

CONCEPT PLAN
COBBLECREEK TOWNHOMES
~230 NORTH 800 EAST
CITY COUNCIL MEETING
MAY 17, 2018

Utilities:

All are available in this area. A sewer and irrigation main runs down the West side of the highway. Water and electrical lines are available on the East side of the Highway. The utility layout will be dealt with during the preliminary plat process.

Roads:

These will be private roads within the development. They will need to get a UDOT access permit for this change of use.

Signage:

They will have an entrance sign.

Fencing:

Landscaping:

To meet multi-family code requirements. Full plan to be submitted with the preliminary plat.

HOA: See attachment.

Other:

The layout was changed, as per conversation with the City Council last month by adding three commercial pads to the front portion and aligning the entrance with Anderson Avenue. They have also eliminated one building so they are now proposing three fourplexes & 5 triplexes. They will also be demolishing the one row of storage units on this parcel of property. The Planning Commission recommended that you reconsider your denial of the last proposal but if you won't then they are recommending approval of the new proposal with these conditions: They be allowed to begin construction on the townhome development first; that commercial portion not be built until there is a demand for it; if after 3 years there has not been any solid interest for commercial they be allowed to revisit allowing townhomes to be built where the commercial pads are shown; the City work with Nydeggers to provide them with a reasonably priced irrigation connection or culinary water at irrigation price so that they can keep the commercial area looking nice with grass and some landscaping; & fencing be provided- Vinyl along East & North- Rod Iron along West & South.

Cobble Creek Townhomes

27 units @ \$65 HOA Fee = \$1,755.00 monthly

1,755.00 x 12 = \$21,060 yearly

Estimated Operating

Fixed \$300 Hyrum

Fixed \$300 Insurance

Snow Removal

\$60 Monthly

Lawn Care/Maintenance

\$350 Monthly

Mis.

HOA Management Fee \$5 unit @24

Fixed \$120 Monthly

Total estimated Operating monthly \$300 (Hyrum Util.) + 300 (Insurance) + 120 (HOA Fee) + 205 (lawn care and

\$925

1,755

-925 Total average monthly operating

830

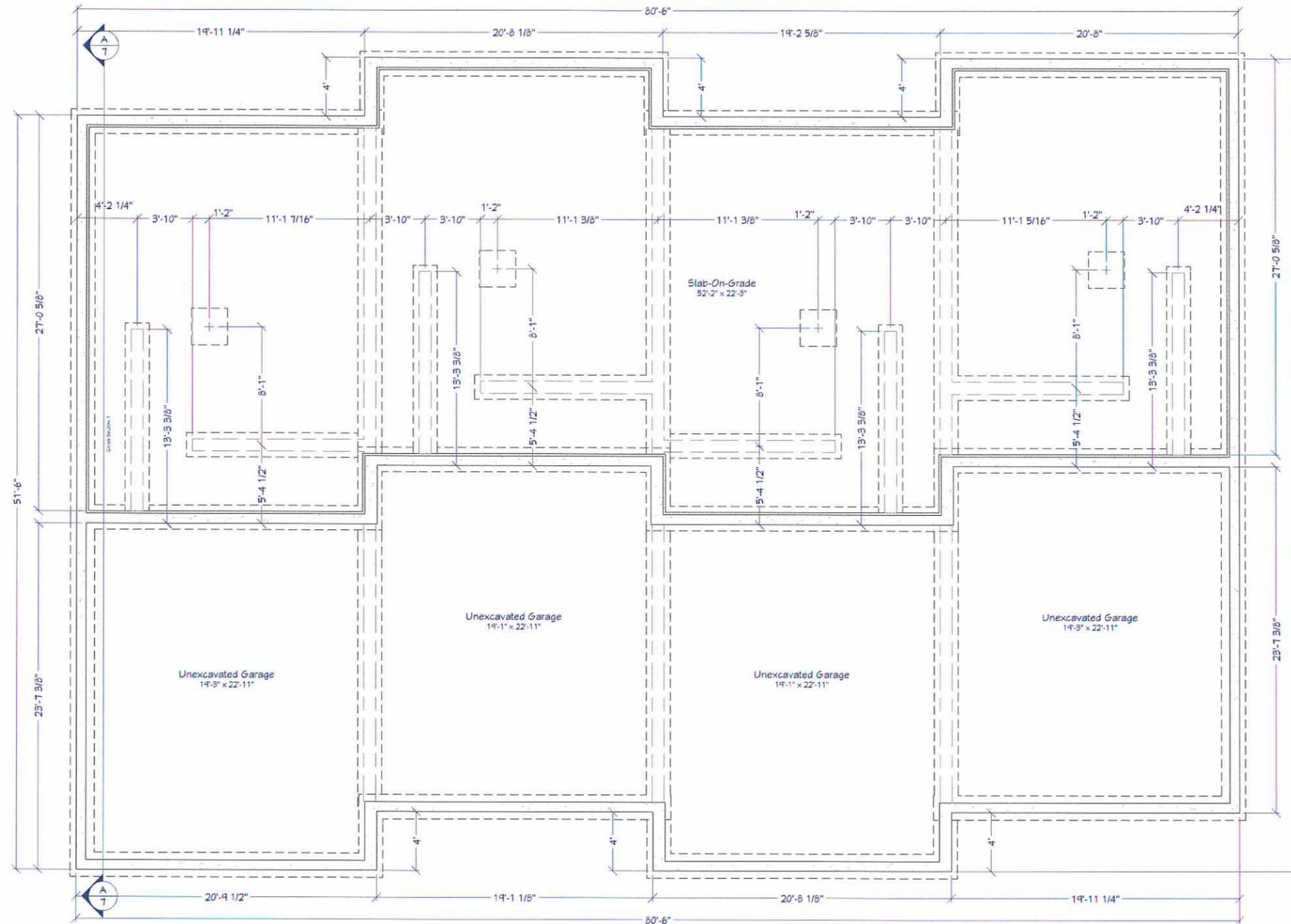
operating \$1,050 (12 month = \$12,600)

reserve \$705 (12 month = \$8,460)

each sale \$400 + 27 units \$ 10,800.00

reserve total after year 1 buildout = \$19,260.00

operating balance total after year 1 buildout = \$1,500.00



Foundation plan
 Scale: 1/4' = 1'

