

CONCEPT PLAN  
CACHE RIDGE SUBDIVISION  
RIDGECREST AND 600 EAST  
CITY COUNCIL MEETING  
NOVEMBER 16, 2017

Utilities:

Stubbed in at Ridgecrest Subdivision and available on 600 East. May need to loop waterline from Ridgecrest to 600 East to meet fire flow requirements for phase one.

Roads:

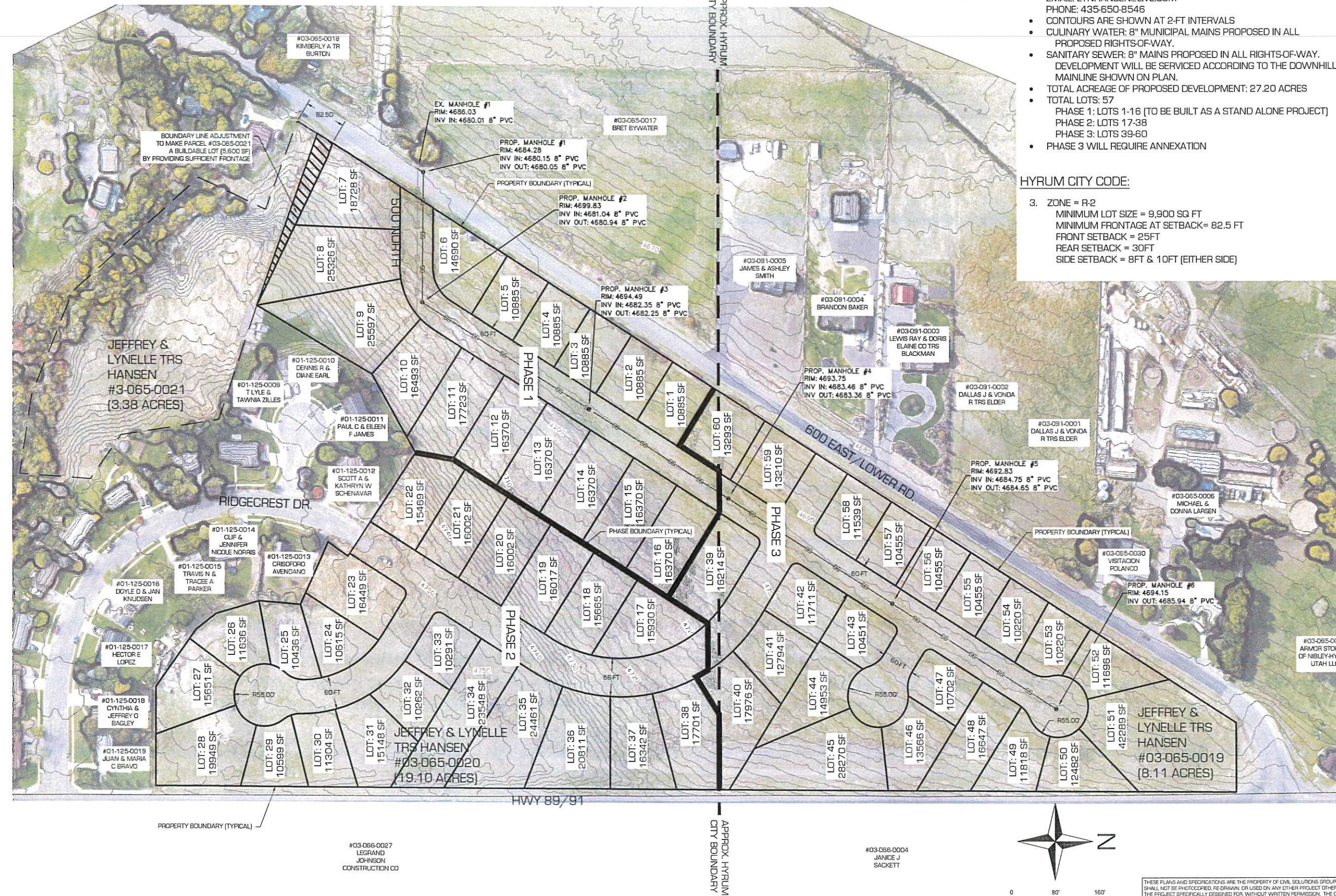
They plan to use the current access thru Ridgecrest. This road will remain a 68-foot ROW. Other roads will be 60-foot ROW's with the future phases creating two more connections onto 600 East. Staff has recommended that the houses don't have driveways onto 600 East because this street is intended as a secondary arterial roadway. They do not plan to access Highway 165 from any new roads. Along Highway 165 and 600 East they will have double street sided lots that will require a landscaping feature to address this problem. They could do the same as we required of Little Bear Creek and install a six-foot vinyl fence.

Other:

The one cul-de-sac is a little longer but meets the fire regulations for access. They will need to annex the lower portion of the property for later approvals so approval will need to include that stipulation. Where this is a property that has view lots, it might be a good idea to recommend that trees be limited to 30 feet in height and that all lighting be dark sky compliant including lighting on the houses. The Planning Commission recommended approval with the following conditions: trees limited at 30' tall, dark sky lighting only, six-foot vinyl fencing required for 600 East & Highway 101, 600 East asphalt be widened to a minimum of 18.5' from center of current road on development side, trees required on 600 East, lower road be redesigned with a right angle to 600 East, Ridgecrest not be used for a construction entrance road, & annexation completed for phase 3.

# CACHE RIDGE SUBDIVISION CONCEPT PLAN

SCALE: 1"=80'



**GENERAL NOTES:**

- PROPERTY OWNER: NAME: LYNELLE HANSEN, REPRESENTATIVE ORGANIZATION: JEFFERY & LYNELLE TRS HANSEN ADDRESS: 1600 W 550 N, PRICE, UT 84501 EMAIL: LYNHANSEN@LIVE.COM PHONE: 435-650-8546
- CONTOURS ARE SHOWN AT 2-FT INTERVALS
- CULINARY WATER: 8" MUNICIPAL MAINS PROPOSED IN ALL PROPOSED RIGHTS-OF-WAY.
- SANITARY SEWER: 8" MAINS PROPOSED IN ALL RIGHTS-OF-WAY. DEVELOPMENT WILL BE SERVICED ACCORDING TO THE DOWNHILL MAINLINE SHOWN ON PLAN.
- TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 27.20 ACRES
- TOTAL LOTS: 57
- PHASE 1: LOTS 1-16 (TO BE BUILT AS A STAND ALONE PROJECT)
- PHASE 2: LOTS 17-38
- PHASE 3: LOTS 39-60
- PHASE 3 WILL REQUIRE ANNEXATION

**HYRUM CITY CODE:**

- ZONE = R-2
- MINIMUM LOT SIZE = 9,900 SQ FT
- MINIMUM FRONTAGE AT SETBACK = 82.5 FT
- FRONT SETBACK = 25 FT
- REAR SETBACK = 30 FT
- SIDE SETBACK = 8 FT & 10 FT (EITHER SIDE)

**CACHE RIDGE SUBDIVISION  
CONCEPT PLAN**

HYRUM, UT. 84319

MARK. DATE:	DESCRIPTION:

PROJECT #:	17076
PROJECT MANAGER:	M. TAYLOR
REVIEWED BY:	D. MACFARLANE
ISSUED:	7.19.2017

**CONCEPT  
PLAN**

C-101

**civilsolutionsgroup inc.**  
 CACHE VALLEY | P: 435.213.3762  
 SALT LAKE | P: 801.216.3192  
 UTAH VALLEY | P: 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net



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