

NIELSEN SUBDIVISION
705 EAST 1100 SOUTH
CITY COUNCIL MEETING
JANUARY 4, 2024

Summary: Matt Nielsen is seeking Concept Plan approval for a 17-lot subdivision at approximately 705 East 1100 South (6600 South). This subdivision is located on Parcels 01-071-0007 and 01-071-0008

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

UTILITIES:

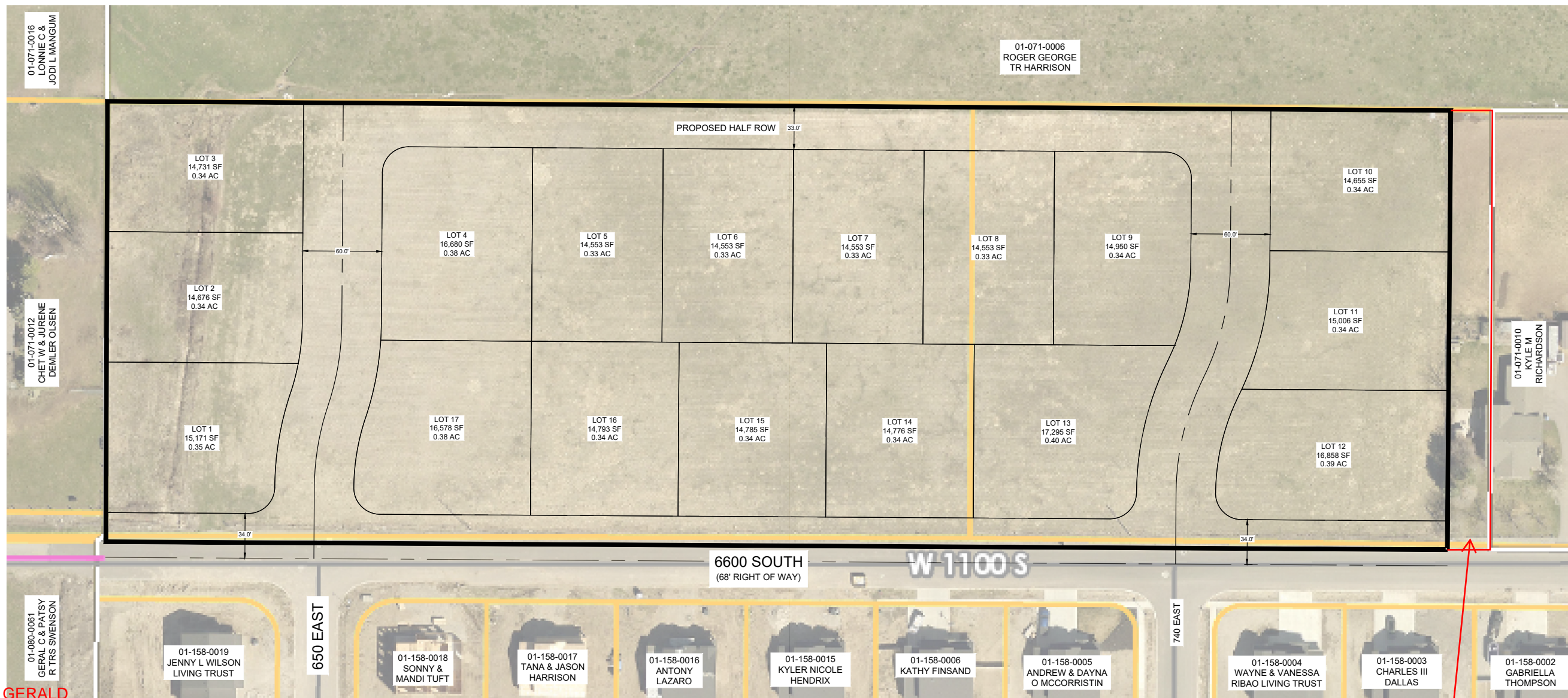
Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS:

NOTES:

Minimum lot size is 14,520 square feet. Minimum frontage is 99 feet.

