

CACHE RIDGE SUBDIVISION-PHASE 1
PRELIMINARY PLAT
PLANNING COMMISSION MEETING
JANUARY 11, 2018
~530 NORTH 600 EAST

ZONING- R-2 OK

UTILITIES- Available on 600 East. They will need to loop the culinary water from Ridgecrest also to meet fire flow requirements as shown. Irrigation will require looping at some point but should be Ok for this phase.

CURB AND SIDEWALKS- In front of all lots.

ROADS- 60-foot ROW. Six feet of asphalt to be added to 600 East.

STORM WATER- Sumps are being proposed at two locations as shown.

FENCING- 600 East is being required to be fenced. The plat is showing this as a six-foot-tall security fence. May want to require an exact type of fence so it is uniform. Also, do you want the developer to install or leave it as they have indicated on the plat that the homeowner does this before occupancy?

NOTES-

Lot 17 will be a large lot that enters off of 600 East with its own entrance and driveway. Will need to discuss utilities for that lot. Will future home builder be responsible for connections? It would be best to require culinary water and irrigation be stubbed to the property before the six feet of asphalt is installed on 600 East.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, HYRUM CITY, UTAH

TYPICAL STREET CROSS SECTION

Diagram illustrating the typical street cross section for new construction with curb and gutter. The diagram shows the layout of the street, including the sidewalk, curb, gutter, and various utility lines (gas, water, sewer, irrigation, electrical, telephone). Dimensions are provided for the various components.

Dimensions:

DIMENSIONS		
"A"	"B"	"C"
68.00'	34.00'	18.50'
99.00'	49.50'	33.00'
60.00'	30.00'	14.50'

NOTE:
WIDTH OF SIDEWALK SHALL BE 5 FEET ON 99 FOOT WIDE STREET

TYPICAL STREET CROSS SECTION FOR NEW CONSTRUCTION WITH CURB & GUTTER

ORIGINAL SUBMITTAL: DECEMBER 21, 2017

CACHE RIDGE SUBDIVISION
PRELIMINARY PLAT
500 NORTH 600 EAST
HYRUM, UT

[illegible]

PROJECT #:	17076
DESIGN:	M. TAYLOR
REVIEW:	D. MACFARLANE
ISSUED:	12.21.2017



INDEX SHEET

C-001

UTILITY COMPANY ACCEPTANCE I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE IT AS IT RELATES TO MY PARTICULAR COMPANY. I AM IN AGREEMENT WITH PLACING ALL OF MY RESPECTIVE UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY OR EASEMENTS AS SHOWN ON THESE PLANS. I CERTIFY THAT MY RESPECTIVE UTILITY COMPANY IS WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT. DATE _____ QUESTAR GAS DATE _____ COMCAST DATE _____ CENTURYLINK DATE _____ HYRUM CITY POWER		ACKNOWLEDGEMENT STATE OF _____) COUNTY OF _____) SS ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BEFORE LYNNELLE HANSEN, REPRESENTATIVE OF THE JEFFERY & LYNNELLE TRS HANSEN, WHO OWNS THE ABOVE DESCRIBED SUBDIVISION AND IS THE ORGANIZATION WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC FOR _____ RESIDING AT: _____ MY COMMISSION EXPIRES: _____		SURVEYOR'S CERTIFICATE I, DENNIS P. CARLSLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN. THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LANDS SHOWN HEREON." DATE _____ DENNIS CARLSLE, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 172675		OWNERS DEDICATION KNOW ALL MEN BY THESE PRESENT THAT I THE UNDERSIGNED, WHO IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE TO BE HEREINAFTER KNOWN AS THE CACHE RIDGE SUBDIVISION, A SUBDIVISION LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, HYRUM CITY, UTAH, DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND GRANT AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND IMPROVEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. DATE _____			
COUNTY RECORDER'S NO. _____ STATE OF UTAH, CACHE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ FEE _____ ABSTRACTED _____ INDEX _____ FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____		ENGINEER'S CERTIFICATE I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE. DATE _____ ENGINEER _____		APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2017. _____ ATTORNEY		OWNERS CERTIFICATE I, THE APPLICANT, AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED. DATE _____ OWNER _____		HYRUM CITY CULINARY WATER APPROVAL AND ACCEPTANCE PRESENTED TO THE HYRUM CITY CULINARY WATER DEPARTMENT THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE _____ WATER SUPERINTENDENT _____	
		PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE PRESENTED TO THE HYRUM CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL. DATE _____ PLANNING COMMISSION CHAIRMAN _____		MAYOR'S APPROVAL AND ACCEPTANCE PRESENTED TO THE HYRUM CITY MAYOR THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE _____ MAYOR _____		HYRUM CITY SANITARY SEWER APPROVAL AND ACCEPTANCE PRESENTED TO THE HYRUM CITY SANITARY SEWER DEPARTMENT THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE _____ SEWER DEPARTMENT HEAD _____			

SCALE: 1"=100'



LEGEND

- SHEET GENERAL NOTES:

1. FOR ADDITIONAL BOUNDARY INFORMATION, PLEASE REFER TO THE SURVEYOR'S RECORD OF SURVEY FOR THE THREE PARCELS COMPRISING THIS SUBDIVISION. SAID RECORD OF SURVEY IS INCLUDED IN THIS SUBMITTAL.
2. ALL WELLS WITHIN 1,000-FT OF THE SUBDIVISION BOUNDARY ARE SHOWN ON THIS SHEET.
3. CANAL CROWN CRACK IS THE ONLY OPEN CHANNEL WITHIN 100-FT OF THE SUBDIVISION BOUNDARY. IT FOLLOWS THE SOUTH BOUNDARY OF PARCEL 403-065-002-1 (THE SOUTH BOUNDARY OF THE SUBDIVISION). THE CHANNEL SHALL NOT BE RE-FOURD OR DISTURBED. ANY CONSTRUCTION WITHIN THIS PORTION OF THE SUBDIVISION SHALL OCCUR WITHIN THE BUILDABLE ENVELOPE DESIGNATED ON C-102 (PROPOSED CONDITIONS).
4. THERE ARE NO DESIGNATED EQUESTRIAN, PEDESTRIAN OR BICYCLE TRAILS WITHIN OR ADJACENT TO THIS SUBDIVISION.
5. EXISTING ZONING:
 - 5.1. EAST OF 600 EAST: R-2
 - 5.2. WEST OF 600 EAST: R-A
6. SENSITIVE LANDS:
 - 6.1. WETLANDS: THE NATIONAL WETLAND INVENTORY SHOWS THE POSSIBILITY OF SOME WETLANDS IMMEDIATELY ALONG THE BANKS OF CANAL CROWN CRACK.
 - 6.2. FLOODPLAIN: NO FEM-IDENTIFIED FLOODPLAINS ARE FOUND WITHIN THE SUBDIVISION BOUNDARY.
 - 6.3. GROUNDWATER: THE TENANT OF THE PROPERTY HAS REPORTED SOGGY GROUND CONDITIONS AT THE NORTH-WEST PORTION OF THE SUBDIVISION DURING THE SPRING MONTHS; HOWEVER, NO ESTIMATED HISTORIC HIGH-WATER STUDIES HAVE BEEN CONDUCTED.
 - 6.4. SPECIAL SOILS: ARE SHOWN ON PLAIN.
 - 6.5. VEGETATION: THE ONLY WOODY VEGETATION IN THE SUBDIVISION IS LOCATED ON THE NORTH BANK AND SLOPE OF CANAL CROWN CRACK. THREATENED AND ENDANGERED SPECIES: THE CACHE COUNTY ENDANGERED AND THREATENED SPECIES INCLUDE MAGUIRE PIMPOUSE, UTE LADIES' TRESSES, YELLOW-BILLED CUCKOO, BROWN (GRIZZLY) BEAR, AND THE CANADA LYNX. THE MAGUIRE PIMPOUSE IS A PLANT THAT IS FOUND IN ONE OF THE CANYONS, WHICH IS NOT NEAR THE PROJECT AREA. THE PROJECT SITE DOES NOT HAVE CRITICAL HABITAT FOR THE BROWN (GRIZZLY) BEAR OR THE CANADA LYNX, WHICH ARE FOUND IN MOUNTAINOUS AREAS. THE PROJECT SITE DOES NOT HAVE CRITICAL HABITAT FOR THE YELLOW-BILLED CUCKOO WHICH BREED IN DENSE WILLOW AND COTTONWOOD STANDS IN RIVER FLOODPLAINS. THERE HAS BEEN NO CRITICAL HABITAT DESCRIBED FOR THE UTE LADIES' TRESSES, ONLY THE PIMPOUSE IS FOUND. UPON SITE VISIT THERE WAS NO UTE LADIES' TRESSES SPOTTED IN OR NEAR THE PROJECT BOUNDARY.
7. ALL CONTOURS ARE SHOWN AT 2-FT INTERVALS.
8. EXISTING UTILITY INFORMATION IS SHOWN ON SHEET C-103 (UTILITY PLAN).

COMPOSITE LEGAL DESCRIPTION OF OVERALL SUBDIVISION
(PARCELS #03-065-0019, -0020 & -0021):

A PORTION OF THE SE1/4 OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, LOCATED IN NIBLEY, UTAH, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SR-165 AND THE NORTHERLY LINE OF RIDGECREST PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER, SAID POINT BEING LOCATED N40°43'32"W 319.95 FEET ALONG A LINE BETWEEN THE SOUTHEAST AND NORTHEAST CORNER OF SAID SECTION 33 AND WEST 62.18 FEET FROM A RAILROAD SPIKE MARKING THE SOUT-EAST CORNER OF SECTION 33, T11N, R1E, S.L.B.& M., SAID POINT IS ALSO LOCATED S89°53'33"W ALONG THE NORTH LINE OF SAID PLAT 4.68 FEET FROM A REBAR & CAP (FUND) AT THE NORTHEAST CORNER OF LOT 19 OF SAID PLAT; THENCE ALONG SAID PLAT THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES: N83°31'34"W 75.00 FEET; THENCE N45°26'05"W 75.00 FEET; THENCE N26°28'15"W 67.00 FEET; THENCE N44°36'3"E 140.00 FEET; THENCE N25°18'21"W 129.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 316.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S64°35'46"E) TO THE RIGHT 40.16 FEET THROUGH A CENTRAL ANGLE OF 7°15'11" (CHORD: N29°01'50"E 39.98 FEET); THENCE N57°20'54"W 218.00 FEET; THENCE S59°14'06"W 160.00 FEET; THENCE S24°48'25"W 235.00 FEET; THENCE S72°56'15"E 105.00 FEET; THENCE S11°05'32"E 240.77 FEET; THENCE S1°21'09"W 117.92 FEET TO THE CENTER LINE OF A CREEK; THENCE ALONG SAID CENTER LINE AS SURVEYED 11-30-17 TO THE FOLLOWING 12 (TWELVE) COURSES AND DISTANCES: N79°00'08"W 20.95 FEET; THENCE N71°47'14"W 36.08 FEET; THENCE N60°39'29"W 27.74 FEET; THENCE N59°44'54"W 21.84 FEET; THENCE N50°04'11"E 41.48 FEET; THENCE S78°24'22"E 35.39 FEET; THENCE N51°04'00"W 58.00 FEET; THENCE N86°44'00"W 36.00 FEET; THENCE N45°10'00"W 12.00 FEET; THENCE N28°09'00"W 40.00 FEET; THENCE N34°22'00"W 38.00 FEET; THENCE N72°09'00"W 116.50 FEET; THENCE N47°17'18"W 212.61 FEET; THENCE N21°01'05"E 43.64 FEET; THENCE N72°41'17"W 139.67 FEET TO THE EASTERLY LINE OF 600 EAST; THENCE N30°58'56"E 54.46 FEET; THENCE S72°42'11"07"E 0.60 FEET; THENCE ALONG AN EXISTING FENCE LINE ON THE EASTERLY LINE OF 600 EAST THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: N30°45'07"E 585.00 FEET; THENCE N29°50'00"E 97.00 FEET; THENCE N31°13'00"E 508.00 FEET; THENCE N30°28'00"E 176.00 FEET; THENCE N31°57'00"E 118.00 FEET; THENCE N29°49'10"E 55.00 FEET; THENCE N31°05'E 108.00 FEET; THENCE N37°30'30"E 327.50 FEET; THENCE N89°11'31"E ALONG A FENCE LINE 11.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SR-165; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S0°49'29"E 134.52 FEET; THENCE N89°11'31"E 5.00 FEET; THENCE S0°49'29"E 1,830.70 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29.47+/- ACRES

civilsolutionsgroupinc.



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CACHE RIDGE SUBDIVISION
PRELIMINARY PLAT
500 NORTH 600 EAST
HYRUM, UT

[illegible]

PROJECT #:	17076
DESIGN:	M. TAYLOR
REVIEW:	D. MACFARLANE
ISSUED:	12.21.2017

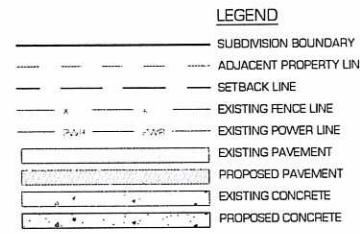


12/21/2017

EXISTING CONDITIONS

C-101

SCALE: 1"=60'



SHEET GENERAL NOTES:

1. CURRENT ZONE: R-2
2. ZONING CODE:
 - 2.1. MINIMUM LOT SIZE = 9,900 SQ FT
 - 2.2. MINIMUM FRONTAGE AT SETBACK= 82.5 FT
 - 2.3. FRONT SETBACK = 25FT
 - 2.4. REAR SETBACK = 30FT
 - 2.5. SIDE SETBACK = 8FT & 10FT (EITHER SIDE)
3. PUBLIC UTILITY EASEMENTS (PUE's) SHALL BE PROVIDED ON ALL SIDES OF ALL LOTS, WITH 10-FT EASEMENTS FRONTING RIGHTS-OF-WAY AND 5-FT EASEMENTS ON ALL OTHER SIDES.
4. THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. NO PHASING SEQUENCE IS PROPOSED OR ANTICIPATED.
5. FENCING: THESE LOTS WITH SIDE OR REAR YARDS FACING 600 EAST SHALL INSTALL A 6-FT TALL PRIVACY FENCE ALONG THE CITY RIGHT-OF-WAY NOT TO OBTAINING OCCUPANCY.
6. THE PROPOSED DEVELOPMENT IS NOT A PLANNED-UNIT DEVELOPMENT (PUD).
7. NO COCCES, COVENANTS & RESTRICTIONS (CC&RS) ARE PROPOSED AS PART OF THIS SUBDIVISION.
8. NO PUBLIC OPEN SPACES ARE BEING PROPOSED AS PART OF THIS PROJECT.
9. NO ACCESS IS PROPOSED TO/ FROM THE UDOT RIGHT-OF-WAY.
10. PLAN PROTECTING RESIDENTS FROM OPEN WATER IN CAMP HOLLOW CREEK: THE ENTIRETY OF THE SUBDIVISION FRONTING THIS CREEK WILL BE CONTAINED WITHIN A PRIVATE SINGLE LOT, LOT #17, NO PUBLIC ACCESS WILL BE GRANTED TO THIS STREAM FRONTAGE. IT WILL BE THE DUTY OF THE OWNER OF LOT #17 TO PROVIDE SUFFICIENT ON-SITE SAFETY FOR HIM OR HERSELF AND THEIR GUESTS.
11. PROPOSED UTILITY INFORMATION CAN BE SHOWN ON C-103 (UTILITY PLAN).
12. PROPOSED AND EXISTING CONTOURS ARE SHOWN ON PLAN. SEE SHEET C-104 FOR PROPOSED ROADWAY SLOPES AND PROFILES.
13. ALL CONTOURS ARE SHOWN AT 2-FT INTERVALS.

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PRELIMINARY PLAT
500 NORTH 600 EAST
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[illegible]

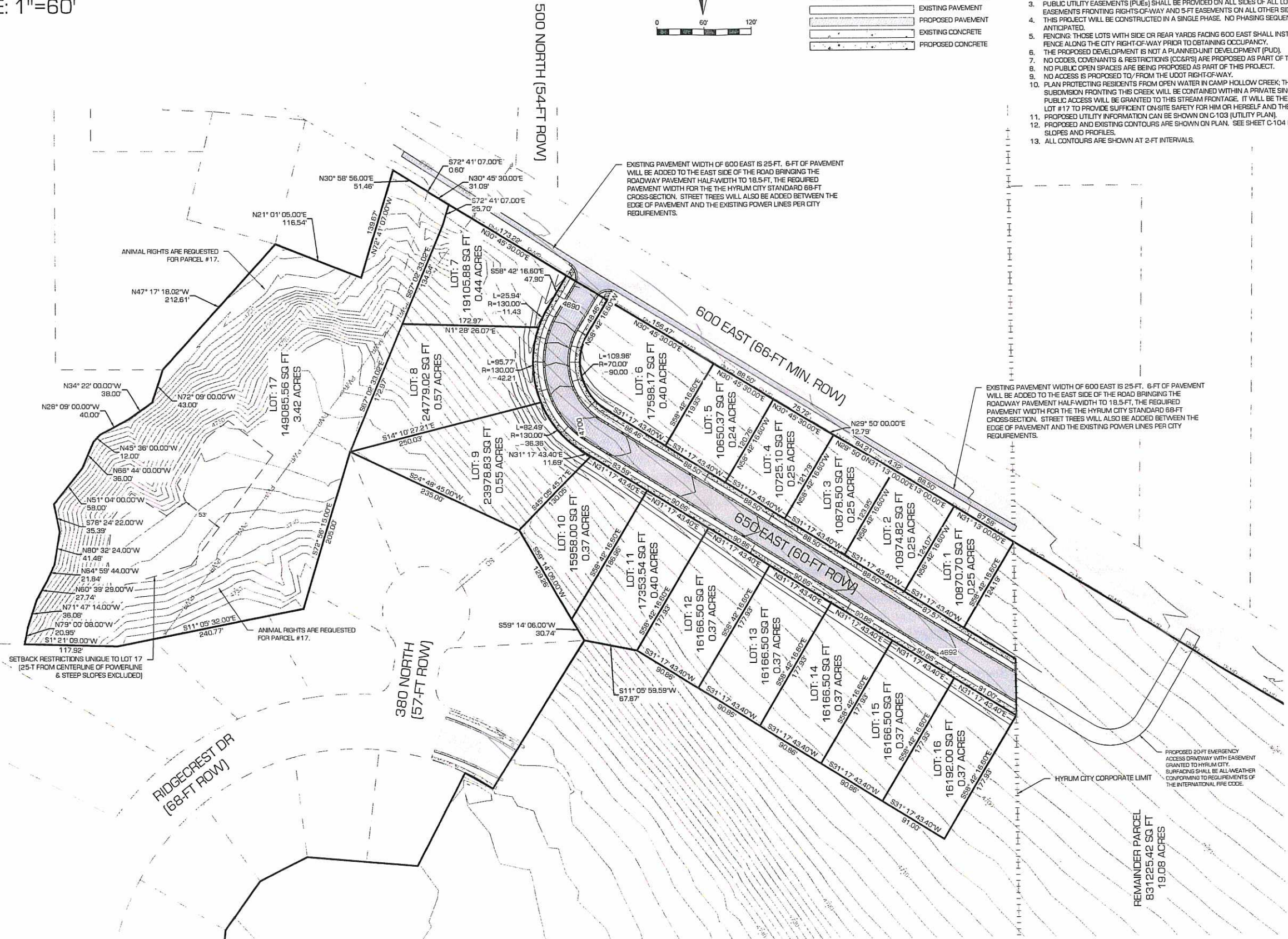
PROJECT #:	17076
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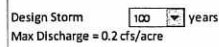
PROPOSED CONDITIONS

