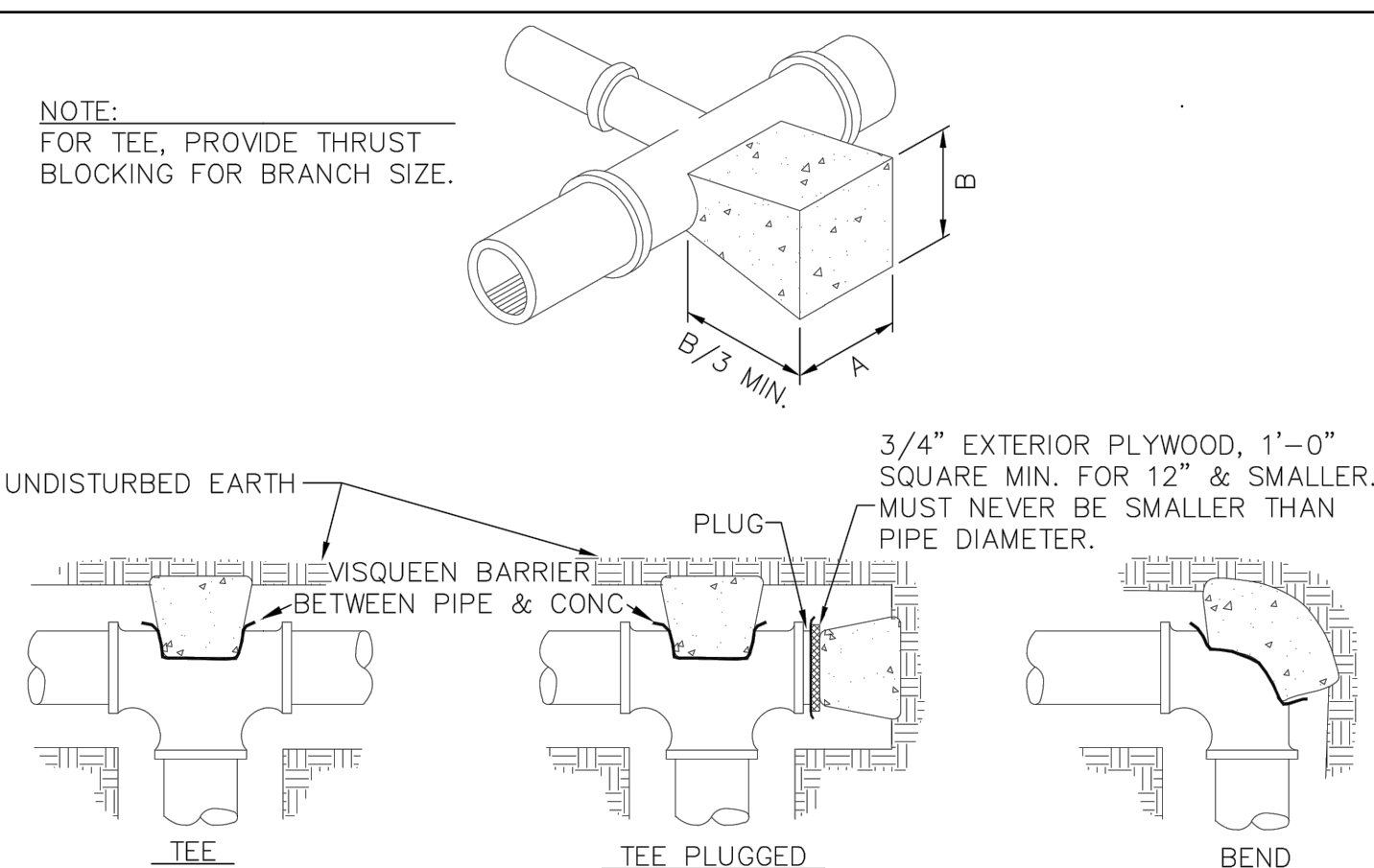
5-20



LOCATED IN SURFACED ROAD

UTILITY TRENCH
NOT TO SCALE

