

**CITY COUNCIL MEETING
JULY 20, 2017
SOUTH CACHE SUBDIVISION
PHASE 4
FINAL PLAT
100 SOUTH 500 WEST**

ZONING- R-2 OK

UTILITIES- All available from Phase 3

CURB, GUTTER, AND SIDEWALKS- Curb & gutter will be installed with sidewalks running in front of each house. Sidewalks are installed after each house is built.

ROADS- At city standards

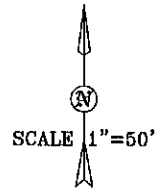
STORM WATER- They have partnered up with Roy Savage and are going to participate in his storm water pond to the west. They will send water to the existing pond which will have an outlet that is piped to the savage pond that will then overflow into the canal as needed. Final engineering is being worked out.

NOTES- This is the last phase for this subdivision. The same requirements have been listed from phase 3 as pertaining to houses with basements needing engineering approval for ground water verification. The Final Plat has been reviewed by city staff and engineer and has been recommended for approval with the condition that the final storm water plan be approved by our engineer before construction begins, including an inter-development agreement, and that their financial participation in the piping of the little feeder ditch has been fulfilled.

SOUTH CACHE SUBDIVISION PHASE 4

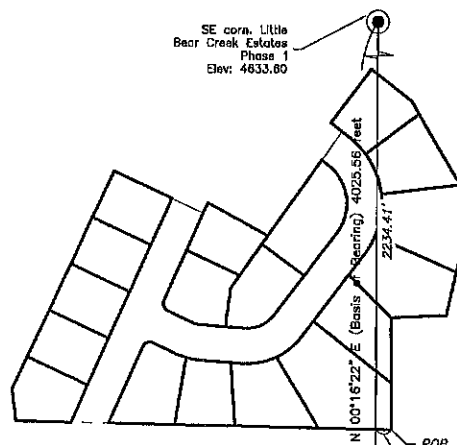
PART OF THE WEST HALF OF SECTION 6 AND THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HYRUM, UTAH

FINAL PLAT



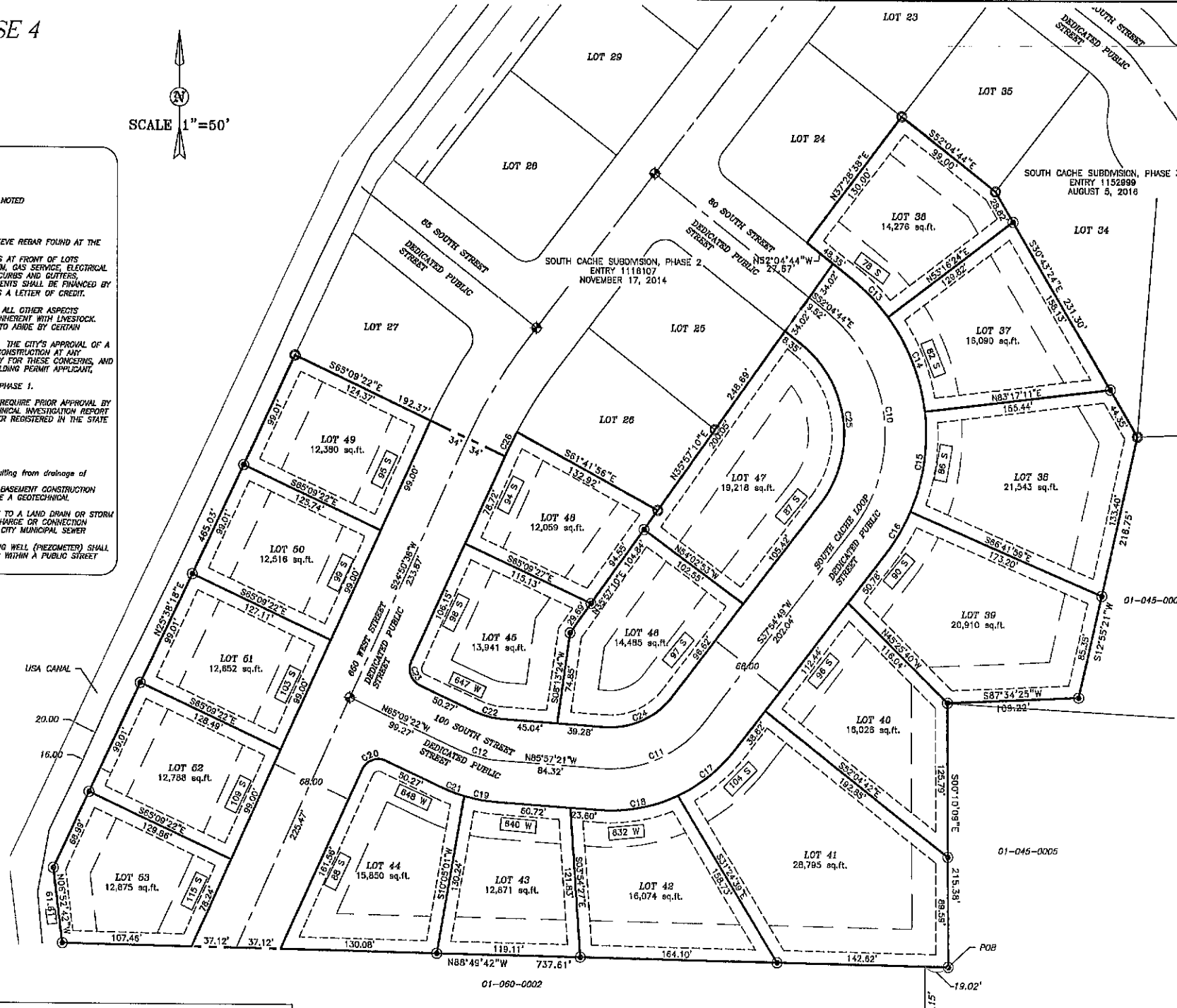
NOTES:

