

PRILIMINARY PLAT
ELK MOUNTAIN PUD
~1300 EAST 400 SOUTH
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2016

Utilities:

Stubbed at several streets. They loop throughout the PUD. They will need to tie the Irrigation into the line on Hammer Road. The culinary line will need to be brought down Hammer Road.

Roads:

The main roads will be 68' ROW and secondary streets 60' ROW.

Storm Water:

Sumps will be constructed. This area has great drainage and sumps have been working well.

Landscaping:

A landscaping plan is enclosed. We should put a timetable on the requirements for playground/landscaping in the existing storm water pond and entry sign improvements.

Buildings:

Building elevation proposals are enclosed.

Other:

The city engineer has reviewed. CC&R's will be needed for final plat. If you have any specific requirements you would like to see this would be the time to make those recommendations.

ELK MOUNTAIN
PART OF THE NORTH EAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SAL LAKE BASE AND MERIDIAN
400 SOUTH, 1300 EAST
HYRUM, UTAH
PRELIMINARY PLAT
NORTH



0 100 200ft.
SCALE 1" = 100'-0"

LEGEND
SUBDIVISION
BOUNDARY LINE
LOT LINES
ROAD

NOTES:

- OWNER/DEVELOPER:
ELK MOUNTAIN LLC
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
- ZONING- R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES- 79.91
CURRENTLY UNPLATTED ACRES- 66.42
NUMBER OF NEW LOTS- 107
NUMBER OF NEW "FOR SALE" TOWNHOUSES- 54
NUMBER OF NEW "FOR RENT" TOWNHOUSES- 150
NUMBER OF NEW TWIN HOME LOTS- 12
NUMBER OF NEW "FOR RENT" RETIREMENT TOWNHOUSES- 12
TOTAL NEW UNITS- 335
TOTAL EXISTING UNITS- 66
TOTAL UNITS PER ACRE- 5.01
MIN. LOT SIZE- 5,069 S.F.
TOTAL OPEN SPACE- 13.58 ACRES
- SETBACKS
FRONT - 25 FT
SIDE - 5 & 5 FT (ON LOTS 70-81 THERE IS A SHARED ZERO SETBACK SIDE YARD BETWEEN EVERY OTHER LOT)
REAR - 25 FT
CORNER LOTS - 25 FT (DRIVEWAY) - 20 FT (NON-DRIVEWAY)- PUBLIC UTILITY EASEMENTS- UNLESS OTHERWISE NOTED
FRONT AND REAR - 10 FT
SIDEYARD - 5 FT (EXCEPT ON LOTS 70-81)
- TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
- 5/8" REBAR WITH CAPS 275817 SET AT ALL REAR AND INTERIOR 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.
- 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.
- PER THE UTAH WATER RIGHTS WEBSITES THERE ARE NO WELLS WITHIN 1000'.
- PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
- NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
- EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.

LEGAL DESCRIPTION

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

Beginning at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Coche County Brass Cap dated 1973 and running

thence S 00°25'22" E 1,322.85 feet along the east line of the Northeast Quarter of said Section 10;
thence N 89°58'58" W 2,636.33 feet to the Quarter Section Line;
thence N 00°01'51" W 1,322.39 feet along the Quarter Section Line to the North Quarter Corner of said Section 10 monumented with a Foresight Rebar;
thence S 89°59'31" E 2,627.28 feet along the north line of the Northeast Quarter of said Section 10 to the point of beginning.

Less:
Elk Mountain Phase 1 Plat 1-A recorded under Entry No. 972302 on May 22, 2008.

Less:
Elk Mountain Phase 1 Plat 1-B-1 recorded under Entry No. 1034617 on December 8, 2010.

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

PRELIMINARY PLAT
ELK MOUNTAIN

PART OF THE NORTH EAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SAL LAKE BASE AND MERIDIAN
400 SOUTH, 1300 EAST
HYRUM, UTAH

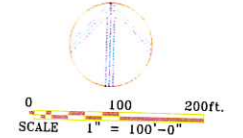
DRAWN BY: AM CHECKED BY: AM DATE: 7-2016
APPROVED BY: BL DWG DATA: prelim DWG

SHEET 2 OF 3



ELK MOUNTAIN
 PART OF THE NORTH EAST QUARTER OF SECTION 10
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SAL LAKE BASE AND MERIDIAN
 400 SOUTH, 1300 EAST
 HYRUM, UTAH
PRELIMINARY PLAN

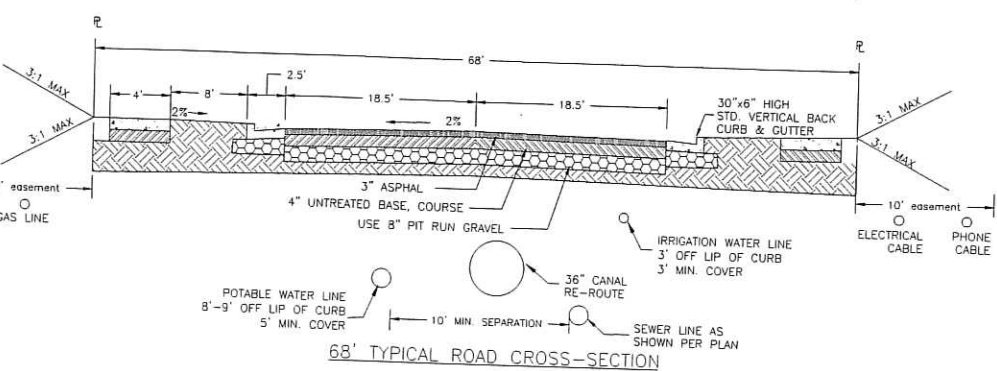
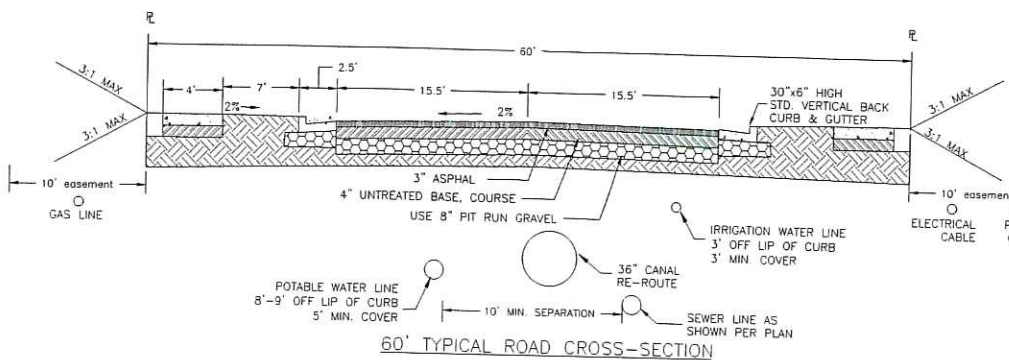
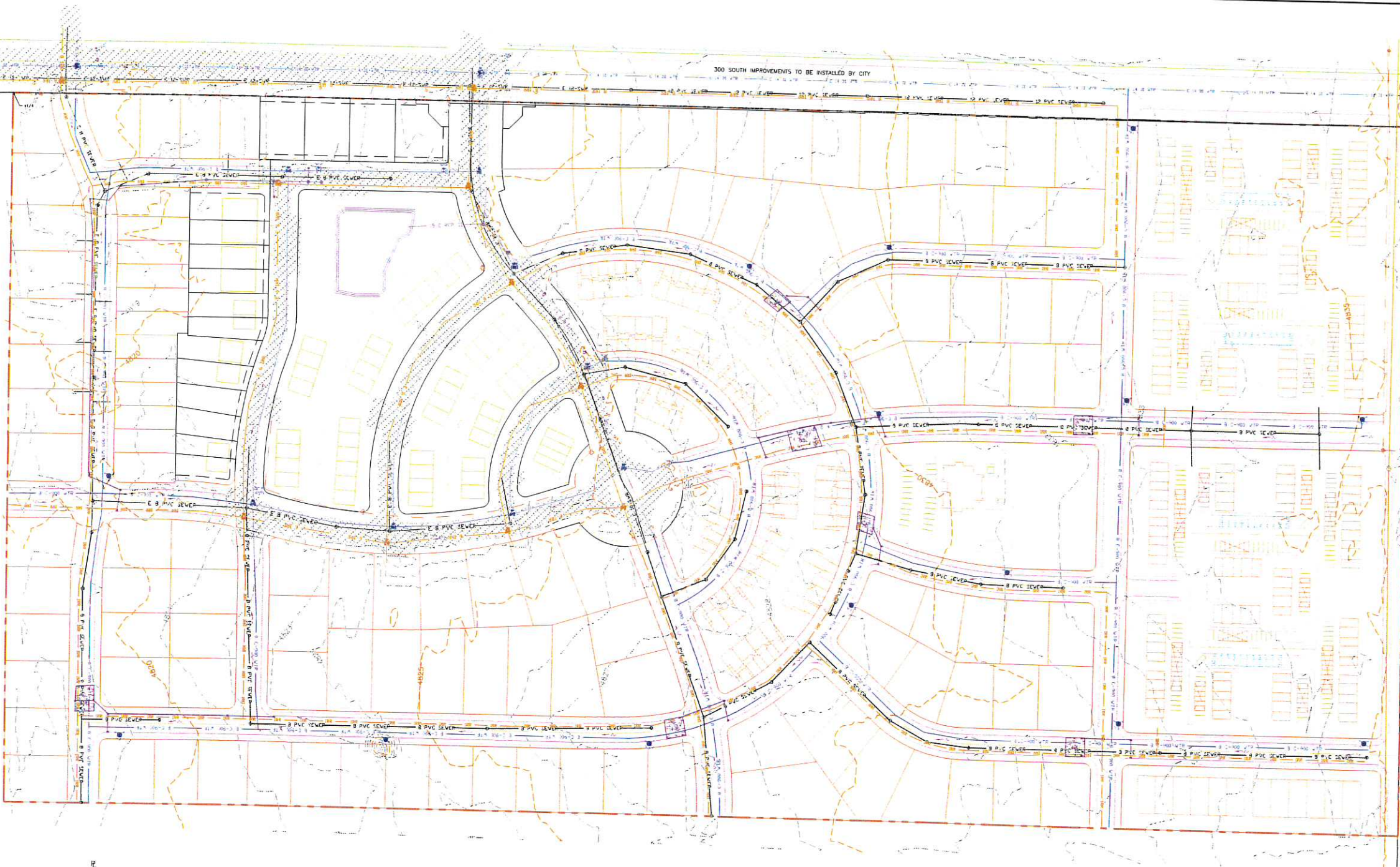
NORTH



