

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

Summary: David Madsen of Terra Alta Ventures is seeking City Council approval for the preliminary plat for a 55+ senior community. This planned unit development will have 28 patio home units along private roads and is situated on 3.75 acres.

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 FROM PLANNING COMMISSION:

1. Landscaping should include some evergreen trees.
2. Shrubs should be added to the rear of the units to help break up the building lines and screen A/C units.
3. Mature trees along Main Street should be kept.
4. Sidewalk condition along Main Street should be evaluated. Extensive repairs should be coordinated with City.
5. Utilities 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. Discussion included previous storm events seen in Hyrum where the ground was still frozen and a heavy spring rain caused flooding.
7. Retention basin should have a transition to facilitate the snow it is to receive.
8. Discussion included potential for units to be rented long term. Short term rentals were not to occur.
9. Pet restrictions should be included in the C.C.&R. documents.

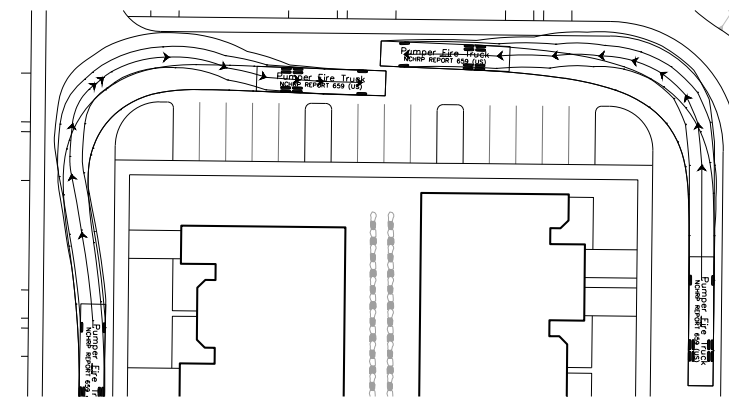
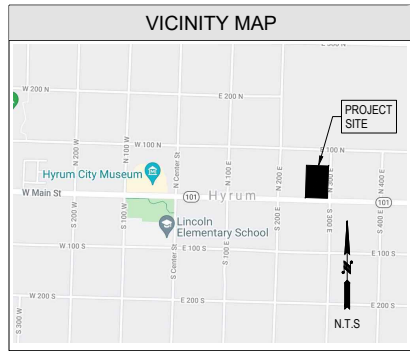
**Electrical component delays are estimated to be 2.5 years.** If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

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

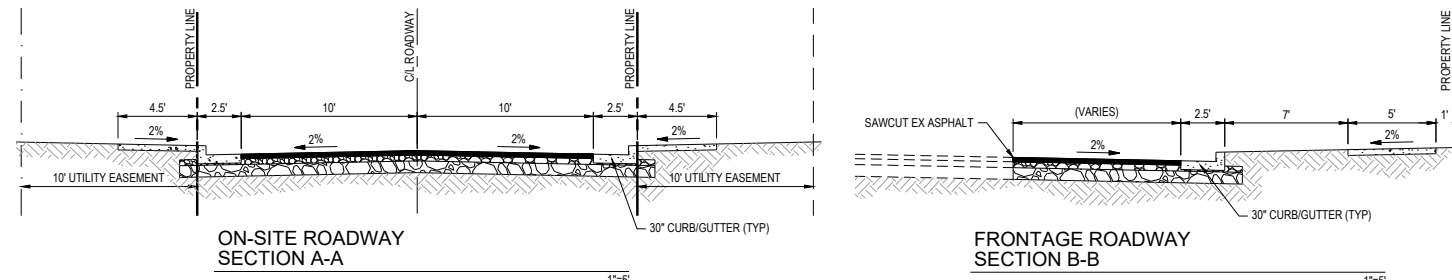
# Harvest Valley Court

## Planned Unit Development

### Parcel #01-009-0001



FIRE TRUCK TURNING RADII EXHIBIT

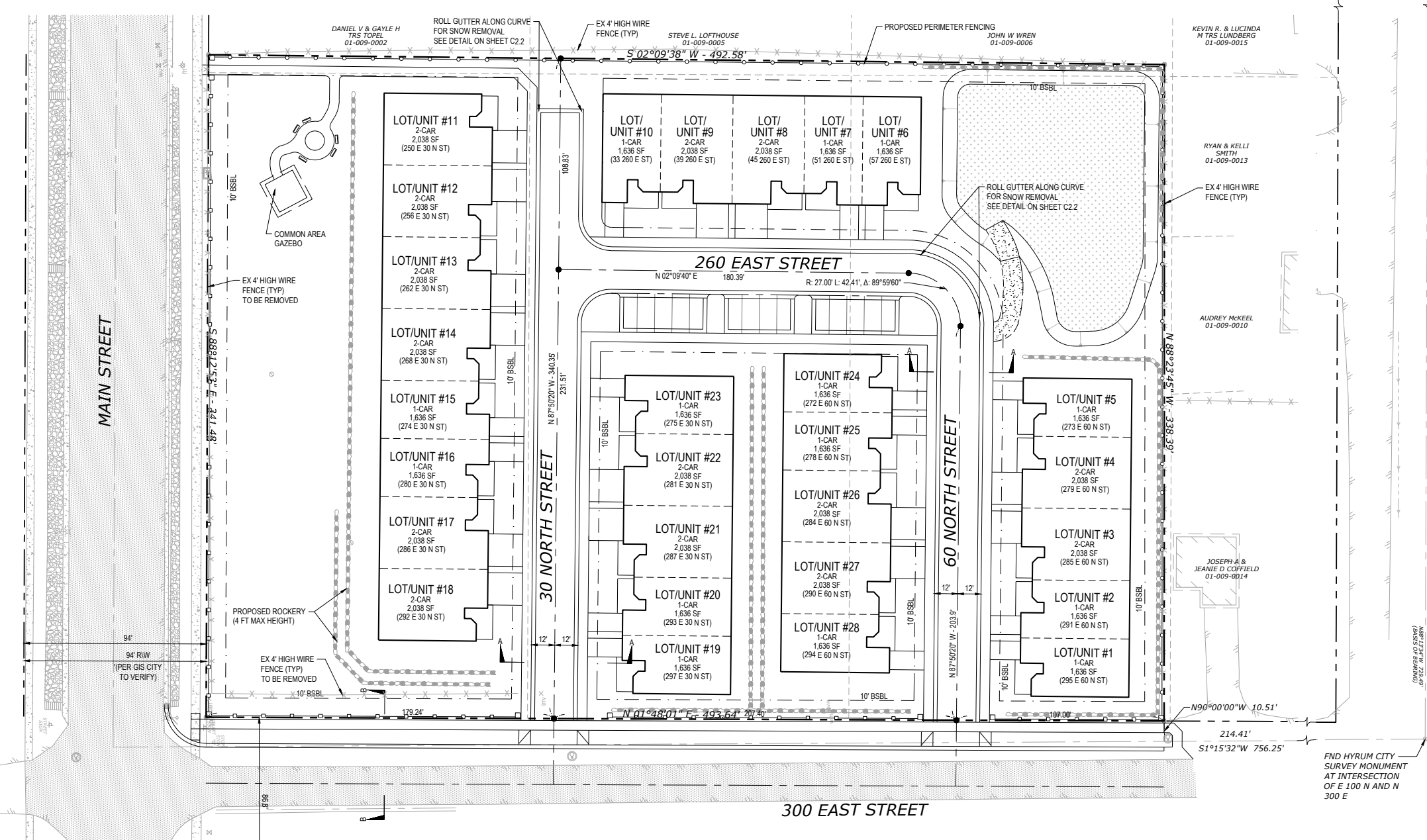
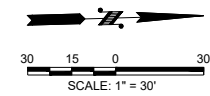


