



## PLANNING COMMISSION MEETING

Thursday, February 08, 2024 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, February 08, 2024. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. 01/11/2024
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
  - A. Annual Planning Commission Review
    - I. Election of Planning Commission Chairman and Vice Chairman.
    - II. Review appointment terms of Planning Commission Members.
    - III. Set meeting schedule for next year.
    - IV. Review past years work- conducted by Chairman.
    - V. Review plans for the coming year.
  - B. Steve Miller- seeking site plan approval to add two storage buildings on Parcel 01-002-0027. This property consists of 0.18 acres and is located at 105 South Hammer Road (1600 East)
  - C. Matt Nielson- seeking approval of a preliminary plat for a 17 lot subdivision on approximately 7.85 acres.
7. **ADJOURNMENT**

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**Shara Toone**  
**Secretary**

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 5th day of February, 2024. Shara Toone, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD January 11, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Commissioner Brian Carver

**PRESENT:** Commissioners Brian Carver, Terry Mann, and Stephen Nelson. Vice Chairman Blake Foster arrived at 6:36 PM.

**EXCUSED:** Chairman Paul Willardson, Commissioner Angi Bair

**CALL TO ORDER:** There being three members present and three members representing a quorum, Brian Carver called the meeting to order.

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and three citizens. Secretary Shara Toone recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Terry Mann led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Stephen Nelson

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on December 14, 2023 and a special meeting held on December 28, 2023 were approved as written.

**ACTION**

Commissioner Terry Mann made a motion to approve the minutes of December 14, 2023 and December 28, 2023 as written. Commissioner Stephen Nelson seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

**AGENDA APPROVAL:**

A copy of the agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION**

Commissioner Stephen Nelson made a motion to approve the agenda for January 11, 2024 as written. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

## 6. SCHEDULED DELEGATIONS

- A. Mountain Crest High School-seeking site plan approval for a new indoor training facility at their Hyrum campus.
- B. Craig Faulkner-seeking exception for an 8X40 foot high cube storage container to use as an accessory structure. The storage container will be clad and roofed to appear as a large shed and protect it from weather.

## 7. ADJOURNMENT

***SCHEDULED DELEGATIONS:*****MOUNTAIN CREST HIGH SCHOOL- SEEKING SITE PLAN APPROVAL FOR A NEW INDOOR TRAINING FACILITY AT THEIR HYRUM CAMPUS.**

Denise Mouritsen said Mountain Crest High School plans on putting up an 80X80 foot facility by the baseball fields. They have met all of the fire and state codes. Mountain Crest is planning to build a structure that lasts the next 100 years. They are going to landscape around the building, and have a plan for snow removal and water drainage.

Zoning Administrator Matt Holmes said this will not add additional traffic around the school. Water impact will stay the same.

Denise Mouritsen said that they are rerouting the existing fire hydrant. She said this will benefit the students and the public by allowing them to hold events inside all year long.

**ACTION**

**Commissioner Terry Mann made a motion to recommend site plan approval for a new indoor training facility at Mountain Crest's Hyrum Campus. Vice Chairman Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.**

**CRAIG FAULKNER- SEEKING EXCEPTION FOR AN 8X40 FOOT HIGH CUBE STORAGE CONTAINER TO USE AS AN ACCESSORY STRUCTURE. THE STORAGE CONTAINER WILL BE CLAD AND ROOFED TO APPEAR AS A LARGE SHED AND PROTECT IT FROM WEATHER.**

Zoning Administrator Matt Holmes said Craig Faulkner wants this storage container to be temporary. There is an existing shed, on the property, that was built on the property line. He needs to take that shed down and replace it with a temporary storage container.

Commissioner Stephen Nelson asked how long temporary is.

Zoning Administrator Matt Holmes responded since Craig Faulkner is not there to clarify what temporary means, they could state that he has a certain amount of time to keep the storage container on his property, and if he doesn't remove it, then he would need to clad it. Matt said they could also do a temporary approval and if he wants to keep it beyond the agreed upon timeframe, then he would need to discuss it with the Planning Commission.

Commissioner Stephen Nelson referred to the summary where it states that the storage container will be clad and roofed.

Zoning Administrator Matt Holmes said that was what they originally discussed, but Craig's most recent site plan does not show a roof.

Commissioner Brian Carver said he is not concerned about the structure because it is so far behind the house.

Commissioner Stephen Nelson asked if there is a history of requiring others to roof and clad storage containers.

Zoning Administrator Matt Holmes said that there was a recent case where someone wanted to place two storage containers on their property and they did discuss cladding and roofing those.

Commissioner Terry Mann asked if it would cause problems if he moves.

Zoning Administrator Matt Holmes said if he takes it with him when he moves, it will not cause any problems. The Planning Commission could include that in the exception.

Commissioner Brian Carver asked how tall the container would be.

Zoning Administrator Matt Holmes said eight or nine feet tall.

Vice Chairman Blake Foster asked if the yard is fenced.

Zoning Administrator Matt Holmes said he thinks it is partially fenced.

Commissioner Brian Carver said the ordinance does not require that storage containers need to be clad.

Commissioner Terry Mann asked if they seek an exception, would they need to require that he takes it with him when he moves.

Zoning Administrator Matt Holmes said the Planning Commission could approve it for a certain amount of time and state what the temporary use is, and he can come back and get further approval later.

Commissioner Brian Carver asked if there were any thoughts on requiring architectural improvements.

Vice Chairman Blake Foster replied he doesn't feel like there needs to be architectural improvements because the yard is fenced and the container would be far enough back from the street.

**ACTION** Commissioner Brian Carver made a motion to recommend approval for an exception for an 8X40 foot high cube storage container to use as an accessory structure for temporary use, contingent on a timeframe of 12 months with review in 11 months. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

**ADJOURNMENT:**

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 7:08 p.m.

\_\_\_\_\_  
Paul Willardson  
Chairman

ATTEST:

\_\_\_\_\_

Shara Toone  
Secretary

Approved: \_\_\_\_\_  
As Written

2023 PLANNING COMMISSION REVIEW  
FEBRUARY 8, 2024

REZONE:

Planning Commission- amendment to Title 17 off-street parking  
 Planning Commission- amendment to Title 17 nonconforming buildings and use  
 Curtis Knight- 350 East 300 North- residential/ agricultural – light industrial

SITE PLANS :

Jared Adams- 249 South 1810 East, Lot 15 Blacksmith Fork Industrial Park- two buildings with bays  
 Kirk Wilcox- 1673 Anvil Road, Lot 1 Blacksmith Fork Industrial Park- office/yard with an outdoor RV/trailer/boat storage yard  
 Nate Barnhill- 280 North 800 East- commercial development

MINI-SUBDIVISIONS :

Thomas Hicken- 260 South 300 West- 3 lot  
 Marty McBride- 40 North 200 West- 2 lot  
 Jared Clawson- 475 South 800 East- 2 lot  
 Bret Bywater- 340 North 400 West- 2 lot

OTHER:

Matt Holmes- revision to Hyrum City's General Plan  
 Annette Francis- Presentation on affordable housing needs in Cache Valley  
 Curtis Knight- development of 9 acres for storage units at 350 East 300 North  
 Planning Commission- Evaluation of the current zoning regulations and master planning for undeveloped areas, infill, and housing affordability.  
 Gail Hembree- exception to standard setback requirements for a shed  
 Drake Thomas- 847 West 20 North- setback exception for a shed  
 Planning Commission- discussion and recommendation to the City Council on zoning changes  
 Public Comment- amendments to Title 17, Off-Street Parking, Nonconforming Buildings, and use of the Hyrum City Municipal Code  
 Public Comment- Community Development Block Grant  
 Public Comment- amendments to Title 16 of the Hyrum City Municipal Code  
 Matt Holmes- amendment to the Hyrum City Code regarding state-mandated changes to the Subdivision Ordinance



Public Comment- the revision plan

CONDITIONAL USE PERMITS:

Mandie Gochmour- 25 West 200 North – private school

SUBDIVISIONS :

Matt Nielsen- 705 East 1100 South- 17 lot

SIGNS APPROVED :

PUD:

UPDATE ON PREVIOUSLY APPROVED SUBDIVISIONS :

Scenic Mountain – Phase 2 about 50% complete

Rolling Hills – Phase 10 about 58% complete

Rolling Hills – Phase 11 about 86% complete

Cobblecreek Townhomes – 75% complete

Auburn Hills – Phase 7A about 100% complete

Auburn Hills- Phase 7B about 56% complete

Mountain View Estates South - Phase 2 about 76% complete

Mountain View Estates South – Phase 3 71% complete

Mountain View Estates South- Phase 4 0%

Mountain View Estates South- Phase 5 0%

Mt Sterling Farms- Phase 4 about 70% complete

Hidden Valley – Phase 1 78% complete

Hidden Valley- Phase 2 about 53% complete

Blacksmith Fork Industrial Park – 55% complete

**DAIRY HEALTH PRODUCTS, INC.**  
**SITE PLAN**  
**105 SOUTH HAMMER ROAD**  
**PLANNING COMMISSION MEETING**  
**FEBRUARY 8, 2024**

Summary: Steve Miller is seeking site plan approval to add two storage buildings on Parcel 01-002-0027. This property consists of 0.18 acres and is located at 105 South Hammer Road (1600 East)

ZONING: M-2 Manufacturing

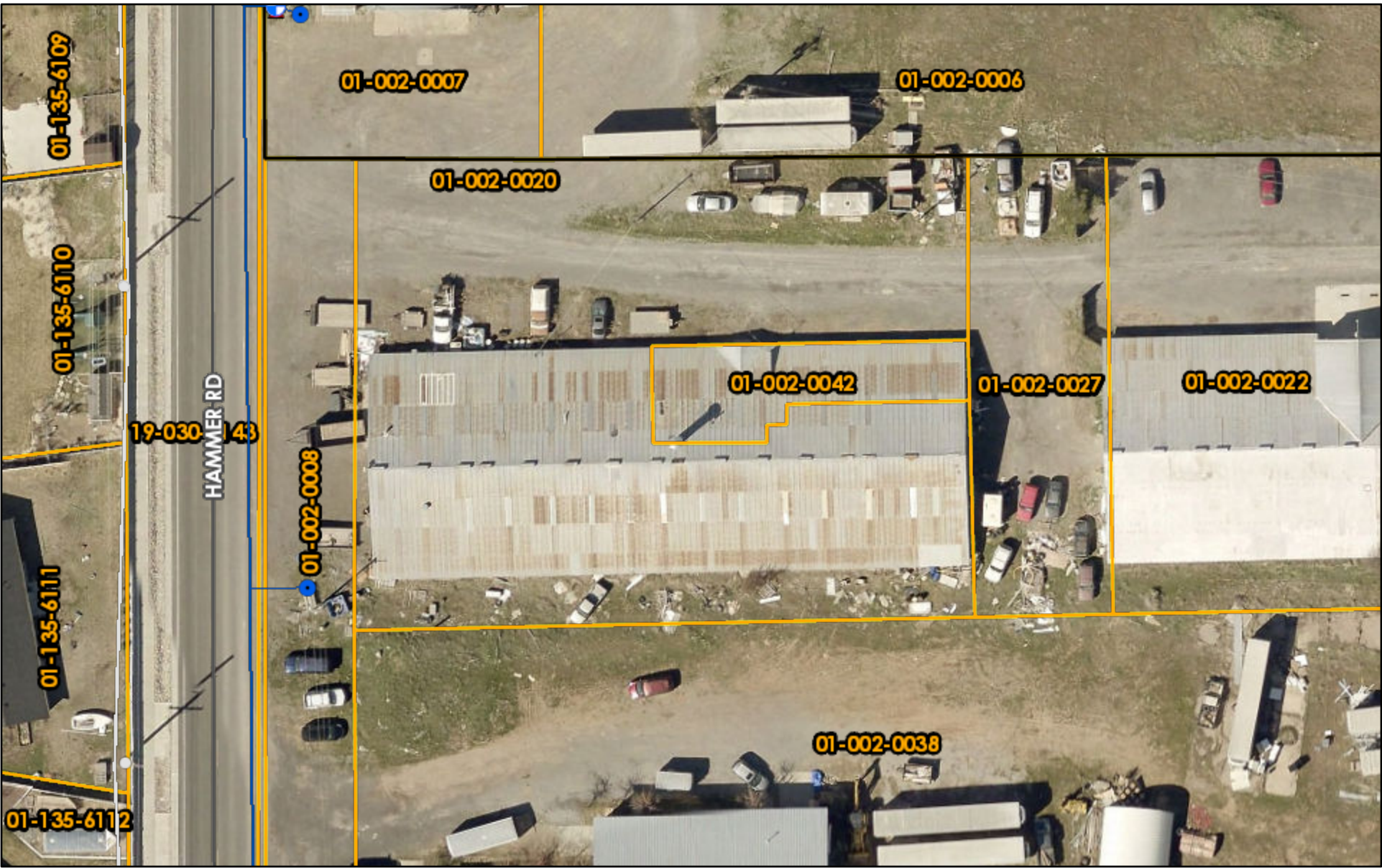
UTILITIES: Existing

Power:	Existing building has power
Culinary:	Existing connection
Sewer:	None
Irrigation:	N/A

PARKING & ROADS: N/A

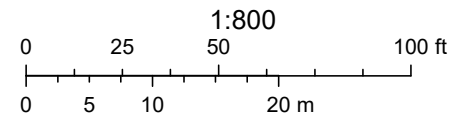
NOTES: Structures proposed are to provide a total of 5 storage bays. Dimensions of these bays are to be 14 feet wide, 35 feet long, and 14 feet high.

# Map



2/2/2024, 2:12:33 PM

- |  |   |   |  |   |  |  |  |
|--|---|---|--|---|--|--|--|
| <ul style="list-style-type: none"> <li>Abandoned Mains</li> <li>PRV Station</li> <li>Culinary Leaks</li> <li>Service Line</li> <li>Fire Water Line</li> <li>Fire Hydrants</li> <li>Water Meters</li> </ul> | <ul style="list-style-type: none"> <li>Water Mains</li> <li>Water Valves</li> <li>Powerlines Feeders</li> <li>No Feeder cct. Value Assigned</li> <li>Hammer #1</li> <li>Hammer #2</li> <li>Hammer #3</li> </ul> | <ul style="list-style-type: none"> <li>Hammer #4</li> <li>100 North</li> <li>Secondary</li> <li>Canyon</li> <li>Lincoln</li> <li>MC</li> <li>RMP</li> </ul> | <ul style="list-style-type: none"> <li>Ridgecrest</li> <li>Sewer</li> <li>Locations</li> <li>No Location Type Value Assigned</li> <li>Building</li> <li>Decorative Pole</li> </ul> | <ul style="list-style-type: none"> <li>Junction Box 3 Phase</li> <li>Junction Box Secondary</li> <li>Junction Box Single Phase</li> <li>Pole Millers Private</li> <li>Pole Private</li> <li>Pole US West</li> <li>Power Meters</li> </ul> | <ul style="list-style-type: none"> <li>Power Pole Primary</li> <li>Power Pole Secondary</li> <li>Reclosure</li> <li>Regulators</li> <li>Sub Station</li> <li>Switch Fuse</li> <li>Switch Gear</li> </ul> | <ul style="list-style-type: none"> <li>Transformer</li> <li>Pad</li> <li>Transmission Pole</li> <li>Sumps</li> <li>Storm Drain MH</li> <li>Storm Drain CB</li> <li>Retention Basins</li> </ul> | <ul style="list-style-type: none"> <li>Outfalls</li> <li>Blow Out</li> <li>Service Line</li> <li>Pressurized Mains</li> <li>Pressurized Gravity Mains</li> </ul> |
|--|---|---|--|---|--|--|--|



Maxar, Microsoft, City and JUB engineering

South View

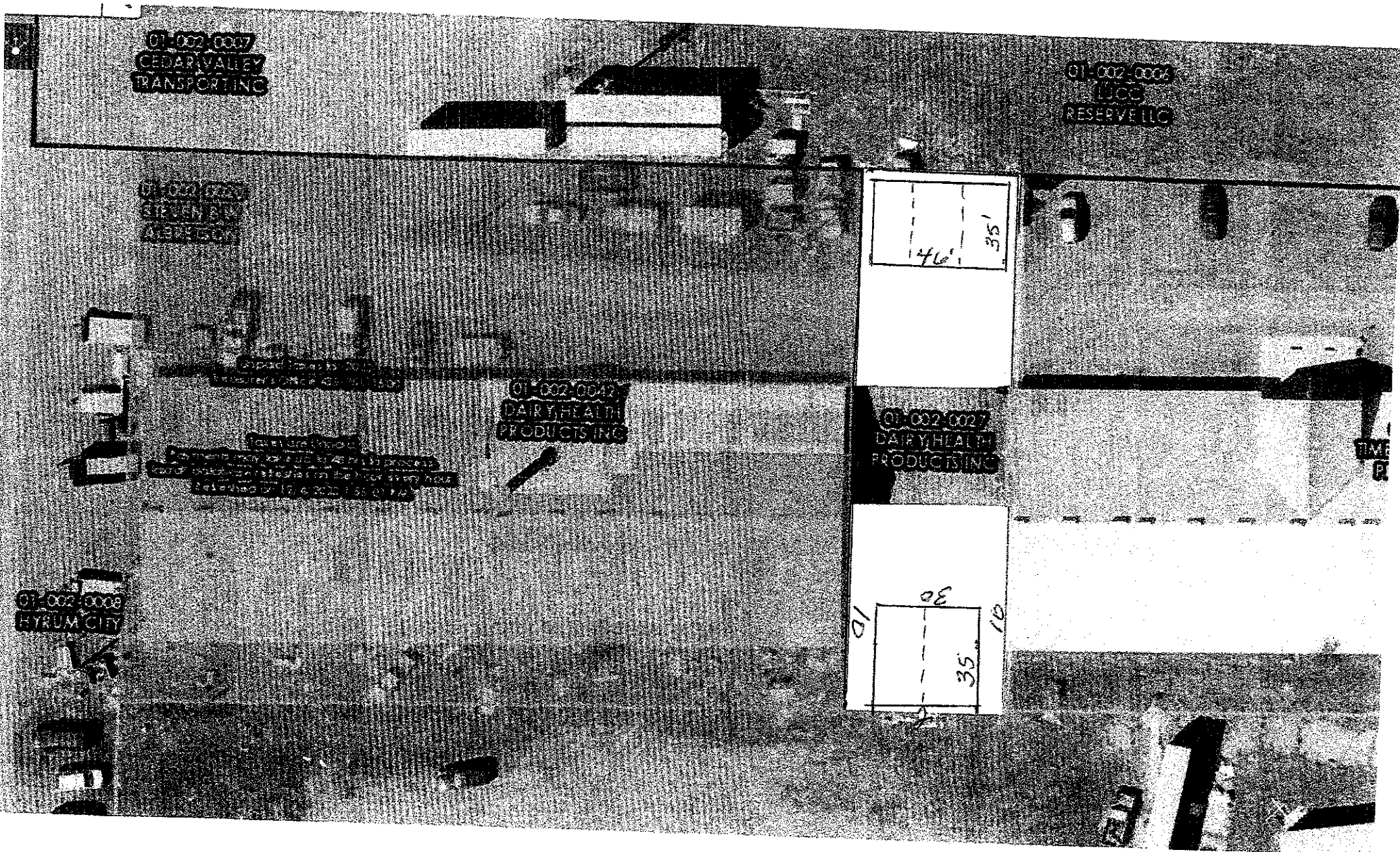
50'



North View



North





01-002-0007  
CEDAR VALLEY  
TRANSPORTING

01-002-0006  
LJCC  
RESERVE LLC

01-002-0020  
STEVEN BW  
ALBRETSON

Unpaid Taxes for 2023  
Treasurer's Office 435-755-1500

01-002-0042  
DAIRY HEALTH  
PRODUCTS INC

01-002-0027  
DAIRY HEALTH  
PRODUCTS INC

Taxes are Unpaid.  
Payments may take up to 48 hrs to process.  
Taxral database refreshes on the hour every hour.  
Refreshed on 12/4/2023 1:55:01 PM

01-002-0008  
HYRUM CITY

**NIELSON SUBDIVISION  
PRELIMINARY PLAT  
~705 W 1100 SOUTH  
PLANNING COMMISSION MEETING  
FEBRUARY 8, 2024**

Summary: Matt Nielson is seeking approval of a preliminary plat for a 17 lot subdivision on approximately 7.85 acres.

ZONING: R-2 Residential (Lot size and frontage by Annexation Agreement)

UTILITIES:

Power:	To be constructed by developer
Culinary:	To be constructed by developer
Sewer:	To be constructed by developer
Irrigation:	Not shown on plans.

PARKING & ROADS:

NOTES:

See plat and plans.

