

CONCEPT PLAN
AUBURN HILLS SUBDIVISION
~600 SOUTH 800 EAST
CITY COUNCIL MEETING
AUGUST 18, 2016

Utilities:

Stubbed in at Glenwood Drive. This will work for the first three phases. The remaining phases will require connections from the Rolling Hills Subdivision.

Roads:

600 & 700 South will be a 68-foot ROW. Other roads will be 60-foot ROW's. They will build half of 700 south. They have met with UDOT. UDOT has preliminarily approved the shown location for accesses.

Other:

The lots along the canal should have fencing. There is a power line, and large city irrigation lines, that run down the west end of the property. These easements will need to be protected. Also the lots backing on to Highway 165 will need to be addressed. (Fencing, landscaping?) This subdivision was previously approved almost ten years ago. The layout is being changed. (A few more lots, different road configuration to meet UDOT adjustments) The Planning Commission discussed all these issues in detail and recommend approval as proposed with the following conditions:

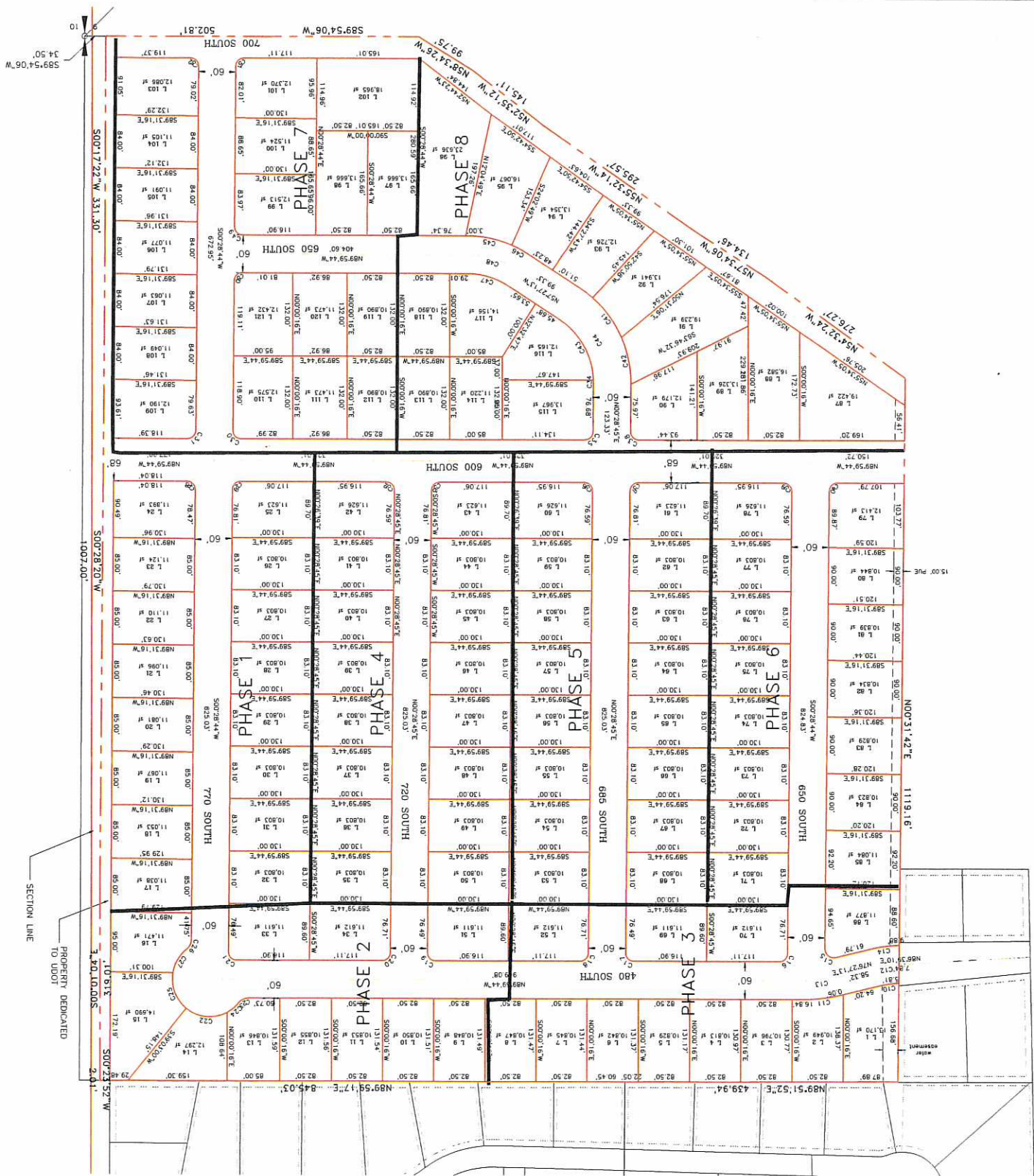
1. Fence Canal- on lots backing canal
2. Clearly marking city utility easement on West Boundary
3. Lots on 165 face highway with rear garage entry
4. Lot 102 used as turnaround area and/or storm pond

