

SCENIC MOUNTAIN PUD PHASE 2 – FINAL PLAT

650 EAST 730 NORTH

CITY COUNCIL MEETING

MAY 6, 2021

Summary: Scenic Mountain Development, LLC is seeking Final Plat approval for Phase 2 of their Scenic Mountain Subdivision, a Planned Unit Development. This proposes 39 townhome lots to be built on approximately 3.88 acres. This phase is located between 600 East and 700 East, and 700 North and 800 North.

ZONING: C-1 Commercial

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

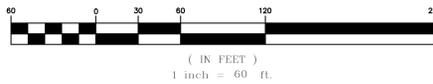
PARKING & ROADS: Proposed roads and parking are to be maintained as a private road. Easement for public utilities and access for emergency services to be included.

NOTES: Addresses and street numbers to be corrected to City standards. Various notes to be updated to reflect Code requirements and clarity.



April 20, 2021

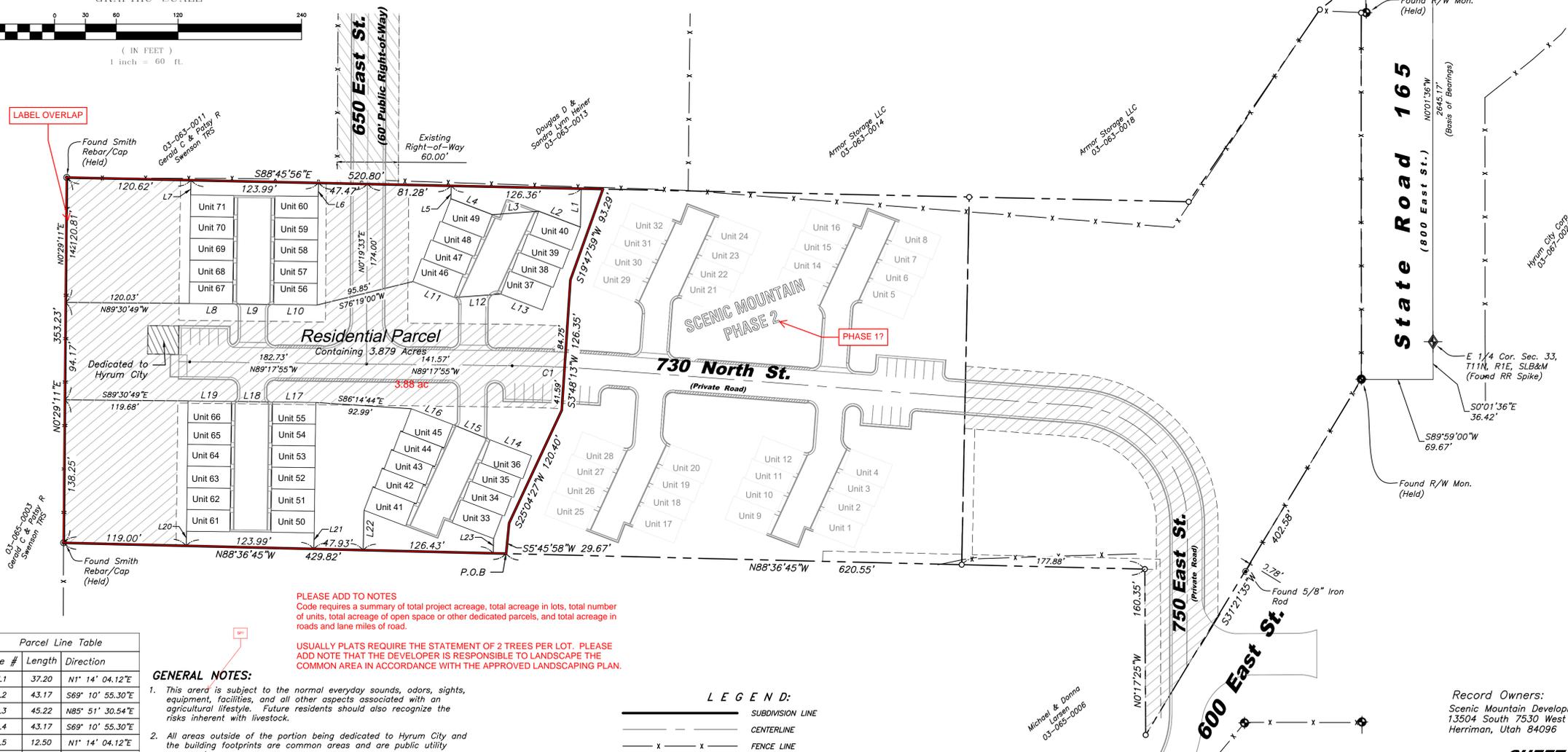
GRAPHIC SCALE



A FINAL PLAT FOR: Scenic Mountain Subdivision Phase 2

Multi-Family Residential and Commercial Planned Unit Development
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF
SECTION 33, T11N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH
Containing 3.879 Acres In a Residential Parcel

LABEL OVERLAP



PLEASE ADD TO NOTES
Code requires a summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.

USUALLY PLATS REQUIRE THE STATEMENT OF 2 TREES PER LOT. PLEASE ADD NOTE THAT THE DEVELOPER IS RESPONSIBLE TO LANDSCAPE THE COMMON AREA IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.

Line #	Length	Direction
L1	37.20	N1° 14' 04.12"E
L2	43.17	S89° 10' 55.30"E
L3	45.22	N85° 51' 30.54"E
L4	43.17	S69° 10' 55.30"E
L5	12.50	N1° 14' 04.12"E
L6	13.08	N1° 14' 04.12"E
L7	14.23	N1° 14' 04.12"E
