

**CITY COUNCIL MEETING
SEPTEMBER 3, 2015
BLACKSMITH FORK VILLAS
RETIREMENT COMMUNITY PUD
FINAL PLAT- PHASE 3
~650 EAST MAIN STREET**

ZONING- R-2 Allows PUD- Also title 17.28.005 indicates that this area would be considered for a senior housing PUD. The General Plan also calls for a higher density senior development in this block.

UTILITIES- The utilities are all stubbed in from phase 1.

CURB, GUTTER, AND SIDEWALKS- Curb & gutter will be installed on all streets with sidewalks running in front of all Condos.

ROADS- All roads within are proposed at a width of 26 feet asphalt, 29 feet curb to curb. Roads in the development to be maintained by owner.

PARKING- Each dwelling unit will have a small two car garage and driveway.

STORM WATER- They will complete the small pond to the southeast.

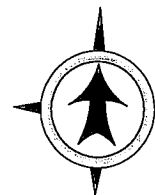
LANDSCAPPING- As previously proposed.

FENCING- Fencing will be installed around development.

BUILDINGS- Elevations and floor plans as previously proposed.

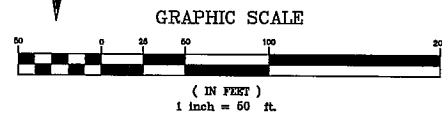
HOA- . .

NOTES- The completed buildings are filling up well for them and they are now ready to begin phase two. They would like permission, like they had in phase one, to begin construction on the buildings while the infrastructure is being installed. No occupancy would be allowed until the infrastructure is complete. The staff has reviewed this request and recommends approval with the condition that construction drawings be approved by the city engineer.

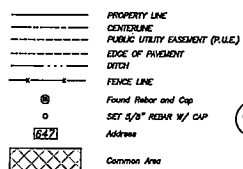


Blacksmith Fork Villas

SCALE 1"=50'



LEGEND:



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S 88°23'10\"/>	8.59'
L2	S 01°36'50\"/>	2.09'
L3	S 88°23'10\"/>	8.09'
L4	N 01°36'50\"/>	1.82'
L5	S 88°23'10\"/>	8.59'
L6	N 01°36'50\"/>	28.00'
L7	N 88°23'10\"/>	37.00'
L8	N 01°36'50\"/>	21.00'
L9	S 88°23'10\"/>	10.00'
L10	S 88°23'10\"/>	4.00'

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.48'	24.50'	90°00'00\"/>	S 43°23'10\"/>
C2	75.03'	50.00'	88°00'15\"/>	N 48°36'43\"/>
C3	45.72'	85.50'	38°14'38\"/>	N 72°28'32\"/>
C4	13.83'	68.50'	11°33'50\"/>	N 85°49'55\"/>
C5	31.90'	88.50'	28°40'48\"/>	N 65°42'37\"/>
C6	7.20'	31.50'	13°03'41\"/>	N 08°08'41\"/>

Notes:

- Zoning: R2-Residential/Multifamily Zone.
- Total Acres-3.826
Phase 3 Acres-1.762 Acres
Number of Lots-14-0.98 Acres
Open Space-0.56 Acres
Road Area-0.22 Acres
- A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.