DO NOT SCALE 11"X17" PRINTS
 THEY ARE NOT TO SCALE

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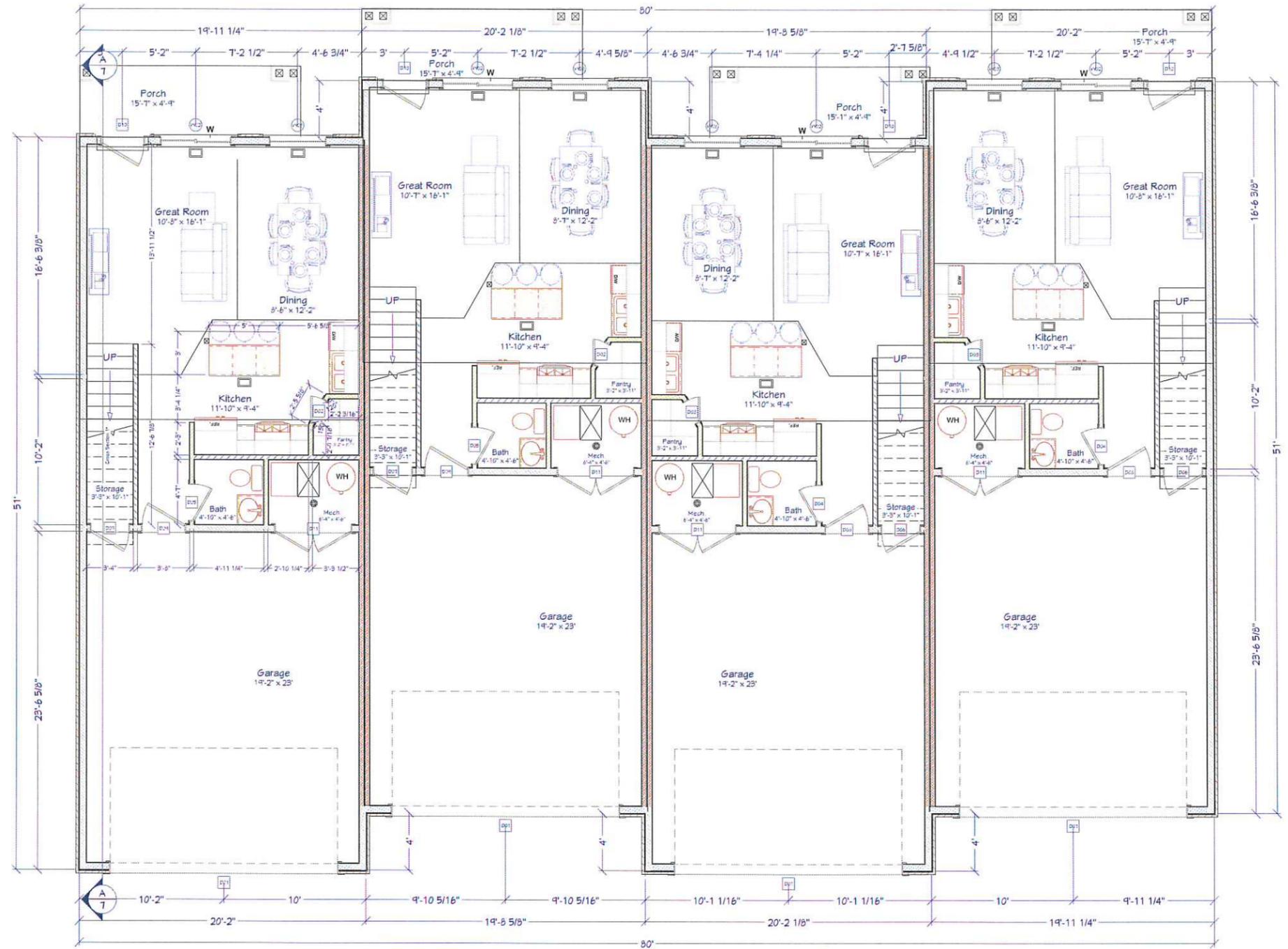


