



Memorandum

To Ron Salvesen, Hyrum City Administrator

From Darin Hawkes, P.E.

Date November 11, 2015

CC

Subject Mountain View Estates Subdivision – Final Plat & Construction Drawing Approval

I've reviewed the responses provided by Civil Solutions Group, Inc. in regards to our final plat review comments dated November 3, 2015. It appears that all comments and concerns have been address. It is recommended that the following documents be considered for approval:

- Mountain View Estates Subdivision Final Plat prepared by Civil Solutions Group Inc. dated October, 2015.
- Mountain View Estates Subdivision Construction Documents prepared by Civil Solutions Group Inc. dated October 15, 2015.

**MOUNTAIN VIEW ESTATES SUBDIVISION
NEIGHBORHOOD NONPROFIT
CITY COUNCIL MEETING
DECEMBER 3, 2015
FINAL PLAT
1300 EAST & 600 SOUTH**

ZONING- R-2 Allows Residential

UTILITIES- Currently stubbed at 1300 East. They have contacted the Elk Mountain group and are trying to work out an agreement to bring the utilities and road down 1300 east. They will need to bring all utilities down that road with matching pipe sizes. They will be receiving a \$100,000 CDBG grant to help with these costs.

CURB AND SIDEWALKS- A ribbon curb will be installed on all streets with sidewalks running in front of all homes.

ROADS- Sixty-eight foot ROW on main roads and sixty foot ROW on secondary streets. They have added another stub road into the Elk Mountain development.

STORM WATER- They will be installing swales in the planting strips.

FENCING- They will install a temporary fence between the construction site and the agricultural property to the west. All homes will have a fenced back yard.

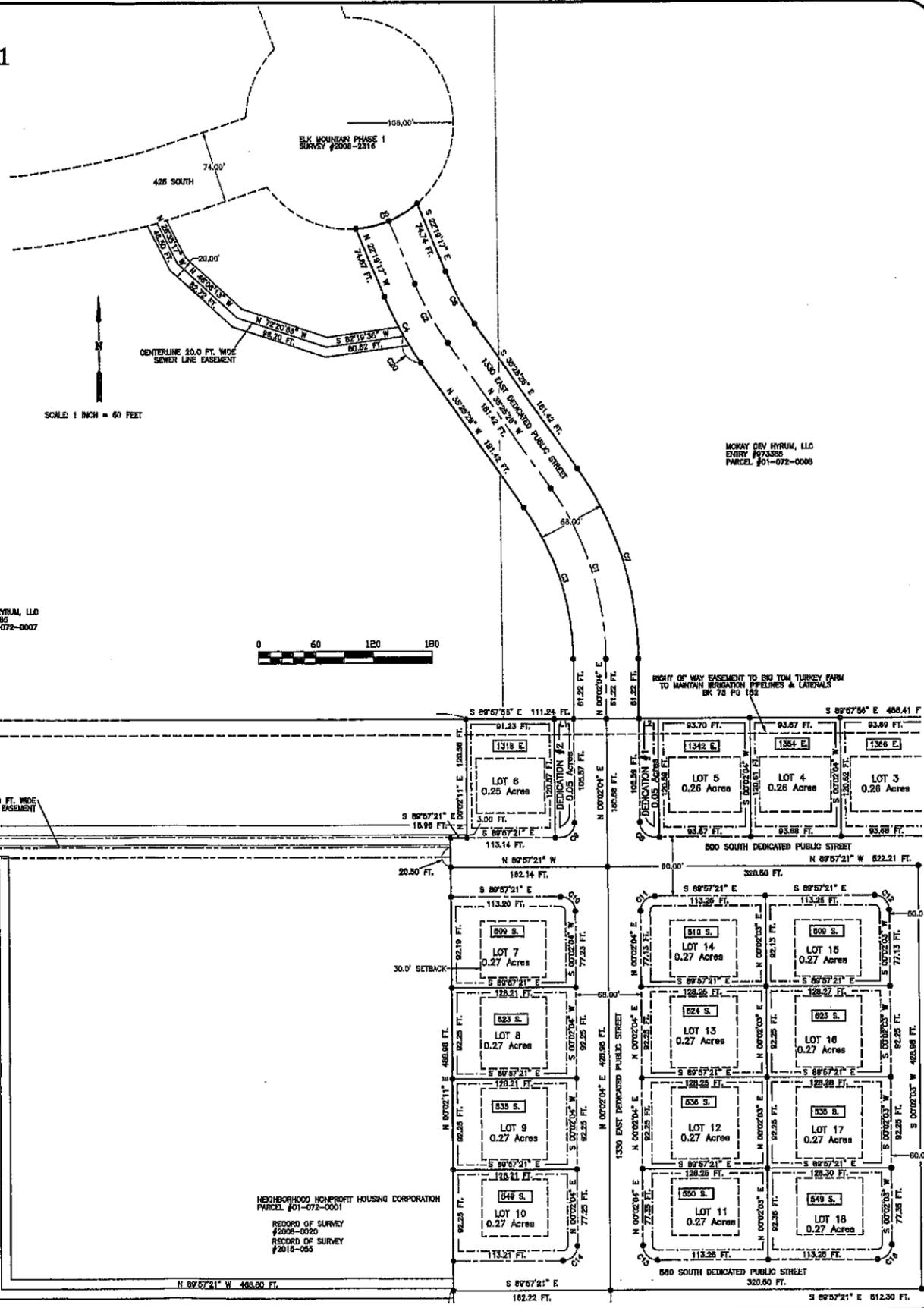
NOTES-

Staff and engineer recommendations:

- 1- Final approval of the construction drawings, before any construction is allowed, as required by the city engineer
- 2- That they have an agreement with Elk Mountain, or have alternate road and utility connective plan, which is acceptable to the city engineer.

