

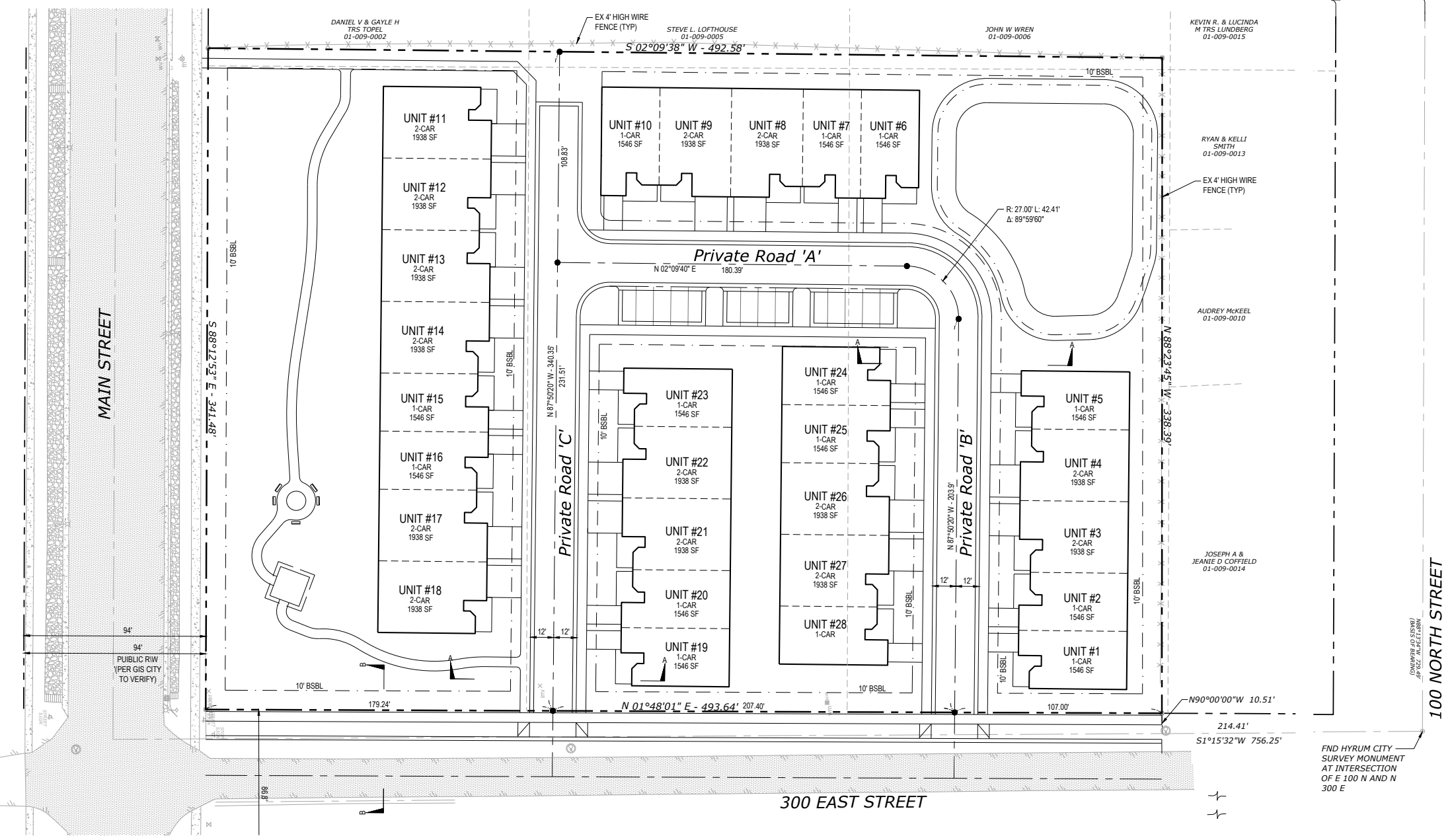
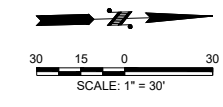
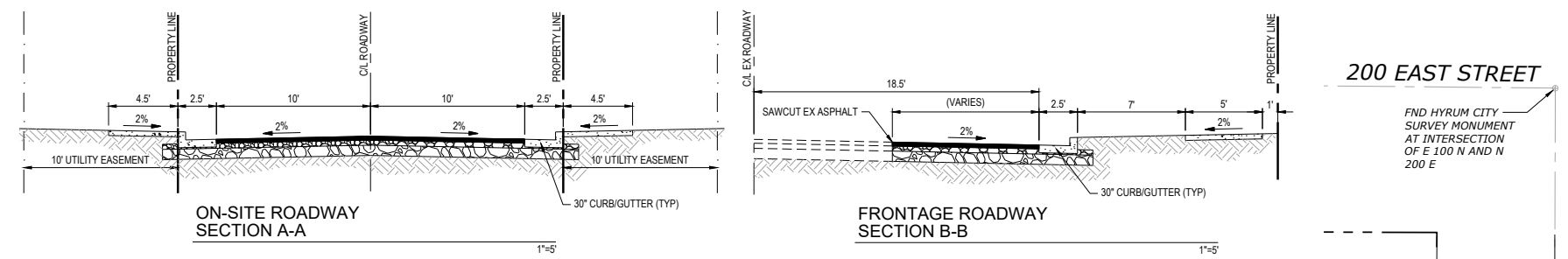
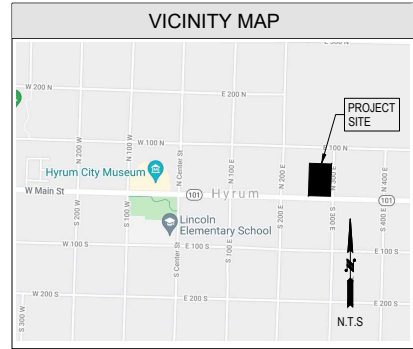
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