ON-SITE ROADWAY SECTION A-A

FRONTAGE ROADWAY SECTION B-B

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

THE FOLLOWING SHALL BE DEDICATED AND MAINTAINED BY THE CITY OF HYRUM:

- 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: 3.75 ACRES  
 OPEN SPACE: 82,803 SF (1.90 AC)(50%)  
 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: LONDON 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: KLINT 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

BEYLER CONSULTING  
 Plan. Design. Manage  
 CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PERMITTING SERVICES | CONSTRUCTION MANAGEMENT  
 CORPORATE OFFICE  
 5920 100th St SW, Ste # 25  
 Lakewood, WA 98499  
 (253) 984-2900  
 beylerconsulting.com

PRELIMINARY PLAT SITE PLAN  
**Harvest Valley Court**  
 Planned Unit Development  
 UTAH  
 DATE: 8/24/2022  
 SCALE: LCB  
 HORIZ: 1"=30'  
 VERT: LCB

HYRUM CITY  
 DESIGNED BY: LCB/LPL  
 DRAWN BY: LPL  
 CHECKED BY: LCB  
 PROFESSIONAL SEAL  
 LONDON C. BEYLER  
 8/24/2022

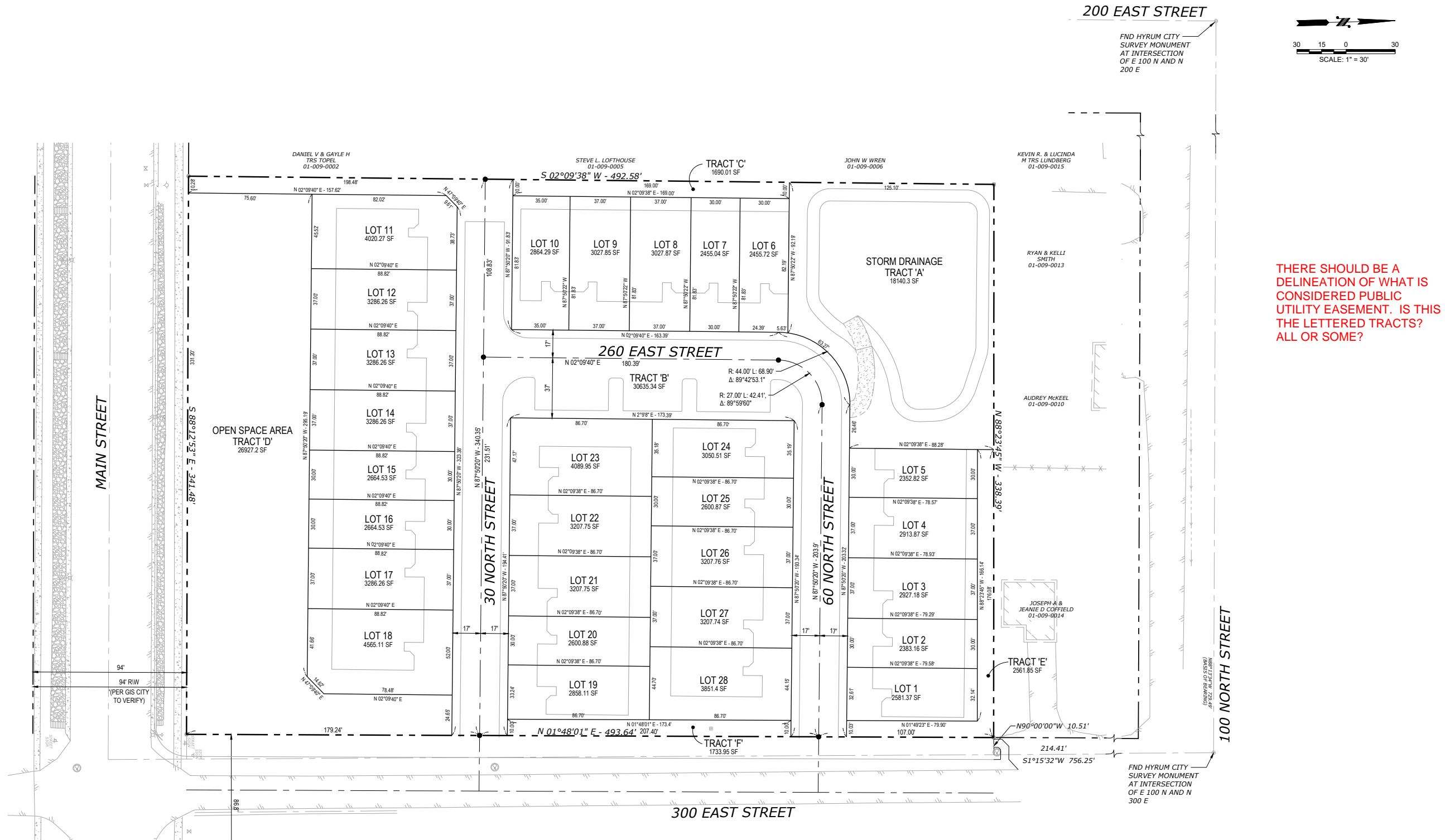
JOB NUMBER  
**22.00188**  
 SHEET  
**C1.0**

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# Harvest Valley Court

## Planned Unit Development

### Parcel #01-009-0001



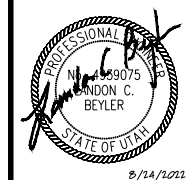
THERE SHOULD BE A DELINEATION OF WHAT IS CONSIDERED PUBLIC UTILITY EASEMENT. IS THIS THE LETTERED TRACTS? ALL OR SOME?