RFV. 04-0

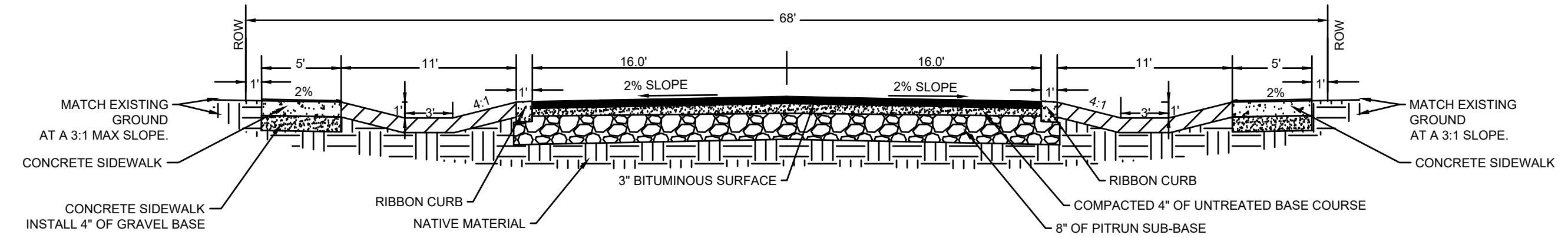
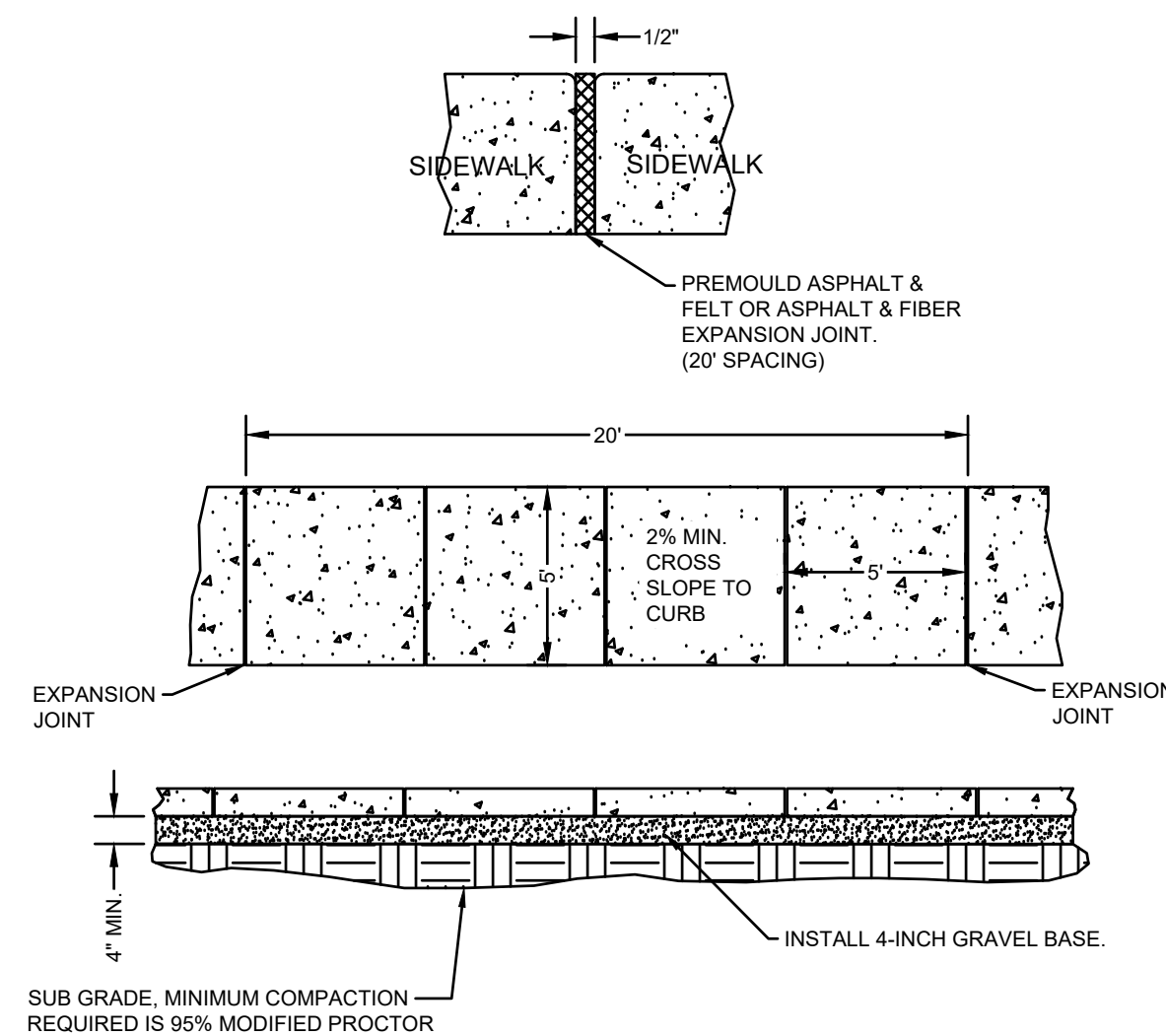
