

**HARVEST VALLEY COURT P.U.D.
PRELIMINARY PLAT - REVISED
43 NORTH 300 EAST
CITY COUNCIL MEETING
SEPTEMBER 1, 2022**

Summary: David Madsen of Terra Alta Ventures is seeking City Council approval for a revised preliminary plat for a 55+ senior community. The previous approved preliminary plat required the removal of units 1, 19, and 28 due to the miscalculation of the property line along 300 East. The building layout has been modified to accommodate these three units.

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

UTILITIES:

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

MOTION FROM PREVIOUS CITY COUNCIL MEETING:

ACTION Councilmember Rasmussen made a substitute motion to table the preliminary plat for Harvest Valley Court P.U.D. located at approximately 43 North 300 East consisting of 28 patio home units on 3.75 acres with the following conditions:

1. To include evergreens in the landscaping groups in the corners;
2. Shrubs should be added to rear of the units to help break up the building lines and screen air conditioning units;
3. Mature trees along Main Street shall be kept;
4. An arrangement or agreement be made to replace sidewalks along Main Street;
5. Utility is should be updated on the plans to reach all of the units;

6. Retention basin should have a contingency built in to prevent overflow to neighboring houses;
7. Retention basin should have a transition to facilitate the snow it is to receive;
8. Developer has an easement with adjacent property owner(s) to install an overflow pipe from retention pond;
9. Signed letter from irrigation company allowing storm water overflow pipe to drain into irrigation ditch on 100 North;
10. Pet restrictions should be included in the CC&Rs;
11. A Public Utility Dedication with a prescriptive easement by metes and bounds for the irrigation pipe to Hyrum City;
12. Provide Irrigation Company with the flow calculations and pipe size of the pipe being installed;
13. The Hyrum City Right-of-Way line on 300 East be reviewed and verified with Surveyor Jeff Nielsen for verification of property lines (The Gardner Engineering provided by Harvest Valley Court is most likely incorrect and shows conflicting information. The area noted in writing on the survey matches the Block 22 Plat A at 3.75 acres. However, what has been drawn, extending eastward into the right of way does not match that. The line work is closer to 3.84 acres, showing the extra property picked up in the 300 East right of way), if the survey lines are incorrect then the developer will need to remove lots/units 1, 19, and 28.

Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

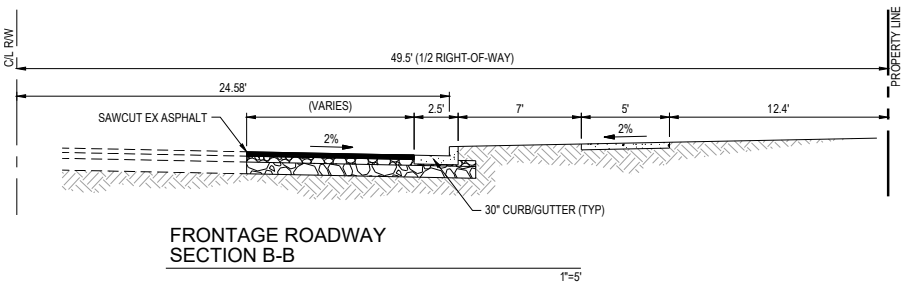
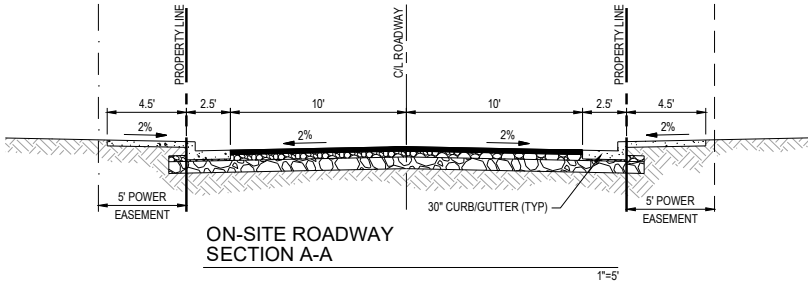
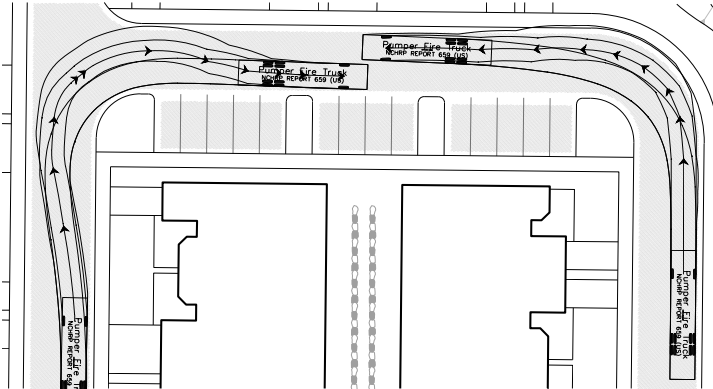
Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

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

Harvest Valley Court

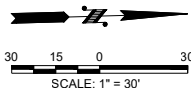
Planned Unit Development

Parcel #01-009-0001



200 EAST STREET

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



OPEN SPACE STATEMENT

HOA (HOME OWNERS ASSOCIATION) SHALL RETAIN AND MAINTAIN THE FOLLOWING:

- ALL ROADWAY, CURBING, SIDEWALK AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY
- SEWER SERVICE LATERALS
- WATER SERVICE LINES
- ALL STORM DRAINAGE PIPING, STRUCTURES AND FACILITIES
- OPEN SPACE FACILITIES, FURNITURE AND STRUCTURES

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

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

SITE DATA

PARCEL NUMBER: 01-009-0001
SITE ADDRESS: 43 N 300 E
HYRUM CITY, UT 84319
SITE AREA: 162,198 SF (3.72 AC)
OPEN SPACE: 75,051 SF (1.72 AC)(46%)
ZONING: R-2, RESIDENTIAL, MULTI-FAMILY

PROJECT INFO

APPLICANT/CLIENT:
DAVID MADSEN
HYRUM, UT 84319
TEL: 801-916-6366

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

OWNER:
MICHAEL D TR NIELSEN
43 N 300 E
HYRUM, UT 84319-1347
TEL: 801-916-6366

SURVEYOR:
GARDNER ENGINEERING
5150 SOUTH 375 EAST
OGDEN, UT
CONTACT: KLUINT H. WHITNEY PLS
TEL: 801-476-0202

UTILITIES

WATER: HYRUM CITY CULINARY WATER AUTHORITY
SEWER: GRAVITY HYRUM CITY SEWER AUTHORITY
POWER: 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 AND MERIDIAN