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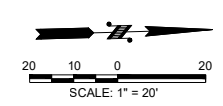
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 5920 100th St SW, Ste # 25  
 Lakewood, CO 80499  
 (303) 994-2900  
 beylerconsulting.com

UTAH  
**Harvest Valley Court**  
 Planned Unit Development  
 PRELIMINARY PLAT PLAN  
 HYRUM CITY  
 DESIGNED: LCB/LPL  
 DRAWN: LCB/LPL  
 CHECKED: LCB  
 SCALE: HORIZ: 1"=30' VERT: LCB  
 DATE: 8/24/2022



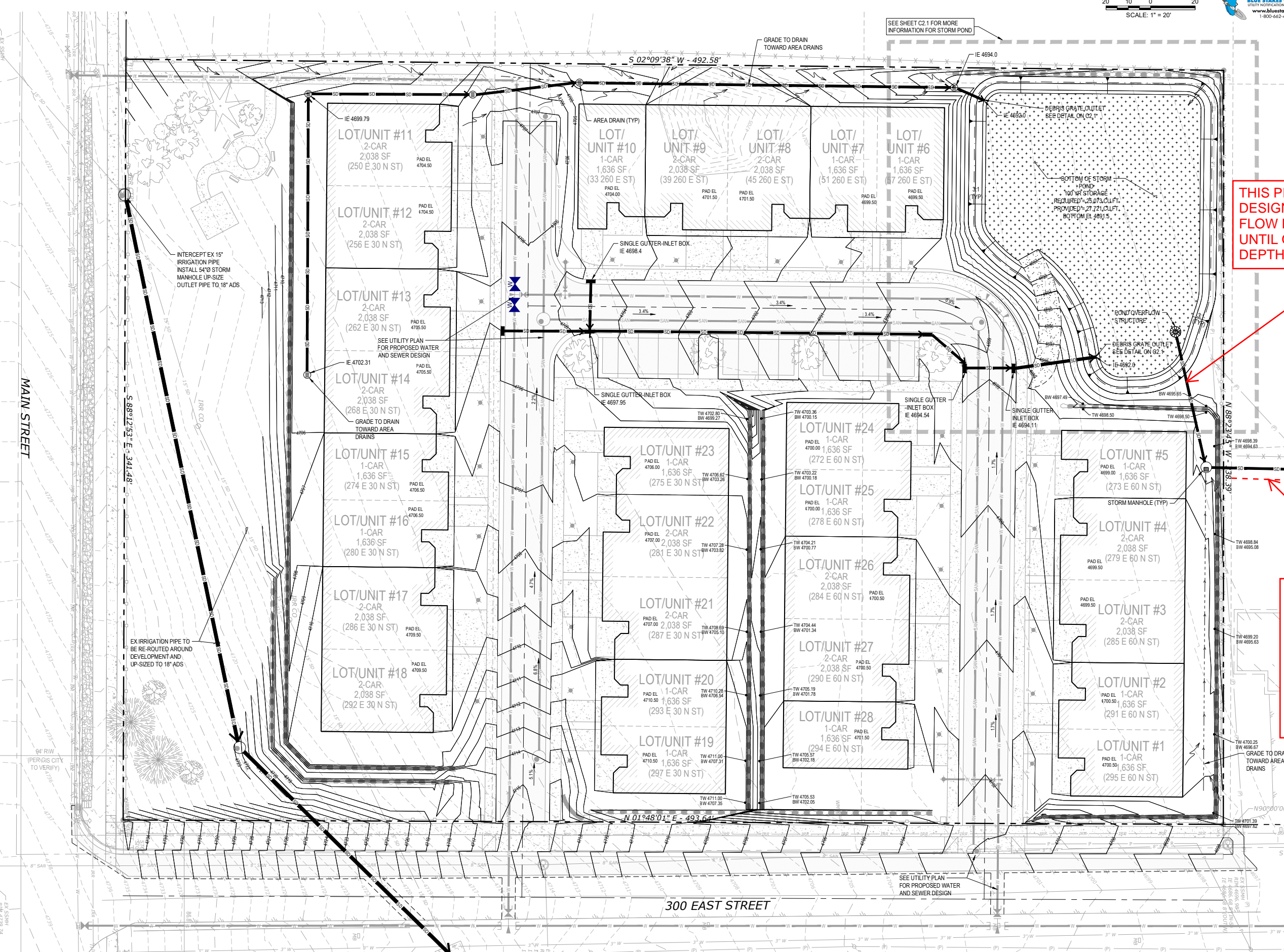
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JOB NUMBER	22.00188
SHEET	C2.0