PROJECT FOR:
 Cobblecreek Town Homes

TITLE:
 Foundation plan

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MASTER DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER
D01	4	1	160B0	192"X96"X1 3/4"	194"X99"	D01
D02	2	1	186B L IN	20"X80"X1 3/8" L IN	22"X82 1/2"	D02
D03	2	1	186B R IN	20"X80"X1 3/8" R IN	22"X82 1/2"	D03
D04	2	1	266B L IN	30"X80"X1 3/8" L IN	32"X82 1/2"	D04
D05	2	1	266B R IN	30"X80"X1 3/8" R IN	32"X82 1/2"	D05
D06	2	1	286B L EX	32"X80"X1 3/4" L EX	34"X83"	D06
D07	2	1	286B R EX	32"X80"X1 3/4" R EX	34"X83"	D07
D08	2	1	306B L EX	36"X80"X1 3/4" L EX	38"X83"	D08
D09	2	1	306B R EX	36"X80"X1 3/4" R EX	38"X83"	D09
D10	4	1	307B	36"X42"	36"X42"	D10
D11	4	1	546B L/R EX	(2) 32"X80"X1 3/8" L/R EX	66"X83"	D11
D12	2	2	206B L IN	24"X80"X1 3/8" L IN	26"X82 1/2"	D12
D13	2	2	206B R IN	24"X80"X1 3/8" R IN	26"X82 1/2"	D13
D14	2	2	246B L IN	28"X80"X1 3/8" L IN	30"X82 1/2"	D14
D15	2	2	246B R IN	28"X80"X1 3/8" R IN	30"X82 1/2"	D15
D16	2	2	286B L IN	32"X80"X1 3/8" L IN	34"X82 1/2"	D16
D17	2	2	286B R IN	32"X80"X1 3/8" R IN	34"X82 1/2"	D17
D20	6	2	306B L IN	36"X80"X1 3/8" L IN	38"X82 1/2"	D20
D21	4	2	506B L/R IN	(2) 30"X80"X1 3/8" L/R IN	62"X82 1/2"	D21
D22	6	2	306B R IN	36"X80"X1 3/8" R IN	38"X82 1/2"	D22
D24	4	2	606B L/R IN	(2) 36"X80"X1 3/8" L/R IN	74"X82 1/2"	D24
D25	6	2	406B L/R IN	(2) 24"X80"X1 3/8" L/R IN	50"X82 1/2"	D25

MASTER WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY
W01	4	2	3060DH	36"X12"DH	YES		4
W02	4	1	5046RS	60"X54"RS			4
W03	14	2	1616FX	18"X18"FX			14
W04	4	2	2030DH	24"X36"DH			4
W05	4	2	3050SH	36"X60"SH	YES		4
W06	5	2	5050LS	60"X60"LS	YES		5
W07	2	2	5060LS	60"X12"LS	YES		2
W08	4	1	4046FX	48"X54"FX			4
W09	1	2	5046LS	60"X54"LS	YES		1

ALL WINDOWS TO BE DOUBLE PANE LOW-E GRADE (U-FACTOR 0.32)
ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-15/19
ALL EXTERIOR MAIN FLOOR WALLS TO HAVE A MINIMUM OF R-20+5 OR 13+10
ALL FLOOR JOIST CAVITIES TO HAVE A MINIMUM OF R-30
ALL SLAB ON GRADE AREAS TO HAVE 2" OF RIGID FOAM BOARD INSULATION WITH A MINIMUM OF R-10, 4 FT (GARAGES EXCLUDED)
ALL ATTIC SPACES TO HAVE A MINIMUM OF R-49

Each unit 461 sq.ft.
 Main floor total 1,844 sq.ft.
 Scale: 1/4" = 1'

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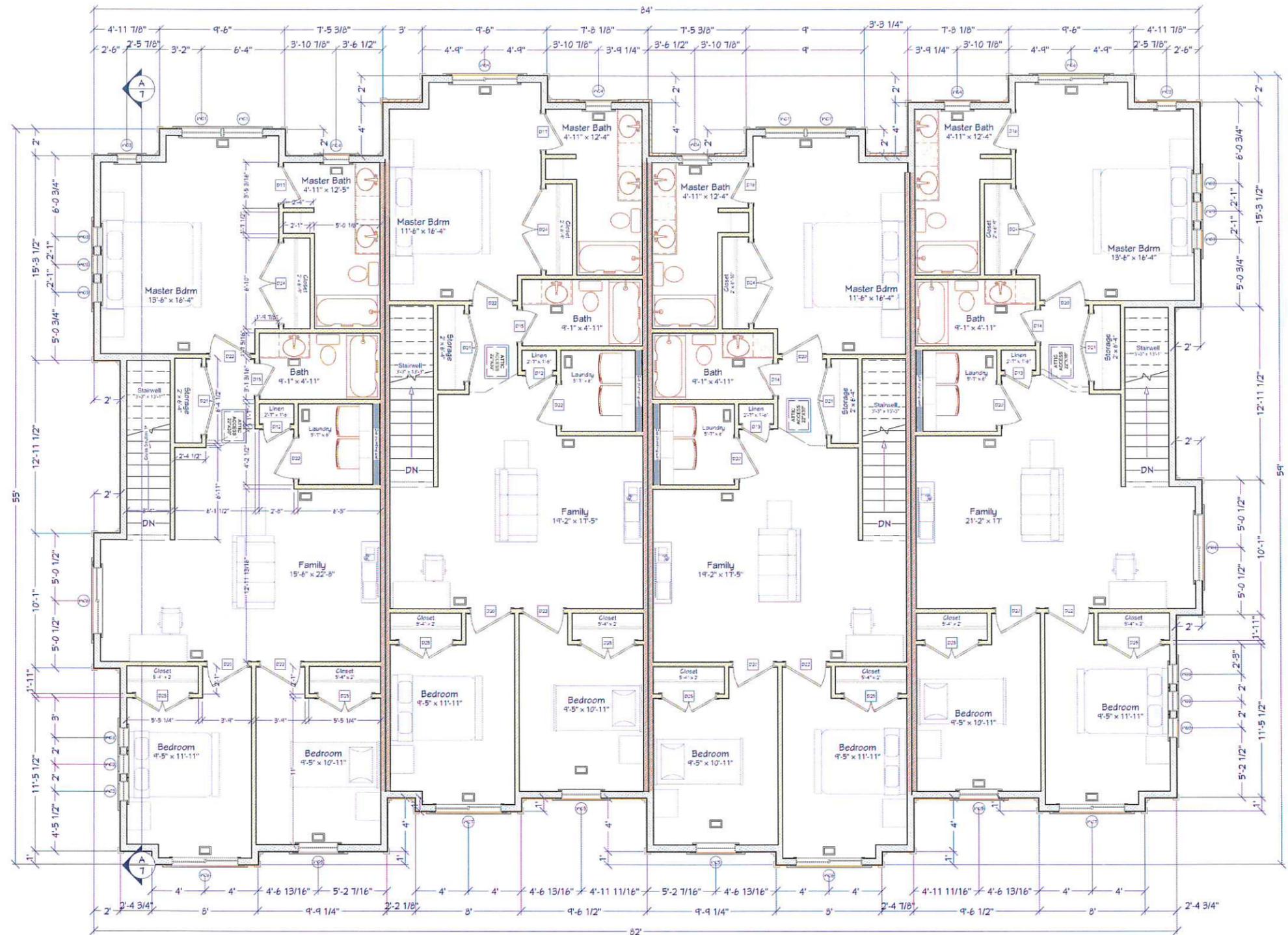


