## HARVEST VALLEY COURT P.U.D.

## **FINAL PLAT**

## **43 NORTH 300 EAST**

## CITY COUNCIL MEETING

## **NOVEMBER 17, 2022**

Summary: David Madsen of Terra Alta Ventures is seeking City Council approval

for a final plat for a 55+ senior community.

ZONING: R-2 Residential (P.U.D.)

## **UTILITIES**:

Power: Developer to provide Culinary: Developer to provide Sewer: Developer to provide Irrigation: Developer to provide

## Notes:

A drainage easement has been acquired for the overflow pipe to allow excess stormwater flow to drain to the ditch on 100 North.

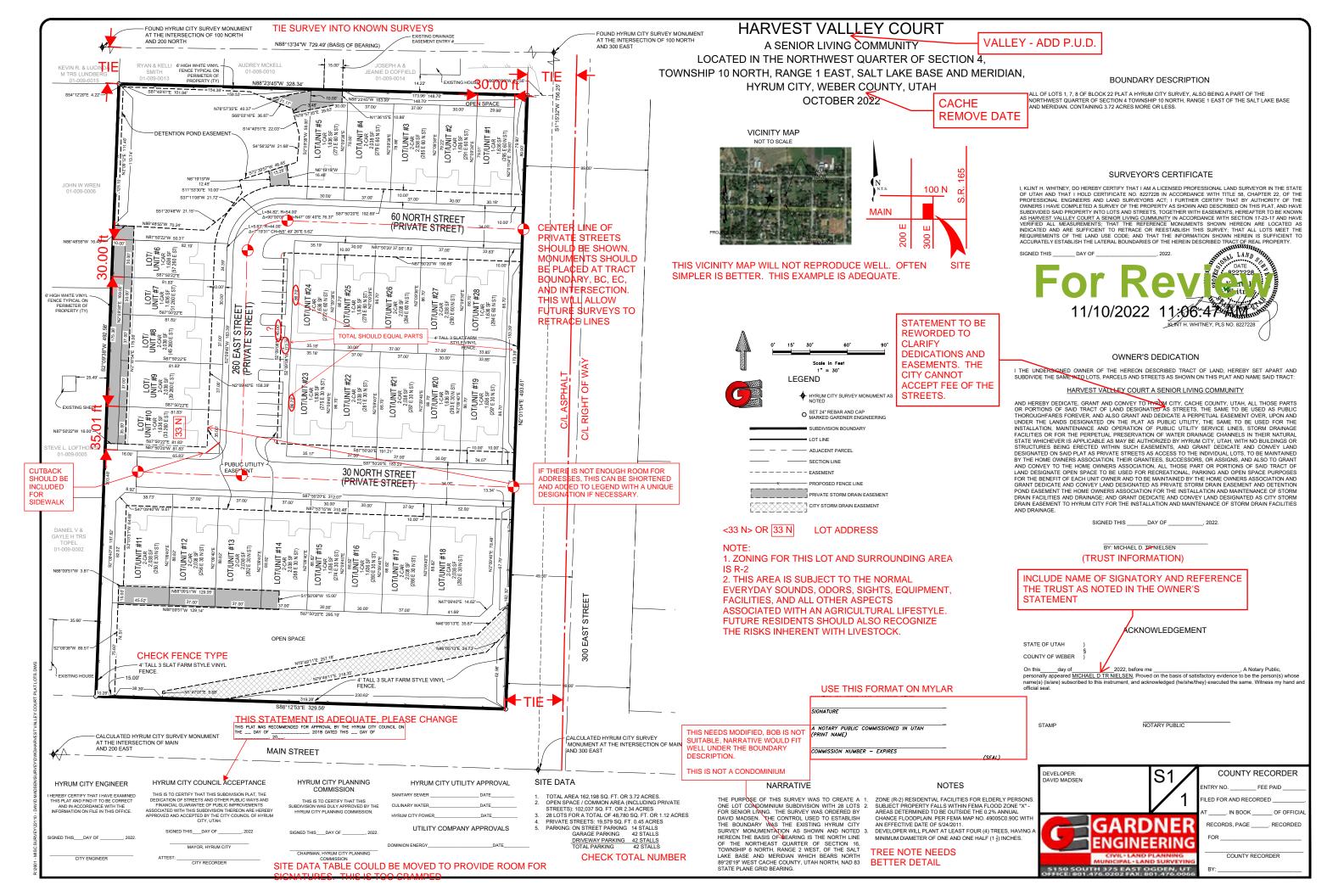
A letter of acknowledgement has been obtained by Hyrum Irrigation Company.

A letter of acknowledgement is in the process of being obtained by Blacksmith Fork Irrigation Company.

Construction documents will be finalized prior to construction.

Covenants, conditions, and restrictions have been received.

<u>Electrical component delays are estimated to be 2.5 years.</u> If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.



## NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

## **Harvest Valley Court Planned Unit Development - Permit Set**

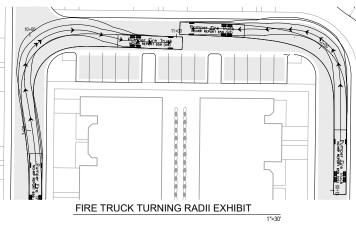
## Parcel #01-009-0001

### GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS)

- ALL CONSTRUCTION AND MATERIALS SHELL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY IF HYRUM STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. ANY WORK DONE WITHOUT VERIFICATION IS DONE SO AT THE
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC AND PRIVATE) FROM ALL CONSTRUCTION DEBRIS
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION
- CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE AND FEDERAL CODES AND ORDINANCES. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS
- DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR 8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES
- UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
- HORIZONTAL DISTANCE AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN
- THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTIONAL CHANGES, FITTINGS, BENDS, ELBOWS, FIRE HYDRANTS AND GATE VALVES AS SHOWN IN THE PROJECT PLANS.
- CONTRACTORS RISK AND EXPENSE IF ERRORS
- SOURCES AS REQUIRED FOR PROJECT COMPLETION.
- ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THAT

- THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE CITY.
  - - ALIGNMENTS AND COVER REQUIREMENTS
      - 24. ALL WATER SYSTEM COMPONENTS SHALL BE CONSTRUCTION.