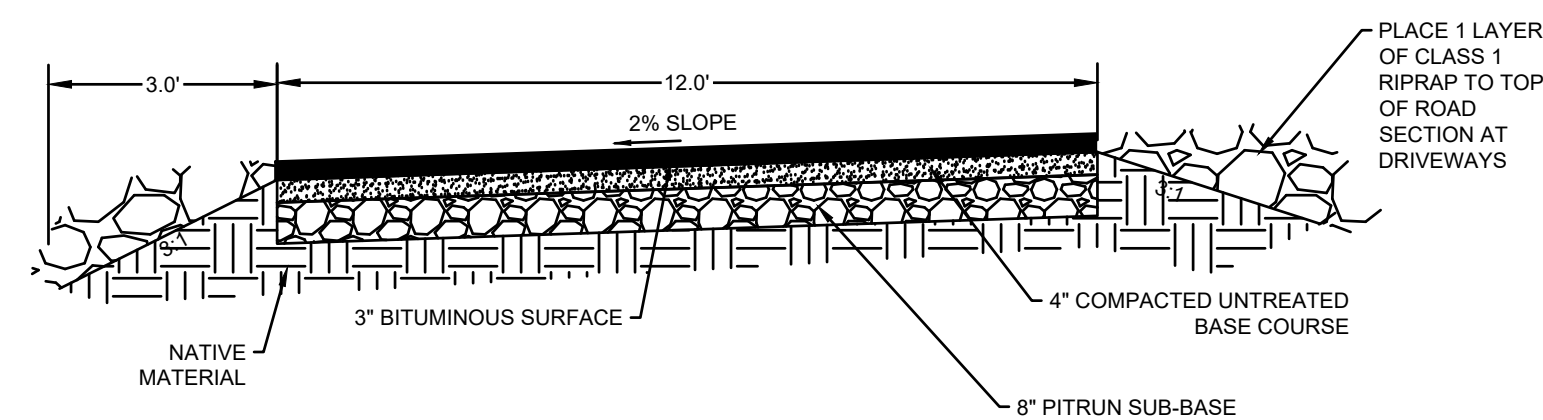
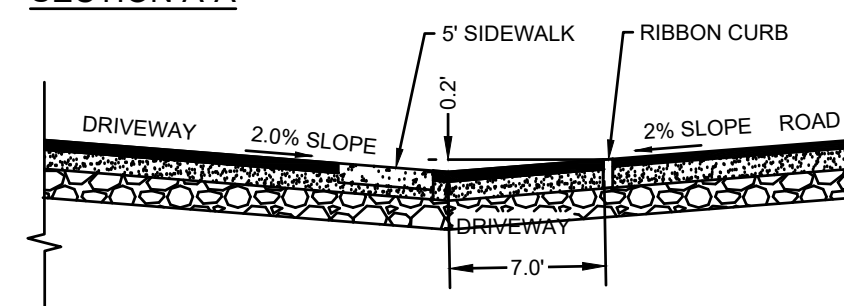
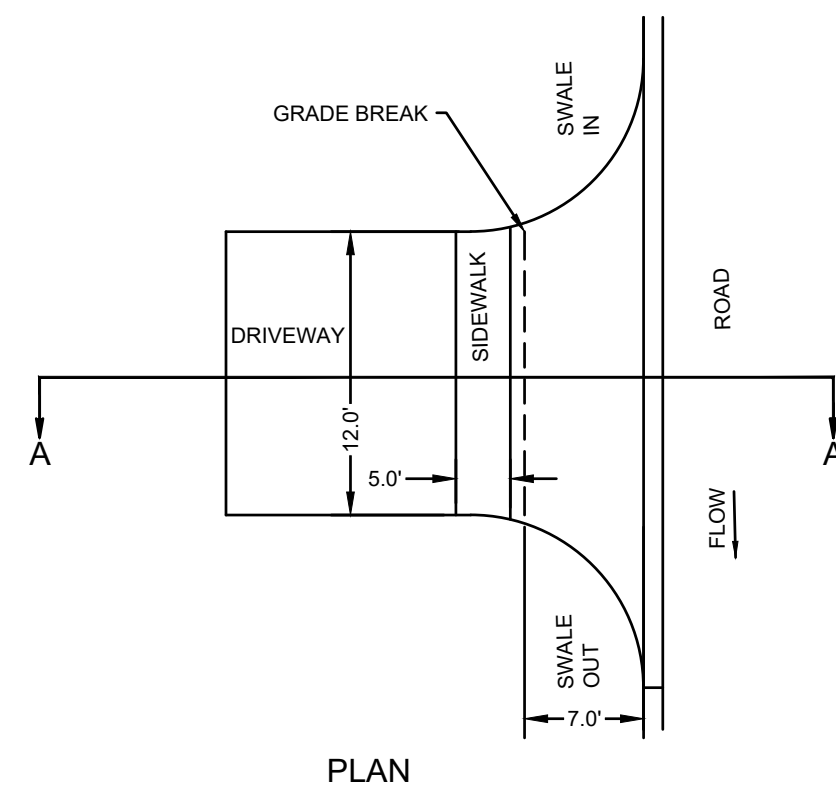