L8	42.00	S89° 17' 54.66"E
L9	40.00	N89° 17' 54.66"W
L10	42.00	S89° 17' 54.66"E
L11	43.17	S69° 10' 55.30"E
L12	45.22	S85° 51' 30.54"W
L13	43.17	S69° 10' 55.30"E
L14	43.17	N69° 10' 55.30"W
L15	39.01	S67° 50' 08.09"E
L16	43.17	N69° 10' 55.30"W
L17	42.00	N89° 17' 54.66"W
L18	40.00	S89° 17' 54.66"E
L19	42.00	N89° 17' 54.66"W
L20	14.13	S1° 23' 15.12"W
L21	15.61	S1° 23' 15.12"W
L22	38.58	S1° 23' 15.12"W
L23	14.21	S1° 23' 15.12"W

GENERAL NOTES:

- 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.
- All areas outside of the portion being dedicated to Hyrum City and the building footprints are common areas and are public utility easements.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-368-8532.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	50.89	1420.97	2°03'07"	N88° 16' 21"W	50.89

LEGEND:

- SUBDIVISION LINE
- CENTERLINE
- FENCE LINE
- RIGHT-OF-WAY MONUMENT
- FOUND REBAR AND CAP
- SECTION CORNER
- SET 5/8" REBAR W/ CAP (PROTECT STAKE)
- Public Utility and Access Easement

ADD NOTE REFERRING TO PHASE 1 PLAT UNLESS THIS BOUNDARY IS CHANGING

IT WAS BROUGHT UP IN CITY COUNCIL LAST THAT THE DEDICATION NEEDS TO BE "TO HYRUM CITY" ON BEHALF OF THE PUBLIC. ALSO WORDING SHOULD REFLECT THE DESIRE TO KEEP THE STREET PRIVATE, BUT OPEN TO EMERGENCY SERVICES.

THE UNDERSIGNED, BEING OWNERS OF RECORD OF THE PARCELS OF LAND DEPICTED ON THIS PLAT OVER WHICH PUBLIC UTILITY AND ACCESS EASEMENTS ARE SHOWN DO HEREBY DEDICATE TO HYRUM CITY SAID EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES, AND FURTHER DEDICATE SAID EASEMENTS FOR THE UTILITIES AND INGRESS/EGRESS OF EMERGENCY SERVICES FOR THE ABOVE DESCRIBED DEVELOPMENT TO BE KNOWN AS: SCENIC MOUNTAIN SUBDIVISION PHASE 2.