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 Main floor plan

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Each end unit 1,102 sq.ft.

Second floor total 4,372 sq.ft.

Each middle unit 1,084 sq.ft.

Scale: 1/4" = 1'

MASTER DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER
D01	4	1	16080	142"x96"x1 3/4"	144"x94"	D01
D02	2	1	1668 L IN	20"x80"x1 3/8" L IN	22"x82 1/2"	D02
D03	2	1	1668 R IN	20"x80"x1 3/8" R IN	22"x82 1/2"	D03
D04	2	1	2668 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D04
D05	2	1	2668 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D05
D06	2	1	2668 L EX	32"x80"x1 3/4" L EX	34"x83"	D06
D07	2	1	2668 R EX	32"x80"x1 3/4" R EX	34"x83"	D07
D08	2	1	3068 L EX	36"x80"x1 3/4" L EX	38"x83"	D08
D09	2	1	3068 R EX	36"x80"x1 3/4" R EX	38"x83"	D09
D10	4	1	3078	36"x42"	36"x42"	D10
D11	4	1	5468 L/R EX	(2) 32"x80"x1 3/8" L/R EX	66"x83"	D11
D12	2	2	2068 L IN	24"x80"x1 3/8" L IN	26"x82 1/2"	D12
D13	2	2	2068 R IN	24"x80"x1 3/8" R IN	26"x82 1/2"	D13
D14	2	2	2468 L IN	28"x80"x1 3/8" L IN	30"x82 1/2"	D14
D15	2	2	2468 R IN	28"x80"x1 3/8" R IN	30"x82 1/2"	D15
D16	2	2	2868 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D16
D17	2	2	2868 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D17
D20	8	2	3068 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D20
D21	4	2	5068 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D21
D22	8	2	3068 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D22
D24	4	2	6068 L/R IN	(2) 36"x80"x1 3/8" L/R IN	74"x82 1/2"	D24
D25	8	2	4068 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D25

MASTER WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY
W01	4	2	3060DH	36"x12"DH	YES		4
W02	4	1	5046RS	60"x54"RS			4
W03	14	2	1616FX	18"x18"FX			14
W04	4	2	2030DH	24"x36"DH			4
W05	4	2	3050SH	36"x60"SH	YES		4
W06	5	2	5050LS	60"x60"LS	YES		5
W07	2	2	5060LS	60"x12"LS	YES		2
W08	4	1	4046FX	48"x54"FX			4
W09	1	2	5046LS	60"x54"LS	YES		1

ALL WINDOWS TO BE DOUBLE PANE LOW-E GRADE (U-FACTOR 0.32)
ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-15/19
ALL EXTERIOR MAIN FLOOR WALLS TO HAVE A MINIMUM OF R-20+5 OR 13+10
ALL FLOOR JOIST CAVITIES TO HAVE A MINIMUM OF R-30
ALL SLAB ON GRADE AREAS TO HAVE 2" OF RIGID FOAM BOARD
INSULATION WITH A MINIMUM OF R-10, 4 FT (GARAGES EXCLUDED)
ALL ATTIC SPACES TO HAVE A MINIMUM OF R-49

DO NOT SCALE 11"x17" PRINTS
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PROJECT FOR:
 Cobblecreek Town Homes