LEGEND

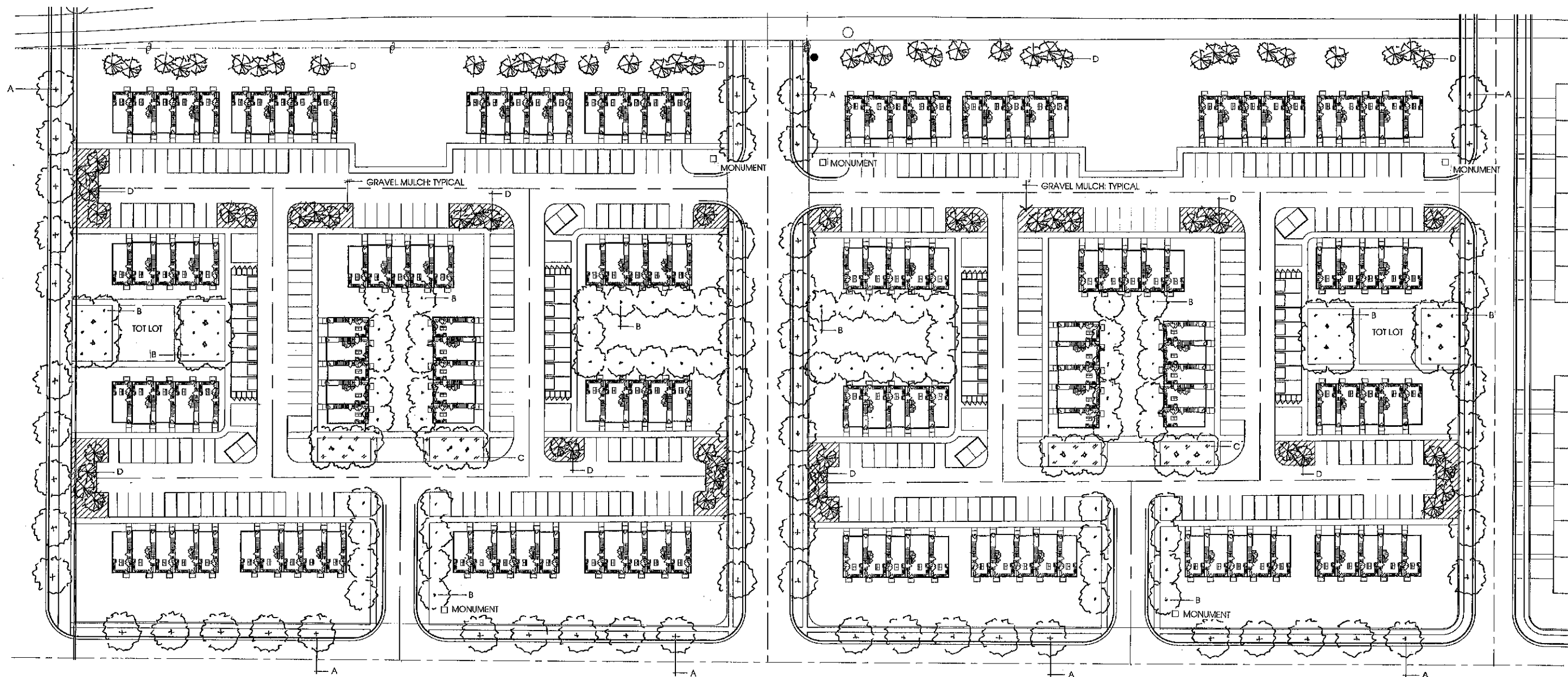
- SUBDIVISION BOUNDARY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING IRRIGATION
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED IRRIGATION
- PROPOSED FLOW DIRECTION
- EXISTING POWER
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING ASPHALT

AS MOST STORM WATER WILL BE RETAINED IN SUMPS LOCATED IN THE ROADS AND WILL NOT AFFECT THE DESIGN OF THE LOTS, NO STORM WATER CALCULATIONS HAVE BEEN PROVIDED AT THIS TIME. CALCULATIONS WILL BE PROVIDED WITH EACH PHASE DURING FINAL PLATTING. THE LOTS WEST OF ELK MOUNTAIN PHASE 1 WERE ORIGINALLY INCLUDED IN THE CALCULATION FOR THE EXISTING RETENTION POND WITHIN PHASE 1, AS SUCH THE STORM WATER FROM 1170 EAST WILL CONTINUE TO FLOW TO THIS POND.



REVISION			
DATE	BY	DATE	BY

AE ALLIANCE CONSULTING ENGINEERS	
150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321	
PRELIMINARY PLAN	
ELK MOUNTAIN	
PART OF THE NORTH EAST QUARTER OF SECTION 10 TOWNSHIP 10 NORTH RANGE 1 EAST SAL LAKE BASE AND MERIDIAN 400 SOUTH, 1300 EAST HYRUM, UTAH	
SCALE: AS NOTED	DRAWN BY: AM
APPROVED BY: BL	CHECKED BY: AM
	DWG DATA: prelim.DWG
	DATE: 7-2016



Preliminary Plant List - Elk Mountain - Hyrum, Utah - Kartchner Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Celtis occidentalis	Common Hackberry	2" cal.
B	Formal Accent Trees	Fraxinus p.d. 'Summit'	Summit Seedless Ash	2" cal.
		Gleditsia t.l. 'Shademaster'	Shademaster Honey Locust	2" cal.
C	Formal Accent Trees	Crataegus phaenopyrum	Washington Thorn	2" cal.
		Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
D	Evergreen Trees	Pinus nigra	Austrian Pine	7 ft. tall
1	Tall Shrubs	Cornus stolonifera	Red-twig Dogwood	5 gal.
		Physocarpus monogyna	Mountain Ninebark	5 gal.
2	Medium Shrubs	Cornus alba 'Ballholic'	Ivory Halo Dogwood	5 gal.
		Pinus mugo mughus	Dwarf Mugo Pine	5 gal.
		Potentilla fruticosa	Shrubby Cinquefoil	5 gal.
		Prunus glandulosa	Dwarf Flowering Almond	5 gal.
		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	5 gal.
		Taxus baccata repandens	Spreading English Yew	5 gal.
3	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.

Landscape Tabulations

	Landscape Area	Trees Req'd	Deciduous trees req'd	Evergreen trees req'd
North Block	116,740 sq. ft.	116	82 85	34 42
South Block	114,958 sq. ft.	114	80 83	34 39

