

HARVEST VALLEY COURT P.U.D. – PRELIMINARY PLAT
43 NORTH 300 EAST
CITY COUNCIL MEETING
AUGUST 4, 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.

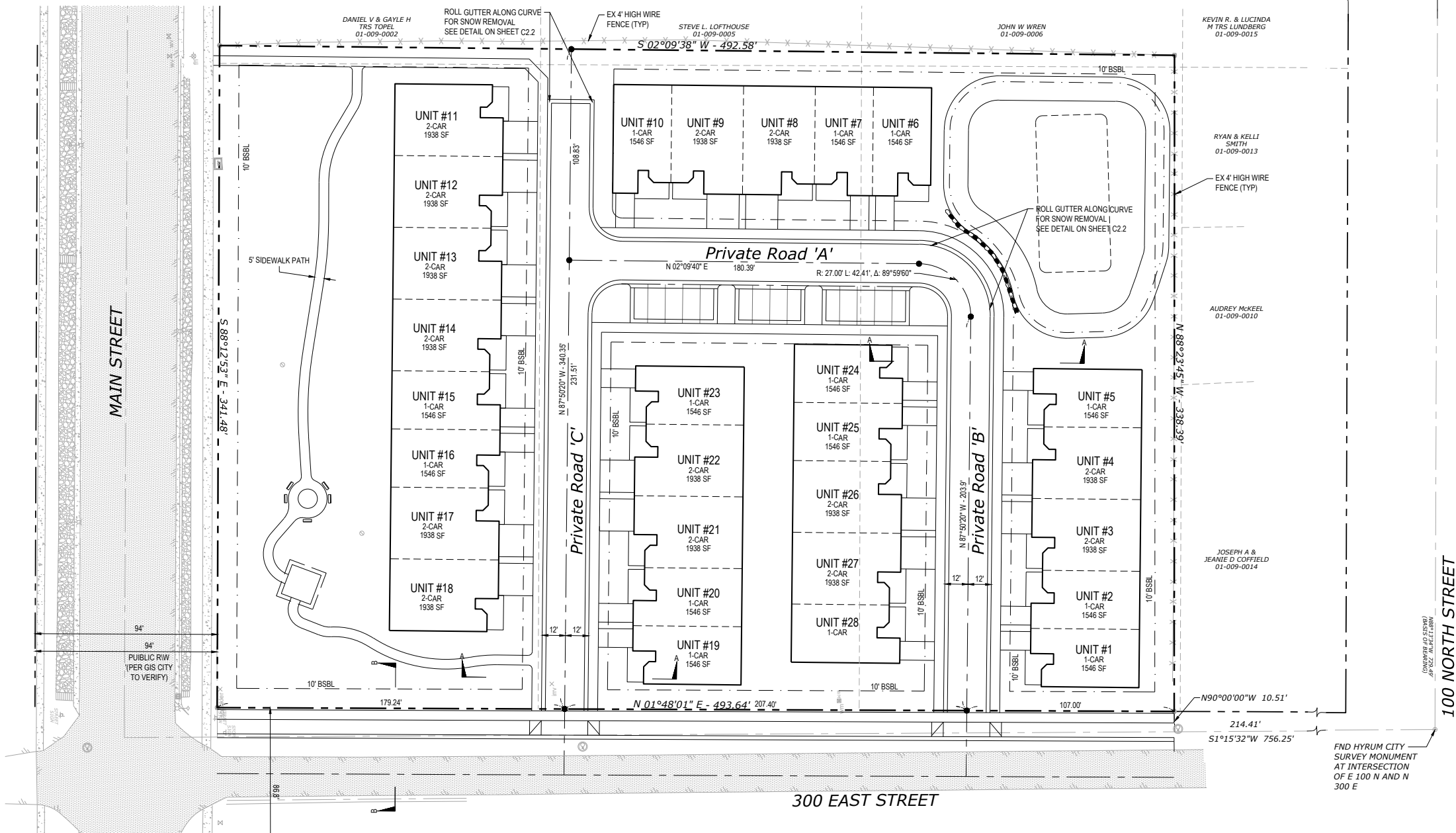
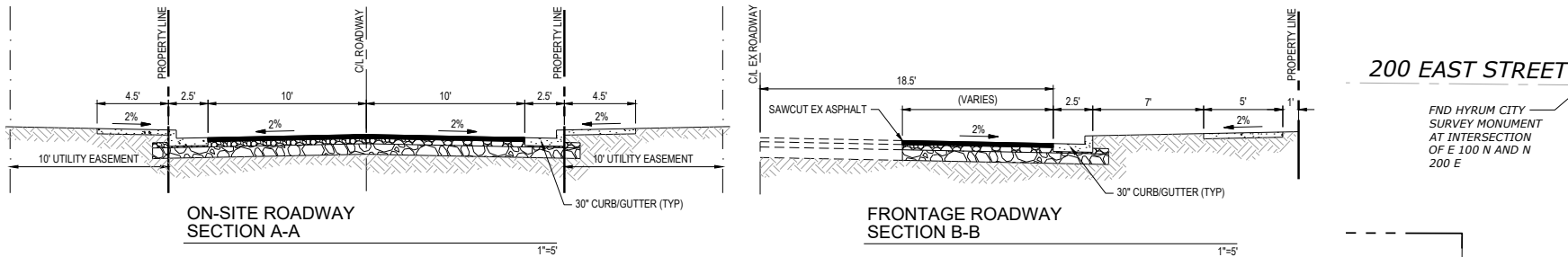
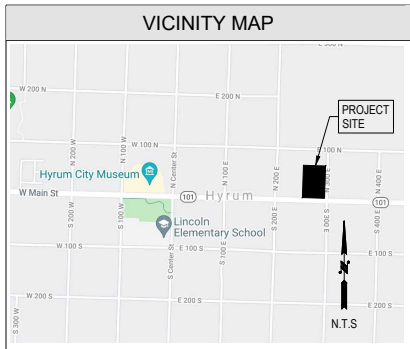
Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

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

Harvest Valley Court

A Senior Living Community

Parcel #01-009-0001



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: CARDNER ENGINEERING 5150 SOUTH 375 EAST ODEN, 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

PRELIMINARY PLAT

Harvest Valley Court

A Senior Living Community

UTAH

DATE:

7/27/2022

SCALE:

HORIZ: 1" = 30'

VERT:

LCB

CHECKED:

LCB

DRAWN:

LPL

DESIGNED:

LCB/LPL

HYRUM CITY

BEYLER CONSULTING

Plan. Design. Manage

CORPORATE OFFICE

5920 100th St SW, Ste # 25

LAKEWOOD, WA 98499

(253) 984-2900

beylerconsulting.com

PROFESSIONAL SEAL

KLINT H. WHITNEY

STATE OF UTAH

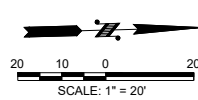
7/27/2022

JOB NUMBER

22.00188

SHEET

C1.0



REMOVAL OF TREE
MAY DAMAGE PIPE.
BOX CANNOT BE LEFT
OPEN. RECOMMEND
REPLACE BOX WITH
MANHOLE AND
EXTEND PIPE TO
MANHOLE.

INLET IN DRIVEWAY?