Hyrum City Street Mon.
300 South Center Street

(Basis of Bearings)
N 88°18'11\"/>

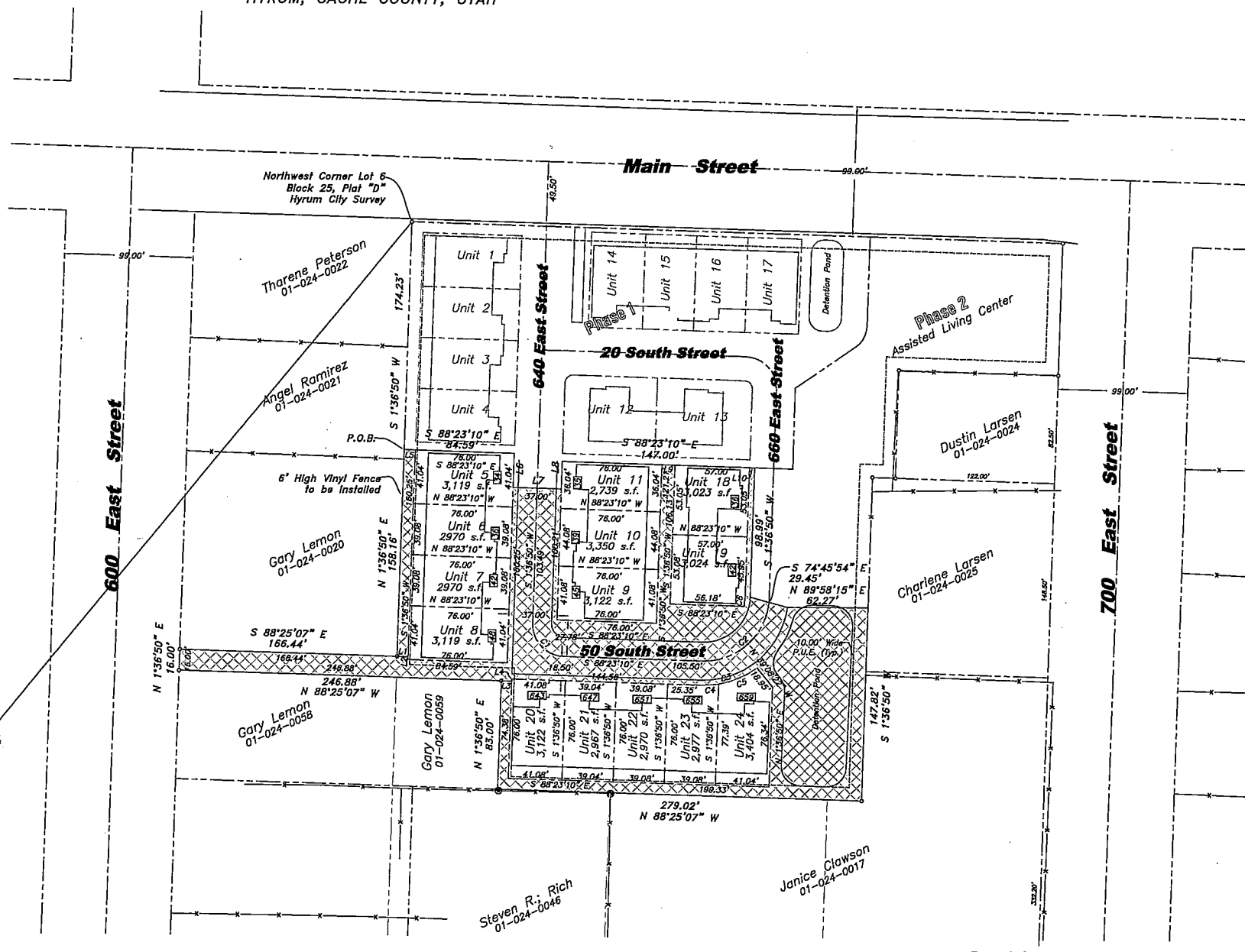
Hyrum City Street Mon.
300 South 400 East

Blacksmith Fork Villas P.U.D. Phase 3

AN ACTIVE ADULT COMMUNITY FOR PERSONS 55 YEARS AND OLDER

A PART OF LOTS 6 AND 7, BLOCK 25, PLAT "D" OF THE HYRUM CITY SURVEY
ALSO

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH



Record Owners: HSD LLC

C/O Ryan Reeves
255 South Main Street
Logan, Utah 84321
Phone: (435) 213-9334

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152881. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: BLACKSMITH FORK VILLAS P.U.D. PHASE 3 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

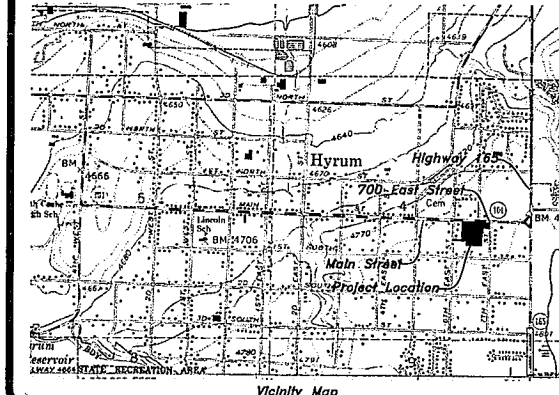
Boundary Descriptions

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO BEING A PART OF LOTS 2, 3, 4, 6, 7 AND 8 BLOCK 25, PLAT "D" OF THE HYRUM CITY SURVEY, BEGINNING AT A POINT LOCATED SOUTH 01°36'50\"/>



SIGNATURE

DATE



Vicinity Map



FORESIGHT SURVEYING

2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax

14-9 Phase 3 Final.dwg 8/26/2015

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ CACHE COUNTY SURVEYOR _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

ATTEST _____

CITY ENGINEERS CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____

CITY ENGINEER _____

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY _____ DATE _____

HYRUM CITY SANITARY SEWER AUTHORITY _____ DATE _____

HYRUM CITY POWER _____ DATE _____

COMCAST _____ DATE _____

QUESTAR GAS _____ DATE _____

QWEST _____ DATE _____

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BLACKSMITH FORK VILLAS P.U.D. PHASE 3 AND DO HEREBY DEDICATE AND GRANT PERPETUAL EASEMENTS OVER, UNDER AND ACROSS THE AREAS SHOWN ON THIS PLAT AS COMMON AREAS FOR THE PERPETUAL USE OF THE PUBLIC AND TO HYRUM CITY, CACHE COUNTY, UTAH.

_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2015.

COUNTY RECORDERS NO.

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
BOOK: _____ PAGE: _____

CACHE COUNTY RECORDER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____

CHAIRPERSON

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2015.

DATE _____

HYRUM CITY ATTORNEY _____

ACKNOWLEDGMENT

state of UTAH
County of CACHE

on this _____ day of _____, 2015, I, the undersigned, do hereby certify that I am a Notary Public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____, in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

ACKNOWLEDGMENT

state of UTAH
County of CACHE

on this _____ day of _____, 2015, I, the undersigned, do hereby certify that I am a Notary Public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____, in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC