

PRLIMINARY PLAT
AUBURN HILLS SUBDIVISION
~600 SOUTH 800 EAST
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2016

Zoning:
OK R-1

Utilities:

Stubbed in at Glenwood Drive. This will work for the first three phases. The remaining phases will require connections from the Rolling Hills Subdivision. They also will need to extend the culinary water line down the highway. This will be needed for future growth and to meet fire flow requirements.

Roads:

600 South will be a 68-foot ROW. Other roads will be 60-foot ROW's. UDOT has approved the shown location for access. We had talked about the possibility of connecting 700 South to 600 South. In discussing this with the street department they felt it best not to create an unusual intersection. They also wanted to see 600 south remain a straight through street. Also they felt that 700 South has enough room to continue almost straight past the ponds. This road will be needed as a connector road for future growth to the south.

Other:

They are not asking for preliminary plat approval for the whole property at this time. They have excluded about 14 acres from what is in the Concept Plan. The project should still work as a stand-alone development as proposed in the preliminary plat. There is a power line and city irrigation pipes that run down the west end of the property that have required the fifteen-foot easement on this property. Another easement will be required when Rolling Hills builds up to the West boundary of this subdivision. These easements will need to be protected. No structures allowed on the easement. We also may want to add a minimum setback for a house off of the easement to give more protection if a water line where to ever break in this area. Also the lots backing on to Highway 165 will face the highway with rear garage entry. The city engineer has reviewed and approved this plat with the addition of the 10" water main down the Highway, Storm water calculations provided, and highway access permit completed before Final Plat is approved.



AUBURN HILLS PRELIM
PART OF THE NORTH EAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
600 SOUTH, 800 EAST
HYRUM, UTAH
PRELIMINARY PLAT
NORTH



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

LEGEND

- SUBDIVISION
BOUNDARY LINE
 LOT LINES
 ROAD

NOTES

1. OWNER/DEVELOPER:
AUBURN HILLS LLC.
601 WEST 1700 SOUTH SUITE A
LOKAN, UTAH
435-755-7080
2. ZONING- R-1 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES-44.20 (30.11 TO BE DEVELOPED)
NUMBER OF LOTS- 86
UNITS PER ACRE- 2.86
MIN. LOT SIZE: 10,800 S.F.
OPEN SPACE: 0.0 ACRES
DEDICATED ROADS: 8.06 ACRES
4. SETBACKS
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR - 30 FT
CORNER LOTS - 25 FT
5. PUBLIC UTILITY EASEMENTS-UNLESS OTHERWISE NOTED
FRONT AND REAR - 10 FT
SIDEYARD - 5 FT
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT
ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH #4 @ 27"X17 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 SIGNAGE 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. THE DESIGN SHALL BE SUBJECT TO THE NORMAL EVERYDAY SOUNDS, DOORS, SIGHTS,
EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL
LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH
LIVESTOCK.
10. PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON
THE SITE.
11. NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
12. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS

LEGAL DESCRIPTION

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

Commencing at the East Quarter Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian thence S89°54'06"W 34.50 feet to the POINT OF BEGINNING monumented with a JSH rebar and running thence S 89°54'06" W 502.81 feet; thence along the centerline of the Hyrum Canal the next five courses:

- 1) thence N 58°34'26" W 99.75 feet;
- 2) thence N 52°35'12" W 145.11 feet;
- 3) thence N 55°32'14" W 295.57 feet;
- 4) thence N 57°34'06" W 134.46 feet;
- 5) thence N 54°32'24" W 276.27 feet;

thence N 00°31'42" E 1,119.16 feet to the Northwest Corner of Lot 35,
Continental Park Subdivision, Phase 2;

thence N 89°51'52" E 439.94 feet to the Southeast Corner of Lot 25,

thence N 89°59'17" E 845.03 feet along the south line of Continental Park

Subdivision, Phase 3 to the west right of way line of Highway 165;ps
thence along said west right of way line the next four courses:

- 1) thence S 00°23'52" W 2.01 feet;
- 2) thence S 00°01'04" E 319.01 feet;
- 3) thence S 00°28'20" W 1,007.00 feet;
- 4) thence S 00°17'22" W 331.30 feet to the point of beginning, containing 44.23 acres.