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



GENERAL NOTES:

1. PARCEL TAX ID'S: 01-071-0007 & 01-071-0008
2. PARCEL OWNER NAME: JAMES R, SUC TR NIELSEN
3. # OF PROPOSED LOTS: 17
4. TOTAL ACREAGE: 7.81 AC
5. AVERAGE LOT SIZE: 15,245 SF (0.35 AC)
6. SUBDIVISION TO BE SERVICED BY LOCAL PRESSURIZED CULINARY WATER LINE
7. SUBDIVISION TO BE SERVICED BY LOCAL SANITARY SEWER SYSTEM

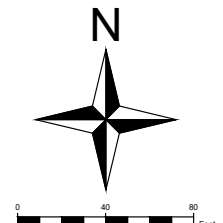
PRESSURIZED IRRIGATION SHOULD BE INCLUDED

**DEED GOES TO HERE.
NEED EXPLANATION OF
WHAT IS HAPPENING
WITH THIS LAND.**

NIELSEN SUBDIVISION
 CONCEPT PLAN
 6600 SOUTH 740 EAST
 HYRUM, UT

MARK	DATE	DESCRIPTION

PROJECT #: 23-321
 DRAWN BY: L. WESTON
 PROJECT MANAGER: M. TAYLOR
 ISSUED: 11/10/2023



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CONCEPT

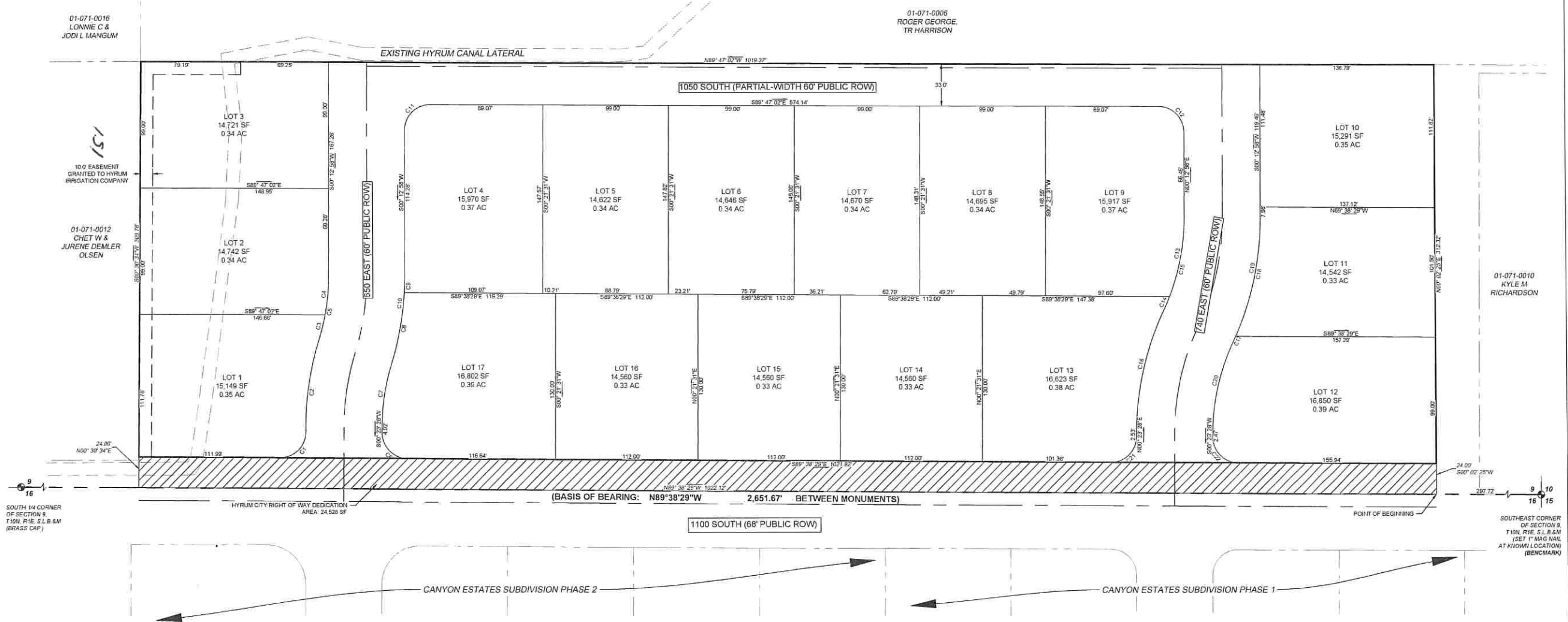
CONCEPT ~~PRELIMINARY PLAT~~ FOR MATT NIELSON SUBDIVISION

SE/4 OF SEC 9 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



LEGEND

PROPERTY BOUNDARY (PER LEGAL)		STORM DRAIN LINE	
PROPOSED PROPERTY LINE		CULINARY WATER LINE	
SETBACK LINE		WATER VALVE	
EXISTING PROPERTY LINE		FIRE HYDRANT	
EXISTING ROW CENTERLINE		WATER METER	
PROPOSED ROW CENTERLINE		STORM DRAIN BOX	
EXISTING ASPHALT		STORM WATER CATCH BASIN	
PROPOSED ASPHALT		SEWER MAN-HOLE	
SANITARY SEWER LINE		ROW DEDICATION	



