MEMORANDUM

TO:	Mayor Miller, City Council Members
FROM:	Tony Ekins, City Planner
SUBJECT:	Cory Waddoups, Unreasonable Capital Hyrum LLC - To request approval to an amendment of the Final Plat for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East to align its east boundary with Hyrum City's right-of-way.
DATE:	June 13, 2025

CITY COUNCIL MEETING: June 19, 2025

OVERVIEW:
The applicant is proposing to amend the Final Plat to correct lot line issues that were discovered in the Original Plat. In addition to the Fial Plat corrections, the applicant has submitted updated civil site plans and landscape plans. On May 1, 2025, The City Council reviewed the application and made a motion (5-0 Vote) to continue the discussion with the following conditions:

1. Resolution of City Staff comments; and
2. Applicants Landscape Development Committee review and include the placement of the pickleball court in the landscaping plan; and
3. Landscaping Plan also include the irrigation lines; and
4. Landscaping Plan show the screen walls between units.

Upon receiving the submittals, staff prepared the following responses to advise the City Council of current status of the project pertaining to City inspections. Staff requests that responses to comments are provided by the developer prior to staff concluding a comprehensive review for attached Civil Plans and Landscape Plans.

STAFF COMMENTS:
Planning and Zoning:

1. The updated landscaping plan does not include placement of a pickleball court.
2. Landscaping plan includes an irrigation plan and irrigation lines.
3. Staff cannot identify screen walls between units on the landscape plans.
4. The planting schedule on sheet LP100 does not provide an eligible text height to review proposed planting types.
5. Why is there turf grass behind all units except units 19-28? Recommend turf grass on top and bottom shelf of the middle rockery (see detail 5 on sheet C2.3).

Engineering:

1. See attached Memorandum to City Council prepared by City Engineer.
2. Plat Comments:
    a. The adjacent owners' information needs to be updated. The property to the west is no longer owned by the Topels.
    b. It is recommended that all of "Open Space A" not be dedicated as a public utility easement.
    c. In the corporate acknowledgement, two corporations are listed. Please make sure the word corporations is changed to plural to be consistent.

3. Construction Comments: **A full review of the construction drawings has not been performed at this time. The original direction previously discussed was to:**
    a. Have the plat corrected.
    b. Survey/evaluate the locations and elevations of the previous installation.
    c. Finalize the plans with an understanding of what is acceptable and what is not, and what must be removed and replaced.
4. Landscape Drawings:
    a. Street tree spacing will need to meet HCC 12.22. Crimson Sunset Maple is a medium-sized tree.
    b. Trees at the intersections will need to be arranged to keep a clear view of approaching vehicle and pedestrian traffic. Please review spacing and tree selections. Elevation differences between roads and plantings will be a factor. Evergreens in this area may need to be thinned/laced to allow visibility or relocated. See HCC 17.28.170
    c. Underground systems such as the irrigation canal and stormdrain should be considered when placing large trees with extensive root systems.
    d. A separate water connection/meter should be considered for the pavilion and the planter boxes.
    e. A separate power connection/meter will be needed for the irrigation controllers.

Power Department:

1. The conduit for power was installed and backfilled without required trench inspections. Require all conduit to be exposed for inspection to verify trench depths, locations, alignments, and conduit joints are appropriately glued.
2. The electrical boxes (transformers and secondary boxes) locations will need to be verified so that they will be located as approved by the site plan.

Water & Roads:

1. The City contracted Legrand Johnsons to remove gutter, patch and shoulder roads in the public right of way affected by the development to be prepared for the 2024-2025 winter and snowplow removal. The City paid Legrand Johnsons $11,861.70 for the services which Unreasonable Capital Hyrum LLC is required to reimburse back to the City.
2. All water lines have been inspected for proper installation. However, the survey was never complete and positioning of service lines, fire hydrants, and offsets from the sewer was never verified.
3. Pressure tests and bacteria samples were never done.
4. No inspection of tie in for secondary water to existing services has been addressed.
5. No storm drain boxes or pipes have been inspected for proper install or positioning.
6. Curb and gutter that have been dug underneath for new water services all need to be replaced due to compaction problems.
7. Staff also never saw survey markers for curb offsets on any curb and gutter.

Water Reclamation:

1. My department did not do any of the lateral inspections. Matt Holmes was involved in doing those. I have not seen any pressure tests of the sewer mains nor any video.

ATTACHMENTS:

1. City Engineer Memorandum
2. Legrand Johnson Abatement Invoice
3. May 1, 2025 City Council Meeting Minutes
4. Harvest Valley Court – Final Plat First Amendment
5. Harvest Valley Court – Civil Plans
6. Harvest Valley Court – Landscape Plans

HYRUM CITY
Established 1860

60 West Main Street, Hyrum, Utah 84319 ▪ 435-245-6033

June 13, 2025
Memorandum to City Council
Re: Harvest Valley Court P.U.D.

Dear Hyrum City Council,

Below is a summary of the Harvest Valley Court project and the challenges it has faced.
Timeline:

Application for Harvest Valley Court PUD by David Madsen
Review by Planning Commission
Review by City Council
There were originally concerns over boundary and survey. A meeting between Gardner and Foresight (surveyors) was arranged to work out boundary issues, Madsen stated that this was worked out and would accept the boundary as seen by local surveyors.
Approval by City Council
David Madsen released development rights back to Michael Nielsen (landowner) as they did not feel that the development would give them the expected return on investment. Construction drawings not completed.
The development was purchased by Unreasonable Capital and Construction drawings finished. Construction was started under Affinity as contractor with Impact as sub-contractor for site work.

During the construction the location of items were questioned multiple times. The overflow structure box was questioned at staking, and then after installation. When the new curbing was built, the contractor had to cut into the newly paved asphalt to pour the concrete. At this point we stopped work to review the survey.

The surveyor for the construction staking was different than the layout/design surveyor. When questioned the construction surveyor only checked the construction staking file for accuracy, it was never checked against the agreed upon boundaries. Staked locations did not match the ground landmarks as shown on the construction documents. The locations for the construction drawings matched the existing ground location well. During the investigation of the survey, it was determined that the original boundary survey used old monuments that had no documentation of how and why they were set. They were set by a civil engineer that was legally allowed to practice survey work but was known to local surveyors as not having strong skills in the practice of boundary work. This was discussed between Gardner and Foresight early on. Other monuments and evidence from deeds were seemingly ignored to make the engineer's monuments work.

The irrigation canal pipe was removed and rebuilt 3 times. The first time it was built it was run uphill to a height of about 4.5 feet. This water leaked out of the unfinished diversion structure all winter long. This led to flooding of neighbors' properties. Rather than fix the issue, the contractor pumped water for weeks. The pumping, while a good short-term remedy, was continued far too long. The second time damaged pipe was used to rebuild the canal. Gaskets were not installed and many holes were observed in the pipe. The alignment of the pipe was not acceptable as it curved and has abrupt changes in direction.

The water line was not installed to the correct depth in several areas, and when it was exposed for correction, it was determined that the pipe was not installed to manufacturer's specifications. Spigots were installed deeper into the bells than permitted, deflection angles exceeded 1 degree, fire hydrants were not installed in the correct locations and were not installed with ductile iron laterals. Pressure test and bacteria tests were not performed. Service laterals did not have tracer wire, and were not buried to depth and the barrels were not at grade. The water main and services were buried without proper inspection. An early attempt at laying the line in 30 North failed to install an angle fitting that prevented the pipe from reaching minimum depth.

During the excavation of the water line, many sewer laterals were cut. Curb and gutter was undermined in many locations to expose the main and laterals. Water main has been replaced and laid straight, but was done without the benefit of construction staking. Ductile laterals for the fire hydrants have been installed and the looped connection to main street has been made. These mains are still waiting for final inspection including bac-T testing and have not been charged for use. The reinstallation of the water main was built based on the existing curb location. This concern was discussed with Affinity. This will need to be re-evaluated to verify location. Curb will need to be removed and rebuilt after the ground is recompacted and new base material is laid.

Electrical conduit was installed by Impact but the location was based on the original survey and was not removed. This needs to be removed and replaced. Many of the joints came apart as they were not glued and joined properly. Several locations were not buried to the correct depth. Trenches were left open and spoils were left in the right of way obstructing mail service.

Work was frequently done on weekends when there was no inspector to verify the work.

It was discussed in City Council that the approval of the project was based on information as presented. The presented plat and plans were approved upon the understanding that the surveyor had accepted the local survey boundaries. David Madsen's team told us and we believe that he was forthright in his statement. We do not know that the Gardner surveyor intentionally falsified the survey, but it became apparent that this was not correctly portrayed on the final documents. Approval can be revoked due to misrepresentation of the survey work that the project is dependent on the information included, such as open and landscaped area, amenities, street improvements, locations of facilities. I believe that this project is still worthwhile to Hyrum and can be a benefit to the community, but it will take work and effort to do so.

Sincerely,

Matthew S. Holmes

Matthew Holmes - City Engineer

KILGORE CONTRACTING | ALTAVIEW CONCRETE | TRIPLE C | Westroc | LEWIS & LEWIS INC. ASPHALT PAVING Rock Springs, Wyo. | LJ

Invoice

Bill to:
Hyrum City
60 West Main Street
Hyrum, UT 84319

Ship to:
60 West Main Street
Hyrum, UT 84319 US

Cust #	Customer Ref	Invoice #	Invoice Date	Due Date	Terms
21105	(67325) Harvest Cove Sub	178-6462	12/20/24	1/19/2025	Net 30 Days

Mth	Description	Contract	Contract Item	Unit Price	Quantity	Total
12/24	Grand for T Patch	1780335-	20		2,500.00	2,500.00
12/24	Saw Cutting	1780335-	21		550.00	550.00
12/24	Remove Curb & Haul Away	1780335-	30		2.62	890.00
12/24	Shoulder Road	1780335-	31		6.23	2,118.20
12/24	Scratch & Patch Asphalt	1780335-	32		3.18	5,803.50

Total To Date	11,861.70
Plus Sales Tax	0.00
Less Retainage	0.00
Total Due This Invoice	**11,861.70**

COREY WADDOUPS, UNREASONABLE CAPITAL HYRUM - TO REQUEST APPROVAL FOR THE AMENDMENT TO THE FINAL PLAT OF HARVEST VALLEY COURT P.U.D. LOCATED AT APPROXIMATELY 43 NORTH 300 EAST TO ADJUST THE EAST BOUNDARY OF THE PLAT TO REFLECT THE CITY RIGHT-OF-WAY.