- OWNER: SIERRA HOMES, TREMONTON, UTAH
- ZONING: R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES: 8.37
- NUMBER OF LOTS: 18 (6.53 acres)
- MIN. LOT SIZE: 12,000 S.F.
- DEDICATED AREA: 2.00 acres
- DEDICATED ROAD AREA: 1.62 acres
- THE BASIS OF BEARING IS N 0°16'22" E BETWEEN THE SOUTHEAST CORNER OF SECTION 6 AND A REEVE REBAR FOUND AT THE SOUTHEAST CORNER OF LITTLE BEAR CREEK ESTATES PHASE 1.
- 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB FINIS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
- 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 SAVING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
- TWO TREES PER LOT. (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- THIS SUBDIVISION IS BOUND BY RESTRICTIVE COVENANTS WHICH REQUIRE ALL LOT AND HOME OWNERS TO ABIDE BY CERTAIN GUIDELINES FOR THE BENEFIT OF ALL HOMEOWNERS WITHIN THE SUBDIVISION.
- AREAS IN HYRUM HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF THE WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT CONSTRUCTION AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. RESPONSIBILITY FOR THESE CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR.
- THE FOLLOWING EASEMENTS WERE DEDICATED TO HYRUM CITY AS PART OF SOUTH CACHE SUBDIVISION PHASE 1.
 - measured groundwater (water table) levels and the expected variation.
 - proposed lot grading.
 - types and depths of foundations (e.g., the depth of the planned basement).
 - specific design recommendations for a foundation drainage system.
 - potential impacts on adjacent structures (e.g., settlement) due to groundwater level lowering resulting from construction of the foundation.
- REGARDLESS OF THE CONTENT AND FINDINGS OF THE GEOTECHNICAL INVESTIGATION REPORT, APPROVAL OF BASEMENT CONSTRUCTION SHALL BE AT THE SOLE DISCRETION OF HYRUM CITY. SLAB-ON-GRADE CONSTRUCTION SHALL NOT REQUIRE A GEOTECHNICAL INVESTIGATION REPORT OR SPECIAL APPROVAL BY HYRUM CITY.
- FOUNDATION DRAINAGE SYSTEMS SHALL BE CONSTRUCTED TO DISCHARGE TO THE STREET OR CONNECT TO A LAND DRAIN OR STORM DRAIN SYSTEM WITHOUT OBSTRUCTING OR IMPAIRING PEDESTRIAN AND VEHICULAR ACCESS. ANY SUCH DISCHARGE OR CONNECTION SYSTEM SHALL BE PERMANENT AND SUBJECT TO APPROVAL BY HYRUM CITY. CONNECTION TO THE HYRUM CITY MUNICIPAL SEWER COLLECTION SYSTEM IS STRICTLY PROHIBITED.
- AS PART OF THE PUBLIC IMPROVEMENT REQUIREMENT FOR THIS SUBDIVISION AT LEAST ONE MONITORING WELL (PEZOMETER) SHALL BE INSTALLED FOR EACH FOUR LOTS. THE PEZOMETER SHALL BE PLACED IN THE LANDSCAPED PARK STRIP WITHIN A PUBLIC STREET RIGHT-OF-WAY AS DIRECTED BY HYRUM CITY.