TITLE:
 Second floor plan

DATE:
 1/9/2018

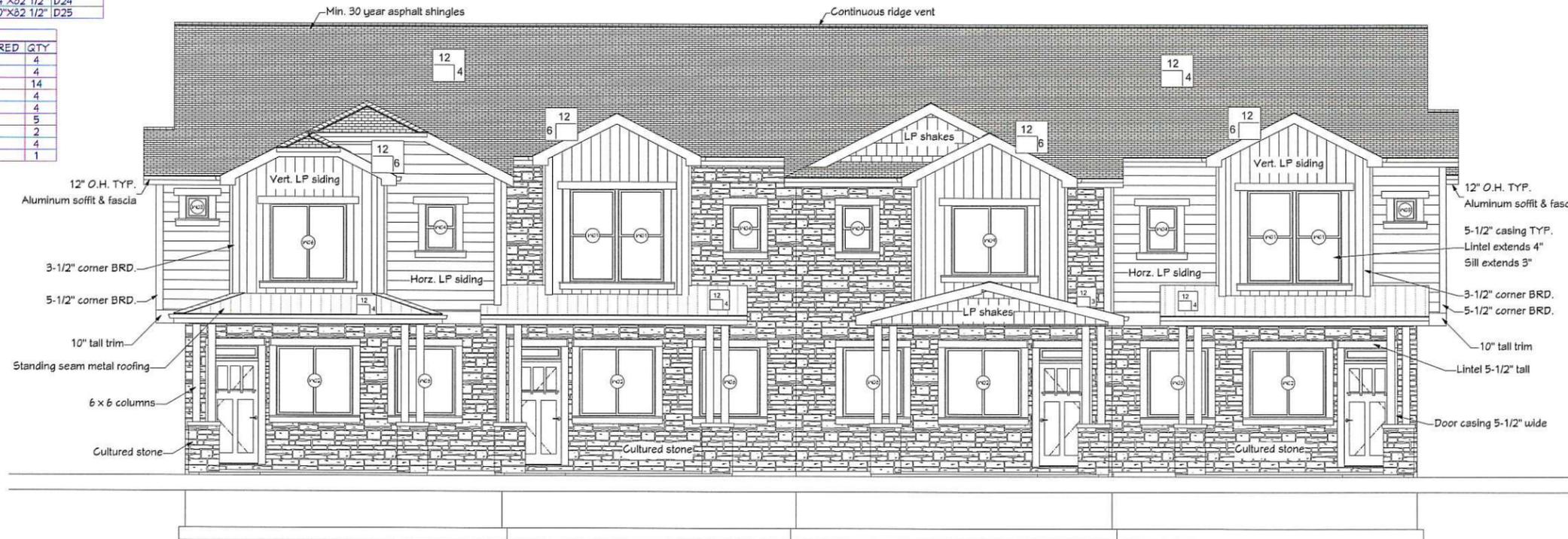
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Rear elevation
Scale: 1/4" = 1'

MASTER DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER
D01	4	1	16080	192"x96"x1 3/4"	194"x99"	D01
D02	2	1	1568 L IN	20"x80"x1 3/8" L IN	22"x82 1/2"	D02
D03	2	1	1568 R IN	20"x80"x1 3/8" R IN	22"x82 1/2"	D03
D04	2	1	2668 L IN	30"x90"x1 3/8" L IN	32"x82 1/2"	D04
D05	2	1	2668 R IN	30"x90"x1 3/8" R IN	32"x82 1/2"	D05
D06	2	1	2868 L EX	32"x90"x1 3/4" L EX	34"x83"	D06
D07	2	1	2868 R EX	32"x90"x1 3/4" R EX	34"x83"	D07
D08	2	1	3068 L EX	36"x90"x1 3/4" L EX	38"x83"	D08
D09	2	1	3068 R EX	36"x90"x1 3/4" R EX	38"x83"	D09
D10	4	1	3078	36"x92"	36"x92"	D10
D11	4	1	5468 L/R EX	(2) 32"x80"x1 3/8" L/R EX	66"x83"	D11
D12	2	2	2068 L IN	24"x80"x1 3/8" L IN	26"x82 1/2"	D12
D13	2	2	2068 R IN	24"x80"x1 3/8" R IN	26"x82 1/2"	D13
D14	2	2	2468 L IN	28"x80"x1 3/8" L IN	30"x82 1/2"	D14
D15	2	2	2468 R IN	28"x80"x1 3/8" R IN	30"x82 1/2"	D15
D16	2	2	2868 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D16
D17	2	2	2868 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D17
D20	8	2	3068 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D20
D21	4	2	5068 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D21
D22	8	2	3068 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D22
D24	4	2	6068 L/R IN	(2) 36"x80"x1 3/8" L/R IN	74"x82 1/2"	D24
D25	8	2	4068 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D25

MASTER WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY
W01	4	2	3060DH	36"x12"DH	YES		4
W02	4	1	5046RS	60"x54"RS			4
W03	14	2	1616FX	18"x18"FX			14
W04	4	2	2030DH	24"x36"DH			4
W05	4	2	3050SH	36"x60"SH	YES		4
W06	5	2	5050LS	60"x60"LS	YES		5
W07	2	2	5060LS	60"x12"LS	YES		2
W08	4	1	4046FX	48"x54"FX			4
W09	1	2	5046LS	60"x54"LS	YES		1



Front elevation
Scale: 1/4" = 1'