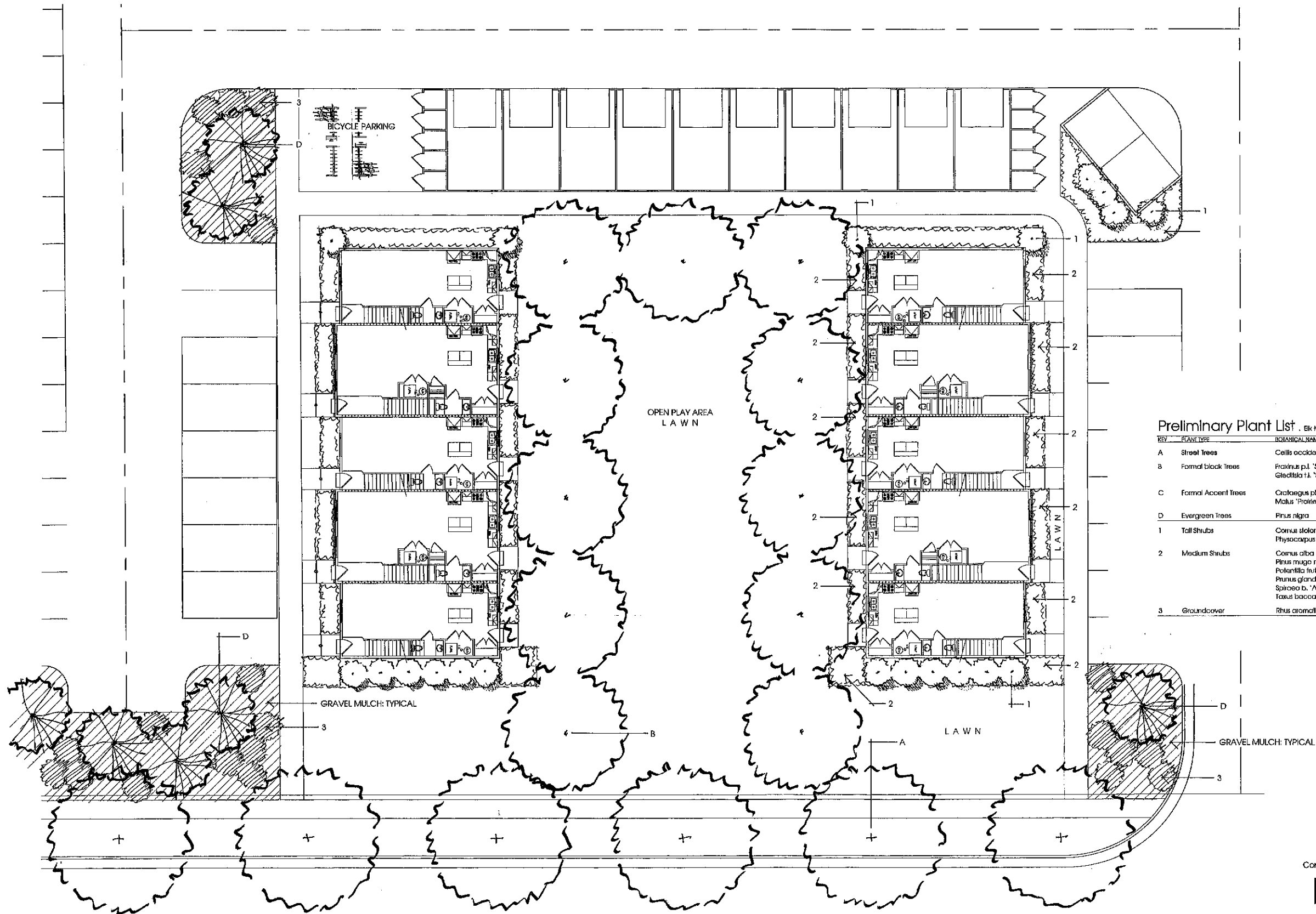


26 JULY 2016
Conceptual Planting Plan: FOR-RENT TOWN HOMES

ELK MOUNTAIN

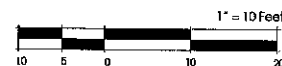
300 South and Hammer Road, Hyrum, Utah
Kartchner Homes - 601 West 1700 South - Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Midville, UT 84326 435.753.2953



Preliminary Plant List - Elk Mountain - Hyrum, Utah - Kartchner Homes

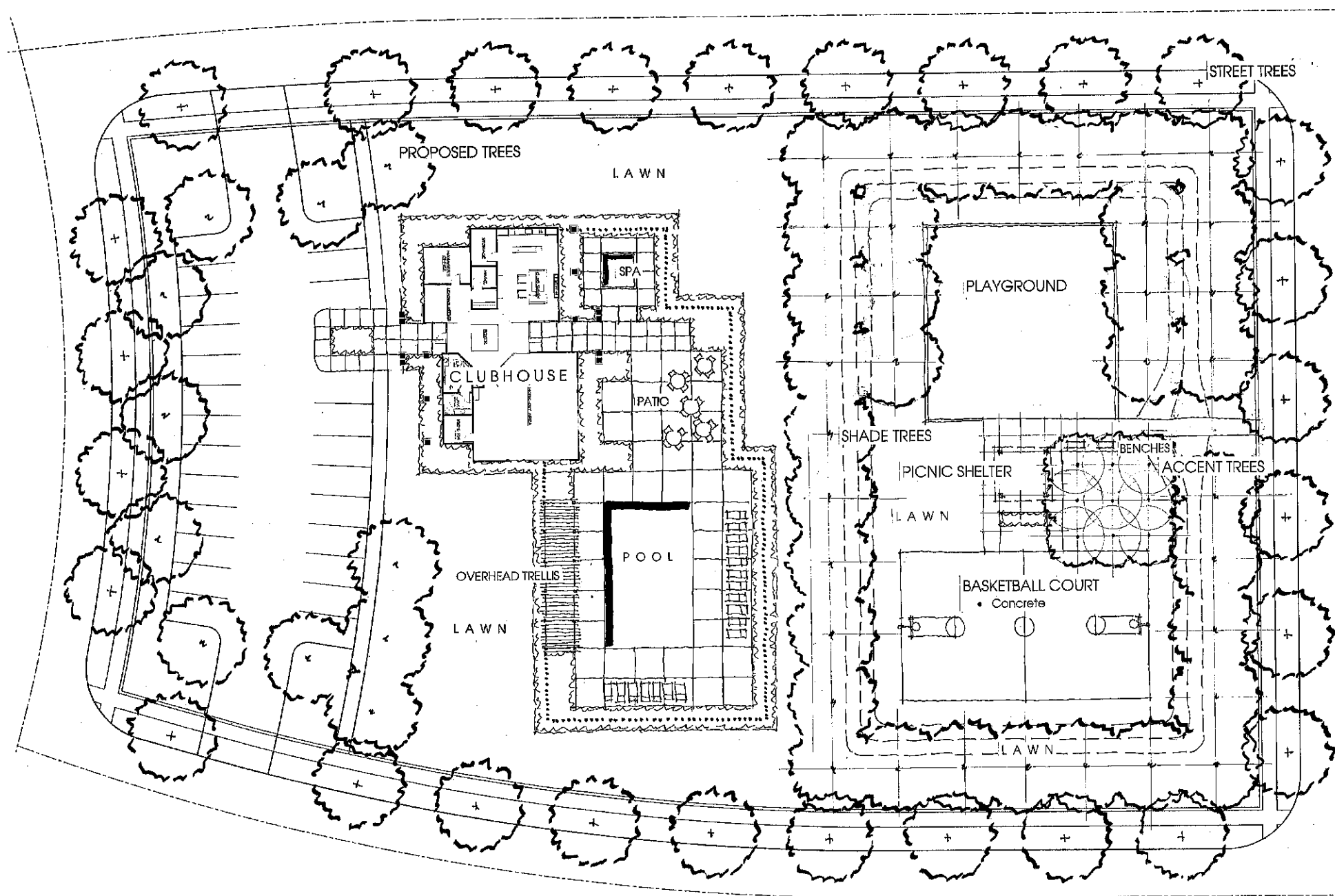
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	<i>Celtis occidentalis</i>	Common Hackberry	2" cal.
B	Formal back Trees	<i>Fraxinus p.l. 'Summit'</i> <i>Gleditsia t.l. 'Shademaster'</i>	Summit Seedless Ash Shademaster Honey Locust	2" cal. 2" cal.
C	Formal Accent Trees	<i>Crataegus phaenopyrum</i> <i>Malus 'Prairie Fire'</i>	Washington Thorn Prairie Fire Crabapple	2" cal. 2" cal.
D	Evergreen Trees	<i>Pinus nigra</i>	Austrian Pine	7 ft. tall
1	Tall Shrubs	<i>Cornus stolonifera</i> <i>Physocarpus monogyna</i>	Red-twig Dogwood Mountain Ninebark	5 gal. 5 gal.
2	Medium Shrubs	<i>Cornus alba 'Ballata'</i> <i>Pinus mugo mughus</i> <i>Potentilla fruticosa</i> <i>Prunus glandulosa</i> <i>Spiraea b. 'Anthony Waterer'</i> <i>Taxus baccata repandens</i>	Ivory Halo Dogwood Dwarf Mugo Pine Shrubby Cinquefoil Dwarf Flowering Almond Dwarf Red Spirea Spreading English Yew	5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 6 gal.
3	Groundcover	<i>Rhus aromatica 'Grow Low'</i>	Grow Low Sumac	1 gal.