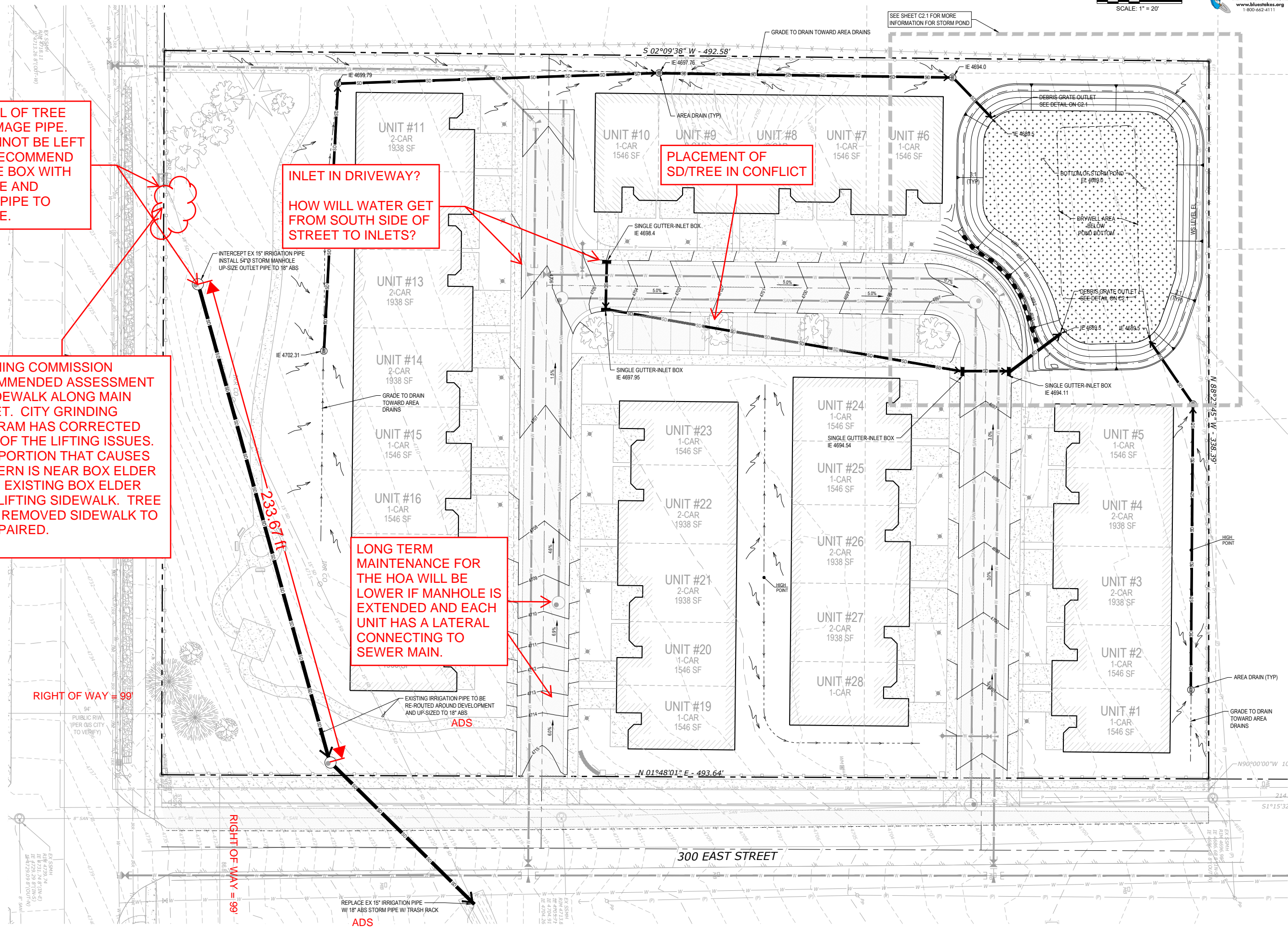
HOW WILL WATER GET
FROM SOUTH SIDE OF
STREET TO INLETS?

PLACEMENT OF
SD/TREE IN CONFLICT

PLANNING COMMISSION
RECOMMENDED ASSESSMENT
OF SIDEWALK ALONG MAIN
STREET. CITY GRINDING
PROGRAM HAS CORRECTED
MANY OF THE LIFTING ISSUES.
ONLY PORTION THAT CAUSES
CONCERN IS NEAR BOX ELDER
TREE. EXISTING BOX ELDER
TREE LIFTING SIDEWALK. TREE
TO BE REMOVED SIDEWALK TO
BE REPAIRED.

LONG TERM
MAINTENANCE FOR
THE HOA WILL BE
LOWER IF MANHOLE IS
EXTENDED AND EACH
UNIT HAS A LATERAL
CONNECTING TO
SEWER MAIN.

CAD FILE: X:\Projects\2022\Harvest Valley Court\CA\CA\Engineering\Drawings\22.00188 STORM.dwg PLOT DATE/TIME: 7/27/2022 8:12 AM



STORMWATER MANAGEMENT CONCEPT PLAN	
Harvest Valley Court	
A Senior Living Community	
HYRUM CITY	
DESIGNED: LPL	DRAWN: LPL
CHECKED: LCB	SCALE: HORIZ: 1"=20' VERT: 1"=10'
DATE: 7/27/2022	UTAH
22.00188	
C2.0	

PROFESSIONAL
N. 49075
LONDON C. BEYLER
STATE OF UTAH
7/27/2022

JOB NUMBER
22.00188
SHEET
C2.0

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, CO 80449
(303) 394-1300
beylerconsulting.com

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

GENERAL NOTES

- THE EXISTING CONTOURS SHOWN HEREON WERE OBTAINED VIA FIELD SURVEY COMPLETED IN MAY 2022.
- THE SITE GENERALLY SLOPES NORTHWESTERLY TOWARDS THE PROPOSED DETENTION BASIN.
- STORM RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED AND CAPTURED IN THE RETENTION BASIN AS FOLLOWS:
 - DOWNSPOUTS FROM ROOF AREAS WILL BE DIRECTED TO LANDSCAPE AREAS OR STREETS.
 - LANDSCAPE AREAS WILL SHEET FLOW TO SWALES AND COLLECTED BY AREA DRAINS AND CARRIED TO THE DETENTION BASIN THROUGH UNDERGROUND PIPING.
 - 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:
 - Q = DESIGN FLOW IN CUBIC FEET PER SECOND (CFS)
 - C = RUNOFF COEFFICIENT WHICH REPRESENTS THE PERCENT OF PRECIPITATION THAT WILL CONTRIBUTE AS RUNOFF.
 - I = RAINFALL INTENSITY IN INCHES PER HOUR (IN/HR)
 - A = DRAINAGE AREA IN ACRES
- THE 100 YEAR - 24 HOUR STORM EVEN 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.

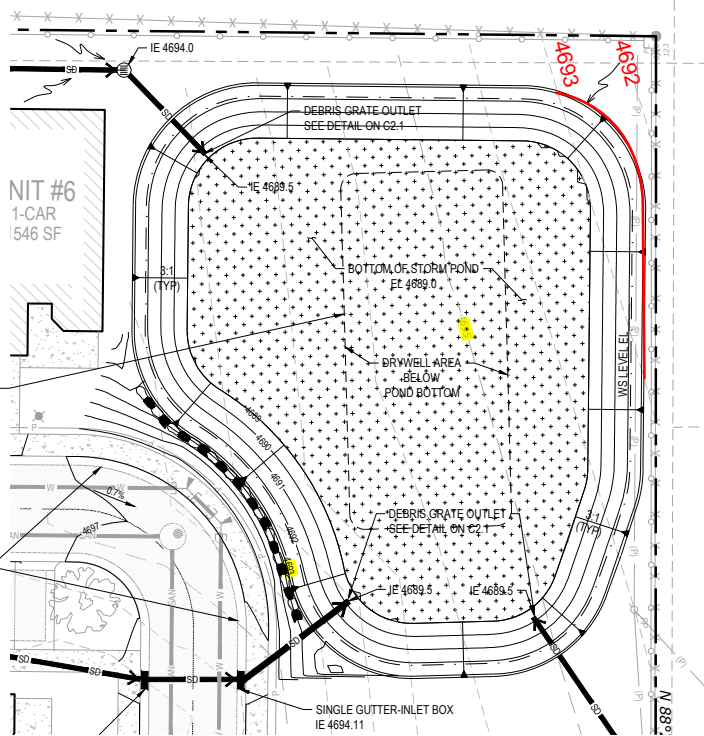
RETENTION BASIN - TABLE A

Developed Conditions						
Area	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)	Rel. 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.

