

**ROLLING HILLS SUBDIVISION-PHASE 5 & 6
PRELIMINARY PLAT
PLANNING COMMISSION MEETING
NOVEMBER 8, 2018
~535 SOUTH 625 EAST**

ZONING- R-2 Permitted

UTILITIES- Stubbed in from Phase 4 at 535 South 600 East from Leo C. Nielson Subdivision.

CURB AND SIDEWALKS- In front of all lots.

ROADS- 60-foot ROW. Connects into the Leo C. Nielson & Auburn Hills Subdivisions.

STORM WATER- Sump as shown.

FENCING- None proposed.

CANAL- The current irrigation ditch runs thru the middle of the development. It will be relocated & piped as shown. They will need a letter from the irrigation company for approval.

NOTES-

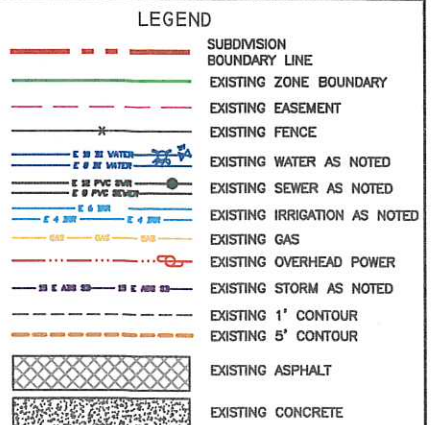
This is a simple straightforward next phase for this subdivision. It will provide another connection into the Leo C. Nielson Subdivision. This phase has some variations in lot sizes.

PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
550 SOUTH, 400 EAST
HYRUM, UTAH

