

**SAWMILL CROSSING SUBDIVISION
CITY COUNCIL MEETING
MAY 21, 2015
PRELIMINARY PLAT
1000 EAST & HYRUM BOULEVARD**

ZONING- R-2 & C-1: Allows Residential

UTILITIES- Currently stubbed at 1000 East & Hyrum Boulevard. They will be required to bring the 14" culinary water line down the Boulevard and stub to the end. Also they will be required to route this 14" line back down 1000 East to tie into the existing 14' line. The developer will need to work out final plans for the sewer connections for lots 11, 12, & 13, when the construction drawings are created. The city staff recommends any motion include sewer connections as approved by the city engineer.

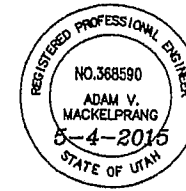
CURB, GUTTER, AND SIDEWALKS- Curb & gutter will be installed on all streets with sidewalks running in front of all homes. Four foot sidewalks allowed on 1000 East but city staff is recommending five foot on the Boulevard.

ROADS- Fifty foot ROW on 1000 East and Sixty-eight foot ROW on the Boulevard.
(This matches existing)

STORM WATER- They are proposing a sump at the intersection of 1000 East and the Boulevard.

NOTES- This is a fairly simple subdivision. It will be a good addition to this area and will help complete the road and utility infrastructure in this location. The Planning Commission recommends approval with the condition of sewer layout on the Boulevard is approved by the City Engineer.

SAWMILL CROSSING SUBDIVISION
PRELIMINARY PLAN



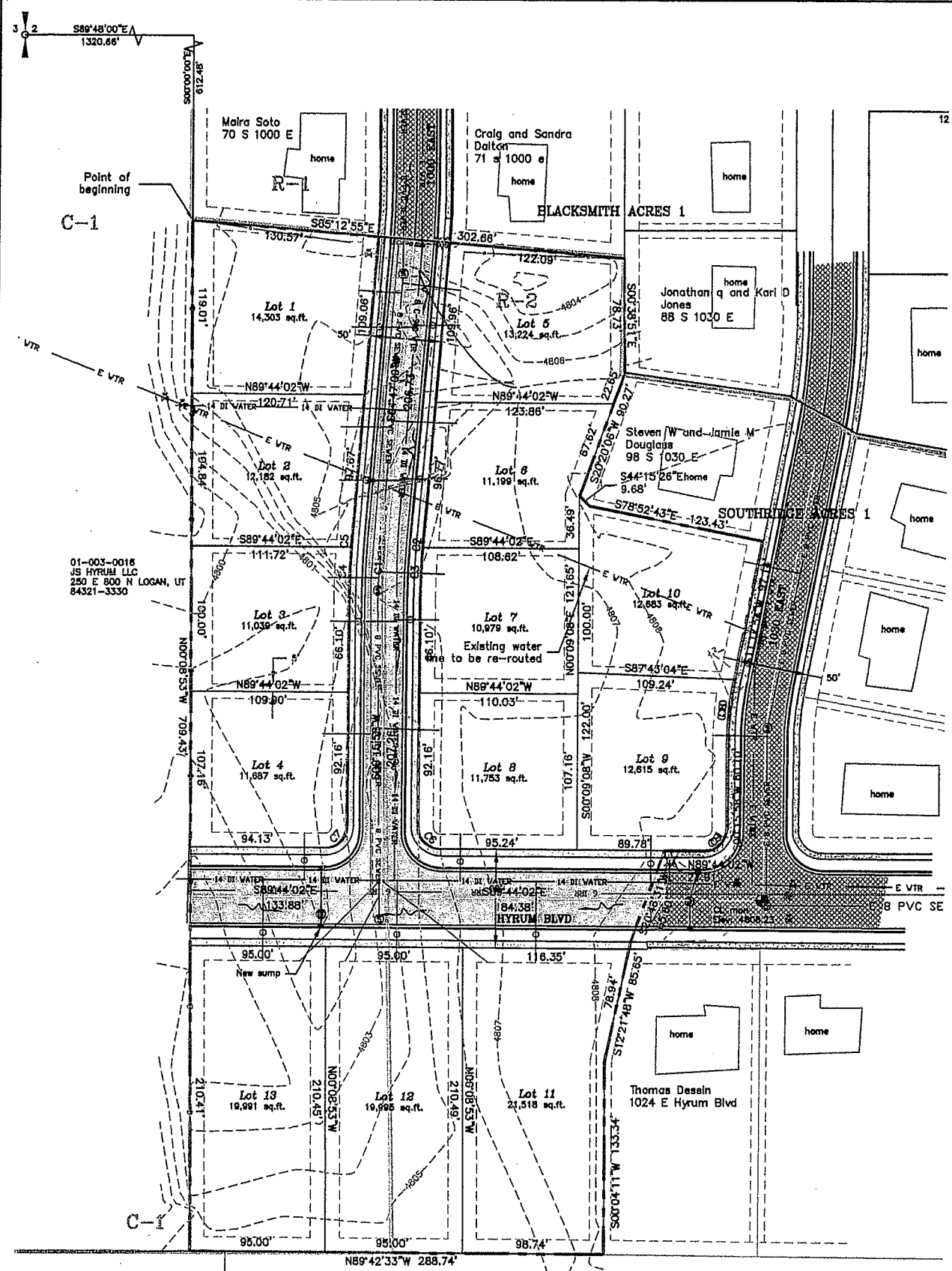
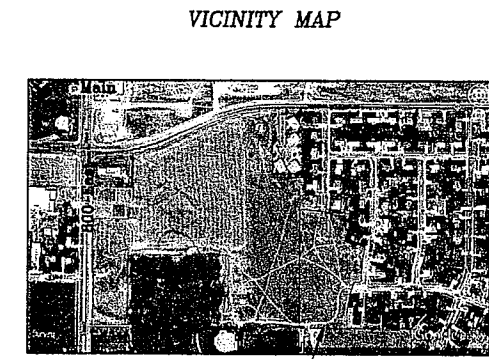
SCALE 1"=50' for 24"x36"
1"=100' for 11"x17"