Elliot Able said Corey Waddoups with Unreasonable Capital Hyrum asked him to represent his request at tonight's City Council Meeting. Unreasonable Capital Hyrum requested approval for the amendment to the Final Plat of Harvest Valley Court P.U.D. located at approximately 43 North 300 East to adjust the East Boundary of the Plat to reflect the City right-of-way. Since the last meeting the plat has been amended to include: 1. Lot lines and building envelops for lots 24-28 have been adjusted to make the lines and building areas consistent with each other; 2. Property boundaries for Lots 23 and 24 have been adjusted to exclude the sidewalk along 260 East; 3. Lot lines have been reduced to the building envelop to put more land in open area; and 4. A new landscape exhibit has been provided.

Ryan Smith said he has lived at 256 East 100 North for 18 years and never had a problem with flooding until construction of Harvest Valley Court started. He has dug trenches around his property to divert the drainage water coming from Harvest Valley Court but it's not enough, he is still getting water. He has tried to be a good neighbor, but he has had to get an attorney. He wants the City Council to address the drainage problem in the approval of the final plat. He feels like he is being pushed out of his home and every time it rains he worries that his house will flood and his sump pump won't be able to handle the water. The developers need to take responsibility and fix the problem.

Councilmember Adams said it is not fair for the residents bordering Harvest Valley Court to have flooding issues that are not being addressed by the developer.

A short discussion ensued to the various times that City Staff, and City Council has addressed water drainage from Harvest Valley that is causing flooding has been addressed with the developer of this property and instructed the developer to take care of the problem.

Councilmember Rasmussen asked about the dividers on the back of each unit so that each person could have a private space.

Elliot Able said that the back patio dividers will be shown on the civil and landscaping plan.

Councilmember Rasmussen said the easement for the water line on 30 North is no longer on the plat and it needs to be put back on. The landscaping plan has not been submitted. The City has discussed multiple times that there needs to be additional amenities including a pickleball court on the property. The code requires open space with amenities in exchange for higher density, however, there are no amenities other than a couple of benches and planter boxes. These are not amenities.

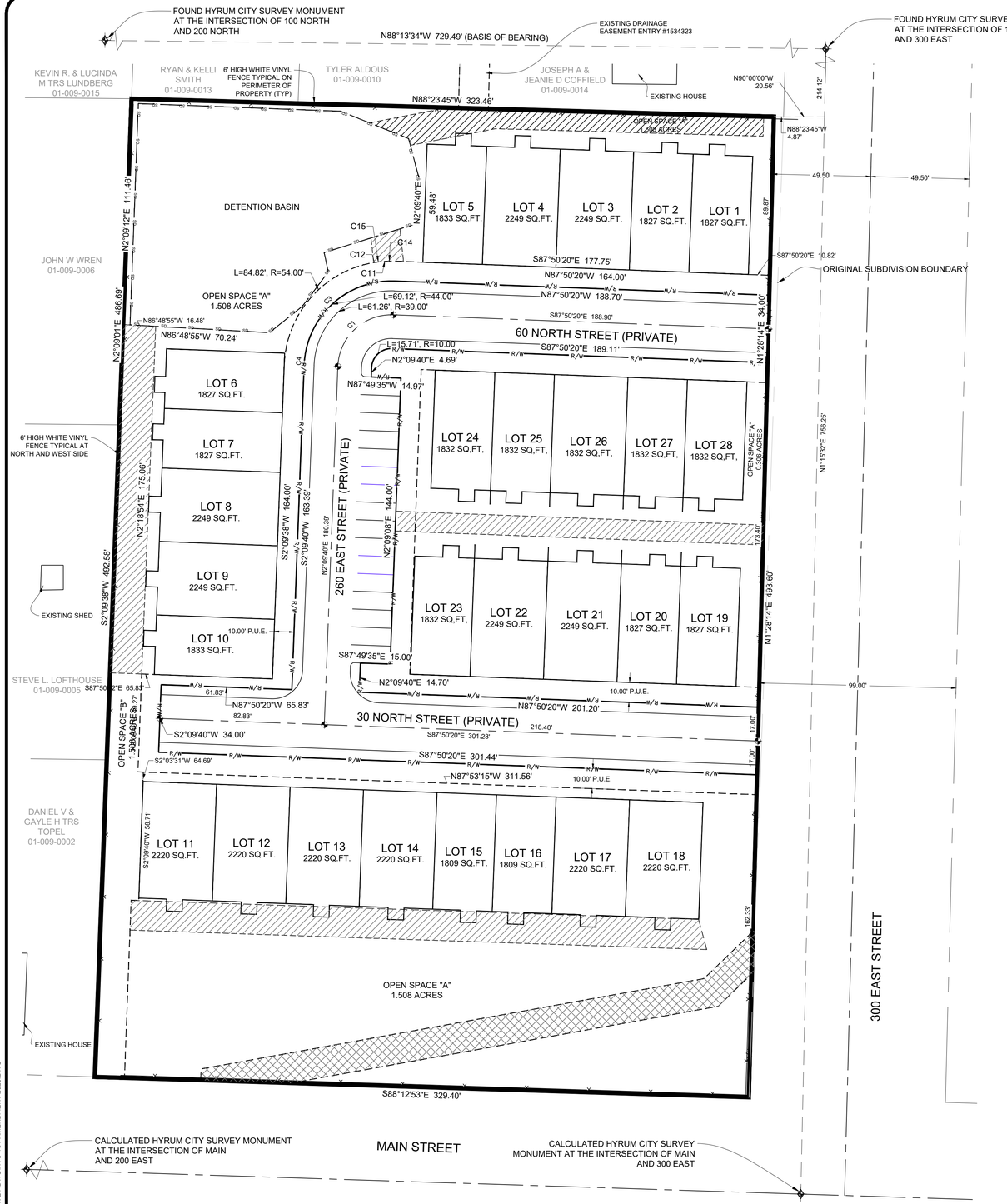
Elliot Able said the developers do not want to put in a pickleball court and do not thing the property would be suitable to build one on it.

Councilmember Rasmussen said he has looked at the property and the grades of the property and the developers can build a pickleball on the southwest side of the property. There is room and it wouldn't take a lot of work to level the ground.

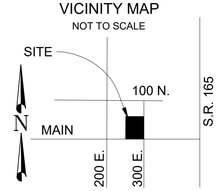
ACTION **Councilmember Rasmussen made a motion to continue the discussion on the final plat of Harvest Valley Court P.U.D. located at approximately 43 North 300 East to adjust the East boundary of the plat to reflect the City right-of-way with the following conditions: 1. Resolution of City Staff Comments; 2. Applicants Landscape Development Committee review and include the placement of the pickleball court in the landscaping plan; 3. Landscaping Plan also include the irrigation lines; and 4. Landscaping Plan show the screen walls between units. Councilmember James seconded the motion. Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye.**

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.41	27.00	90.00	N47° 09' 40"E	38.18
C3	63.49	44.00	82.67	N50° 49' 26"E	58.12
C4	5.63	44.00	7.33	N5° 49' 26"E	5.62

0' 15' 30' 60' 90'

Scale in Feet
1" = 30'

LEGEND

- HYRUM CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENTS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SURVEY TIE LINE
- PUBLIC UTILITY EASEMENT
- DETENTION BASIN
- PROPOSED FENCE LINE
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
- PRIVATE RIGHT OF WAY

NOTE:

EASEMENTS AND DEDICATIONS HAVE NOT CHANGED. USE THE ORIGINAL PLAT OF HARVEST VALLEY COURT P.U.D. FOR ADDITIONAL EASEMENT AND DEDICATION INFORMATION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PLANNED UNIT DEVELOPMENT SUBDIVISION WITH 28 LOTS/UNITS FOR SENIOR LIVING. THE SURVEY WAS ORDERED BY DREW WHITEHEAD. THE AMENDMENT IS INTENDED TO CLARIFY DISCREPANCIES OF RIGHT-OF-WAY ALONG 300 EAST AND HONOR THE RIGHT-OF-WAY AS DETERMINED BY FORESIGHT LAND SURVEYING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING HYRUM CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 200 NORTH AND THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 300 EAST WHICH BEARS NORTH 88°13'34" WEST CACHE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SITE DATA

1. TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
2. OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 104,486 SQ. FT. OR 2.398 ACRES
3. 28 LOTS FOR A TOTAL OF 56,469 SQ. FT. OR 1.296 ACRES
4. PRIVATE STREETS: 25,463 SQ. FT. 0.585 ACRES
5. PARKING: ON STREET PARKING 16 STALLS
   GARAGE PARKING 41 STALLS
   DRIVEWAY PARKING 41 STALLS
   TOTAL PARKING 98 STALLS

NOTES

1. ZONING FOR THIS LOT AND SURROUNDING AREA IS R-2
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49005C0.90C WITH AN EFFECTIVE DATE OF 5/24/2011.
4. DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS.
5. THE PURPOSE OF THIS SUBDIVISION AMENDMENT IS TO ADJUST THE SUBDIVISION BOUNDARY TO FIT THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET AS DETERMINED BY FORESIGHT LAND SURVEYING.

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. CONTAINING 3.72 ACRES MORE OR LESS.

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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2024.