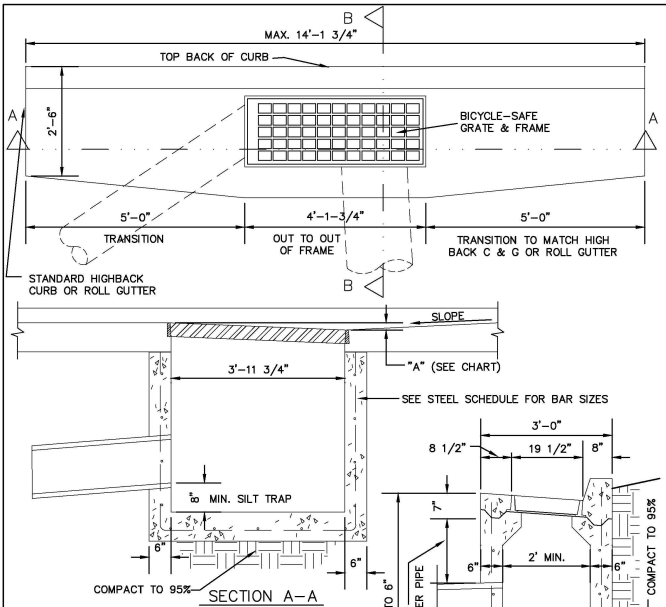
PROVIDE DRYWELL AS EMERGENCY PRECAUTION SHOULD GROUND FREEZE AND A LARGE RAIN EVENT OCCUR AT THE SAME TIME

ROLLED CURB FOR SNOW REMOVAL SEE DETAIL ON SHEET C2.2

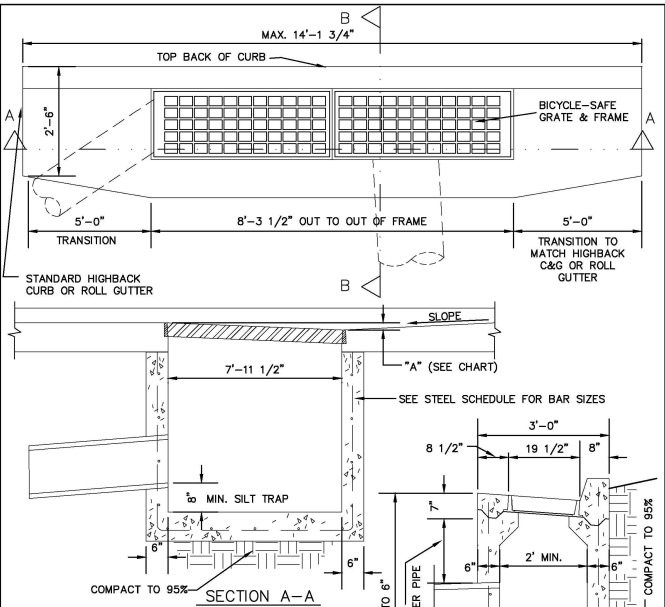


STORM RETENTION POND PLAN

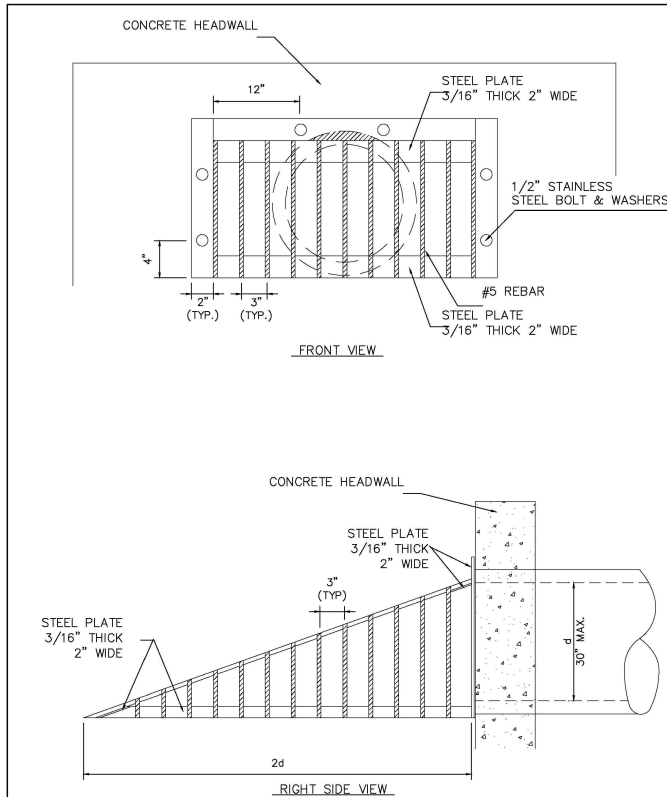
1"=20'



SINGLE GUTTER-INLET BOX



DOUBLE GUTTER-INLET BOX "B"



DEBRIS GRATE INLET

DATE

INIT

NO.

DESCRIPTION

Know what's below.
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UTILITY NOTIFICATION CENTER, INC.
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811

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STORMWATER MANAGEMENT DETAILS