- 25. ONE MYLAR AND ONE PAPER SET OF AS-BUILTS SHALL



## 200 EAST STREET

FND HYRUM CITY — SURVEY MONUMENT AT INTERSECTION OF E 100 N AND N

## **OPEN SPACE STATEMENT**

HOA (HOME OWNERS ASSOCIATION) SHALL RETAIN AND MAINTAIN

ALL ROADWAY, CURBING, SIDEWALK AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY

DEVELOPER SHALL BEAR THE BURDEN OF INSTALLATION OF ALL UTILITIES AND THE CITY OF HYRUM WILL MAINTAIN THE FOLLOWING UTILITIES FOLLOWING COMPLETION OF

PARCEL NUMBER:

SITE AREA: 162,198 SF (3.72 AC) OPEN SPACE: 75.051 SF (1.72 AC)(46%)

R-2. RESIDENTIAL MULTI-FAMILY

5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER, PI TEL: 253-984-2900

SURVEYOR: GARDNER ENGINEERING 5150 SOUTH 375 EAST HYRUM, UT 84319-1347 TEL: 801-916-6366

HYRUM CITY CULINARY WATER AUTHORITY GRAVITY HYRUM CITY SEWER AUTHORITY HYRUM CITY POWER

## LEGAL DESCRIPTION

ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY. ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE

CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN

CORPORATE OFFICE 5920 100th St SW, Ste 3 Lakewood, WA 98499 (253) 984-2900

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Court

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Plan.

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ROLL GUTTER ALONG CURVE PROPOSED PERIMETER FENCING SEE DETAIL ON SHEET C2 2 <u>\$`02°09'38" W - 492.58'</u> <del>~~</del>~<del>~~~~</del> LOT/UNIT #11 UNIT #9 UNIT#8 UNIT #7 UNIT #6 ROLL GUTTER ALONG CURVE LOT/UNIT #12 LOT/UNIT #13 R: 27.00' L: 42,41', Δ: 89°59'60" STREET LOT/UNIT #14 LOT/UNIT BY USPS FOR UNITS 1-9 & 24-28 T/UNIT #24 LOT/UNIT #15 STREET LOT/UNIT #22 LOT/UNIT #4 LOT/UNIT #16 NOR TH. LOT/UNIT #26 LOT/UNIT #21 LOT/UNIT #3 LOT/UNIT #17 30 LOT/UNIT #27 LOT/UNIT #20 STREET LOT/UNIT #2 LOT/UNIT #18 (291 E 60 N ST 4 FT MAX LOT/UNIT #28 LOT/UNIT #1 207.39' 10' BSBL FND HYRUM CITY -SURVEY MONUMENT 6" HIGH CURB AND GUTTER 0" HIGH CLIRB AND GLITTER -AT INTERSECTION OF F 100 N AND N 300 EAST STREET

DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED. 10. DISTANCES SHOWN ALONG PIPELINES ARE

ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE

- 13 CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS
- AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
- PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER CONSTRUCTION AS DIRECTED OR APPROVED BY
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN AL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL FINAL ACCEPTANCE OF THIS PROJECT. 18 THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL
- 19. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
- 20 CONTRACTOR SHALL COORDINATE ALL

- OR CROSSES AND THEIR ASSOCIATED REDUCERS AS SHOWN ON THE PROJECT PLANS.
- 22. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC TO CONSTRUCT VERTICAL AND HORIZONTAL BENDS IN PIPE AS NEEDED TO MEET THE REQUIRED GRADES
- 23. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF HYRUM FOR ALL UTILITY INSPECTIONS PRIOR TO BACKFILLING.
- INSTALLED, PRESSURE TESTED, AND CHLORINATED PRIOR TO COMPLETING ANY ROADWAY

THE PROVENT FBUODARY
- SEWER SERVICE LATERALS
- WATER SERVICE LINES
- ALL STORM DRAINAGE PIPING, STRUCTURES AND FACILITIES
- OPEN SPACE FACILITIES, FURNITURE AND STRUCTURES

- ALL ROADWAY, CURBING, SIDEWALK AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY - SEWER MANHOLES AND MAIN PIPING - WATER MAIN AND FIRE HYDRANTS

SITE DATA

ZONING:

PROJECT INFO

APPLICANT/CLIENT: DAVID MADSEN

OWNER: MICHAEL D TR NIELSEN 43 N 300 E

CONTACT: KLINT H. WHITNEY PLS TEL: 801-476-0202

UTILITIES

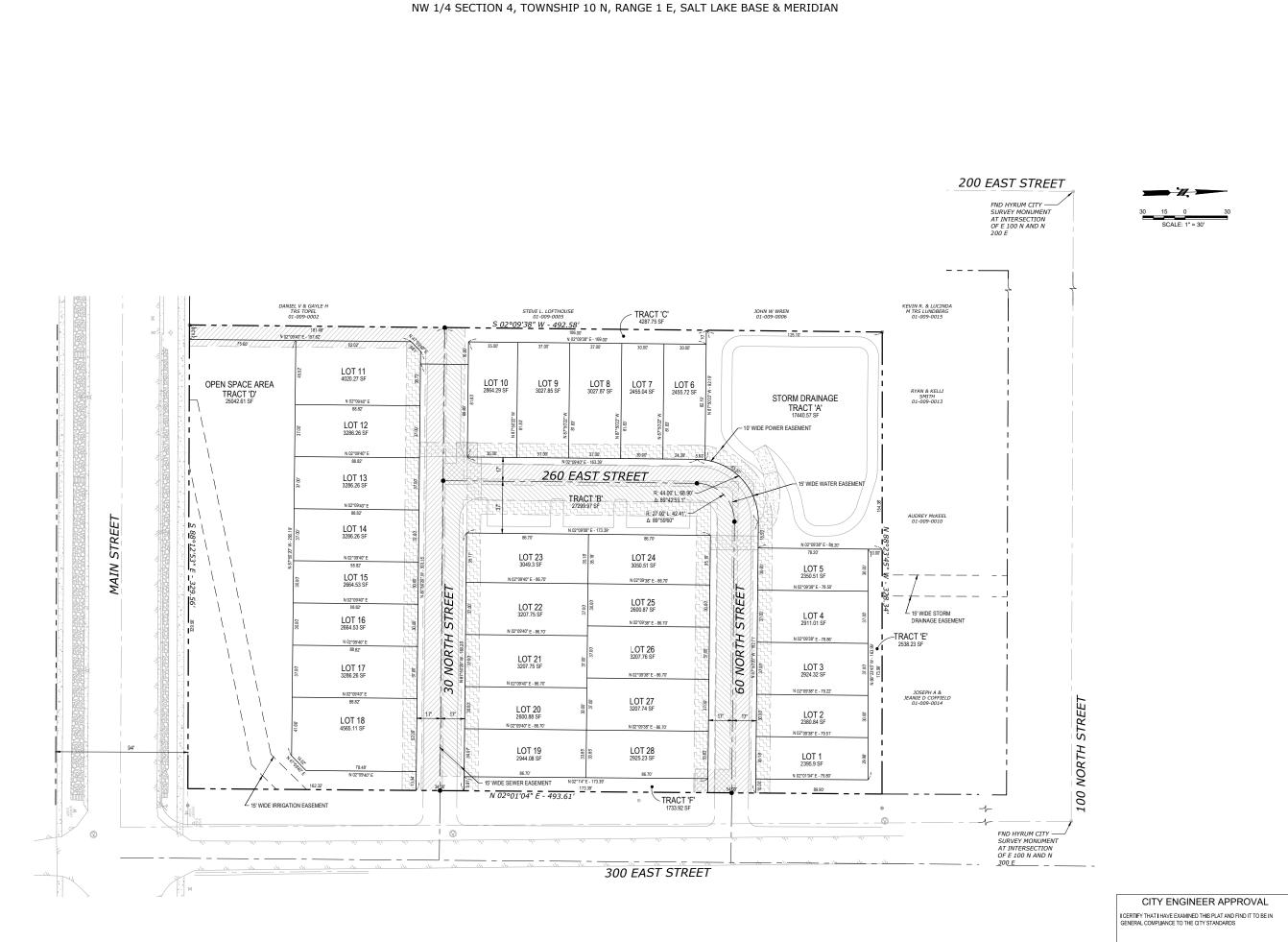
SHEET INDEX

STORM DRAINAGE DETAILS

STORM DRAINAGE DETAILS ROADWAY PROFILES AND SECTIONS

PROPERTY SURVEY FOR DAVID MADSEN

CITY ENGINEER APPROVAL



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BEYLER Plan.