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY

I HEREBY STATE THAT I AM THE MANAGER OF UNREASONABLE CAPITAL HYRUM LLC, & HARVEST VALLEY COURT OWNERS ASSOCIATION, INC AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY DEDICATE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR FOLLOWING PURPOSES:
ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC UTILITY EASEMENT IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC UTILITY PURPOSES;
ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC RIGHT OF WAY IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES;
THE REAL PROPERTY DESCRIBED HEREON IS DEDICATED AS AN EASEMENT FOR STORMDRAIN AND IRRIGATION PURPOSES IS HEREBY DEDICATED TO HYRUM IRRIGATION COMPANY FOR SAID CONVEYANCE PURPOSES;
ALL LAND SHOWN HEREON AS PRIVATE STREETS AS WELL AS OPEN SPACE A TO ALSO BE DEDICATED TO HYRUM CITY AS PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SEEN FIT BY HYRUM CITY;
WE HEREBY DEDICATE THE LAND DESIGNATED AS IRRIGATION EASEMENT TO HYRUM IRRIGATION COMPANY FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND DRAINAGE.
WE HEREBY RETAIN THE PORTIONS INDICATED AS "PRIVATE STREETS," AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT;
WE HEREBY RETAIN THE PORTIONS NOT LOCATED WITHIN A NUMBERED LOT FOR THE HOMEOWNERS' ASSOCIATION AS COMMON SPACE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT, TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER AND TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION; COMMON SPACE IS DESIGNATED AS OPEN SPACE "A"
WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USE BY THE HOMEOWNERS' ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES, DRAINAGE AND THE MAINTENANCE AND REPAIRS FOR WALLS, DITCHES OR BERMS USED FOR GRADING AND DRAINING PURPOSES.

SIGNED THIS _____DAY OF _____, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

SIGNED THIS _____DAY OF _____, 2024.

HARVEST VALLEY COURT OWNERS ASSOCIATION, INC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2024, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of UNREASONABLE CAPITAL HYRUM, LLC, & HARVEST VALLEY COURT OWNERS ASSOCIATION, INC and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporation executed the same.

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES (SEAL)

HYRUM CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS____DAY OF _____, 2025.

CITY ENGINEER

HYRUM CITY COUNCIL ACCEPTANCE

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON THE _____DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 20___

MAYOR, HYRUM CITY

ATTEST: _____
CITY RECORDER

HYRUM CITY UTILITY APPROVAL

SANITARY SEWER _____ DATE_____
CULINARY WATER_____DATE_____
HYRUM CITY POWER_____DATE_____

UTILITY COMPANY APPROVALS

DOMINION ENERGY_____DATE_____

DEVELOPER:
CORY WADDOUPS
411 WEST 7200 SOUTH STE 201
MIDVALE UTAH, 84047

S1/3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

COUNTY RECORDER

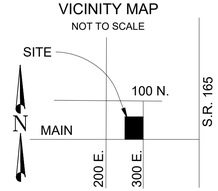
BY: _____

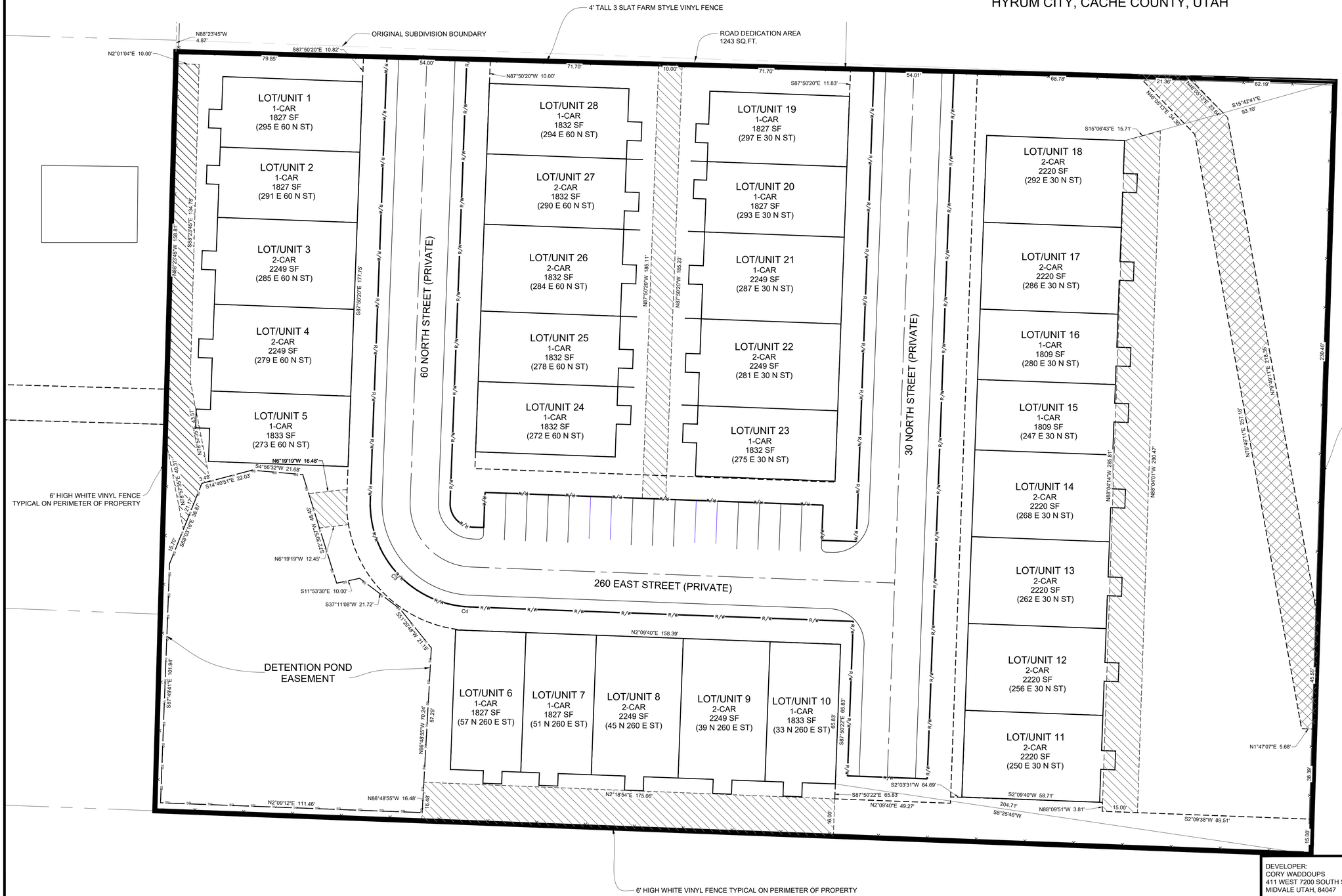
R:\2601 - MISC SURVEY\RVA DEVELOPMENT\SURVEY\DWG\HVC 1ST AMENDMENT 2025.DWG

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
HYRUM CITY, CACHE COUNTY, UTAH

VICINITY MAP
NOT TO SCALE





0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

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- STREET CENTERLINE
- SURVEY TIE LINE
- EASEMENT
- PROPOSED FENCE LINE
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
- PUBLIC RIGHT OF WAY

DEVELOPER:
CORY WADDOUPS
411 WEST 7200 SOUTH STE 201
MIDVALE UTAH, 84047

S2/3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

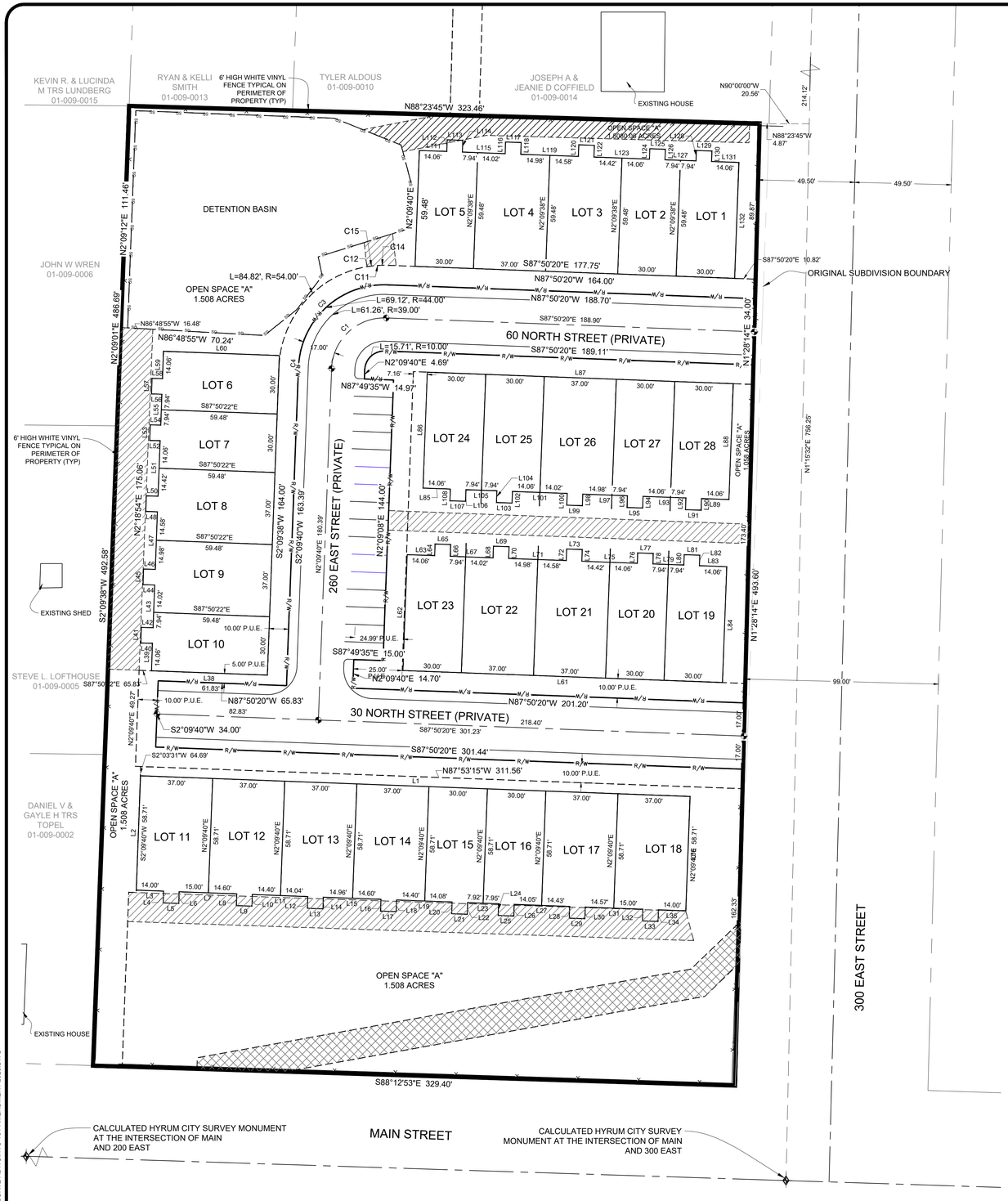
COUNTY RECORDER

BY: _____

R:\2601 - MISC SURVEY\RVA DEVELOPMENT\SURVEY\DWG\HVC 1ST AMENDMENT 2025.DWG

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
HYRUM CITY, CACHE COUNTY, UTAH