Harvest Valley Court

A Senior Living Community

UTAH

DATE: 7/27/2022

VERT: LCB

CHECKED: LCB

SCALE: HORIZ

DESIGNED: LPL

DRAWN: LPL

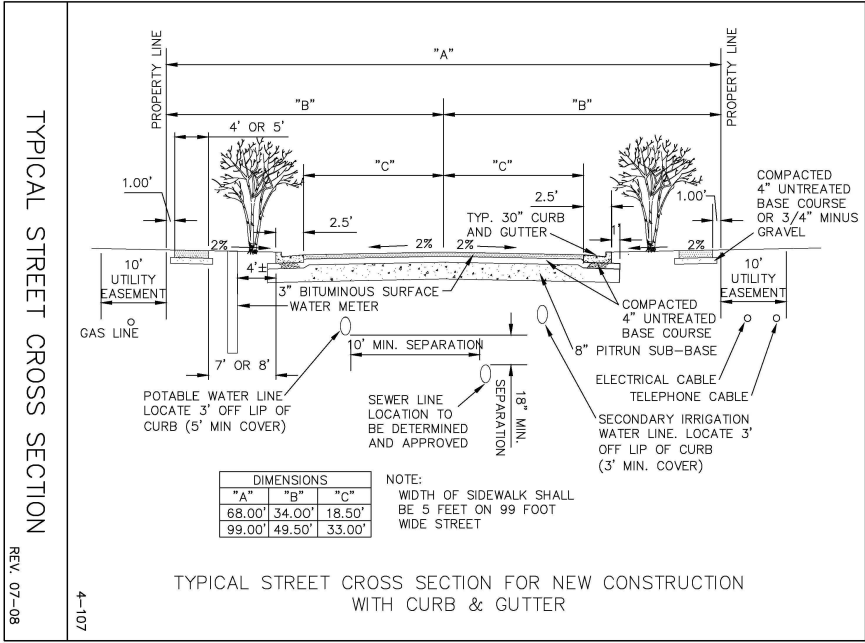
HYRUM CITY

7/27/2022

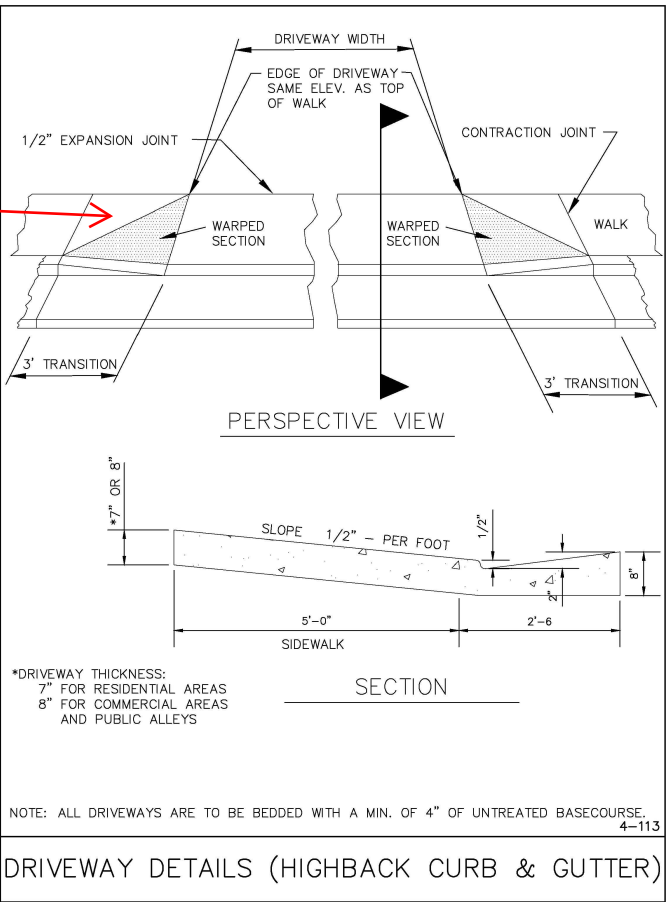
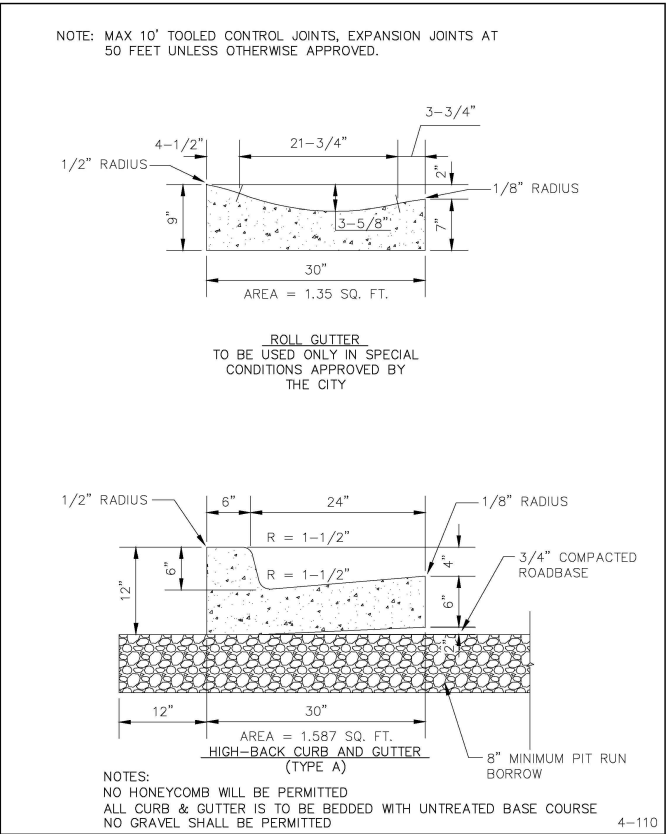
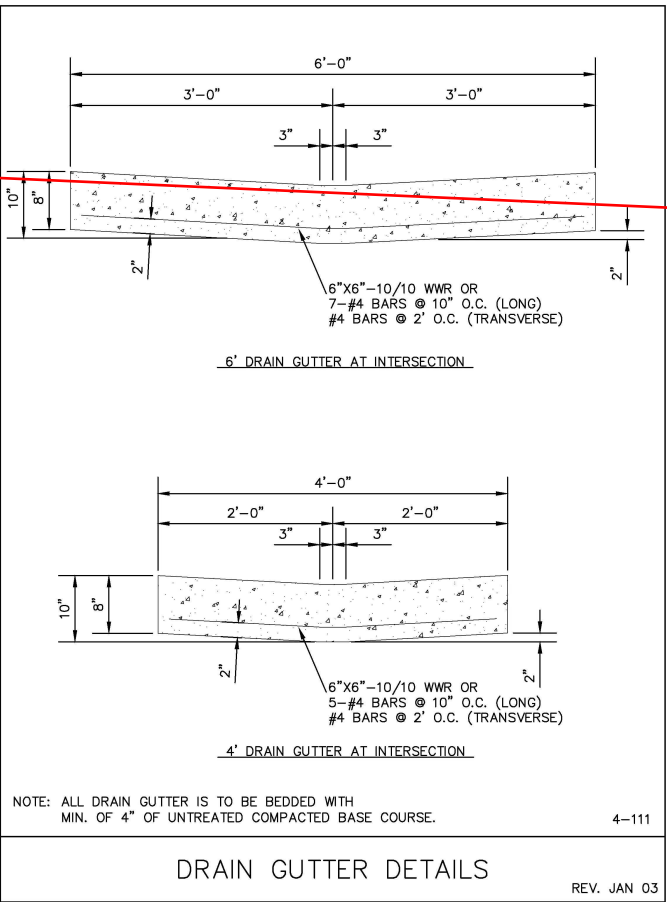
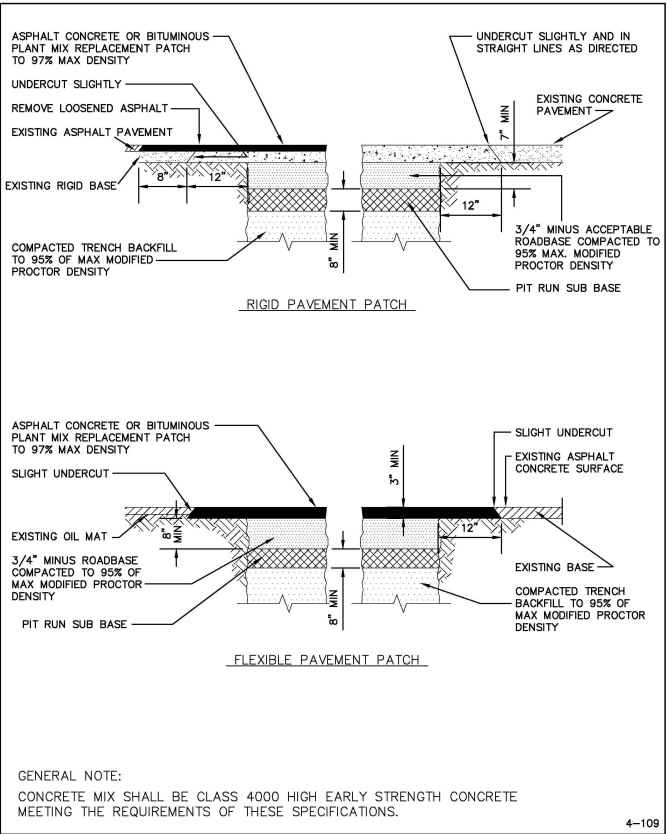
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N. 449075
RANDON C. BEYLER
STATE OF UTAH

JOB NUMBER
22.00188


SHEET
C2.1

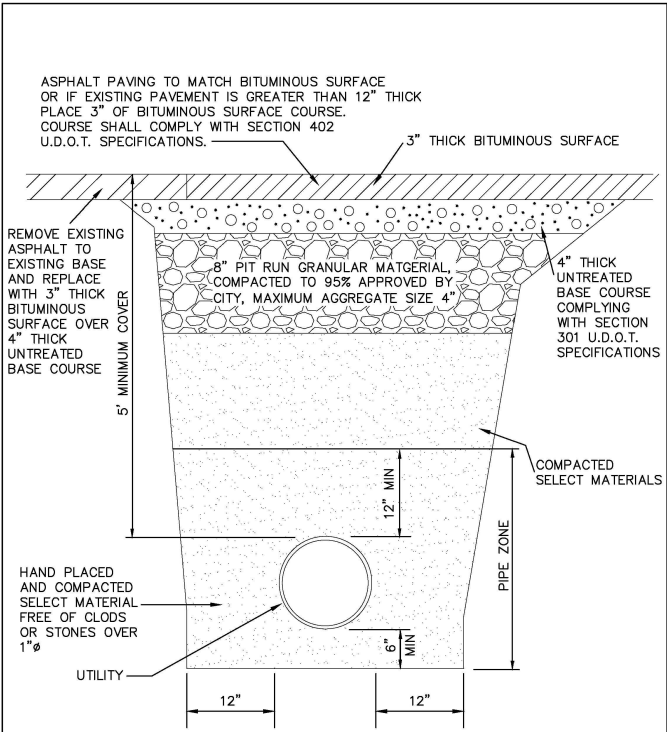


THIS WILL NOT BE QUITE THE DETAIL FOR INTERNAL DRIVEWAYS. SIDEWALK ALONG CURB WILL REQUIRE A STRAIGHT TRANSITION TO LOWERED DRIVE ENTRANCE INSTEAD OF A WARPED SECTION. MUST BE ADA THROUGH DRIVEWAY APRON IF AGAINST CURB. BACK OF DRIVE APRON WILL NEED TO BE LOW.