SHEET INDEX

C1.0 PRELIMINARY PLAT SITE PLAN
C1.1 PRELIMINARY PLAT PLAN
C2.0 PRELIMINARY GRADING AND STORMWATER PLAN
C2.1 STORMWATER DETAILS
C2.2 STORMWATER DETAILS
C3.0 PRELIMINARY UTILITY PLAN
C3.1 UTILITY DETAILS
S1 PROPERTY SURVEY FOR DAVID MADSEN

NO.	DESCRIPTION	INIT	DATE

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

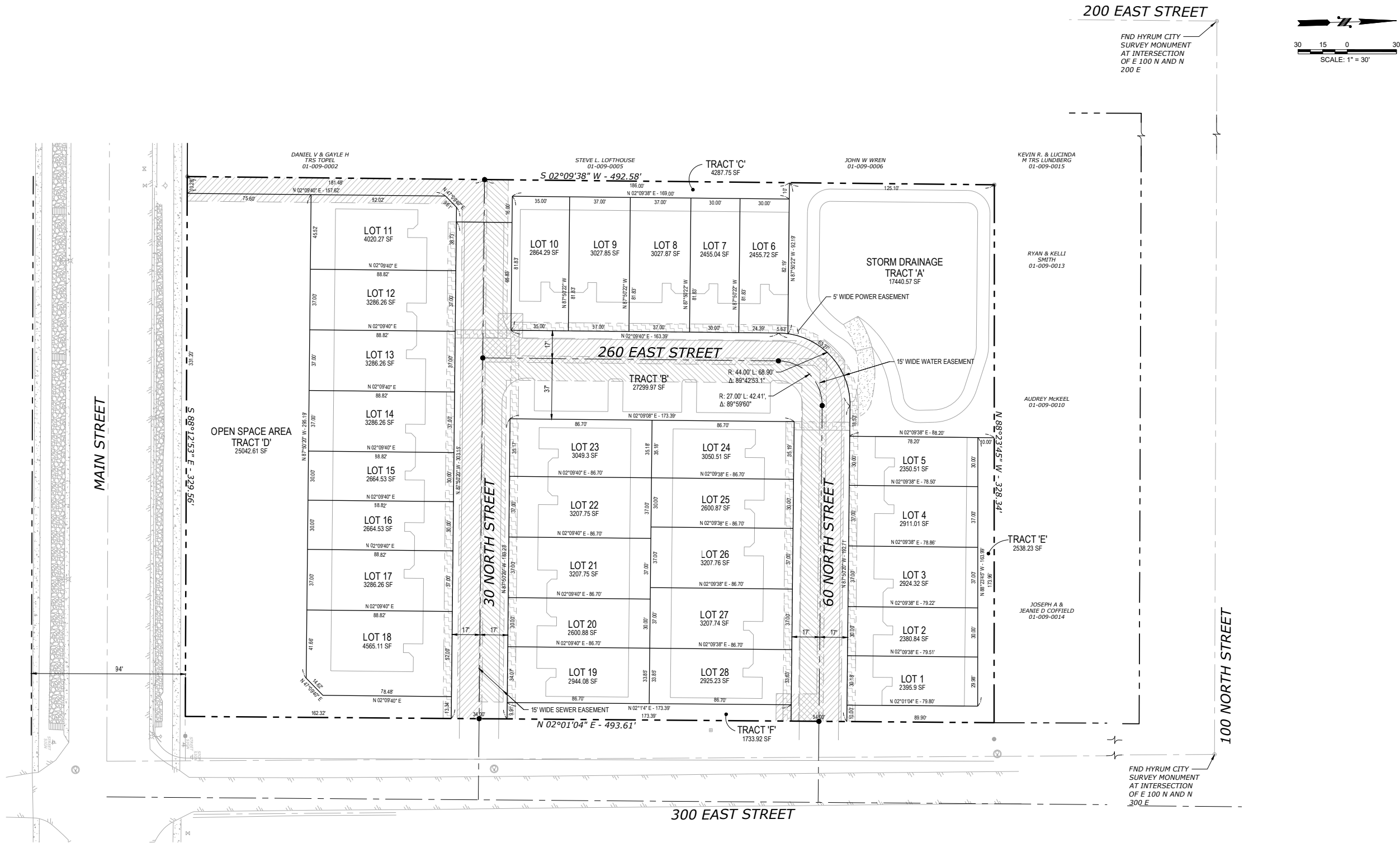
BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