ACKNOWLEDGMENT

State of UTAH
County of CACHE

On this ____ day of _____, 20____,

personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE

CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY _____ DATE _____

HYRUM CITY SANITARY SEWER AUTHORITY _____ DATE _____

HYRUM CITY POWER _____ DATE _____

COMCAST _____ DATE _____

DOMINION ENERGY _____ DATE _____

OWNERS DEDICATION

THE UNDERSIGNED, BEING OWNERS OF RECORD OF THE PARCELS OF LAND DEPICTED ON THIS PLAT OVER WHICH PUBLIC UTILITY AND ACCESS EASEMENTS ARE SHOWN DO HEREBY DEDICATE SAID EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AS AUTHORIZED BY HYRUM CITY, AND FURTHER DEDICATE SAID EASEMENTS FOR THE UTILITIES AND INGRESS/EGRESS OF THE PUBLIC FOR THE ABOVE DESCRIBED DEVELOPMENT TO BE KNOWN AS: SCENIC MOUNTAIN SUBDIVISION PHASE 2.

EXECUTED THIS ____ DAY OF _____, 20____.

SCENIC MOUNTAIN DEVELOPMENT LLC

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

ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20____ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____
CHAIRPERSON

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS ____ DAY OF _____, 20____.

DATE

HYRUM CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: SCENIC MOUNTAIN SUBDIVISION PHASE 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED AT THE SOUTHWEST CORNER OF SCENIC MOUNTAIN PHASE 1 SAID POINT BEING LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET AND SOUTH 31°21'35" WEST, A DISTANCE OF 402.58 FEET AND NORTH 00°17'25" WEST, A DISTANCE OF 160.35 FEET AND NORTH 88°36'45" WEST, A DISTANCE OF 620.55 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, THENCE RUNNING NORTH 88°36'45" WEST, A DISTANCE OF 429.82 FEET; THENCE NORTH 00°29'11" EAST, A DISTANCE OF 353.23 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 520.80 FEET; THENCE SOUTH 19°47'59" WEST, A DISTANCE OF 93.29 FEET; THENCE SOUTH 03°48'13" WEST, A DISTANCE OF 126.35 FEET; THENCE SOUTH 25°04'27" WEST, A DISTANCE OF 120.40 FEET; THENCE SOUTH 05°45'58" WEST, A DISTANCE OF 29.67 FEET TO THE POINT OF BEGINNING.

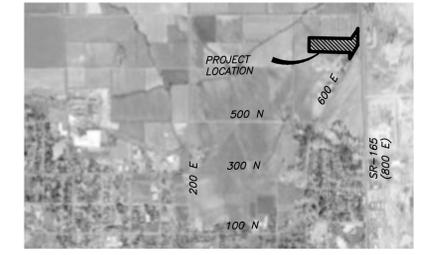
CONTAINING 3.879 ACRES.

COULD YOU ADD AN ALONG CALL FOR THE COMMON BOUNDARY WITH PHASE 1?

DRAFT

SIGNATURE _____ DATE _____

JEFF C. NIELSEN
STATE OF UTAH
REGISTERED LAND SURVEYOR
5152661



Vicinity Map: Hyrum, UT

FORESIGHT LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 19-058
Prepared by JH, 4/20/21

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS ____ DAY OF _____, 20____, BY _____, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