DIMENSIONS FOR THRUST BLOCKING									
FITTING SIZES	TEES & PLUGS	90° BENDS		45° BENDS & "Y'S"		22 1/2° BENDS			
	A	B	C	D	E	F	G	H	I
4"	1'-6"	1'-6"	1'-9"	1'-9"	1'-9"	0'-8"	1'-0"	0'-8"	1'-0"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"	2'-0"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-0"	2'-6"	2'-0"	2'-0"
20"	5'-0"	5'-0"	6'-6"	5'-0"	4'-4"	4'-0"	3'-0"	2'-6"	2'-0"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"	3'-0"

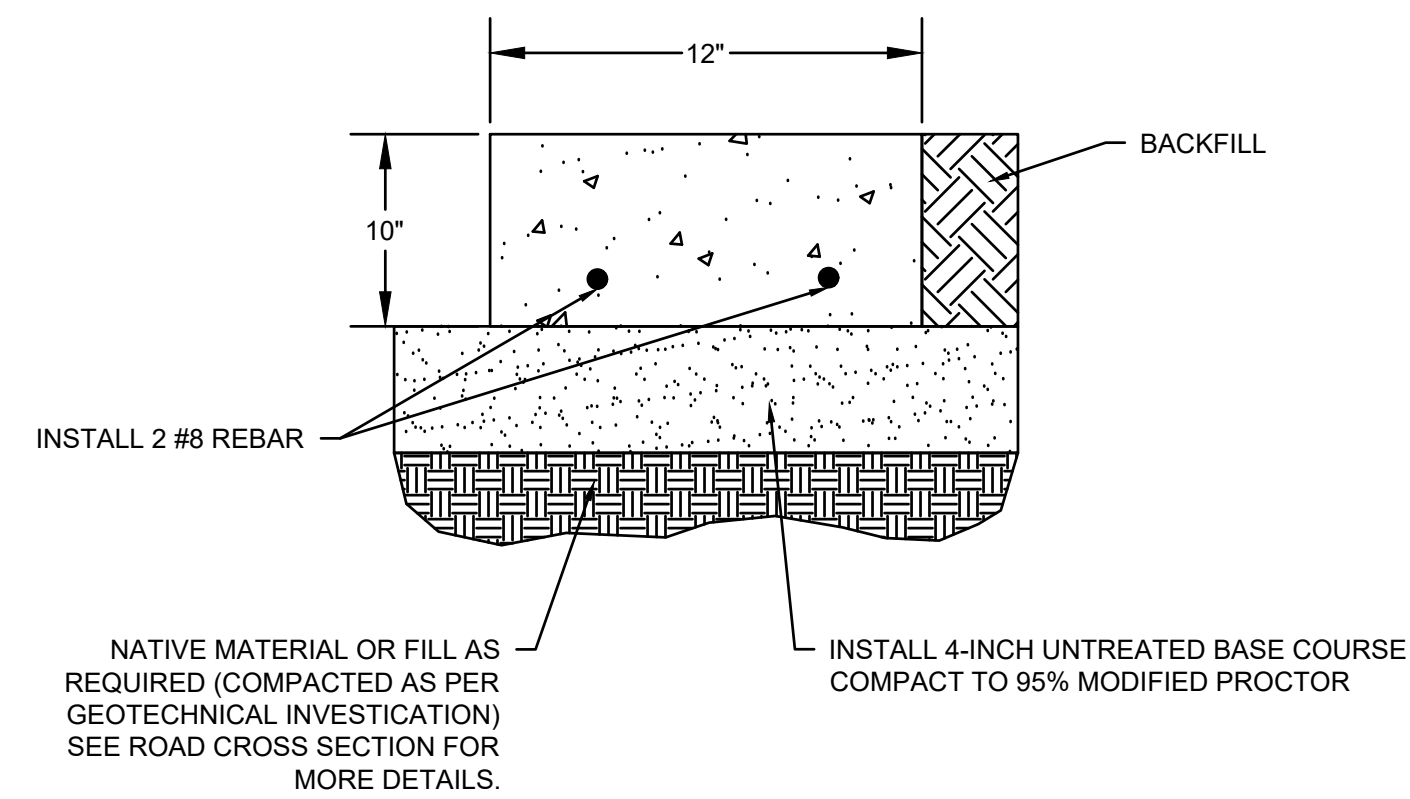
THRUST BLOCK DETAIL
NOT TO SCALE

64

[illegible]



- NOTES:**
1. CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
 2. CONTRACTOR SHALL INSTALL CROSS SECTION ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.



- NOTES:
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
 2. PROVIDE CONTRACTION JOINTS @ 10' - 0" O.C.
 3. PROVIDE EXPANSION JOINTS @ 50' - 0" O.C.
