

**WASATCH VIEW PHASE 6- PRELIMINARY PLAT
1400 EAST & HYRUM BOULEVARD
CITY COUNCIL MEETING
MARCH 7, 2013**

ZONING- R-2- OK

UTILITIES- Utilities are all stubbed to the property.

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

ROADS- 1400 East & the cul-de-sacs will be a 68 foot ROW and the Boulevard will be a 99 foot ROW. They will build one half of the Hyrum Boulevard.

STORM WATER- Storm water from most of 1400 east and the cul-de-sacs will be moved back to the north and empty into the existing storm water pond. A new sump will also be installed at the intersection of 1400 east & the Boulevard to handle the remaining storm water.

LANDSCAPPING- Two trees minimum per lot, four on corner lots.

NOTES- This is a new developer that will be completing the last phase of the Wasatch View Subdivision. They have changed the layout some from the previous preliminary plat submittal. The lot number has been increased from 17 to 21. None of the lots will face Hammer Road. They have worked with the city in providing 15 feet along Hammer Road for future expansion of that street. This proposal has been reviewed by the City Engineer and appears to meet all the requirements of Hyrum City code. The Planning Commission unanimously recommends approval of this preliminary plat.



PREPARED FOR:
MOUNTAIN PRIME
LOCATED IN:
HYRUM, CACHE COUNTY, UTAH



1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

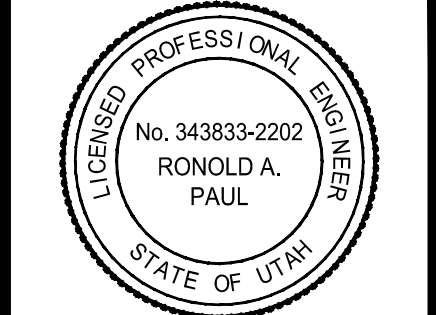
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8360 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: JASON BARKER

OWNER/DEVELOPER
MOUNTAIN PRIME
3138 NORTH 1250 WEST
PLEASANT VIEW, UTAH 84414
(801) 721-7355
CONTACT: KELLY HEITZ



LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	PUE
	RCP SD
	8" PVC SDR-35 SEWER
	6" PVC SDR-21 C200 WATER
	8" PVC DR-18 C900
	SEC. WATER (PURPLE PIPE)
	EXIST. 12" RCP SD
	EXIST. 18" RCP SD
	EXIST. 10" SDR-35 SEWER
	EXIST. 6" SDR-21 C200 WATER
	EXIST. 10" DR-18 C900
	SEC. WATER (PURPLE PIPE)
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	STORM DRAIN MANHOLE
	CURB INLET
	COMBO BOX
	CATCH BASIN
	SEWER MANHOLE
	WATER BLOW-OFF
	FIRE HYDRANT
	EXIST. STORM DRAIN MANHOLE
	EXIST. CURB INLET
	EXIST. COMBO BOX
	EXIST. CATCH BASIN
	EXIST. SEWER MH
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	FLOW ARROWS



PRELIMINARY
WASATCH VIEW PHASE 6
HYRUM, CACHE COUNTY, UTAH
COVER

REVISION BLOCK		DESCRIPTION
#	DATE	
1	01/01/00	
2	01/01/00	
3	01/01/00	
4	01/01/00	
5	01/01/00	
6	01/01/00	

COVER

Scale: NONE	Drawn: JSB
Date: 2/12/2013	Job #: 13-028
Sheet:	

30.0' MIN. REAR YARD SETBACK

30.0' MIN. REAR YARD SETBACK (CORNER)