C-102



— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

SCALE: 1"=60'

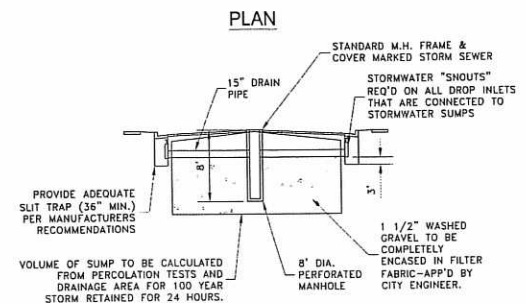


Required Storage Volume Retention:	7,149 Cubic Feet
Storage Volume Provided*:	7,345 Cubic Feet

Design Storm years
Max Discharge = 0.2 cfs/acre

Required Storage Volume Retention:	1,809 Cubic Feet
Storage Volume Provided*:	1,899 Cubic Feet

— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING



GRAVEL SUMP



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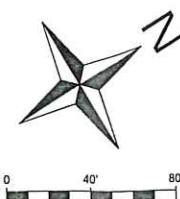
PROJECT #:	17076
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REVIEW:	D. MACFARLANE
ISSUED:	1221.2017



UTILITY PLAN

C-103

SCALE: 1"=40'



- LEGEND**
- _____ SUBDIVISION BOUNDARY
- _____ ADJACENT PROPERTY LINE
- _____ SETBACK LINE
- _____ EXISTING FENCE LINE
- _____ EXISTING POWER LINE
- _____ EXISTING PAVEMENT
- _____ PROPOSED PAVEMENT
- _____ EXISTING CONCRETE
- _____ PROPOSED CONCRETE

SHEET GENERAL NOTES:

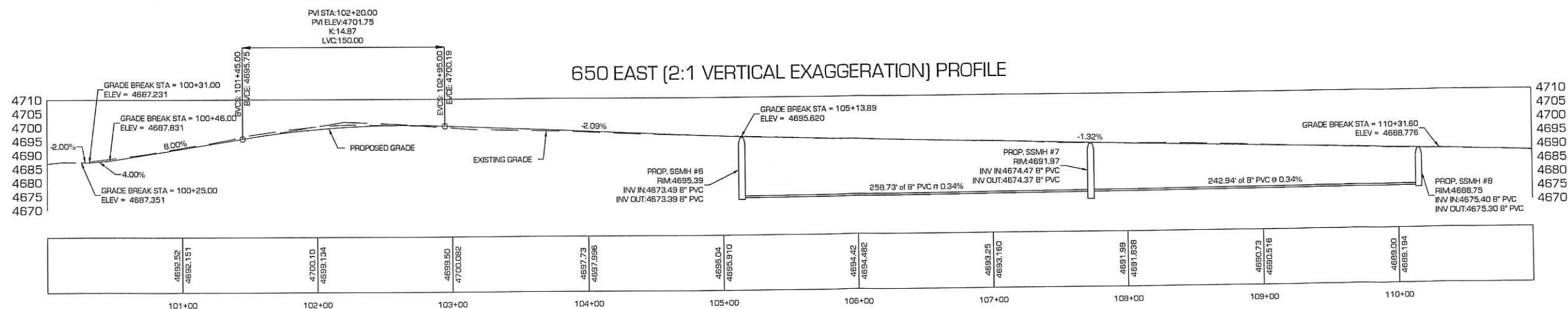
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2. ALL CONTOURS ARE SHOWN AT 2-FT INTERVALS.

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ROADWAY PROFILES

C-104