27 JULY 2016
Conceptual Planting Plan: TYPICAL TOWN HOME BUILDING

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes - 601 West 1700 South - Logan, Utah

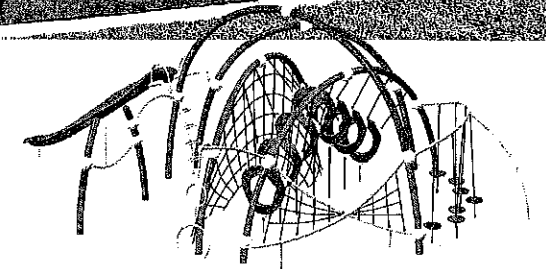
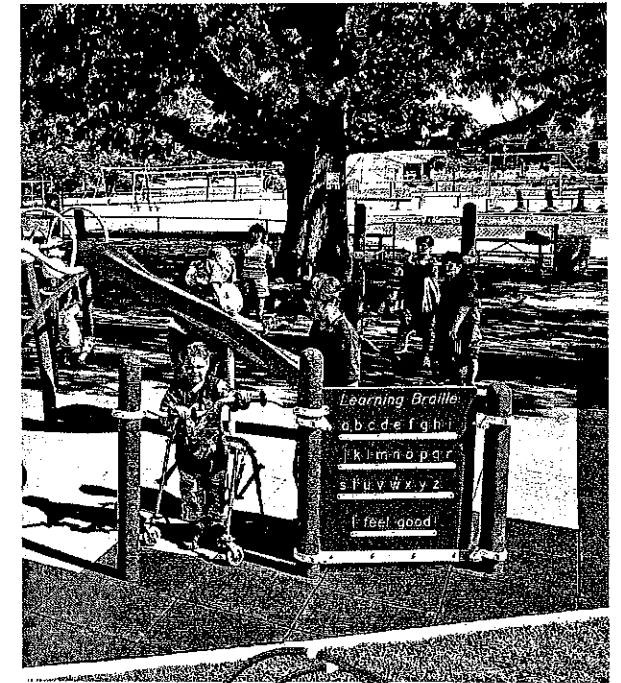
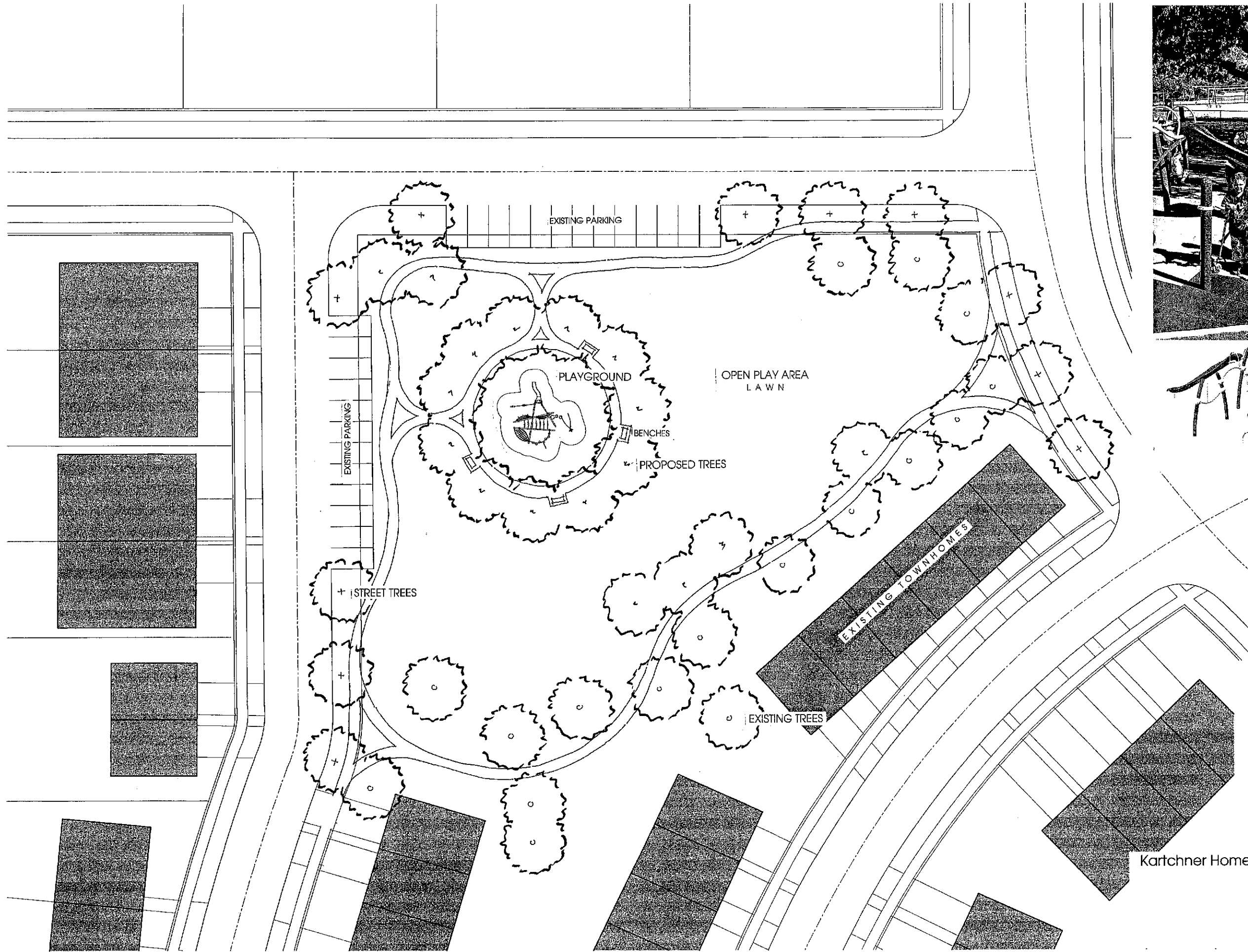


28 APRIL 2016
Concept Plan: CLUBHOUSE / PARK

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes, 601 West 1700 South, Logan, Utah

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18 APRIL 2016
Concept Plan: PARK

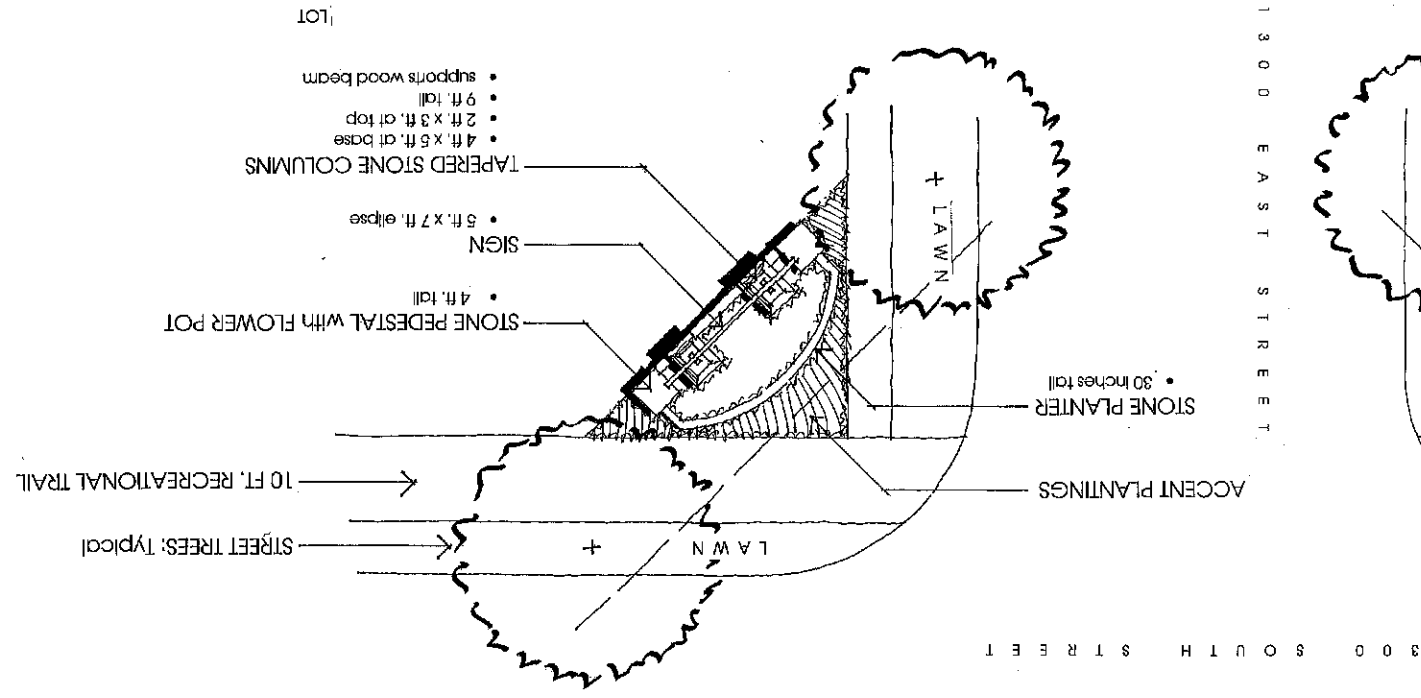
ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes . 601 West 1700 South . Logan, Utah