UTAH
PRELIMINARY PLAT SITE PLAN
Harvest Valley Court
Planned Unit Development

DATE: 10/6/2022
SCALE: HORIZ: 1"=30' VERT: LCB
CHECKED: LCB
DRAWN: LPL
DESIGNED: LCB/LPL
HYRUM CITY

PROFESSIONAL SEAL
N. 449075
LANDON C. BEYLER
STATE OF UTAH
10/6/2022

JOB NUMBER
22.00188
SHEET
C1.0



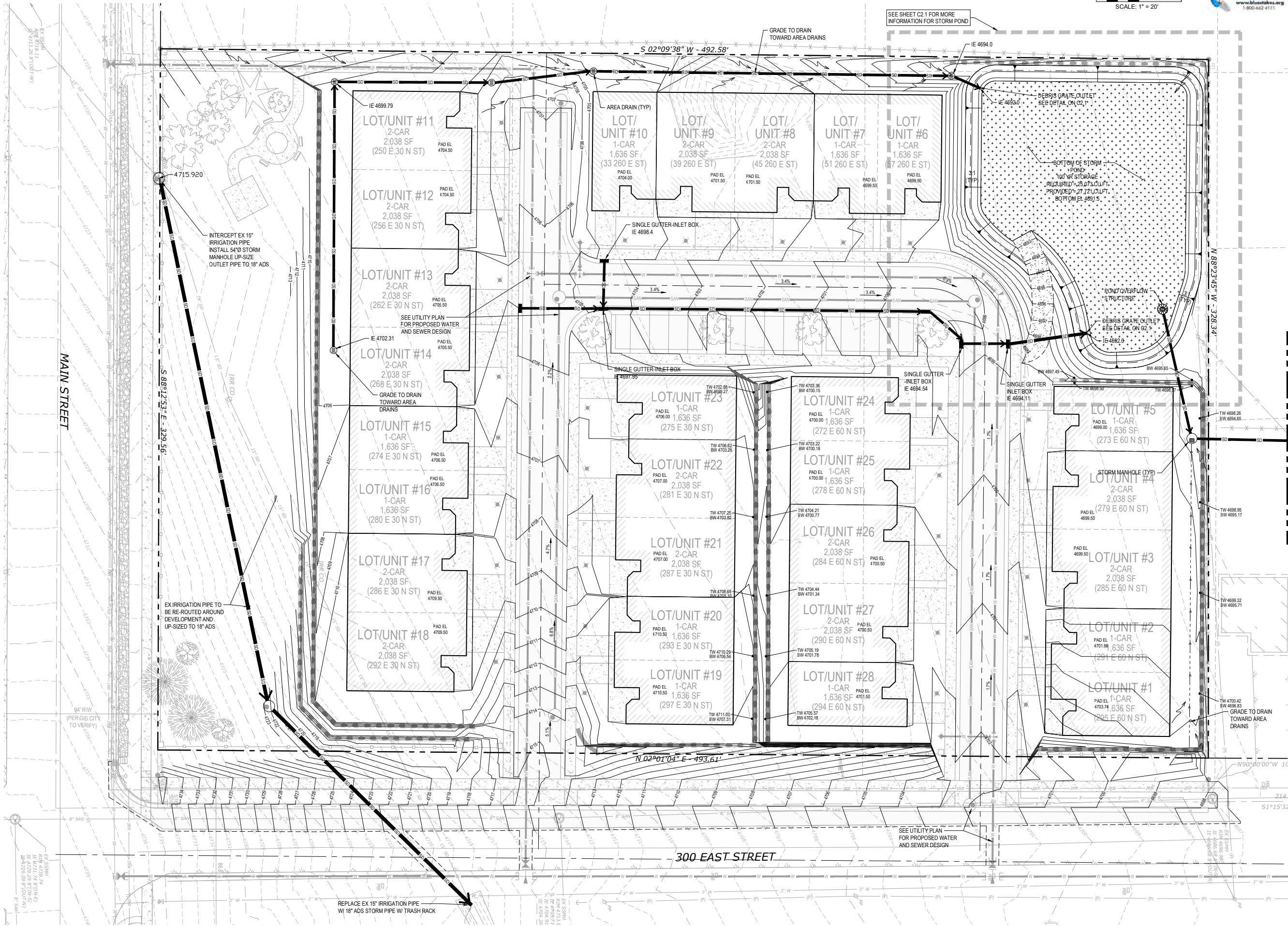
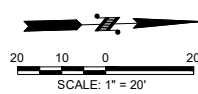
PRELIMINARY PLAT PLAN	
Harvest Valley Court Planned Unit Development	
UTAH	
DATE: 10/6/2022	
VERT: 1"=30'	
SCALE: HORIZ: 1"=30'	
CHECKED: LCB	
DRAWN: LPL	
DESIGNED: LCB/LPL	
HYRUM CITY	
N 44°59'07.5" E 173.39' LCB	
BAYLER	
STATE OF UTAH	
10/6/2022	
JOB NUMBER	
22.00188	
SHEET	
C1.1	

BEYLER CONSULTING
Plan. Design. Manage

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, CO 80449
(303) 994-1300
beylerconsulting.com

CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

NO.	DESCRIPTION	INIT	DATE



CONTINUED - SEE SHEET C2.1

CAD FILE: X:\Projects\2022\Projects\22.00188 Harvest Valley Court\CA\CA Engineering\Drawings\22.00188 STORM.AWG PLOT DATE/TIME: 10/6/2022 1:45 PM

PRELIMINARY GRADING AND STORMWATER PLAN	
Harvest Valley Court Planned Unit Development	
HYRUM CITY	UTAH
DESIGNED: LCB/LPL	CHECKED: LCB
DRAWN: LPL	SCALE: HORIZ: 1"=20' VERT: 1"=10'
DATE: 10/6/2022	
JOB NUMBER 22.00188	
SHEET C2.0	