 1/27/2022	PRELIMINARY UTILITY PLAN		HYRUM CITY		UTAH		
	Harvest Valley Court A Senior Living Community		DESIGNED: LCB \ LPL		DRAWN: LPL		
JOB NUMBER		22.00188		SHEET		C3.0	
DATE		1/27/2022		SCALE:		CHECKED:	
INIT		LCB		HORIZ: 1"=20'		VERT:	
NO.		DESCRIPTION		DATE		DATE	

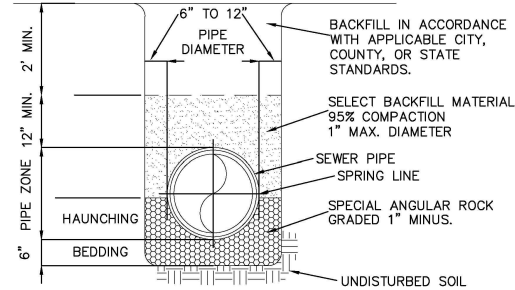


LOCATED IN SURFACED ROAD

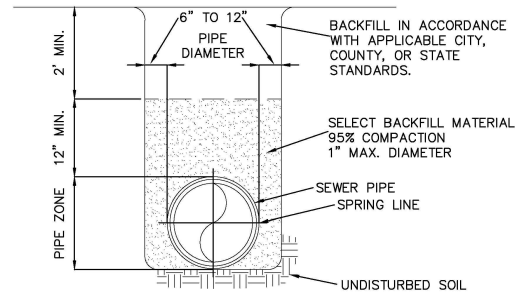
UTILITY TRENCH

4-108

REV. JAN 03



FLEXIBLE AND RIGID PIPE ON UNSUITABLE SUBGRADE

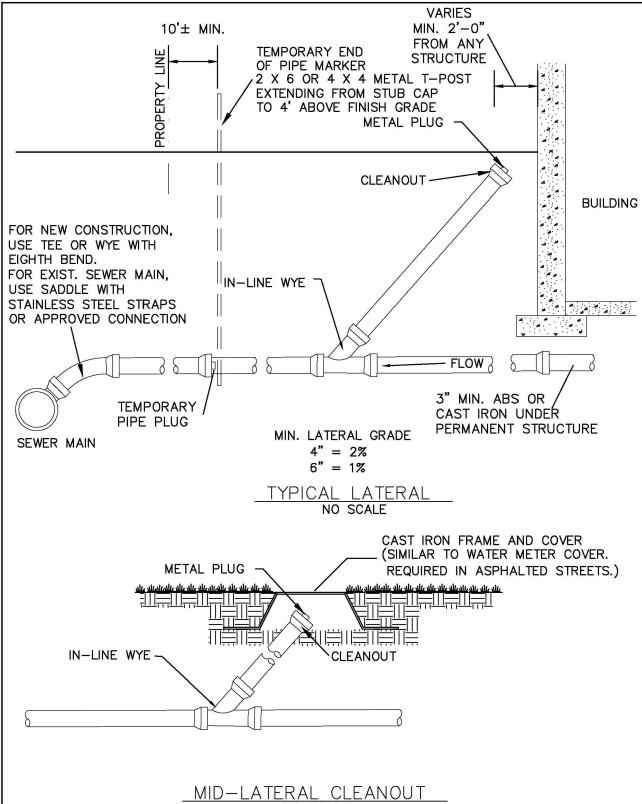
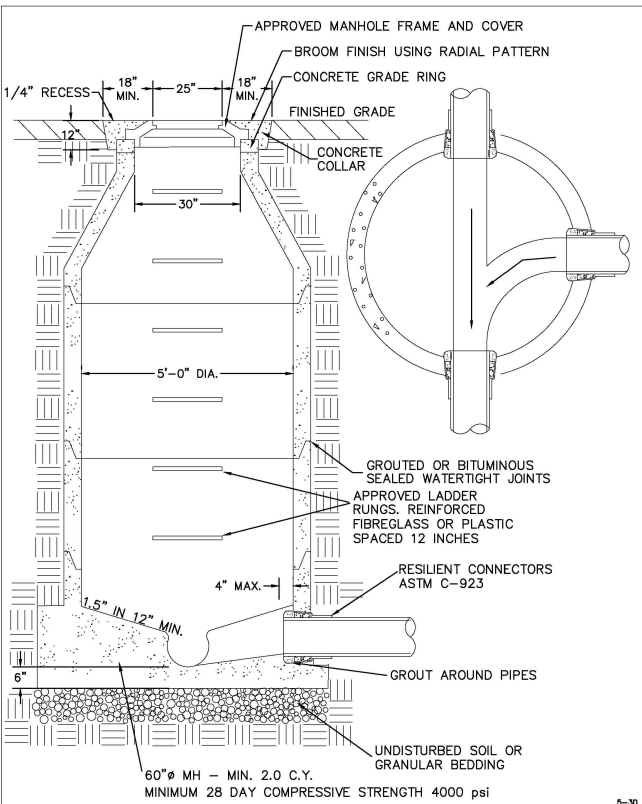
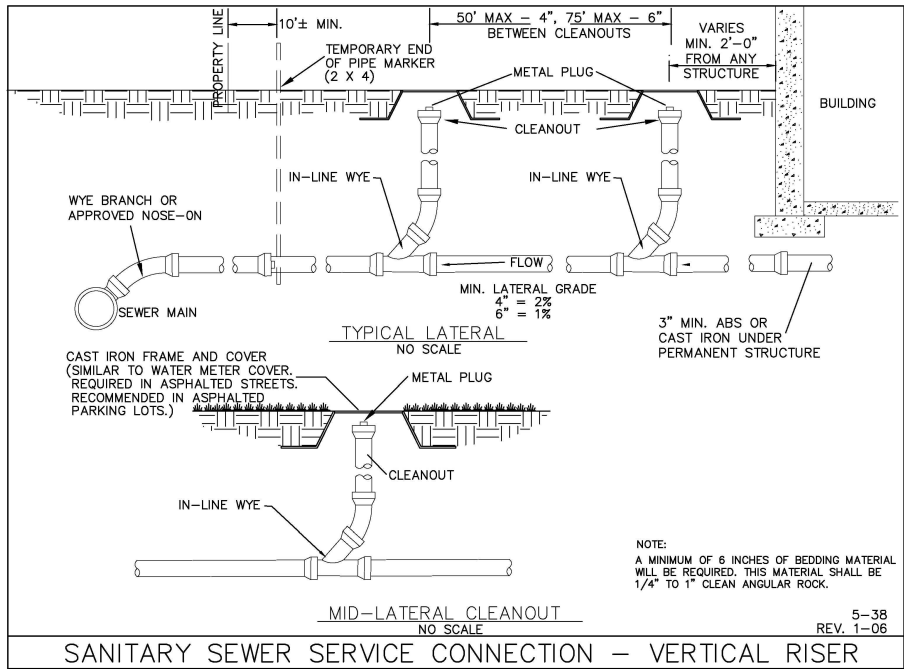


RIGID PIPE ON SUITABLE SUBGRADE

PIPE INSTALLATION DETAIL

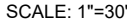
5-29

ARE YOU GOING TO USE BOTH? IS THERE CRITERIA FOR WHICH TO USE?