 4. BASE AND FILL MATERIAL SHALL EXTEND 1 FOOT BEYOND CURB.

Savage Subdivision
900 W 85 S
Hyrum, Utah 84319

[illegible]

PROJECT #: 21-260
DRAWN BY: B. LUD
PROJECT MANAGER: #####
ISSUED: 1/4/2023

RAWN BY: B. LUD

PROJECT MANAGER: #####

ISSUED: 1/4/2023



SITE DETAILS

C702

civilsolutionsgroupinc.

CACHE VALLEY | P: 433.213.3762
SALT LAKE | P: 801.216.3192

UTAH VALLEY | P: 801.874.14

info@civilsolutionsgroup.net

11110@civilsolutionsgroup.net
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www.civilsolutionsgroup.net



P:\2021\21-260 Savage Subdivision\AutoCAD\CD's\8-21-260 DET

- DESIGNING OUR FUTURE



Project:	Savage Subdivision				
Date:	3-Jan-23				
Location:	Cache, Utah				
Method:	Rational				

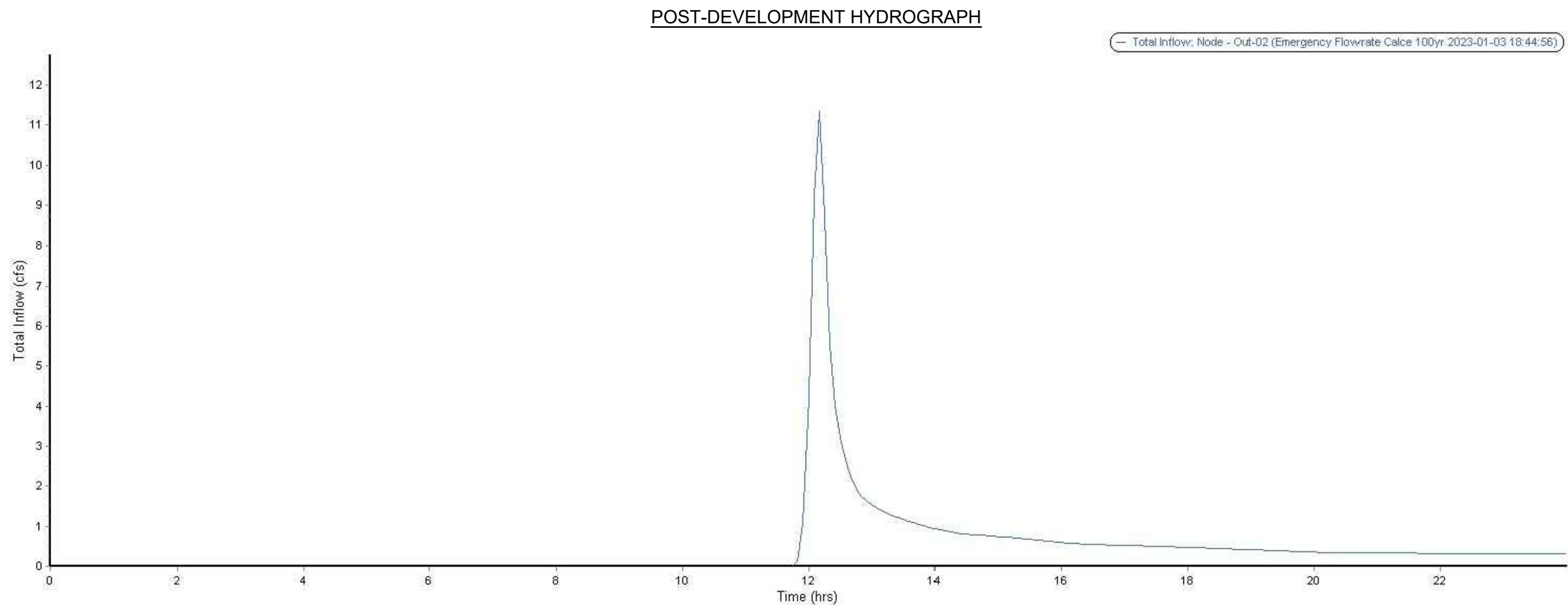
Design Storm	100			
Max Discharge = Swale Discharge Rate		3.56	cfs	