MAIN STREET

300 EAST STREET



**THIS PIPE SHOULD BE DESIGNED TO ALLOW FLOW INTO RET. POND UNTIL OVERFLOW DEPTH IS MET.**

**RECOMMEND 15' EASEMENT. PIPE MAY BE PLACED OFF-CENTER TO REDUCE INTERFERENCE WITH EXISTING LANDSCAPING**

CONTINUED - SEE SHEET C2.1

WATER PLAN

Ut

UTAH

DATE: 8/24/2022

CHECKED: LCB

DRAWN: LPL

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HYRUM CITY

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SHEET

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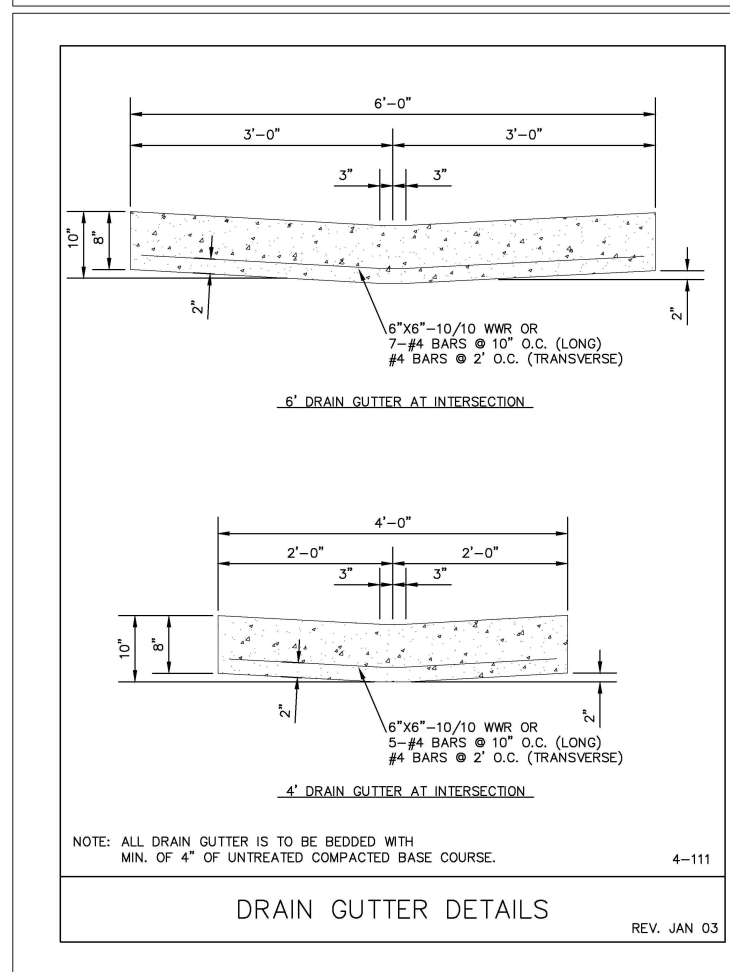
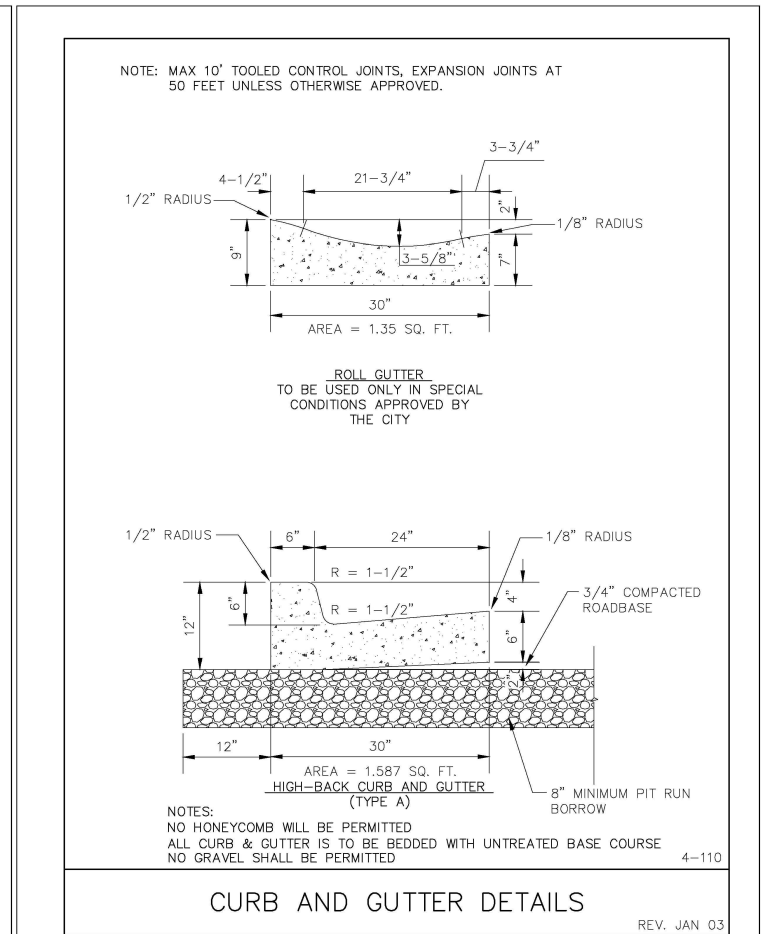
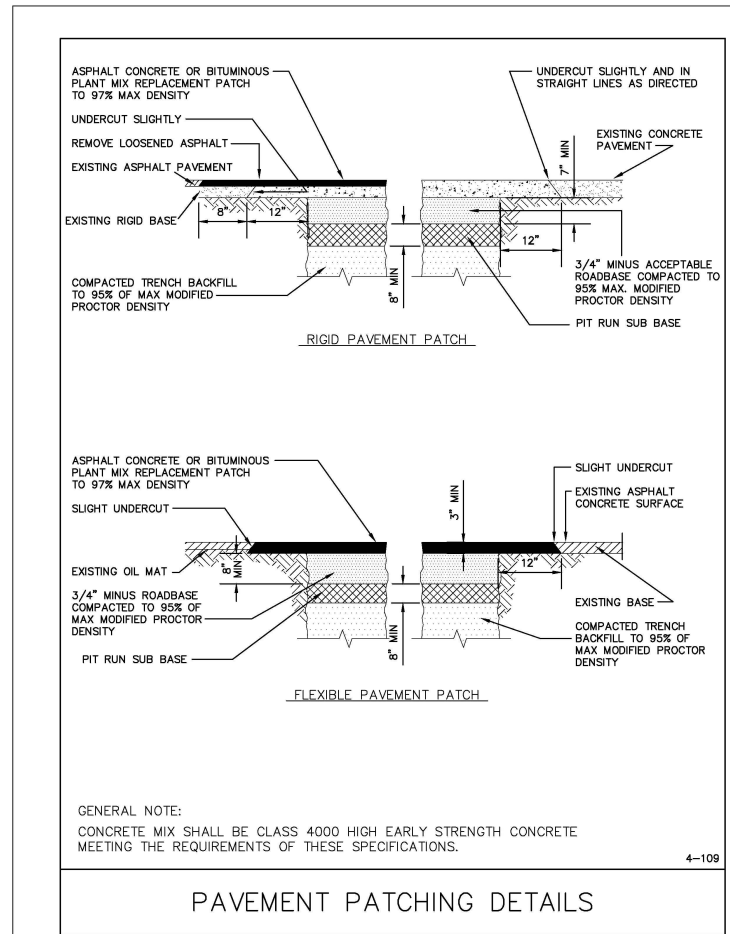
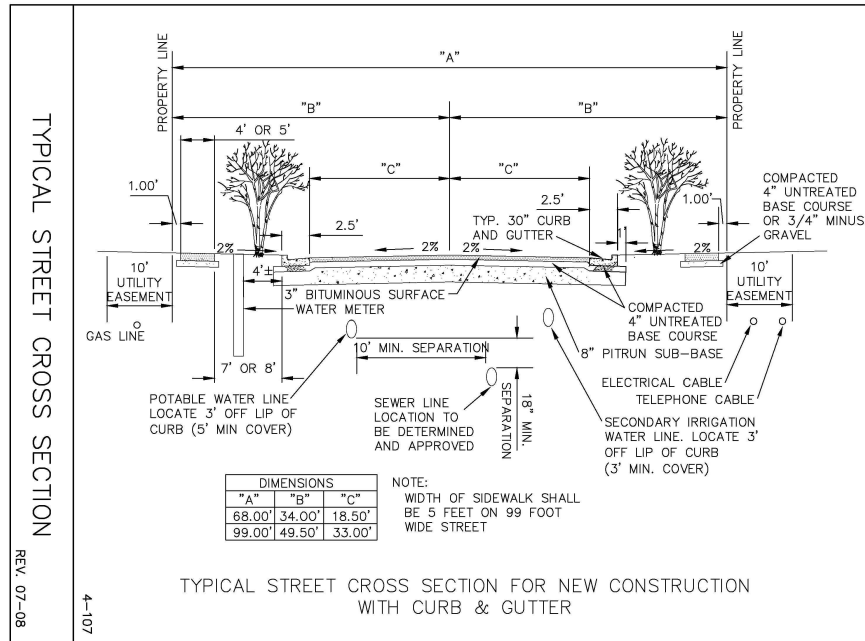
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beyerconsulting.com

CORPORATE OFFICE  
5920 100th St SW, Ste # 25  
Snohomish, WA 98296  
(360) 894-2900

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UTAH  
DATE: 8/24/2022  
VERT: LCB  
HORIZ: LCB