LEGEND

---	BOUNDARY LINE
---	STREET CENTERLINE
---	EASEMENT
---	EXISTING FENCE
---	ZONING BOUNDARY
⊙	PROPOSED 8" PVC SDR35
⊙	EXISTING 8" SEWER LINE
⊙	NEW WATER (8" DI)
⊙	EXISTING WATER
⊙	NEW IRRIGATION LINE
---	NEW ASPHALT
---	EXISTING ASPHALT

- NOTES:
- NUMBER OF LOTS: 13
 - INTENT OF DEVELOPMENT: TO CREATE AN ENVIRONMENT SUITABLE FOR SINGLE DWELLINGS SO THAT OTHERS MIGHT ENJOY THE BEAUTY OF THE CITY OF HYRUM.
 - CULINARY WATER TO BE PROVIDED BY HYRUM CITY.
 - SEWER SERVICES TO BE PROVIDED BY HYRUM CITY.
 - OWNER: LEONA BAXTER TRUST
PO BOX 421
ISLAND PARK, ID 83429-0421
DAN LARSEN
231 SOUTH 300 EAST
HYRUM, UTAH
770-9697
 - WATER RIGHTS ASSOCIATED WITH THE PROPERTY WILL BE TURNED OVER TO THE CITY AS PART OF THIS DEVELOPMENT.
 - ACRES: 5.186 - 2.51 units per acre
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING INCLUDING 2 TREES PER LOT, 4 TREES PER CORNER LOT, STORM DRAIN SYSTEMS, CURB AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING, SIGNING AND ALL OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPERS.
 - SUBDIVIDER SHALL PROVIDE A LETTER OF CREDIT TO SATISFY THE SECURITY OF PERFORMANCE REQUIREMENT.
 - THERE ARE NO KNOWN HAZARDS AT OR NEAR THIS PROJECT WHICH NEED TO BE ADDRESSED.

LEGAL DESCRIPTION
Part of the Southwest Quarter of Section 3, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Commencing at West Quarter of Section 3, thence S89°45'00"E 1320.66 feet; thence South 612.48 feet to the point of beginning at the Southwest corner of Blacksmith Acres 1 and running thence S 85°12'55" E 302.66 feet; thence S 00°38'51" E 78.73 feet; thence S 20°20'06" W 90.27 feet; thence S 44°15'28" E 9.68 feet; thence S 78°52'43" E 123.43 feet; thence S 11°17'54" W 97.14 feet; thence 43.32 feet along a curve to the left having a radius of 225.00 feet, a central angle of 11°01'56", and a chord which bears S 05°46'56" W 43.28 feet; thence S 00°15'58" W 60.10 feet; thence 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", and a chord which bears S 45°15'58" W 21.21 feet; thence N 89°44'02" W 27.91 feet; thence S 20°46'31" W 65.60 feet; thence S 12°21'48" W 85.65 feet; thence S 00°04'11" W 133.34 feet; thence N 89°42'33" W 288.74 feet; thence N 00°08'53" W 709.43 feet to the point of beginning, containing 5.19 acres



STORM DRAINAGE CALCULATIONS

CONTRIBUTING DRAINAGE AREA: 225,882 S.F.
IMPERVIOUS AREA: 57,474 S.F.
C-IMPERVIOUS: 0.9
REMAINING DEVELOPED AREA: 168,408 S.F.
C-DEVELOPED: 0.1
C-POST: 0.31

LENGTH OF DRAINAGE PATH: 535 FEET
TIME OF CONCENTRATION: 484/180 +10 = 12.69 MIN
1100=3.9 IN/HR

Q100 = (3.9IN/HR)*0.31*5.186 ACRES = 6.27 CFS
CAPACITY OF EACH 15 IN PIPE @ 1% = 6.5 CFS

VOLUME REQUIRED FOR SUMP
100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
C-POST: 0.31
VOLUME: (3.15 IN)*(0.31)*(5.186 ACRES) = 18,383 CF