**Electrical component delays for equipment not already ordered are estimated to be 2.5 years.**



# MATT NIELSON SUBDIVISION CONSTRUCTION DRAWINGS

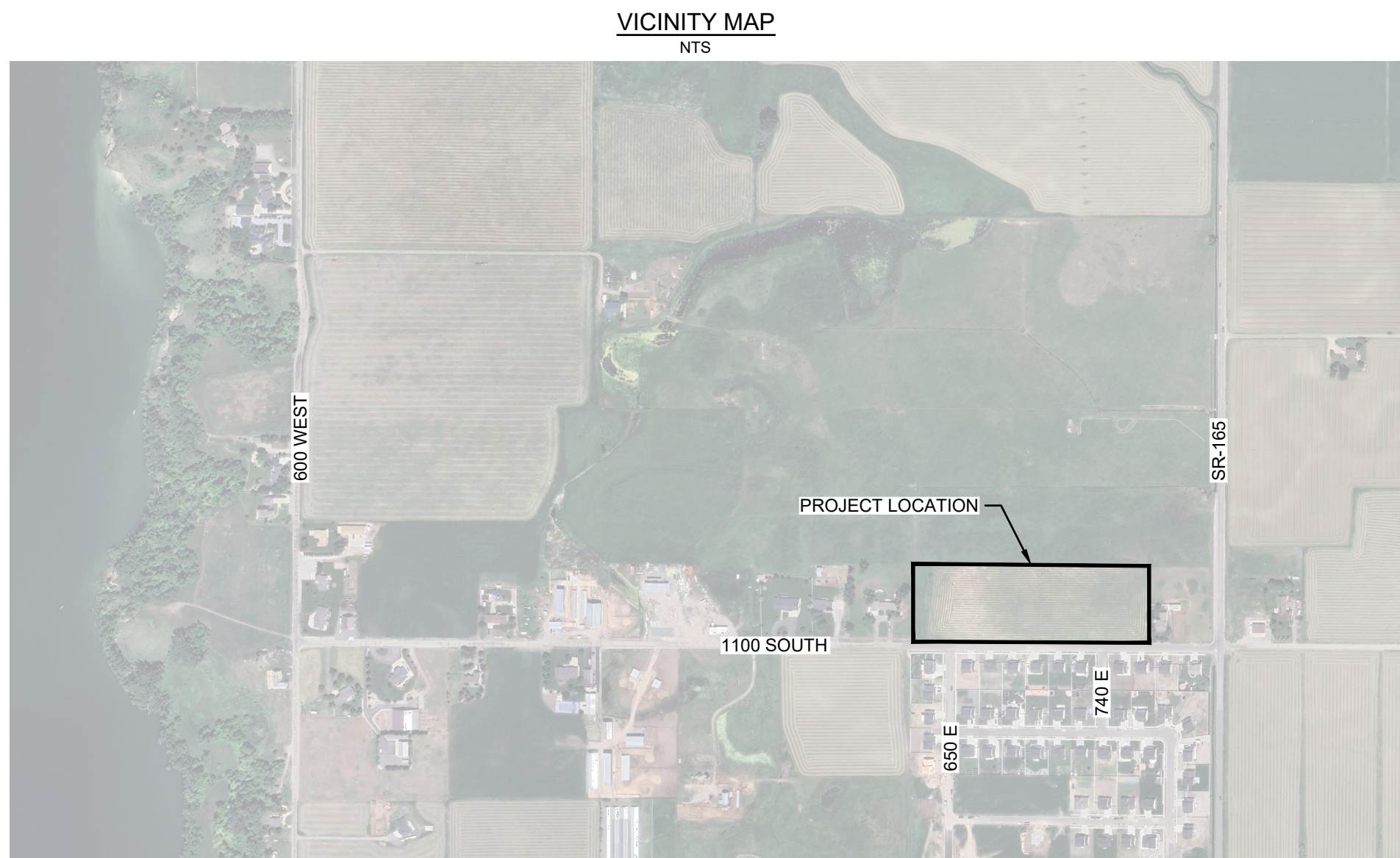
1/8/2024

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

MATT NIELSON SUBDIVISION  
700 EAST 1100 SOUTH  
HYRUM, UT 84319



**GENERAL NOTES:**

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SMITHFIELD DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND SMITHFIELD CITY.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE SMITHFIELD CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SMITHFIELD.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

**PROJECT CONTACTS:**

- DEVELOPER**  
MATT NIELSON  
E: MATTRNIELSON@YAHOO.COM  
P: 435.757.3070
- CIVIL ENGINEER:**  
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488 WEST 100 SOUTH  
PROVIDENCE, UT 84332  
MTAYLOR@CSG.WORK  
P: 435.880.4498
- SURVEYOR**  
KEVIN BALLS  
488 WEST 100 SOUTH  
PROVIDENCE, UT 84332  
KEVIN@CSG.WORK  
P: 435.512.4559
- HYRUM CITY ENGINEER**  
MATTHEW HOLMES  
60 WEST MAIN  
HYRUM CITY, UT 84319  
E: MHOLMES@HYRUMCITY.ORG  
P: 435.999.8391
- HYRUM CITY LIGHT AND POWER:**  
TOM COOPER  
P: 801.921.9841
- ROCKY MOUNTAIN POWER:**  
BUILDER'S HOTLINE  
1 800.469.3881  
ROCKYMOUNTAINPOWER.NET
- UTAH STORM WATER PERMIT:**  
UTAH DEPARTMENT OF WATER QUALITY  
P.O. BOX 144870  
SALT LAKE CITY, UTAH 84114-4870  
P: 801.538.6146  
<http://www.waterquality.utah.gov/UPDES/stormwater.htm>
- DOMINION ENERGY:**  
CRISTI FIEDEL  
895 WEST 800 NORTH  
LOGAN, UT 84321  
P: 435.752.7751

**STANDARD DRAWINGS & SPECIFICATIONS:**

- HYRUM CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- HYRUM CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION DRAWINGS.
- STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
- THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND
C100	DEMOLITION PLAN
C300	GRADING OVERVIEW
C301	STORMWATER CALCS
C400	SHEET OVERVIEW
C401	PLAN & PROFILE
C402	PLAN & PROFILE
C403	PLAN & PROFILE
C404	PLAN & PROFILE
C405	PLAN & PROFILE
C406	PLAN & PROFILE
C501	DETAILS
C502	DETAILS

**HYRUM CITY ENGINEERING DEPARTMENT APPROVAL:**

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

HAS RELOCATION OF THEIR POLES BEEN COORDINATED?

MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024



COVER




















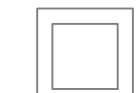

C001

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.










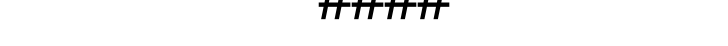

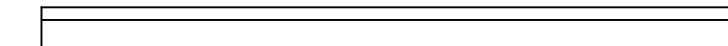
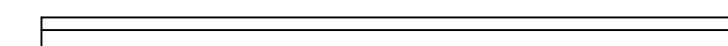
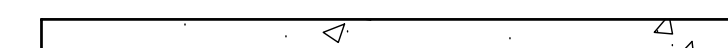

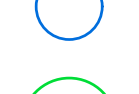

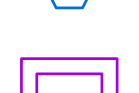


P:\2023\23-321 matt nielson hyrum subdivision\Civil\AutoCAD\sheet set\23-321 index



**LEGEND EXISTING**

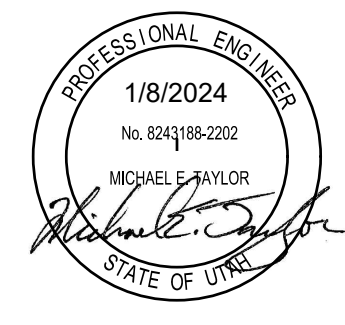
-  PROPERTY BOUNDARY
-  STORM DRAIN LINE
-  WATER LINE
-  IRRIGATION LINE
-  GAS LINE
-  SEWER LINE
-  BURIED POWER LINE
-  AERIAL POWER LINE
-  COMMUNICATION LINE
-  CONTOUR MINOR
-  CONTOUR MAJOR
-  ASPHALT
-  OPEN FACE CURB AND GUTTER
-  FENCE
-  CONCRETE
-  EXISTING TO BE REMOVED
-  WATER VALVE
-  FIRE HYDRANT
-  STORMDRAIN BOX
-  WATER METER
-  SEWER MANHOLE

**LEGEND PROPOSED**

-  WATER LINE (SIZE SHOWN ON PLAN)
-  STORM DRAIN LINE (SIZE SHOWN ON PLAN)
-  IRRIGATION LINE (SIZE SHOWN ON PLAN)
-  GAS LINE
-  SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
-  BURIED POWER LINE
-  BURIED COMMUNICATION LINE
-  CONTOUR MAJOR
-  CONTOUR MINOR
-  ASPHALT
-  CATCH CURB AND GUTTER
-  SPILL CURB AND GUTTER
-  CONCRETE SIDEWALK.
-  BUILDING SETBACK
-  WATER VALVE
-  FIRE HYDRANT
-  SEWER MANHOLE
-  WATER METER
-  STORMDRAIN BOX
-  STORM WATER CATCH BASIN

MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
 DRAWN BY: L. WESTON  
 PROJECT MANAGER: M. TAYLOR  
 ISSUED: 1/8/2024

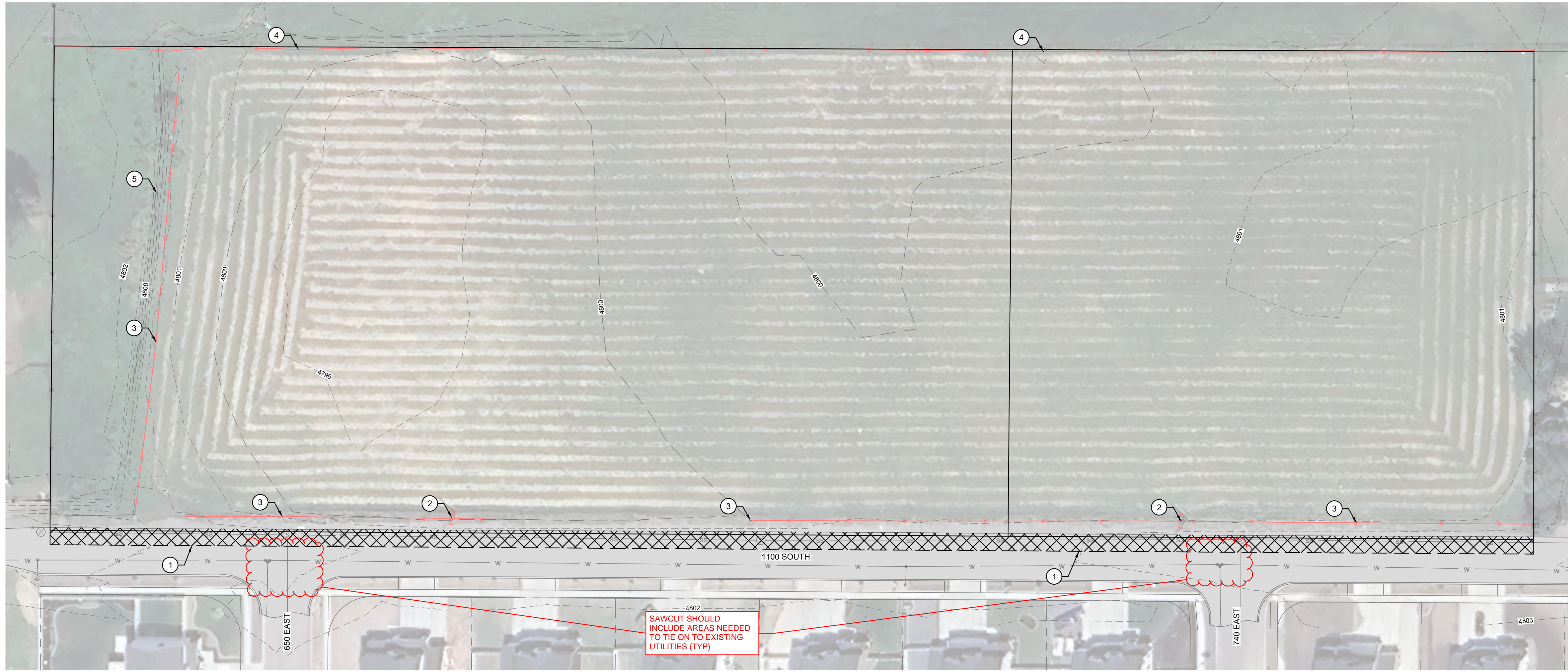


**LEGEND**

**C002**



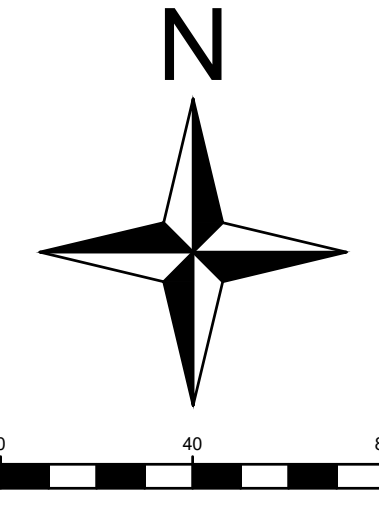
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**① DEMOLITION PLAN SHEET KEY NOTES:**  
 ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION.

- 1. SAWCUT & REMOVE ASPHALT PAVEMENT
- 2. RELOCATE POWER POLE & LINE. COORDINATE WITH UTILITY OWNER.
- 3. REMOVE FENCE LINE.
- 4. RELOCATE FENCE LINE.
- 5. RELOCATE DITCH TO EASEMENT (SEE SHEET C400)

IT WOULD BE BEST TO NOTE THAT THIS DITCH IS TO BE KEPT OPEN AND FUNCTIONING UNTIL THE NEW PIPE IS INSTALLED TO THE SATISFACTION OF THE CANAL COMPANY.



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MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
 DRAWN BY: L. WESTON  
 PROJECT MANAGER: M. TAYLOR  
 ISSUED: 1/8/2024



# DEMOLITION PLAN

## C100

**MATT NIELSON SUBDIVISION**  
 700 EAST 1100 SOUTH  
 HYRUM, UT 84319

**civilsolutionsgroup inc.**

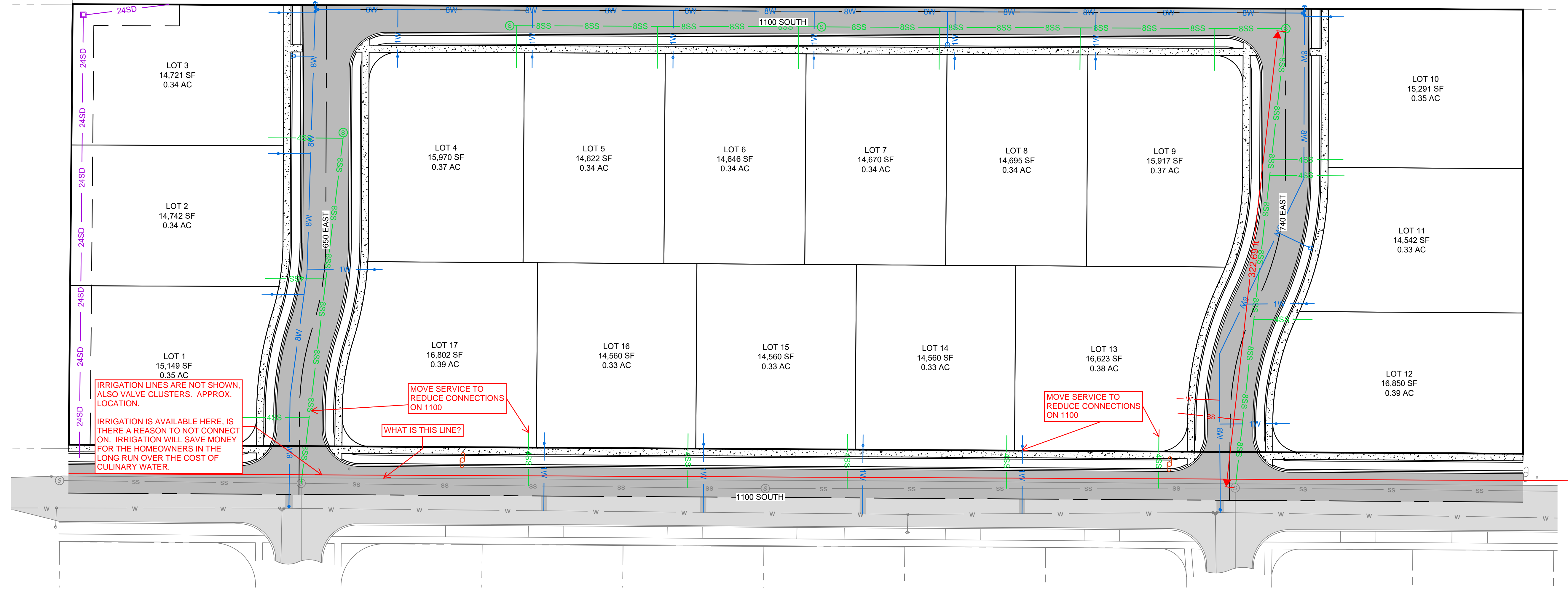
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 700 EAST 1100 SOUTH  
 HYRUM, UT 84319



IRRIGATION LINES ARE NOT SHOWN, ALSO VALVE CLUSTERS, APPROX. LOCATION.  
 IRRIGATION IS AVAILABLE HERE, IS THERE A REASON TO NOT CONNECT ON. IRRIGATION WILL SAVE MONEY FOR THE HOMEOWNERS IN THE LONG RUN OVER THE COST OF CULINARY WATER.

MOVE SERVICE TO REDUCE CONNECTIONS ON 1100

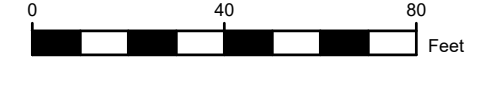
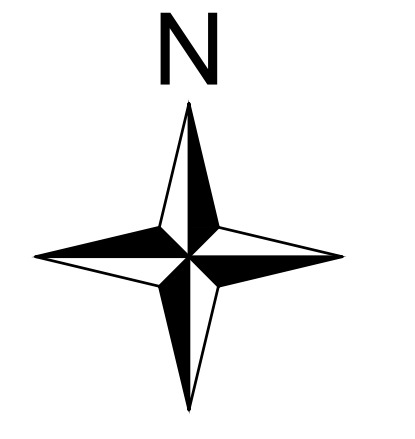
WHAT IS THIS LINE?

MOVE SERVICE TO REDUCE CONNECTIONS ON 1100

HYRUM POWER IS TO PROVIDE POWER TO THIS DEVELOPMENT.  
 ROCKY MOUNTAIN WILL NEED TO BE RELOCATE OR UNDERGROUND THE EXISTING DISTRIBUTION LINE.

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-502.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE 5' OF SET FROM SIDE PROPERTY BOUNDARY. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-502.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 5 ON SHEET C-502.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 4 ON SHEET C-502.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 07 ON SHEET C-502.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND HYRUM CITY.
17. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.