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 info@civilsolutionsgroup.net
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MATT NIELSON SUBDIVISION
 PRELIMINARY PLAT
 700 EAST 1100 SOUTH
 HYRUM, UT 84319

MARK DATE	DESCRIPTION

PROJECT # 23-321
 DRAWN BY: L. WESTON
 PROJECT MANAGER: M. TAYLOR
 ISSUED: 11/29/2023

PROJECT CONTACTS:

- DEVELOPER
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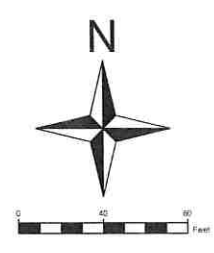
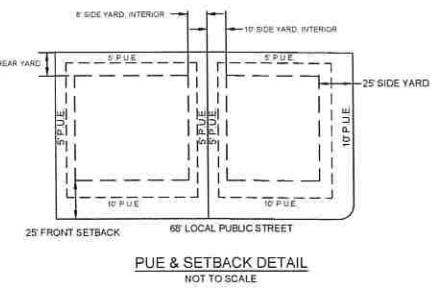
GENERAL NOTES:

- NUMBER OF RESIDENTIAL LOTS: 17
- PROJECT ZONING: R-2
- EX PARCELS: 01-071-0007 & 01-071-0008
- ORIGINAL PARCEL ACREAGE: 7.85 AC (COMBINED)
- PROPOSED SUBDIVISION ACREAGE: 7.29 AC
- MINIMUM LOT WIDTH: 99'
- MINIMUM LOT SIZE: 14,520 SF
- PROPOSED NUMBER OF PHASES: 1
- AVERAGE LOT SIZE: 2.17 UNITS/ACRE
- AVERAGE LOT SIZE PROVIDED: 15.230 SF
- NO EXISTING OR PROPOSED WELLS ON OR WITHIN 100 FT OF THE TRACT
- NO DESIGNATED SENSITIVE LANDS INCLUDING WETLANDS, FLOODPLAIN, FLOODWAYS, HIGH GROUND WATER AREAS, SLOPES EXCEEDING 30%, VEGETATION AREAS, OR ENDANGERED SPECIES AREAS WITHIN OR NEAR THE PROPERTY.
- ALL PUBLIC ROWS ARE TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF HYRUM.
- DUE TO HIGH GROUNDWATER, NO BASEMENTS ARE PERMITTED.
- NO ANIMAL RIGHTS ARE BEING REQUESTED.
- SUBDIVISION TO BE ENCOMPASSED BY A 6" VINYL FENCE AROUND THE PERIMETER.

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	20.00	89°48'00"	31.40	64.522239E 29.28
C2	230.00	10°16'20"	75.49	68°29'49E 75.19
C3	170.00	8°43'50"	30.21	84°43'51E 30.28
C4	170.00	10°23'20"	30.69	80°22'35E 30.84
C5	150.00	10°43'10"	31.16	80°50'14E 30.87
C6	30.00	80°51'20"	31.43	844°37'31E 29.28
C7	170.00	10°54'50"	30.64	80°50'29W 30.42
C8	230.00	12°35'40"	36.19	81°27'37W 36.06
C9	230.00	21°44'30"	13.02	81°50'17W 13.02
C10	230.00	17°14'30"	69.21	84°50'14E 69.89
C11	20.00	90°00'00"	31.42	845°12'58W 29.28
C12	20.00	90°00'00"	31.42	844°47'02W 29.28
C13	230.00	11°44'20"	74.90	82°14'00W 74.90
C14	170.00	27°42'30"	36.22	81°57'59W 36.22
C15	170.00	28°12'20"	34.84	82°3'39E 34.84
C16	230.00	20°10'20"	100.55	81°27'37E 100.75
C17	230.00	11°44'20"	74.90	82°14'00W 74.90
C18	230.00	27°42'30"	36.22	81°57'59W 36.22
C19	230.00	28°12'20"	34.84	82°3'39E 34.84
C20	170.00	20°10'20"	74.92	81°27'37E 74.92
C21	20.00	89°48'00"	31.40	845°22'29E 29.28
C22	20.00	89°48'00"	31.43	844°37'31E 29.28