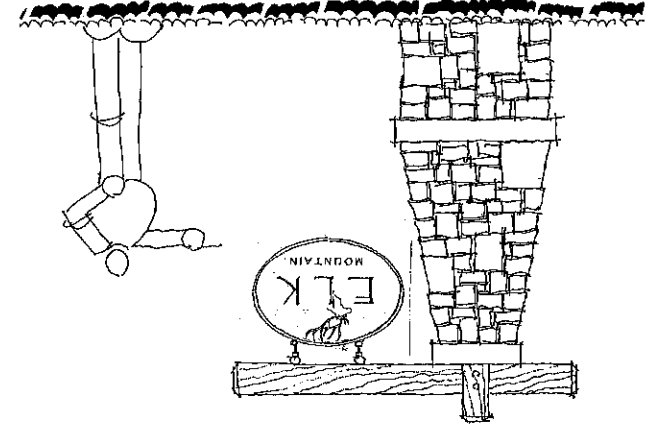
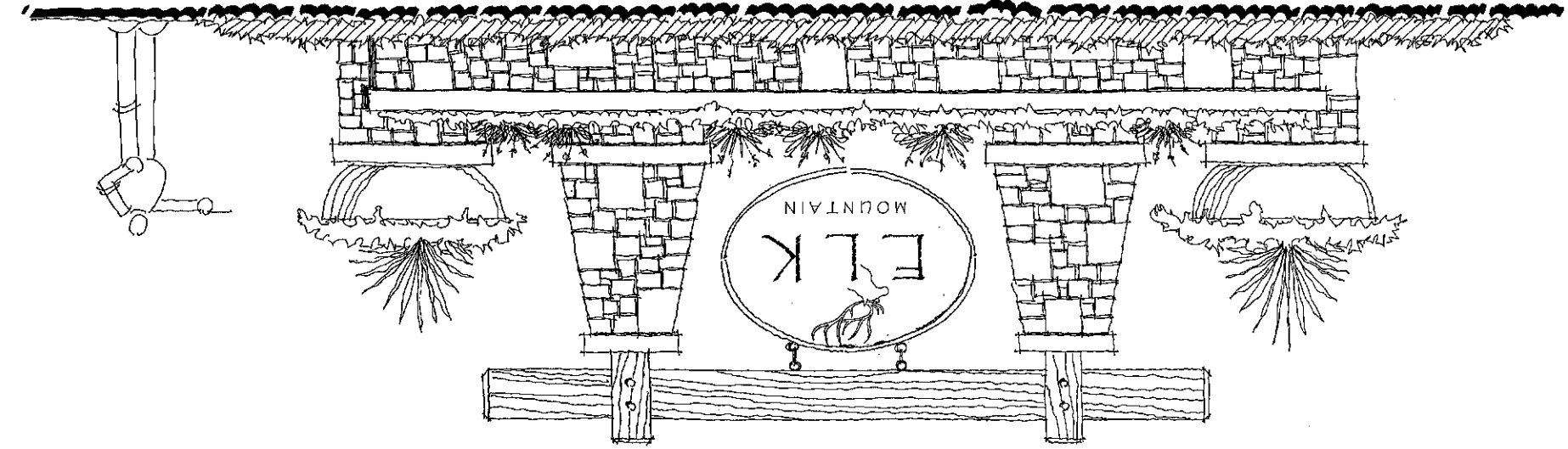


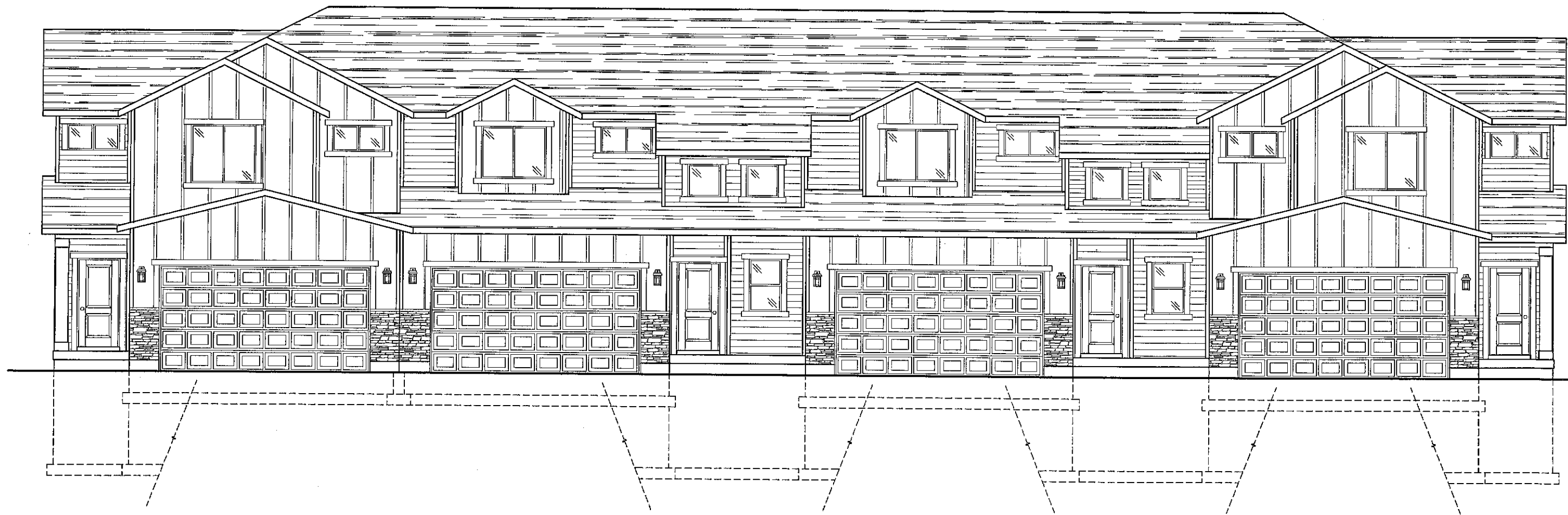
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ENTRY MONUMENT
PLAN
1" = 10 FEET





FRONT

ELEVATION

1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)
1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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ELEVATION

SHEET NAME

DRAWN BY: J.H.
DATE: 8-24-2018
REVISIONS:
1.
2.
3.

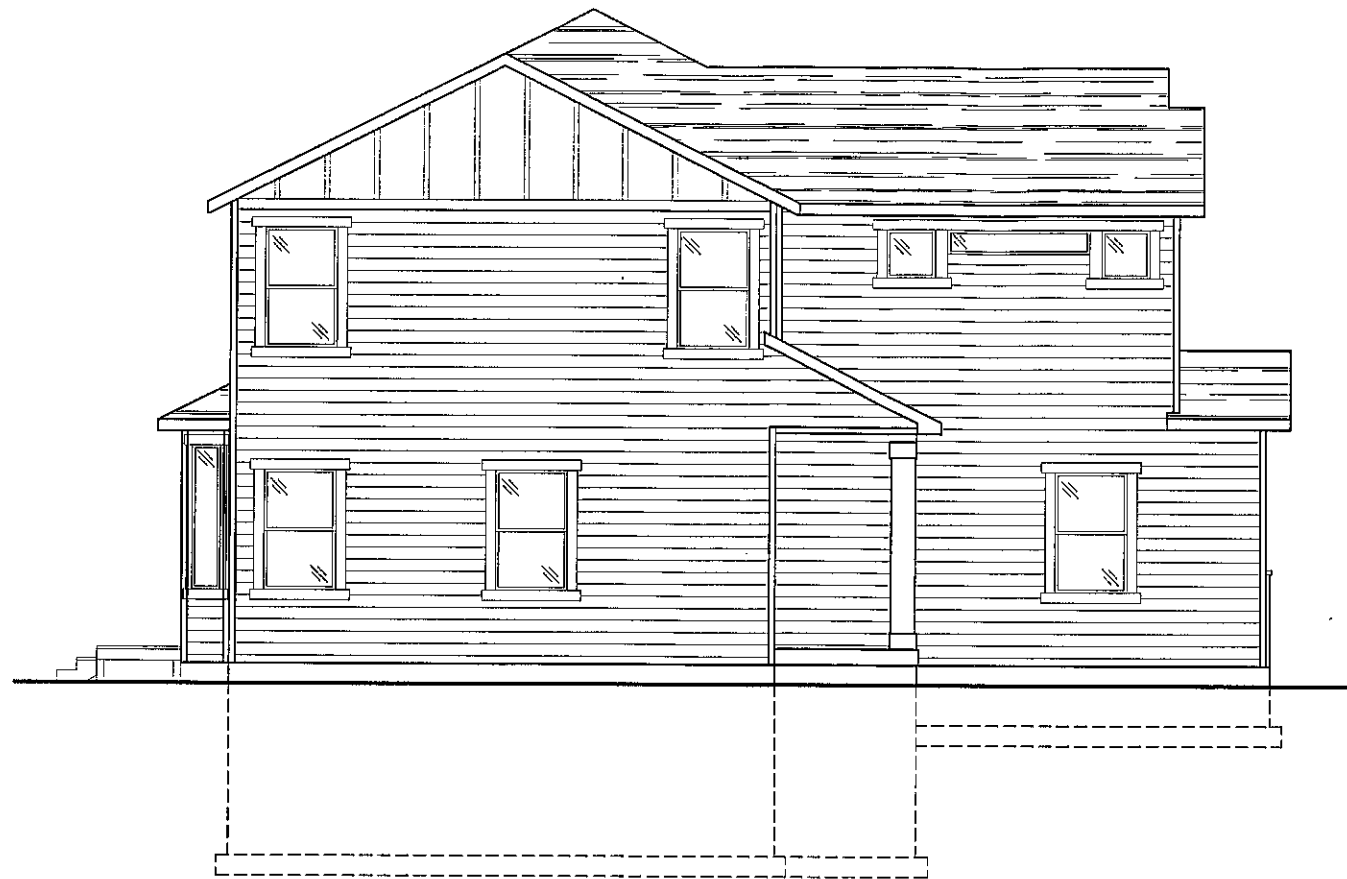
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ELK MOUNTAIN
4-FLX TOWNHOMES
HYRUM, UTAH