REVISION	
DATE	BY

**AE ALLIANCE CONSULTING
ENGINEERS**

150 EAST 200 NORTH SUITE
LOGAN, UTAH 84321

PRELIMINARY PLAT
AUBURN HILLS SUBDIVISION

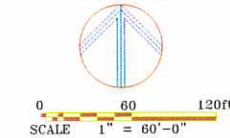
PART OF THE NORTH EAST QUARTER OF SECTION 1
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
600 SOUTH, 800 EAST
HYRUM, UTAH

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 7-201
	APPROVED BY: BL	DWG DATA: prelim.DWG	

SHEET 2 OF 4

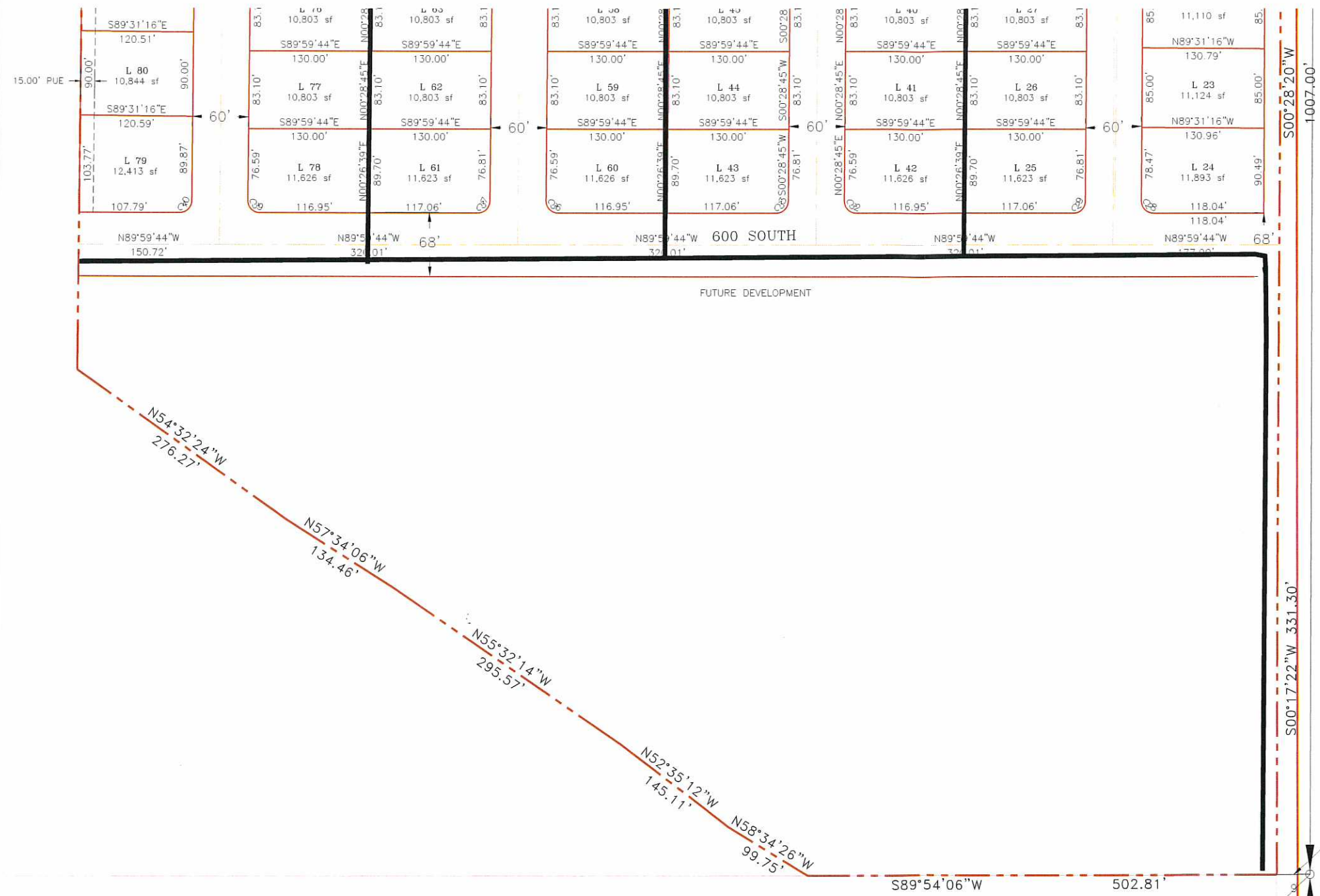


AUBURN HILLS PRELIM
PART OF THE NORTH EAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
600 SOUTH, 800 EAST
HYRUM, UTAH
PRELIMINARY PLAT
NORTH



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINES
 - ROAD C

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C10	21.36	120.00	10°11'57"	21.33	N81°33'12"E
C11	66.22	280.00	13°33'03"	66.07	S83°13'44"W
C12	26.70	150.00	10°11'57"	26.67	N81°33'12"E
C13	70.95	300.00	13°33'03"	70.79	S83°13'44"W
C14	22.04	180.00	10°11'57"	22.00	N81°33'12"E
C15	27.23	150.00	104°10'31"	23.64	N51°32'01"W
C16	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C17	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C18	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C19	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C20	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C21	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C22	70.23	60.00	67°03'49"	66.29	N84°28'54"W
C23	17.91	20.00	51°19'04"	17.32	N64°20'44"E
C24	24.40	60.00	23°18'00"	24.23	S50°20'12"W