NORTH

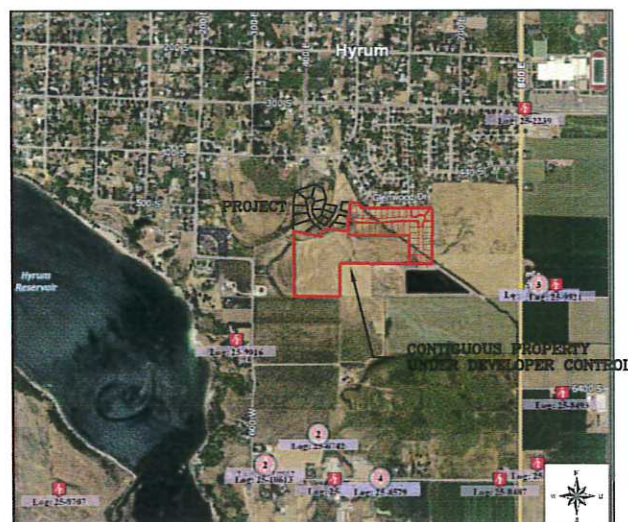
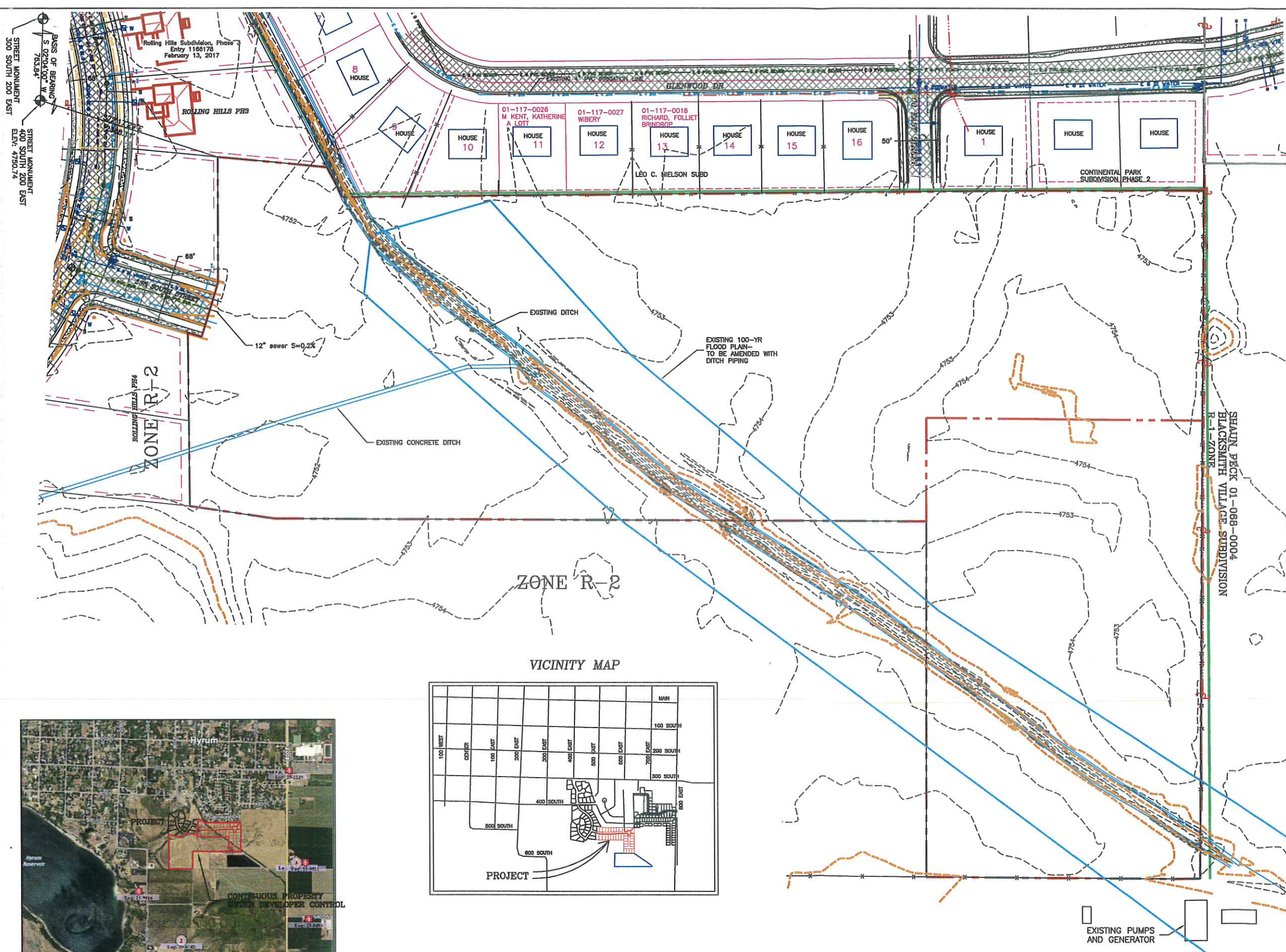


VICINITY MAP

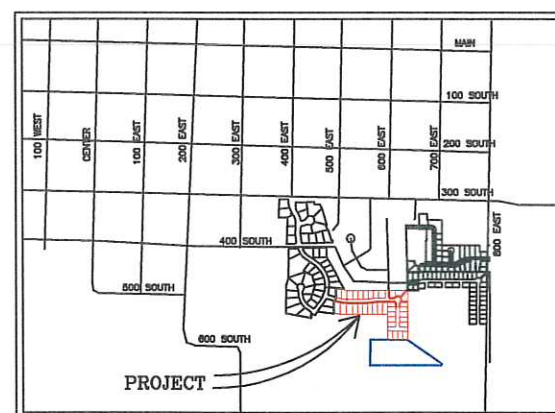


NOTES:
1-Type of development: residential
2-Owner/subdivider: KARTCHNER LAND MANAGEMENT, INC.
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
3-Area tabulation
total acres-14.16
number of lots- 36
min lot size: 11,116 S.F.
open space: 0.0 ACRES
units per acres: 2.54

SHEET 1 OF 3



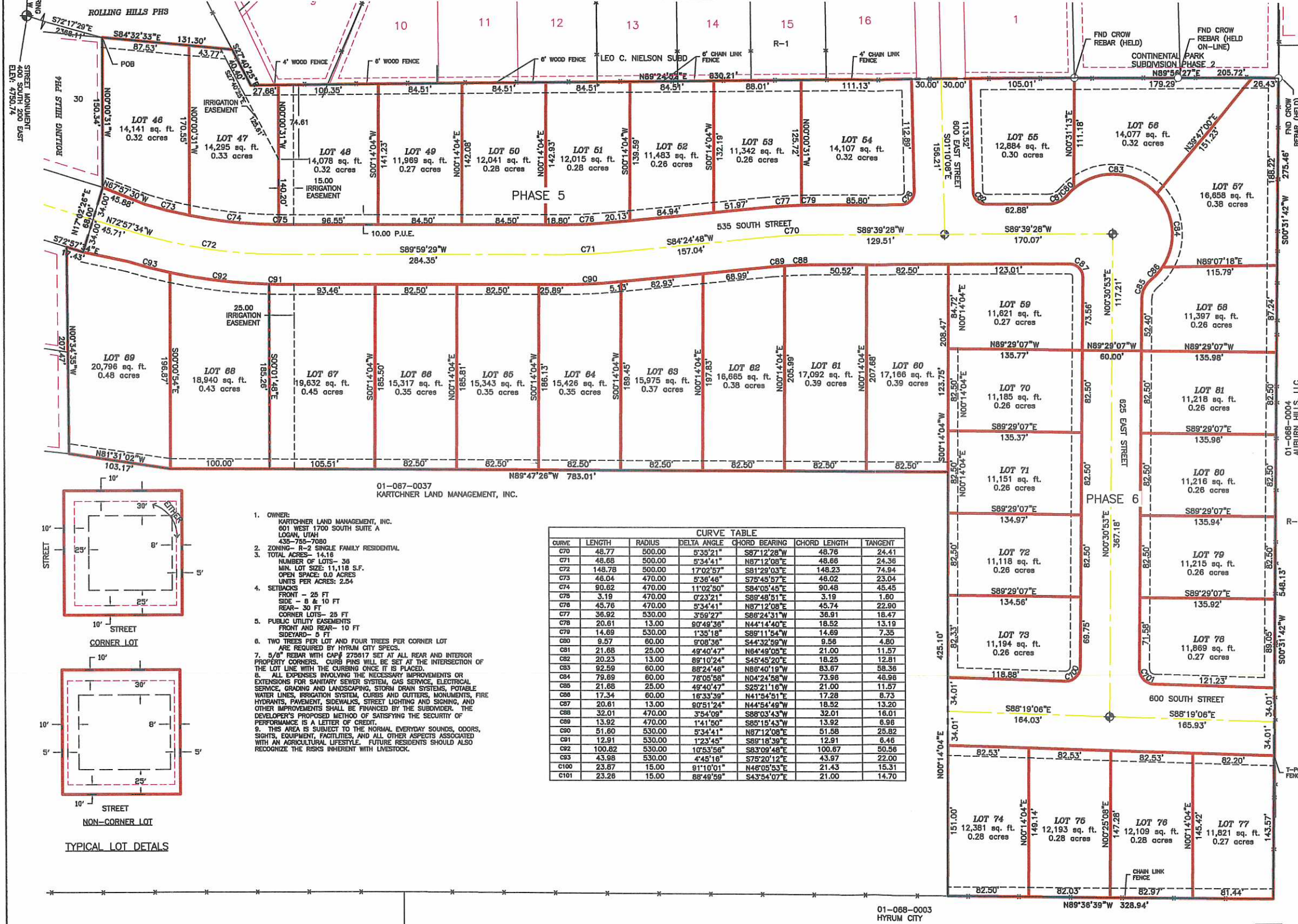
WELL MAP



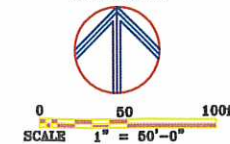
ROLLING HILLS SUBDIVISION, PHASE 5-6

PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

PRELIMINARY PLAT



NORTH



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ROAD
- EXISTING EASEMENT
- NEW EASEMENT
- ADDRESS BLOCK
- STREET MONUMENT
- FOUND REBAR AS NOTED

LEGAL DESCRIPTION

Part of the North Half Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Beginning at the Northeast Corner of Lot 30, Rolling Hills Subdivision, Phase 4 and running thence S 84°32'33" E 131.30 feet along the south line of Lot 25, Rolling Hills Subdivision, Phase 4; thence S 27°40'25" E 40.40 feet; thence N 89°24'52" E 830.21 feet along the boundary of the Leo C. Nielson Subdivision and its projection thereof; thence N 89°56'27" E 205.72 feet along the boundary of Continental Park Subdivision, Phase 2; thence S 00°31'42" W 823.59 feet along an existing fence; thence N 89°36'39" W 328.94 feet along an existing fence; thence N 00°14'04" E 425.10 feet; thence N 89°47'26" W 783.01 feet; thence N 81°31'02" W 103.17 feet; thence along the boundary of Rolling Hills Subdivision, Phase 4 the next four courses:

- 1) thence N 00°34'35" W 207.47 feet;
- 2) thence S 72°57'34" E 17.43 feet;
- 3) thence N 17°02'26" E 68.00 feet;
- 4) thence N 00°00'31" W 150.34 feet to the point of beginning, containing 14.160 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ROLLING HILLS SUBDIVISION PHASE 5-6, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.



OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract Rolling Hills Subdivision, Phase 4, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }

On the _____ day of _____, A.D., 20____, personally appeared before me, _____, the signer(s) of the above Owner's Dedication, of Karchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: _____

Notary Public _____
Residing at: _____

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date _____ City Engineer _____

1. OWNER: KARCHNER LAND MANAGEMENT, INC., 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 435-755-7080
2. ZONING: R-2 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES: 14.16
NUMBER OF LOTS: 38
MIN. LOT SIZE: 11,118 S.F.
OPEN SPACE: 0.0 ACRES
UNITS PER ACRES: 2.54
4. SETBACKS:
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR - 30 FT
CORNER LOTS - 25 FT
5. PUBLIC UTILITY EASEMENTS:
FRONT AND REAR - 10 FT
SIDEWALK - 5 FT
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH CAPS 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
9. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C70	48.77	500.00	5°35'21"	S87°12'28"W	48.76	24.41
C71	48.68	500.00	5°34'41"	N87°12'08"E	48.68	24.36
C72	148.78	500.00	17°02'57"	S91°28'03"E	148.23	74.84
C73	48.04	470.00	5°38'48"	S75°45'57"E	48.02	23.04
C74	90.82	470.00	11°02'50"	S84°05'45"E	90.48	45.45
C75	3.19	470.00	0°23'21"	S89°48'51"E	3.19	1.60
C76	45.76	470.00	5°34'41"	N87°12'08"E	45.74	22.90
C77	36.92	530.00	3°58'27"	S88°24'31"W	36.91	18.47
C78	20.61	13.00	90°49'38"	N44°14'40"E	18.52	13.19
C79	14.69	530.00	1°35'18"	S89°11'54"W	14.69	7.35
C80	9.57	60.00	9°08'36"	S44°32'59"W	9.56	4.80
C81	21.68	25.00	49°40'47"	N64°49'05"E	21.00	11.57
C82	20.23	13.00	89°10'24"	S45°45'20"E	18.25	12.81
C83	92.58	60.00	88°24'46"	N86°40'19"W	83.67	58.36
C84	79.69	60.00	78°05'58"	N04°24'58"W	73.96	46.96
C85	21.88	25.00	49°40'47"	S25°21'16"W	21.00	11.57
C86	17.34	60.00	16°33'39"	N41°54'51"E	17.28	8.73
C87	20.61	13.00	90°51'24"	N44°54'49"W	18.52	13.20
C88	32.01	470.00	3°54'09"	S88°03'43"W	32.01	16.01
C89	13.92	470.00	1°41'50"	S89°15'43"W	13.92	6.96
C90	51.80	530.00	5°34'41"	N87°12'08"E	51.58	25.82
C91	12.91	530.00	1°23'43"	S89°18'39"E	12.91	6.46
C92	100.82	530.00	10°53'56"	S89°30'48"E	100.67	50.58
C93	43.98	530.00	4°45'10"	S75°20'12"E	43.97	22.00
C100	23.87	15.00	91°10'01"	N48°05'53"E	21.43	15.31
C101	23.26	15.00	88°49'59"	S43°54'07"E	21.00	14.70

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 20____.

City Attorney _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this _____ day of _____, A.D., 20____, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this day of _____, A.D., 20____, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____

Date _____ Time _____ Fee _____

Entry _____

Index _____

Filed in: File of plats _____ County Recorder _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Dominion Energy Gas _____

Comcast Cable _____

Hyrum City Culinary Water _____

Hyrum City Sanitary Sewer _____

PROJECT ROLLING HILLS SUBDIVISION, PHASE 5-6

PART OF THE NORTH HALF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

PRELIMINARY PLAT

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

ROLLING HILLS SUBDIVISION PHASE 4

PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
550 SOUTH, 400 EAST
HYRUM, UTAH

PROPOSED PLAN

NORTH



0 60 120ft.
SCALE 1" = 60'-0"

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING WATER AS NOTED
- PROPOSED WATER AS NOTED
- EXISTING SEWER AS NOTED
- PROPOSED SEWER AS NOTED
- EXISTING IRRIGATION AS NOTED
- PROPOSED IRRIGATION AS NOTED
- EXISTING STORM AS NOTED
- PROPOSED STORM AS NOTED
- PROPOSED FLOW DIRECTION
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- NEW STREET LIGHT
- EXISTING ASPHALT
- PROPOSED ASPHALT

TORM DRAINAGE CALCULATIONS

CONTRIBUTING DRAINAGE AREA A: 187,712 S.F. (4.54 acres)
IMPERVIOUS AREA: 20,470 S.F. Road
27,500 S.F. Homes
47,970 S.F. Total
C-IMPERVIOUS: 0.9
C_A=43,173
REMAINING UNDEVELOPED AREA: 140,742 S.F.
C-UNDEVELOPED: 0.15
C_A=22,461
C-POST=65,634 / 187,712 = 0.33
LENGTH OF DRAINAGE PATH: 535 FEET
TIME OF CONCENTRATION: 535/180 +10= 12.97 MIN
1100=3.9 IN/HR
Q100 = (3.9IN/HR)*0.38*4.54 ACRES= 6.37 CFS
CAPACITY OF EACH 15 IN PIPE @ 0.5% = 4.90 CFS
VOLUME REQUIRED FOR SLUMP
100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
VOLUME: (3.15 IN)*(0.33)*(4.54 ACRES) = 17,131 CF
USE 30"x83"x9.0' SLUMP

STORM DRAINAGE CALCULATIONS

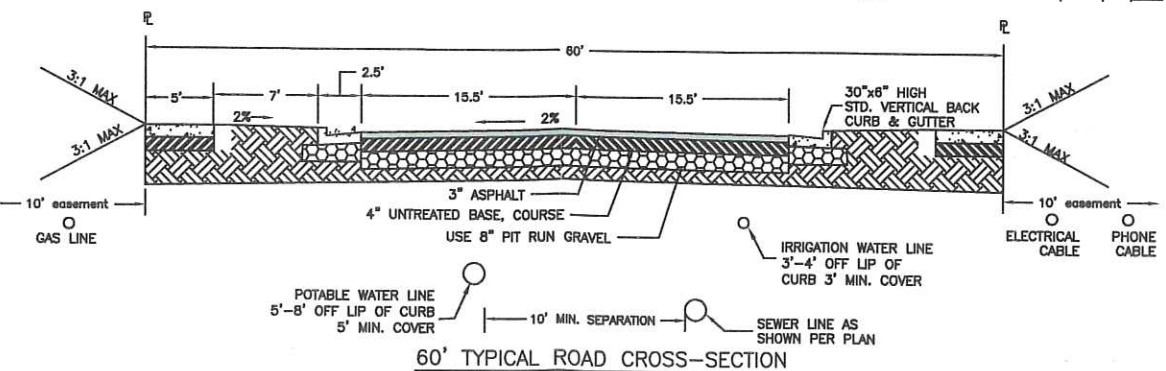
CONTRIBUTING DRAINAGE AREA B: 237,267 S.F. (5.45 acres)
IMPERVIOUS AREA: 34,247 S.F. Road
35,000 S.F. Homes
69,247 S.F. Total
C-IMPERVIOUS: 0.9
C_A=62,322
REMAINING UNDEVELOPED AREA: 168,020 S.F.
C-UNDEVELOPED: 0.15
C_A=25,203
C-POST=87,525 / 237,267 = 0.37
LENGTH OF DRAINAGE PATH: 713 FEET
TIME OF CONCENTRATION: 713/180 +10= 13.08 MIN
1100=3.9 IN/HR
Q100 = (3.9IN/HR)*0.37*5.45 ACRES= 7.86 CFS
CAPACITY OF EACH 15 IN PIPE @ 0.5% = 4.90 CFS
VOLUME REQUIRED FOR SLUMP
100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
VOLUME: (3.15 IN)*(0.37)*(5.45 ACRES) = 23,057 CF
USE 30"x85"x9.0' SLUMP

STORM DRAINAGE CALCULATIONS

CONTRIBUTING DRAINAGE AREA C: 121,381 S.F. (3.93 acres)
IMPERVIOUS AREA: 27,068 S.F. Road
30,000 S.F. Homes
57,068 S.F. Total
C-IMPERVIOUS: 0.9
C_A=51,359
REMAINING UNDEVELOPED AREA: 114,315 S.F.
C-UNDEVELOPED: 0.15
C_A=17,147
C-POST=35508 / 121,381 = 0.40
LENGTH OF DRAINAGE PATH: 509 FEET
TIME OF CONCENTRATION: 509/180 +10= 12.83 MIN
1100=3.9 IN/HR
Q100 = (3.9IN/HR)*0.40*3.93 ACRES= 6.13 CFS
CAPACITY OF EACH 15 IN PIPE @ 0.5% = 4.90 CFS
VOLUME REQUIRED FOR SLUMP
100 YR 24 HR STORM: 3.15 INCHES (NOAA ATLAS 14)
VOLUME: (3.15 IN)*(0.40)*(3.93 ACRES) = 17,995 CF
USE 30"x67"x9.0' SLUMP



1815 L.F. (36" RCP S=0.2%) RELOCATION OF DITCH- PIPED



REVISION		ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321			
DATE	BY				
		ROLLING HILLS SUBDIVISION PH4 PROPOSED SITE			
		PART OF THE NORTH HALF OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 550 SOUTH, 400 EAST HYRUM, UTAH			
SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 10-2018		
	APPROVED BY: BL	DWG DATA: FINALPH4V2.DWG	NOTES: 1-Type of development: residential 2-Owner/subdivider: KARTCHNER LAND MANAGEMENT, INC. 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080 3-Area tabulation total acres-14.16 number of lots- 36 min lot size: 11,118 S.F. open space: 0.0 ACRES units per acre: 2.54		
SHEET 3 OF 3					