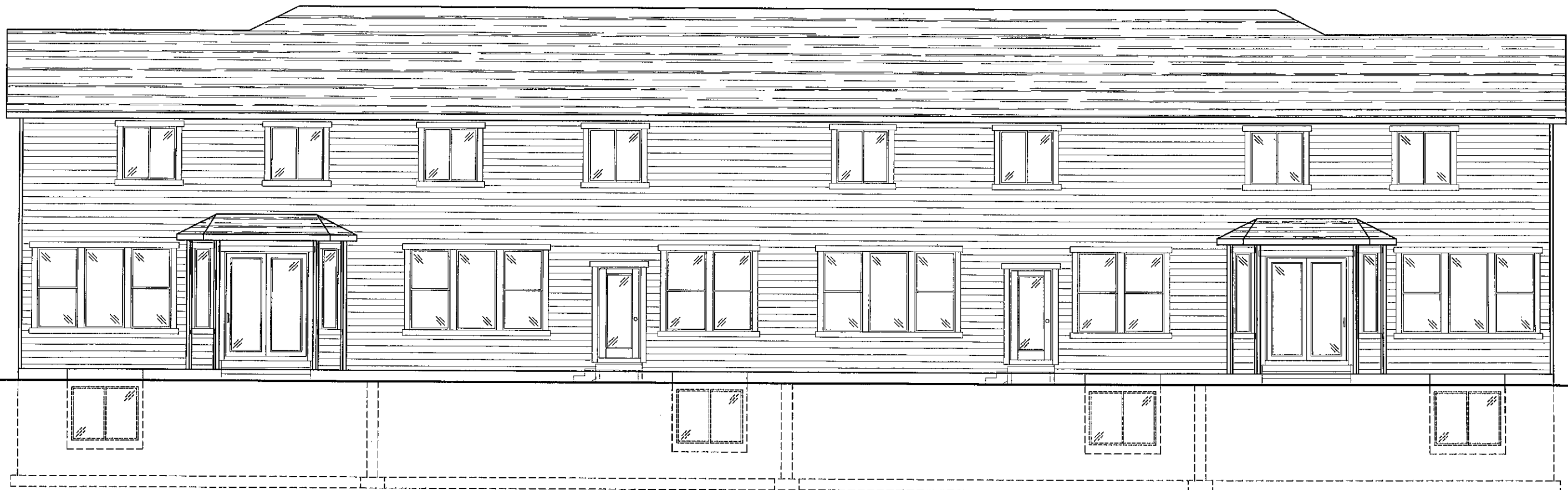
JOB:
ELK MTN.

SHEET NUMBER:

A1 / A2



SIDE



REAR

ELEVATION

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1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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ELEVATION

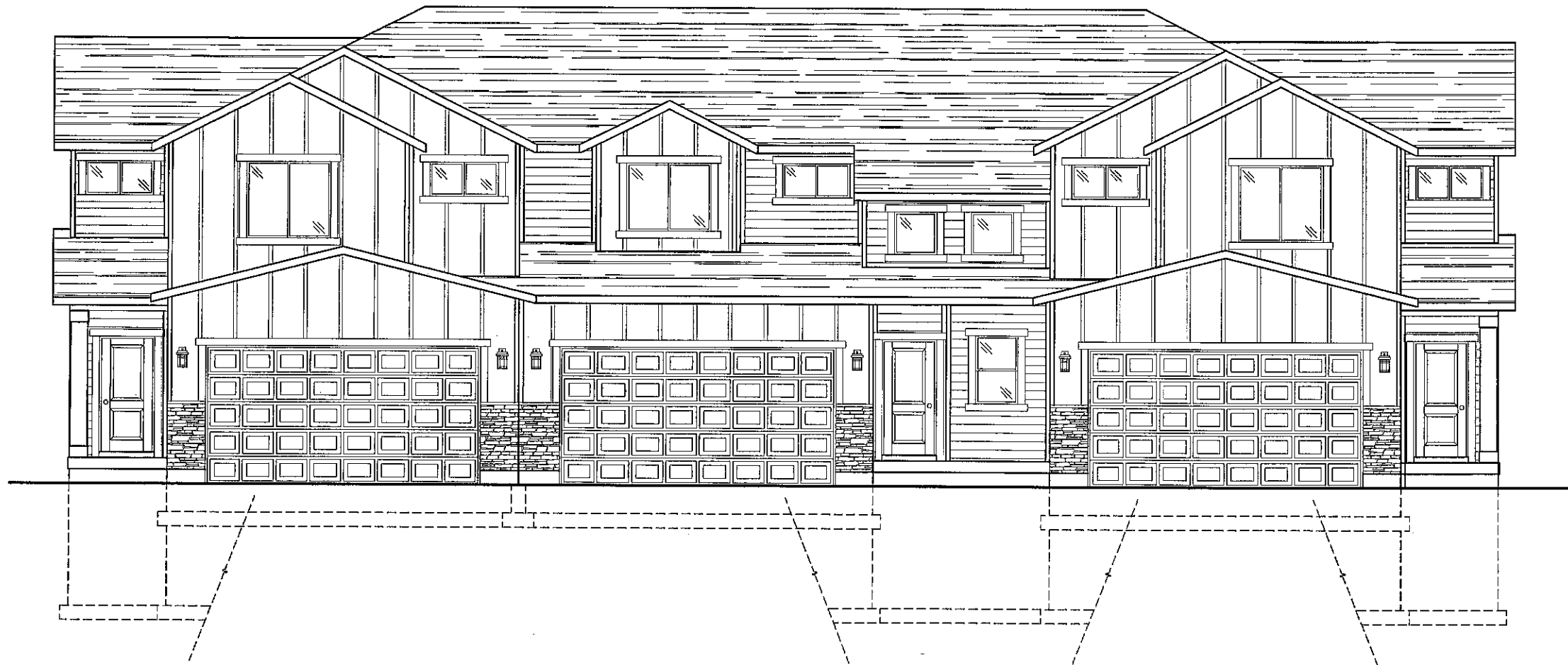
DRAWN BY: J.H.
DATE: 8-24-2016
REVISIONS:
1.
2.
3.

ADDRESS:

ELK MOUNTAIN
4-plex TOWNHOMES
HYRUM, UT 84307

JOB:
ELK MTN.

SHEET NUMBER:
A2 / A2



FRONT

ELEVATION

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ELEVATION

SHEET NAME

DRAWN BY:

J.H.

DATE:

8-24-2016

REVISIONS:

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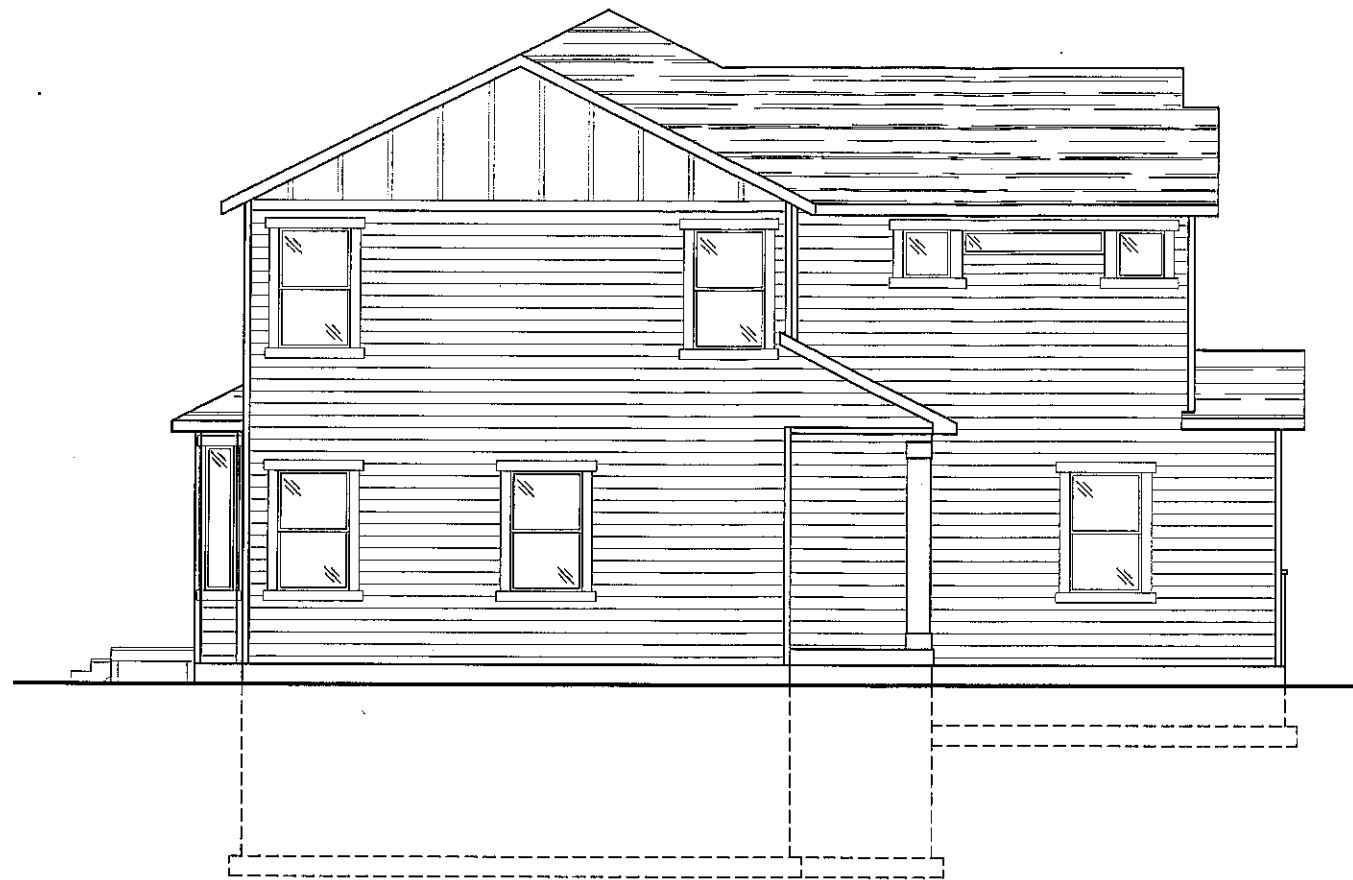
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3-FLX TOWNHOMES
HYRUM, UTAH

JOB:

ELK MTN.