GENERAL LANDSCAPE NOTES

1.	DO NOT DIG BEFORE LOCATION EXISTING UTILITIES.	
2.	SUBGRADES, INCLUDING BERMS, TO WITHIN 0.1 FT. PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.	
3.	FOR ALL NEWLY LANDSCAPED AREAS, INCLUDING SINGLE FAMILY RESIDENCES, ORGANIC MATTER SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4" AROUND EACH <u>REPLACEMENT TREE</u> .	REPLACEMENT?
4.	APPLY 6" DEPTH (TYP) 3-WAY MIX TOPSOIL AROUND EACH REPLACEMENT TREE.	
5.	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.	
6.	CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.	
7.	LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR ADVERSE FIELD CONDITIONS.	
8.	ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.	
9.	ALL PLANT MATERIAL SHALL CONFORM TO AAS STANDARDS FOR NURSERY STOCK, LATEST EDITION.	
10.	ALL TREE MATERIAL AT TIME OF PLANTING SHALL BE OF A SUFFICIENT SIZE TO MEET THE MINIMUM HEIGHT AND CALIPER REQUIREMENTS FOR REPLACEMENT TREES.	
11.	ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. PLANTING IN HEAVY SOILS REQUIRES ADDITIONAL DRAINAGE PROVISION. SEE TREE PLANTING DETAIL.	
12.	PROPERTY OWNER SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING REPLACEMENT TREES.	
13.	ALL PLANT MATERIALS SELECTED ARE DROUGHT TOLERANT, THEREFORE, IRRIGATION SHALL BE REQUIRED ONLY UNTIL THE PLANTS ARE FULLY ESTABLISHED BY METHOD OF HAND WATERING.	
14.	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.	
15.	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.	
16.	LANDSCAPE ARCHITECTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.	



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



Know what's below.
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■ THE DESIGNER:
B. WOLTHUIS

Harvest Valley Court
A Senior Living Community
HYRUM, UTAH

△ _____
△ _____
△ _____
△ _____
△ _____

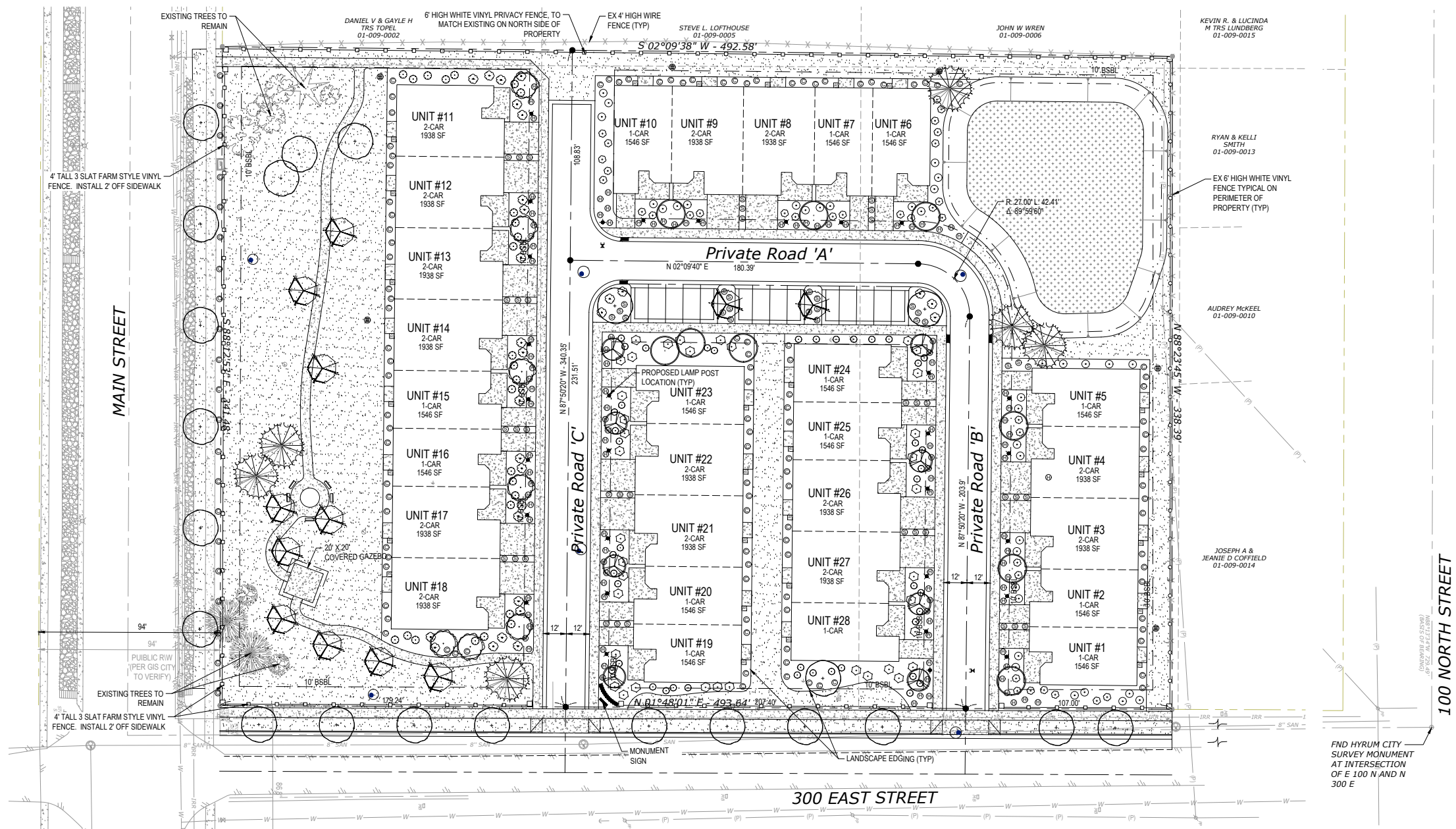
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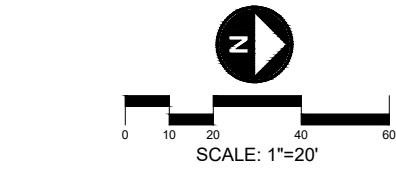
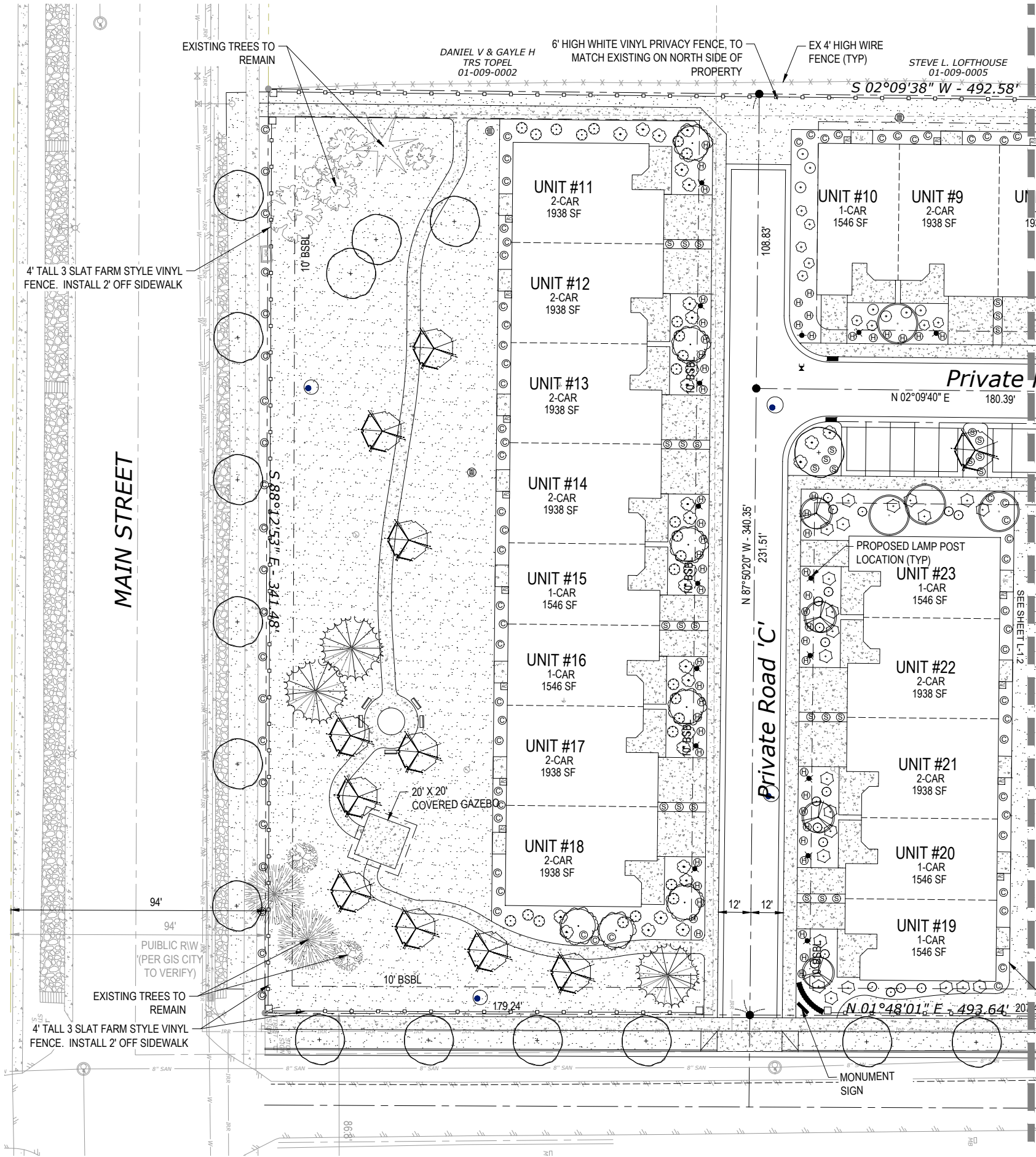
NOT FOR
CONSTRUCTION