LINE TABLE		
LINE #	LENGTH	BEARING
L1	282.00	N87° 50' 20"W
L2	58.71	S2° 09' 40"W
L3	14.02	S87° 50' 20"E
L4	6.00	S2° 09' 40"W
L5	8.00	S87° 50' 20"E
L6	6.00	N2° 09' 40"E
L7	29.56	S87° 50' 20"E
L8	6.00	S2° 09' 40"W
L9	8.00	S87° 50' 20"E
L10	6.00	N2° 09' 54"E
L11	28.44	S87° 50' 20"E
L12	6.00	S2° 09' 40"W
L13	8.00	S87° 50' 20"E
L14	6.00	N2° 09' 40"E
L15	29.56	S87° 50' 20"E
L16	6.00	S2° 09' 40"W
L17	8.00	S87° 50' 20"E
L18	6.00	N2° 09' 40"E
L19	28.48	S87° 50' 20"E
L20	6.00	S2° 09' 40"W
L21	8.00	S87° 50' 20"E
L22	6.00	N2° 09' 40"E
L23	15.87	S87° 50' 20"E
L24	6.00	S2° 09' 40"W
L25	8.00	S87° 50' 20"E
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L27	28.48	S87° 50' 20"E
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L29	8.00	S87° 50' 20"E
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L33	8.00	S87° 50' 20"E
L34	6.00	N2° 09' 40"E
L35	14.02	S87° 50' 20"E
L36	58.71	N2° 09' 40"E
L37	164.00	S2° 09' 40" W
L38	59.48	N87° 50'20" W
L39	14.06	N2° 09' 40"E
L40	6.00	N87° 50' 22"W

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LINE #	LENGTH	BEARING
L41	8.00	N2° 09' 38"E
L42	6.00	S87° 50' 22"E
L43	21.96	N2° 09' 40"E
L44	5.99	N87° 50' 22"W
L45	8.00	N2° 09' 40"E
L46	5.99	S87° 50' 22"E
L47	29.56	N2° 09' 40"E
L48	5.99	N87° 50' 25"W
L49	8.00	N2° 09' 40"E
L50	5.99	S87° 50' 25"E
L51	28.48	N2° 09' 40"E
L52	5.34	N87° 50' 20"W
L53	8.00	N2° 09' 40"E
L54	5.34	S87° 50' 20"E
L55	15.87	N2° 09' 40"E
L56	5.34	N87° 50' 20"W
L57	8.00	N2° 09' 40"E
L58	5.34	S87° 50' 20"E
L59	14.06	N2° 09' 40"E
L60	59.48	S87° 50' 20"E
L61	164.00	N87° 50' 20"W
L62	59.48	N2° 09' 40"E
L63	14.06	S87° 50' 17"E
L64	6.00	N2° 09' 40"E
L65	8.00	S87° 50' 20"E
L66	6.00	S2° 09' 40"W
L67	21.96	S87° 50' 17"E
L68	5.99	N2° 09' 40"E
L69	8.00	S87° 50' 17"E
L70	5.99	S2° 09' 40"W
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L72	5.99	N2° 09' 38"E
L73	8.00	S87° 50' 17"E
L74	5.99	S2° 09' 38"W
L75	28.48	S87° 50' 17"E
L76	5.34	N2° 09' 43"E
L77	8.00	S87° 50' 17"E
L78	5.34	S2° 09' 43"W
L79	15.87	S87° 50' 17"E
L80	5.34	N2° 09' 43"E

LINE TABLE		
LINE #	LENGTH	BEARING
L81	8.00	S87° 50' 17"E
L82	5.34	S2° 09' 43"W
L83	14.06	S87° 50' 17"E
L84	59.48	S2° 09' 43"W
L85	14.06	N87° 50' 19"W
L86	59.48	N2° 09' 41"E
L87	157.00	S87° 50' 20"E
L88	59.48	S2° 09' 41"W
L89	14.06	N87° 50' 19"W
L90	6.00	S2° 09' 41"W
L91	8.00	N87° 50' 19"W
L92	6.00	N2° 09' 41"E
L93	22.00	N87° 50' 19"W
L94	6.00	S2° 09' 41"W
L95	8.00	N87° 50' 19"W
L96	6.00	N2° 09' 41"E
L97	22.92	N87° 50' 19"W
L98	6.00	S2° 09' 41"W
L99	8.00	N87° 50' 19"W
L100	6.00	N2° 09' 41"E
L101	28.08	N87° 50' 19"W
L102	6.00	S2° 09' 41"W
L103	8.00	N87° 50' 19"W
L104	6.00	N2° 09' 41"E
L105	15.87	N87° 50' 19"W
L106	6.00	S2° 09' 41"W
L107	8.00	N87° 50' 19"W
L108	6.00	N2° 09' 41"E
L109	164.00	N87° 50' 20"W
L110	59.48	N2° 09' 40"E
L111	14.06	S87° 50' 17"E
L112	6.00	N2° 09' 40"E
L113	8.00	S87° 50' 20"E
L114	6.00	S2° 09' 40"W
L115	21.96	S87° 50' 17"E
L116	5.99	N2° 09' 40"E
L117	8.00	S87° 50' 17"E
L118	5.99	S2° 09' 40"W
L119	29.56	S87° 50' 17"E
L120	5.99	N2° 09' 38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	8.00	S87° 50' 17"E
L122	5.99	S2° 09' 38"W
L123	28.48	S87° 50' 17"E
L124	5.34	N2° 09' 43"E
L125	8.00	S87° 50' 17"E
L126	5.34	S2° 09' 43"W
L127	15.87	S87° 50' 17"E
L128	5.34	N2° 09' 43"E
L129	8.00	S87° 50' 17"E
L130	5.34	S2° 09' 43"W
L131	14.06	S87° 50' 17"E
L132	59.48	S2° 09' 43"W

0' 15' 30' 60' 90'

Scale in Feet
1" = 30'

LEGEND

- HYRUM CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENTS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SURVEY TIE LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED FENCE LINE
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
- PUBLIC RIGHT OF WAY

DEVELOPER:
CORY WADDOUPS
411 WEST 7200 SOUTH STE 201
MIDVALE UTAH, 84047

S3/3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____

R:\2601 - MISC SURVEY\HRVA DEVELOPMENT\SURVEY\DWG\HVC 1ST AMENDMENT 2025.DWG

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

Harvest Valley Court

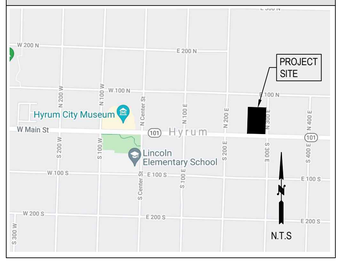
Planned Unit Development - Permit Set

Parcel #01-009-0001

30 15 0 30

SCALE: 1" = 30'

VICINITY MAP



OPEN SPACE STATEMENT

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

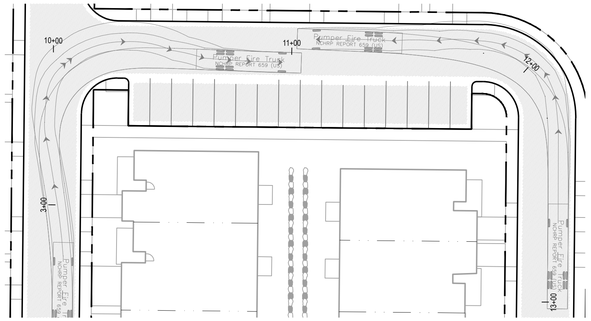
- ALL ROADWAY, CURBING, SIDEWALK AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY
- YARD LAMPPOSTS
- SEWER SERVICE LATERALS
- WATER SERVICE LINES
- ALL STORM DRAINAGE PIPING, STRUCTURES AND FACILITIES
- OPEN SPACE FACILITIES, FURNITURE AND STRUCTURES
- PARK STRIP AND LANDSCAPING ALONG PUBLIC ROADS.