SHEET NUMBER:

A1 / A2



SIDE



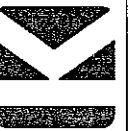
REAR

ELEVATION

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ELEVATION

SHEET NUMBER

DRAWN BY:

J.H.

DATE:

8-24-2018

REVISIONS:

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2.

3.

ADDRESS:

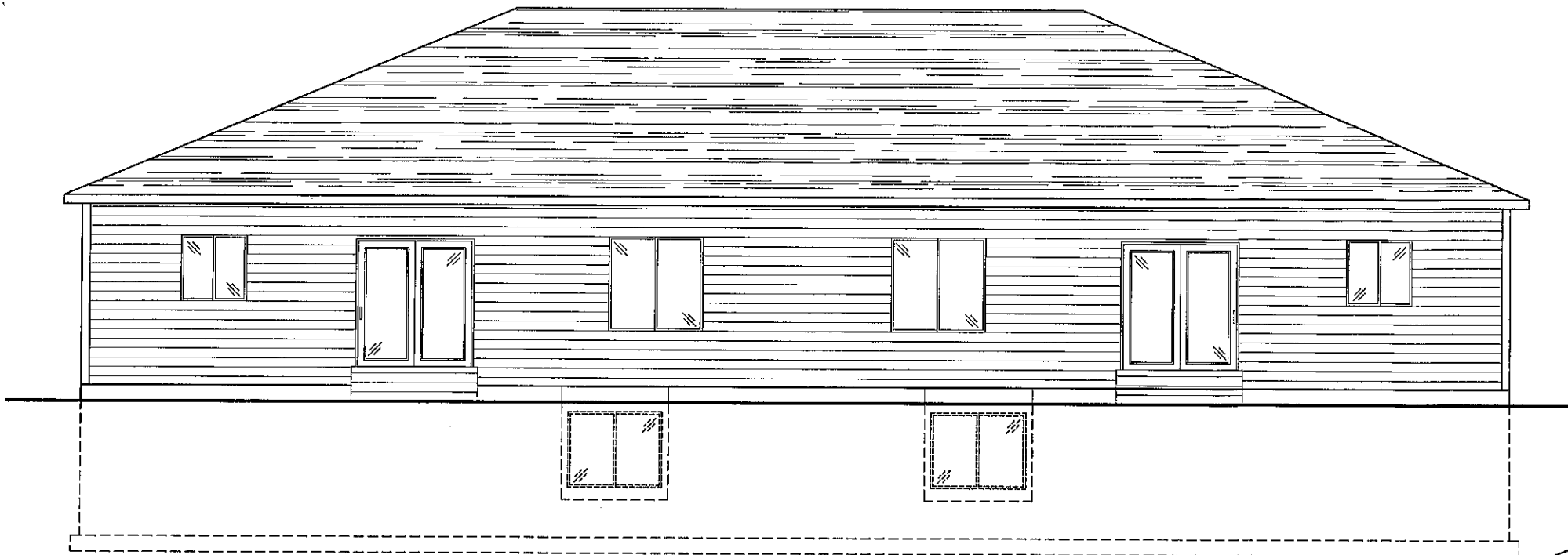
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3-PLEX TOWN-HOMES
HYRUM, UTAH

JOB:

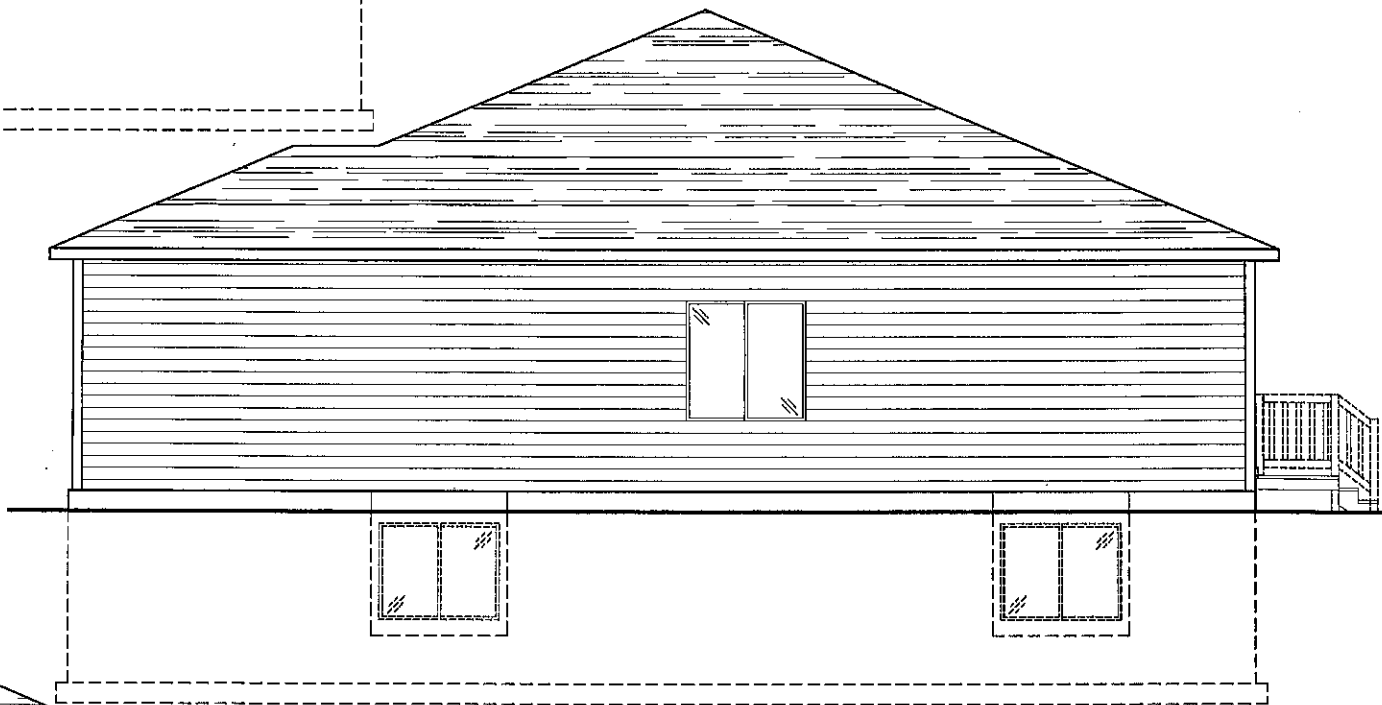
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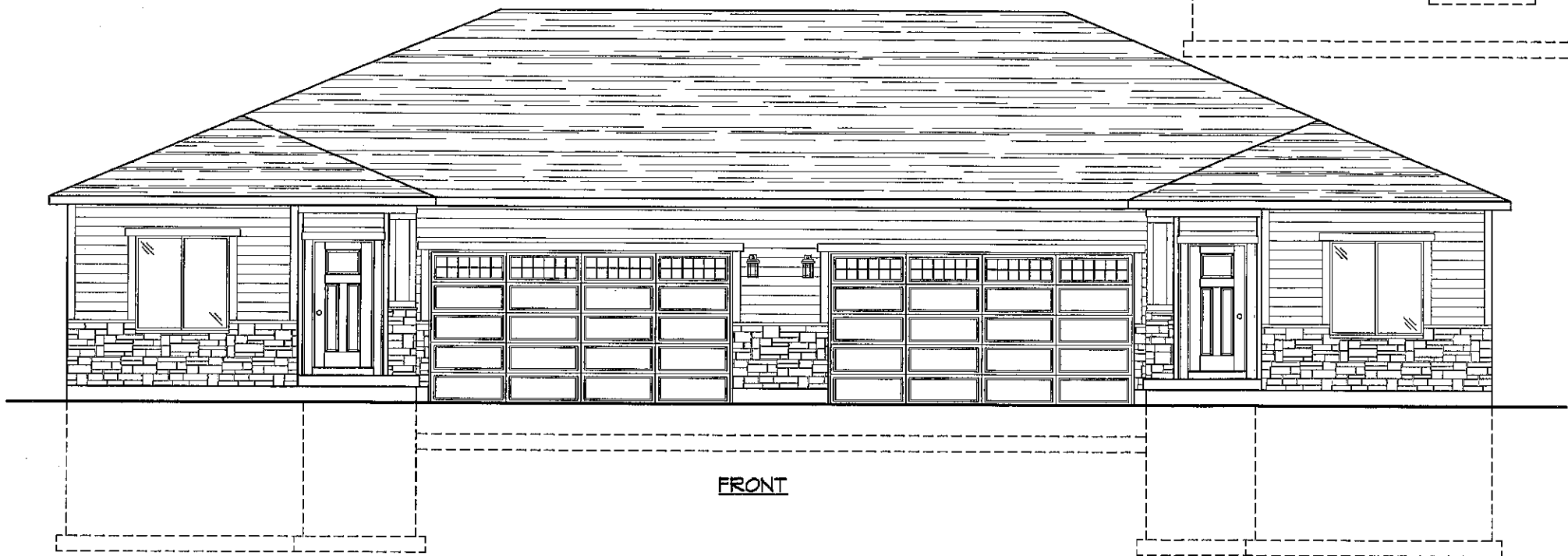
A2 / A2



REAR



SIDES



FRONT

ELEVATION

1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)

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ELEVATION

SHEET NAME

DRAWN BY:
J.H.
DATE:
8-25-2016
REVISIONS:
1.
2.
3.