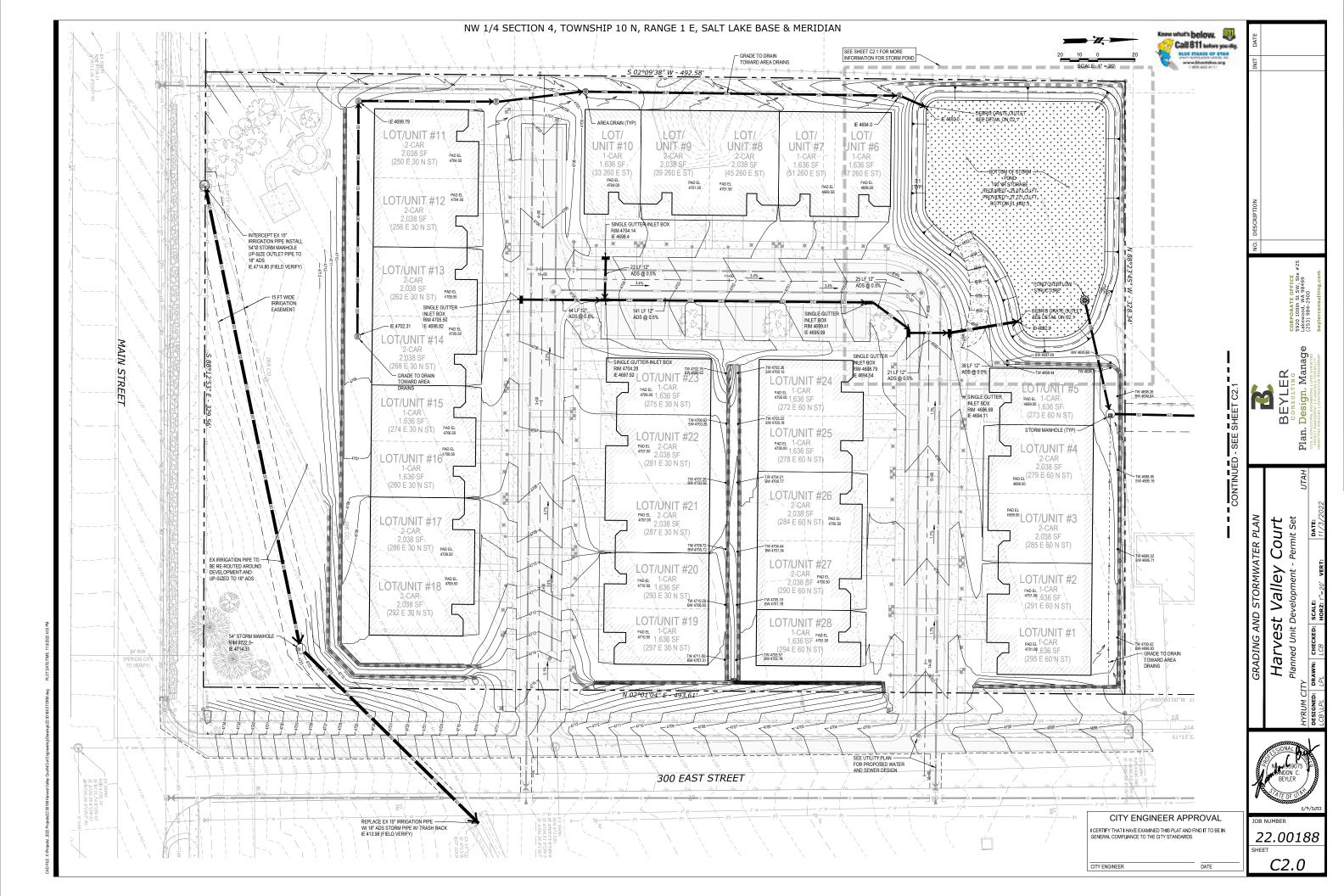
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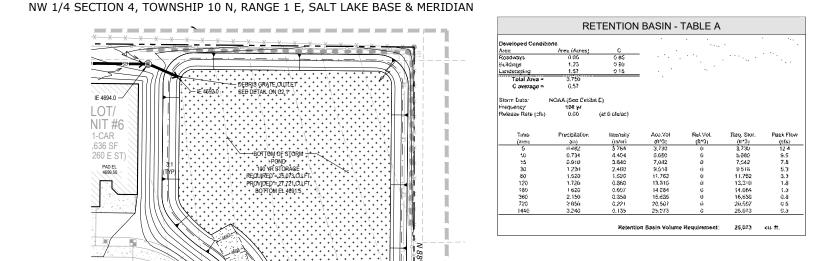
Harvest Valley

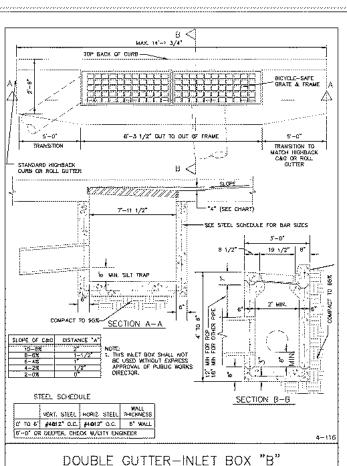


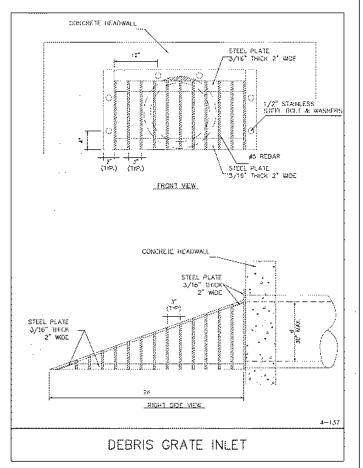
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CITY ENGINEER









SEE DETAIL ON SHEET C2.2

SINGLE GUTTE NLET BOX RIM 4698.79 E 4694.54

ADS @ 0.5%

## GENERAL NOTES AREAS OR STREETS. INTERCONNECTING THE INLETS WILL DISCHARGE RUNOFF INTO THE Q = DESIGN FLOW IN CUBIC FEET PER SECOND (CFS) C. I = RAINFALL INTENSITY IN INCHES PER HOUR (IN/HR) A = DRAINAGE AREA IN ACRES THE 100 YEAR - 24 HOUR STORM EVENT WAS USED TO SIZE THE RETENTION BASIN AS SHOWN HEREON IN TABLE A. NO INFILTRATION WAS UTILIZED WHEN DETERMINING THE VOLUME REQUIRED TO RETAIN THE DESIGN STORM EVENT. STORM INTENSITIES USED IN THIS STUDY AREA ARE TAKEN FROM THE NATIONAL WEATHER SERVICE'S PRECIPITATION FREQUENCY DATA SERVER. INTENSITIES FOR THE 100 YEAR STORM ARE SHOWN IN TABLE A.

PAD EL 1-CAR \ 4699.00 1,636 SF

(273 E 60 N ST)

STORM MANHOLE (TYP)

ADS @ 0.5%

SINGLE GUTTER

STORM RETENTION POND PLAN

INLET BOX RIM 4696.69

# THE SITE GENERALLY SLOPES NORTHWESTERLY TOWARDS THE PROPOSED STORM RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED AND CAPTURED IN THE RETENTION BASIN AS FOLLOWS: A. DOWNSPOUTS FROM ROOF AREAS WILL BE DIRECTED TO LANDSCAPE B. LANDSCAPE AREAS WILL SHEET FLOW TO SWALES AND COLLECTED BY AREA DRAINS AND CARRIED TO THE RETENTION BASIN THROUGH UNDERGROUND PIPING. C. FRONT YARDS, DRIVEWAYS, AND PORCHES WILL FLOW TO STREETS WHERE CURB AND GUTTER WILL CHANNEL THE FLOW TO CURB INLETS AT INTERSECTIONS AND LOW POINTS. UNDERGROUND PIPING PIPE AND RETENTION BASIN SIZING WAS PERFORMED USING THE RATIONAL METHOD (Q = C \* I \* A) WHERE: B. C = RUNOFF COEFFICIENT WHICH REPRESENTS THE PERCENT OF PRECIPITATION THAT WILL CONTRIBUTE AS RUNOFF.