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

- ALL ROADWAY, CURBING, SIDEWALK, CITY OPERATED POWER AND STREET LIGHTS WITHIN THE PUBLIC RIGHT-OF-WAY
- SEWER MANHOLES AND MAIN PIPING
- WATER MAIN AND FIRE HYDRANTS

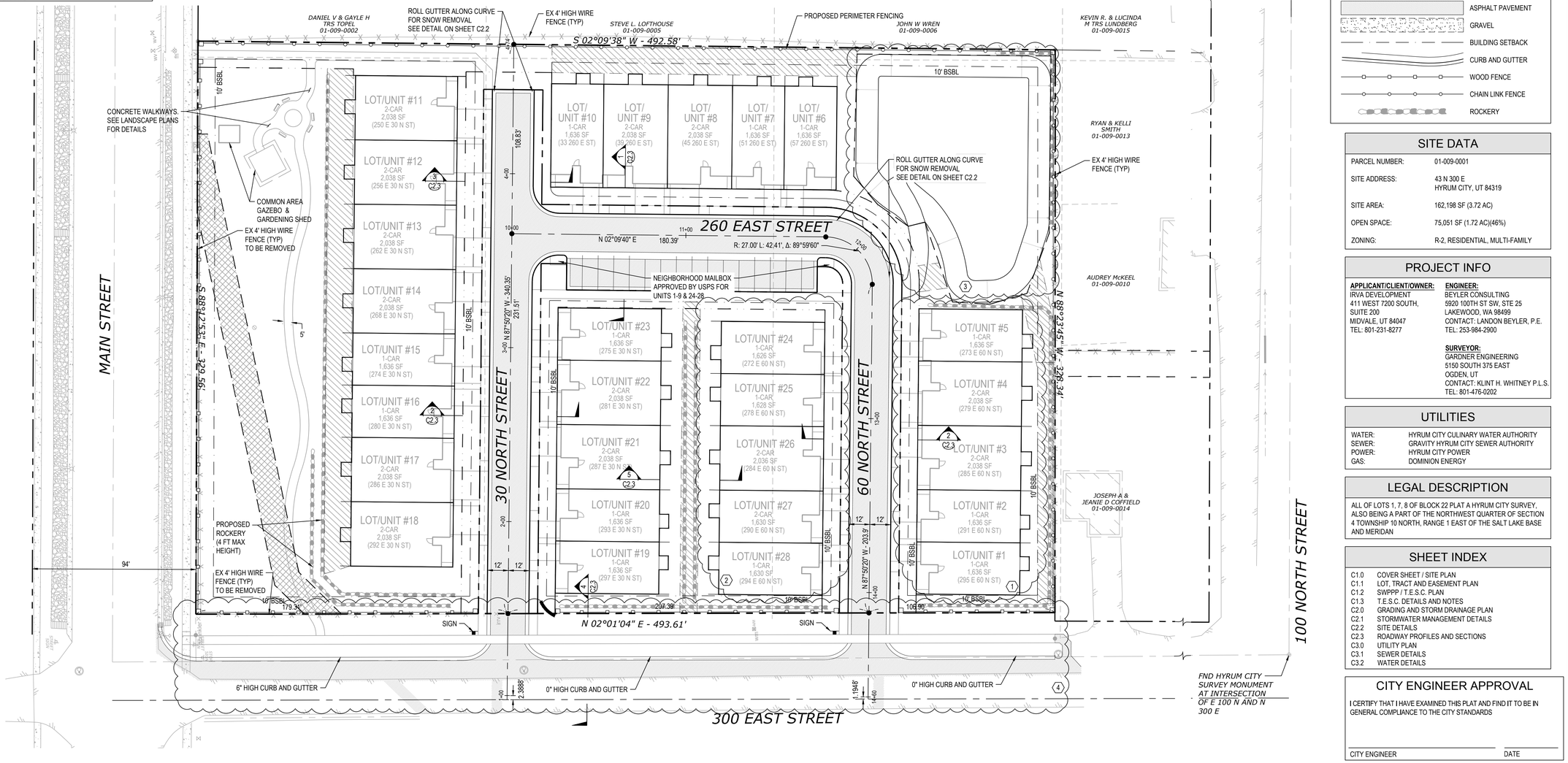
GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS)

1. ALL CONSTRUCTION AND MATERIALS SHELL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY OF HYRUM STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY. CONTRACTOR AND DEVELOPER ARE TO FAMILIARIZE THEMSELVES WITH THE STANDARDS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES 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 CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC AND PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
7. 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, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
9. DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.
10. DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCE AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
11. 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.
12. CONTRACTOR IS REQUIRED TO HAVE A SET OF PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC. THIS MAY BE COORDINATED WITH HYRUM WATER DEPARTMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
15. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
16. THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE CITY.
17. ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
18. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL FINAL ACCEPTANCE OF THIS PROJECT.
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 CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
21. ALL GATE VALVES SHALL BE LOCATED NEAR TO TEES 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, ALIGNMENTS AND COVER REQUIREMENTS.
23. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF HYRUM FOR ALL UTILITY INSPECTIONS PRIOR TO BACKFILLING. NOTICE MUST BE GIVEN TO CITY 48 HOURS PRIOR TO INSPECTION.
24. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, AND CHLORINATED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.
25. ONE MYLAR AND ONE PAPER SET OF AS-BUILTS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF PUBLIC IMPROVEMENTS. A DIGITAL COPY OF THE DRAWINGS WILL ALSO BE REQUIRED FOR GIS LINEWORK. AS BUILT PLANS WILL BE REQUIRED TO BE SUBMITTED TO THE CITY BEFORE WARRANTY BONDS SHALL BE RELEASED.



FIRE TRUCK TURNING RADII EXHIBIT

1"=30'



LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- EX ASPHALT
- EX CONCRETE
- EX DITCH
- EX WIRE FENCE
- ASPHALT PAVEMENT
- GRAVEL
- BUILDING SETBACK
- CURB AND GUTTER
- WOOD FENCE
- CHAIN LINK FENCE
- ROCKERY

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/OWNER:
IRVA DEVELOPMENT
411 WEST 7200 SOUTH,
SUITE 200
MIDVALE, UT 84047
TEL: 801-231-8277

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

SURVEYOR:
GARDNER ENGINEERING
5150 SOUTH 375 EAST
OGDEN, UT
CONTACT: KLINT H. WHITNEY P.L.S.
TEL: 801-476-0202

UTILITIES

WATER:	HYRUM CITY CULINARY WATER AUTHORITY
SEWER:	GRAVITY HYRUM CITY SEWER AUTHORITY
POWER:	HYRUM CITY POWER
GAS:	DOMINION ENERGY

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 MERIDAN

SHEET INDEX

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 _____ DATE _____

NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1-5 MOVED 10' WEST	WRK	10/18/24
2	LOT/UNIT 24-28 MOVED 10' WEST	WRK	10/18/24
3	STORM POND DRAINAGE UPDATED	WRK	10/18/24
4	300 E ST R-O-W REALIGNMENT	WRK	01/10/25

BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PROJECT MANAGEMENT | FEASIBILITY STUDIES | DUE DILIGENCE
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

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

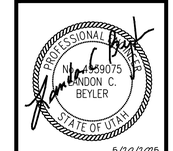
COVER SHEET / SITE PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED: LCB | DRAWN: LPL | CHECKED: LCB,LJM | SCALE: HORZ: 1"=30' VERT: | DATE: 5/20/2025



JOB NUMBER 22.00188

SHEET C1.0

CAD FILE: C:\Auto\CAD\Auto\CAD Standards\BeylerBC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 COVER.dwg PLOT DATE/TIME: 5/20/2025 10:59 AM

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

CIVIL ABBREVIATIONS

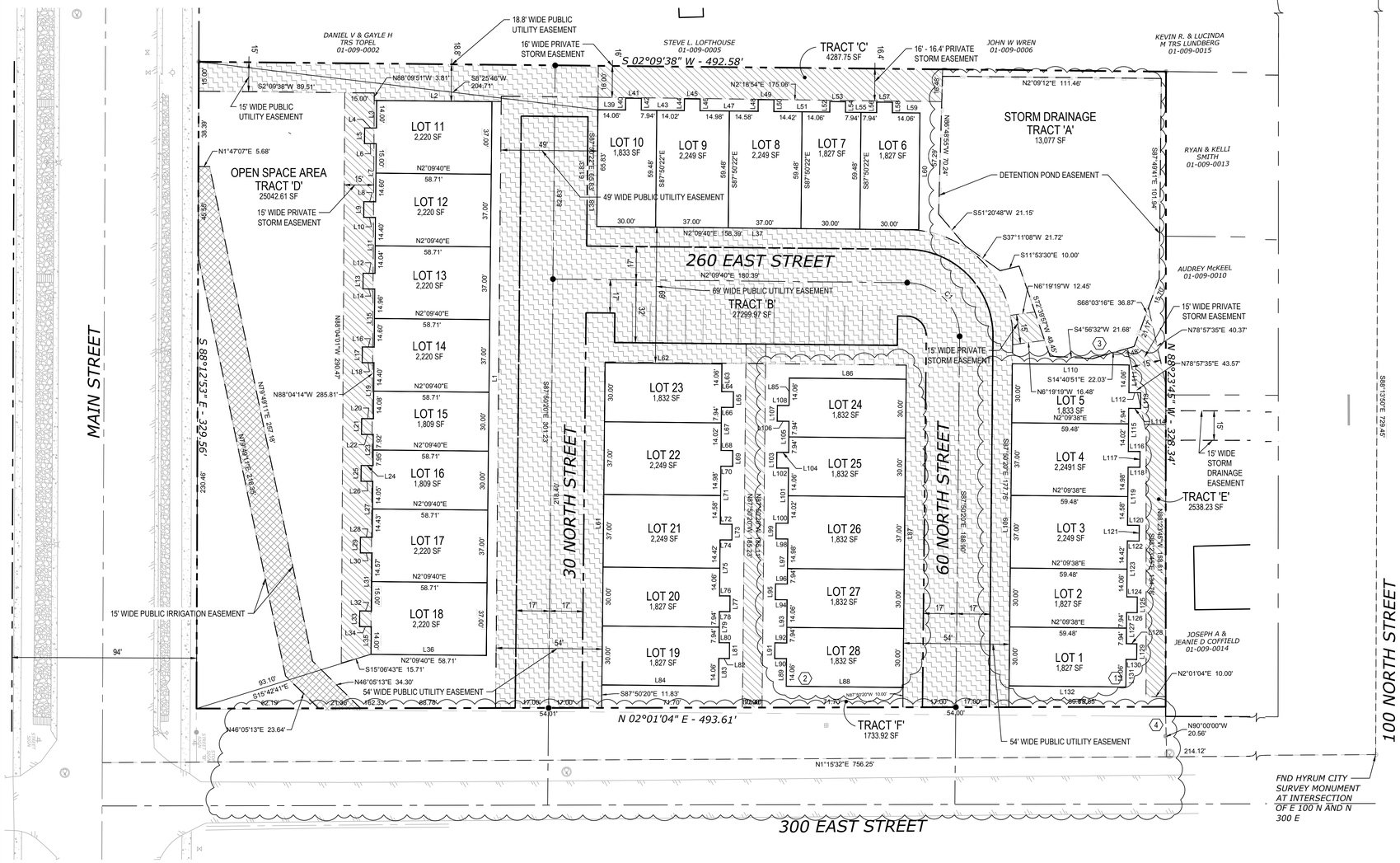
BC	BOTTOM OF CURB
BSBL	BUILDING SETBACK LINE
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DI	DUCTILE IRON
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
MH	MANHOLE
PVC	POLYVINYLCHLORIDE
REQ'D	REQUIRED
RPBA	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TBC	TOP BACK OF CURB
UBC	UNIFORM BUILDING CODE
WM	WATER METER
XFMR	TRANSFORMER

EASEMENT NOTE

REFER TO P.U.D. MAP PREPARED BY GARDNER ENGINEERING FOR EASEMENT DETAILS.

LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM EASEMENT
- PRIVATE STORM EASEMENT
- PUBLIC STORM EASEMENT



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LINE TABLE

LINE #	LENGTH	BEARING
L81	8.00	S87° 50' 17"E
L82	5.34	S2° 09' 43"W
L83	14.06	S87° 50' 17"E
L84	59.48	S2° 09' 43"W
L85	14.06	N87° 50' 19"W
L86	59.48	N2° 09' 41"E
L87	157.00	S87° 50' 20"E
L88	59.48	S2° 09' 41"W
L89	14.06	N87° 50' 19"W
L90	6.00	S2° 09' 41"W
L91	8.00	N87° 50' 19"W
L92	6.00	N2° 09' 41"E
L93	22.00	N87° 50' 19"W
L94	6.00	S2° 09' 41"W
L95	8.00	N87° 50' 19"W
L96	6.00	N2° 09' 41"E
L97	22.92	N87° 50' 19"W
L98	6.00	S2° 09' 41"W
L99	8.00	N87° 50' 19"W
L100	6.00	N2° 09' 41"E
L101	28.08	N87° 50' 19"W
L102	6.00	S2° 09' 41"W
L103	8.00	N87° 50' 19"W
L104	6.00	N2° 09' 41"E
L105	15.87	N87° 50' 19"W
L106	6.00	S2° 09' 41"W
L107	8.00	N87° 50' 19"W
L108	6.00	N2° 09' 41"E
L109	164.00	N87° 50' 20"W
L110	59.48	N2° 09' 40"E
L111	14.06	S87° 50' 17"E
L112	6.00	N2° 09' 40"E
L113	8.00	S87° 50' 20"E
L114	6.00	S2° 09' 40"W
L115	21.96	S87° 50' 17"E
L116	5.99	N2° 09' 40"E
L117	8.00	S87° 50' 17"E
L118	5.99	S2° 09' 40"W
L119	29.56	S87° 50' 17"E
L120	5.99	N2° 09' 38"E

NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1–5 MOVED 10' WEST	WRK	10/18/24
2	LOT/UNIT 24–28 MOVED 10' WEST	WRK	10/18/24
3	STORM POND DRAINAGE UPDATED	WRK	10/18/24
4	300 E ST R-O-W REALIGNMENT	WRK	01/10/25

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

LOT, TRACT AND EASEMENT PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED: LCB | DRAWN: LPL | CHECKED: LCB/LPL | SCALE: HORZ: 1" = 30' VERT: | DATE: 5/20/2025

PROFESSIONAL ENGINEER — No. 9359075 — LANDON C. BEYLER — STATE OF UTAH

5/10/2025

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 _____ DATE _____

JOB NUMBER 22.00188

SHEET C1.1

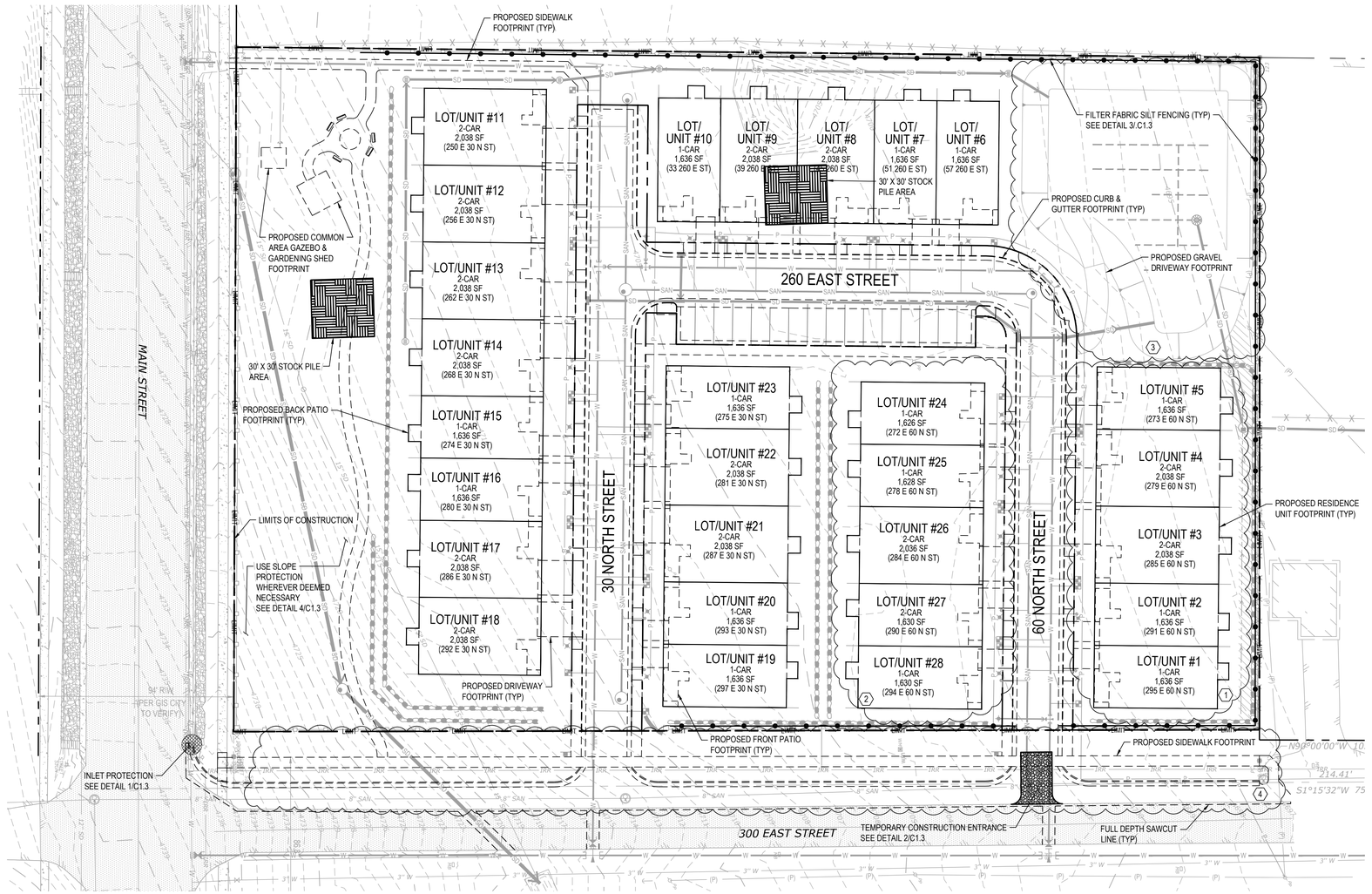
CAD FILE: C:\AutoCAD\AutoCAD Standards\BovBC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\4Civil Engineering\Drawings\22.00188 LOT PLAN.dwg PLOT DATE/TIME: 5/20/2025 10:36 AM

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

LEGEND

- EX PROPERTY BOUNDARY
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- SAWCUT LINE
- LIMITS OF CONSTRUCTION
- SILT / FILTER FABRIC FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

30 15 0 30
SCALE: 1" = 30'



NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1–5 MOVED 10' WEST	WRK	10/18/24
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(253) 984-2900
beylerconsulting.com

SWPPP / T.E.S.C. PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
LCB\LPL	LPL\LJM	LCB	HORZ: 1"=30' VERT:	5/20/2025

PROFESSIONAL ENGINEER
No. 9399075
LANDON C. BEYLER
STATE OF UTAH
5/20/2025

CITY ENGINEER APPROVAL

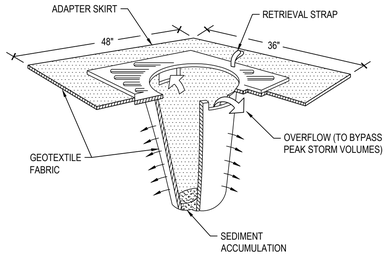
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS

CITY ENGINEER _____ DATE _____

JOB NUMBER 22.00188

SHEET C1.2

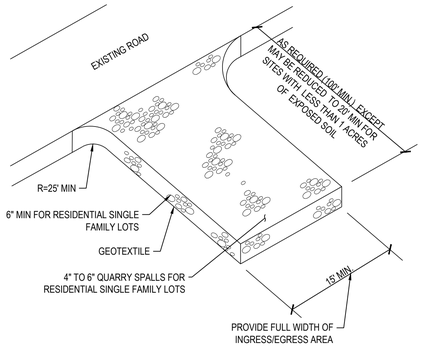
CAD FILE: C:\Auto\CAD\Auto\CAD Standards\Beyler\C Data\Projects_ 2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 TESC.dwg PLOT DATE/TIME: 5/20/2025 10:38 AM



INLET PROTECTION NOTE:
FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACES WHEN 1/3 FULL.

1 INLET PROTECTION DETAIL

NTS

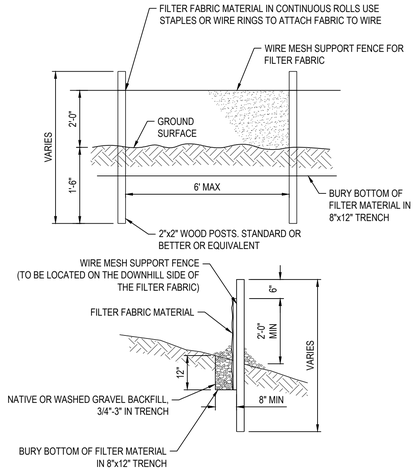


CONSTRUCTION ENTRANCE NOTES

1. MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 INCH TO 3 INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15.)
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 50 FEET LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE IN AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.
5. GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
-GRAB TENSILE STRENGTH (ASTM D4751) - 200 PSI MIN.
-GRAB TENSILE ELONGATION (ASTM D4632) - 30% MAX
-MULLEN BURST STRENGTH (ASTM D3786-80a) - 400 PSI MIN.
-AOS (ASTM D4751) - 20 TO 45 (U.S. STANDARD SIEVE SIZE)

2 CONSTRUCTION ENTRANCE DETAIL

NTS



FILTER FABRIC FENCE NOTES

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT THE SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
2. POST SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POST AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POST USING A HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED TO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRE DIRECTLY TO THE POST WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
10. CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
12. INSTALL DOWNSLOPE OF EXPOSED AREAS.
13. DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

3 FILTER FABRIC FENCE DETAIL

NTS

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. SWEEPING OF STREETS AND GUTTERS SHALL BE DONE AS NEEDED TO PREVENT EXCESSIVE SEDIMENT TRANSPORT AND SHALL BE CHECKED AFTER STORM EVENTS.