HYRUM CITY  
DESIGNED: LCB  
DRAWN: LPL  
CHECKED: LCB  
SCALE: LCB  
DATE: 8/24/2022

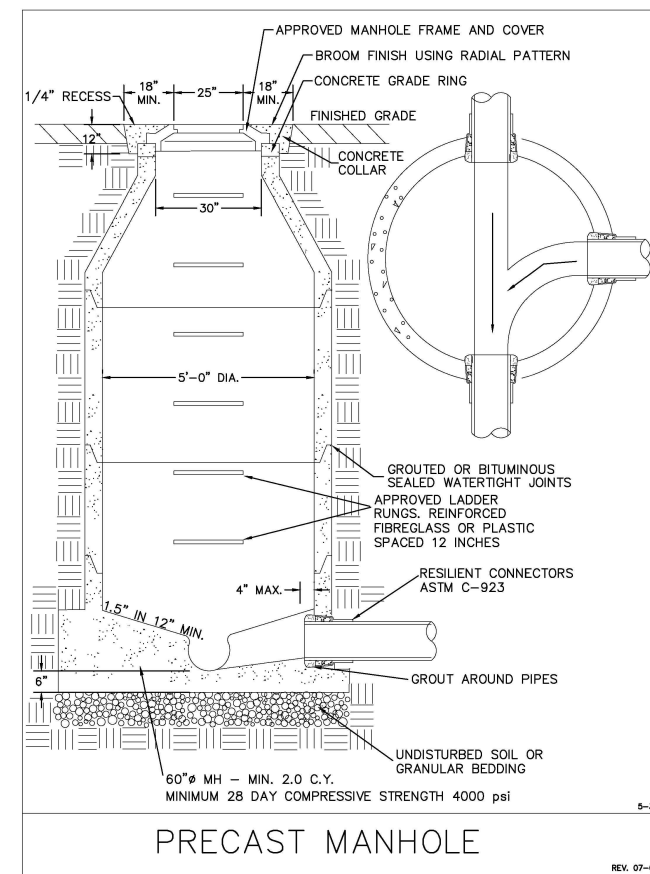
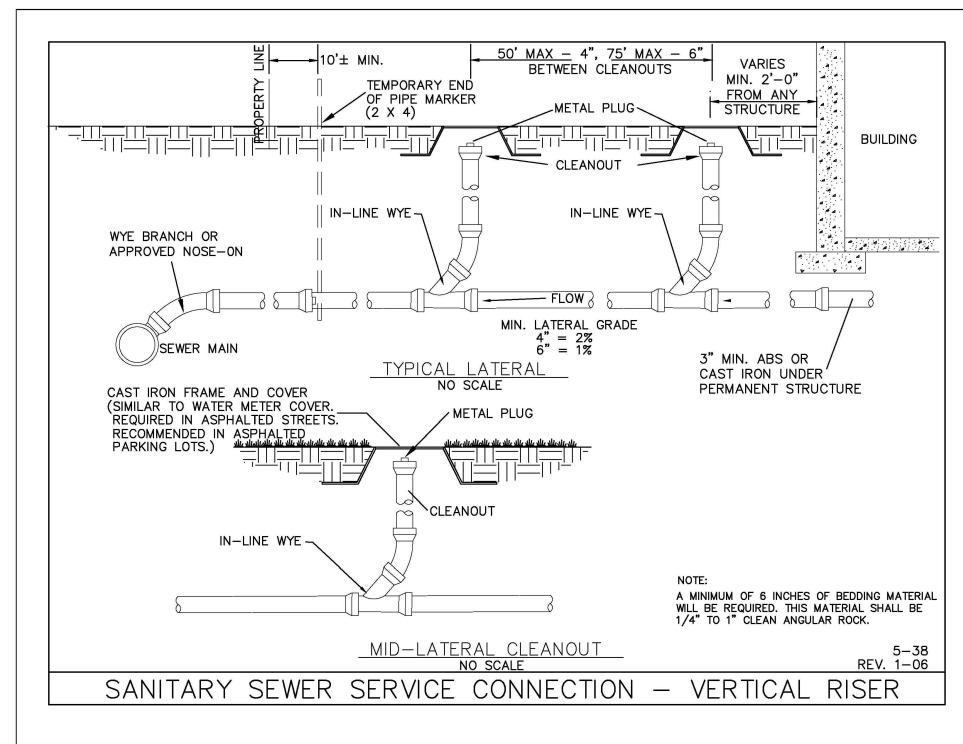
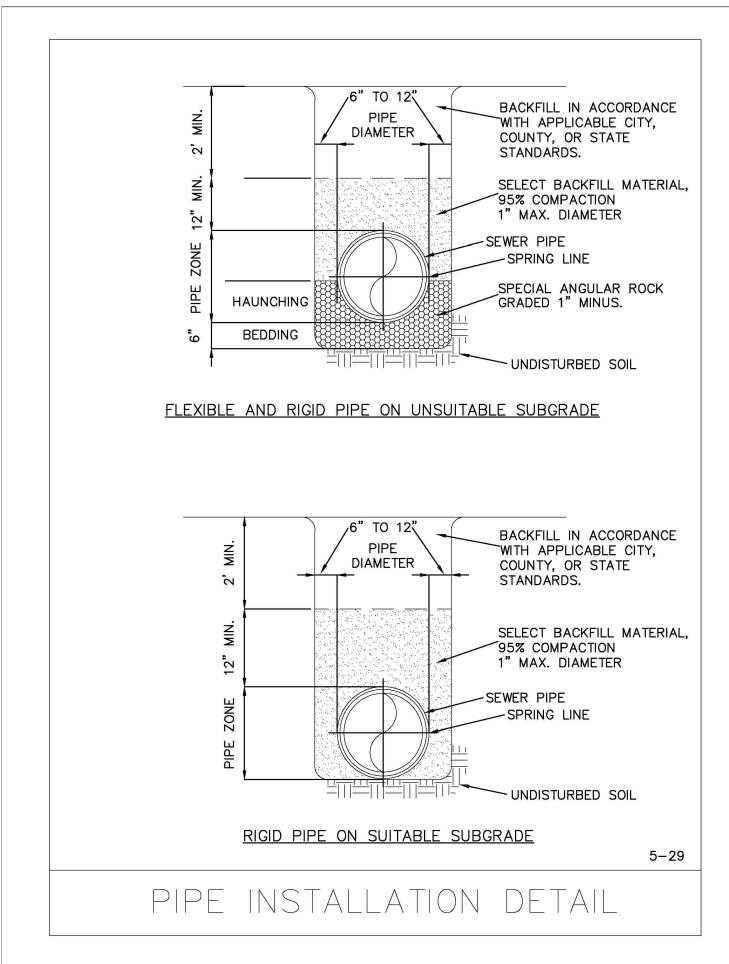
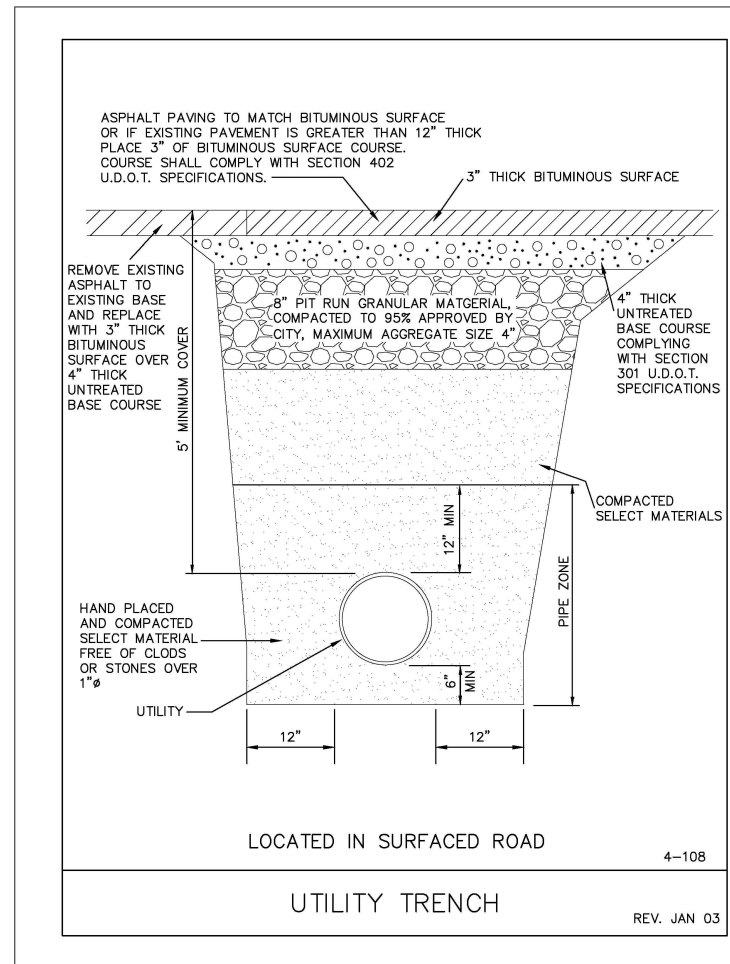
**Harvest Valley Court**  
Planned Unit Development