15 FT WIDE STORM DRAINAGE EASEMENT

12" ADS STORM PIPE @ 0.5% MIN -

AND PROVIDE STORM DRAINAGE EASEMEN

STORM OVERFLOW PIPE TO DRAINAGE DITCH PLAN

A COMPREHENSIVE STORM DRAINAGE STUDY WILL BE PROVIDED AS PART OF THE FINAL PLAT SUBMITTAL.

CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS

CITY ENGINEER

Know what's below. Call 811 before you do BLUE STREET OF STREET

STREET

OUTLET 12" STORM PIPE -

INTO EXISTING DRAINAGE DITCH

PROVIDE RIP RAP OUTLET PAD

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ER BE Plan.

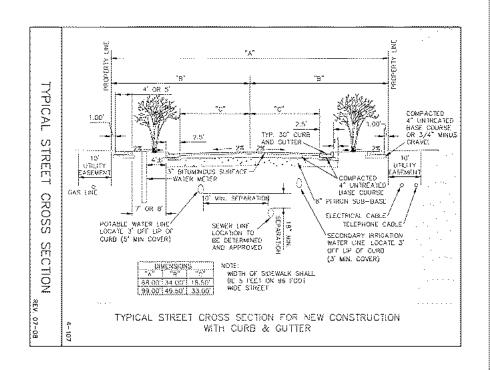
Court Set Valley

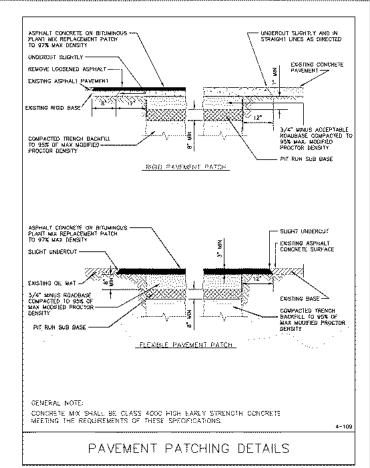
Planned Unit Dev

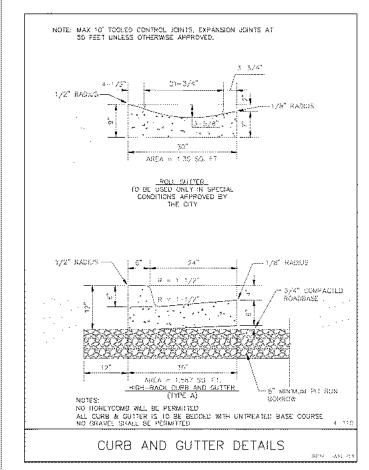
Harvest

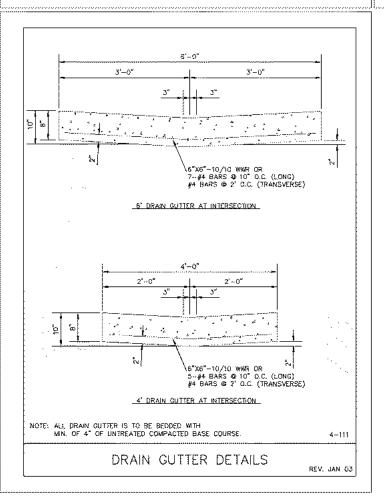
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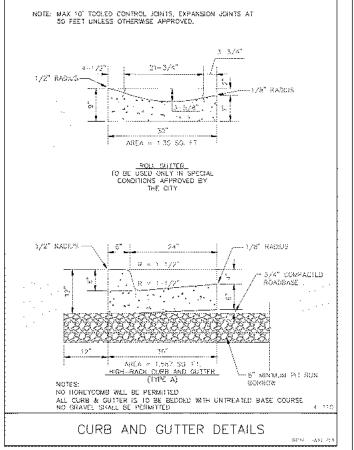
## NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN











Harvest Valley

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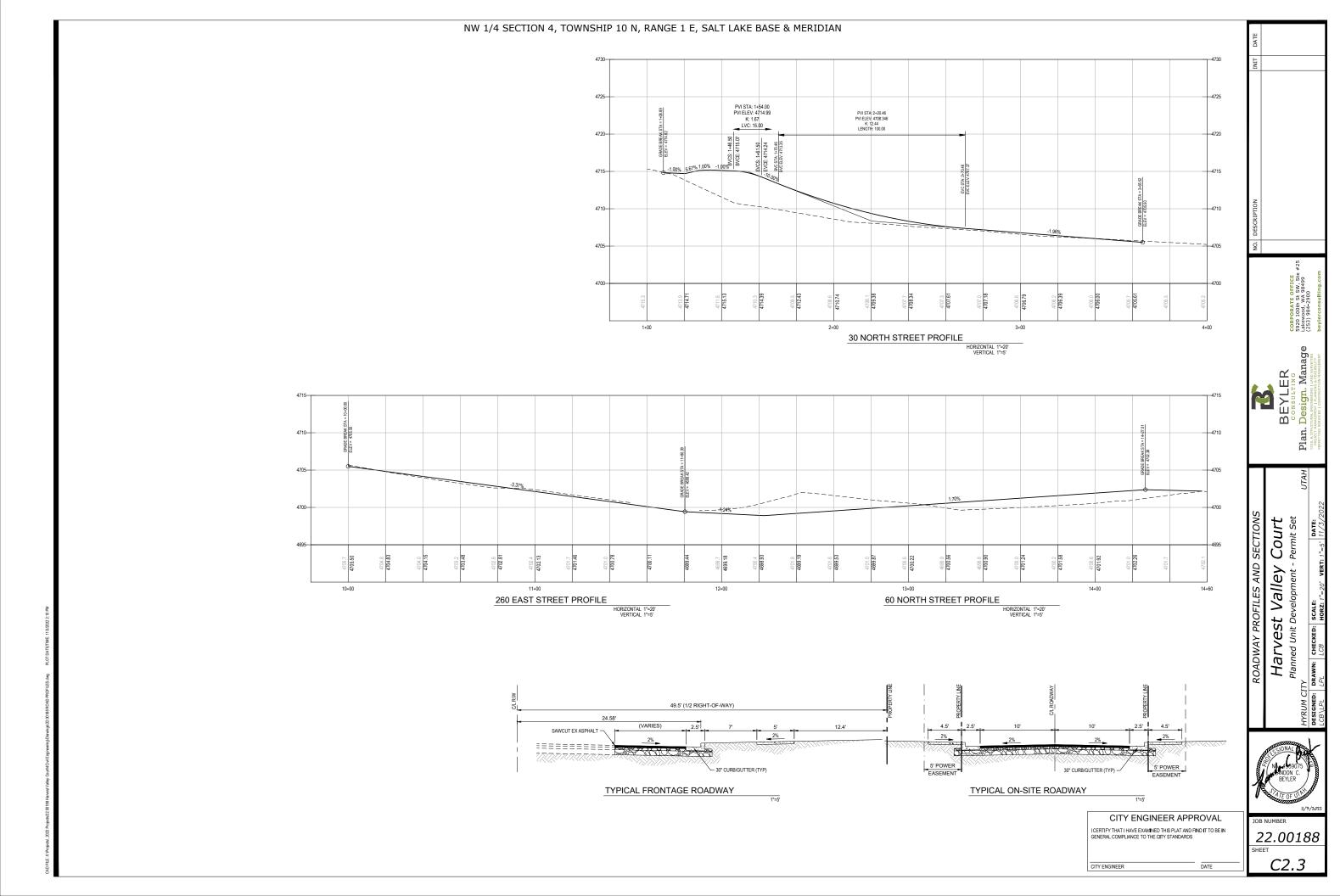
Court Permit Set

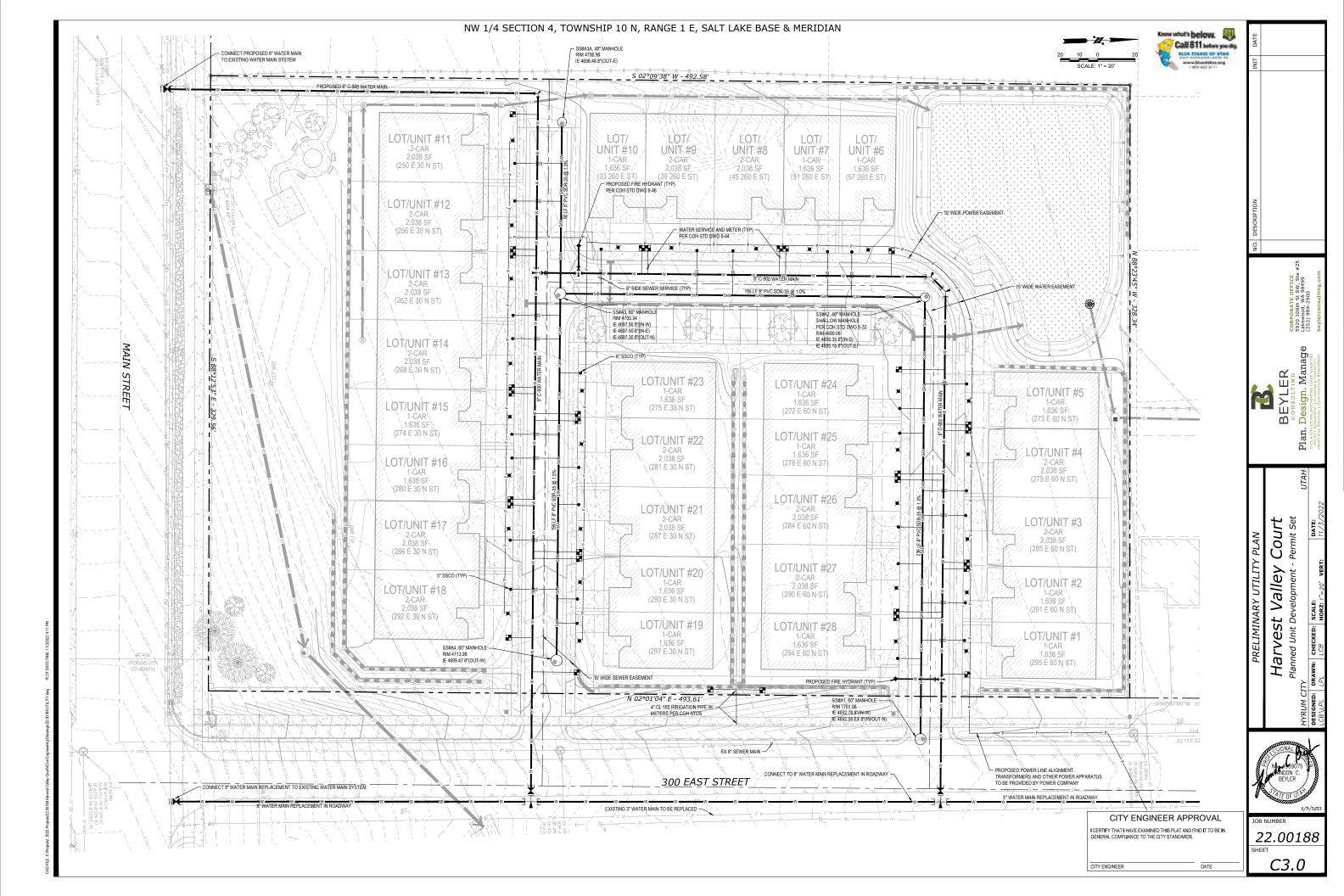
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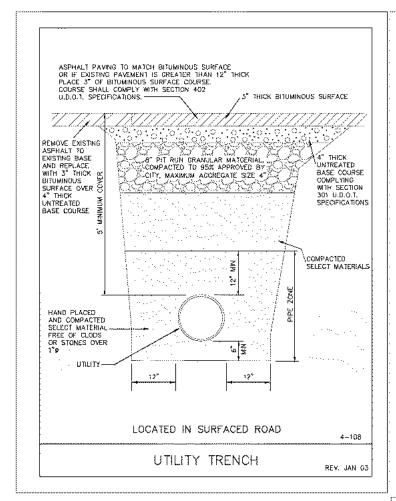
CITY ENGINEER