STABILIZED SOILS OPTIONS

1. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMPS THAT PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT, FLOWING WATER, AND WIND.
2. FULL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND AREAS WHERE THE SOIL OR NATURAL VEGETATIVE COVER HAS BEEN DISTURBED. QUARRY SPALLS USED AS DITCH LINING; APPLICATION OF THICK LAYERS OF GRAVEL OR MULCH; OR VEGETATIVE COVER IN A MANNER THAT WILL FULLY PREVENT SOIL EROSION. WHERE THE TERM "FULLY ESTABLISHED" IS USED TO DESCRIBE VEGETATIVE COVER OR PLANTINGS, IT SHALL BE UNDERSTOOD TO MEAN THAT HEALTHY VEGETATION COVERS 90 PERCENT OF EXPOSED BARE SOIL.

SOIL MANAGEMENT NOTES

RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE SHALL DEMONSTRATE THE FOLLOWING:

1) A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 5% ORGANIC MATTER AND A PH FROM 6.0 TO 8.0 OR MATCHING PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA.

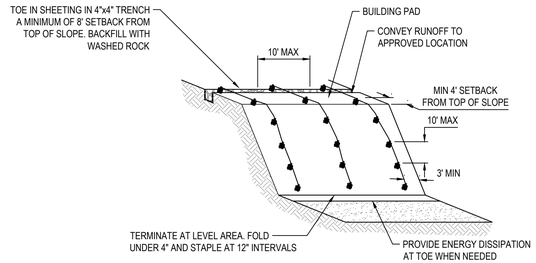
SOIL QUALITY DESIGN CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW.

OPTION 1: LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FORM COMPACTION DURING CONSTRUCTION

OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL, EITHER AT DEFAULT "PRE-APPROVED" RATES.

OPTION 3: STOCKPILE EXISTING TOP DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

OPTION 4: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.



NOTES:

1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12" AND BE WEIGHTED OR TAPED.
3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING, THIS METHOD SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
5. IF EROSION AT THE TOE OF SLOPE IS LIKELY, A GRAVEL BERM, RIP-RAP, OR OTHER SUITABLE PROTECTION SHALL BE INSTALLED AT THE TOE OF SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.

4 SLOPE PROTECTION DETAIL

NTS

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 _____ DATE _____

NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1-5 MOVED 10' WEST	WRK	10/18/24
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T.E.S.C. DETAILS AND NOTES

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED:	DRAWN:	CHECKED:	SCALE: HORZ:	VERT:	DATE:
LCB \ LPL	LPL \ LJM	LCB			5/20/2025

PROFESSIONAL ENGINEER
No. 9393075
LANDON C. BEYLER
STATE OF UTAH
5/20/2025

JOB NUMBER 22.00188

SHEET C1.3

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

SEE SHEET C2.1 FOR LEGEND

SEE SHEET C2.1 FOR MORE INFORMATION FOR STORM POND

SCALE: 1" = 20'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

S 02°09'38" W - 492.58'

GRADE TO DRAIN TOWARD AREA DRAINS

MAIN STREET

S 88°12'53" E - 329.56'

LOT/UNIT #11 2-CAR 2,038 SF (250 E 30 N ST)

LOT/UNIT #12 2-CAR 2,038 SF (256 E 30 N ST)

LOT/UNIT #13 2-CAR 2,038 SF (262 E 30 N ST)

LOT/UNIT #14 2-CAR 2,038 SF (268 E 30 N ST)

LOT/UNIT #15 1-CAR 1,636 SF (274 E 30 N ST)

LOT/UNIT #16 1-CAR 1,636 SF (280 E 30 N ST)

LOT/UNIT #17 2-CAR 2,038 SF (286 E 30 N ST)

LOT/UNIT #18 2-CAR 2,038 SF (292 E 30 N ST)

LOT/UNIT #10 1-CAR 1,636 SF (33 260 E ST)

LOT/UNIT #9 2-CAR 2,038 SF (39 260 E ST)

LOT/UNIT #8 2-CAR 2,038 SF (45 260 E ST)

LOT/UNIT #7 1-CAR 1,636 SF (51,260 E ST)

LOT/UNIT #6 1-CAR 1,636 SF (57 260 E ST)

LOT/UNIT #23 1-CAR 1,636 SF (275 E 30 N ST)

LOT/UNIT #22 2-CAR 2,038 SF (281 E 30 N ST)

LOT/UNIT #21 2-CAR 2,038 SF (287 E 30 N ST)

LOT/UNIT #20 1-CAR 1,636 SF (293 E 30 N ST)

LOT/UNIT #19 1-CAR 1,636 SF (297 E 30 N ST)

LOT/UNIT #24 1-CAR 1,626 SF (272 E 60 N ST)

LOT/UNIT #25 1-CAR 1,628 SF (278 E 60 N ST)

LOT/UNIT #26 2-CAR 2,036 SF (284 E 60 N ST)

LOT/UNIT #27 2-CAR 1,630 SF (290 E 60 N ST)

LOT/UNIT #28 1-CAR 1,630 SF (294 E 60 N ST)

LOT/UNIT #4 2-CAR 2,038 SF (279 E 60 N ST)

LOT/UNIT #3 2-CAR 2,038 SF (285 E 60 N ST)

LOT/UNIT #2 1-CAR 1,636 SF (291 E 60 N ST)

LOT/UNIT #1 1-CAR 1,636 SF (295 E 60 N ST)

AREA DRAIN (TYP)

IE 4699.79

IE 4693.00

INTERCEPT EX 15" IRRIGATION PIPE INSTALL 54"Ø STORM MANHOLE UP-SIZE OUTLET PIPE TO 24" ADS IE 4714.80 (FIELD VERIFY)

15 FT WIDE IRRIGATION EASEMENT

15'

RETAINING WALL (TYP) (DESIGN BY OTHERS)

GRADE TO DRAIN TOWARD AREA DRAINS

SINGLE GUTTER-INLET BOX #6
RIM 4704.14
IE 4698.4

SINGLE GUTTER INLET BOX #1
RIM 4705.25
IE 4698.82

SINGLE GUTTER-INLET BOX #2
RIM 4704.28
IE 4697.92

SINGLE GUTTER INLET BOX #3
RIM 4699.41
IE 4696.24

SINGLE GUTTER INLET BOX #4
RIM 4698.79
IE 4695.91

SINGLE GUTTER INLET BOX #5
RIM 4698.70
IE 4695.65

22 LF 12" ADS @ 0.5%

15 LF 12" ADS @ 2.0%

141 LF 12" ADS @ 1.2%

27 LF 12" ADS @ 1.2%

19 LF 12" ADS @ 1.2%

44 LF 12" ADS @ 12.6%

100 LF 12" ADS @ 2.0%

51 LF 4" ADS @ 9.8%

9 LF 12" ADS @ 2.0%

DEBRIS GRATE OUTLET
IE 4690.29
SEE DETAIL ON C2.1

DEBRIS GRATE OUTLET
IE 4690.10
SEE DETAIL ON C2.1

DEBRIS GRATE OUTLET
IE 4690.00
SEE DETAIL ON C2.1

POND BOTTOM
FG 4690.29

POND BOTTOM
FG 4690.10

POND BOTTOM
FG 4689.83

POND BOTTOM
FG 4690.00

RETAINING WALL
SEE DETAIL 2/C2.1

STORMWATER CONTROL POND
100 YR STORAGE = 25,073 CU FT
2 YR STORAGE = 12,183 CU FT
SEE DETAIL 4/C2.2

100 YR STORM OVERFLOW WEIR IE 4693.00
2 YR STORM DISCHARGE ORIFICE IE 4689.83
SEE DETAIL 1/C2.1

TW 4694.00
BW 4693.55

TW 4694.00
BW 4692.00

TW 4694.00
BW 4692.26

TW 4694.00
BW 4692.75

TW 4694.00
BW 4693.27

3:1 (TYP)

2:1

CONTRACTOR SHALL REFER TO PIPE MANUFACTURER COMPACTION/SOIL TYPE SPECIFICATIONS REGARDING MAXIMUM COVER IN THIS AREA.