PROFESSIONAL SEAL  
N. 499075  
ANDON C. BEYLER  
STATE OF UTAH  
8/24/2022

JOB NUMBER  
**22.00188**  
SHEET  
**C2.2**







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Plan. Design. Manage

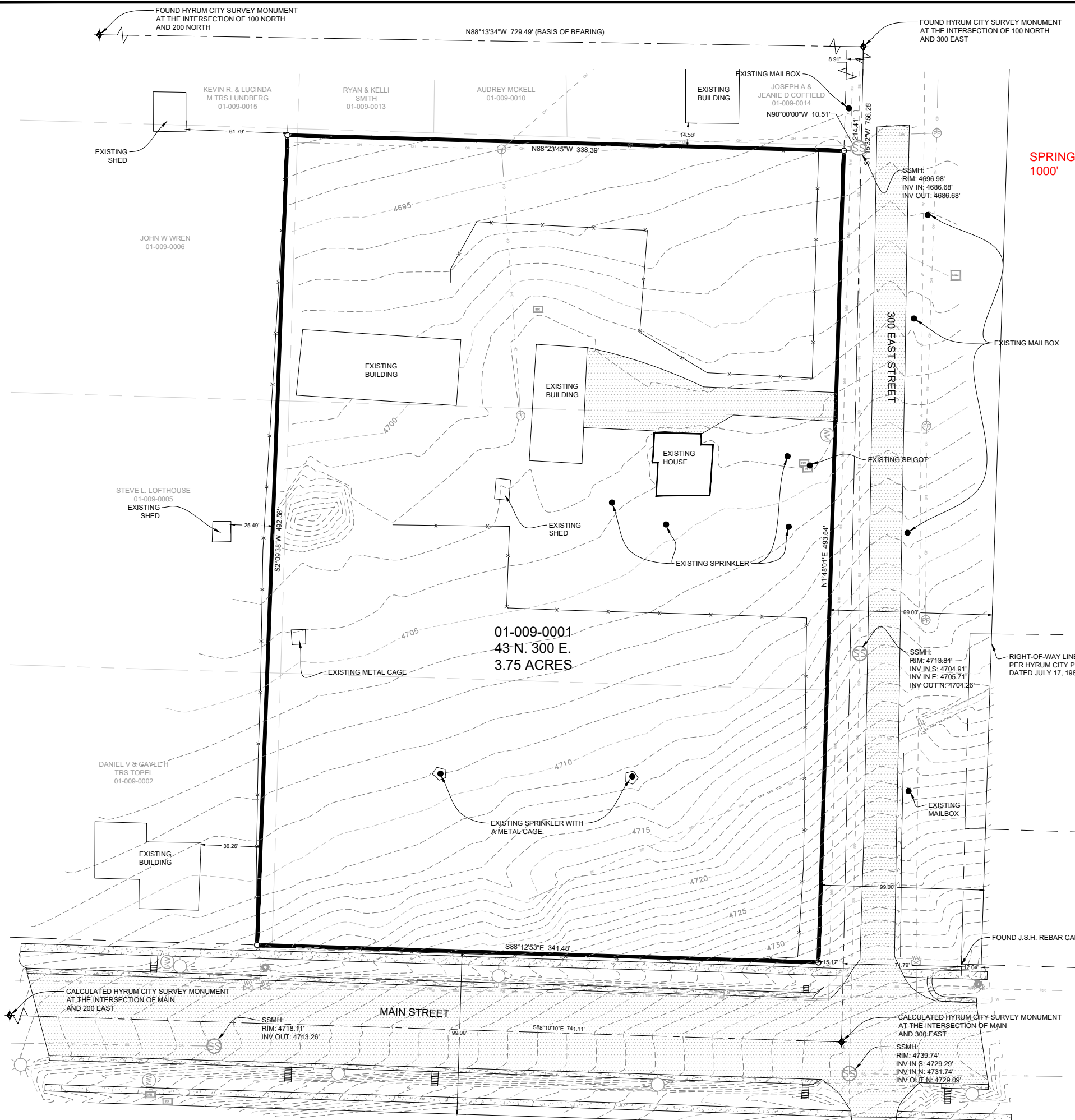
CORPORATE OFFICE  
5920 100th St SW, Ste # 25  
Lakewood, CO 80499  
(303) 994-2900  
beylerconsulting.com

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

UTAH	DATE: 8/24/2022
Harvest Valley Court Planned Unit Development	VERT: LCB
UTILITY DETAILS	HORZ: LCB
HYRUM CITY	CHECKED: SCALE: LCB
DESIGNED: LPL	DRAWN: LPL

8/24/2022

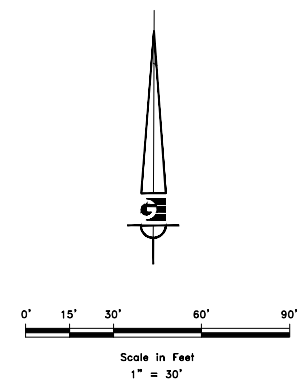
JOB NUMBER	22.00188
SHEET	C3.1



SPRINGS/RIGHTS WITHIN 1000'

BOUNDARY 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.



