

Mayor
Larry Jacobsen



Council Members
Kathryn Beus
Kay Sweeten
Nathan Laursen
Norman Larsen
Tom Bernhardt

January 24, 2022

Planning Commission Public Hearing Notice

The Nibley City Planning Commission will hold a public hearing to receive comment on the following items which will be discussed and considered:

Public Hearing for Heritage Crossing Subdivision, containing 17 single-family residential lots, located at approximately 3100 S 1200 W. (Applicant: Heritage Crossing, LLC)

Public Hearing for Derik Page Subdivision, containing 3 single-family residential lots, located at approximately 3100 S 700 W. (Applicant: Derik Page)

When: February 3, 2022, at 6:30 p. m.

Where: Nibley City Hall, 455 W 3200 S, Nibley, Utah

For more information, please see www.nibleycity.com or visit Nibley City Hall. A full report will be posted on the City's website by January 28, 2022, as part of the Planning Commission's agenda and packet report. Any updates to the plan will be posted on the City's website. You may submit comments in writing before the meeting either by mail to:

Nibley City Hall
455 W 3200 S
Nibley, UT 84321

Or email to levi@nibleycity.com

A handwritten signature in black ink, appearing to read "Levi Roberts".

Levi Roberts, AICP
Nibley City Planner
(435) 752-0431

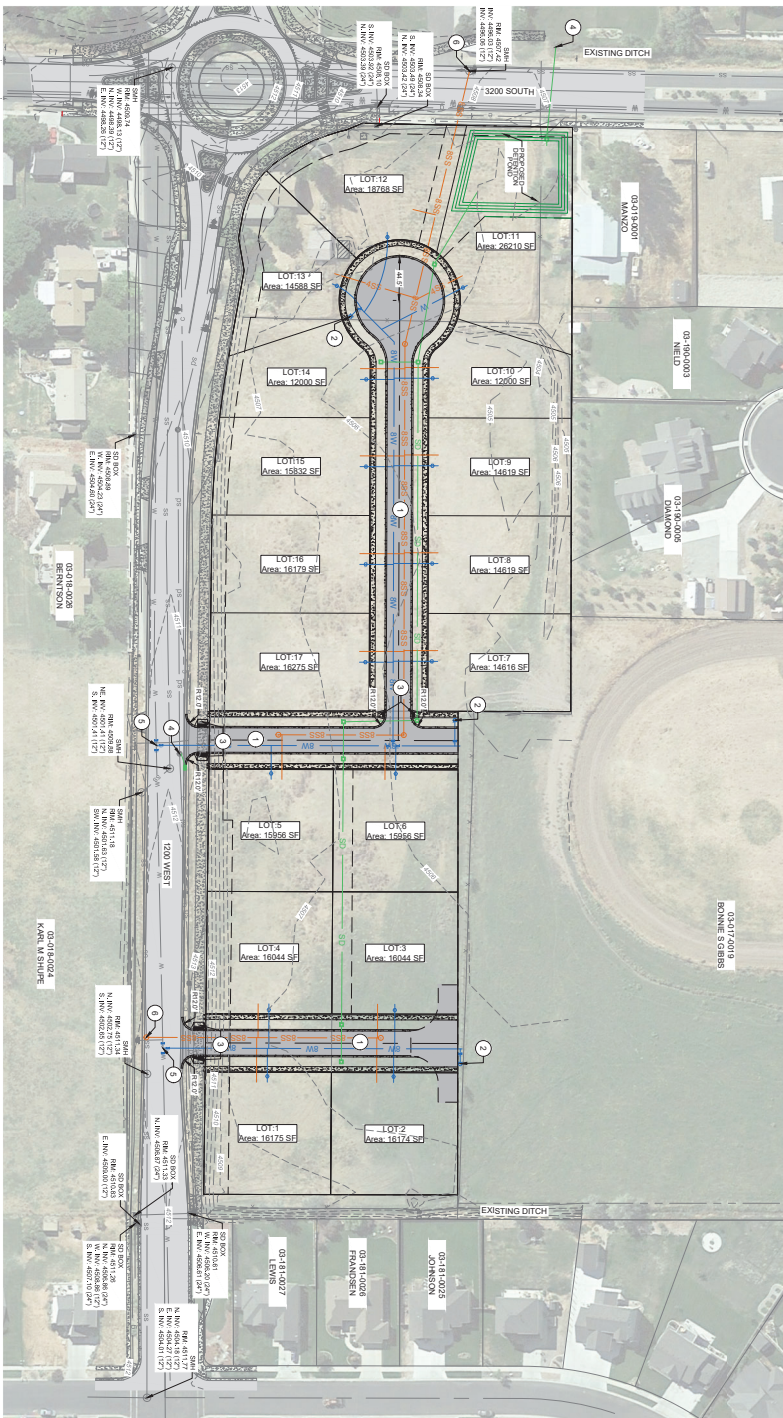
Description	Area (sq ft)	Area (ac)	CN (Group D)	(Subarea) / Totalarea) %CN
Asphalt	29,089	0.67	98	8
Concrete Pavement	13,228	0.30	98	4
Grass Open Space (Grass Cover >75%)	21,083	0.53	74	5
Residential lots, 1/4 acre to 1/2 acre)	271,145	6.22	83	67
Total Area	336,544	7.73	84	