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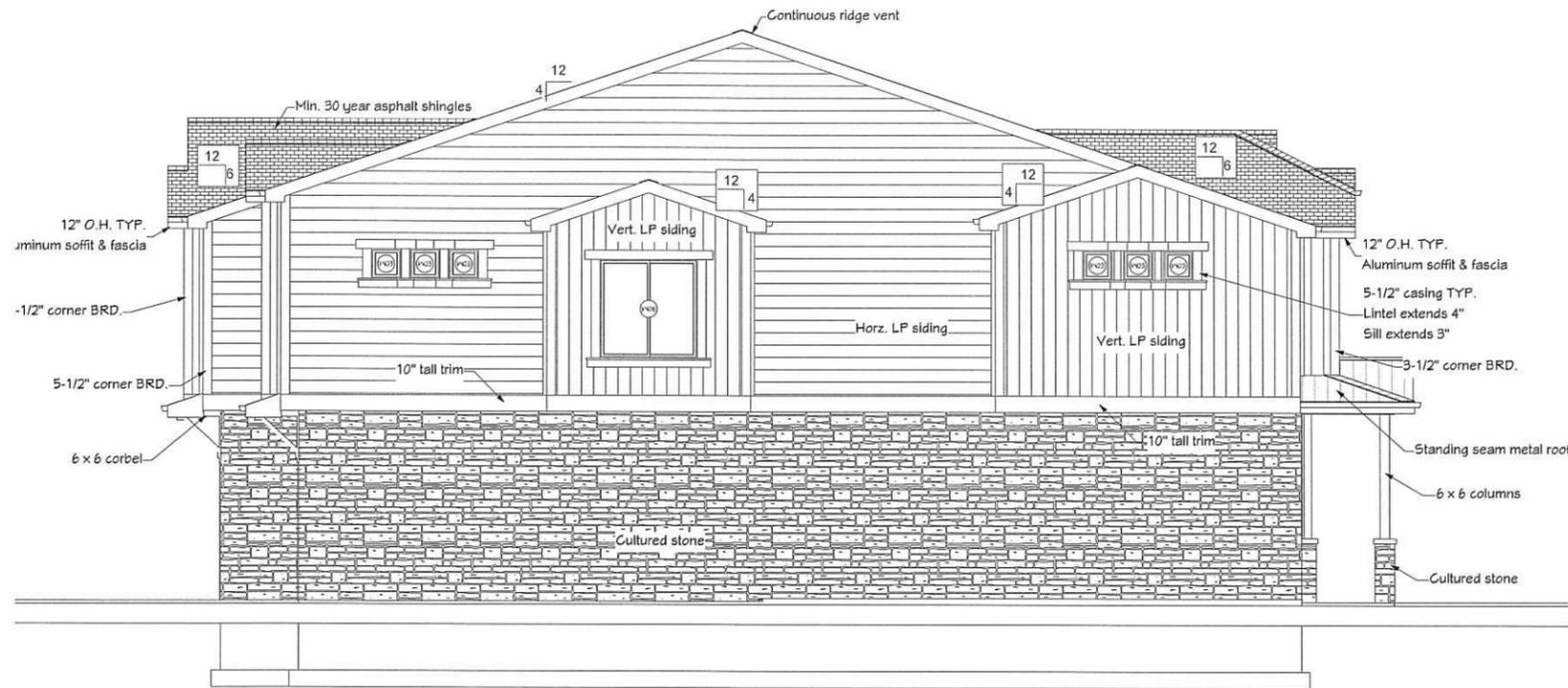
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Elevations

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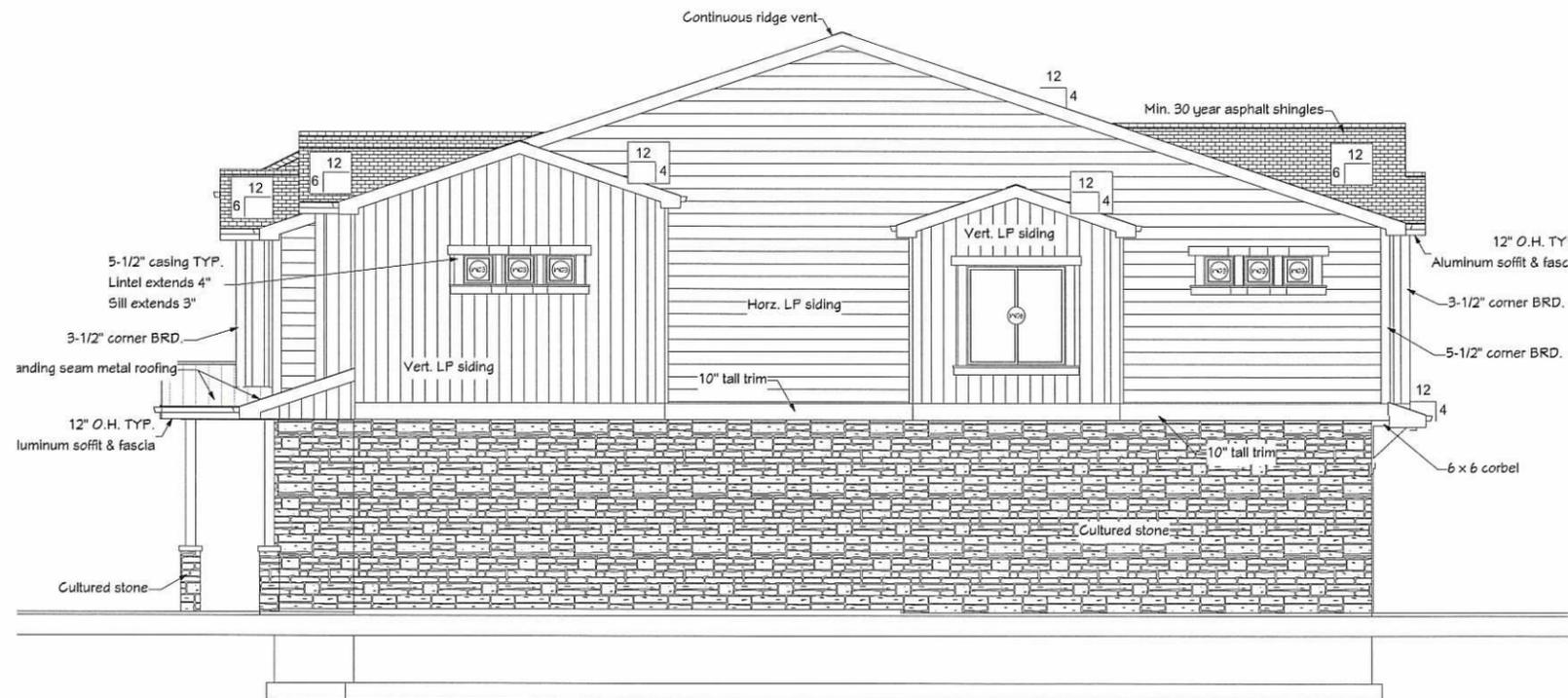
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Left elevation
Scale 1/4" = 1'