12.0' SIDE YARD*

8.0' SIDE YARD*

8.0' SIDE YARD*

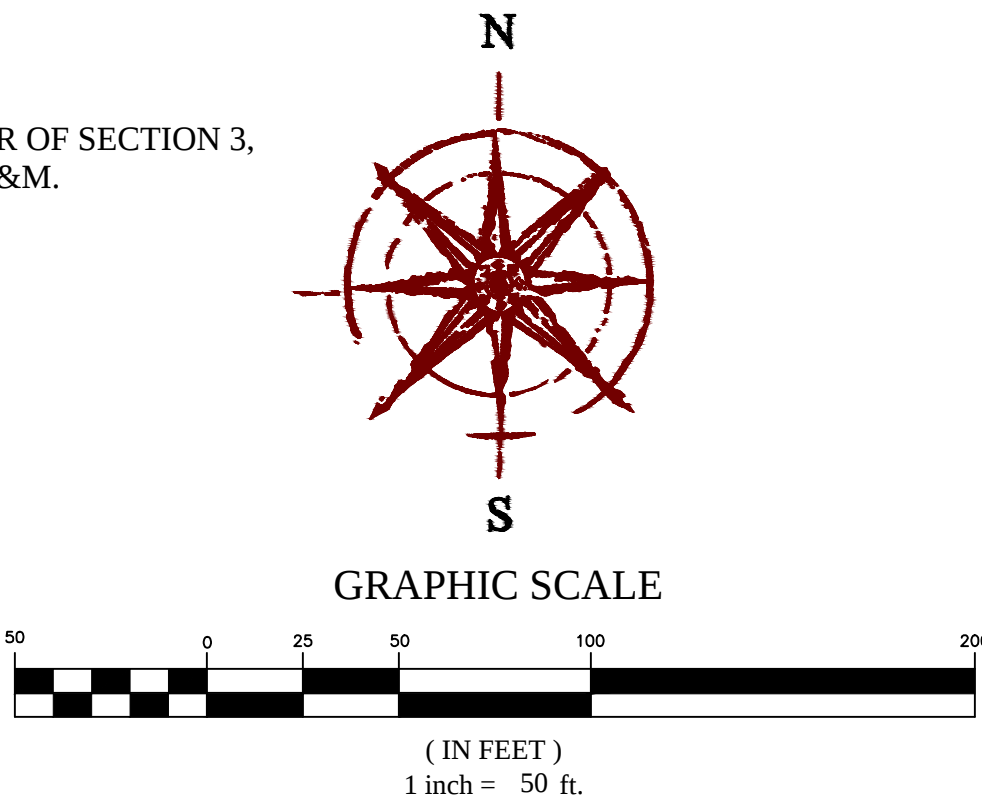
30.0' FRONT SETBACK

30.0' FRONT SETBACK

30.0' SIDE YARD SETBACK (CORNER LOT)

PUBLIC STREET

PUBLIC STREET



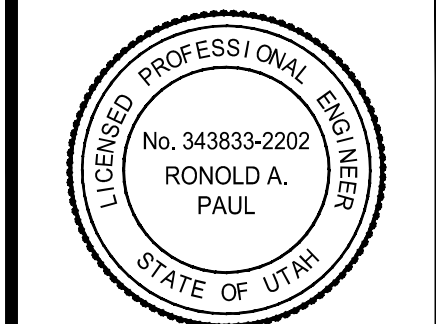
HYRUM CITY COUNCIL	
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	
MAYOR _____	ATTEST _____
HYRUM CITY PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____ 20____ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.	
CHAIRPERSON _____	
HYRUM CITY ENGINEER	
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.	
CITY ENGINEER _____	DATE _____
OWNERS DEDICATION	
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 _____
CENTURY LINK _____	DATE _____
OWNERS DEDICATION	
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: WASATCH VIEW, PHASE 6, AND DO HEREBY DEDICATE THE STREETS, AND PUBLIC AREAS ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC, AND DO HEREBY VEST THE FEE OF TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.	
_____, HAVE EXECUTED THIS PLAT AND DEDICATION THIS _____ DAY OF _____ 20____	
_____	_____
_____	_____
_____	_____
_____	_____

WASATCH VIEW PHASE 6	
ZONE:	R-2 (SINGLE FAMILY RESIDENTIAL)
LOCATION:	SOUTHEAST 1/4 OF SECTION 3, T10N, R1E, S4LT LAKE BASE AND MERIDIAN
TABULATIONS	
PROJECT AREA:	10.79 ACRES
LOTS	21 LOTS
DENSITY	1.95 UNITS/ACRE