USE 90"x28"x10" SUMP

SAWMILL CROSSING
Determination of Pond Storage Requirements

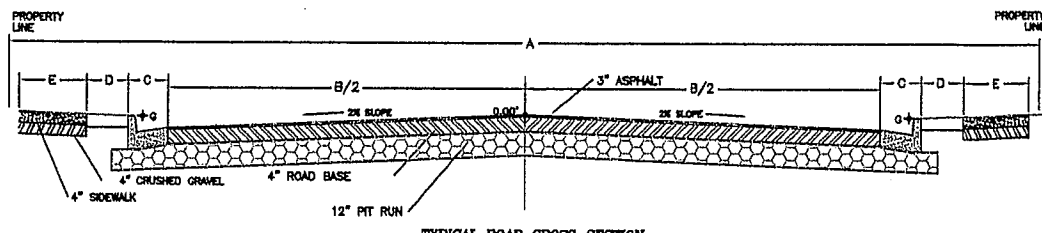
Drainage Area to Pond:	5.19 acres
Weighted 'C' value for Pond Drainage Area:	0.31
Allowable Infiltration Rate:	2.0 inches/hr = 0.0028 ft/min 30 min/inch
Pond Bottom Area:	90 ft x 28 ft = 2520 sq. ft.
Allowable Discharge Rate:	0.0 cfs/acre

10-Year Return Period

Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft ³ /in)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	(ac-ft)
5	2.76	0.23	5.1855	0.31	5835	1342	7	35	1307	0.03
10	2.10	0.35	5.1855	0.31	5835	2042	7	70	1972	0.05
15	1.75	0.44	5.1855	0.31	5835	2553	7	105	2448	0.08
30	1.17	0.59	5.1855	0.31	5835	3414	7	210	3204	0.07
60	0.73	0.73	5.1855	0.31	5835	4280	7	420	3840	0.09

100-Year Return Period

Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft ³ /in)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	(ac-ft)
5	5.40	0.45	5.19	0.33	6211.7105	2795.2697	7	35.00	2780	0.08
10	4.08	0.68	5.19	0.33	6211.7105	4223.9631	7	70.00	4154	0.10
15	3.40	0.85	5.19	0.33	6211.7105	5279.9539	7	105.00	5175	0.12
30	2.28	1.14	5.19	0.33	6211.7105	7081.3499	7	210.00	6871	0.18
60	1.41	1.41	5.19	0.33	6211.7105	8758.5117	7	420.00	8339	0.19
120	0.81	1.61	5.19	0.33	6211.7105	10000.854	7	840.00	9181	0.21
180	0.57	1.71	5.19	0.33	6211.7105	10822.025	7	1280.00	9382	0.21
360	0.34	2.05	5.19	0.33	6211.7105	12734.008	7	2520.00	10214	0.23
720	0.21	2.52	5.19	0.33	6211.7105	15653.51	7	5040.00	10814	0.24
1440	0.13	3.02	5.19	0.33	6211.7105	18759.386	7	10080.00	8879	0.20



CROSS-SECTION INFORMATION

A	B	C	D	E	F	G
Right-of-way	asphalt	curb/gutter	park strip	sidewalk	remainder	to-stay
50'	27'	2.6'	4.0'	4.0'	1.0'	+0.06
68'	37'	2.6'	8.0'	5.0'	0.0'	-0.04

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.44	500.00	4°31'11"	39.43	S02°31'33"W
C2	3.54	475.00	0°29'39"	3.54	S04°34'19"W
C3	33.92	475.00	4°03'31"	33.92	S02°18'44"W
C4	33.92	525.00	3°42'06"	33.91	S02°07'01"W
C5	7.49	525.00	0°49'04"	7.49	S04°22'36"W
C6	23.56	15.00	90°00'00"	21.21	S44°44'02"E
C7	23.56	15.00	90°00'00"	21.21	N45°15'58"E
C8	43.32	225.00	11°01'56"	43.26	S03°46'56"W
C9	23.56	15.00	90°00'00"	21.21	N45°15'58"E
C10	43.32	225.00	11°01'56"	43.26	S03°46'56"W
C11	23.56	15.00	90°00'00"	21.21	N45°15'58"E

01-003-0017 R-2 CACHE COUNTY SCHOOL DISTRICT
01-003-0020 CACHE COUNTY SCHOOL DISTRICT

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 SAWMILL CROSSING SUBDIVISION.
IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS ____ DAY OF ____ 20__

REVISION DATE BY

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321

PRELIMINARY PLAN
SAWMILL CROSSING SUBDIVISION

PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, SLB&M
HYRUM, UTAH

SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 3-2015
APPROVED BY: BL DWG DATA: prelim.DWG