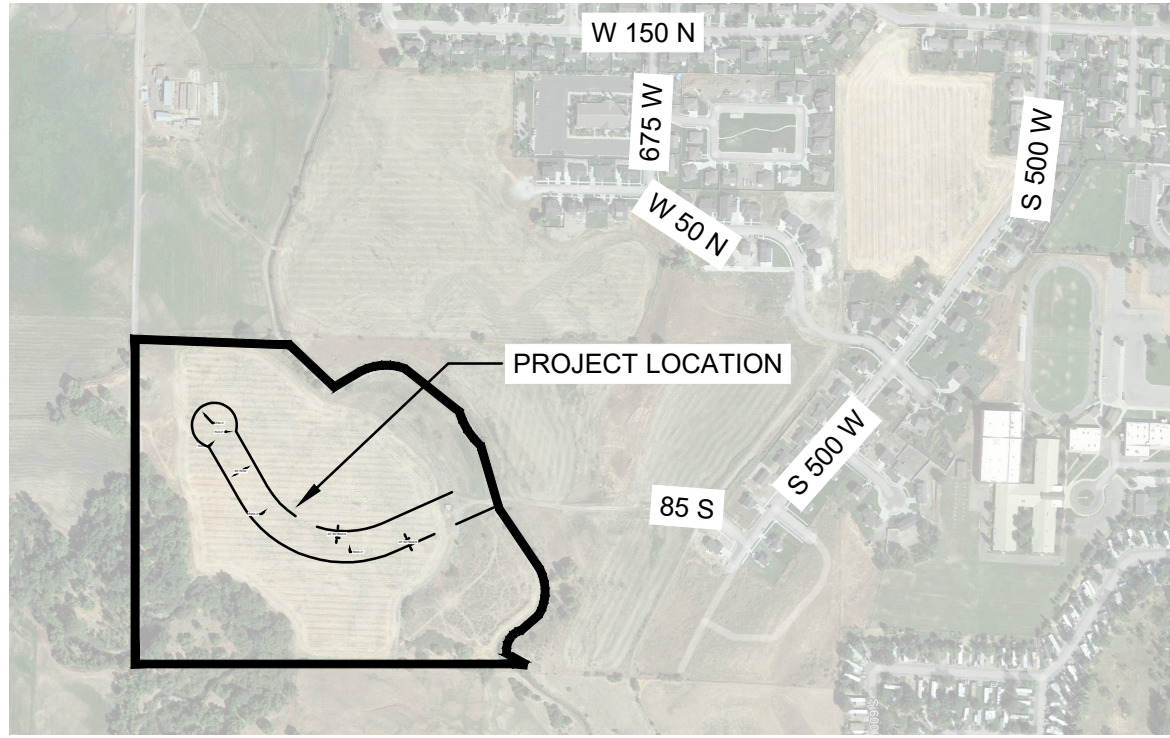


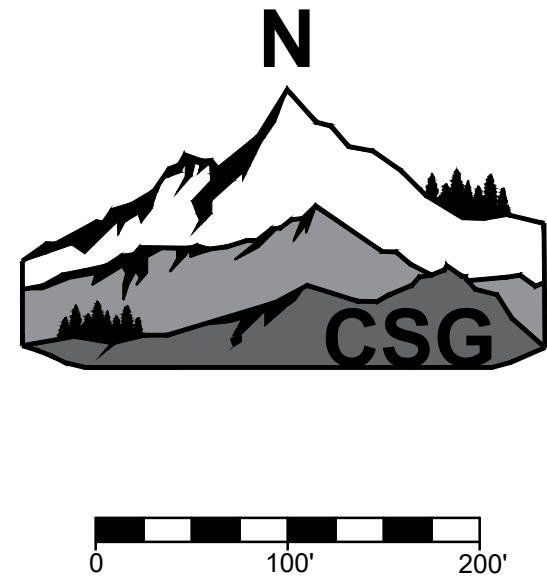
# SAVAGE SUBDIVISION PRELIMINARY PLAT

Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian



## PROJECT CONTACTS:

- DEVELOPER:  
ROY SAVAGE  
RSAVAGE@CACHEVALLEYBANK.COM  
P. 435.753.3020
- CIVIL ENGINEER:  
TYSON GLOVER  
498 WEST 100 SOUTH  
PROVIDENCE, UT 84332  
TGLOVER@CSG.WORK  
P. 435.237.2030
- SURVEYOR:  
DENNIS CARLISLE  
669 NORTH 1890 WEST SUITE 47B  
PROVO, UT 84601  
DCARLISLE@CSG.WORK  
P. 801.874.4132 EXT. 712