MASTER DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER
D01	4	1	16080	142"x96"x1 3/4"	144"x99"	D01
D02	2	1	1868 L IN	20"x80"x1 3/8" L IN	22"x82 1/2"	D02
D03	2	1	1868 R IN	20"x80"x1 3/8" R IN	22"x82 1/2"	D03
D04	2	1	2668 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D04
D05	2	1	2668 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D05
D06	2	1	2668 L EX	32"x80"x1 3/4" L EX	34"x83"	D06
D07	2	1	2668 R EX	32"x80"x1 3/4" R EX	34"x83"	D07
D08	2	1	3068 L EX	36"x80"x1 3/4" L EX	38"x83"	D08
D09	2	1	3068 R EX	36"x80"x1 3/4" R EX	38"x83"	D09
D10	4	1	3078	36"x92"	36"x92"	D10
D11	4	1	5468 L/R EX	(2) 32"x80"x1 3/8" L/R EX	66"x83"	D11
D12	2	2	2068 L IN	24"x80"x1 3/8" L IN	26"x82 1/2"	D12
D13	2	2	2068 R IN	24"x80"x1 3/8" R IN	26"x82 1/2"	D13
D14	2	2	2468 L IN	28"x80"x1 3/8" L IN	30"x82 1/2"	D14
D15	2	2	2468 R IN	28"x80"x1 3/8" R IN	30"x82 1/2"	D15
D16	2	2	2868 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D16
D17	2	2	2868 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D17
D20	8	2	3068 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D20
D21	4	2	5068 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D21
D22	8	2	3068 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D22
D24	4	2	6068 L/R IN	(2) 36"x80"x1 3/8" L/R IN	74"x82 1/2"	D24
D25	8	2	4068 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D25

MASTER WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY
W01	4	2	3060DH	36"x12" DH	YES		4
W02	4	1	5046RS	60"x54" RS			4
W03	14	2	1616FX	18"x18" FX			14
W04	4	2	2030DH	24"x36" DH			4
W05	4	2	3050SH	36"x60" SH	YES		4
W06	5	2	5050LS	60"x60" LS	YES		5
W07	2	2	5060LS	60"x12" LS	YES		2
W08	4	1	4046FX	48"x54" FX			4
W09	1	2	5046LS	60"x54" LS	YES		1



Right elevation
Scale 1/4" = 1'

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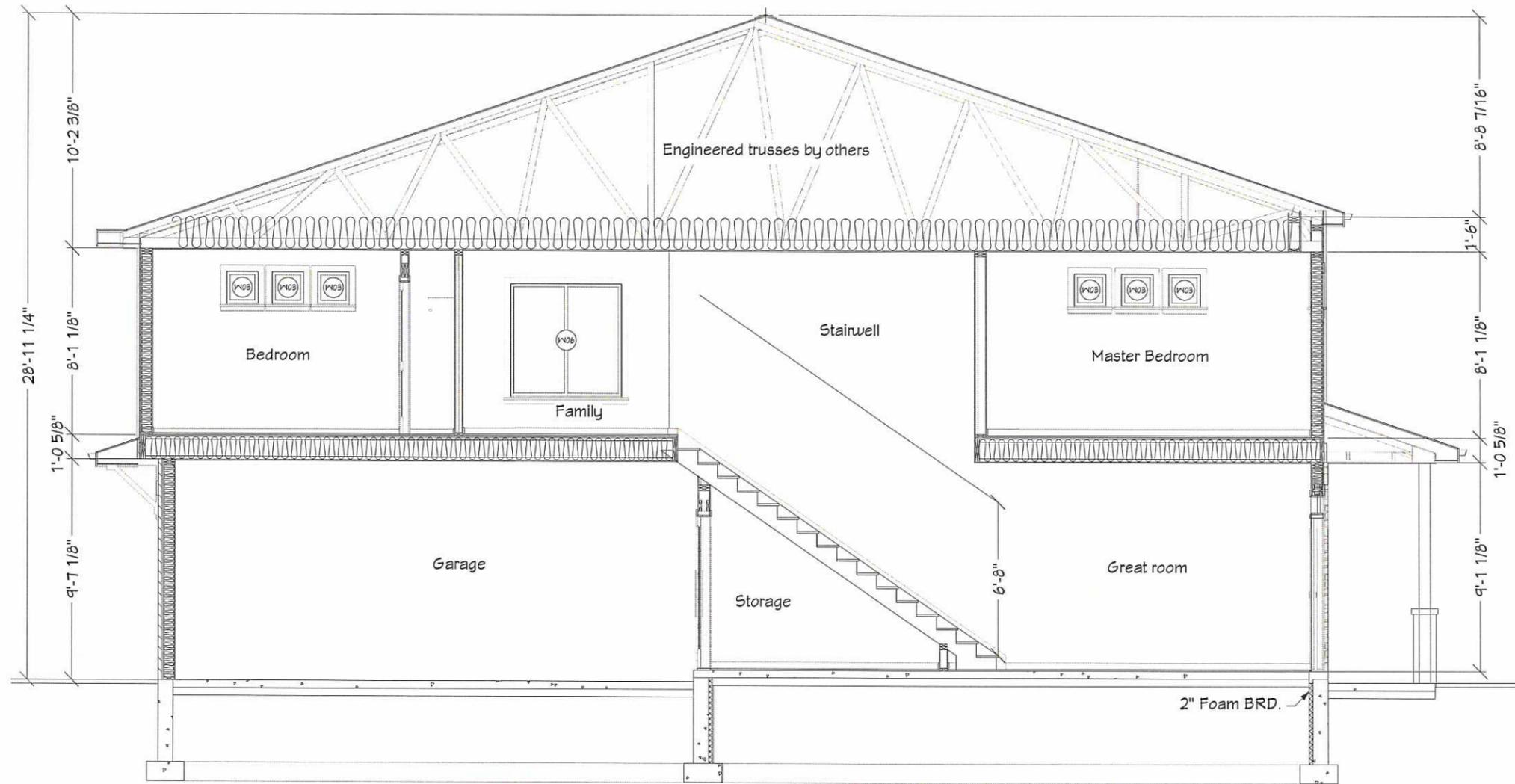
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A
7 Building section
Scale: 3/8" = 1'