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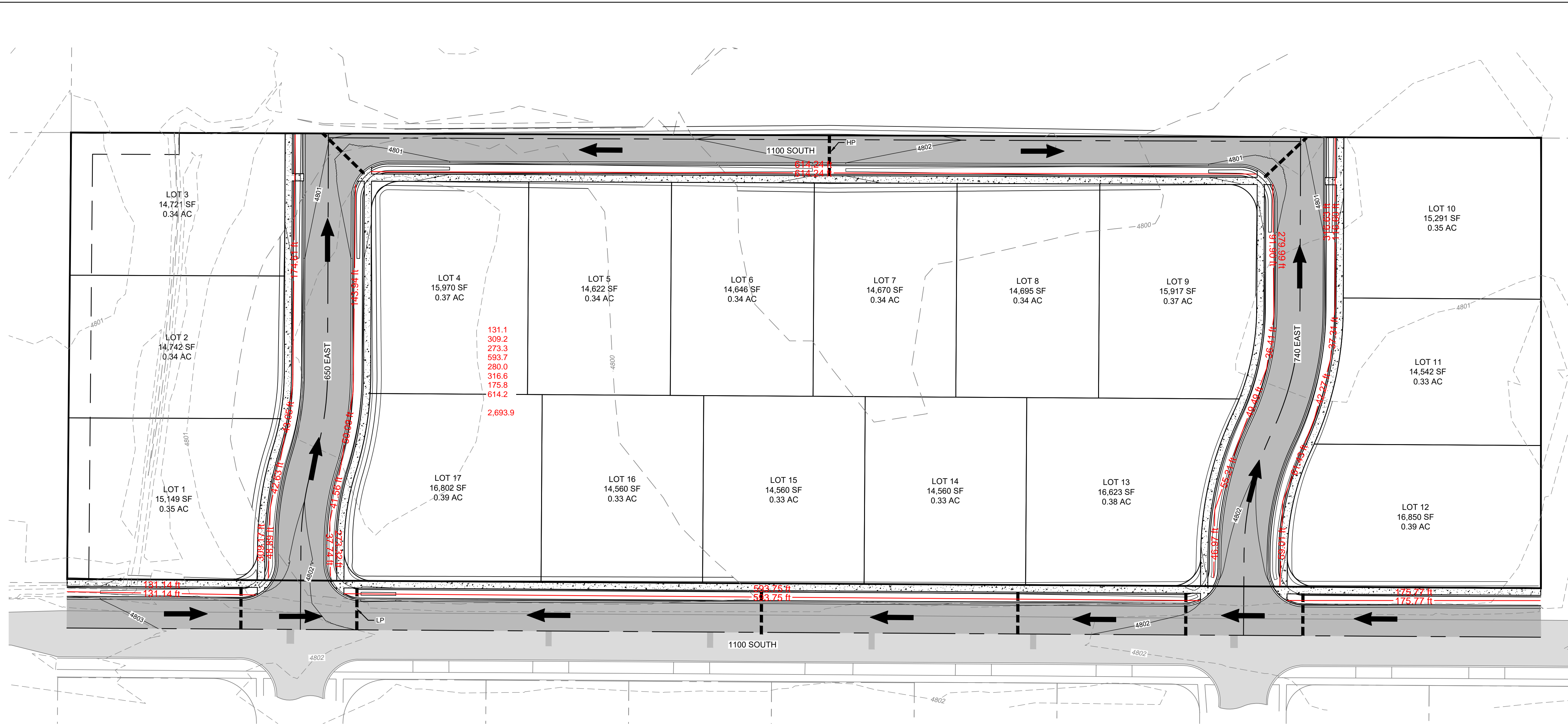
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 PROJECT MANAGER: M. TAYLOR  
 ISSUED: 1/8/2024



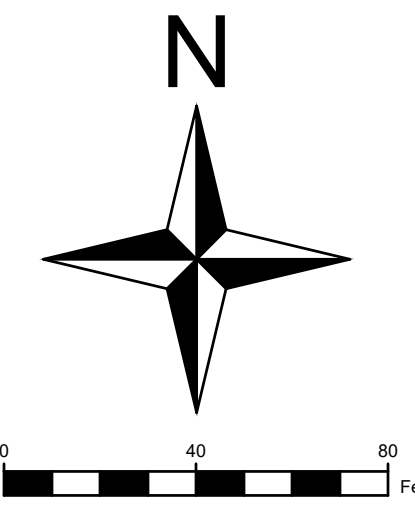
SITE OVERVIEW

C200

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**GRADING LEGEND:**  
 LP = LOW POINT  
 HP = HIGH POINT  
 GRADE BREAK [---]  
 FLOW DIRECTION [→]



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 ISSUED: 1/8/2024



**GRADING OVERVIEW**

**C300**

P:\2023\23-321 matt nielson hyrum subdivision\Civil\AutoCAD\sheet set\23-321 Grading Overview

Civil Solutions Group, Inc.  
 Designing Our Future

Project: Nielson Subdivision  
 Date: 21-Nov-23  
 Location: Hyrum, UT  
 Method: Rational

**Post-Development Area:**

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Road Hardscape	1.64	0.90	1.47
Rooftops (2,500 sf/lot)	0.98	0.90	0.88
Driveways (20x25'/per lot)	0.20	0.90	0.18
Landscaping	5.28	0.15	0.79
<b>Total Area</b>	<b>8.08 acres</b>		
<b>Total Weighted Area:</b>			<b>3.32</b>

Design Storm: 100 year, 24-hr storm

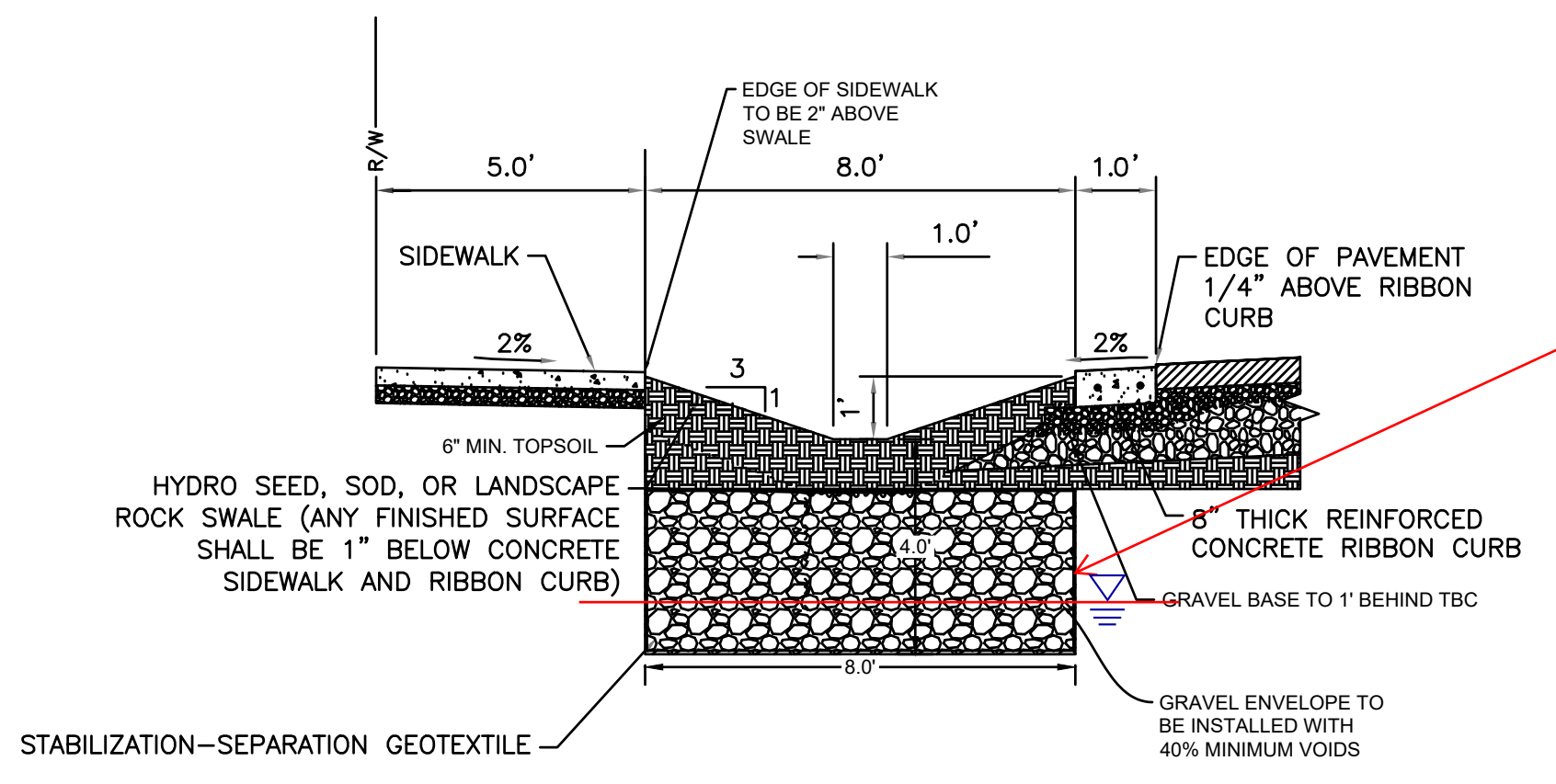
Release Rate: 0.00 cfs/acre

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	17.92	5,377	-	5,377
10	4.08	13.54	8,126	-	8,126
15	3.40	11.29	10,157	-	10,157
30	2.28	7.57	13,623	-	13,623
60	1.41	4.68	16,849	-	16,849
120	0.81	2.67	19,239	-	19,239
180	0.57	1.89	20,434	-	20,434
360	0.34	1.13	24,497	-	24,497
720	0.21	0.70	30,113	-	30,113
1440	0.13	0.42	36,088	-	36,088
<b>2880</b>	<b>0.07</b>	<b>0.24</b>	<b>40,868</b>	-	<b>40,868</b>

WITH A ROUGH MEASUREMENT I GOT 2690 FOR SWALES, IF 2320 IS CALCULATED FOR MINUS DRIVEWAYS, THEN THAT ONLY LEAVES 360 FEET FOR 17 DRIVEWAYS. THIS IS A 20 FOOT DRIVEWAY. NEED TO INCLUDE MAXIMUM DRIVEWAY WIDTH ON THE PLAT. ANY ADDITIONAL WIDTH TO THE DRIVEWAYS WILL RESULT IN LOSS OF STORAGE. ALSO WILL THE GRAVEL ENVELOPE CONTINUE UNDER THE DRIVEWAYS? DRIVEWAYS WILL NEED TO BE FLAT TO RETAIN MAXIMUM STORAGE. CHECK DAMS WILL NEED TO BE PROVIDED AT TRACT BOUNDARIES WHERE EXISTING GROUND WILL NOT BE HIGH ENOUGH TO KEEP WATER IN THE SWALES.

**STORMWATER NOTES:**

1. STORM WATER DESIGN CONFORMS TO HYRUM CITY STORM WATER STANDARDS
2. SITE HAS BEEN DESIGNED TO RETAIN CACHE COUNTY 100 YEAR, 24 HOUR STORM (3.02 IN)
3. ALL STORMWATER IS TO BE RETAINED IN ROADSIDE SWALES
4. SWALE ABOVE GROUND STORAGE PER LINEAR FOOT: 5 SF CF
5. TOTAL SWALE LENGTH (MINUS DRIVEWAYS AND ADA RAMPS): 2,320 LF
6. PROVIDED ABOVE GROUND STORAGE (IN SWALES):
  - 6.1. TOTAL LENGTH OF SWALES \* CROSS SECTIONAL AREA = 2,320 LF \* 5 SF = **11,600 CF**
7. TOTAL BELOW GROUND STORAGE (GRAVEL ENVELOPE BELOW SWALES):
  - 7.1. 2,320 LF \* 8' (WIDTH) \* 4' (DEPTH) \* 0.4 (40% VOID) = **29,696 CF**
8. TOTAL PROVIDED STORAGE: 11,600 CF + 29,696 CF = **41,296 CF**
9. TOTAL REQUIRED STORAGE: **40,868 CF**



DURING INSPECTIONS ON THE DEVELOPMENT TO SOUTH THE GROUNDWATER WAS OFTEN ONLY ABOUT 3-4\"/>

**ROADSIDE SWALE DETAIL**

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 PROJECT MANAGER: M. TAYLOR  
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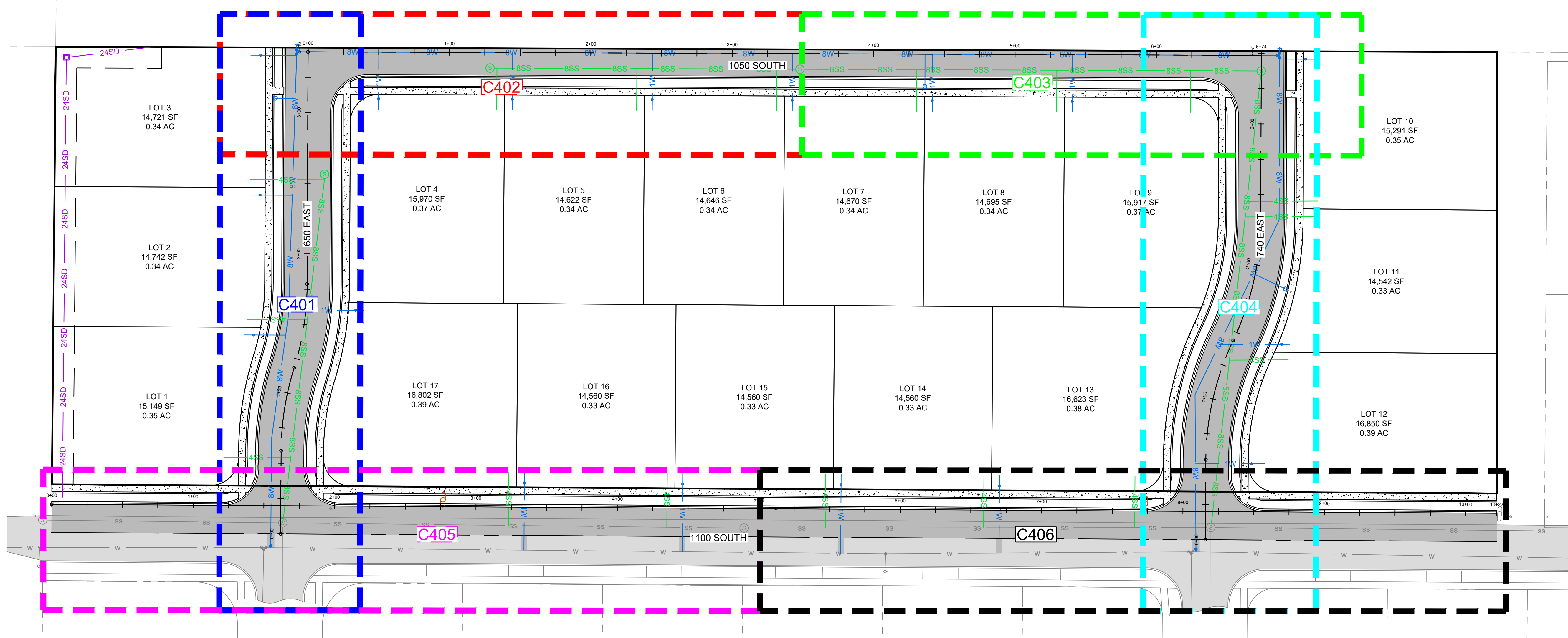
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**STORMWATER CALCS**

**C301**

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3. MINIMUM OF 10" FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
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5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
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7. ALL WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-502.
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ROCKY MOUNTAIN OR HYRUM AS APPROPRIATE (TYP)  
 STREET LIGHTS ARE ONLY HYRUM

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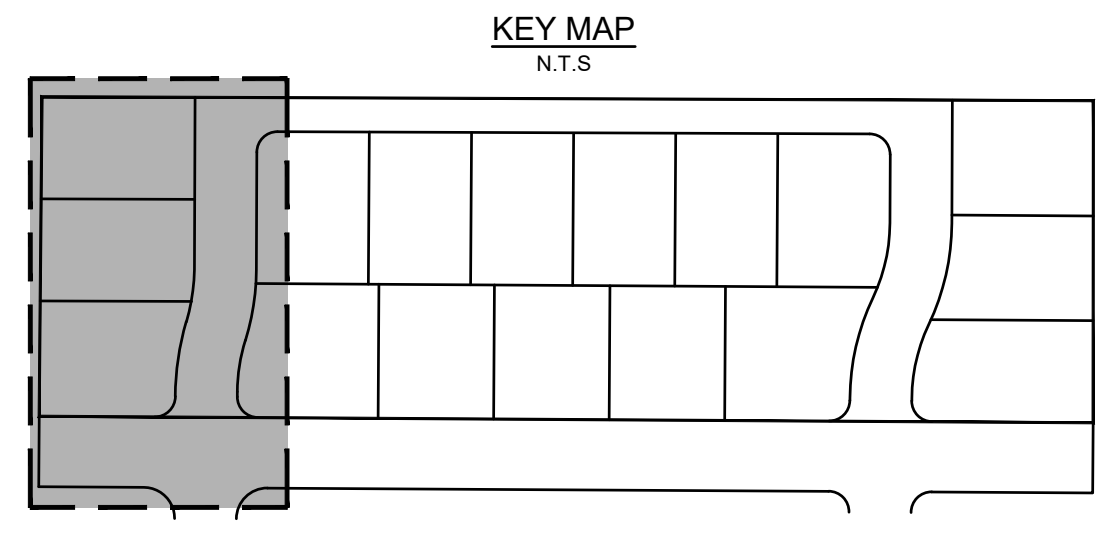
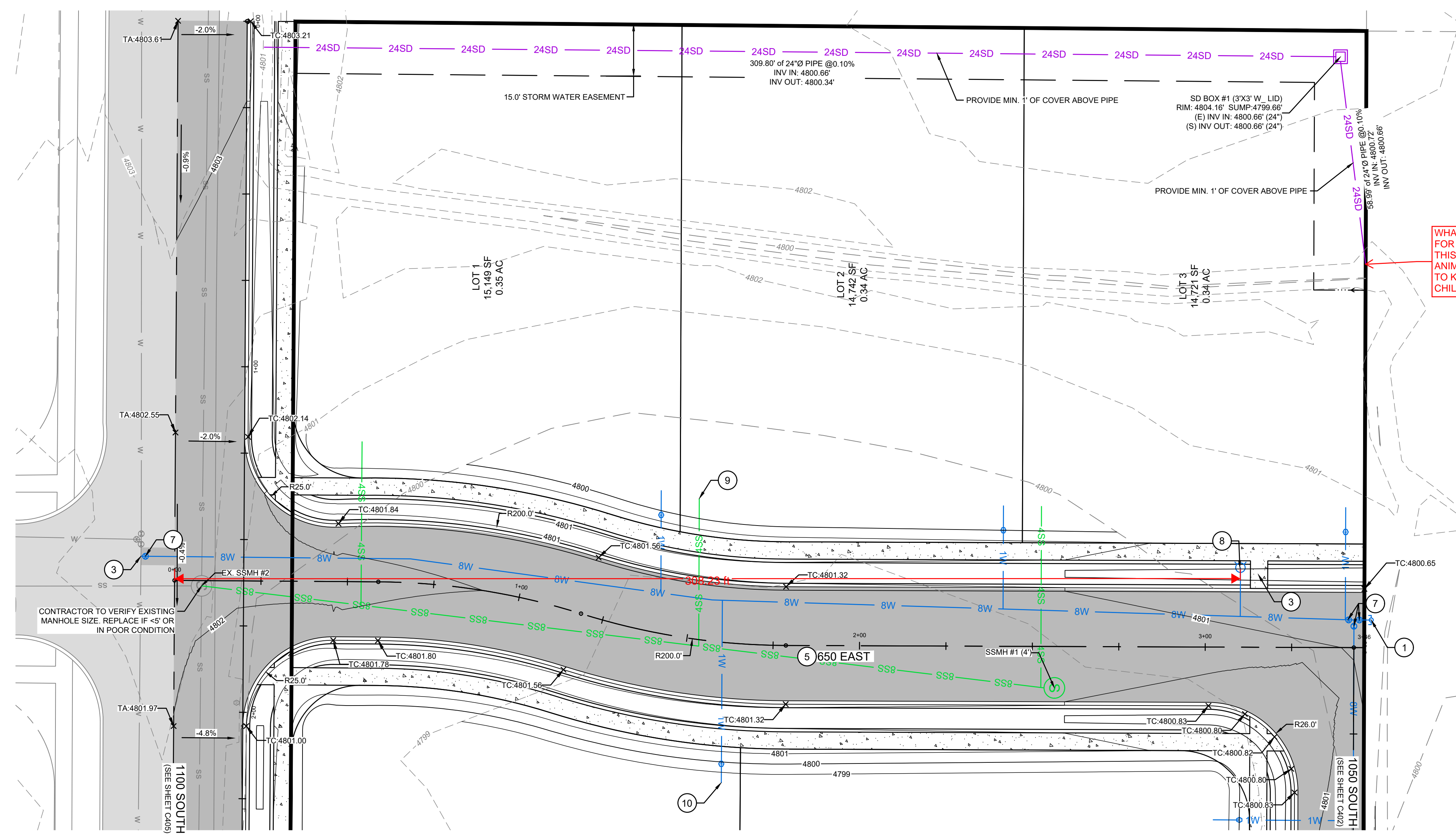
PROJECT #: 23-321  
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**SHEET OVERVIEW**

**C400**

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WHAT PLANS DO YOU HAVE FOR THE END OF THE PIPE? THIS NEEDS TO INCLUDE AN ANIMAL RESISTANT GRATING TO KEEP ANIMALS AND CHILDREN FROM ENTERING.

① SITE SHEET KEY NOTES:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- UTILITY STUB, CAP, BLOCK & MARK END OF LINE
- RELOCATED POWER POLE
- CONNECT TO EXISTING CULINARY WATER MAIN
- 60-FT WIDENING ROW CROSS SECTION (1/C501)
- 60-FT ROW CROSS SECTION (2/C501)
- 60-FT PARTIAL WIDTH ROW CROSS SECTION (3/C501)
- WATER VALVE (WV) (C501)
- FIRE HYDRANT ASSEMBLY (3/C501)
- 4" SANITARY SEWER SERVICE (TYP) (5/C501)
- 1" CULINARY WATER SERVICE & METER (TYP) (2/C501)
- CONNECT TO EXISTING SANITARY SEWER MANHOLE

WHAT IS THE METHOD OF CONNECTION

ORIGINAL DISCUSSION WAS TO HAVE THESE LOTS PROVIDE FOR MORE AFFORDABLE HOUSING. IF 1" SERVICES ARE PROVIDED THIS WILL COST \$1000 MORE IN IMPACT FEES AND ADDITIONAL SERVICE COSTS ON MONTHLY BILLING. VERY FEW HOUSES IN HYRUM NEED A 1" SERVICE. IS THIS WHAT YOU STILL WANT?