ADDRESS:

ELK MOUNTAIN
TWIN HOMES
HYRUM, UTAH

JOB:
ELK MTN.

SHEET NUMBER:
A1 / A1



FRONT

ELEVATION

1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)
1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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ELEVATION

SHEET NAME

DRAWN BY:

J.H.

DATE:

8-25-2016

REVISIONS:

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ADDRESS:

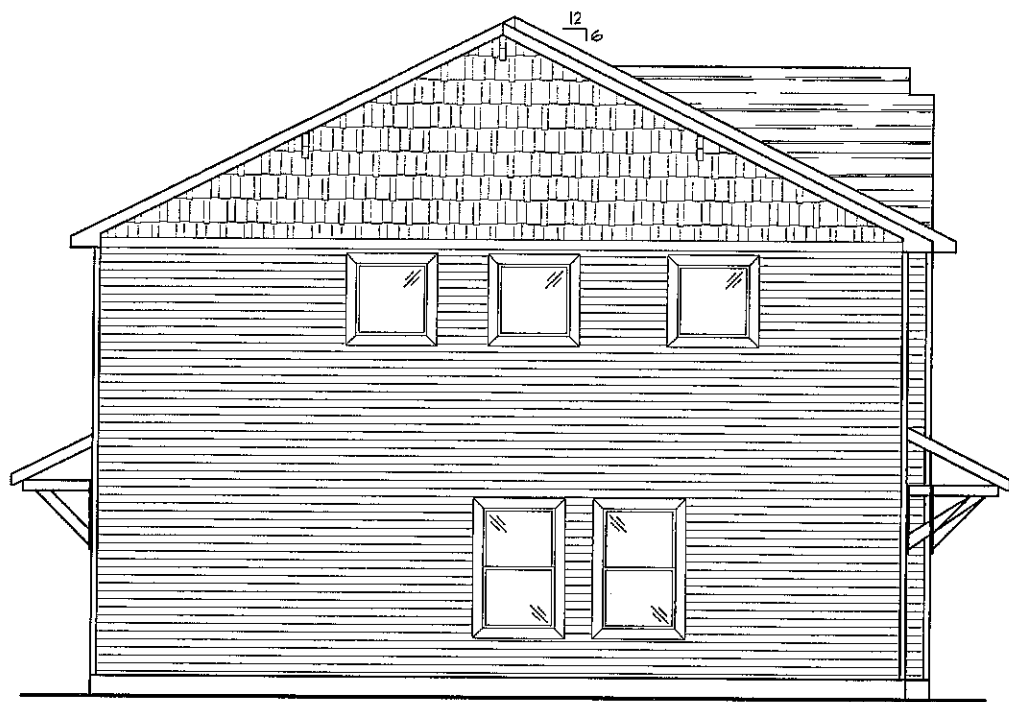
ELK MOUNTAIN
APARTMENTS
HYRUM, UTAH

JOB:

ELK MTN.

SHEET NUMBER:

A1/A2



LEFT



RIGHT



REAR

ELEVATION

1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)
1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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ELEVATION

SHEET NAME:

DRAWN BY:

DATE:

8-25-2016

REVISIONS:

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3.

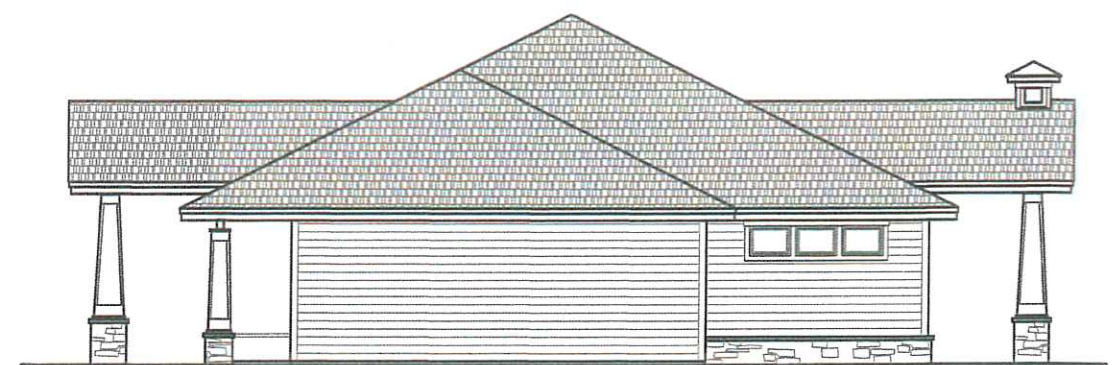
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Club House West Elevation



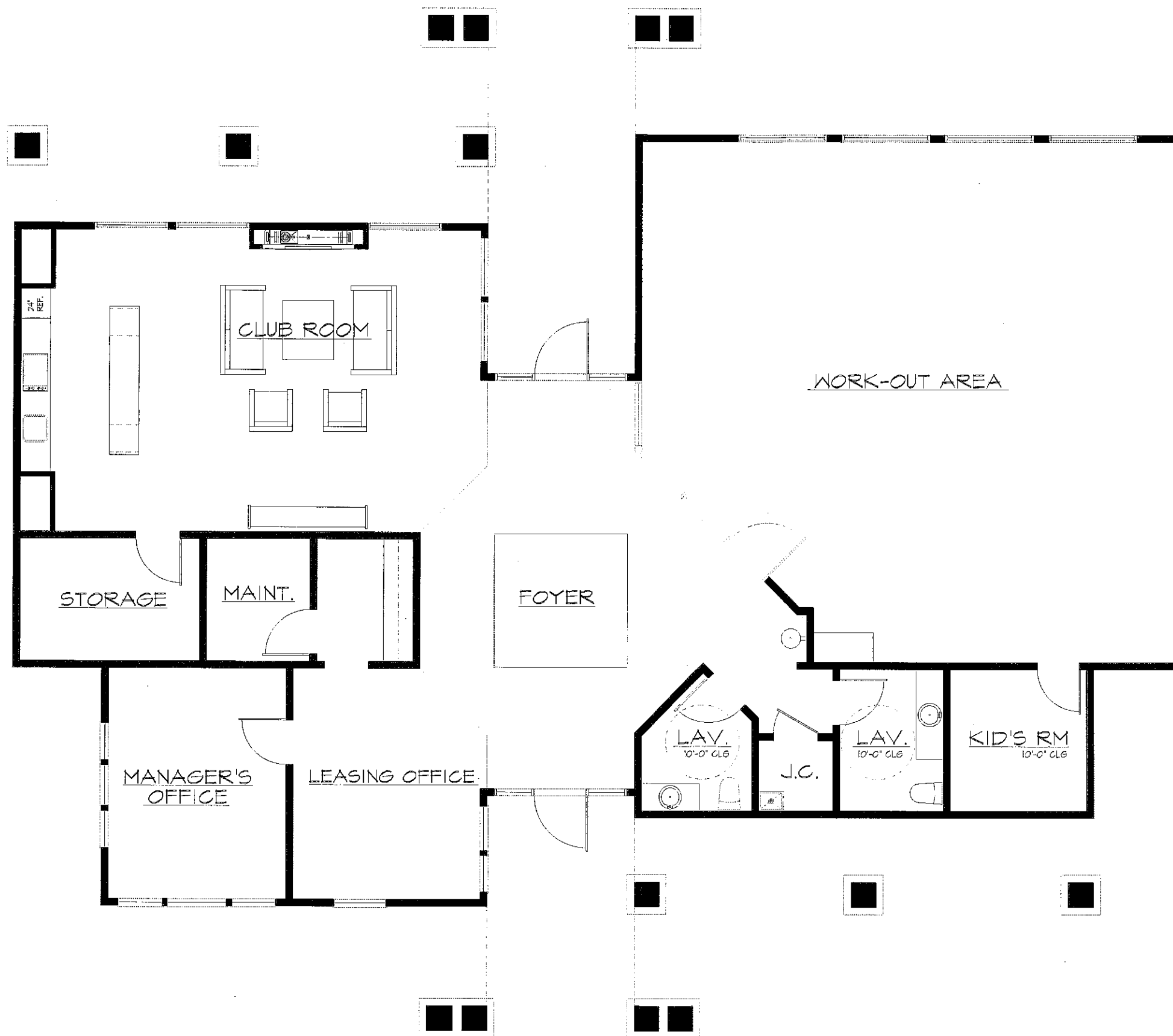
South Elevation



North Elevation



East Elevation



Main Floor Plan
3300 50 FT SCALE: 1/8" = 1'-0"