MOUNTAIN VIEW ESTATES, PHASE 1 FINAL PLAT

LOCATED IN THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 10 NORTH, RANGE 1 EAST OF
THE SALT LAKE BASE AND MERIDIAN
HYRUM CITY, CACHE COUNTY, UTAH
OCTOBER 2015
SHEET 2 OF 2



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00 FT.	105.66 FT.	102.71 FT.	N 17°41'41" W	29°27'43"
C2	300.00 FT.	68.61 FT.	68.46 FT.	S 89°57'21" E	13°46'12"
C3	266.00 FT.	164.48 FT.	162.01 FT.	N 17°41'41" W	29°27'33"
C4	334.00 FT.	115.39 FT.	76.39 FT.	S 89°57'21" E	13°46'02"
C5	100.00 FT.	63.18 FT.	68.00 FT.	N 67°47'19" E	36°41'50"
C6	256.00 FT.	68.83 FT.	68.79 FT.	S 89°57'21" E	13°46'12"
C7	334.00 FT.	164.48 FT.	162.01 FT.	N 17°41'41" W	29°27'33"
C8	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'22"
C9	15.00 FT.	23.56 FT.	21.21 FT.	N 45°02'21" E	90°00'38"
C10	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'22"
C11	15.00 FT.	23.56 FT.	21.21 FT.	S 45°02'21" E	90°00'38"
C12	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'22"
C13	15.00 FT.	23.56 FT.	21.21 FT.	N 45°02'21" E	90°00'38"
C14	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'22"
C15	15.00 FT.	23.56 FT.	21.21 FT.	S 45°02'21" E	90°00'38"
C16	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'22"
C17	15.00 FT.	23.56 FT.	21.21 FT.	N 45°02'21" E	90°00'38"
C18	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'22"
C19	15.00 FT.	23.56 FT.	21.21 FT.	S 45°02'21" E	90°00'38"
C20	334.00 FT.	164.48 FT.	162.01 FT.	S 35°41'45" E	52°17'02"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°57'21" E	20.00 FT.
L2	S 89°57'21" E	15.99 FT.
L3	S 89°57'21" E	20.00 FT.
L4	N 89°57'21" W	20.00 FT.
L5	N 89°57'21" W	20.00 FT.
L6	S 89°57'21" E	20.00 FT.

LEGAL DESCRIPTION FOR MOUNTAIN VIEW ESTATES, PHASE 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE EAST QUARTER CORNER OF SECTION 10 BEARS SOUTH 00° 24' 20" EAST 2846.71 FEET;

THENCE SOUTH 02° 24' 20" EAST 1322.85 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A FOUND REBAR SET AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER;

THENCE NORTH 89° 57' 21" WEST 628.77 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375941, THE POINT OF BEGINNING;

THENCE SOUTH 00° 04' 44" WEST 190.87 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" WEST 43.36 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 00° 02' 40" EAST 268.90 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 89° 57' 21" EAST 33.18 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 00° 19' 41" WEST 184.83 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" WEST 640.09 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 40" WEST 124.70 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" WEST 32.72 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 11" EAST 488.98 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" EAST 18.09 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 11" EAST 120.56 FEET TO A 5/8" REBAR WITH CAP SET ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89° 57' 21" EAST 111.24 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 04" EAST 81.22 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 27' 33" A DISTANCE OF 164.82 FEET (CHORD = NORTH 17° 41' 41" WEST 162.01 FEET);

THENCE NORTH 35° 27' 33" WEST 181.42 FEET TO THE BEGINNING OF A 334.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 06' 10" A DISTANCE OF 74.38 FEET (CHORD = NORTH 28° 02' 22" WEST 76.22 FEET);

THENCE NORTH 22° 16' 17" WEST 74.87 FEET TO A 5/8" REBAR WITH CAP SET ON THE BOUNDARY LINE OF ELK MOUNTAIN PHASE 1 SUBDIVISION AS RECORDED UNDER SURVEY NUMBER 2008-2316 IN THE OFFICIAL RECORDS OF CACHE COUNTY, SAID POINT BEING ON A 100.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE CENTER BEARS NORTH 03° 51' 42" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 41' 88" A DISTANCE OF 80.18 FEET (CHORD = NORTH 67° 47' 19" EAST 80.00 FEET) ALONG SAID BOUNDARY LINE TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 22° 18' 17" EAST 74.74 FEET TO THE BEGINNING OF A 256.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 06' 10" A DISTANCE OF 60.83 FEET (CHORD = SOUTH 28° 02' 22" EAST 60.70 FEET);

THENCE SOUTH 35° 27' 33" EAST 181.42 FEET TO THE BEGINNING OF A 334.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 27' 33" A DISTANCE OF 208.71 FEET (CHORD = SOUTH 17° 41' 41" EAST 203.42 FEET);

THENCE SOUTH 00° 02' 04" WEST 81.22 FEET TO A 5/8" REBAR WITH CAP SET ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89° 57' 21" EAST 488.41 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.9 ACRES OF LAND.

PROPERTY OWNER/SUBDIVIDER:
NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION
1000 SOUTH 1000 WEST, SUITE 100
LOGAN, UTAH 84301
435-733-1112

PREPARED BY:
OFFICE WORK BY: A.P. W.P.
FIELD BOOK NO. 1
PROJECT NO. 15124
COMPLETE DATE: OCT. 2015

LAND SURVEYORS:
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AND
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DRAWING NUMBER: 1000_V001_000