■ SHEET TITLE:
Overall
Preliminary
Landscape Plan

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

■ SHEET NO: L1.0





PLANTING SCHEDULE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES				
	<i>Acer ginnala</i> 'Flame'	Amur Maple	2" Cal.	380
	<i>Acer truncatum</i> x <i>A. platnoides</i>	Sunset Maple	2" Cal.	22
	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Serviceberry	2" Cal.	8
	<i>Crataegus</i> x <i>mordenensis</i> 'Toba'	Flowering Hawthorn	2" Cal.	9
	<i>Pinus nigra</i>	Austrian Pine	6-8' Tall	7
	<i>Zelkova serrata</i> 'Green Vase'	Zelkova	2" Cal.	12
SHRUBS				
	<i>Caryopteris</i> x <i>clandoensis</i>	Blue Mist Spirea	5 Gal.	37
	<i>Forsythia</i> 'Courtasol' Gold Tide	Dwarf Forsythia	5 Gal.	44
	<i>Physocarpus opulifolius</i> 'Donna May'	Ninebark	5 Gal.	35
	<i>Perovskia atriplicifolia</i>	Russian Sage	5 Gal.	27
	<i>Prunus besseyi</i>	Western Sandcherry	5 Gal.	32
	<i>Spirea</i> x <i>bumalda</i> 'Goldmound'	Gold Spirea	5 Gal.	38
GRASSES				
	<i>Calamagrostis acutiflora</i> 'Avalanche'	Feather Reed Grass	5 Gal.	131
	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Oat Grass	5 Gal.	109
	<i>Schizaeorum scoparium</i> 'Standing Ovation'	Little Blue Stem	5 Gal.	58
	Turf	BioGrass		

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



THE DESIGNER:
B. WOLTHUIS

Harvest Valley Court
A Senior Living Community
HYRUM, UTAH

REVISIONS:

△ _____

△ _____

△ _____

△ _____

△ _____

STAMP

NOT FOR CONSTRUCTION

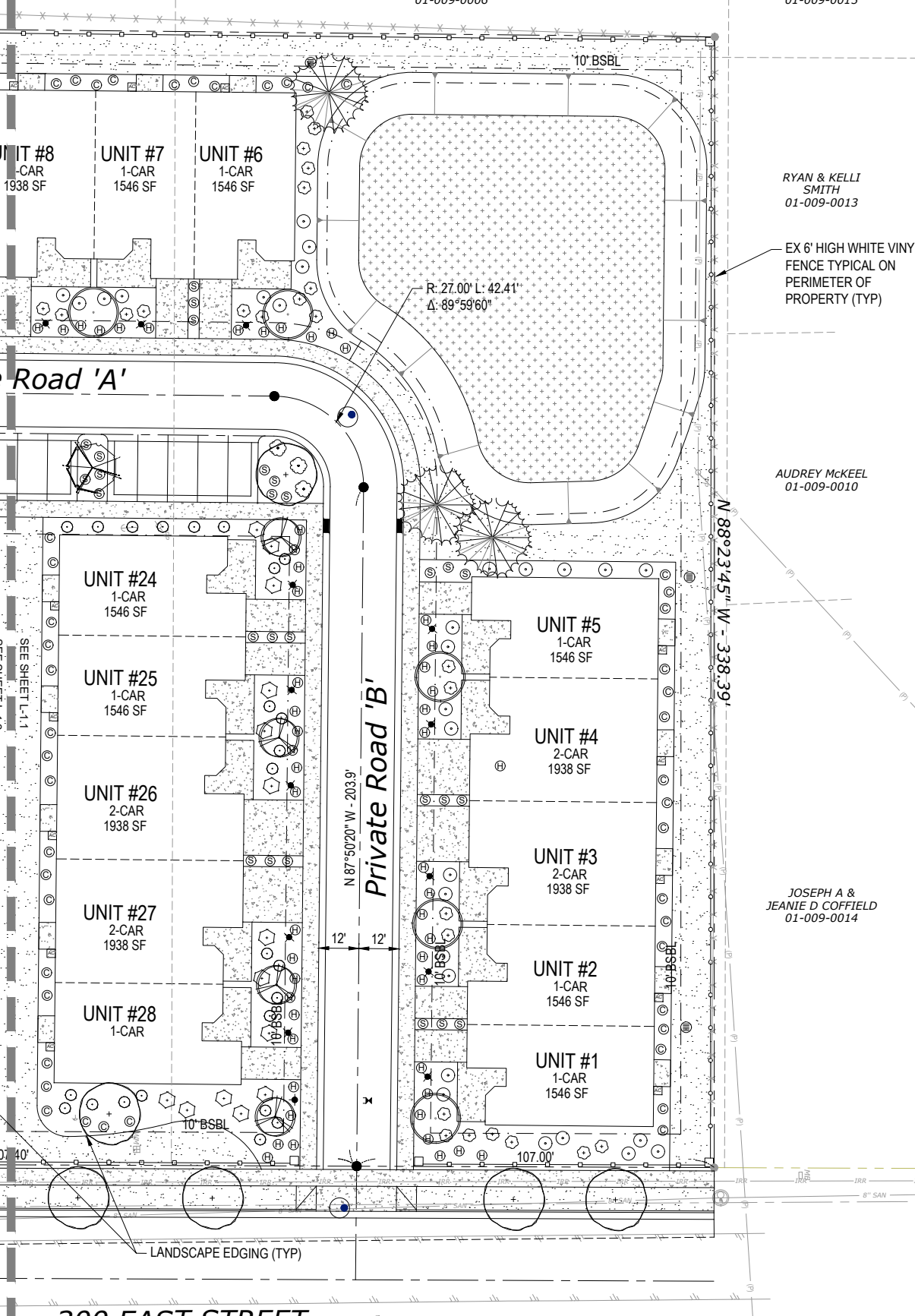
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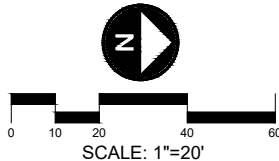