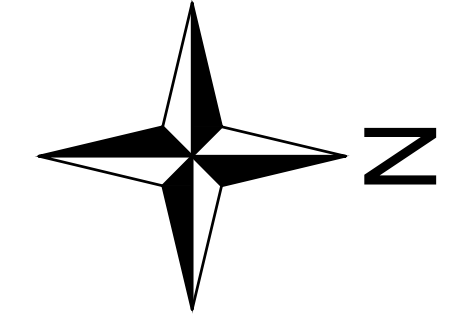
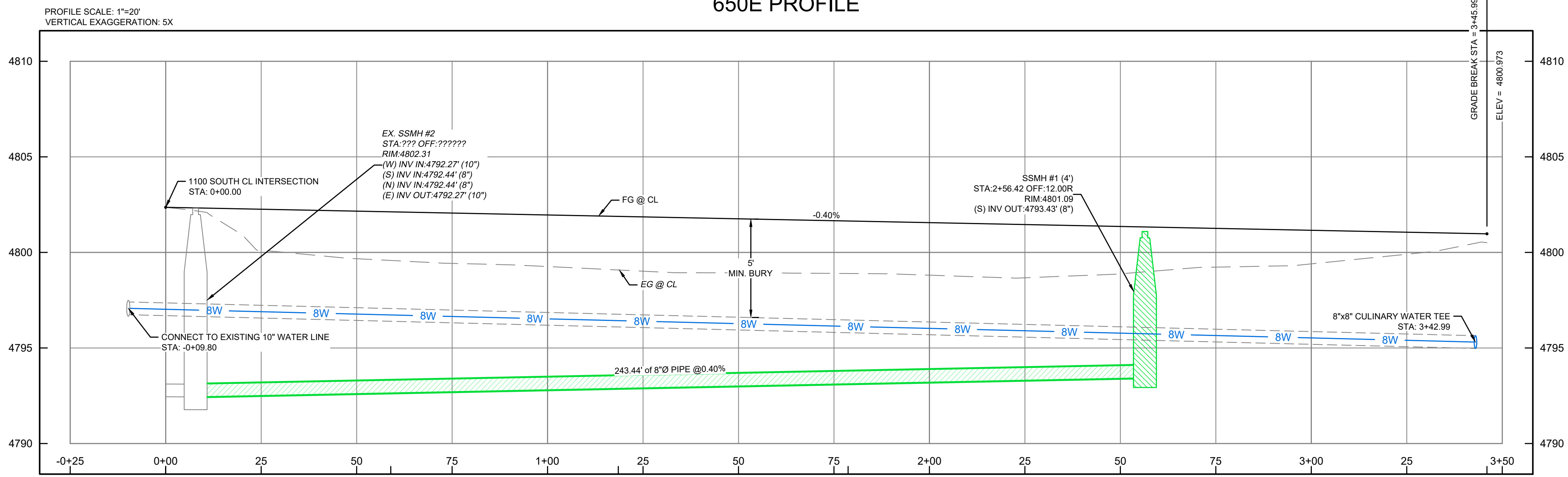
GRADING GENERAL NOTES:

- MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

GRADING LEGEND:

- FG = FINISHED GRADE
- EG = EXISTING GRADE
- ME = MATCH EXISTING
- TA = TOP OF ASPHALT
- TC = TOP OF CONCRETE
- TBC = TOP BACK OF CURB
- FL = FLOW LINE
- GB = GRADE BREAK

650E PROFILE



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DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024

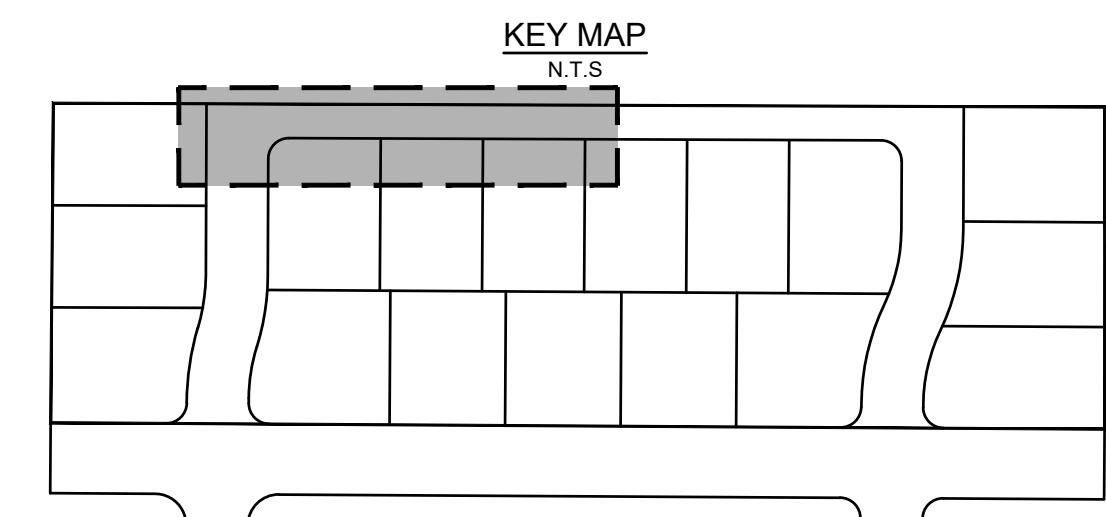
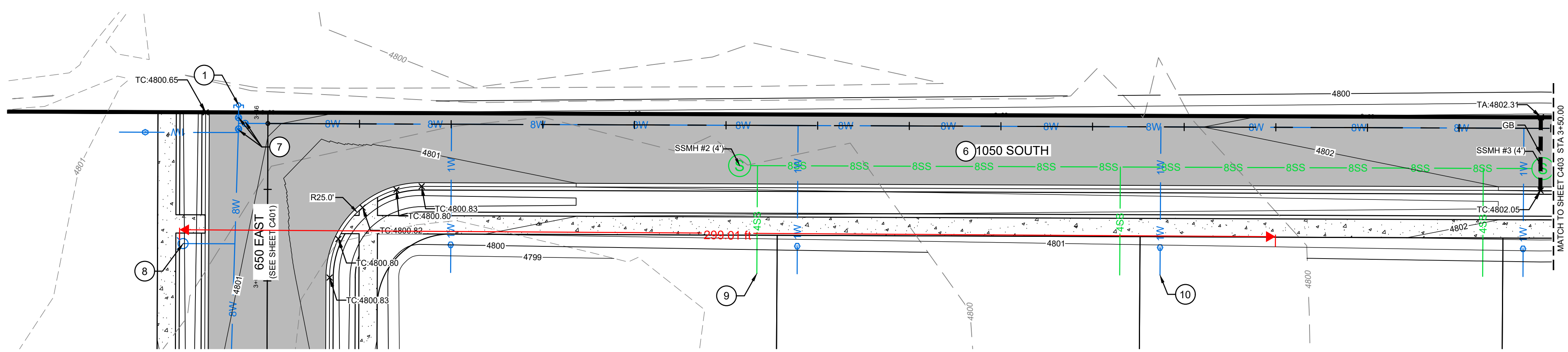


PLAN & PROFILE

C401

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  2. RELOCATED POWER POLE
  3. CONNECT TO EXISTING CULINARY WATER MAIN
  4. 68-FT WIDENING ROW CROSS SECTION (1/C501)
  5. 60-FT ROW CROSS SECTION (2/C501)
  6. 60-FT PARTIAL WIDTH ROW CROSS SECTION (3/C501)
  7. WATER VALVE (6/C501)
  8. FIRE HYDRANT ASSEMBLY (3/C501)
  9. 4"Ø SANITARY SEWER SERVICE (TYP) (5/C501)
  10. 1"Ø CULINARY WATER SERVICE & METER (TYP) (2/C501)
  11. CONNECT TO EXISTING SANITARY SEWER MANHOLE

- GRADING GENERAL NOTES:**
1. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
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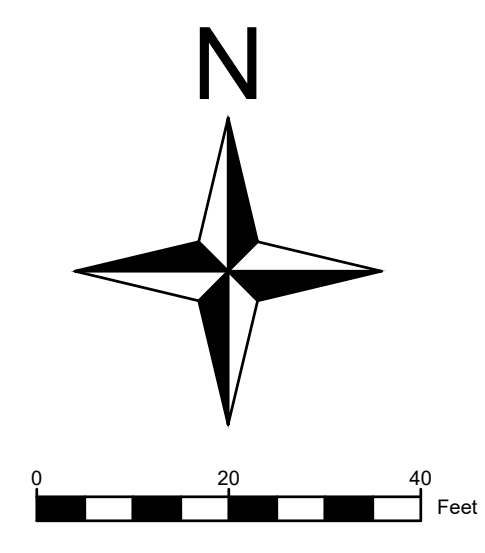
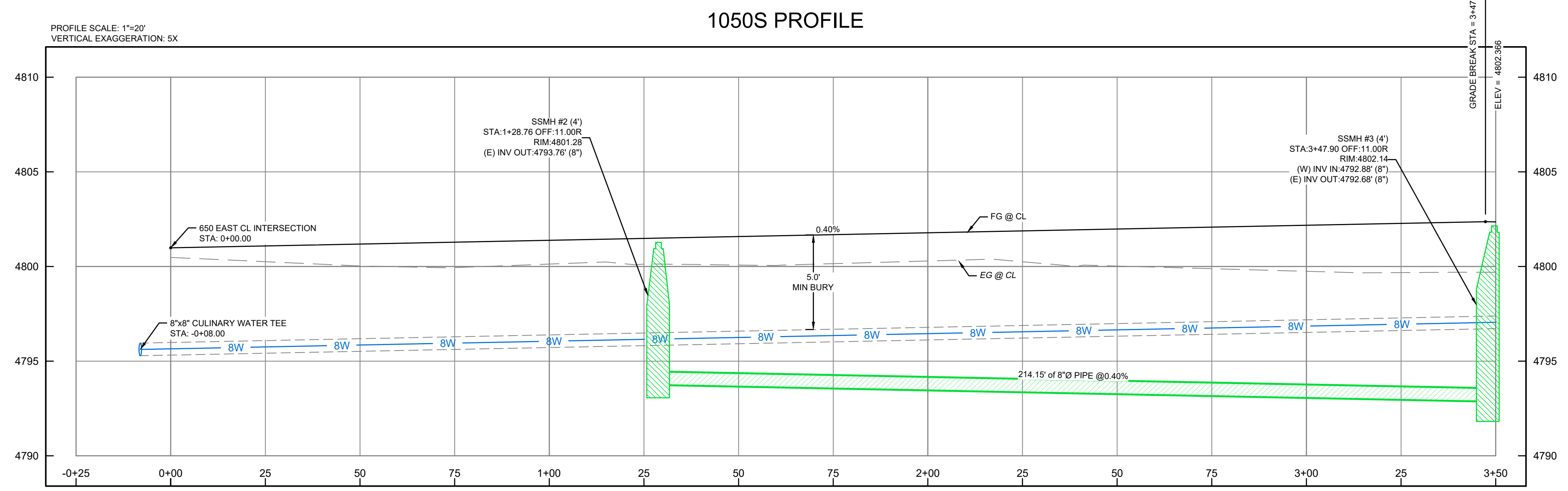
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PROJECT #: 23-321  
 DRAWN BY: L. WESTON  
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**PLAN & PROFILE**

**C402**



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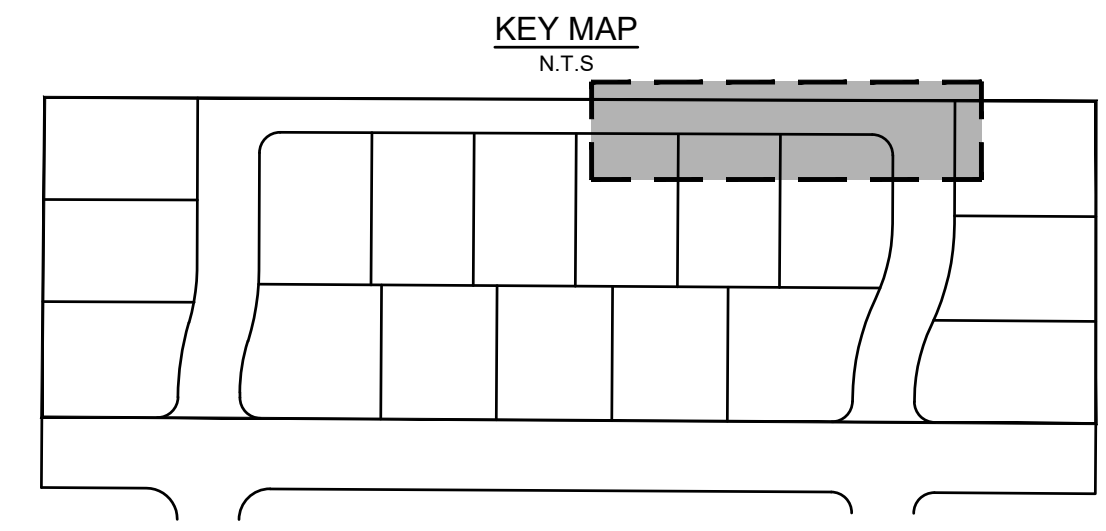
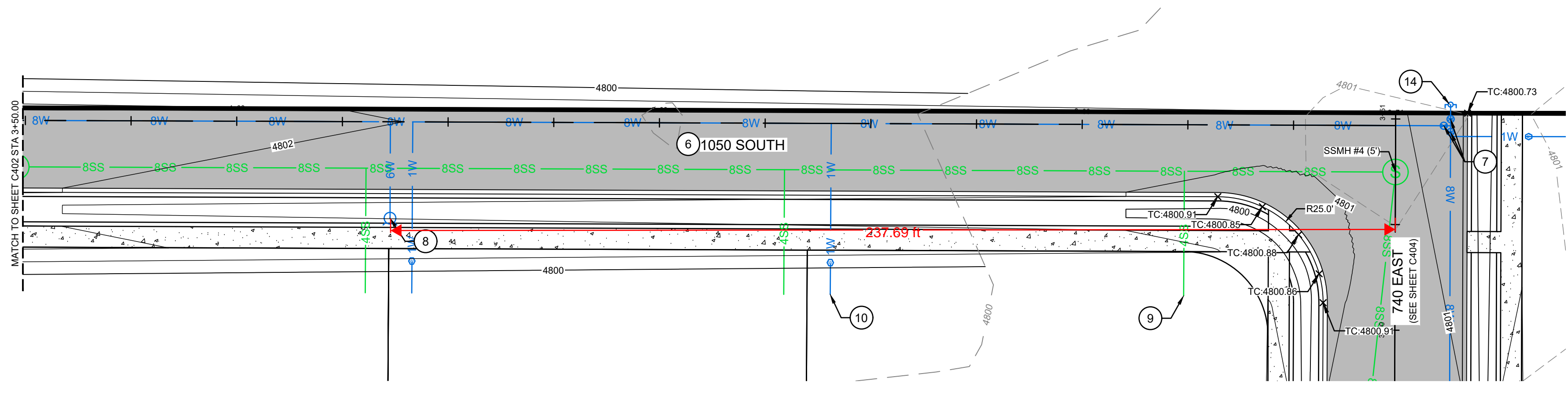
MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024



**PLAN & PROFILE**

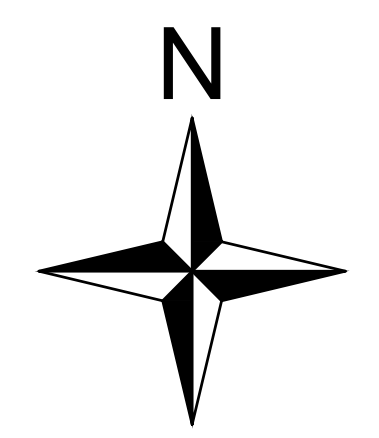
**C403**



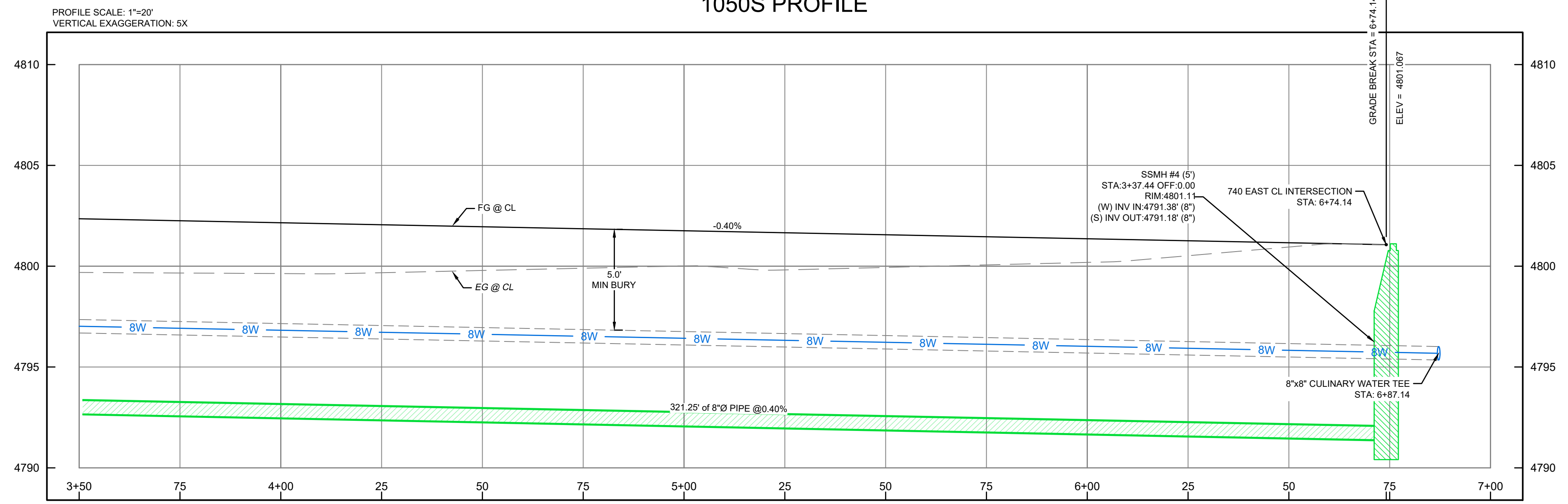
- ① SITE SHEET KEY NOTES:**  
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- UTILITY STUB, CAP, BLOCK & MARK END OF LINE
  - RELOCATED POWER POLE
  - CONNECT TO EXISTING CULINARY WATER MAIN
  - 68-FT WIDENING ROW CROSS SECTION (1/C501)
  - 60-FT ROW CROSS SECTION (2/C501)
  - 60-FT PARTIAL WIDTH ROW CROSS SECTION (3/C501)
  - WATER VALVE (6/C501)
  - FIRE HYDRANT ASSEMBLY (3/C501)
  - 4"Ø SANITARY SEWER SERVICE (TYP) (5/C501)
  - 1"Ø CULINARY WATER SERVICE & METER (TYP) (2/C501)
  - CONNECT TO EXISTING SANITARY SEWER MANHOLE

- GRADING GENERAL NOTES:**
- MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
  - MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