CONTROL MAP

SE Corner Section 5, Township 10 North, Cache County brass cap



LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD
- SETBACK
- EASEMENT
- SET 5/8" REBAR W/ CAP 275617
- FOUND EXISTING REBAR
- STREET MONUMENT
- ADDRESS BLOCK

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 therein, and have subdivided said tract of land into lots and streets to be hereinafter known as SOUTH CACHE SUBDIVISION PHASE 4, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.

BOUNDARY DESCRIPTION

Part of the West Half of Section 5 and the East Half of Section 6, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Little Bear Creek Estates Phase 1, monumented with a Reeve rebar and cap; thence S 00°16'22" W (basis of bearing on a line toward the Southeast corner of Section 6) 4025.56 feet; thence S 88°49'42" E 19.02 feet to the POINT OF BEGINNING and running

thence N 88°49'42" W 737.61 feet to the east right of way line of Hyrum Feeder Canal;

thence along said east right of way line the next two courses:

- thence N 06°52'42" W 61.61 feet;
- thence N 25°38'18" E 465.03 feet;

thence along the boundary of South Cache Subdivision, Phase 2 the next six courses:

- thence S 65°09'22" E 192.37 feet;
- thence Northwesterly, a distance of 22.09 feet along a non tangent curve to the right of which the radius point lies S 65°09'22" E a radius of 366.00 feet, and having a central angle of 03°27'29" and a chord that bears N 26°34'23" E 22.09 feet;
- thence S 61°41'56" E 132.92 feet;
- thence N 35°51'19" E 248.69 feet;
- thence N 52°04'44" W 27.67 feet;
- thence N 37°28'38" E 130.00 feet;

thence along the boundary of South Cache Subdivision, Phase 3 the next two courses:

- thence S 02°04'44" E 99.00 feet;
- thence S 30°43'24" E 231.30 feet;

thence S 12°55'21" W 218.75 feet;

thence S 87°34'25" W 109.22 feet;

thence S 00°10'09" E 215.38 feet to the point of beginning, containing 8.37 acres.

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 South Cache 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____.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH SS
COUNTY OF CACHE

ON THIS _____ DAY OF _____, 20____, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

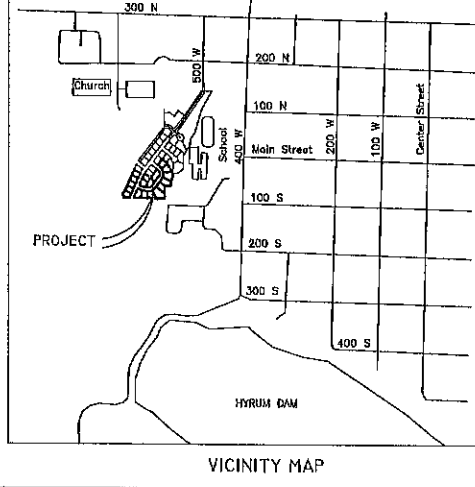
ON THE _____ DAY OF _____, 20____, PERSONALLY BEFORE ME _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ RESIDING AT _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	196.33	125.00	89°59'33"	N67°04'58"W	176.77
C11	97.97	100.00	36°17'59"	N62°58'44"E	64.10
C12	36.30	100.00	30°47'59"	S72°31'22"E	36.10
C13	42.62	159.00	15°21'11"	N44°23'56"W	42.50
C14	63.27	159.00	30°00'27"	N21°42'58"W	62.32
C15	63.27	159.00	30°00'28"	N08°17'29"E	62.33
C16	40.57	159.00	14°37'05"	N30°36'18"E	40.46
C17	63.32	134.00	27°04'33"	N51°27'05"E	62.74
C18	67.65	134.00	29°03'17"	N79°31'00"E	67.23
C19	27.68	134.00	11°59'17"	S79°59'43"E	27.63
C20	23.66	134.00	30°00'00"	S69°52'38"W	21.21
C21	20.76	134.00	83°44'41"	S69°34'47"E	20.74
C22	21.98	66.00	20°47'59"	S72°11'22"E	21.83
C23	23.56	15.00	90°00'00"	S20°02'22"E	21.21
C24	64.66	66.00	56°07'59"	N69°58'44"E	62.10
C25	142.93	91.00	89°59'33"	N07°04'58"W	128.69
C26	22.09	366.00	3°27'29"	S25°34'23"W	22.09



UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____ Date _____

Coastal Gas _____ Date _____

Coastal Cable _____ Date _____

Coastal Communications _____ Date _____

Hyrum Sewer _____ Date _____

Hyrum Water _____ 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 _____

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 _____

COUNTY SURVEYOR'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 further it meets the minimum standards for plats required by county ordinance, and state law.

Date _____ County Surveyor _____

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 _____

APPROVAL AS TO FORM

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

City Attorney _____

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 _____

REVISIONS:

DATE	BY	DESCRIPTION
7-2017	sierrahomes ph4v1.DWG	

SCALE: 1"=50'

DRAWN BY: BCL

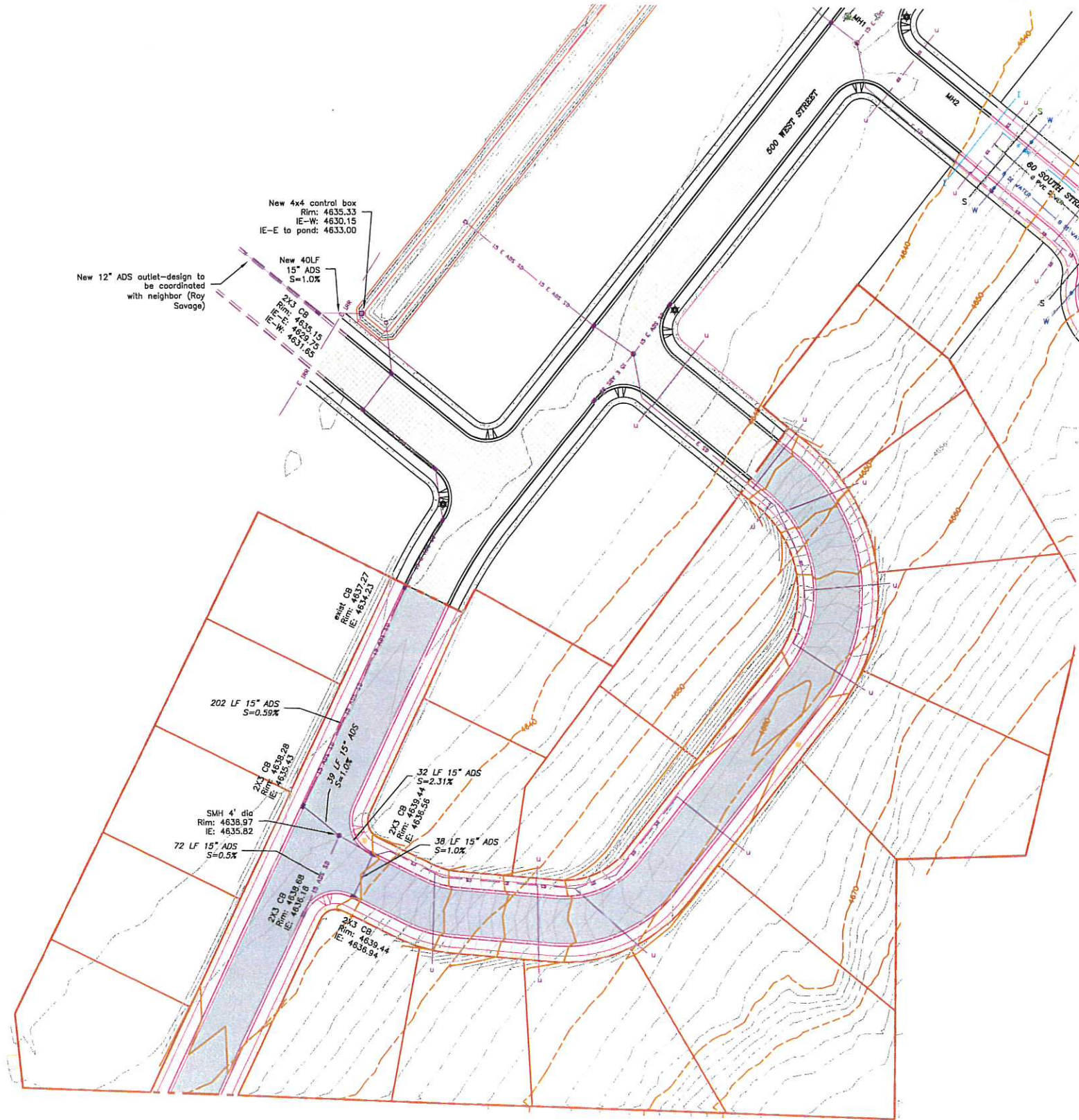
PROJECT: SOUTH CACHE SUBDIVISION PHASE 4