Harvest Valley Court

A Senior Living Community

Parcel #01-009-0001

LANDSCAPING PLAN IS NOT INCLUDED



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: 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 5180 SOUTH 375 EAST OSDEN, 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
C2.0	STORMWATER MANAGEMENT CONCEPT 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
beyerconsulting.com

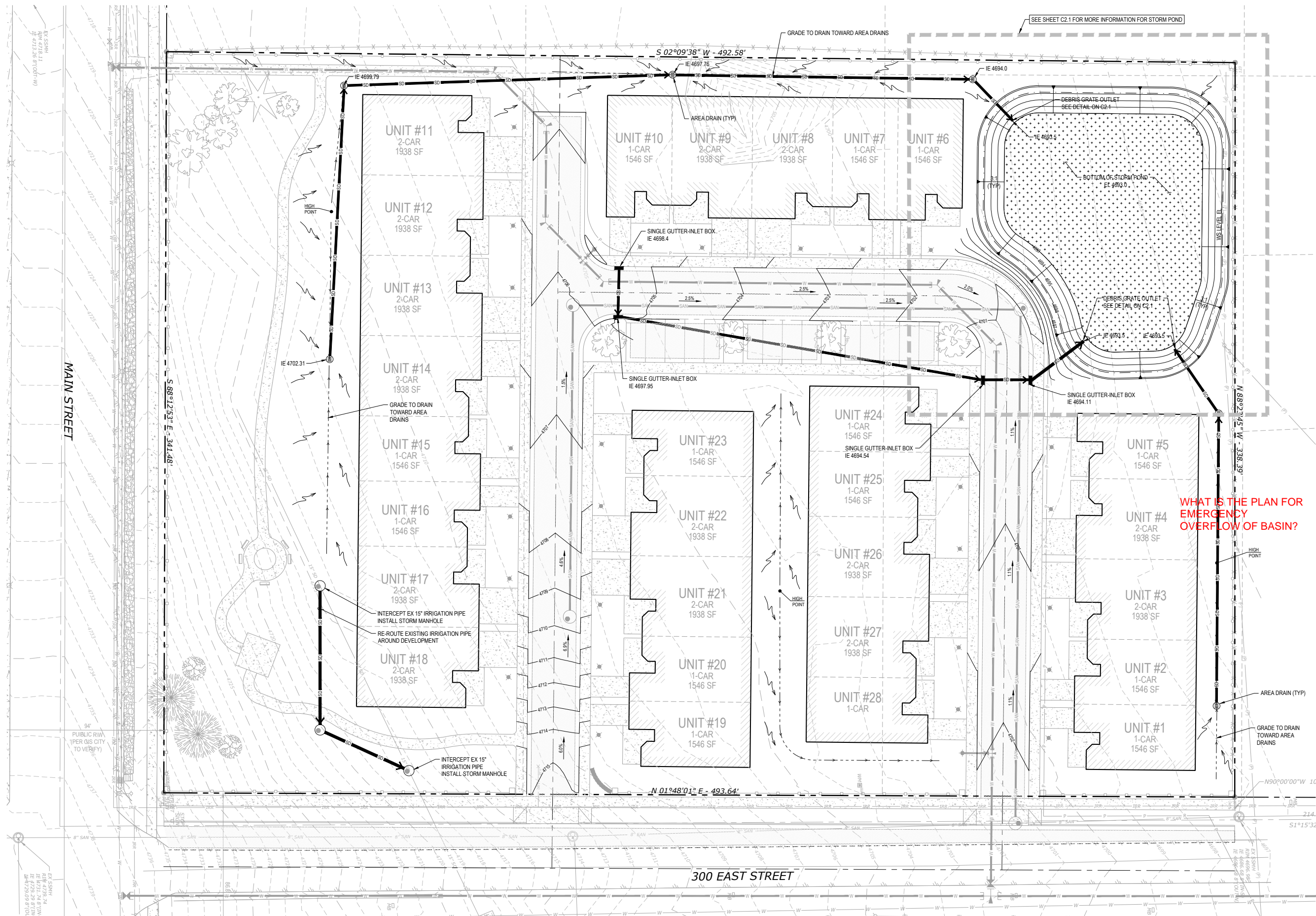
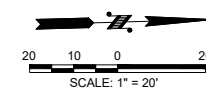
CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, WA 98499
(253) 984-2900