- GRADING LEGEND:**
- FG = FINISHED GRADE
  - EG = EXISTING GRADE
  - ME = MATCH EXISTING
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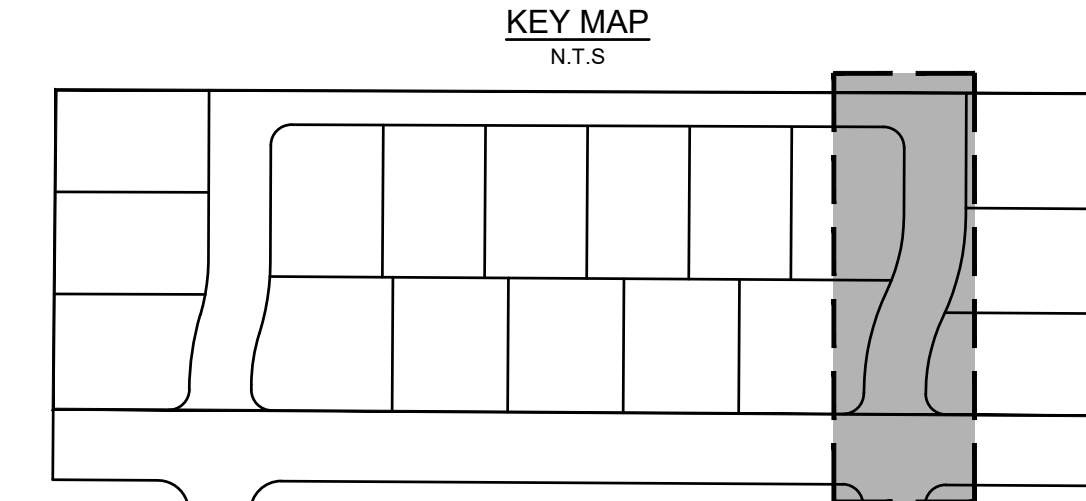
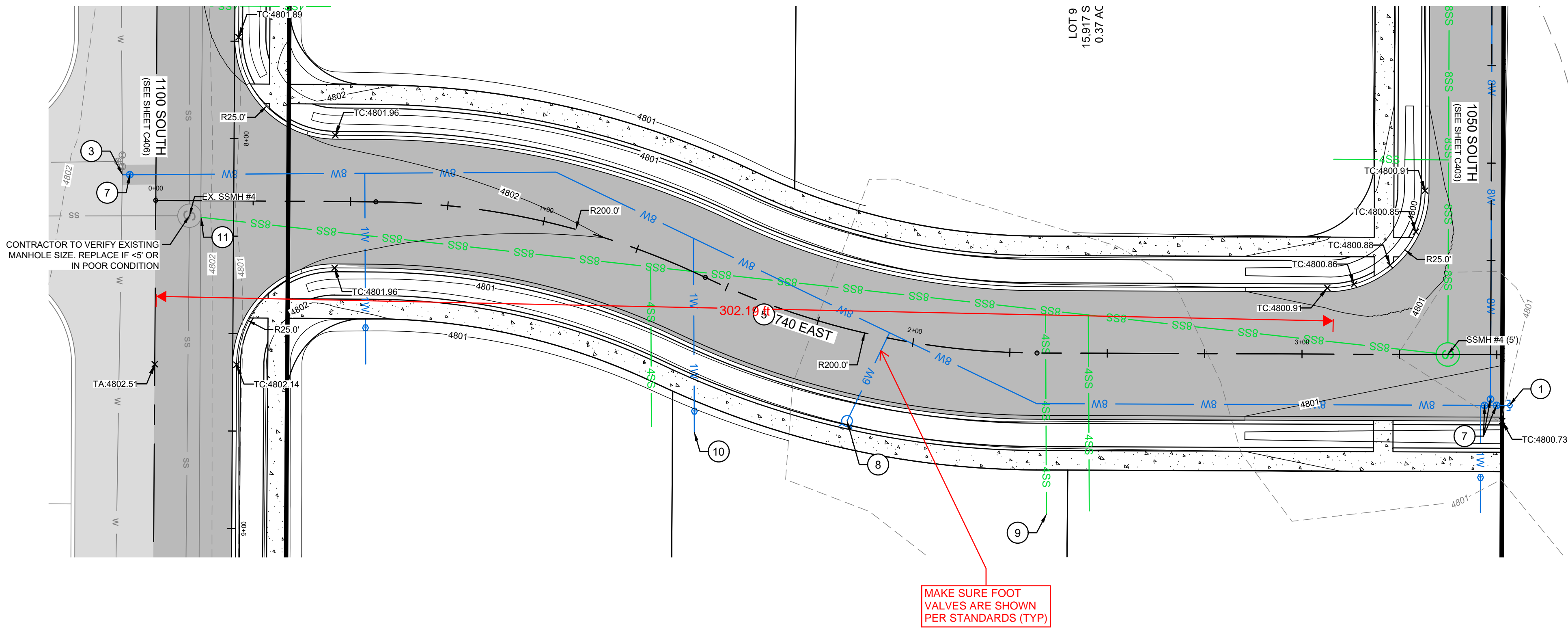
**1050S PROFILE**



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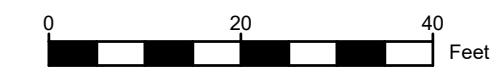
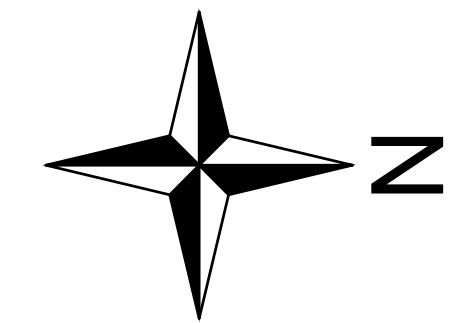
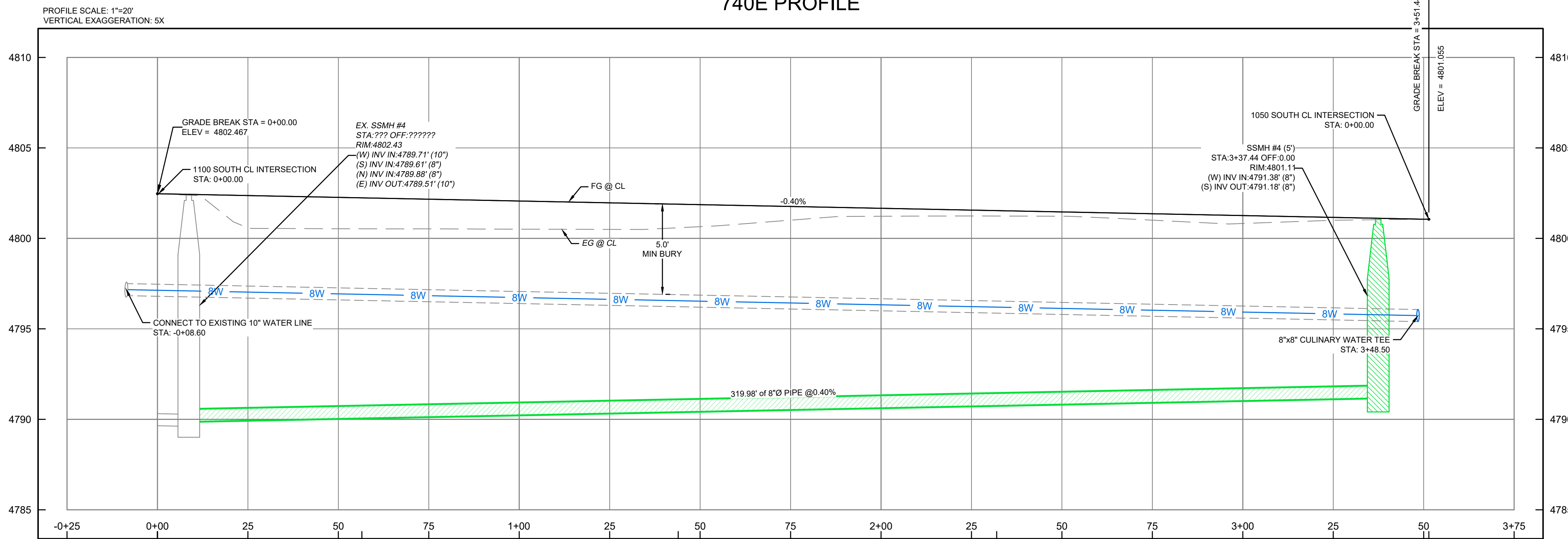


- 1 SITE SHEET KEY NOTES:**  
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740E PROFILE



MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024

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**PLAN & PROFILE**

**C404**

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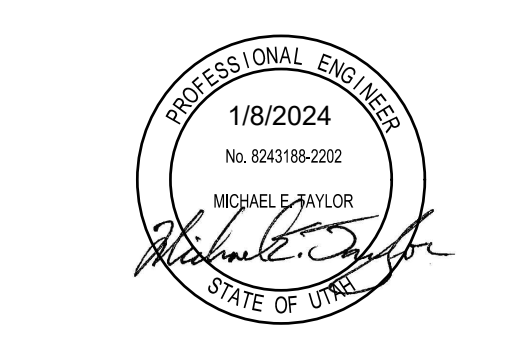
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**MATT NIELSON SUBDIVISION**

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HYRUM, UT 84319

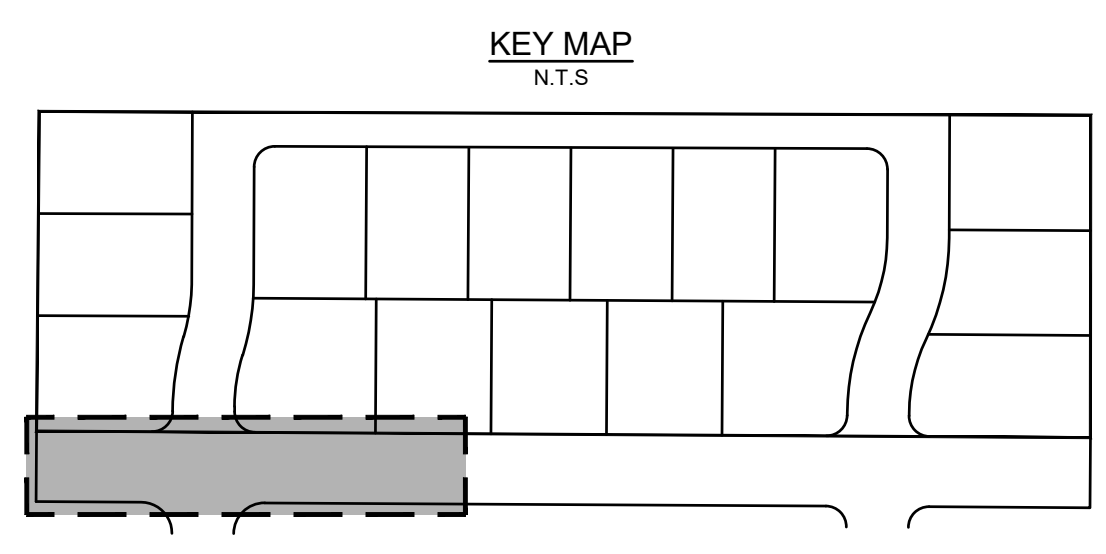
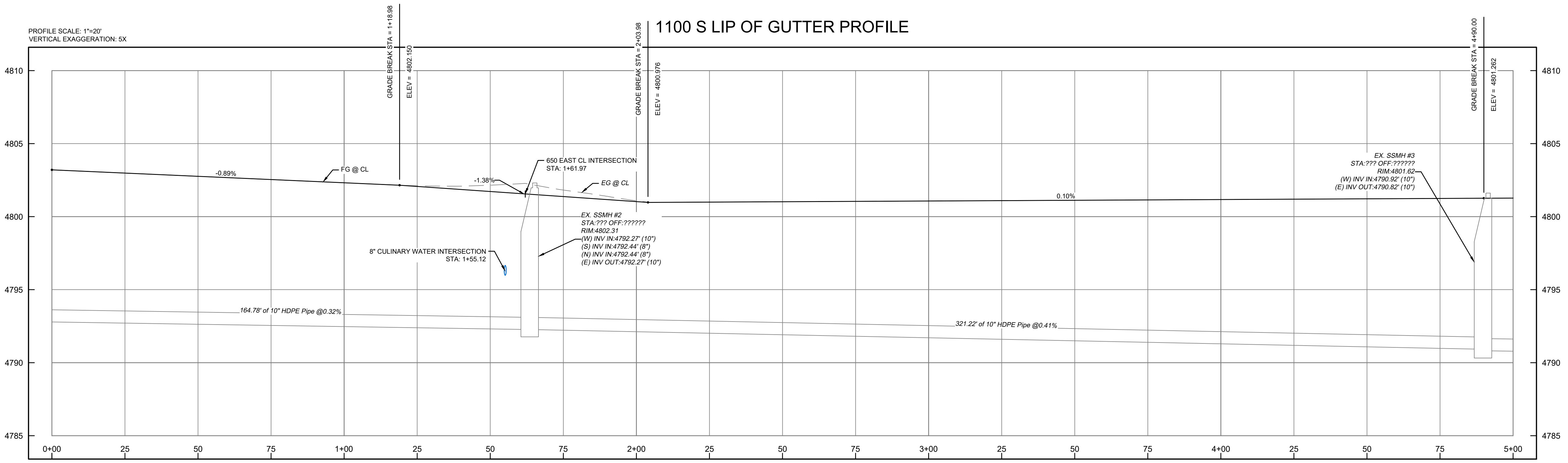
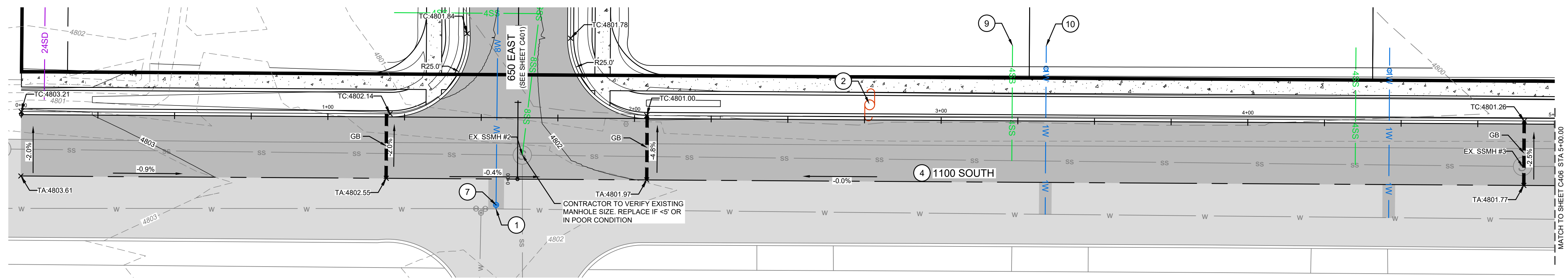
MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024



**PLAN & PROFILE**

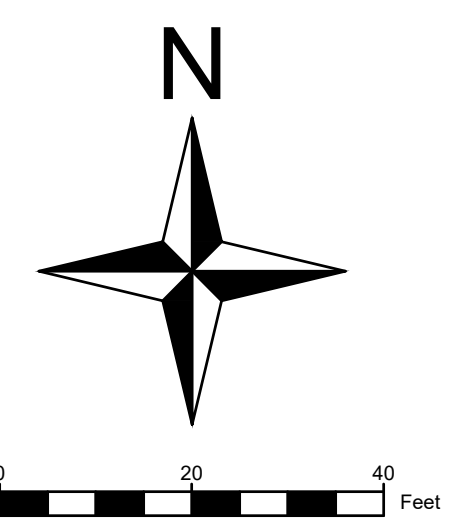
**C405**



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Know what's below. **811** before you dig.

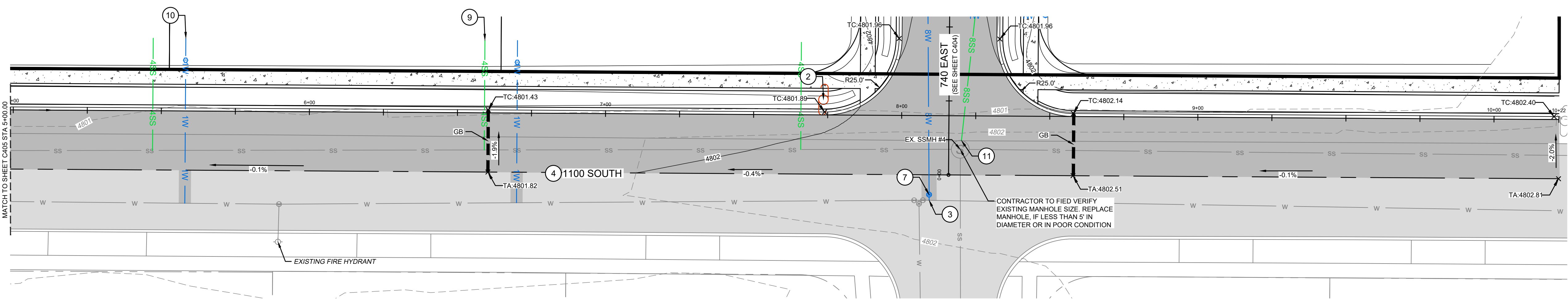
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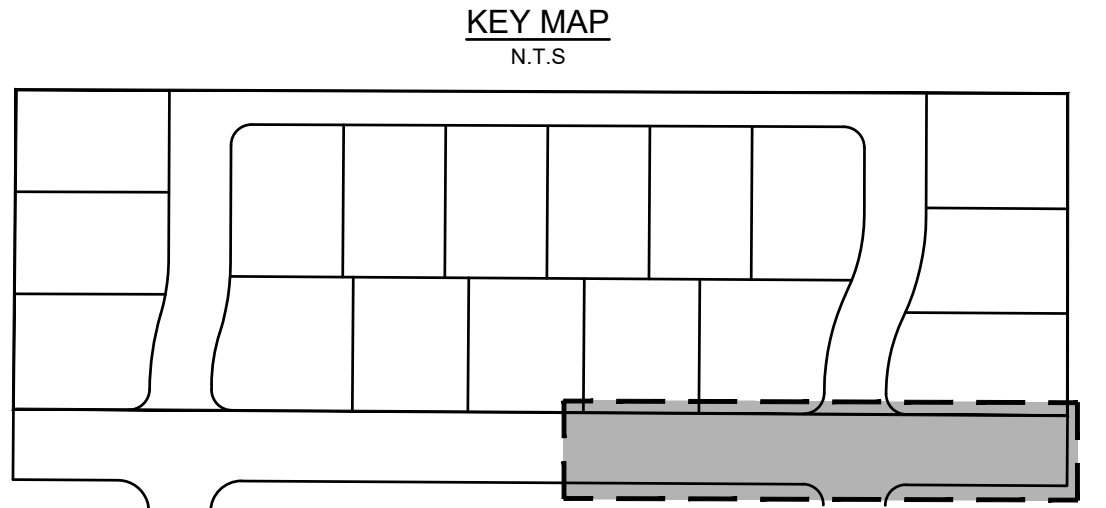
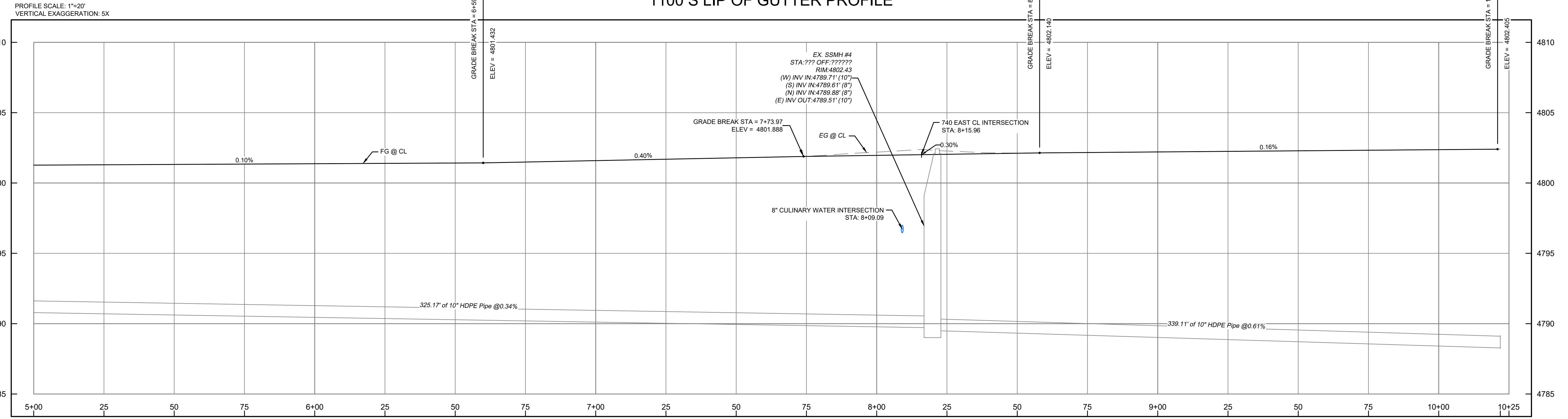
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CONTRACTOR TO FIELD VERIFY EXISTING MANHOLE SIZE, REPLACE MANHOLE IF LESS THAN 5' IN DIAMETER OR IN POOR CONDITION

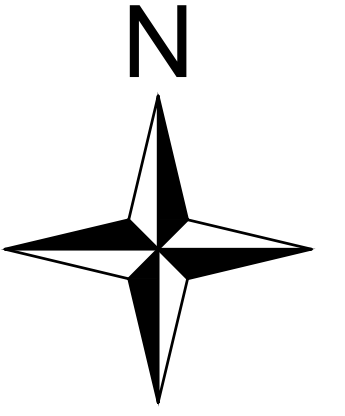
**1100 S LIP OF GUTTER PROFILE**



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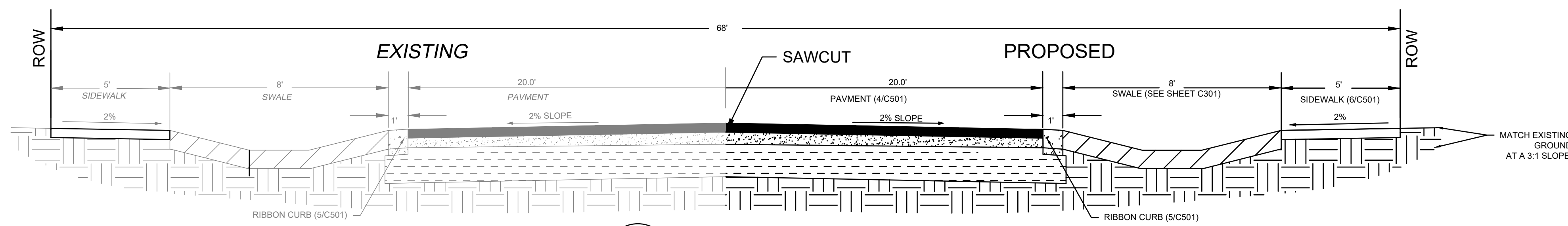
PROJECT #: 23-321  
 DRAWN BY: L. WESTON  
 PROJECT MANAGER: M. TAYLOR  
 ISSUED: 1/8/2024