LEGEND

- ◆ CACHE COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING IRRIGATION BOX
- ⊕ EXISTING WATER METER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM DRAIN LINE
- - - EXISTING OVERHEAD POWER LINE
- - - EXISTING CULINARY WATERLINE
- - - EXISTING IRRIGATION LINE
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT

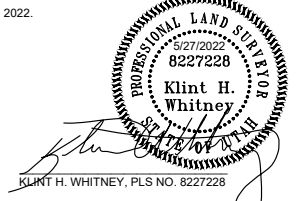
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAVID MADSEN. THE BASIS OF BEARING IS THE MONUMENTED STREET CENTERLINE OF 100 NORTH IN BETWEEN 200 EAST AND 300 EAST, WHICH BEARS NORTH 88°13'34" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 11690009, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 2020-0015, AND THE DEDICATED PLATS OF 300 EAST SUBDIVISION, HARDY'S HYRUM MINOR SUBDIVISION AND BLOCK 22 PLAT HYRUM CITY SURVEY WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 27TH DAY OF MAY, 2022.



SCALE:	1:30, XREF
DATE:	5/27/2022
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	01-001 - MRC SURVEY/20210 - DAVID MADSEN/PLAT/2020/DAVID MADSEN.DWG

REVISIONS	DESCRIPTION
DATE	

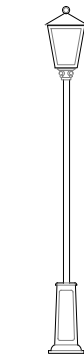
PROPERTY SURVEY FOR DAVID MADSEN  
43 NORTH 300 EAST, HYRUM CITY, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**GENERAL LANDSCAPE NOTES**

- DO NOT DIG BEFORE LOCATION EXISTING UTILITIES.
- SUBGRADES, INCLUDING BERMS, TO WITHIN 0.1 FT. PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- FOR ALL NEWLY LANDSCAPED AREAS, INCLUDING SINGLE FAMILY RESIDENCES, ORGANIC MATTER SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4" AROUND EACH REPLACEMENT TREE.
- APPLY 6" DEPTH (TYP) 3-WAY MIX TOPSOIL AROUND EACH REPLACEMENT TREE.
- APPLY 2" DEPTH MEDIUM/COARSE GRADE BARK MULCH IN A 36" DIAMETER RING AROUND EACH REPLACEMENT TREE. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR ADVERSE FIELD CONDITIONS.
- ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL TREE MATERIAL AT TIME OF PLANTING SHALL BE OF A SUFFICIENT SIZE TO MEET THE MINIMUM HEIGHT AND CALIPER REQUIREMENTS FOR REPLACEMENT TREES.
- ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. PLANTING IN HEAVY SOILS REQUIRES ADDITIONAL DRAINAGE PROVISION. SEE TREE PLANTING DETAIL.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING REPLACEMENT TREES.
- ALL PLANT MATERIALS SELECTED ARE DROUGHT TOLERANT, THEREFORE, IRRIGATION SHALL BE REQUIRED ONLY UNTIL THE PLANTS ARE FULLY ESTABLISHED BY METHOD OF HAND WATERING.
- CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON PAST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
- ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.



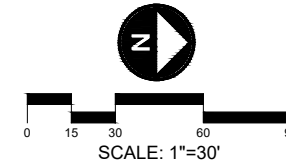
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MONUMENT SIGN  
NTS



4' TALL 3 SLAT FARM STYLE FENCE  
EXAMPLE



CONSTRUCTION DRAWINGS SHALL INCLUDE LANDSCAPE PLAN THAT REFLECTS THE NEW CONFIGURATION OF DEVELOPMENT.



THE DESIGNER:  
B. WOLTHUIS

Harvest Valley Court  
A Senior Living Community  
HYRUM, UTAH

- REVISIONS:
- △ \_\_\_\_\_
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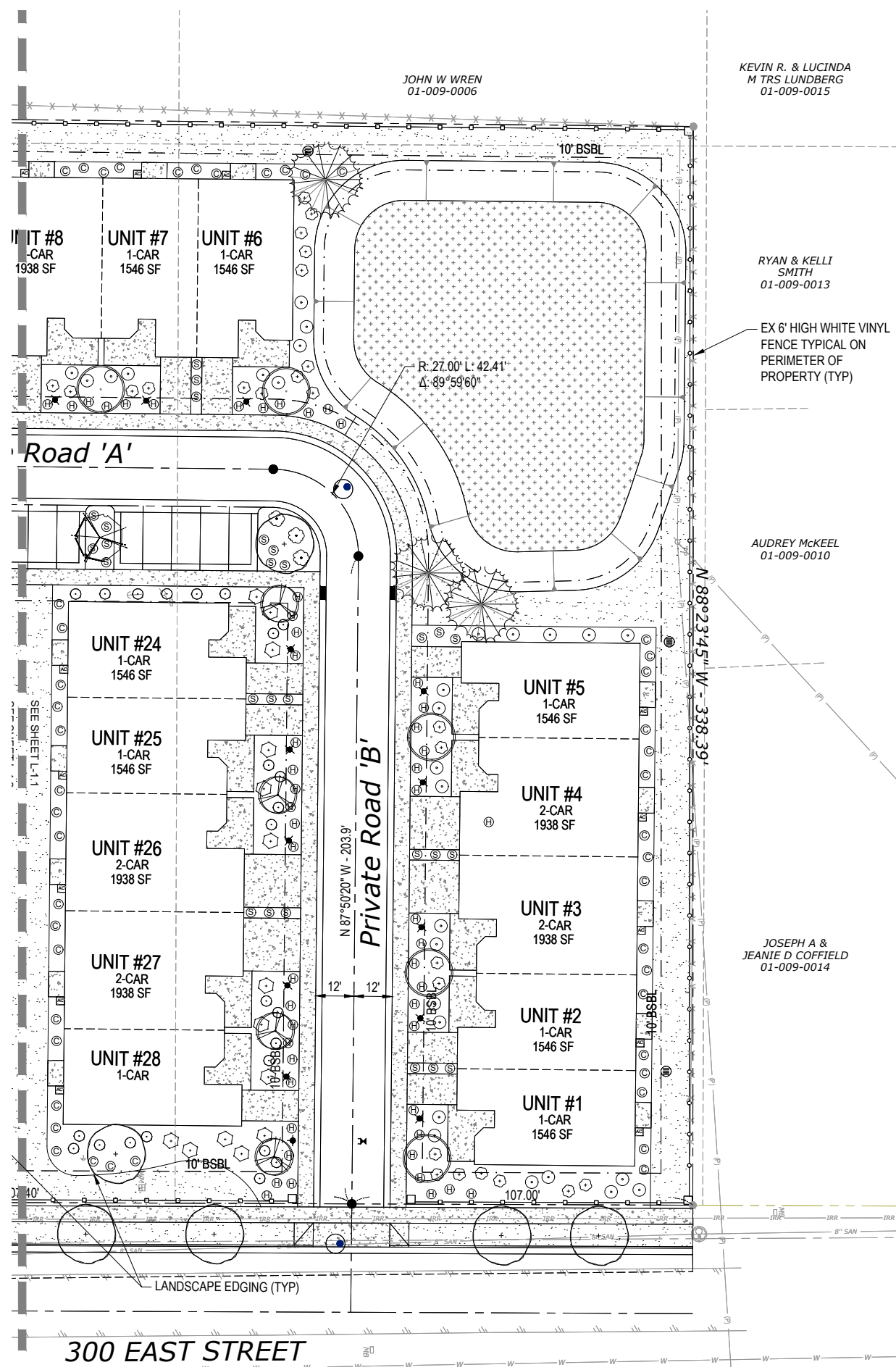
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SHEET TITLE:  
Overall Preliminary Landscape Plan