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

DATE: _____ TIME: _____ FEE: _____

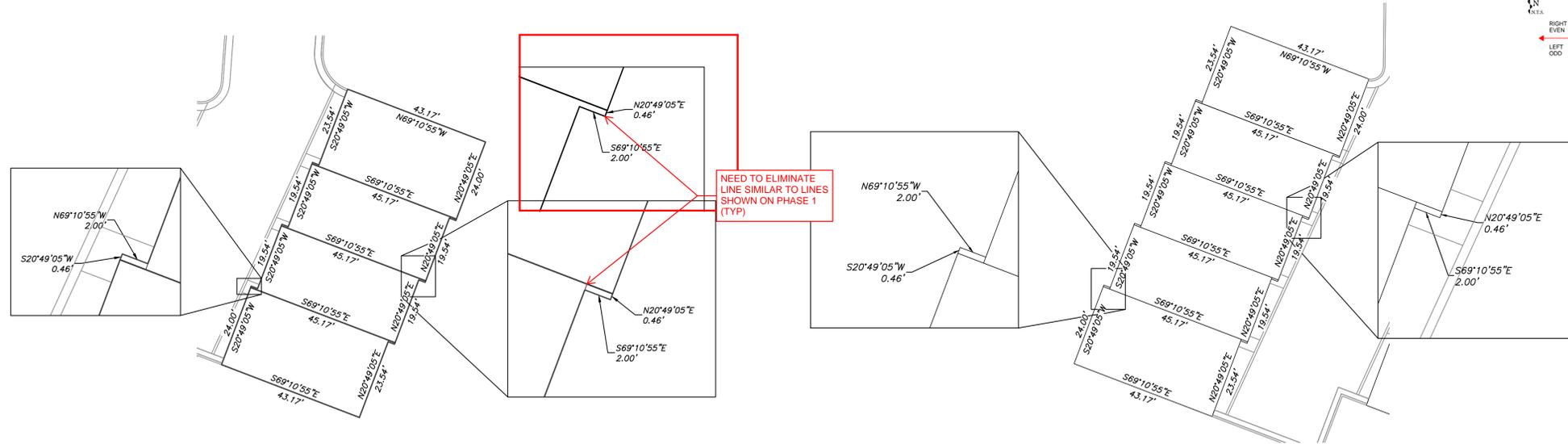
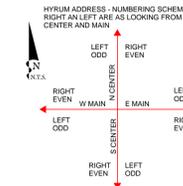
ABSTRACTED _____

INDEX FILED IN: FILE OF PLATS COUNTY RECORDER

Record Owners:
Scenic Mountain Development LLC
13504 South 7530 West
Herriman, Utah 84096

A FINAL PLAT FOR:
Scenic Mountain Subdivision Phase 2

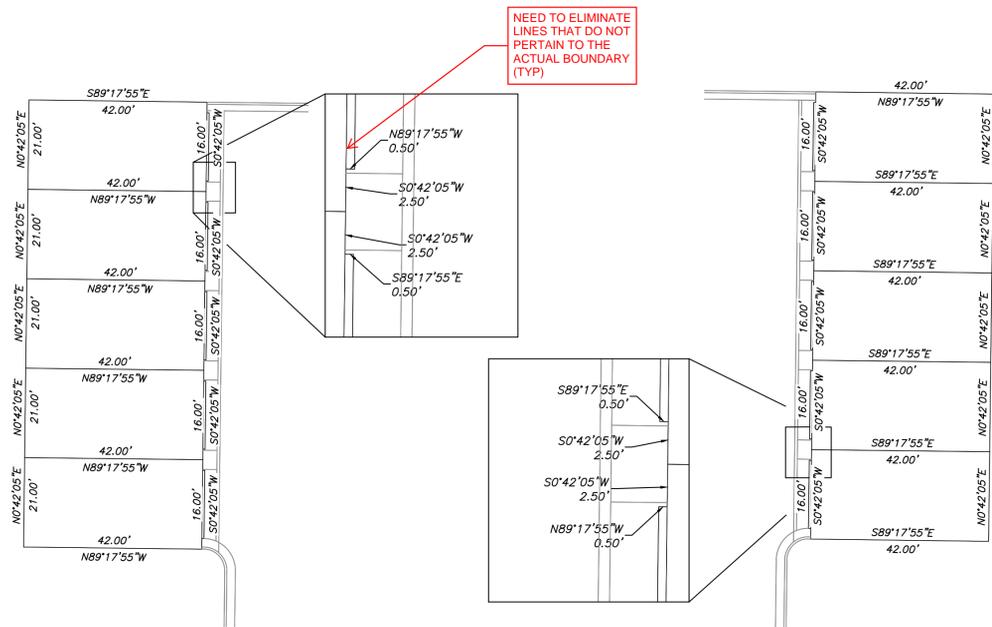
Multi-Family Residential and Commercial Planned Unit Development