OWNERS CERTIFICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS AUBURN HILLS SUBDIVISION.

IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS _____ DAY OF _____ 20____

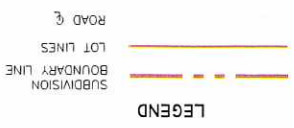
OWNERS CERTIFICATION



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C52	26.53	13.00	90.26	27.99	18.45
C53	26.31	13.00	89.26	27.82	18.31
C50	26.31	13.00	89.26	27.82	18.31
C49	26.53	13.00	90.26	27.99	18.45
C48	26.53	13.00	90.26	27.99	18.45
C47	26.31	13.00	89.26	27.82	18.31
C46	26.31	13.00	89.26	27.82	18.31
C45	26.31	13.00	89.26	27.82	18.31
C44	26.53	13.00	90.26	27.99	18.45
C43	26.53	13.00	90.26	27.99	18.45
C42	26.53	13.00	90.26	27.99	18.45
C41	26.53	13.00	90.26	27.99	18.45
C40	26.31	13.00	89.26	27.82	18.31
C39	26.53	13.00	90.26	27.99	18.45
C38	26.53	13.00	90.26	27.99	18.45
C37	26.31	13.00	89.26	27.82	18.31
C36	26.53	13.00	90.26	27.99	18.45
C35	26.31	13.00	89.26	27.82	18.31
C34	26.53	13.00	90.26	27.99	18.45
C33	26.31	13.00	89.26	27.82	18.31
C32	26.53	13.00	90.26	27.99	18.45
C31	26.31	13.00	89.26	27.82	18.31
C30	26.53	13.00	90.26	27.99	18.45
C29	26.53	13.00	90.26	27.99	18.45
C28	26.53	13.00	90.26	27.99	18.45
C27	26.53	13.00	90.26	27.99	18.45
C26	26.31	13.00	89.26	27.82	18.31
C25	26.53	13.00	90.26	27.99	18.45
C24	26.53	13.00	90.26	27.99	18.45
C23	26.53	13.00	90.26	27.99	18.45
C22	26.53	13.00	90.26	27.99	18.45
C21	26.53	13.00	90.26	27.99	18.45
C20	26.53	13.00	90.26	27.99	18.45
C19	26.53	13.00	90.26	27.99	18.45
C18	26.53	13.00	90.26	27.99	18.45
C17	26.53	13.00	90.26	27.99	18.45
C16	26.31	13.00	89.26	27.82	18.31
C15	26.31	13.00	89.26	27.82	18.31
C14	26.31	13.00	89.26	27.82	18.31
C13	26.31	13.00	89.26	27.82	18.31
C12	26.31	13.00	89.26	27.82	18.31
C11	26.31	13.00	89.26	27.82	18.31
C10	26.31	13.00	89.26	27.82	18.31
C9	26.31	13.00	89.26	27.82	18.31
C8	26.31	13.00	89.26	27.82	18.31
C7	26.31	13.00	89.26	27.82	18.31
C6	26.31	13.00	89.26	27.82	18.31
C5	26.31	13.00	89.26	27.82	18.31
C4	26.31	13.00	89.26	27.82	18.31
C3	26.31	13.00	89.26	27.82	18.31
C2	26.31	13.00	89.26	27.82	18.31
C1	26.31	13.00	89.26	27.82	18.31