CONTACTS

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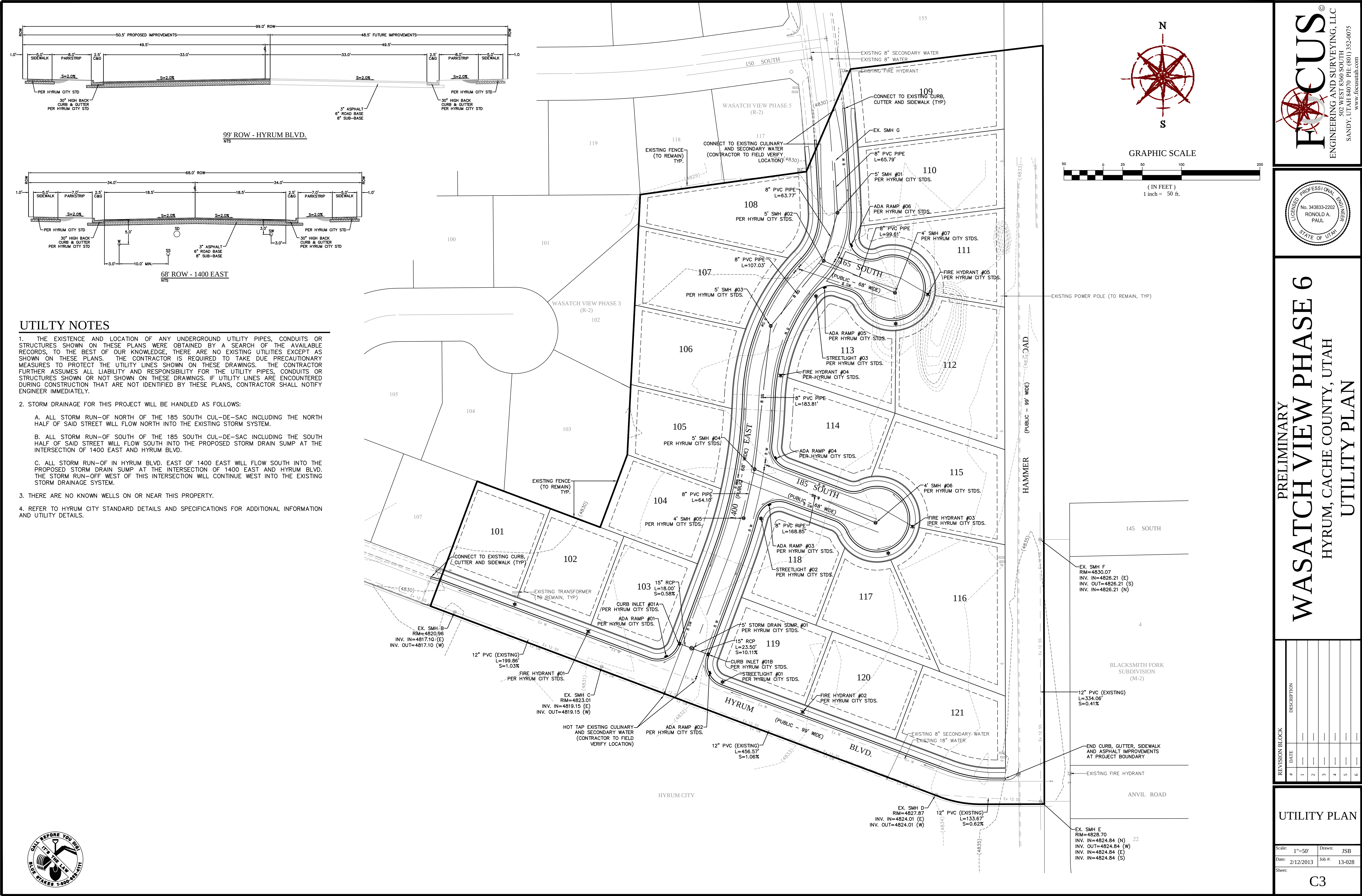
WASATCH VIEW PHASE 6
HYRUM, CACHE COUNTY, UTAH
PRELIMINARY PLAT

REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-01-2018	04-01-2018
2	04-01-2018	04-01-2018
3	04-01-2018	04-01-2018
4	04-01-2018	04-01-2018
5	04-01-2018	04-01-2018
6	04-01-2018	04-01-2018

PRELIMINARY
PLAT

Scale: 1"=50'	Drawn: JSB
Date: 2/12/2013	Job #: 13-028
Sheet:	

C2

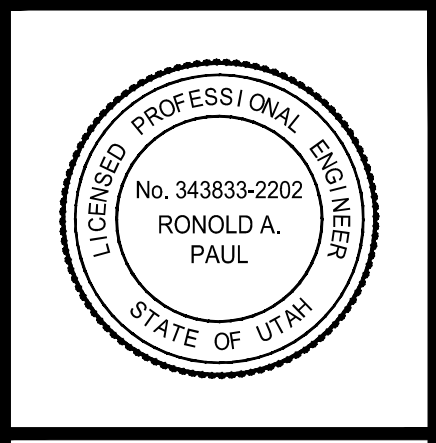


UTILITY NOTES

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- STORM DRAINAGE FOR THIS PROJECT WILL BE HANDLED AS FOLLOWS:
 - ALL STORM RUN-OFF NORTH OF THE 185 SOUTH CUL-DE-SAC INCLUDING THE NORTH HALF OF SAID STREET WILL FLOW NORTH INTO THE EXISTING STORM SYSTEM.
 - ALL STORM RUN-OFF SOUTH OF THE 185 SOUTH CUL-DE-SAC INCLUDING THE SOUTH HALF OF SAID STREET WILL FLOW SOUTH INTO THE PROPOSED STORM DRAIN SUMP AT THE INTERSECTION OF 1400 EAST AND HYRUM BLVD.
 - ALL STORM RUN-OFF IN HYRUM BLVD. EAST OF 1400 EAST WILL FLOW SOUTH INTO THE PROPOSED STORM DRAIN SUMP AT THE INTERSECTION OF 1400 EAST AND HYRUM BLVD. THE STORM RUN-OFF WEST OF THIS INTERSECTION WILL CONTINUE WEST INTO THE EXISTING STORM DRAINAGE SYSTEM.
- THERE ARE NO KNOWN WELLS ON OR NEAR THIS PROPERTY.
- REFER TO HYRUM CITY STANDARD DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND UTILITY DETAILS.



FOCUS
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PRELIMINARY
WASATCH VIEW PHASE 6
HYRUM, CACHE COUNTY, UTAH
UTILITY PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

UTILITY PLAN

Scale: 1"=50' Drawn: JSB

Date: 2/12/2013 Job #: 13-028

Sheet: **C3**