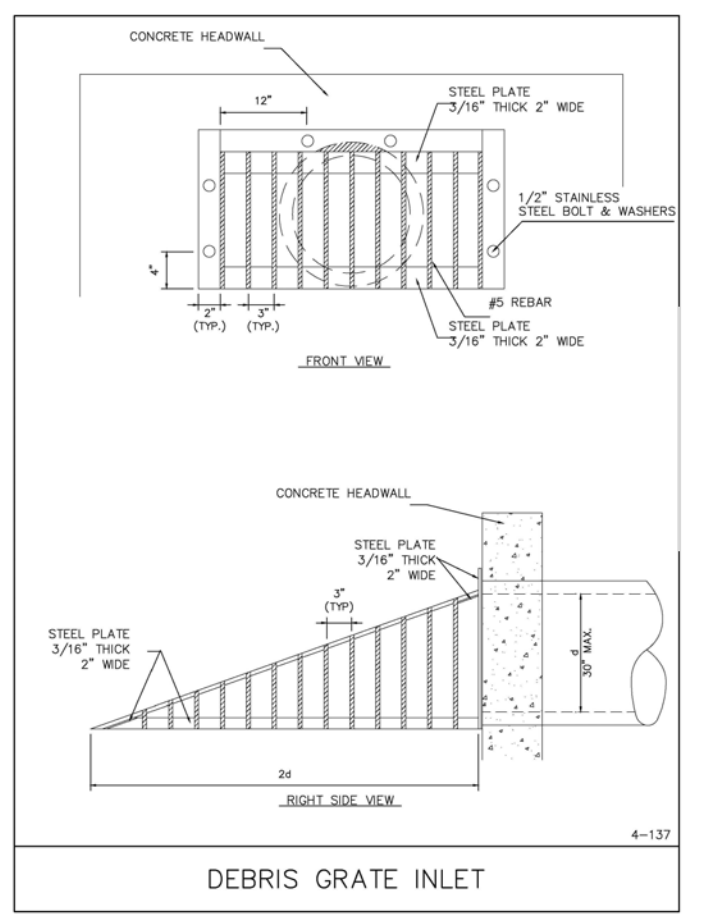
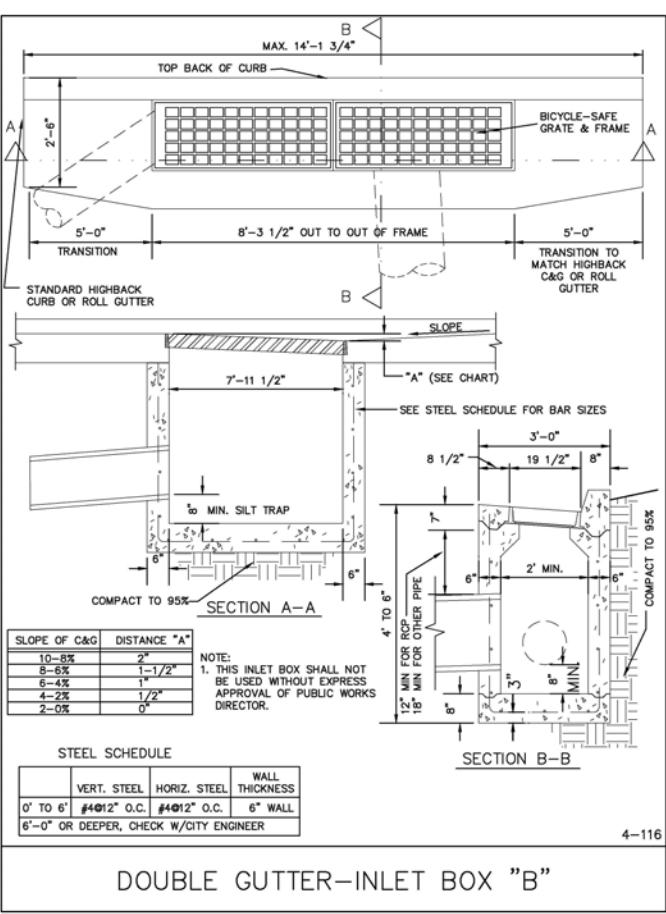
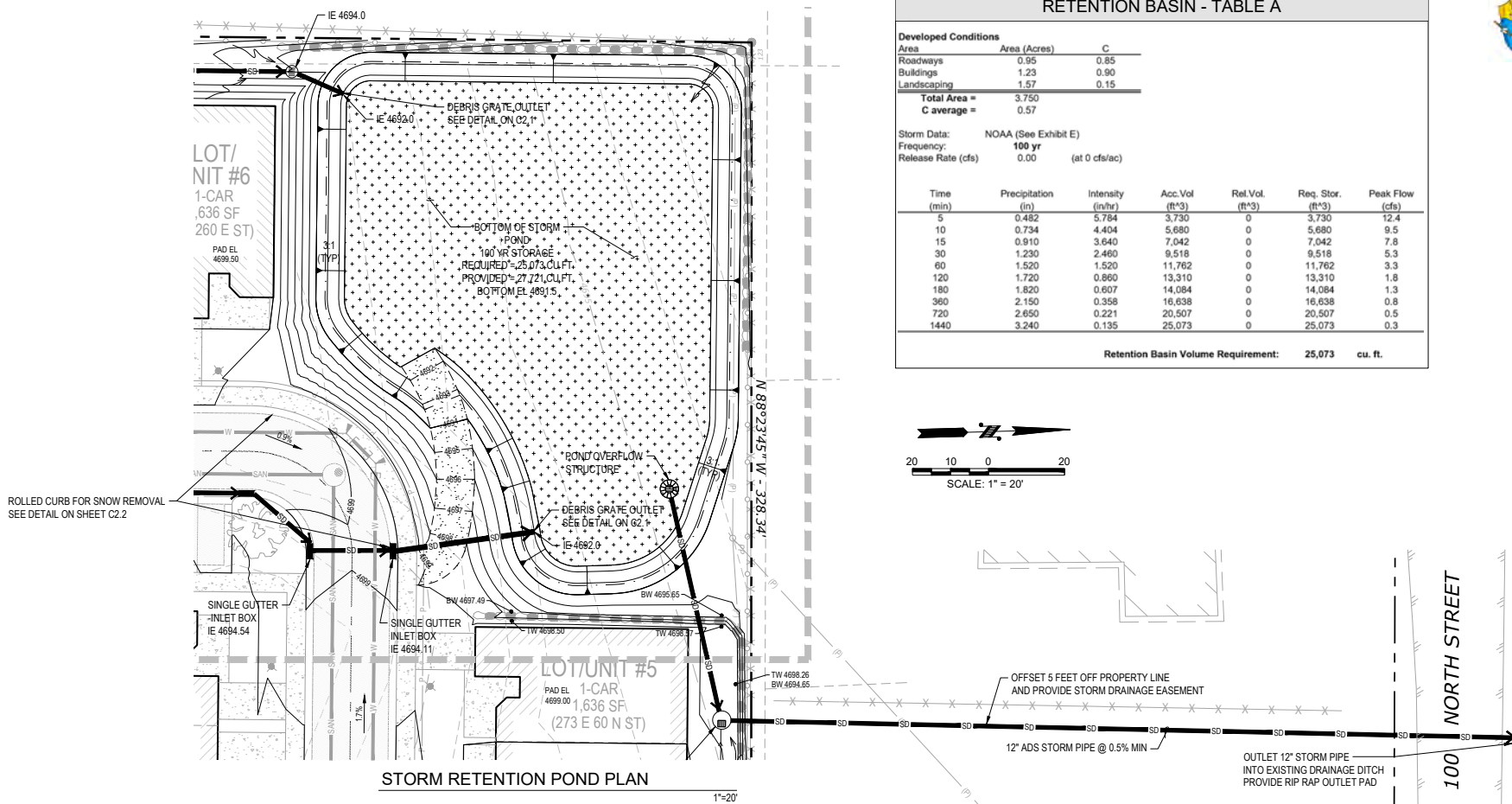
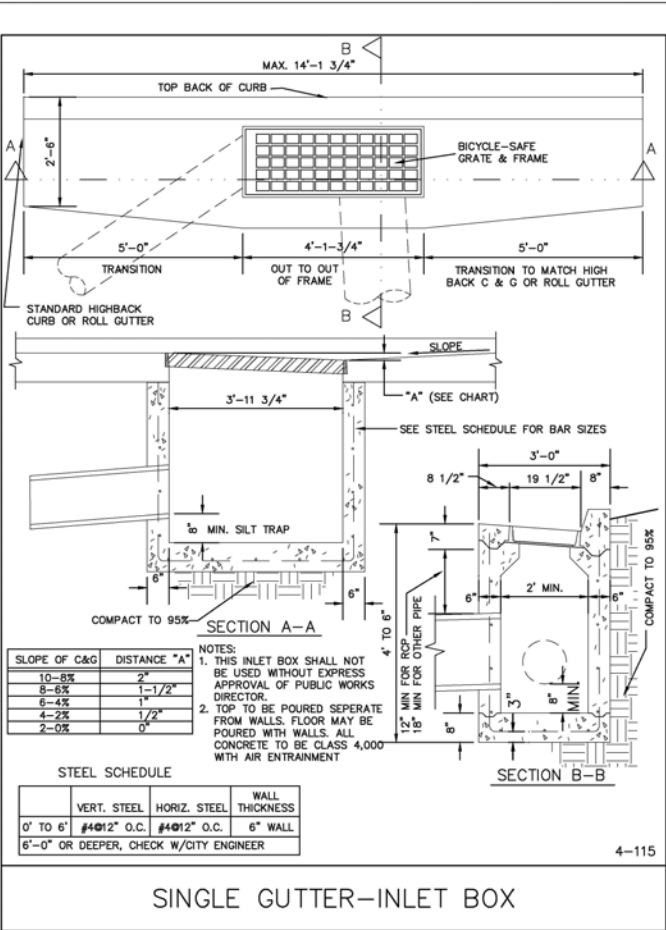
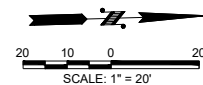
BRANDON C. BEYLER
10/6/2022