KEVIN R. & LUCINDA
M TRS LUNDBERG
01-009-0015

RYAN & KELLI
SMITH
01-009-0013

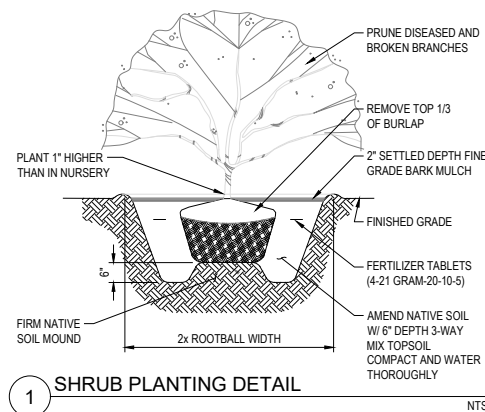
AUDREY McKEEL
01-009-0010

JOSEPH A &
JEANIE D COFFIELD
01-009-0014

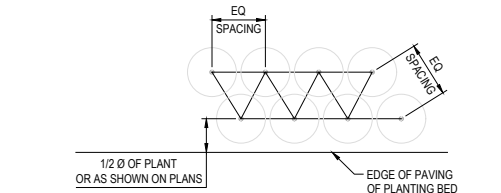


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GRASSES				
	Calamagrostis acutiflora 'Avalanche'	Feather Reed Grass	5 Gal.	131
	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	5 Gal.	109
	Schizacyprium scoparium 'Standing Ovation'	Little Blue Stem	5 Gal.	58
	Turf	BioGrass		

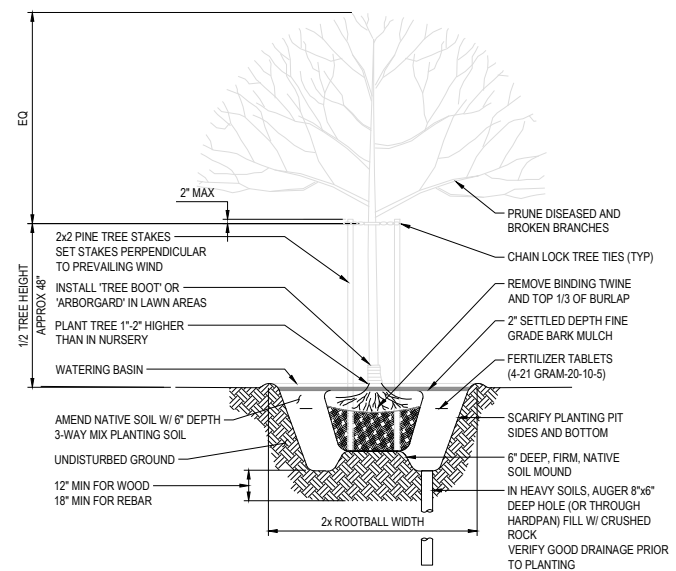
Notes: All Planter Beds Shall be Covered in 4" Min. of Landscape Bark Mulch.



1 SHRUB PLANTING DETAIL



2 SHRUB AND GROUND COVER SPACING DETAIL



3 DECIDUOUS TREE PLANTING AND STAKING DETAILS

■ THE DESIGNER:
B. WOLTHUIS

Harvest Valley Court
A Senior Living Community
HYRUM, UTAH

[illegible]

■ STAMP

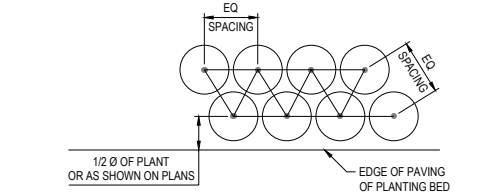
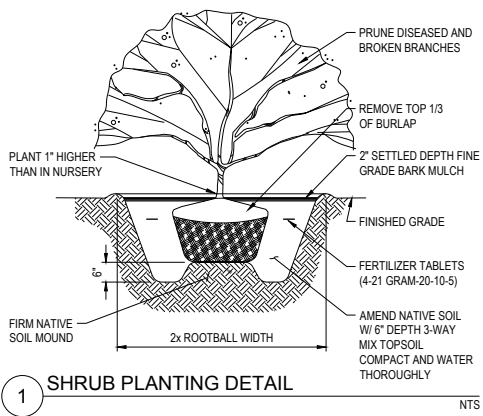
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■ SHEET TITLE:

Preliminary
Landscape Plan

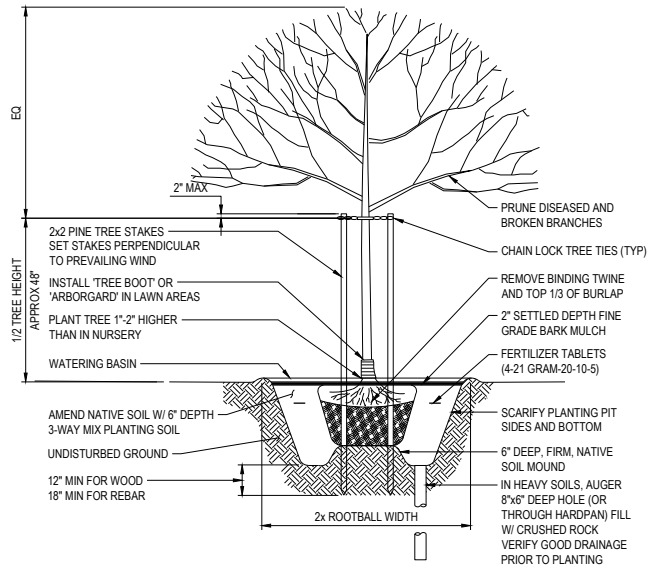
■ DATE: JULY 29, 2023
 ■ DRAWN BY: BW
 ■ CHECKED BY: BW
 ■ JOB NO.:

■ SHEET NO: L1.2



1 SHRUB PLANTING DETAIL NTS

2 SHRUB AND GROUND COVER SPACING DETAIL NTS



3 DECIDUOUS TREE PLANTING AND STAKING DETAILS NTS

Landscape Design

Sample Shrub and Tree Selection:

- Karl Foerster Feather Reed Grass
- Russian Sage
- Dwarf Burning Bush Shrub
- Dogwood Shrub
- Weeping Blue Atlas Cedar
- Weeping blue spruce
- Weeping Norway
- Zelkova Green Vase Tree
- Pegal Columnar Oak
- Sunset Maple



100% OF PROPOSED PLANTS ARE DROUGHT TOLERANT SPECIES
NOTE: APPROVED ALTERNATE FROM APPROVED CITY TREE LIST MAY BE USED

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE & SPACING
TREES			
ACER RUBRUM FRANKSRED	SUNSET MAPLE	22	3" CAL.,
ZELKOVA SERRATA	ZELKOVA GREEN VASE	31	2" CAL.
PEROVSKIA ATRIPLICIFOLIA	RUSSIN SAGE	25	XXXXX
CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	37	XXXXX

NO.	DESCRIPTION	INIT	DATE



BEYLER
CONSULTING

Plan. Design. Manage

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

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beylerconsulting.com

PRELIMINARY LANDSCAPING PLAN

Harvest Valley Court

A Senior Living Community

UTAH

DATE: 7/13/2022

HYRUM CITY

DESIGNED: LCB\PL

DRAWN: LPL

CHECKED: LCB

SCALE: HORIZ:

VERT:

JOB NUMBER

22.00188

SHEET

L1.1