ALLIANCE CONSULTING ENGINEERS

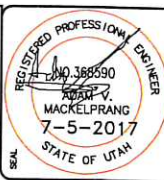
150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 (435) 755-6121

SHEET 1 OF 1 SHEETS

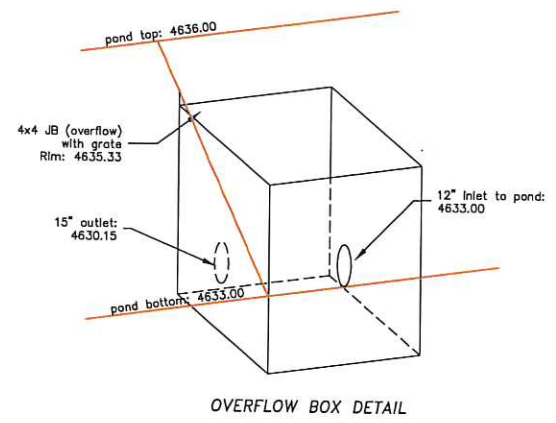
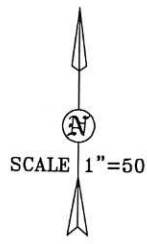
SOUTH CACHE SUBDIVISION PHASE 4 DRAINAGE PLAN



LEGEND	
	PROPERTY BOUNDARY
	EXISTING WATER AS NOTED
	PROPOSED WATER AS NOTED
	EXISTING SEWER AS NOTED
	PROPOSED SEWER AS NOTED
	EXISTING IRRIGATION
	PROPOSED PVC IRRIGATION AS NOTED
	EXISTING STORM AS NOTED
	PROPOSED STORM AS NOTED
	PROPOSED 4" PVC UNDERDRAIN
	EXIST CONTOUR (10 FT INTERVAL)
	EXIST CONTOUR (2 FT INTERVAL)
	NEW CONTOUR (5 FT INTERVAL)
	NEW CONTOUR (1 FT INTERVAL)
	NEW EXTERIOR LIGHT—PER DEVELOPER
	EXISTING ASPHALT
	PROPOSED ASPHALT



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE #
 LOGAN, UTAH 84301
 (435)795-5121



REVISION:	DRAWN:
DATE:	PROJECT NO.:
DRAWING TITLE:	

PROJECT TITLE:
SOUTH CACHE SUBDIVISION PHASE 4
 PART OF THE WEST HALF OF SECTION 5 AND THE
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE, BRACE AND MERRIAM
 (MORAN, UTAH)

DRAWING TITLE:
DRAINAGE PLAN

DATE: MAY, 2016
 DRAWING No. **4**