BEYLER CONSULTING
Plan. Design. Manage

CORPORATE OFFICE
5920 100th St SW, Ste #25
LAKESIDE, UT 84049
(253) 394-1300
beylerconsulting.com



RETENTION BASIN - TABLE A						
Developed Conditions		Area (Acres)		C		
Roadways		0.95		0.85		
Buildings		1.23		0.90		
Landscaping		1.57		0.15		
Total Area =		3.750				
C average =		0.57				
Storm Data: NOAA (See Exhibit E)						
Frequency:	100 yr					
Release Rate (cfs)	0.00	(at 0 cfs/ac)				
Time (min)	Precipitation (in)	Intensity (in/hr)	Acc. Vol (ft³)	Ret. Vol. (ft³)	Req. Stor. (ft³)	Peak Flow (cfs)
5	0.482	5.784	3,730	0	3,730	12.4
10	0.734	4.404	5,680	0	5,680	9.5
15	0.910	3.640	7,042	0	7,042	7.8
30	1.230	2.460	9,518	0	9,518	5.3
60	1.520	1.520	11,762	0	11,762	3.3
120	1.720	0.860	13,310	0	13,310	1.8
180	1.820	0.607	14,084	0	14,084	1.3
360	2.150	0.358	16,638	0	16,638	0.8
720	2.650	0.221	20,507	0	20,507	0.5
1440	3.240	0.135	25,073	0	25,073	0.3
Retention Basin Volume Requirement:					25,073	cu. ft.



- GENERAL NOTES**
- THE EXISTING CONTOURS SHOWN HEREON WERE OBTAINED VIA FIELD SURVEY COMPLETED IN MAY 2022.
 - THE SITE GENERALLY SLOPES NORTHWESTERLY TOWARDS THE PROPOSED RETENTION BASIN.
 - 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 AREAS OR STREETS.
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 INTERCONNECTING THE INLETS WILL DISCHARGE RUNOFF INTO THE RETENTION BASIN.
 - PIPE AND RETENTION BASIN SIZING WAS PERFORMED USING THE RATIONAL METHOD ($Q = C \cdot I \cdot A$) WHERE:
A. Q = DESIGN FLOW IN CUBIC FEET PER SECOND (CFS)
B. C = RUNOFF COEFFICIENT WHICH REPRESENTS THE PERCENT OF PRECIPITATION THAT WILL CONTRIBUTE AS RUNOFF.
C. I = RAINFALL INTENSITY IN INCHES PER HOUR (IN/HR)
D. 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.
 - A COMPREHENSIVE STORM DRAINAGE STUDY WILL BE PROVIDED AS PART OF THE FINAL PLAT SUBMITTAL.