		Pre-Dev.	Post-Dev.	Total	Cumulative	Detention
Duration	Intensity	Runoff	Runoff	Runoff	Allow.	Storage
(min)	(in/hr)	(cfs)	(cfs)	(CF)	(CF)	Req'd
5	5.75	1.58	28.16	8,448	1,068	7,380
10	4.37	1.20	21.40	12,841	2,136	10,705
15	3.62	1.00	17.73	15,956	3,204	12,752
30	2.43	0.67	11.90	21,422	6,408	15,014
60	1.51	0.42	7.40	26,623	12,816	13,807
120	0.85	0.23	4.18	30,114	25,632	4,482
180	0.60	0.17	2.95	31,842	38,448	-6,606
360	0.36	0.10	1.74	37,554	76,896	-39,342
720	0.22	0.06	1.07	46,123	153,792	-107,669
1440	0.13	0.04	0.65	56,278	307,584	-251,306
2880	0.08	0.02	0.38	65,164	615,168	-550,004

*These stormwater calculations exclude the 16.34 acres of the subdivision that will discharge directly into the Little Bear River. The total subdivision area is 34.13-acres.

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Jan 3 2023

Circular		Highlighted	
Diameter (ft)	= 1.50	Depth (ft)	= 1.05
		Q (cfs)	= 11.36
		Area (sqft)	= 1.32
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 8.58
Slope (%)	= 1.00	Wetted Perim (ft)	= 2.98
N-Value	= 0.010	Crit Depth, Yc (ft)	= 1.29
		Top Width (ft)	= 1.37
		EGL (ft)	= 2.19
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 11.36		



STORMWATER NARRATIVE:

1. STORM WATER DESIGN CONFORMS TO HYRUM CITY STORM WATER DESIGN STANDARDS.
2. STORAGE FACILITIES DESIGNED TO MANAGE THE 100-YEAR, 24-HR STORM.
 - 2.1. RETENTION REQUIRED = 15,526 CF
 - 2.2. RETENTION PROVIDED IN SWALES = 17,723 CF
3. EMERGENCY OVERFLOW WILL BE CONVEYED TO THE LITTLE BEAR RIVER VIA A 24" PIPE(S) SIZED TO CONVEY THE ENTIRETY OF THE 100-YEAR FLOW.

16.34-AC OF THE SUBDIVISION WILL REMAIN IN A RELATIVELY NATURAL STATE AND DISCHARGE DIRECTLY INTO LITTLE BEAR RIVER. ALL REMAINING STORM WATER WILL BE DIRECTED TO SWALES IN THE PARK STRIP TO BE RETAINED AND INFILTRATED. DRIVEWAYS WILL ACT AS CHECK DAMS. EROSION CONTROL FOR SWALES PROVIDED BY VEGETATION OF SWALE BOTTOM AND SIDES.