C25	63.09	60.00	68°14'55"	60.23	N20°49'32"W
C26	17.91	20.00	51°19'04"	17.32	S26°08'16"W
C27	44.50	60.00	42°29'53"	43.49	N30°32'52"E
C28	20.53	13.00	90°28'29"	18.46	S44°45'30"E
C29	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C30	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C31	20.31	13.00	89°31'32"	18.31	S45°14'30"W
C32	20.53	13.00	90°28'29"	18.46	S44°45'30"E
C33	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C34	5.43	120.00	2°35'31"	5.43	S00°49'01"E
C35	20.31	13.00	89°31'31"	18.31	S45°14'30"W
C36	20.53	13.00	90°28'29"	18.46	S44°45'30"E
C37	20.31	13.00	89°31'31"	18.31	N45°14'30"E
C38	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C39	20.53	13.00	90°28'29"	18.46	S44°45'30"E
C40	20.31	13.00	89°31'32"	18.31	N45°14'30"E
C41	78.65	180.00	25°02'05"	78.02	S36°18'33"E
C42	76.25	180.00	24°16'15"	75.68	S11°39'23"E
C43	115.91	120.00	55°20'26"	111.45	S29°46'59"E
C44	151.67	150.00	57°55'57"	145.29	S28°29'14"E
C45	73.32	180.00	23°20'22"	72.82	S73°19'33"E
C46	28.91	180.00	9°12'09"	28.88	S62°03'17"E
C47	68.16	120.00	32°32'31"	67.24	S73°43'28"E
C48	85.19	150.00	32°32'31"	84.05	S73°43'28"E
C49	20.53	13.00	90°28'29"	18.46	N44°45'30"W
C50	20.31	13.00	89°31'32"	18.31	N45°14'30"E
C51	20.31	13.00	89°32'01"	18.31	N45°14'45"E
C52	20.53	13.00	90°27'59"	18.46	S44°45'15"E



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 AUBURN HILLS SUBDIVISION.

IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS ____ DAY OF _____, 20__.