DATE
INIT

NO. DESCRIPTION

STORMWATER MANAGEMENT DETAILS

Harvest Valley Court
Planned Unit Development

UTAH CITY
DESIGNED: LPL
DRAWN: LPL
CHECKED: LCB
SCALE: HORIZ:
VERT: 10/6/2022

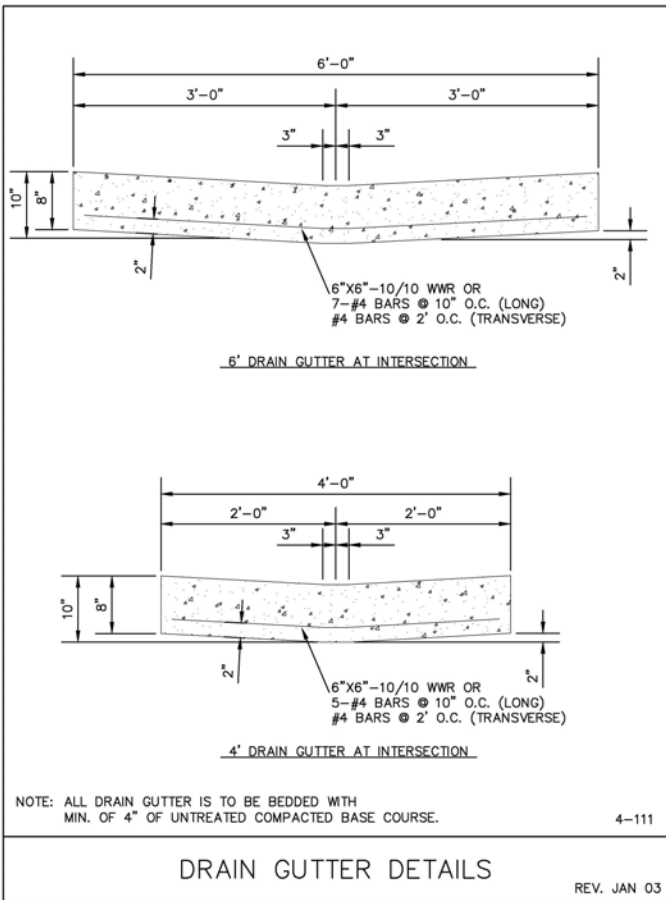
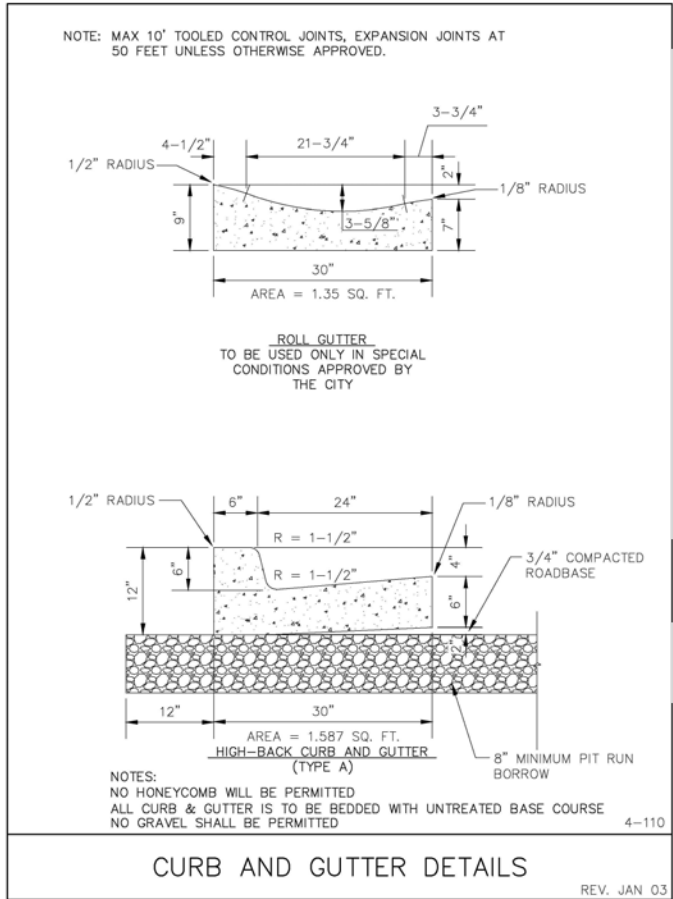
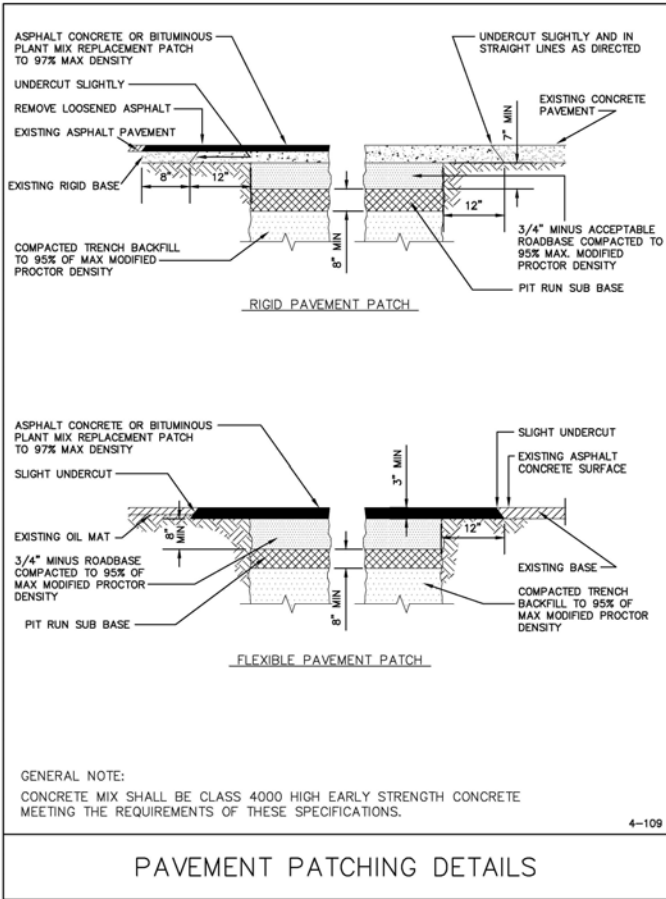
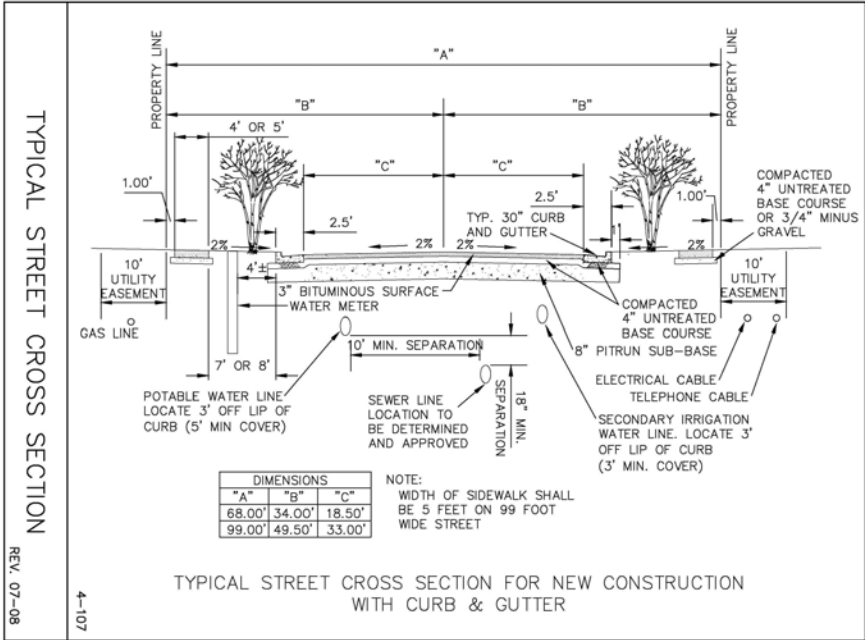
DATE: 10/6/2022