LEGAL DESCRIPTION
 A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING N89°38'29"W 257.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, T10N, R1E, S.L.B.&M. (BASIS OF BEARINGS: N89°38'29"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9);
 AND RUNNING THENCE N89°38'29"W 1022.12 FEET ALONG THE SECTION LINE; THENCE N00°30'34"E 333.78 FEET ALONG AN EXISTING FENCE LINE; THENCE S89°47'02"E 1020.41 FEET MORE OR LESS ALONG AN ANCIENT FENCE LINE; THENCE S00°02'25"W 336.32 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.



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SURVEY PLAN
 1 OF 3

IS THERE APPROVAL FROM THE IRRIGATION COMPANY TO DISCHARGE STORM WATER HERE? THIS AREA HAS HISTORIC HIGH GROUND WATER.



PRESSURIZED IRRIGATION SHOULD BE INCLUDED

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MATT NIELSON SUBDIVISION
 F CONCEPT PLAT
 700 EAST 1100 SOUTH
 HYRUM, UT 84319

GENERAL NOTES:

- CONSTRUCTION TO BE COMPLETED IN ONE PHASE
 - ALL LOTS TO BE SERVICED WITH A 10" CULINARY WATER LATERAL & A 4" SANITARY SEWER LATERAL
- 1 SITE SHEET KEY NOTES:**
- SEWER MANHOLE
 - FIRE HYDRANT
 - STORM WATER STRUCTURE
 - 60-FT ROW CROSS-SECTION (SEE THIS SHEET)
 - 66-FT ROW CROSS-SECTION (SEE THIS SHEET)
 - 60-FT PARTIAL ROW CROSS-SECTION (SEE THIS SHEET)
 - CONNECTION TO EXISTING WATER LINE
 - CONNECTION TO EXISTING SANITARY SEWER MANHOLE
 - EXISTING POWER STRUCTURE

STORMWATER NARRATIVE:

THIS PROJECT HAS BEEN DESIGNED TO MANAGE THE 100-YR 24-HR STORM. STORMWATER WILL BE STORED IN ROADSIDE SWALES AND RELEASED INTO THE EXISTING DITCH AT THE WEST SIDE OF THE PROPERTY AT A CONTROLLED RATE OF 0.2 CFS/ACRE.

ENVIRONMENTAL IMPACT STATEMENT

GIVEN THE ABSENCE OF SENSITIVE LINES WITHIN THE SUBDIVISION BOUNDARY, THE EXPECTED ENVIRONMENTAL IMPACT OF THE PROJECT IS NEGLIGIBLE. FURTHERMORE, A SITE INSPECTION BY CIVIL SOLUTIONS GROUP ON NOVEMBER 27, 2023 DID NOT REVEAL THE PRESENCE OF AN RECOGNIZED ENVIRONMENTAL HAZARDOUS (RECS), WHICH ARE DEFINED AS FOLLOWS: "THE PRESENCE OR LIKELY PRESENCE OF ANY HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR AT A PROPERTY: (1) DUE TO ANY RELEASE TO THE ENVIRONMENT, (2) UNDER CONDITIONS INDICATIVE OF A RELEASE TO THE ENVIRONMENT, OR (3) UNDER CONDITIONS THAT POSE A MATERIAL THREAT OF A FUTURE RELEASE TO THE ENVIRONMENT."