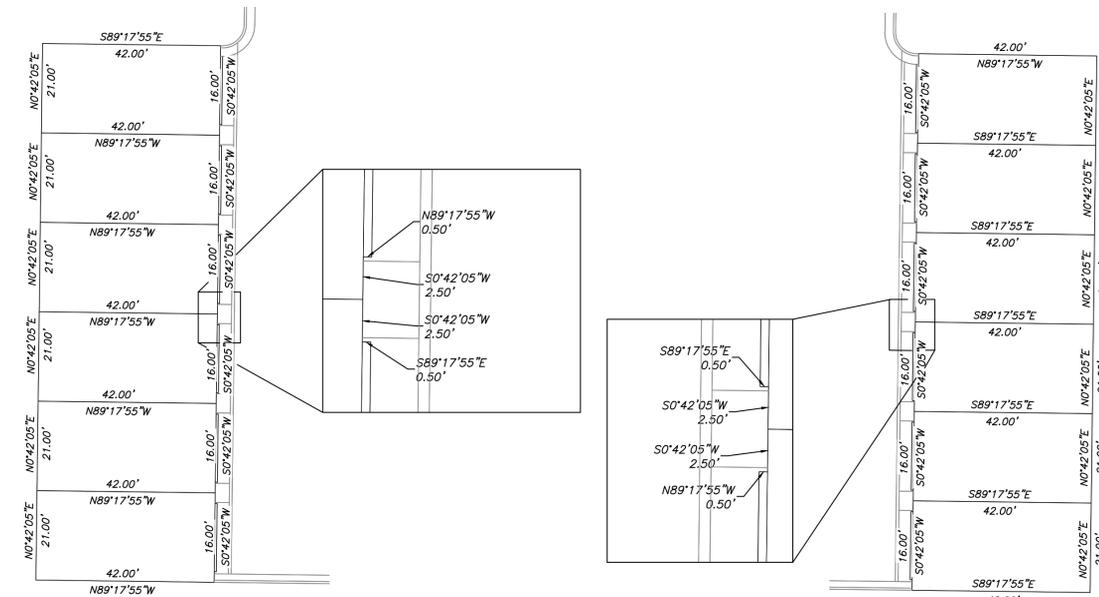
UNIT #:	ADDRESS:	
33	661 EAST 730 NORTH	RIGHT
34	663 EAST 730 NORTH	EVEN
35	665 EAST 730 NORTH	
36	667 EAST 730 NORTH	
37	662 EAST 730 NORTH	LEFT
38	664 EAST 730 NORTH	ODD
39	666 EAST 730 NORTH	
40	668 EAST 730 NORTH	
41	651 EAST 730 NORTH	RIGHT
42	653 EAST 730 NORTH	EVEN
43	655 EAST 730 NORTH	
44	657 EAST 730 NORTH	
45	659 EAST 730 NORTH	LEFT
46	662 EAST 730 NORTH	ODD
47	664 EAST 730 NORTH	
48	666 EAST 730 NORTH	
49	668 EAST 730 NORTH	RIGHT
50	639 EAST 730 NORTH	EVEN
51	641 EAST 730 NORTH	
52	643 EAST 730 NORTH	
53	645 EAST 730 NORTH	RIGHT
54	647 EAST 730 NORTH	EVEN
55	649 EAST 730 NORTH	
56	640 EAST 730 NORTH	
57	642 EAST 730 NORTH	LEFT
58	644 EAST 730 NORTH	ODD
59	646 EAST 730 NORTH	
60	648 EAST 730 NORTH	
61	627 EAST 730 NORTH	RIGHT
62	629 EAST 730 NORTH	EVEN
63	631 EAST 730 NORTH	
64	633 EAST 730 NORTH	
65	635 EAST 730 NORTH	RIGHT
66	637 EAST 730 NORTH	EVEN
67	630 EAST 730 NORTH	
68	632 EAST 730 NORTH	
69	634 EAST 730 NORTH	LEFT
70	636 EAST 730 NORTH	ODD
71	638 EAST 730 NORTH	

Typical of Units 33-40, 46-49
 Scale: 1" = 20'

Typical of Units 41-45
 Scale: 1" = 20'



Typical of Units 67-71
 Scale: 1" = 20'



Typical of Units 56-60
 Scale: 1" = 20'

Typical of Units 61-66
 Scale: 1" = 20'

Typical of Units 50-55
 Scale: 1" = 20'

FORESIGHT
 LAND SURVEYING

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