## GENERAL NOTES:

- NUMBER OF RESIDENTIAL LOTS: 13
- CURRENT ZONE: R-2
- MINIMUM LOT WIDTH: 100'
- MINIMUM LOT SIZE: 9,900 SF
- AVERAGE LOT SIZE PROVIDED: 116,000 SF
- PROPOSED NUMBER OF PHASES: 1
- NO OPEN SPACE IS PROPOSED TO BE DEDICATED TO THE CITY.
- ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE. FLOOD ZONES AND STEEP SLOPES ARE SHOWN.
- SEE PUE AND SETBACK DETAIL FOR SETBACK REQUIREMENTS.

.38 UNITS PER ACRE  
TOTAL ACREAGE 34.13

## 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, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN.

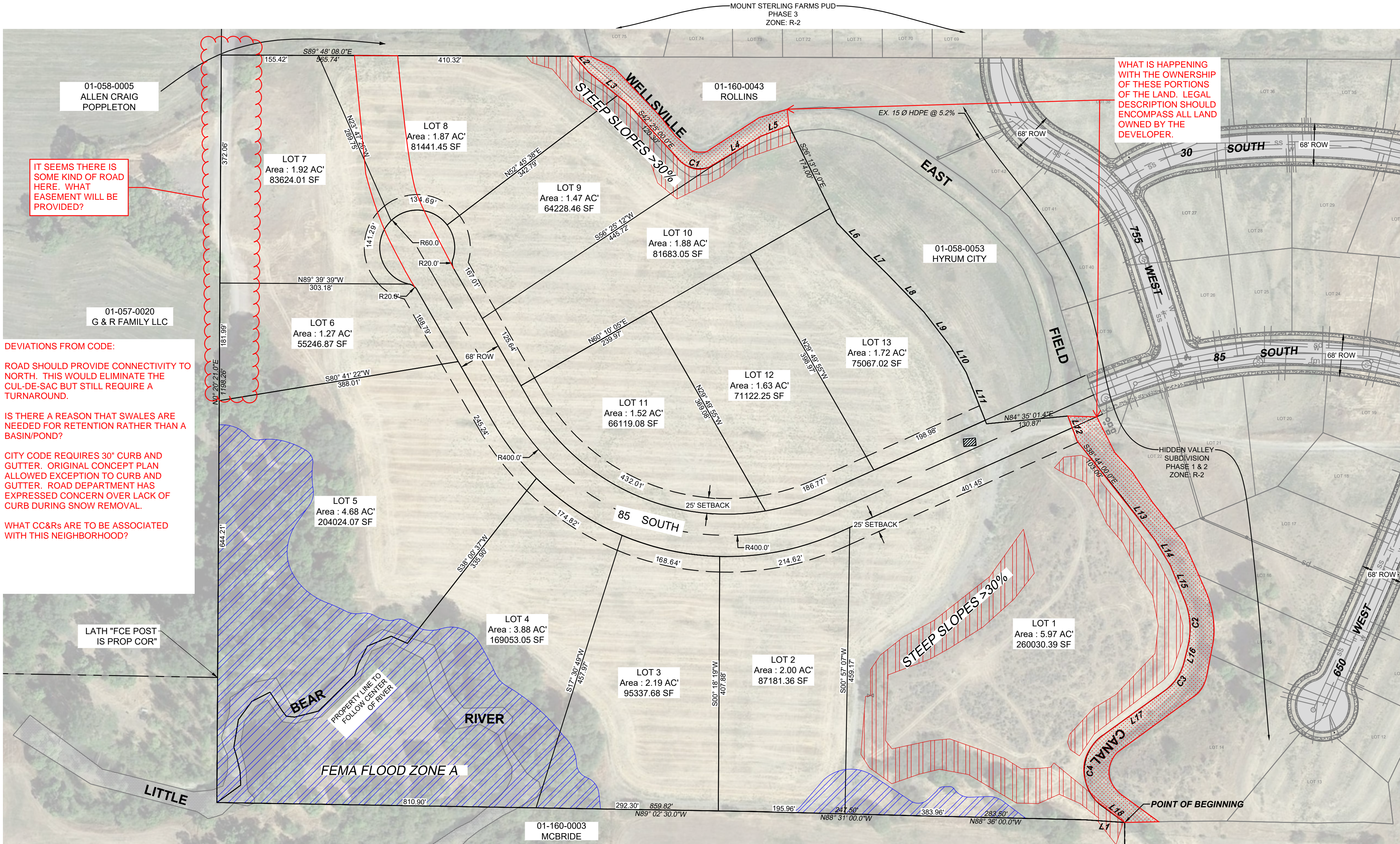
## LEGAL DESCRIPTION:

### SURVEY 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 S2°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



Parcel Line Table		
Line #	Length	Direction
L1	64.50	N86° 09' 00.00"W
L2	34.00	S41° 41' 00.00"E
L3	82.00	S51° 00' 00.00"E
L4	88.00	N68° 40' 00.00"E
L5	47.80	N68° 54' 00.00"E
L6	63.90	S43° 43' 03.00"E
L7	51.16	S45° 31' 36.00"E
L8	84.98	S43° 59' 25.00"E
L9	69.24	S37° 34' 46.00"E
L10	48.79	S31° 11' 55.00"E
L11	88.61	S21° 39' 20.00"E
L12	43.00	S20° 24' 58.86"E
L13	99.00	S37° 34' 00.00"E
L14	48.00	S31° 11' 00.00"E
L15	59.47	S22° 10' 00.00"E
L16	25.90	S13° 46' 00.00"W
L17	123.15	S54° 12' 00.00"W
L18	44.22	S54° 00' 00.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	61.98	45.00	078°55'00"	S81° 52' 30"E	57.20
C2	75.26	120.00	035°56'00"	S4° 12' 00"E	74.03
C3	56.46	80.00	040°26'00"	S33° 59' 00"W	55.29
C4	132.19	70.00	108°12'00"	S0° 06' 00"W	113.41

SOUTHWEST CORNER SECTION 6,  
T10N, R1E, SLB&M  
NAIL IN THE ROAD

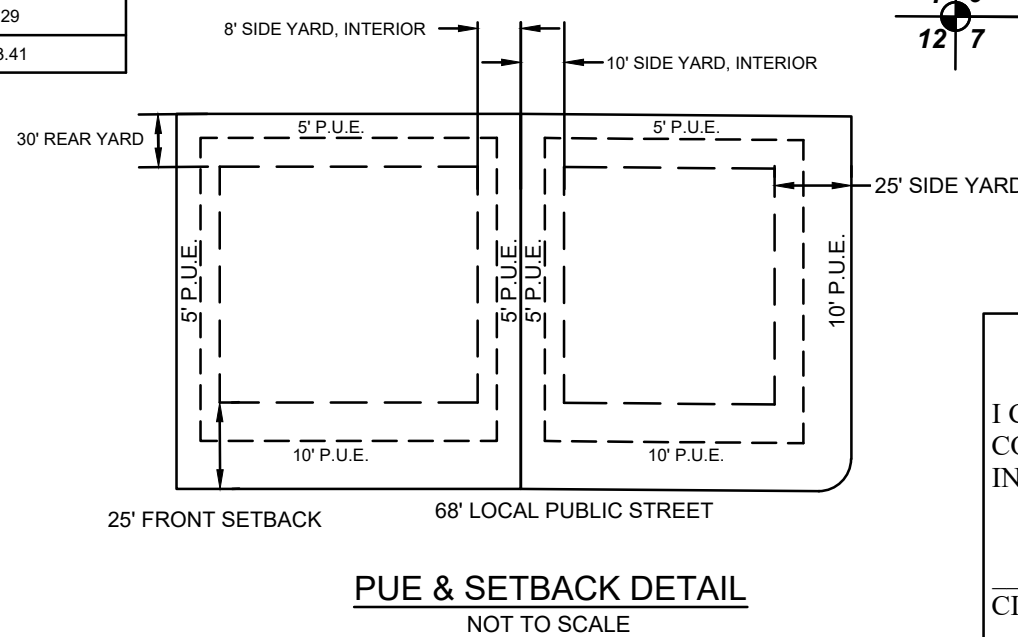
(BASIS OF BEARING: N89°44'00"W

5301.59

SOUTHEAST CORNER SECTION 6,  
T10N, R1E, SLB&M  
3" CACHE BRASS CAP

BETWEEN MONUMENTS) 6 5 7 8

WHAT IS YOUR BENCHMARK  
AND DATUM?



## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER

DATE

## DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

DESIGN ENGINEER

DATE

## OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

OWNER

DATE

## PLANNING COMMISSION CHAIRMAN APPROVAL

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

## MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY MAYOR THIS DAY OF A.D. 20 , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

DATE

## CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

CULINARY WATER & SANITARY SEWER AUTHORITY

DATE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

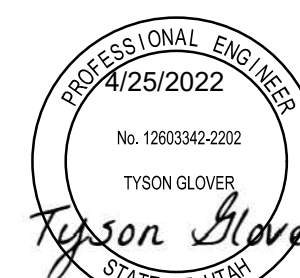
MARK: DATE: DESCRIPTION:

PROJECT #: 21-260

DRAWN BY: H. BARTH

PROJECT MANAGER: T. GLOVER

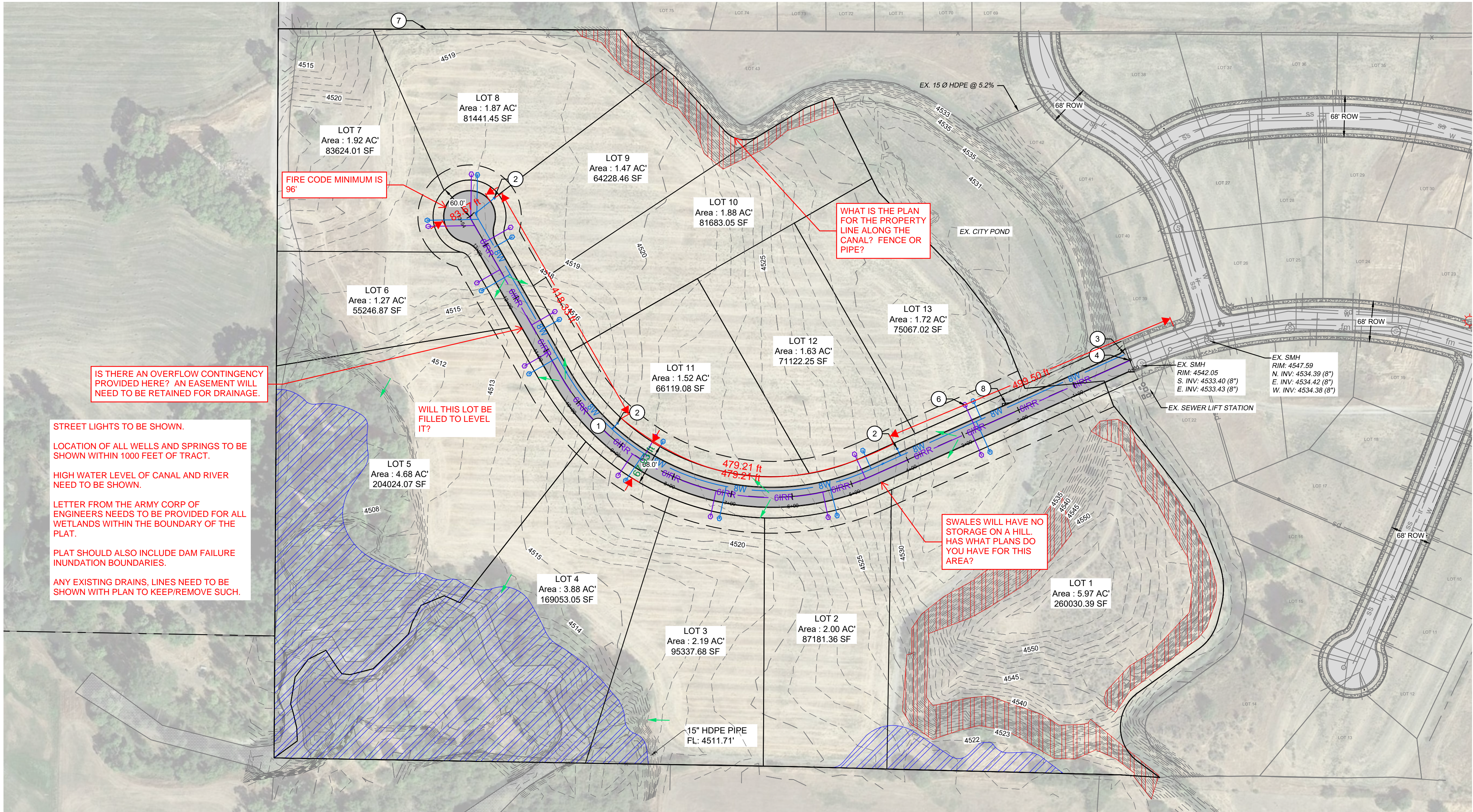
ISSUED: 4/25/2022



PRELIMINARY  
SURVEY PLAN

C100





**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 SERVICE/METER 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

**1-13?**

**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

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

Design Storm: 100  
Max Discharge = Swale Discharge Rate: 6.83 cfs

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	589,766	-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.

PRELIMINARY SAVAGE LANE CENTERLINE PROFILE