Civil Solutions Group, Inc.
 Designing Our Future

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

Post-Development Area:

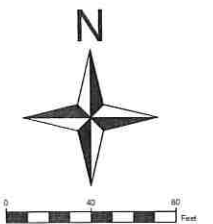
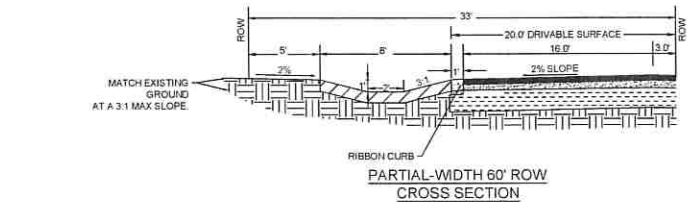
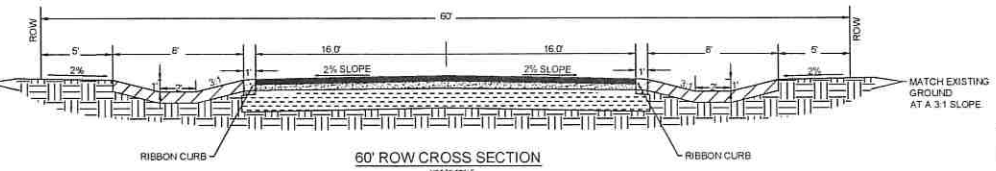
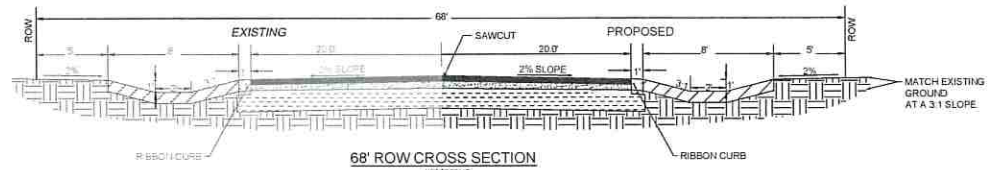
Condition	Area (acres)	Runoff Coefficient	Weighted Area
Road Hardscape	1.64	0.90	1.47
Rooftops (2,500 sf/lot)	0.98	0.90	0.88
Driveways (20x25' per lot)	0.20	0.90	0.18
Landscaping	5.28	0.15	0.79
Total Area	8.08 acres		
Total Weighted Area:			3.32

Design Storm: 100 year, 24-hr storm

Release Rate: 0.20 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	485	4,892
10	4.08	13.54	8,126	870	7,156
15	3.40	11.29	10,157	1,455	8,702
30	2.28	7.57	13,623	2,911	10,712
60	1.41	4.68	16,849	5,821	11,028
120	0.81	2.67	19,239	11,642	7,597
180	0.57	1.89	20,434	17,463	2,971
360	0.34	1.13	24,497	34,926	-10,429
720	0.21	0.70	30,113	69,852	-39,739
1440	0.13	0.42	38,088	139,705	-103,616
2880	0.07	0.24	40,568	279,409	-238,841

Storage provided in swales: 11,600 cf



MARK	DATE	DESCRIPTION

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 DRAWN BY L. WESTON
 PROJECT MANAGER M. TAYLOR
 ISSUED 11/29/2023

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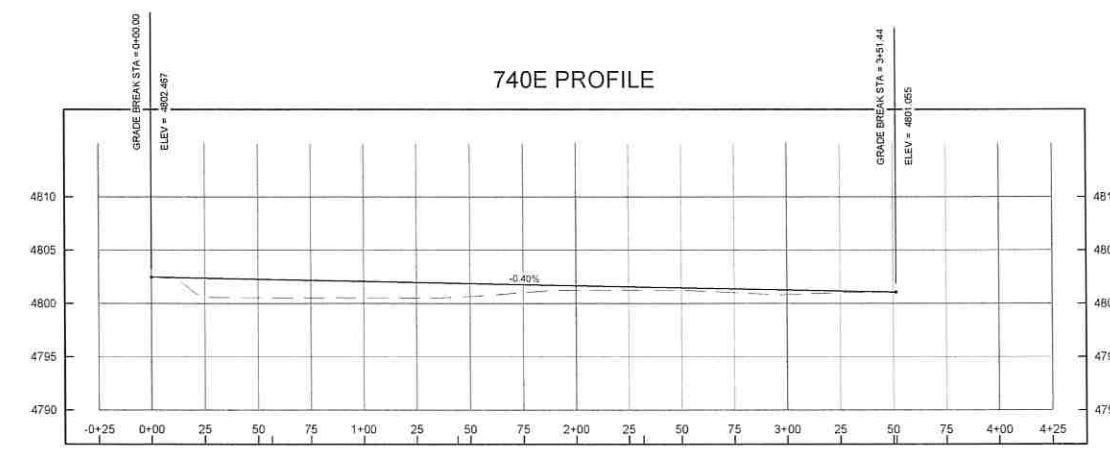
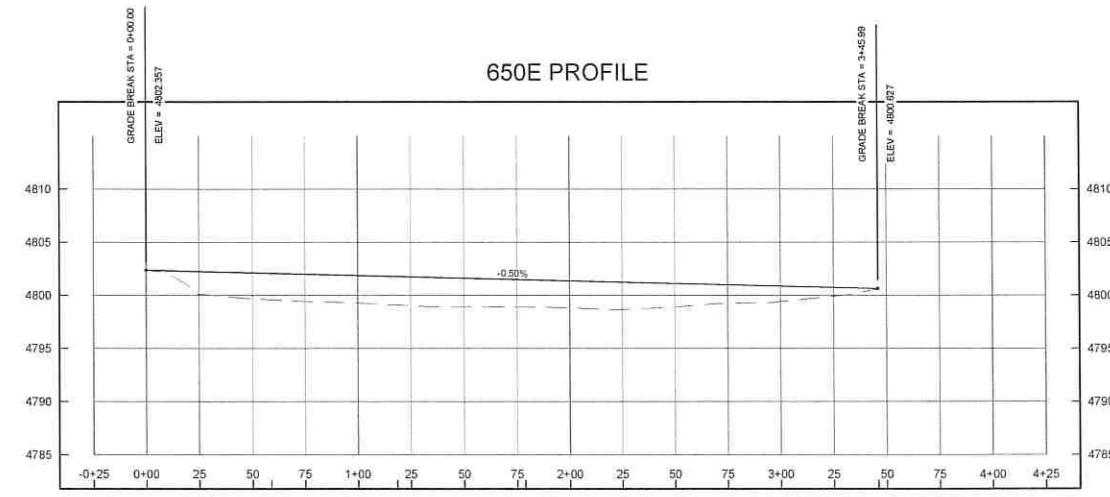
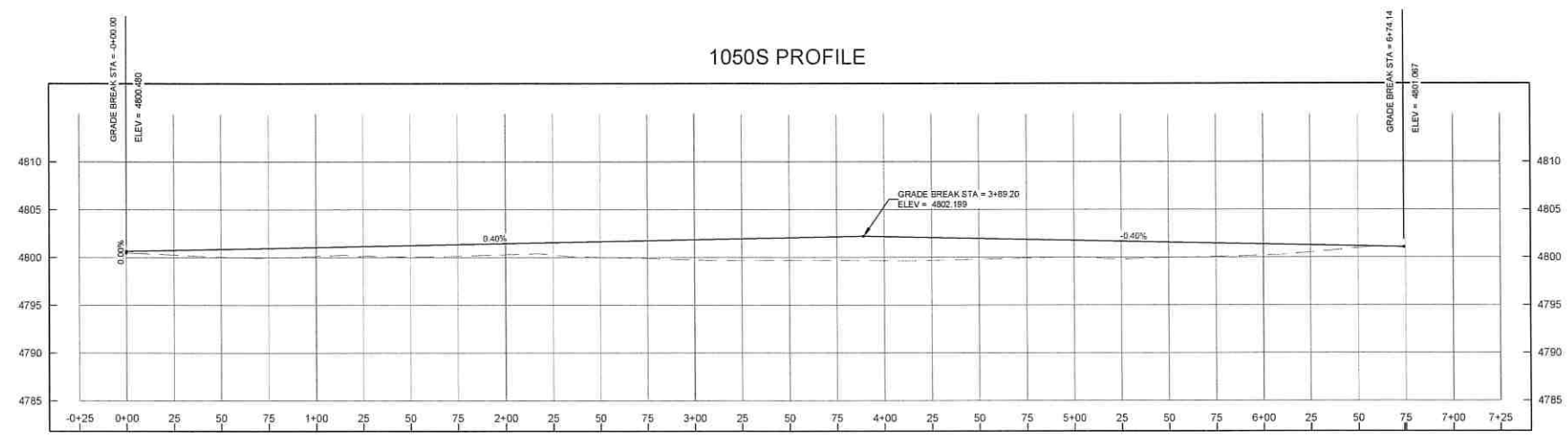
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CIVIL PLAN

P:\2023\23-321 Matt Nielson Hyrum Subdivision\Civil\Profile\23-321 Civil Plan



1050S PROFILE

650E PROFILE

740E PROFILE

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ROADWAY PROFILES

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