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UTAH VALLEY | P: 801.874.1432
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900 W 85 S
HYRUM, UTAH 84319

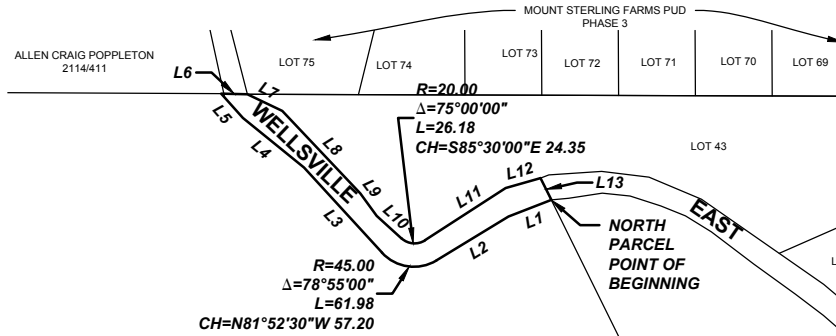
[illegible]

ISSUED: 1/4/2023



C801

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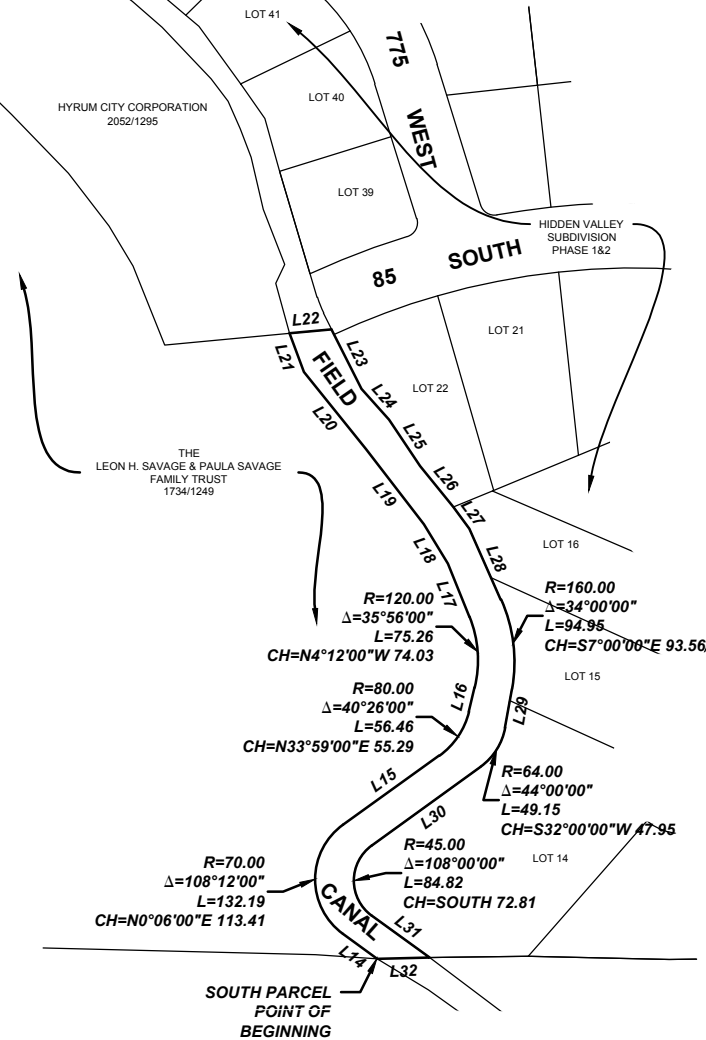
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S68°54'00\"W	47.80
L2	S58°40'00\"W	88.00
L3	N42°25'00\"W	120.30
L4	N51°00'00\"W	82.00
L5	N41°41'00\"W	34.00
L6	S88°23'34\"E	27.40
L7	S64°30'00\"E	40.28
L8	S43°22'00\"E	118.29
L9	S35°47'00\"E	29.00
L10	S48°00'00\"E	35.00
L11	N57°00'00\"E	100.00
L12	N74°11'00\"E	38.00
L13	S26°13'07\"E	25.39
L14	N54°00'00\"W	44.22
L15	N54°12'00\"E	123.15
L16	N13°46'00\"E	25.90
L17	N22°10'00\"W	59.47

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N31°11'00\"W	48.00
L19	N37°34'00\"W	99.00
L20	N38°44'00\"W	103.00
L21	N20°24'59\"W	43.00
L22	N84°35'01\"E	43.81
L23	S26°41'50\"E	69.43
L24	S41°46'49\"E	43.28
L25	S33°40'09\"E	57.73
L26	S39°00'08\"E	55.20
L27	S36°20'00\"E	28.00
L28	S24°00'00\"E	81.00
L29	S10°00'00\"W	41.00
L30	S54°00'00\"W	140.00
L31	S54°00'00\"E	74.37
L32	S88°47'00\"W	54.56



WELLSVILLE EAST FIELD CANAL EXHIBIT FOR SAVAGE SUBDIVISION

LOCATION: SE1/4 & NE1/4 OF SECTION 6, T10, R1E, SLB&M

HYRUM, UTAH

PREPARED FOR: LEON H. AND PAULA F. SAVAGE

SCALE: NTS	DRAWN BY: A. BOWN
DATE: 8-1-2022	PROJECT #: 21-260



civilsolutionsgroup inc.