UTAH
PRELIMINARY PLAT
Harvest Valley Court
A Senior Living Community
HYRUM CITY
DESIGNED: LCB/LPL
DRAWN: LPL
CHECKED: LCB
SCALE: HORIZ: 1"=30'
VERT: LCB
DATE: 6/28/2022

PROFESSIONAL ENGINEER
No. 49380
LANDON C. BEYLER
NOTARY STATE OF UTAH
6/28/2022

JOB NUMBER
22.00188
SHEET
C1.0

CAD FILE: X:\Projects_2022\Projects\22.00188\Harvest Valley Court\CAD\Civil\Engineering\Drawings\22.00188 COVER.dwg PLOT DATE/TIME: 6/28/2022 5:57 PM



WHAT IS THE PLAN FOR EMERGENCY OVERFLOW OF BASIN?

CAD FILE: X:\Projects\2022\Projects\22.00188 Harvest Valley Court\404\CA\Engineering\Drawings\22.00188 STORM.dwg PLOT DATE/TIME: 6/28/2022 5:54 PM

NO.	DESCRIPTION	DATE
<p>STORMWATER MANAGEMENT CONCEPT PLAN</p> <p>Harvest Valley Court A Senior Living Community</p> <p>HYRUM CITY, UTAH</p>		
DESIGNED:	LPL / LCB	DATE: 6/28/2022
CHECKED:	LPL / LCB	SCALE: HORIZ: 1" = 20' VERT: 1" = 4'
DRAWN:	LPL / LCB	
<p>UTAH PROFESSIONAL ENGINEER</p> <p>No. 49380 LANNON C. BEYLER</p> <p>6/28/2022</p>		
JOB NUMBER	22.00188	
SHEET	C2.0	