	inches	ca-ft	inches	ca-ft
Initial Abstraction	0.37		inches	
Prevalence (15 y)	24 hours storm	2.04	inches	
Precipitation (25 y)	24 hours storm	2.40	inches	
Precipitation (100 y)	24 hours storm	3.62	inches	
Direct Inflow (15 y)	24 hours storm	0.79	total runoff depth	
Direct Inflow (25 y)	24 hours storm	1.06	total runoff depth	
Direct Inflow (100 y)	24 hours storm	1.66	total runoff depth	
For peak (25 y)	24 hours storm	0.55	total runoff depth	
Direct Inflow (100 y)	24 hours storm	0.92	total runoff depth	
For peak (100 y)	24 hours storm	0.92	total runoff depth	
Post-Development				
10 Year Direct Inflow	0.51	ac-ft	22.047	ft ³
25 Year Direct Inflow	0.68	ac-ft	29.802	ft ³
100 Year Direct Inflow	1.07	ac-ft	44.355	ft ³
10 Year Direct Inflow	0.24	ac-ft	10.340	ft ³
25 Year Direct Inflow	0.36	ac-ft	15.658	ft ³
100 Year Direct Inflow	0.59	ac-ft	25.438	ft ³

Figure 1 shows two SEC chromatograms. The top chromatogram is for P2VP, showing a single peak at approximately 1000 Å. The bottom chromatogram is for P2VP-b-P2VP, showing a single peak at approximately 1500 Å. The x-axis is labeled 'Time [min]' and ranges from 10 to 100. The y-axis is labeled 'Intensity' and ranges from 0 to 100.



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1. PROPOSED ROCK SILENT TAIL BENCH
2. PROPOSED FINE INERTANT
3. ADDITIONAL WATER DISCHARGE POINT
4. PROPOSED STORM WATER DISCHARGE POINT
5. PROPOSED WATER CONNECTION POINT
6. PROPOSED SPILLER DISCHARGE POINT

* THE ROUNDABOUT AND ROADWAY IMPROVEMENTS ALONG 3200 SOUTH AND 1200 WEST WERE UNDER CONSTRUCTION AT THE TIME THIS PROJECT WAS INITIATED. THE PROJECT WAS COMPLETED AND OPENED TO TRAFFIC PRIOR TO FINAL CONSTRUCTION DOCUMENTS.

1. STORAGE WATER DESIGN CONFORMS TO A. WATER DESIGN STANDARDS, AS MANDATED BY STATE OF TEXAS.
2. DESIGN TONNAGE: 100 YEAR
3. 90TH PERCENTILE RETENTION ELEVATION
4. PERCOLATION TEST IS PENDING

RETENTION REQUIRED = 16.427 CF
 RETENTION PROVIDED IN SHALES = 8.179 CF
 RETENTION PROVIDED IN POND = 8.037 CF
 TOTAL RETENTION PROVIDED = 16.627 CF

DETENTION REQUIRED = 17.667 CF
 DETENTION PROVIDED IN SHALES = 8.179 CF
 DETENTION PROVIDED IN POND = 8.867 CF
 TOTAL DETENTION PROVIDED = 17.887 CF

[illegible]

HERITAGE CROSSING
SUBDIVISION
3100 SOUTH 1200 WEST
NIBLEY, UTAH 84321

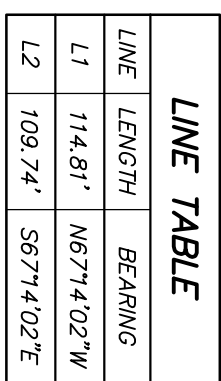
civilsolutionsgroup inc.