LEGAL DESCRIPTIONS
PREPARED FOR
SAVAGE SUBDIVISION
HYRUM, UTAH
November 15, 2022
(Project No. 21-260)

WELLSVILLE EAST FIELD CANAL PARCELS

NORTH CANAL PARCEL

A portion of the Wellsville East Field Canal located in the SE1/4 & the NE1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point on the westerly line of that Real Property described in Deed Book 2052 Page 1295 of the Official Records of Cache County, located N89°44'00"W along the Section line 1,714.76 feet and North 2,918.94 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B. & M.; thence S68°54'00"W 47.80 feet; thence S58°40'00"W 88.00 feet; thence along the arc of a 45.00 foot radius curve to the right 61.98 feet through a central angle of 78°55'00" (chord: N81°52'30"W 57.20 feet); thence N42°25'00"W 120.30 feet; thence N51°00'00"W 82.00 feet; thence N41°41'00"W 34.00 feet to the south line of MOUNT STERLING FARMS PUD, Phase 3, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S88°23'34"E along said Plat 27.40 feet to the westerly line of HIDDEN VALLEY Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 7 (seven) courses and distances: S64°30'00"E 40.28 feet; thence S43°22'00"E 118.29 feet; thence S35°47'00"E 29.00 feet; thence S48°00'00"E 35.00 feet; thence along the arc of a 20.00 foot radius curve to the left 26.18 feet through a central angle of 75°00'00" (chord: S85°30'00"E 24.35 feet); thence N57°00'00"E 100.00 feet; thence N74°11'00"E 38.00 feet to the northwest corner of said Deed 2052/1295; thence S26°13'07"E along said deed 25.39 feet to the point of beginning.

Contains: 10,362 +/- s.f.

SOUTH CANAL PARCEL

A portion of the Wellsville East Field Canal located in the SE1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point on the westerly line of the Hyrum Feeder Canal located N89°44'00"W along the Section line 1176.56 feet and North 1,804.04 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B. & M.; thence N54°00'00"W 44.22 feet; thence along the arc of a 70.00 foot radius curve to the right 132.19 feet through a central angle of 108°12'00" (chord: N0°06'00"E 113.41 feet); thence N54°12'00"E 123.15 feet; thence along the arc of a 80.00 foot radius curve to the left 56.46 feet through a central angle of 40°26'00" (chord: N33°59'00"E 55.29 feet); thence N13°46'00"E 25.90 feet; thence along the arc of a 120.00 foot radius curve to the left 75.26 feet through a central angle of 35°56'00" (chord: N4°12'00"W 74.03 feet); thence N22°10'00"W 59.47 feet; thence N31°11'00"W 48.00 feet; thence N37°34'00"W 99.00 feet; thence N38°44'00"W 103.00 feet; thence N20°24'59"W 43.00 feet to the south line of that Real Property described in Deed Book 2052 Page 1295 of the Official Records of Cache County;



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thence N84°35'01"E along said deed 43.81 feet to the westerly line of HIDDEN VALLEY Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Phase 1, and also along Phase 2 the following 12 (twelve) courses and distances: S26°41'50"E 69.43 feet; thence S41°46'49"E 43.28 feet; thence S33°40'09"E 57.73 feet; thence S39°00'08"E 55.20 feet; thence S36°20'00"E 28.00 feet; thence S24°00'00"E 81.00 feet; thence along the arc of a 160.00 foot radius curve to the right 94.95 feet through a central angle of 34°00'00" (chord: S7°00'00"E 93.56 feet); thence S10°00'00"W 41.00 feet; thence along the arc of a 64.00 foot radius curve to the right 49.15 feet through a central angle of 44°00'00" (chord: S32°00'00"W 47.95 feet); thence S54°00'00"W 140.00 feet; thence along the arc of a 45.00 foot radius curve to the left 84.82 feet through a central angle of 108°00'00" (chord: South 72.81 feet); thence S54°00'00"E 74.37 feet; thence S88°47'00"W 54.56 feet to the point of beginning.

Contains: 0.69 +/- acres