DATE: JULY 29, 2022  
DRAWN BY: BW  
CHECKED BY: BW  
JOB NO.:

SHEET NO.: L1.0



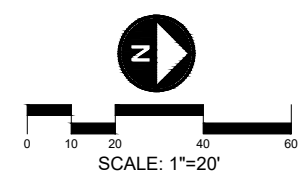


KEVIN R. & LUCINDA  
M TRS LUNDBERG  
01-009-0015

RYAN & KELLI  
SMITH  
01-009-0013

AUDREY McKEEL  
01-009-0010

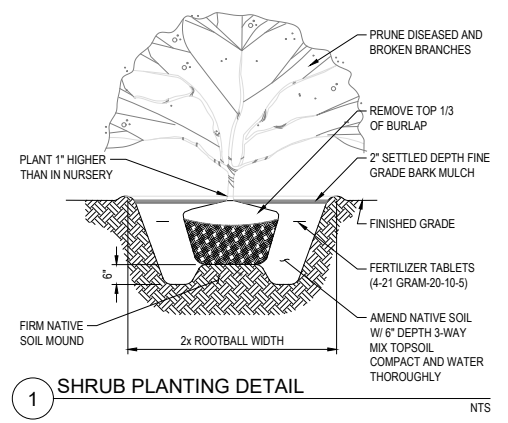
JOSEPH A &  
JEANIE D COFFIELD  
01-009-0014



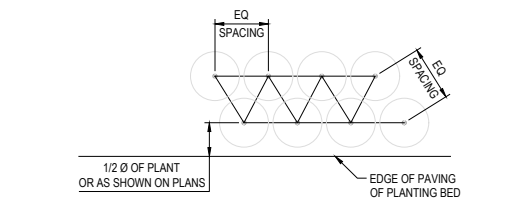
**PLANTING SCHEDULE**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>				
(Symbol)	<i>Acer ginnala</i> 'Flame'	Amur Maple	2" Cal.	9
(Symbol)	<i>Acer truncatum</i> x <i>A. platnoides</i>	Sunset Maple	2" Cal.	17
(Symbol)	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Serviceberry	2" Cal.	9
(Symbol)	<i>Crataegus</i> x <i>mordenensis</i> 'Toba'	Flowering Hawthorn	2" Cal.	8
(Symbol)	<i>Pinus nigra</i>	Austrian Pine	6-8' Tall	11
(Symbol)	<i>Zelkova serrata</i> 'Green Vase'	Zelkova	2" Cal.	12
<b>SHRUBS</b>				
(Symbol)	<i>Caryopteris</i> x <i>clandoensis</i>	Blue Mist Spirea	5 Gal.	36
(Symbol)	<i>Forsythia</i> 'Courtasol' Gold Tide	Dwarf Forsythia	5 Gal.	43
(Symbol)	<i>Physocarpus opulifolius</i> 'Donna May'	Ninebark	5 Gal.	34
(Symbol)	<i>Perovskia atriplicifolia</i>	Russian Sage	5 Gal.	26
(Symbol)	<i>Prunus besseyi</i>	Western Sandcherry	5 Gal.	31
(Symbol)	<i>Spirea x bumalda</i> 'Goldmound'	Gold Spirea	5 Gal.	37
<b>GRASSES</b>				
(Symbol)	<i>Calamagrostis acutiflora</i> 'Avalanche'	Feather Reed Grass	5 Gal.	130
(Symbol)	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Oat Grass	5 Gal.	108
(Symbol)	<i>Schizocorymbium scoparium</i> 'Standing Ovation'	Little Blue Stem	5 Gal.	57
(Symbol)	Turf	BioGrass		

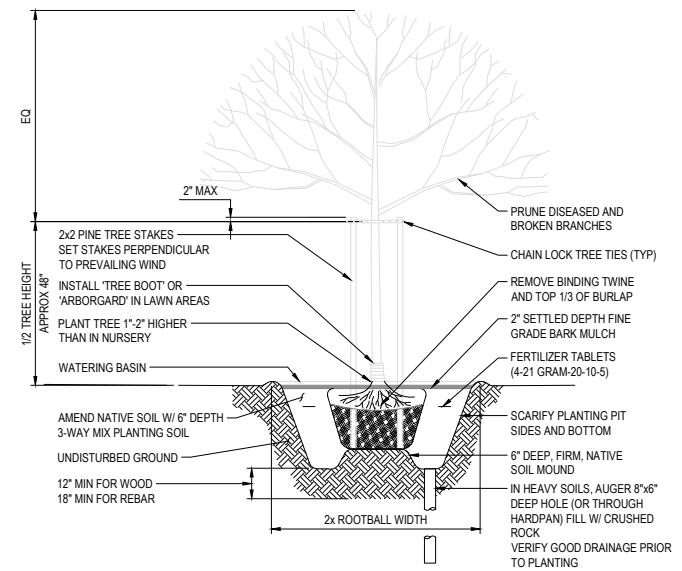
Notes: All Planter Beds Shall be Covered in 4" Min. of Landscape Bark Mulch.



1 SHRUB PLANTING DETAIL NTS



2 SHRUB AND GROUND COVER SPACING DETAIL NTS



3 DECIDUOUS TREE PLANTING AND STAKING DETAILS NTS

THE DESIGNER:  
**B. WOLTHUIS**

**Harvest Valley Court**  
A Senior Living Community  
HYRUM, UTAH

REVISIONS:  
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SHEET TITLE:  
**Preliminary Landscape Plan**

DATE: JULY 29, 2022  
DRAWN BY: BW  
CHECKED BY: BW  
JOB NO.:

SHEET NO.:  
**L1.2**