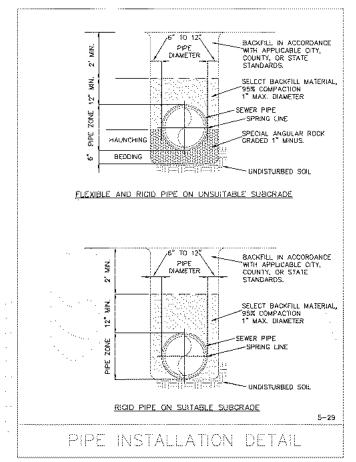
CITY ENGINEER APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS

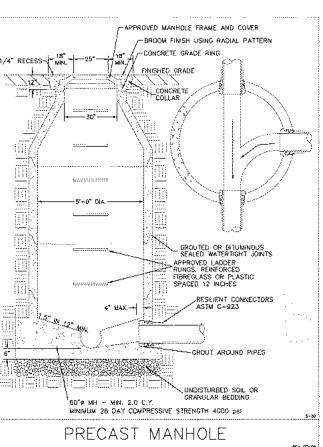
C2.2

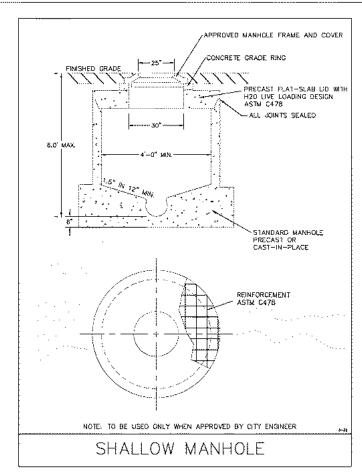


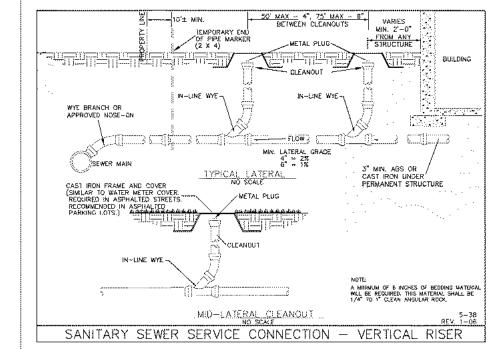






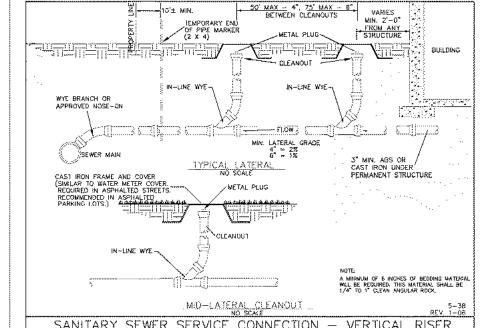






### **CONSTRUCTION NOTES**

- ALL WATER LINE SERVICES TO BE 1-INCH COPPER WITH 18 INCH X 48 INCH ABS OR PVC METER BARRELS. LIDS TO HAVE 2-INCH DIA HOLES. ALL METERS TO BE LOCATED WITHIN THE PARK STRIP. SEE HYRUM STANDARD DRAWING 6-44.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 5 FEET. INSTALL FIRE HYDRANT PER HYRUM
- SEWER SERVICES SHALL BE 4-INCH SDR-35 PVC PER HYRUM STANDARD DRAWINGS 5-36 THROUGH 38
- SEWER SERVICES TO EXTEND 10 FEET INSIDE LOT LINES WITH A 2x4 MARKING THE END.
- TOP ELEVATIONS ARE APPROXIMATE AND ALL MANHOLES ARE TO BE ADJUSTED TO FINISHED GRADE.
- MANHOLES ARE TO BE PER HYRUM STANDARD DRAWINGS 5-30, 5-31, 5-34, 5-35.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED FOR THE
- ALL CATCH BASINS SHALL BE PER HYRUM STANDARD 4-115 AND 4-117
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING EXCAVATION.
- 12. SHUT-OFF VALVES FOR CULINARY WATER LINES ARE REQUIRED AND TO BE INSTALLED AT LOT LINES.
- 13. THE VALVE FOR THE HYDRANTS SHALL BE LOCATED NEXT TO THE MAIN LINE.
- CONCRETE COLLARS SHALL BE REQUIRED AROUND ALL WATER VALVES. ROUND FOR POTABLE WATER AND SQUARE FOR IRRIGATION.
- SEE HYRUM STANDARD DRAWING 4-110 FOR CURB AND GUTTER DETAIL.