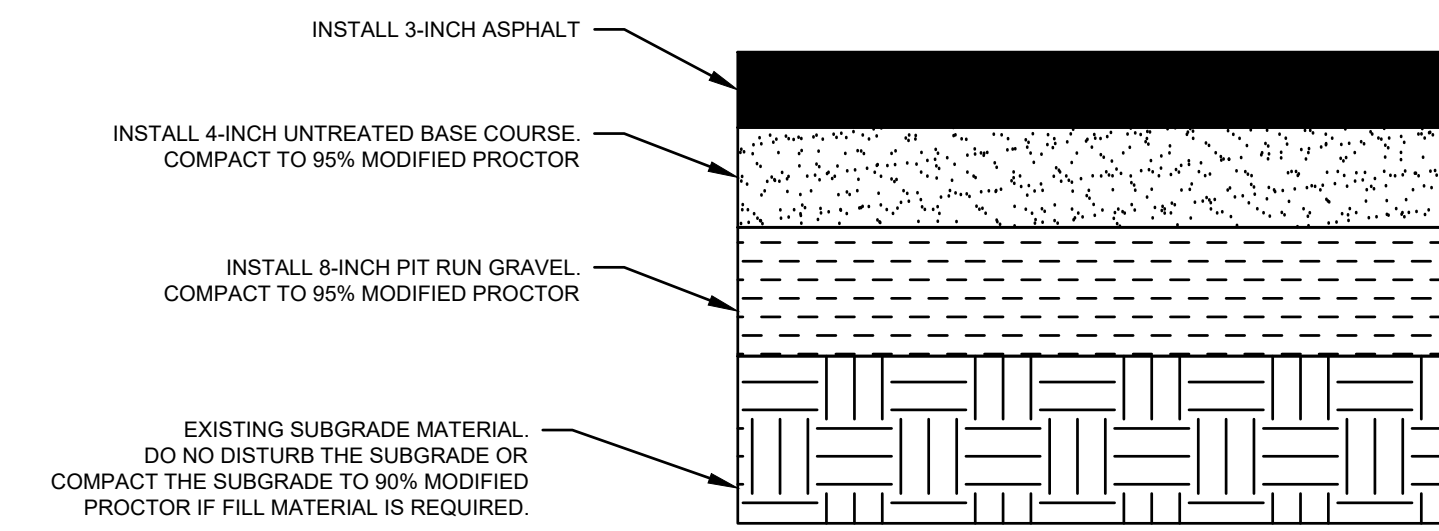
**PLAN & PROFILE**

**C406**

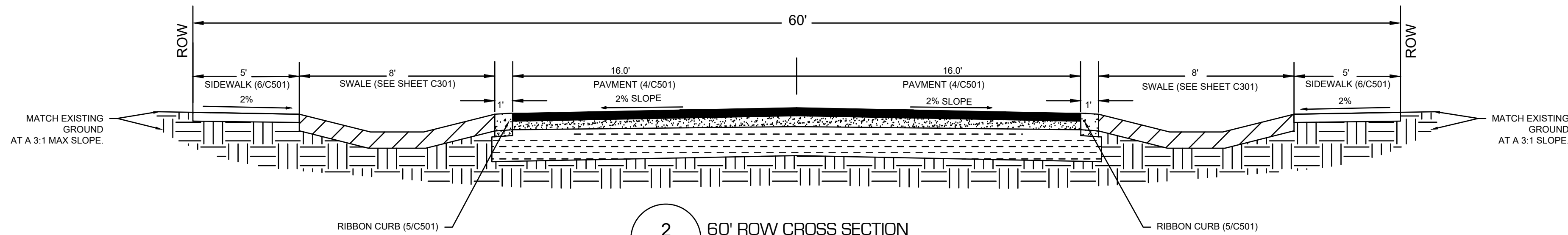
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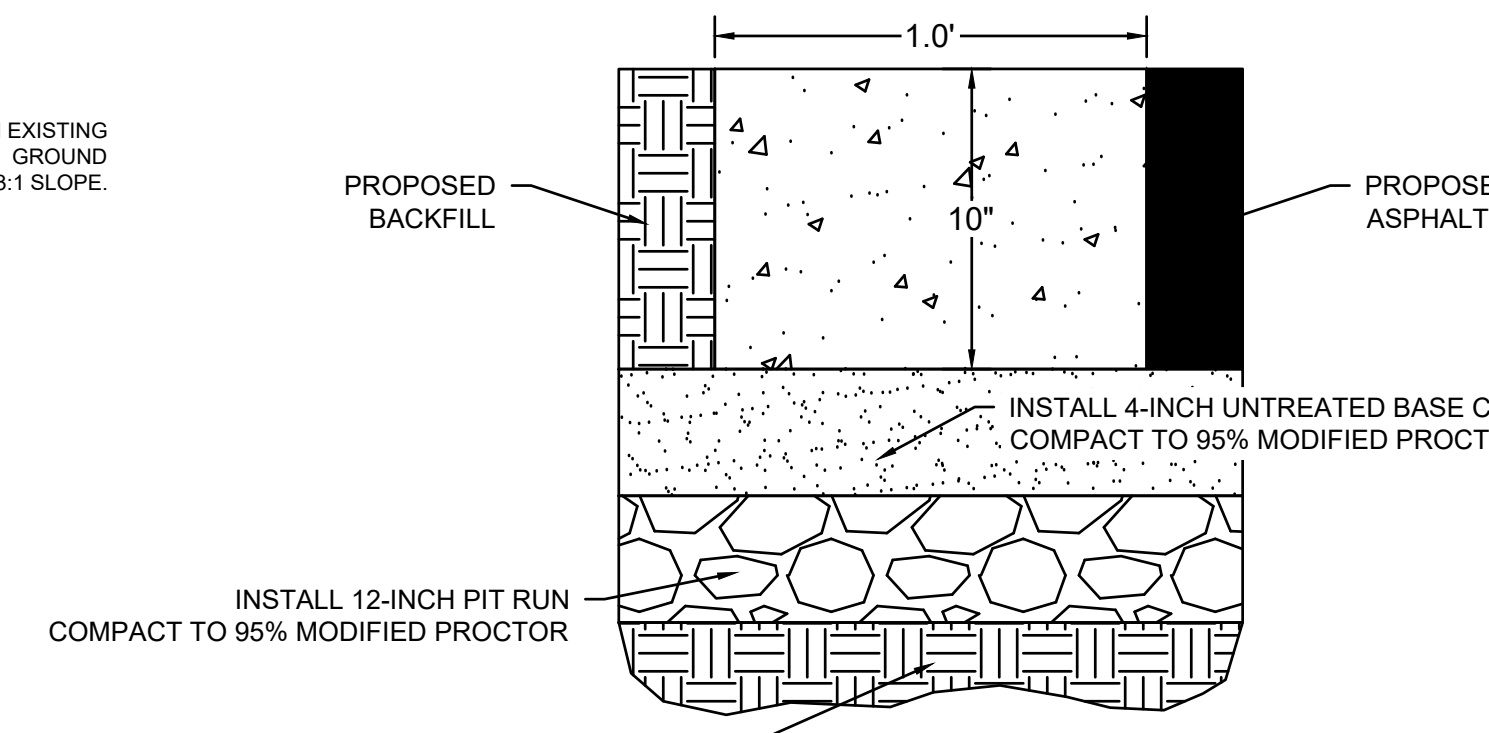
1  
C501  
68' ROW CROSS SECTION  
NOT TO SCALE



4  
C501  
STANDARD DUTY ASPHALT PAVEMENT  
NOT TO SCALE

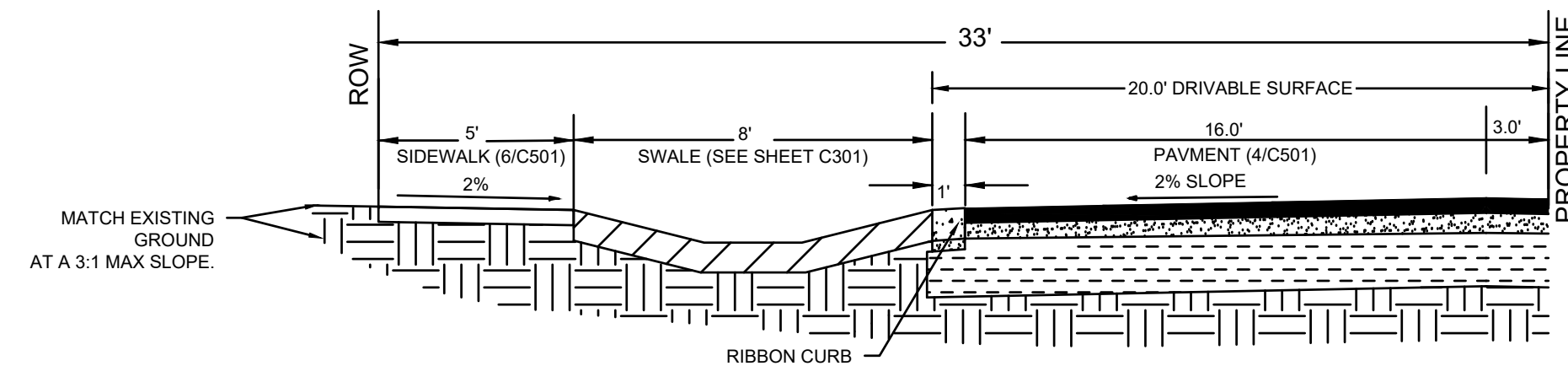
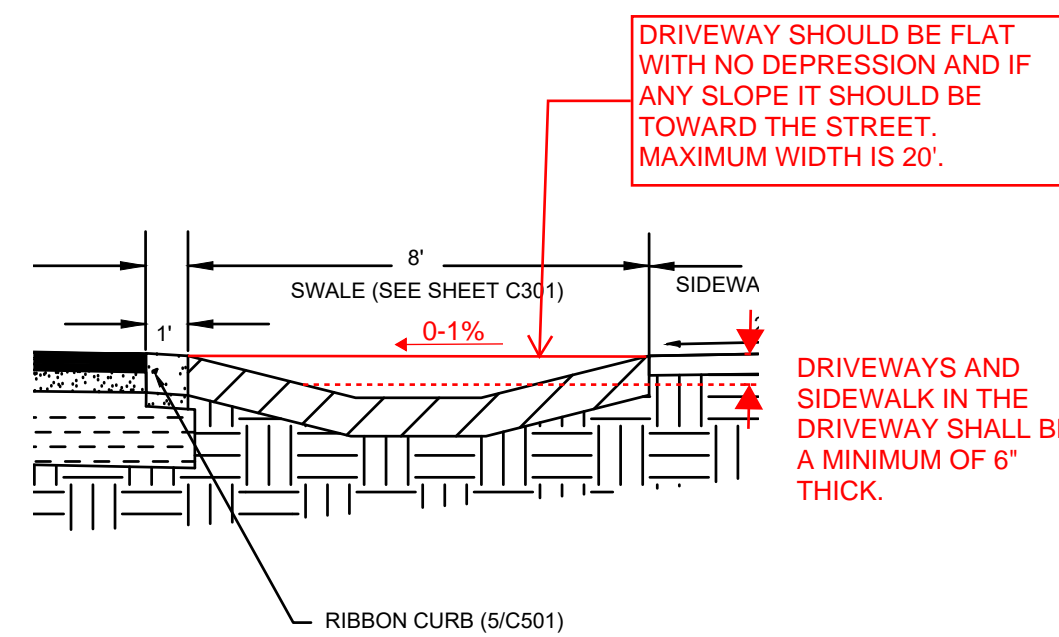


2  
C501  
60' ROW CROSS SECTION  
NOT TO SCALE



5  
C501  
RIBBON CURB  
NOT TO SCALE

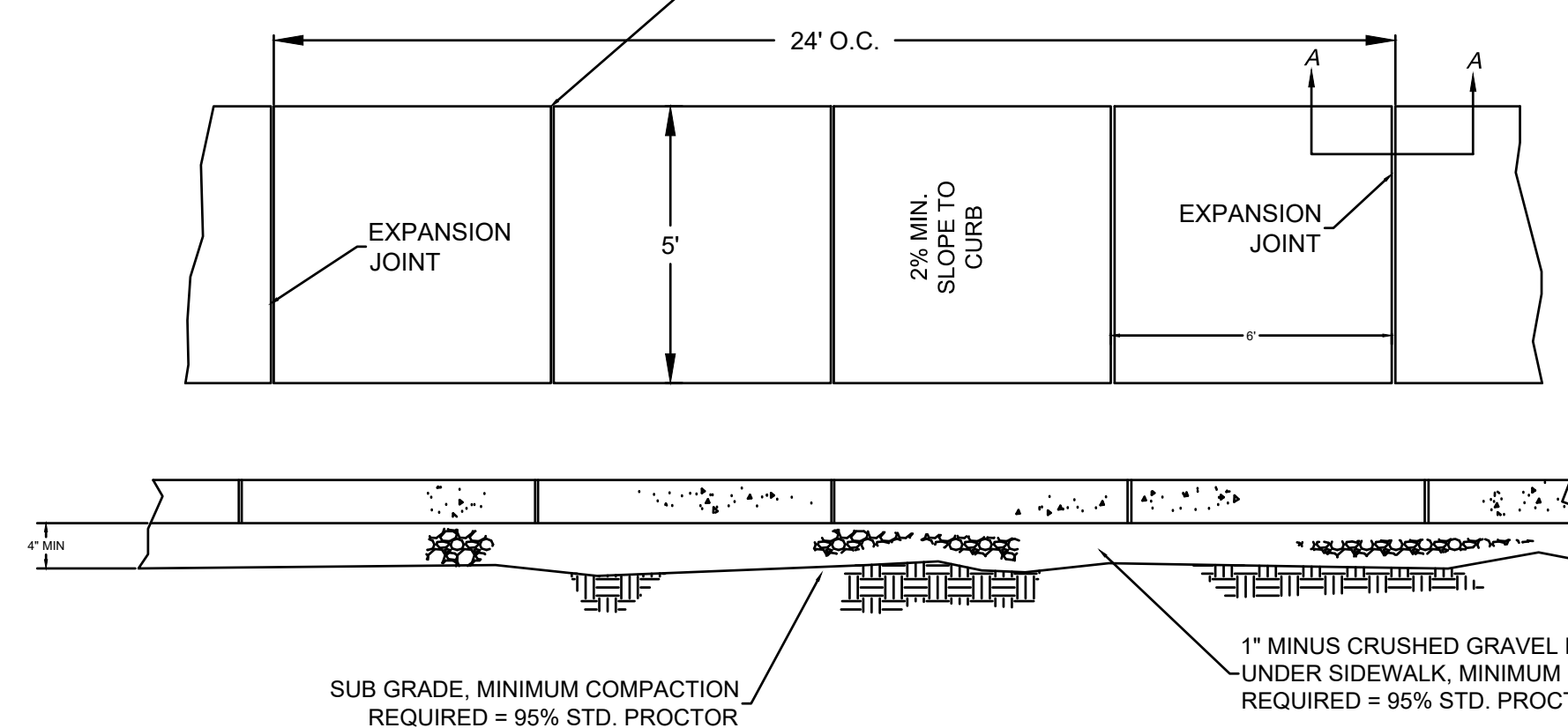
- NOTES:
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
  2. PROVIDE CONTRACTION JOINTS @ 10' - 0" O.C.
  3. PROVIDE EXPANSION JOINTS @ 50' - 0" O.C.
  4. BASE AND PIT RUN MATERIAL SHALL EXTEND 1 FOOT BEYOND CURB.



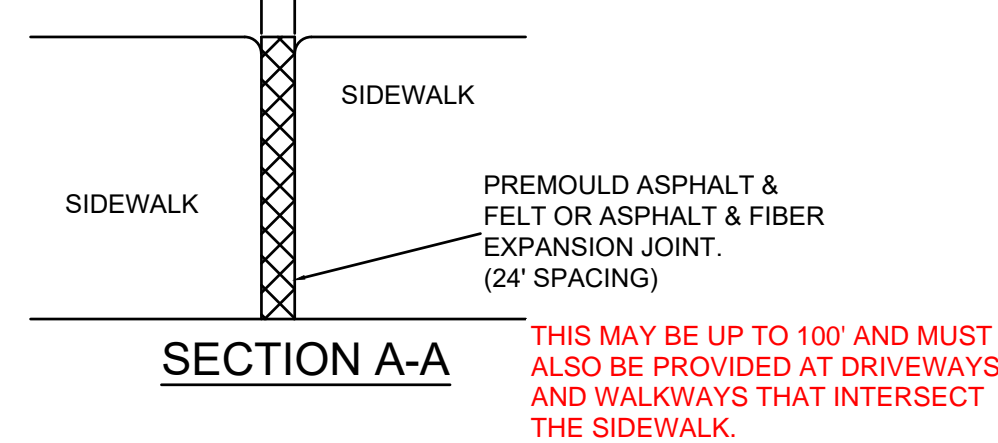
3  
C501  
PARTIAL-WIDTH 60' ROW CROSS SECTION  
NOT TO SCALE

ADA RAMPS SHALL BE PLACED PER THE MOST RECENT GUIDELINES

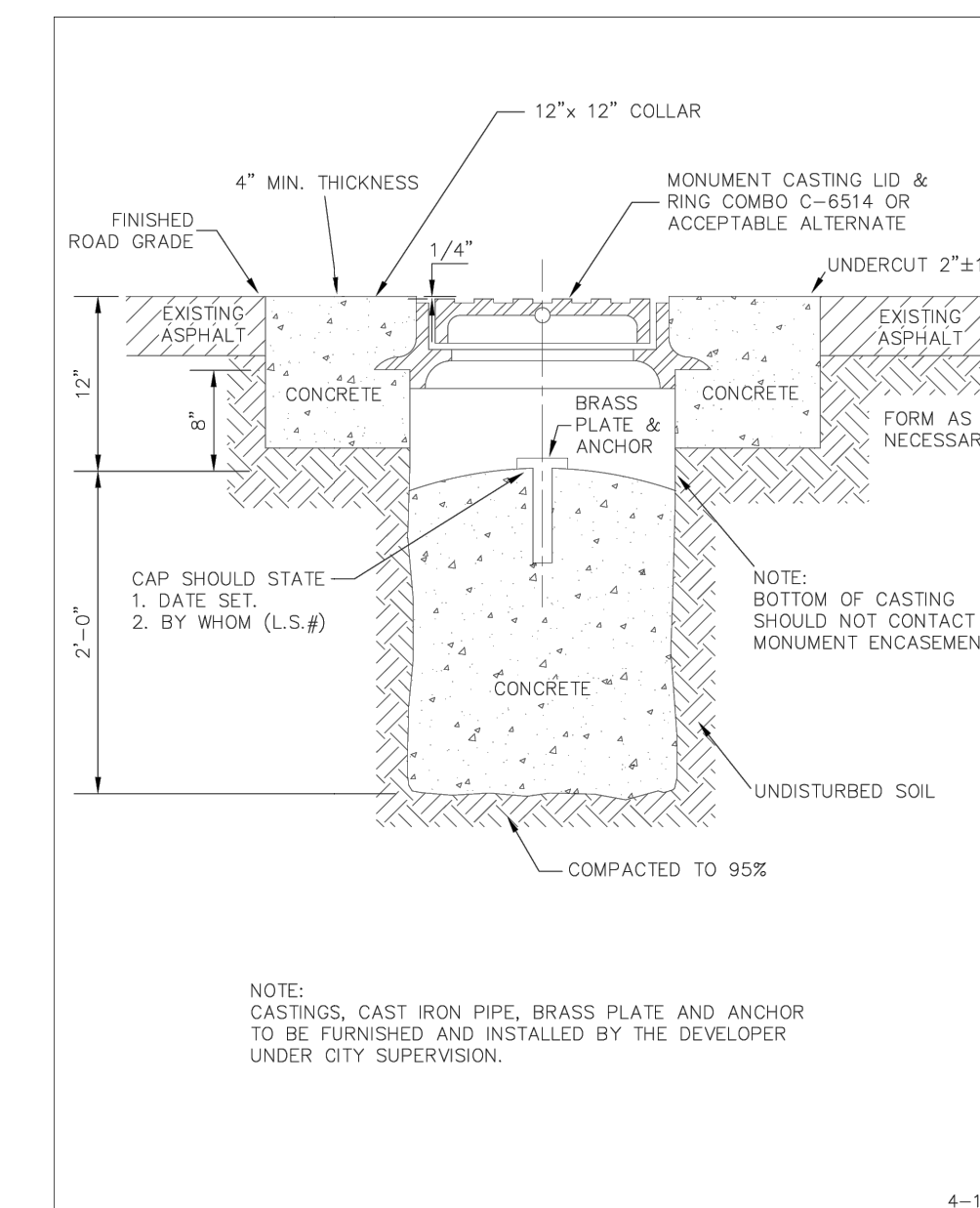
NOTE: 6" CONCRETE SECTION THROUGH DRIVEWAYS.  
4" CONCRETE SECTION THROUGH ALL OTHER AREAS.