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 Building section

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 THEY ARE NOT TO SCALE



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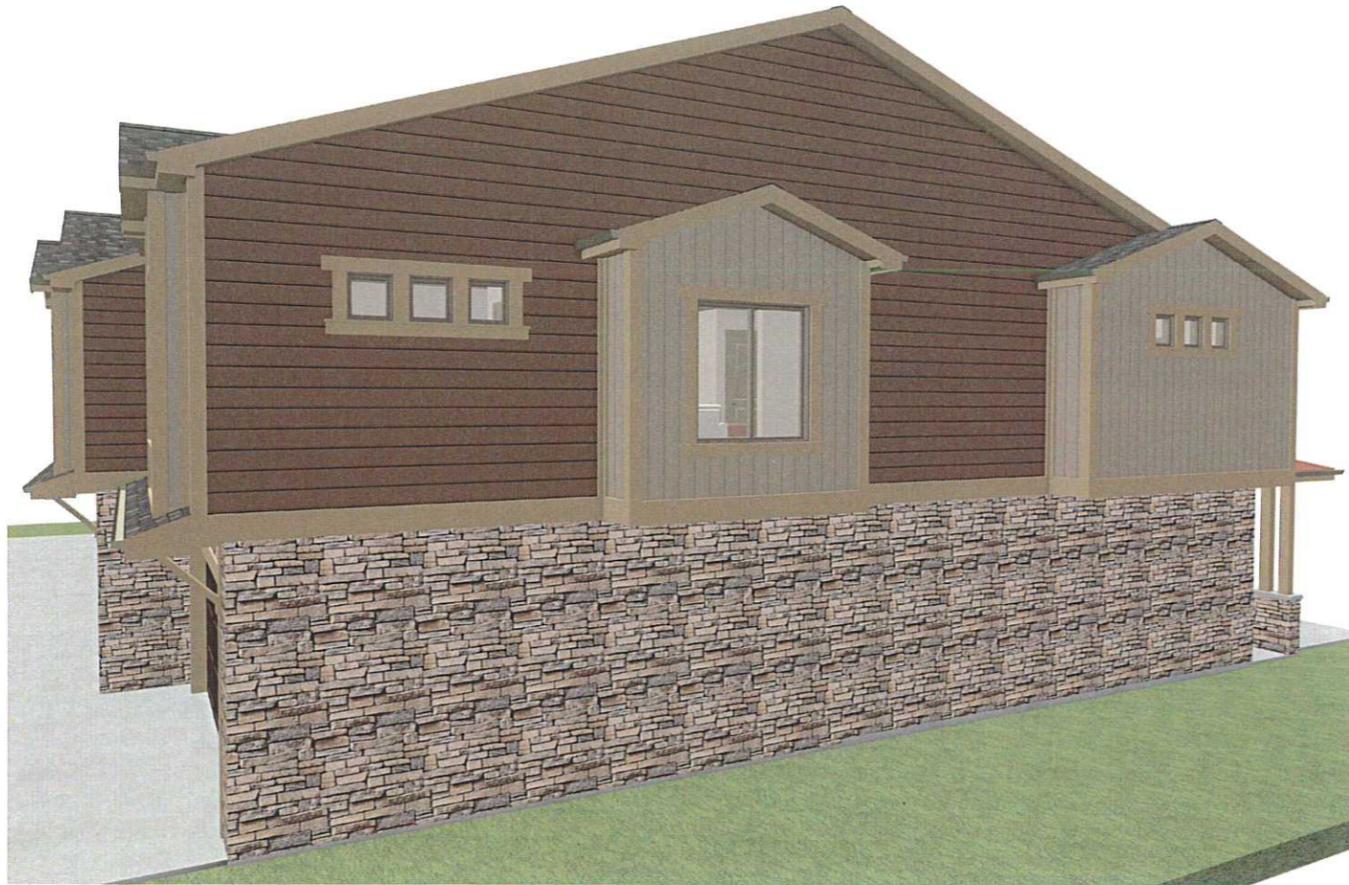


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