AUBURN HILLS PRELIM
 PART OF THE NORTH EAST QUARTER OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASIN AND MERIDIAN
 600 SOUTH 800 EAST
 HYRUM, UTAH
 PRELIMINARY PLAT
 2004
 NORTH

NOTES:



1. 601 WEST 1700 SOUTH SUITE A
LOHAS, UTAH
435-752-0980
2. ZONING - R-1 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES - 4.20
4. SETBACKS
SIDE - 25 FT
FRONT - 30 FT
CORNER LOT - 25 FT
REAR - 30 FT
REAR - 10 FT
SIDE AND REAR - 10 FT
5. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT
6. 5/47 REQUIRED BY CWA # 75751 SET AT THE INTERSECTION OF THE LOT LINE WITH THE CULMINE, ONCE IT IS PLACED
7. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR CULMINE, STORM DRAIN, AND OTHER ELECTRIC, SEWAGE, DRAINAGE AND IRRIGATION SYSTEMS, PORTAGE WATER LINES, IRRIGATION SYSTEM, CULMS AND OTHERS, NONWATERS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVISIONS OF THE DEVELOPER'S PROPOSED METHOD OF ASSURING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT
8. THIS MAY BE SUBJECT TO THE NORMAL DEVELOPER SOUNDS, SIGNS, LIFESTYLE, FUTURE RESIDENTS SHOULD ALSO RECONSIDER THE RISK'S ASSOCIATED WITH THE NATURAL WETLANDS WETLANDS ON KNOWN WETLANDS ARE FOUND ON THE SITE
9. NO SLOPES OVER 30% ARE CONTAINED WITH THE SITE
11. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS

LEGAL DESCRIPTION

Commencing at the East Quarter Corner of Section 9, Township 1 North,
 Range 1 East of the Salt Lake Base and Meridian thence S89°54'06"W,
 34.00 feet to the POINT OF BEGINNING monument with a 45th rebar and
 running
 thence S 89°54'06" W 502.81 feet
 along the centerline of the Hyrum Canal the next five courses:
 1) thence N 58°34'26" W 99.75 feet,
 2) thence N 52°35'12" W 145.11 feet,
 3) thence N 55°32'44" W 209.57 feet,
 4) thence N 57°14'06" W 134.46 feet,
 5) thence N 54°32'24" W 276.27 feet,
 thence N 00°31'42" E 111.19 feet to the Northwest Corner of Lot 35,
 Continental Park subdivision, Phase 2,
 thence N 89°51'52" E 439.94 feet to the Southwest Corner of Lot 25,
 Continental Park subdivision, Phase 2,
 thence N 89°59'17" E 454.03 feet along the south line of Continental Park
 Subdivision, Phase 3 to the west right of way line of Highway 155ps
 thence along said west right of way line the next four courses:

44.23 acres.

1) thence S 00°23'52" W 2.01 feet;
2) thence S 00°01'04" E 319.01 feet;
3) thence S 00°28'20" W 1,007.00 feet;
4) thence S 00°17'22" W 331.30 feet to the point of beginning, containing

150 EAST 200 NORTH SUITE P			
ALLIANCE CONSULTING ENGINEERS			
		DATE	
		BY	
		REVISION	

PRELIMINARY PLAT
AUBURN HILLS SUBDIVISION

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DWG DATA: prelim DWG
PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 600 SOUTH, 800 EAST HYRUM, UTAH			
DATE: 7-2016			

SHEET 2 OF 3

