

**CONCEPT PLAN
SCENIC VIEW ESTATES
~680 NORTH 600 EAST
CITY COUNCIL MEETING
JUNE 20, 2019**

Utilities:

Sewer- Located at 500 North at 600 East. A sewer lift station and extension will be required to the property.

Culinary Water- Located at 500 North and Ridgecrest subdivision. A larger 10" line is available at 300 north and may be the best option. Fire requirements will need to be met.

Electric- City power is available at 600 East to Hwy. 165

Irrigation- Not required.

Storm Water- Proposing a storm water pond on west side.

The utility layout will be refined during the preliminary plat process. They are hoping to enter into a utility agreement to recover some of the costs as other properties develop.

Roads:

These will be private roads within the development. A road will be required out to 4400 South. This may be a private road. A discussion of what will be needed on 4400 South should include what will be required to the highway. Road will be realigned off of Highway 165 at 600 East. The road into the development will have a wide 60' ROW. This wide ROW will also allow for some extra parking.

Signage & Fencing:

Fencing needed around the perimeter of development. Planning Commission discussed this. A different type of fence maybe needed on each side. This property will abut agriculture, horse property, commercial, & storage units. Developer will bring some recommendations with the preliminary plat.

HOA:

There needs to be a discussion on how this will be governed. What is the expected monthly fee, etc.?

Landscaping, Playground:

To meet multi-family code requirements. A walking path is proposed around the development. A playground will be required as per code. Full plan to be submitted with the preliminary plat.

Other:

When this property was annexed it was proposed at that time for possible multi/family development where shown. (Lot 1) The annexation discussion also stipulated that the front portion would be reserved for commercial use. (Lot 2) Three story Townhomes are being proposed. These will be larger townhomes then what are currently being built in

the city. The developer believes this will appeal to families wanting this type of housing. The Planning Commission held a public hearing. No one attended the meeting to give comment. Two emails were received opposing the project. The Planning Commission had a fairly lengthy discussion concerning layout, roads, fencing, parking, signage, HOA, landscaping, building exteriors, etc. The Planning Commission unanimously recommended approval with the conditions of bringing detailed plans with the preliminary plat defining the items discussed.

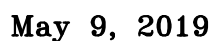
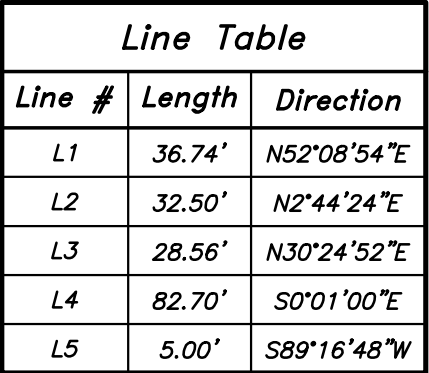
Scenic View Estates

A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

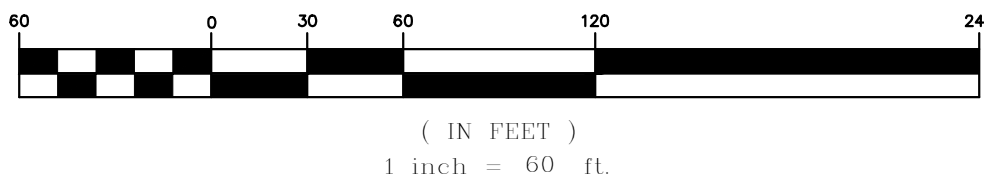
BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'34" WEST, A DISTANCE OF 217.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 1,147.50 FEET; THENCE NORTH 00°29'11" EAST, A DISTANCE OF 353.23 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 1,089.91 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET; THENCE ALONG THE SOUTHERLY BANK OF A DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET, (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 165; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET, (2) SOUTH 89°16'48" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.49 ACRES

WITH A RIGHT-OF-WAY OVER THE WEST 60 FEET OF THE FOLLOWING:
BEGINNING AT A POINT 89.25 RODS EAST AND 8 RODS NORTH OF THE
SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 11 NORTH, RANGE 1 EAST, THENCE EAST 20 RODS; THENCE
NORTH 40 RODS; THENCE WEST 20 RODS; THENCE SOUTH 40 RODS TO
THE BEGINNING. CONTAINING 5 ACRES (TAX ID 03-063-0013, ENT
1211968).



GRAPHIC SCALE



1. *Roadways within the subdivision will be private roads.*
2. *Proposed water lines will connect to city mains.*
3. *Proposed sewer lines will connect to the city main in 400 North Street. A lift station and pressure lines will be constructed if needed.*
4. *Storm water will be retained on-site at the west end of Lot 1.*

A CONCEPT PLAN FOR:

SCENIC VIEW ESTATES

LOCATED IN THE EAST HALF OF SECTION 33,
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B. & M.
Hyrum, Cache County, Utah

FORESIGHT SURVEYING

2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax

Revision

By _____

Date _____

No.

Job Number:	19-058
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Drawn By:

Date: 5/09/19

Scale: $1'' = 60'$

File: 19-058 Concept 1.dwg