6  
C501  
CONCRETE SIDEWALK  
NOT TO SCALE



BASE SHALL BE 4" THICK OR MINIMUM OF 6" OF 3/4" MINUS GRAVEL. CONCRETE SHALL NOT BE PLACED ON NATIVE SOILS.



7  
C501  
HYRUM CITY STREET MONUMENT  
NOT TO SCALE

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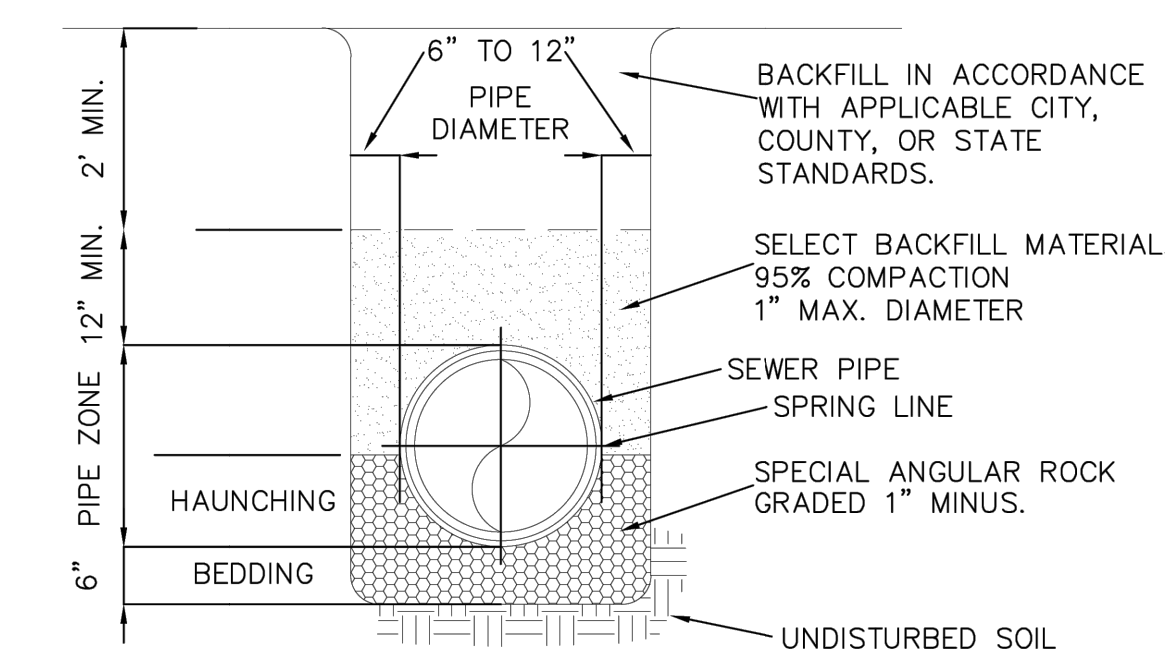
MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024