# Court Valley

CONTRACTOR TO FIELD VERIFY EXISTING SEWERE INVERTS PRIOR TO BEGINNING CONSTRUCTION

SEE HYRUM STANDARD DRAWING 4-112 FOR HANDICAP RAMP DETAIL



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Manage

Plan.

Permit Set

Planned Unit Developn

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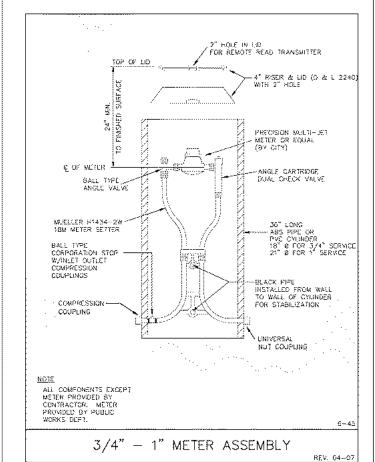
## CITY ENGINEER APPROVAL

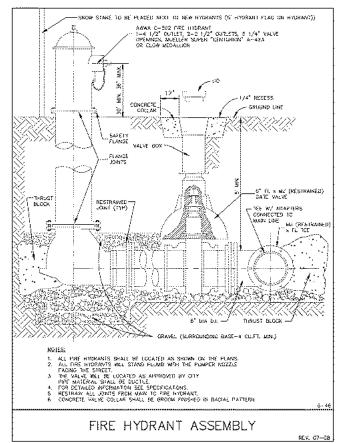
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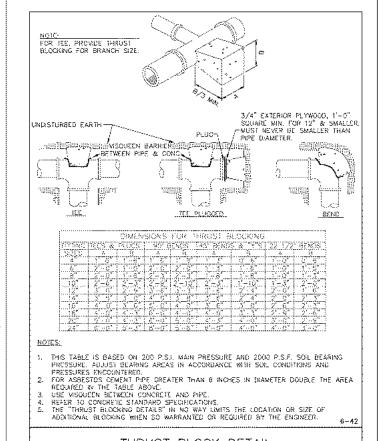
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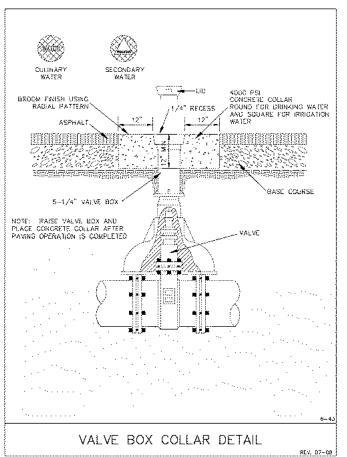
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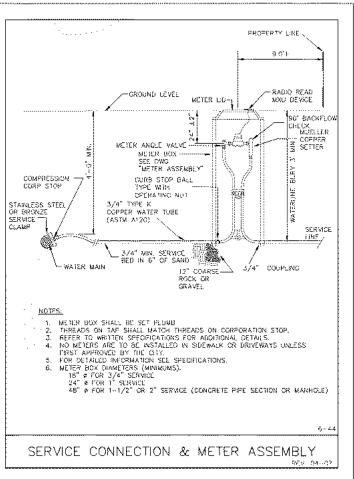
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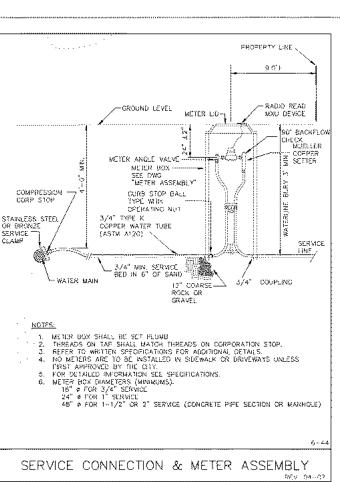














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Manage

Plan.

DATE

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Court Permit Set

Valley

Harvest

Planned Unit Dev

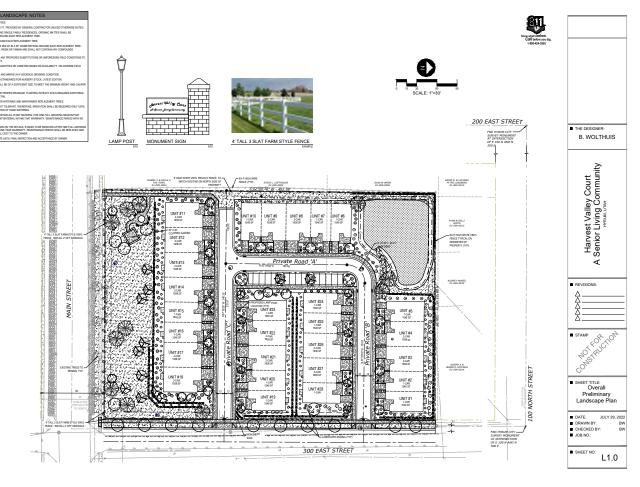
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CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS

CITY ENGINEER

THRUST BLOCK DETAIL



ALONG SOUTH AND EAST BOUNDARIES