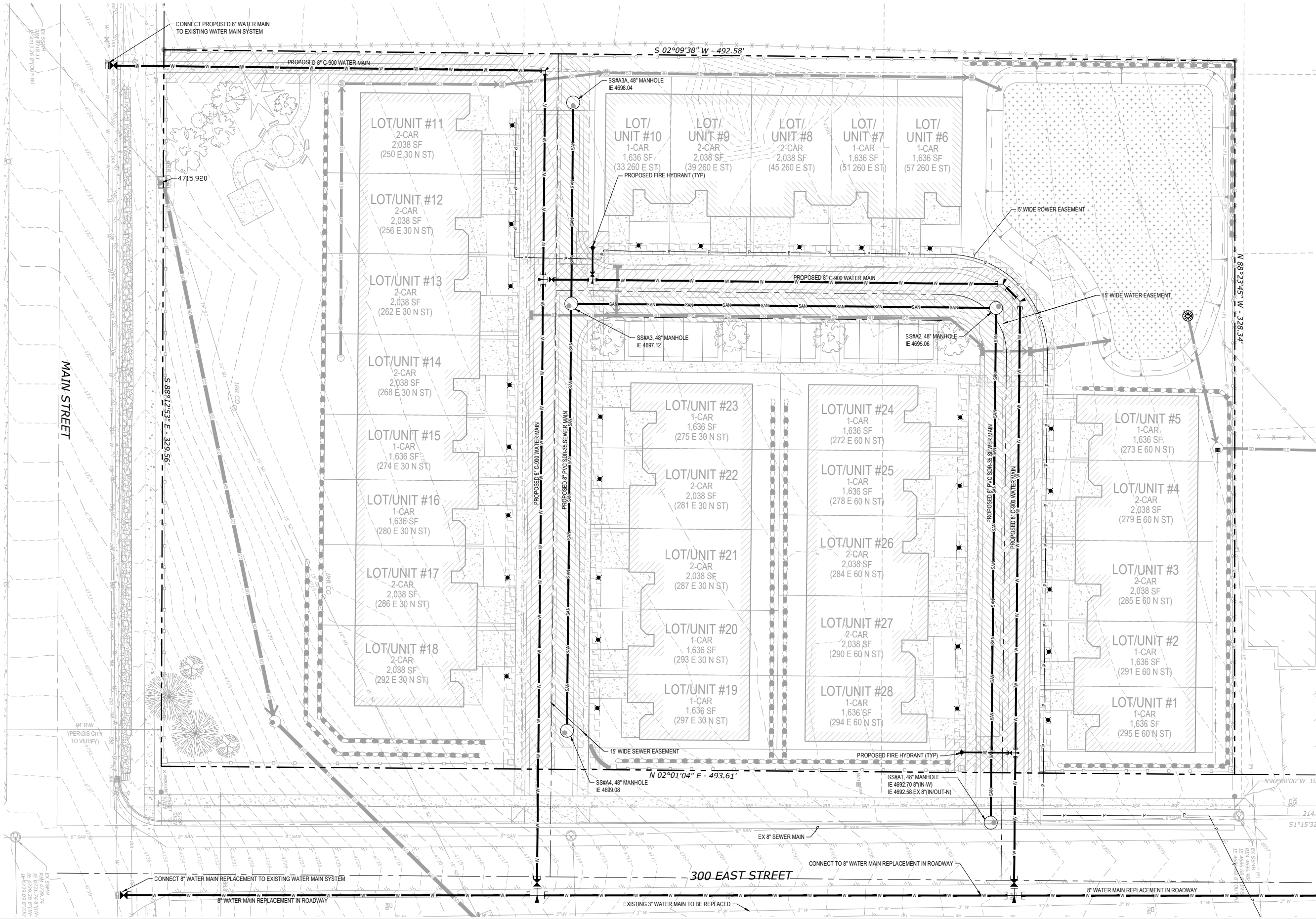
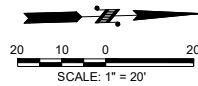
PROFESSIONAL SEAL
N. 449075
RANDON C. BEYLER
STATE OF UTAH
10/6/2022

JOB NUMBER
22.00188
SHEET
C2.1

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, CO 80449
(303) 994-2300
beylerconsulting.com

