

CONCEPT PLAN
COBBLECREEK TOWNHOMES
~230 NORTH 800 EAST
CITY COUNCIL MEETING
MARCH 1, 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.

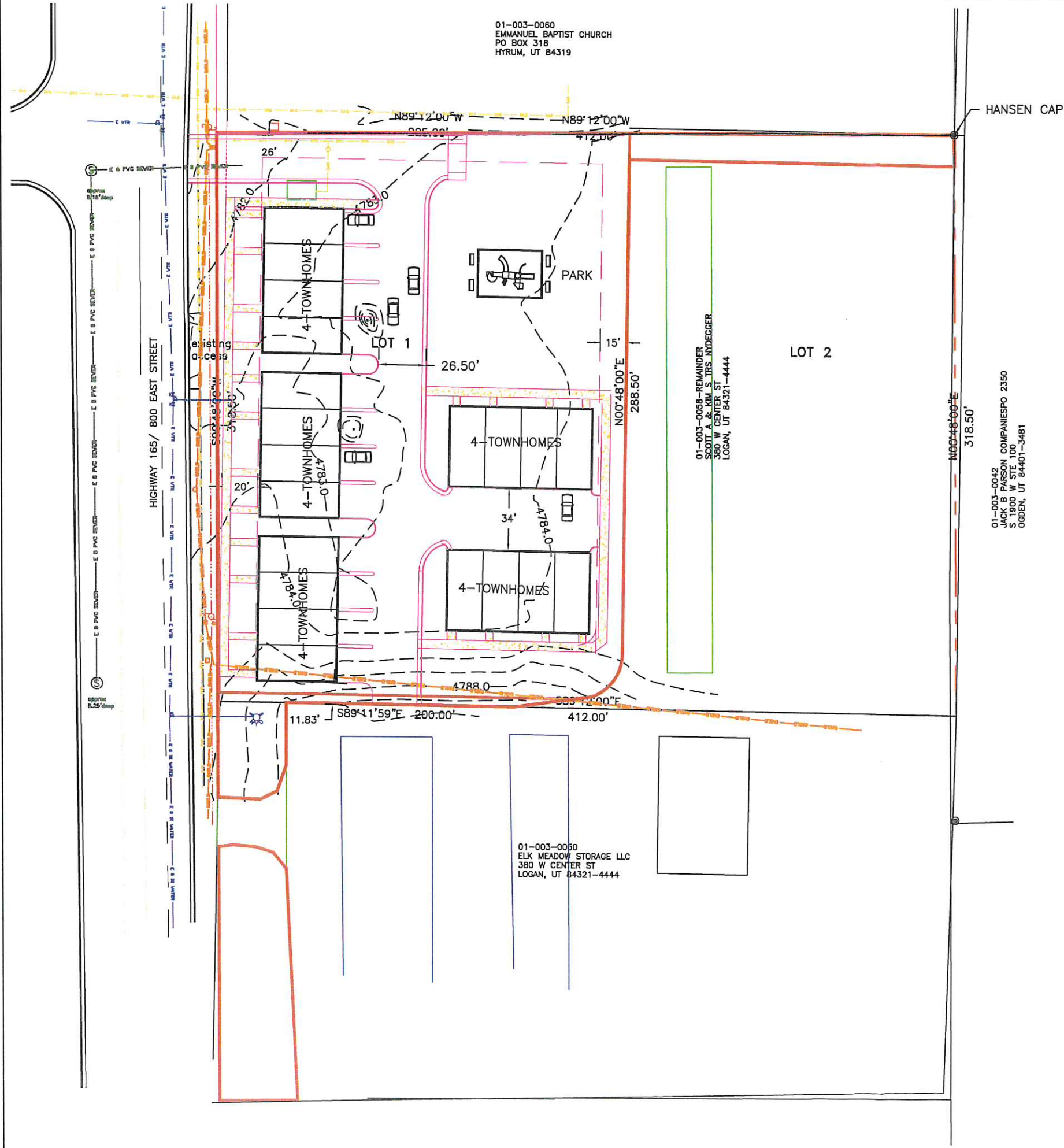
Landscaping:

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

Other:

The layout was changed, as per conversation with the City Council last month by putting the larger park in the back and aligning the entrance with Anderson Avenue. They have also eliminated one building so they are now proposing five fourplexes instead of six. The Planning Commission previously recommended approval with the following conditions: The HOA be funded with \$400 from initial sale & \$200 from future resales, rod iron fence, with matching rock, be installed across the front and sides down to the beginning of the buildings with vinyl fence around the remained of the development.





COBBLECREEK TOWNHOMES
PART OF THE NORTHWEST OF SECTION 3,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SLB&M
CONCEPT



SCALE 1"=30' for 24"x36"
1"=60' for 11"x17"

- NOTES:
- 1. AREA: 3.01 ACRES
 - 2. TOTAL LOTS: 2
 - 3. TOTAL UNITS ON LOT 1: 24 ON 1.89 ACRES (12.72 UNITS/ACRE)
REQUIRED PARKING SPACES: 60
PROVIDED PARKING SPACES: 48 COVERED, 32 UNCOVERED
OPEN SPACE LOT 1:
 - 4. WATER PROVIDED BY HYRUM CITY
 - 5. SEWER PROVIDED BY HYRUM CITY
 - 6. INTENT-PROVIDED AFFORDABLE HOUSING OPTIONS IN AN AREA THAT WILL STIMULATE COMMERCIAL GROWTH IN HYRUM.

--- PROJECT BOUNDARY
--- PROJECT SETBACK
--- EXISTING 1' CONTOUR

PROJECT
COBBLECREEK TOWNHOMES
PART OF THE NORTHWEST OF SECTION 3, TOWNSHIP 10
NORTH, RANGE 1 EAST, SLB&M
HYRUM, UTAH

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