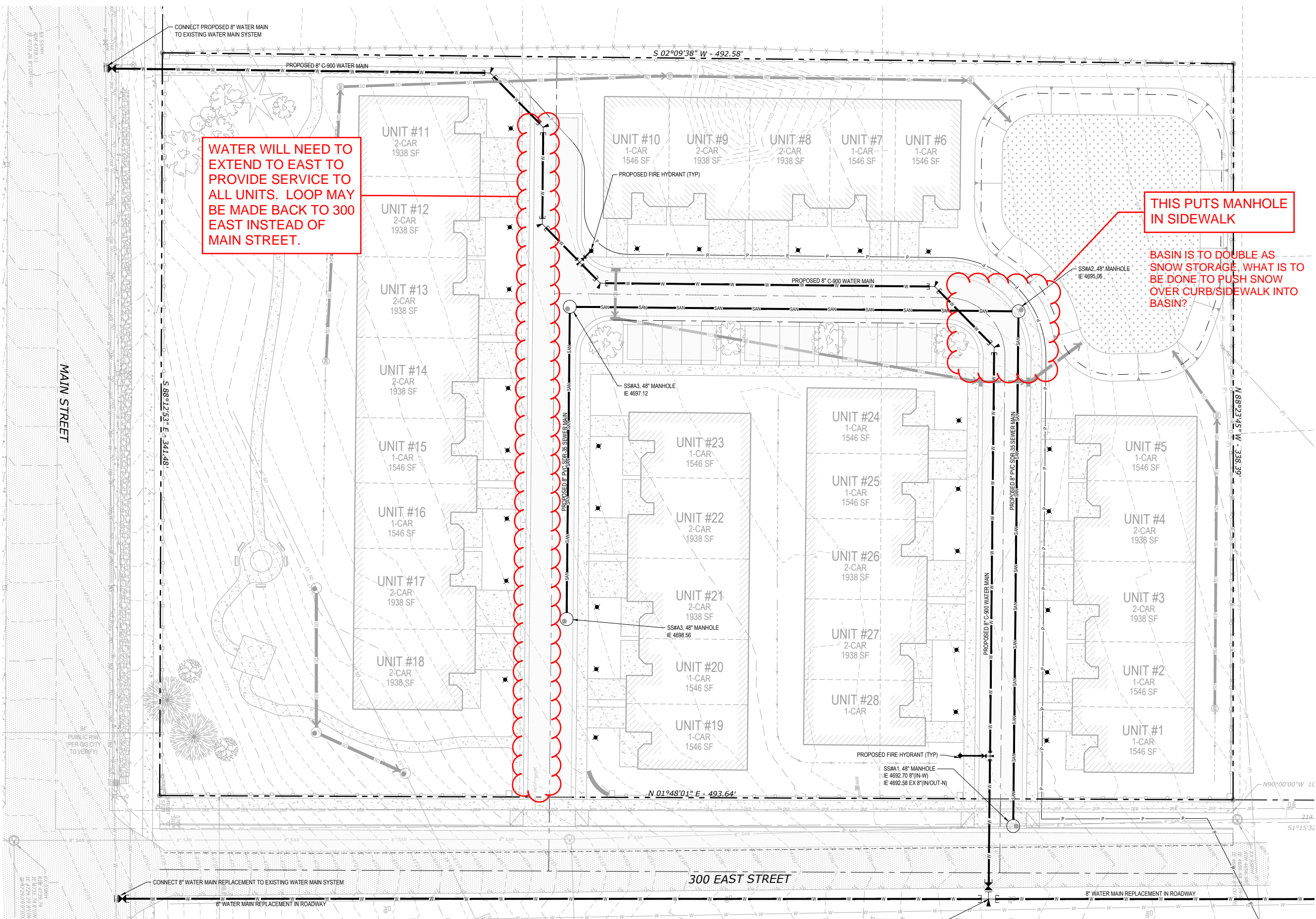
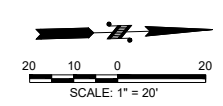
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CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

5920 100th St SW, Ste # 25
Lakewood, CO 80459
(303) 394-2900
beylerconsulting.com

NO.	DESCRIPTION	DATE



WATER WILL NEED TO EXTEND TO EAST TO PROVIDE SERVICE TO ALL UNITS. LOOP MAY BE MADE BACK TO 300 EAST INSTEAD OF MAIN STREET.

THIS PUTS MANHOLE IN SIDEWALK

BASIN IS TO DOUBLE AS SNOW STORAGE, WHAT IS TO BE DONE TO PUSH SNOW OVER CURB/SIDEWALK INTO BASIN?

CAD FILE: X:\Projects\2022\Projects\22.00188\Harvest Valley Court\404\CM\Engineering\Drawings\22.00188\UTILITY.dwg PLOT DATE/TIME: 6/28/2022 8:00 PM

NO.	DESCRIPTION	DATE

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 beylersconsulting.com

UTAH
 No. 49380
 LANCE C. BEYLER
 PROFESSIONAL ENGINEER
 STATE OF UTAH
 6/18/2022

PRELIMINARY UTILITY PLAN	DATE: 6/28/2022
Harvest Valley Court	CHECKED: LCB
A Senior Living Community	DRAWN: LPL
HYRUM CITY	DESIGNED: LCB
SCALE: HORIZ: 1"=20' VERT: 1"=10'	
JOB NUMBER	22.00188
SHEET	C3.0