REVISION
DATE BY

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

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AUBURN HILLS SUBDIVISION**

PART OF THE NORTH EAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
600 SOUTH, 800 EAST
HYRUM, UTAH

SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 7-2016
APPROVED BY: BL		DWG DATA: prelim DWG	

Perimeter fencing/walls
left to individual lot owners

Tie to future
utilities from
Rolling Hills Subdivision

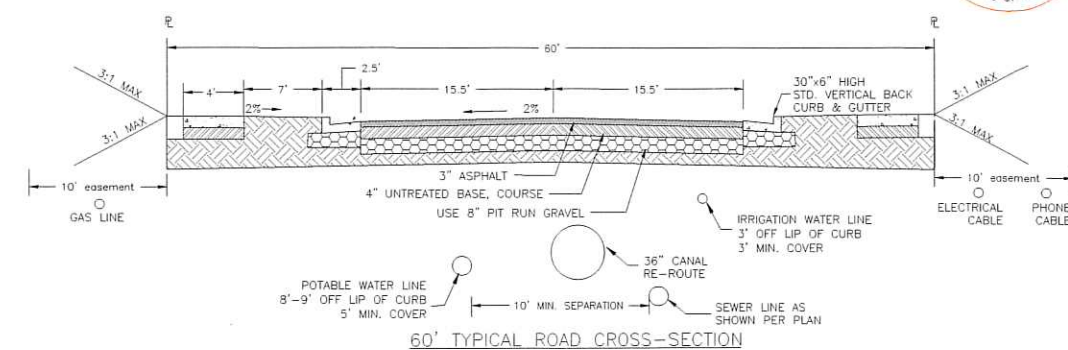
The site plan for the Rolling Hills Subdivision shows a grid of lots, with roads and utilities clearly marked. The plan includes a north arrow and a scale bar. The roads are labeled with their names and the utilities are labeled with their types and sizes. The plan also shows the location of the perimeter fencing/walls, which are left to individual lot owners. The plan is a detailed technical drawing that provides a clear and concise overview of the subdivision.

Perimeter fencing/walls
left to individual lot owners

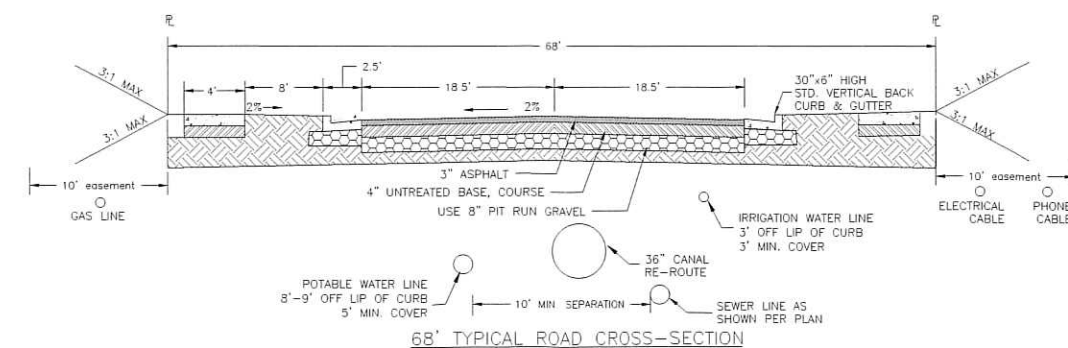
Tie to future
utilities from
Rolling Hills Subdivision

SUBDIVISION
 BOUNDARY LINE
 EXISTING WATER
 EXISTING SEWER
 EXISTING IRRIGATION
 PROPOSED SEWER
 PROPOSED WATER
 PROPOSED STORM
 PROPOSED IRRIGATION
 PROPOSED FLOW DIRECTION
 EXISTING POWER
 EXISTING FENCE
 EXISTING 1' CONTOUR
 EXISTING 5' CONTOUR
 EXISTING ASPHALT

REGISTERED PROFESSIONAL ENGINEER
NO. 368590
ADAM V.
MACKELRANG
8-23-2016
STATE OF UTAH



60' TYPICAL ROAD CROSS-SECTION



68' TYPICAL ROAD CROSS-SECTION

REVISION			ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321				
DATE	BY						
PRELIMINARY PLAN AUBURN HILLS SUBDIVISION			PART OF THE NORTH EAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 600 SOUTH, 800 EAST HYRUM, UTAH				
SCALE:	AS NOTED	DRAWN BY:	AM	CHECKED BY:	AM	DATE:	7-2016
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SHEET 4 OF 4