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

PRELIMINARY
CIVIL PLAN

C200





CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING CHORD
C1	24.04'	60.00'	22°57'02"	511'17.25" W 23.87'
C2	10.05'	60.00'	9°35'39"	N2°53.44'E 10.04'
C3	137.52'	60.00'	31°19'23"	N81°58.41" W 109.34'
C4	33.65'	60.00'	89°25'50"	N28°23.57'E 84.43'
C5	34.54'	27.00'	7°16'01"	S36°27.51" W 32.23'

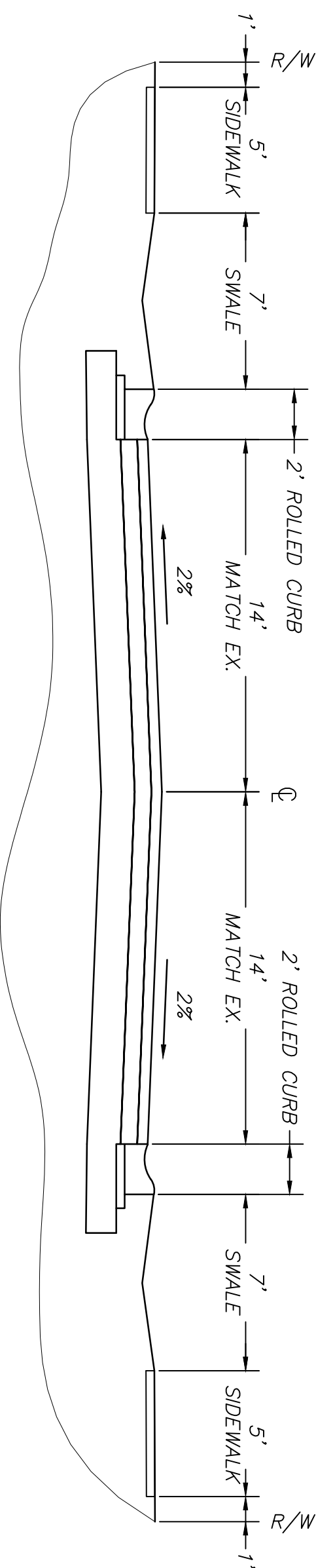
PRELIMINARY PLAT NOTES

1. THERE ARE NO WETLANDS IDENTIFIED BY THE US ARMY CORPS OF ENGINEERS, AREAS THAT WOULD BE COVERED IN THE EVENT OF A 100-YEAR STORM EVENT. WATER BODIES, OR SLOPES EXCEEDING 40% ARE TO BE RIBBON CLEARED. THE GRAPPAPE WILL BE DIRECTED TO A TRENCH DRAIN ON THE SIDE OF THE PEDESTRIAN RIGHT-OF-WAY AND RUNOFF WILL BE RELEASED ONTO LOT 2.
2. LOT WIDTHS MEASURED AT FRONT SETBACK LINE:
LOT 1, 119.36 FEET
LOT 2, 123.27 FEET
LOT 3, 123.27 FEET
3. DEVELOPER TO PROVIDE BUFFER OF TREES/SHRUBS ALONG RAILROAD FRONTAGE ON LOT 3.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN NIBLEY CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION,
THENCE S071°32'7"E. 2654.53 FEET TO THE WEST QUARTER CORNER OF SAID
SECTION;
THENCE S89°47'39"E. 659.94 FEET ALONG THE NORTH LINE OF SAID
QUARTER SECTION TO THE POINT OF BEGINNING;
THENCE S89°47'39"E. 4172.04 FEET ALONG SAID NORTH LINE TO THE WEST
LINE OF THE UNION PACIFIC RAILROAD;
THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES:
1. S115°01'50"W. 479.77 FEET;
2. S88°44'59"E. 71.50 FEET;
3. S71°51'01"W. 265.52 FEET;
THENCE S89°48'51"W. 409.65 FEET;
THENCE N071°09'W. 748.20 FEET TO THE POINT OF BEGINNING,
CONTAINING 7.06 ACRES, MORE OR LESS.

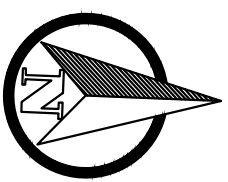


ROAD NOTES

1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.

ROAD X-SECTION

NOT TO SCALE



0 25 50 100
GRAPHIC SCALE 1" = 50'

- | | |
|---|-----------------------------------|
|  | PROPOSED ASPHALT |
|  | PROPERTY BOUNDARY |
| W | WATERLINE |
| SS | SANITARY SEWER |
| SD | STORM DRAIN |
| | CURB, GUTTER & SIDEWALK |
| OWP | EXISTING OVERHEAD POWER |
| COMM | EXISTING COMMUNICATIONS |
| IR | EXISTING IRRIGATION |
| | UTILITY EASEMENT |
| | 5'-7'0" WIDE |
| | BUILDING SETBACKS (PER CITY CODE) |
| | — 30' FRONT |
| | — 30' SIDE YARD |
| | — 25' REAR |
| WV | WATER VALVE |
|  | FIRE HYDRANT |
|  | SEWER MANHOLE |
|  | LIGHT POLE |
|  | WATER METER |
|  | PROPOSED STREET TREE |

DERIK PAGE SUBDIVISION

PRELIMINARY PLAT