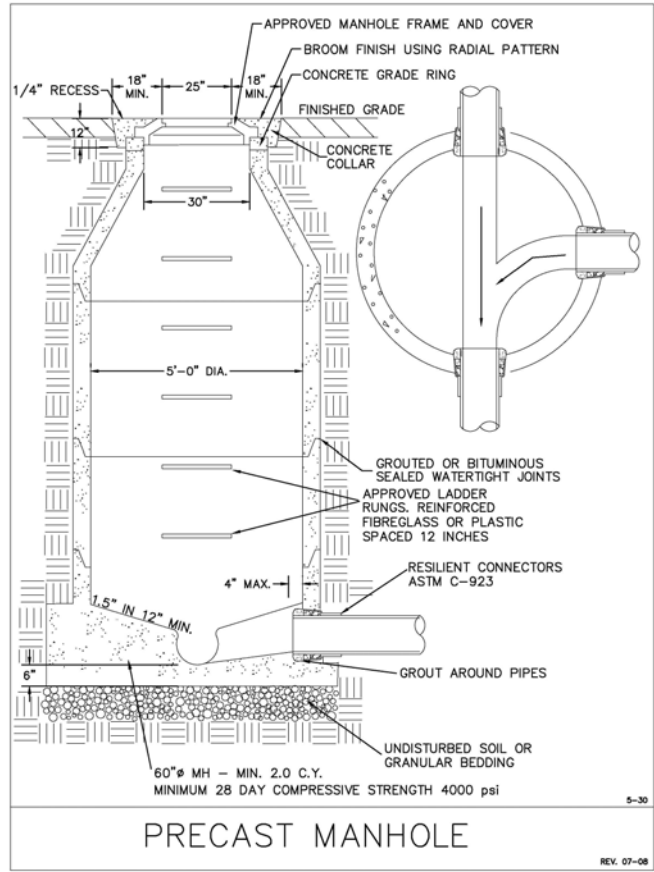
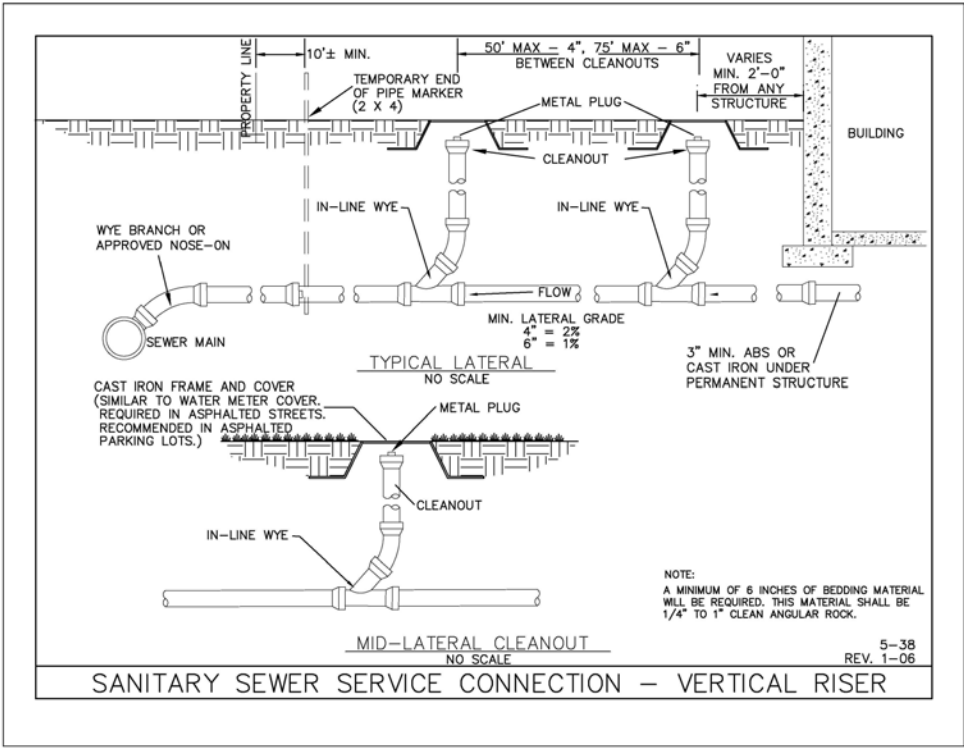
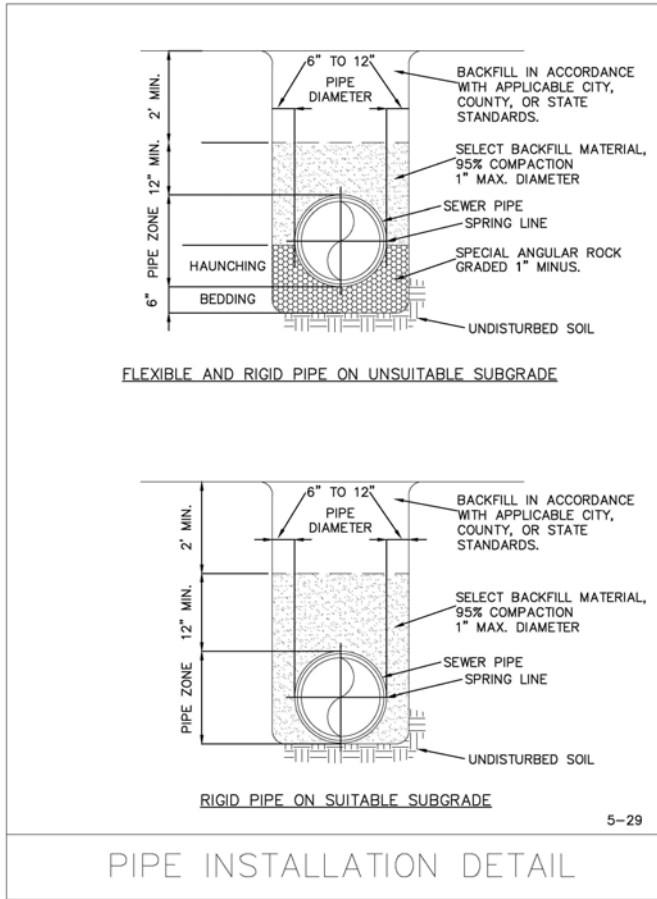
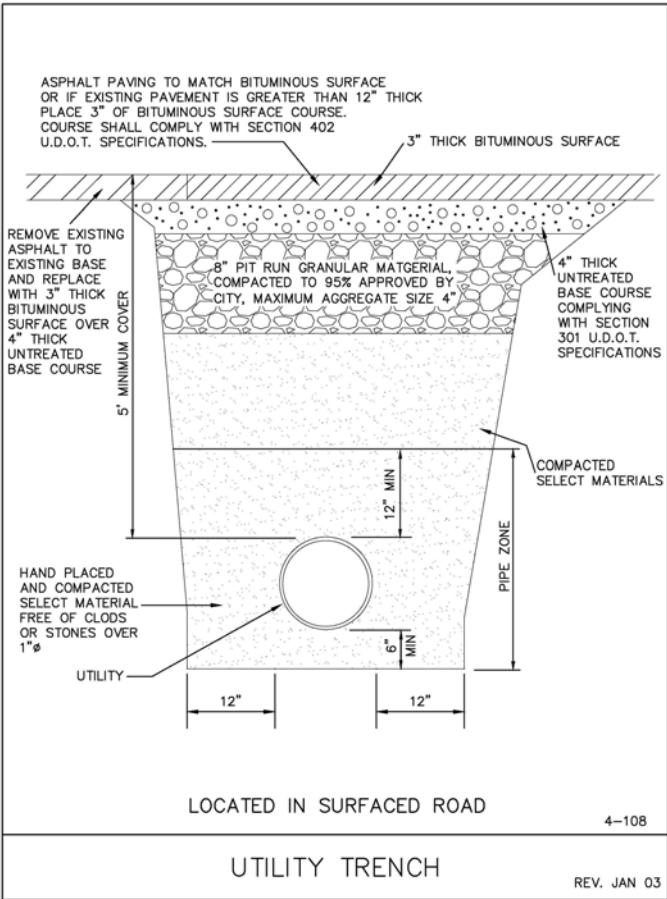
BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT





CAD FILE: X:\Projects_2022\Projects\22.00188 Harvest Valley Court\CD\Engineering\Drawings\22.00188 UTILITY.dwg PLOT DATE/TIME: 10/6/2022 1:45 PM

DATE	
INIT	
NO.	DESCRIPTION
BEYLER CONSULTING Plan. Design. Manage CIVIL & STRUCTURAL ENGINEERING LAND SURVEYING PERMITTING SERVICES CONSTRUCTION MANAGEMENT	
CORPORATE OFFICE 5920 100th St SW, Ste # 25 Lakewood, CO 80449 (303) 594-1300 beylerconsulting.com	
PRELIMINARY UTILITY PLAN	
Harvest Valley Court	
Planned Unit Development	
HYRUM CITY	UTAH
DESIGNED: LCB/LPL	DRAWN: LPL
CHECKED: LCB	SCALE: HORIZ: 1"=20' VERT: 1"=10'
DATE: 10/6/2022	
JOB NUMBER 22.00188	
SHEET C3.0	



CAD FILE: X:\Projects\2022\Projects\22.00188\Harvest Valley Court\CAV\Engineering\Drawings\22.00188 UTILITY.dwg PLOT DATE/TIME: 10/02/2022 1:46 PM

NO.	DESCRIPTION	INIT	DATE

BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, CO 80449
(303) 994-2900
beylerconsulting.com

UTAH	DATE:	10/6/2022
Harvest Valley Court	VERT:	
Planned Unit Development	HORZ:	
UTAH CITY	CHECKED:	LCB
DESIGNED:	SCALE:	
DRAWN:		
LCB\PL		

10/6/2022

JOB NUMBER	22.00188
SHEET	C3.1