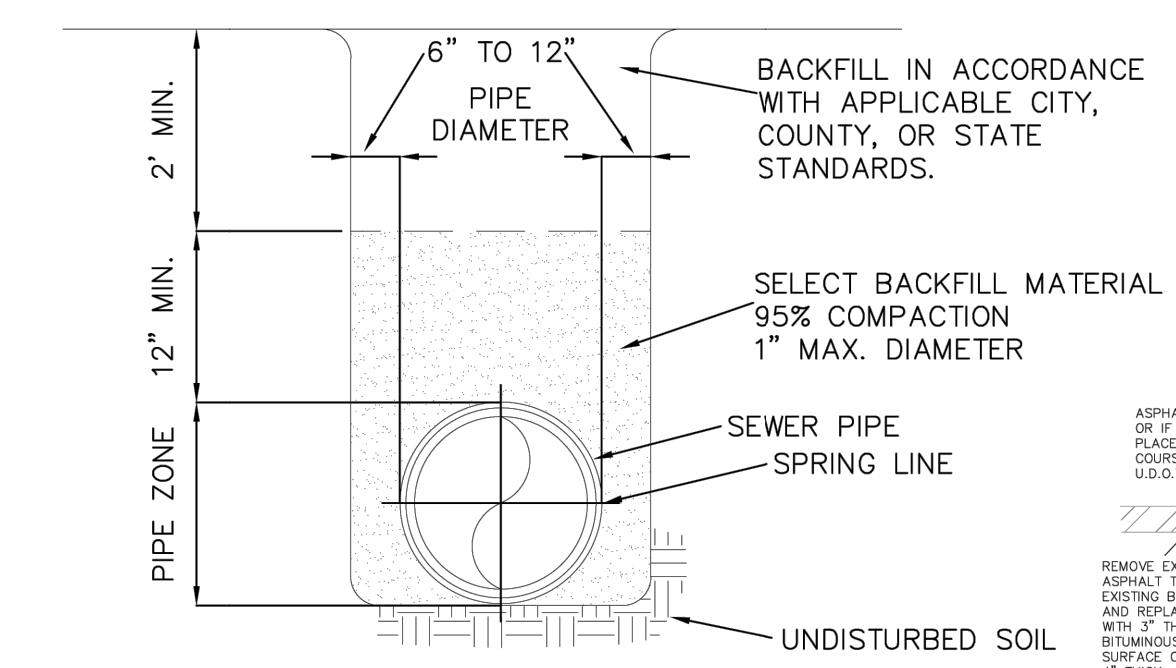


DETAILS

C501



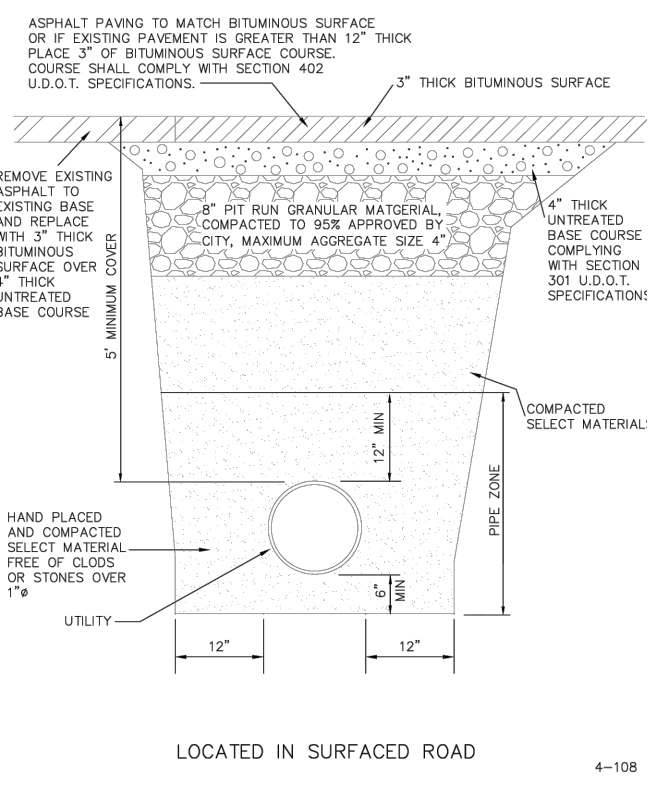
FLEXIBLE AND RIGID PIPE ON UNSUITABLE SUBGRADE



RIGID PIPE ON SUITABLE SUBGRADE

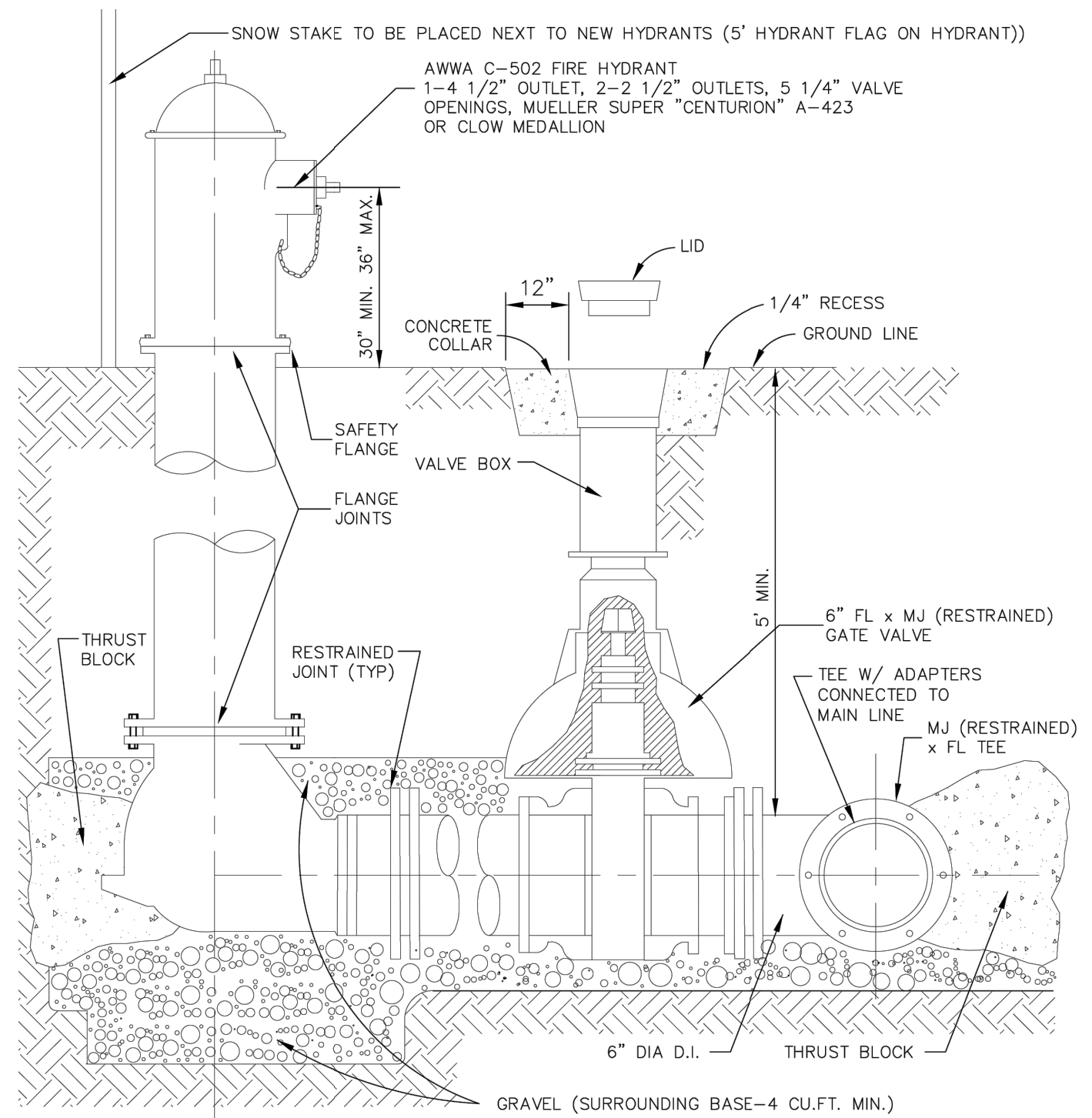
1  
C502

PIPE TRENCH DETAIL  
NOT TO SCALE



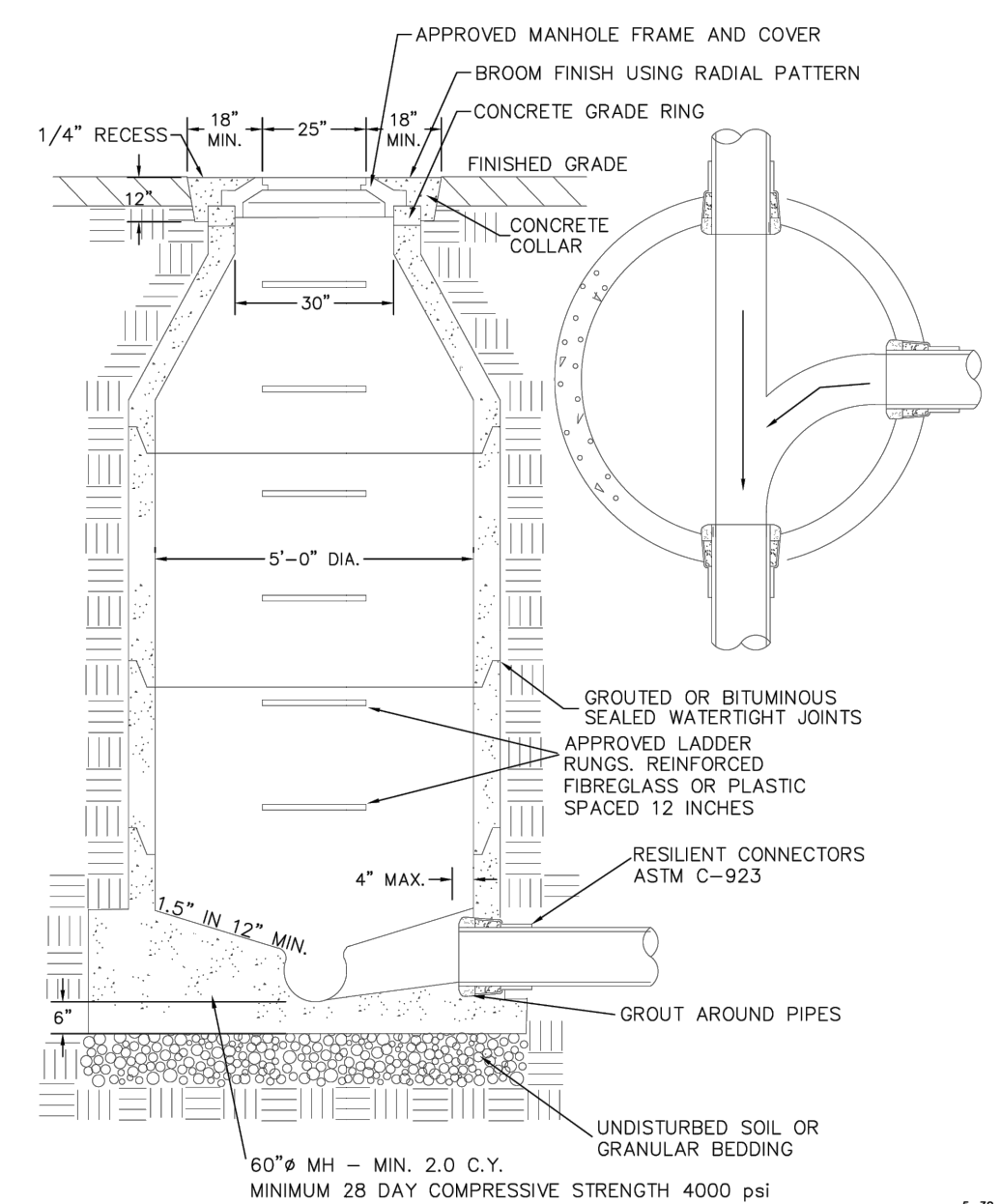
2  
C502

WATER SERVICE AND METER  
NOT TO SCALE



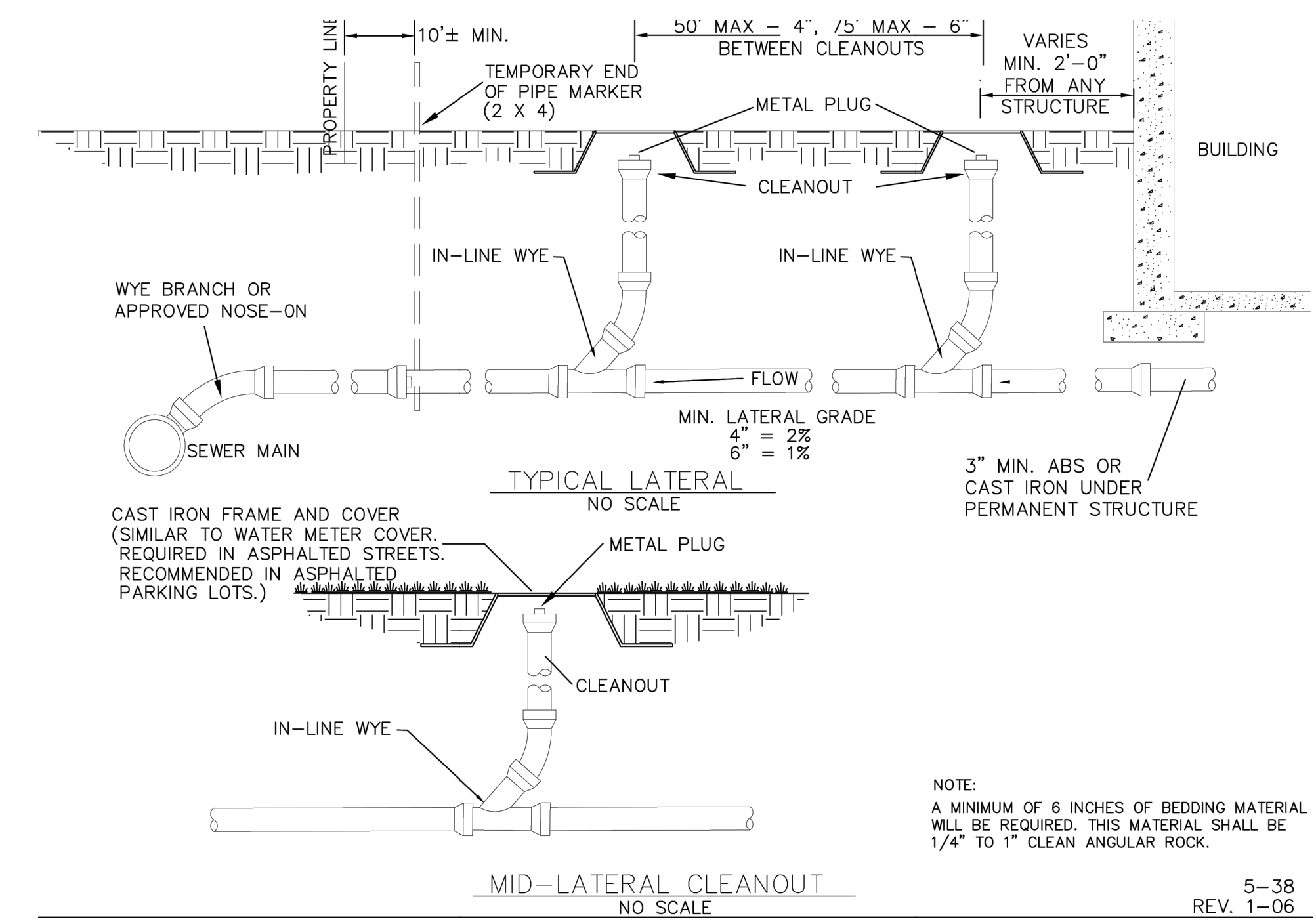
3  
C502

FIRE HYDRANT ASSEMBLY  
NOT TO SCALE



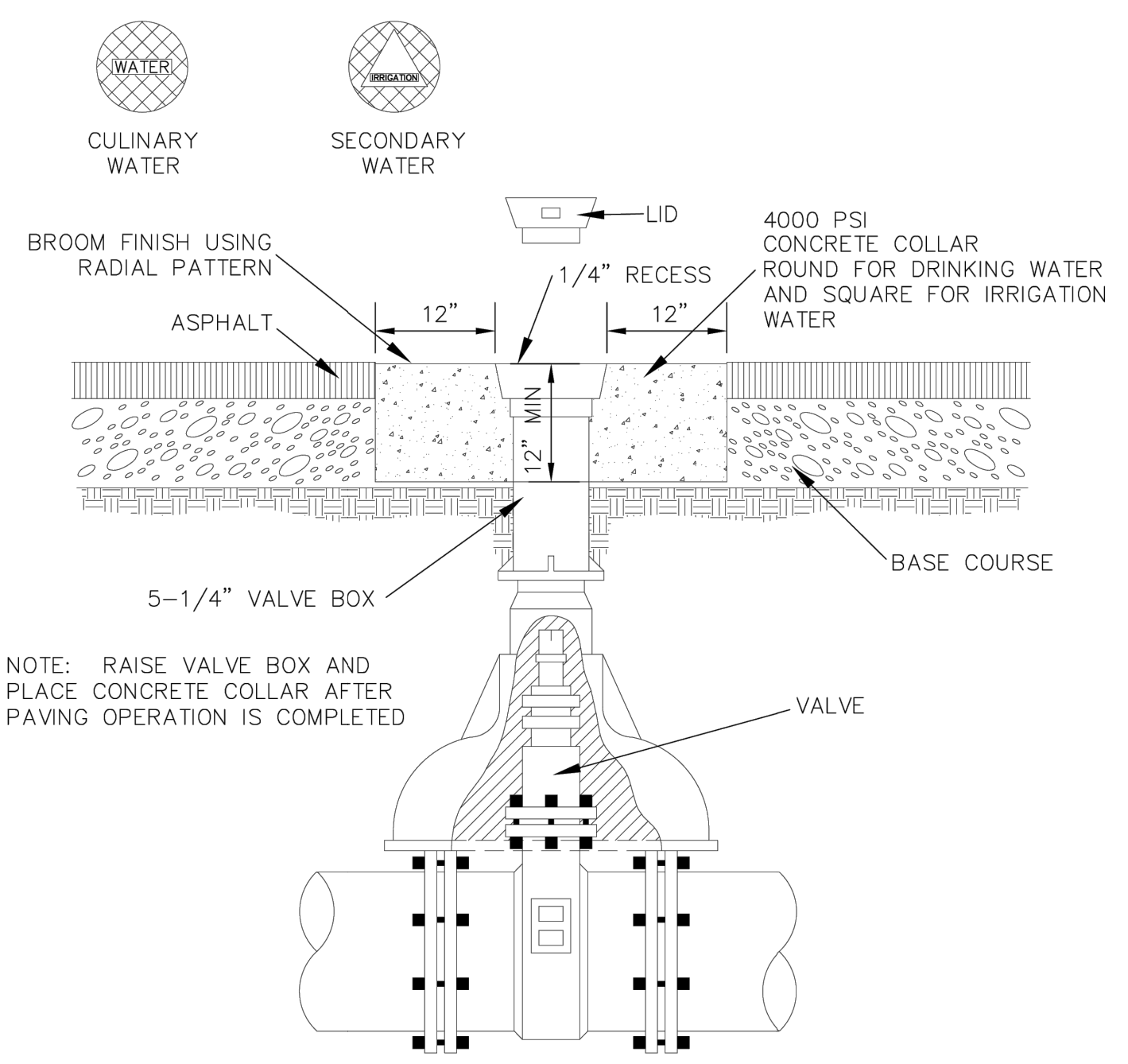
4  
C502

SEWER MANHOLE DETAIL  
NOT TO SCALE



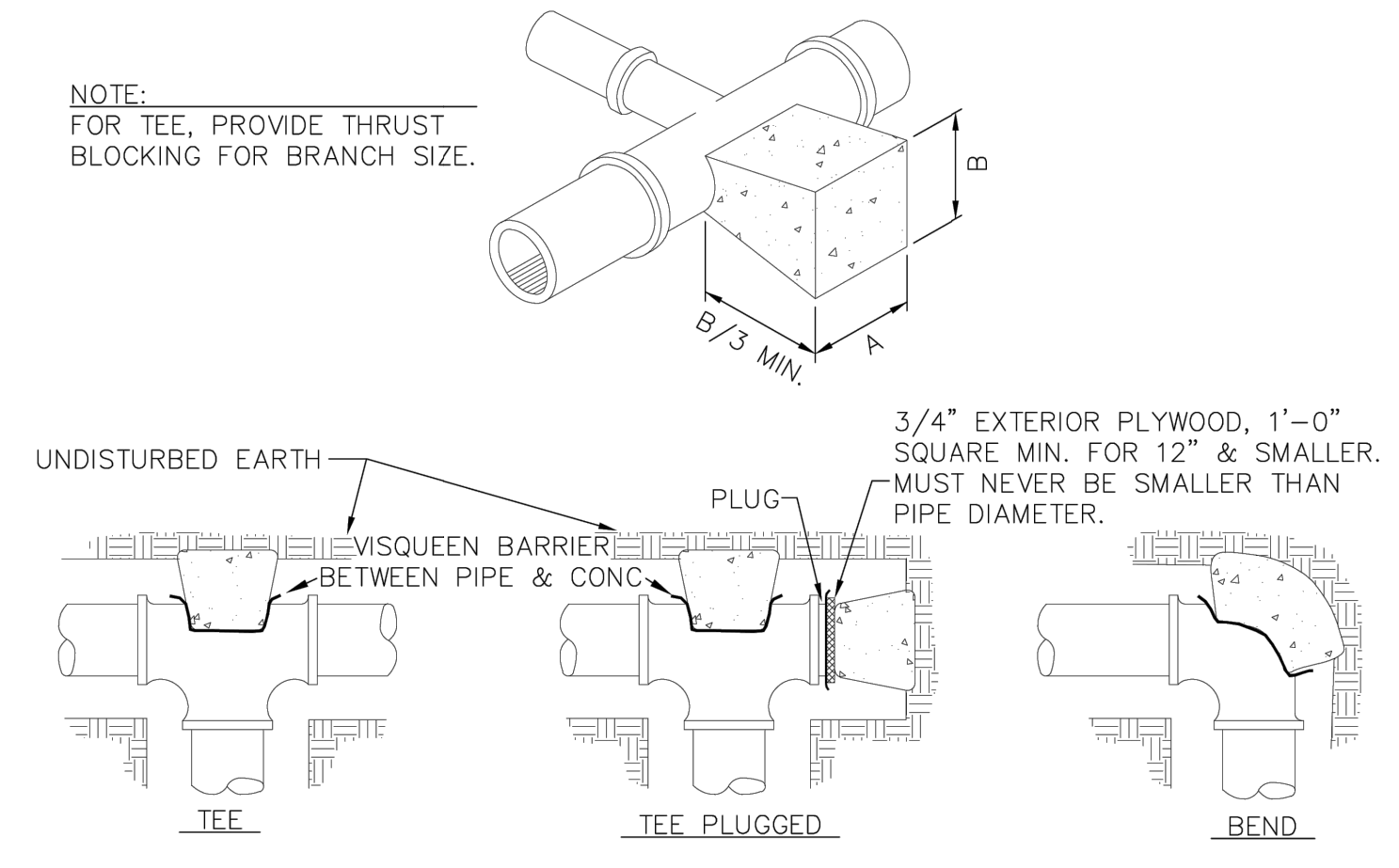
5  
C502

SEWER SERVICE LATERAL  
NOT TO SCALE



6  
C502

GATE VALVE DETAIL  
NOT TO SCALE



7  
C502

THRUST BLOCK DETAIL  
NOT TO SCALE

DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS		90° BENDS		45° BENDS & "Y'S"		22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-6"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

- NOTES:
- THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
  - FOR ASBESTOS CEMENT PIPE GREATER THAN 6 INCHES IN DIAMETER DOUBLE THE AREA REQUIRED IN THE TABLE ABOVE.
  - USE VISQUEEN BETWEEN CONCRETE AND PIPE.
  - REFER TO CONCRETE STANDARD SPECIFICATIONS.
  - THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.

6-42

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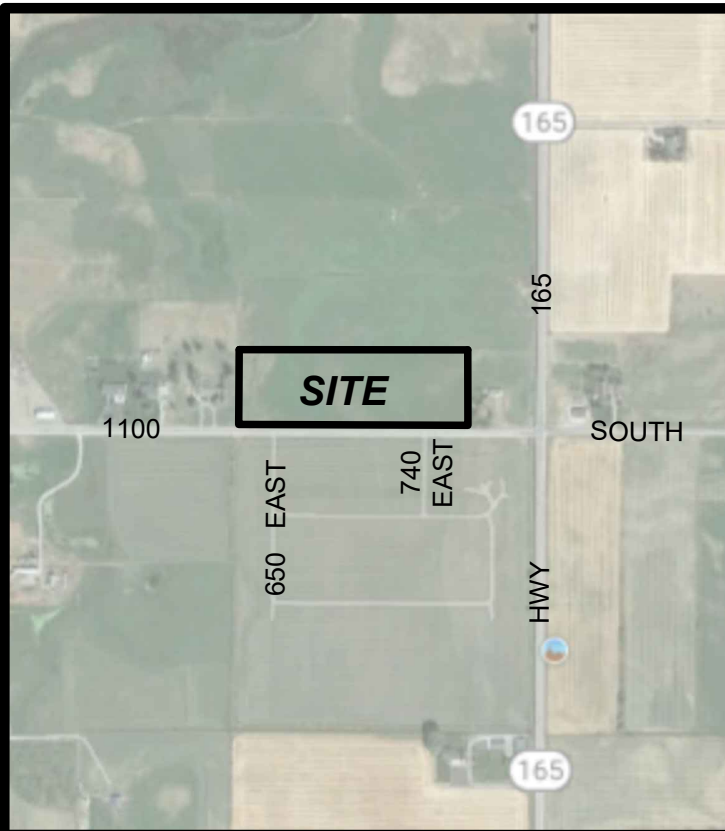
MARK	DATE	DESCRIPTION

PROJECT #: 23-321  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 1/8/2024



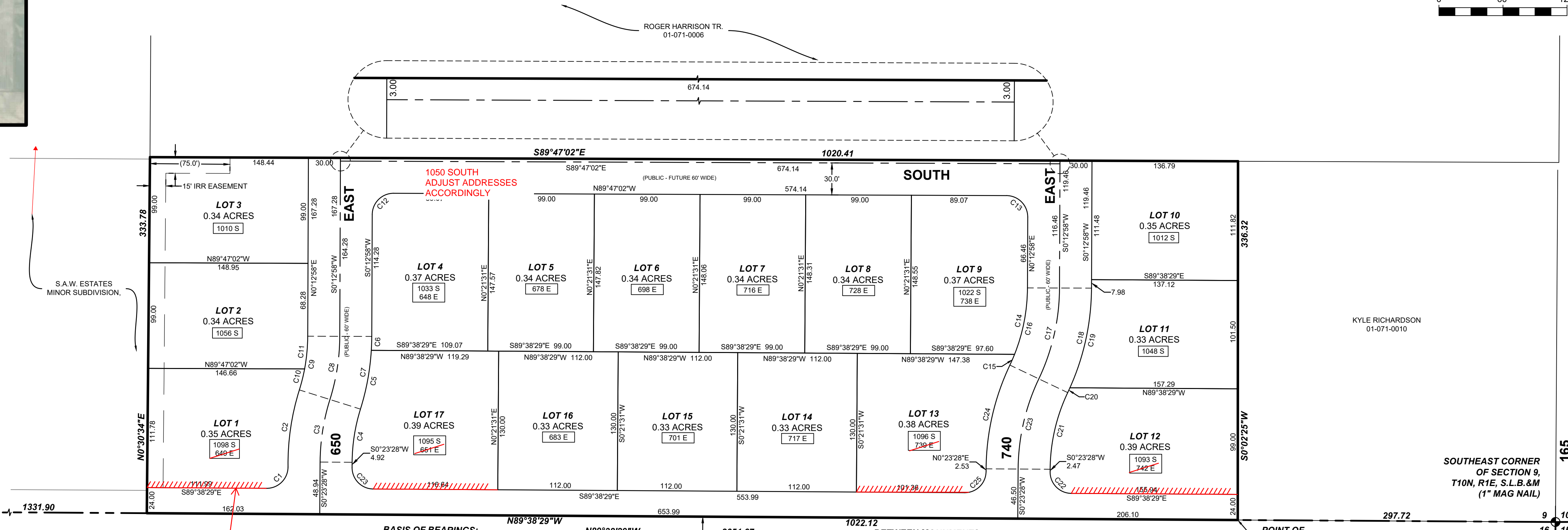
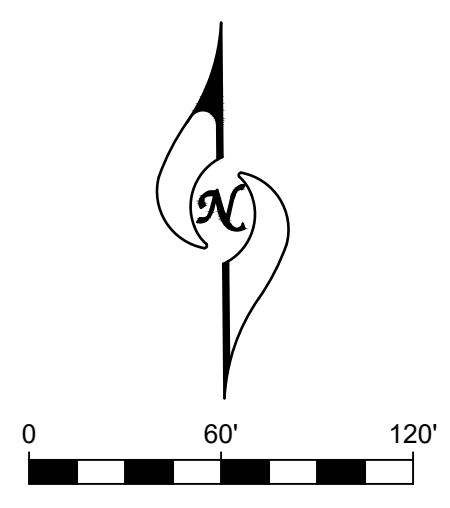
DETAILS

C502



VICINITY MAP NTS

PRELIMINARY PLAT OF NIELSON SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 9, T10N, R1E, SLB&M HYRUM, UTAH



SURVEYOR'S CERTIFICATE I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR...

KEVIN M. BALLS PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 11207308-2201

BOUNDARY DESCRIPTION A PORTION OF THE SE 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN...

OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND...

NIELSON SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE...

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ... DAY OF ... 20... (SIGNATURE) BY: ... (PRINTED NAME) ITS: EXECUTIVE DIRECTOR

ACKNOWLEDGMENT ON THIS ... DAY OF ... 20... PERSONALLY APPEARED BEFORE ME ... WHOSE IDENTITY IS PERSONALLY KNOWN TO ME...

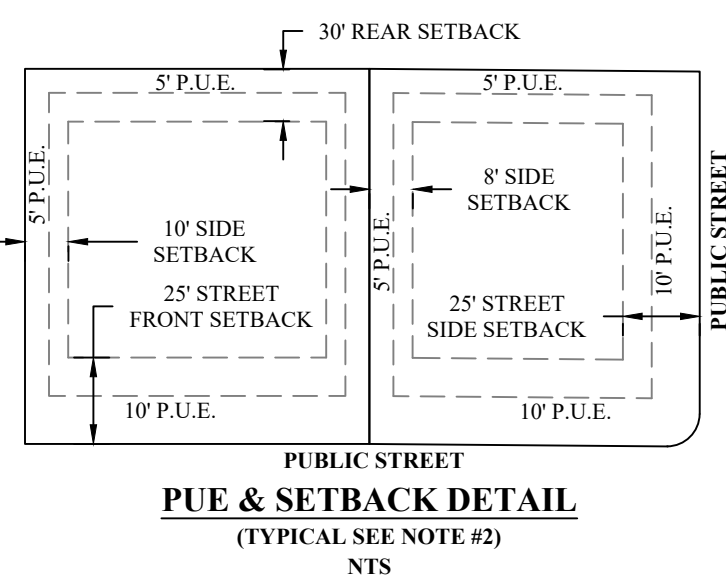
MY COMMISSION EXPIRES: ... NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ... COUNTY

CITY COUNCIL APPROVAL PRESENTED TO THE HYRUM CITY COUNCIL THIS ... DAY OF ... 20... AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PRELIMINARY PLAT OF NIELSON SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 9, T10N, R1E, SLB&M HYRUM, UTAH

RECORDED # STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: DATE: ... TIME: ... BOOK: ... PAGE: ... \$ FEE ... CACHE COUNTY RECORDER

Table with 5 columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD. Lists curve data for C1 through C25.



LAND USE TABLE TOTAL PROJECT AREA: 7.85 ACRES TOTAL AREA OF OPEN SPACE LOTS: 0 SF TOTAL AREA OF RESIDENTIAL LOTS: 5.94 +/- ACRES

LEGEND XXX LOT ADDRESSES SECTION MONUMENT NEED NOTE FOR MONUMENTS SET FOR THIS SUBDIVISION

ADD NOTES THAT ALL SWALES SHALL NOT BE FILLED IN AND NEED TO MAINTAIN THE MINIMUM STORAGE AS DESIGNED. DRIVEWAYS SHALL BE LIMITED TO 20 FEET WIDE AT THE SWALE.

- NOTES: 1. EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING... 2. ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS...

OWNER MATT NIELSON EMAIL: MATTRNIELSON@YAHOO.COM PHONE: 435.757.3070

ATTORNEY APPROVAL APPROVED AS TO FORM THIS ... DAY OF ... 20...

CULINARY WATER AND SANITARY SEWER AUTHORITY APPROVED THIS ... DAY OF ... 20... BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

PLANNING COMMISSION APPROVAL PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS ... DAY OF ... 20... AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

COUNTY SURVEYOR'S APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED. DOMINION ENERGY\* DATE ... HYRUM POWER DATE ... COMCAST CABLE DATE ... CENTURYLINK COMMUNICATIONS DATE ...

ADD NOTE THAT THERE SHALL BE NO PLANTING OF TREES WITHIN A DISTANCE EQUAL TO THE MATURE HEIGHT OF THE TREE AS MEASURED FROM THE CENTERLINE OF THE IRRIGATION EASEMENT. I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

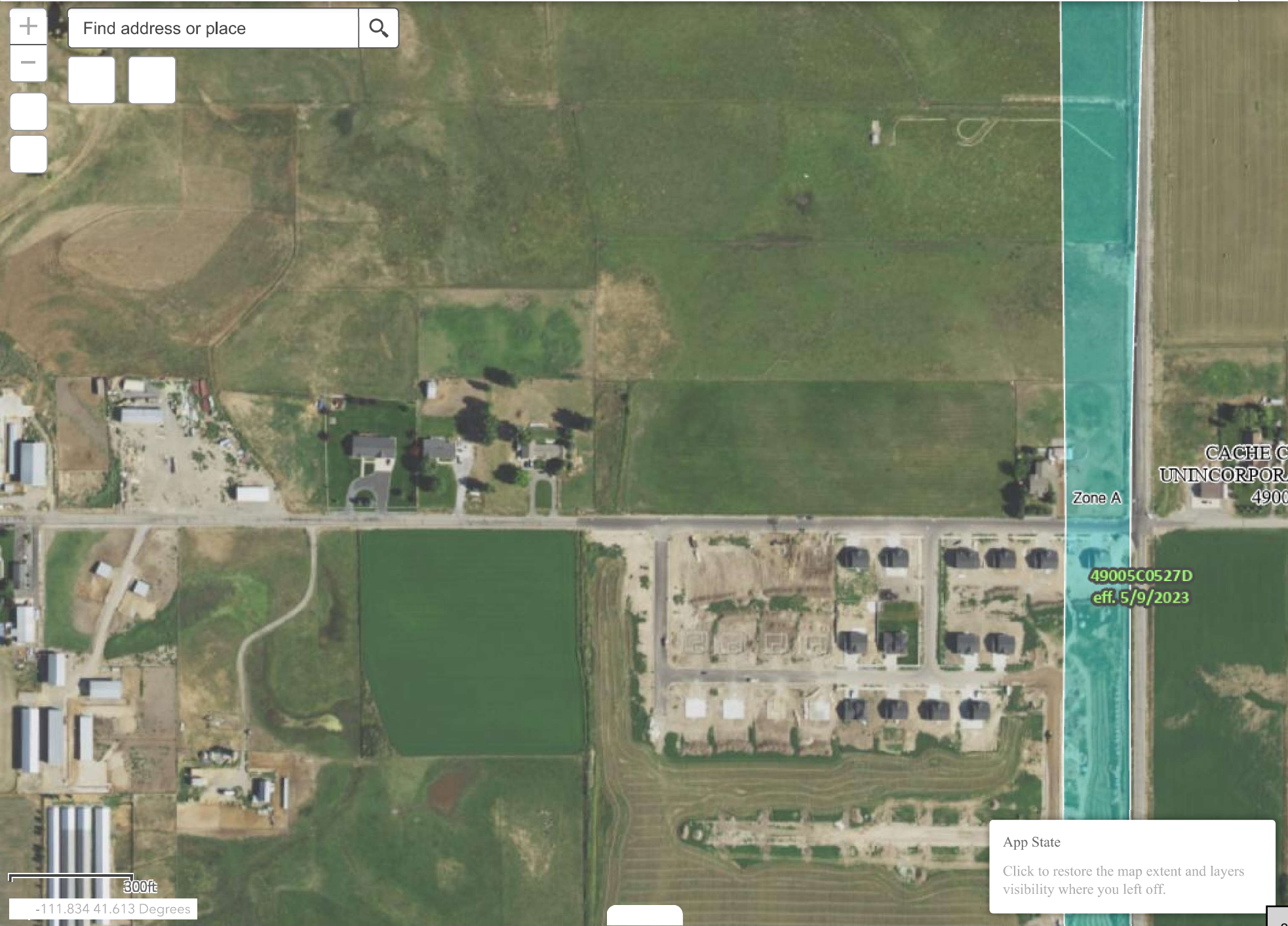
civilsolutionsgroup inc. CACHE VALLEY | P: 435.213.3762 SALT LAKE | P: 801.216.3192 UTAH VALLEY | P: 801.874.1432 info@civilsolutionsgroup.net www.civilsolutionsgroup.net





# FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS



App State  
Click to restore the map extent and layers visibility where you left off.