STORM MANHOLE W/ SOLID LID RIM TO 3" ABOVE GRADE TO PREVENT STORMWATER INGRESS.
IE (IN-W) 4687.83
IE (OUT-N) 4687.83
SEE DETAIL 1/C2.2

AREA DRAIN
RIM 4698.00
IE 4695.00

GRADEBREAK
IE 4687.65

GRADE TO DRAIN TOWARD AREA DRAINS

54" STORM MANHOLE
RIM 4722.5~
IE 4714.31

EX IRRIGATION PIPE TO BE RE-ROUTED AROUND DEVELOPMENT AND UP-SIZED TO 24" ADS

REPLACE EX 15" IRRIGATION PIPE W/ 18" ADS STORM PIPE W/ TRASH RACK IE 413.98 (FIELD VERIFY)

94' R/W (PER GIS CITY TO VERIFY)

N 02°01'04" E - 493.61'

S88°23'45"W -

N90°00'00"W 10

S1°15'32

300 EAST STREET

SEE UTILITY PLAN FOR PROPOSED WATER AND SEWER DESIGN

MANHOLE SHALL BE ORIENTED TO HIGH GRADE (SOUTH) TO REDUCE INFILTRATION

ADD MANHOLE RINGS TO BRING RIM TO NEW GRADE, POSITION MANHOLE TO THE WEST BEHIND NEW CURB

CONTINUED - SEE SHEET C2.1

NO.	DESCRIPTION	INIT	DATE
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5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900

beylerconsulting.com

GRADING AND STORMWATER PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
LCB\LPL	LPL\EJM	LCB	HORZ: 1"=20' VERT:	5/20/2025

NO. 9039075
LANDON C. BEYLER
STATE OF UTAH
PROFESSIONAL ENGINEER

5/20/2025

CITY ENGINEER APPROVAL

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

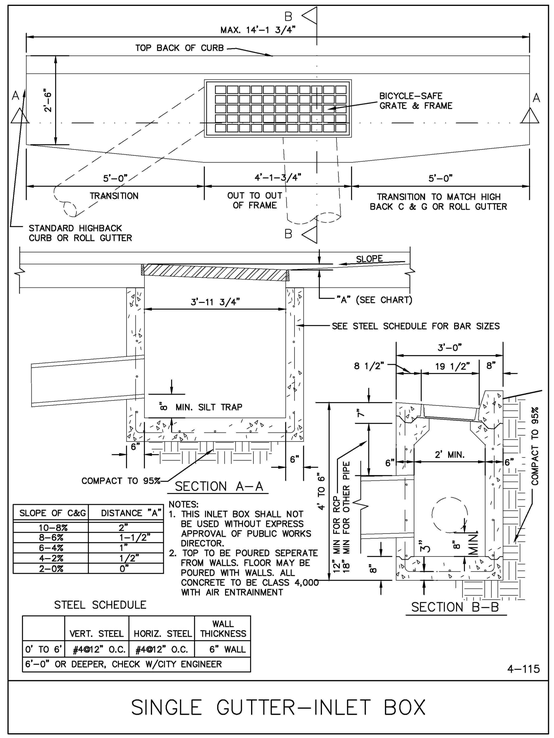
CITY ENGINEER _____ DATE _____

JOB NUMBER 22.00188

SHEET C2.0

CAD FILE: C:\AutoCAD\AutoCAD Standards\Box\BC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 STORM.dwg PLOT DATE/TIME: 5/20/2025 10:42 AM

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



SLOPE OF C&G	DISTANCE "A"
10–8%	2"
8–6%	1–1/2"
6–4%	1"
4–2%	1/2"
2–0%	0"

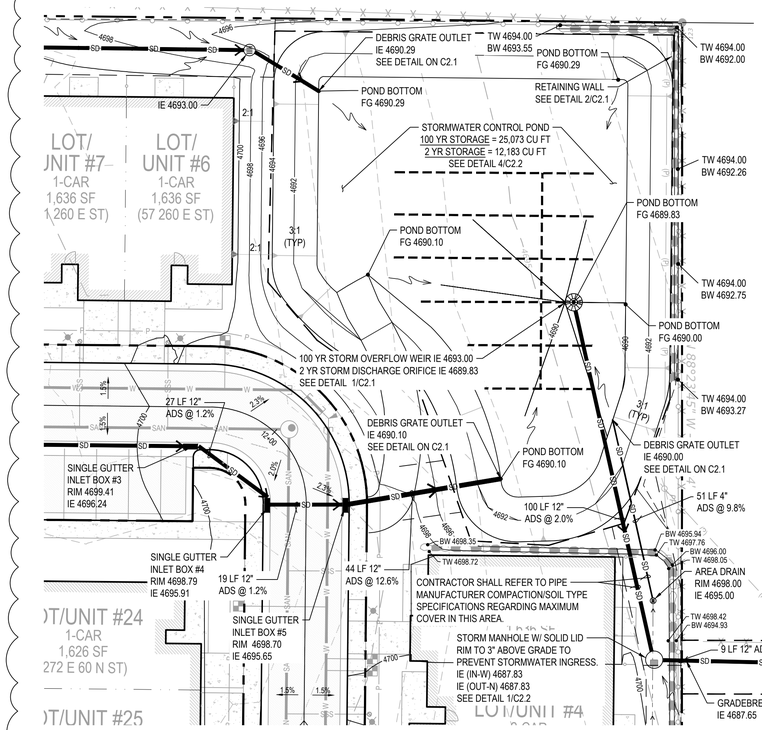
NOTES:
1. THIS INLET BOX SHALL NOT BE USED WITHOUT EXPRESS APPROVAL OF PUBLIC WORKS DIRECTOR.
2. TOP TO BE POURED SEPERATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE CLASS 4,000 WITH AIR ENTRAINMENT

STEEL SCHEDULE

	VERT. STEEL	HORIZ. STEEL	WALL THICKNESS
0' TO 6'	#4@12" O.C.	#4@12" O.C.	6" WALL
6'–0" OR DEEPER, CHECK W/CITY ENGINEER			

4–115

SINGLE GUTTER–INLET BOX



STORM RETENTION POND PLAN
1"=20'

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)

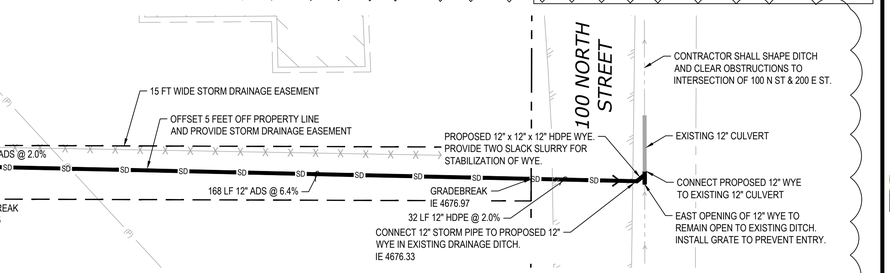
Time (min)	Precipitation (in)	Intensity (in/hr)	Acc.Vol (ft^3)	Rel.Vol. (ft^3)	Req. Stor. (ft^3)	Peak Flow (cfs)
5	0.482	5.784	3,730	0	3,730	12.4
10	0.734	4.404	5,680	0	5,680	9.5
15	0.910	3.640	7,042	0	7,042	7.8
30	1.230	2.460	9,518	0	9,518	5.3
60	1.520	1.520	11,762	0	11,762	3.3
120	1.720	0.860	13,310	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.

20 10 0 20
SCALE: 1" = 20'

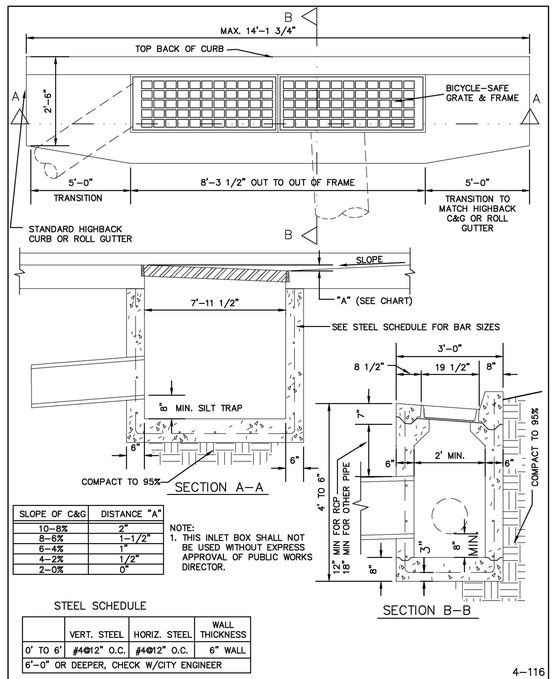
LEGEND

- EX PROPERTY BOUNDARY
- PROPOSED STORM EASEMENT
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- BUILDING
- CONCRETE
- ASPHALT PAVEMENT
- GRAVEL
- POND BOTTOM
- STORM DRAINAGE PIPE
- DRAINAGE DITCH/SWALE
- ROOF DOWNSPOUT
- STORM CLEANOUT
- AREA DRAIN / CATCH BASIN TYPE 1
- POND OVERFLOW STRUCTURE
- CATCH BASIN TYPE 2 / MANHOLE
- EX YD/CO/CB/CB 2/MH
- FLOW ARROW/SLOPE ARROW
- ROCKERY



STORM OVERFLOW PIPE TO DRAINAGE DITCH PLAN
1"=20'

3



SLOPE OF C&G	DISTANCE "A"
10–8%	2"
8–6%	1–1/2"
6–4%	1"
4–2%	1/2"
2–0%	0"

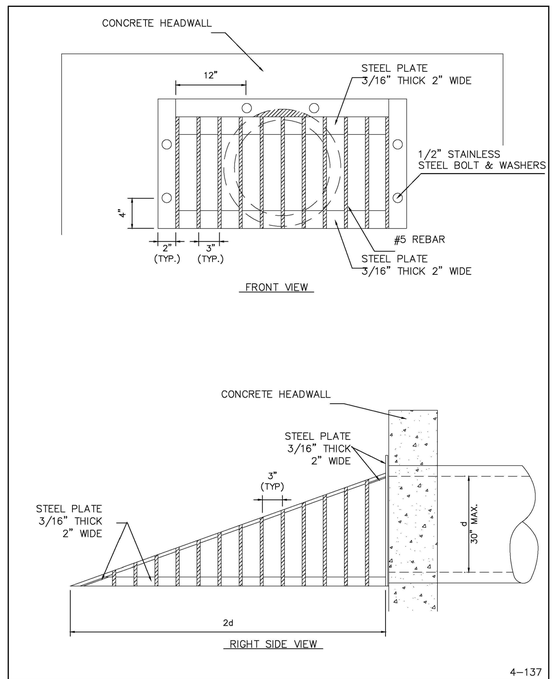
NOTE:
1. THIS INLET BOX SHALL NOT BE USED WITHOUT EXPRESS APPROVAL OF PUBLIC WORKS DIRECTOR.

STEEL SCHEDULE

	VERT. STEEL	HORIZ. STEEL	WALL THICKNESS
0' TO 6'	#4@12" O.C.	#4@12" O.C.	6" WALL
6'–0" OR DEEPER, CHECK W/CITY ENGINEER			

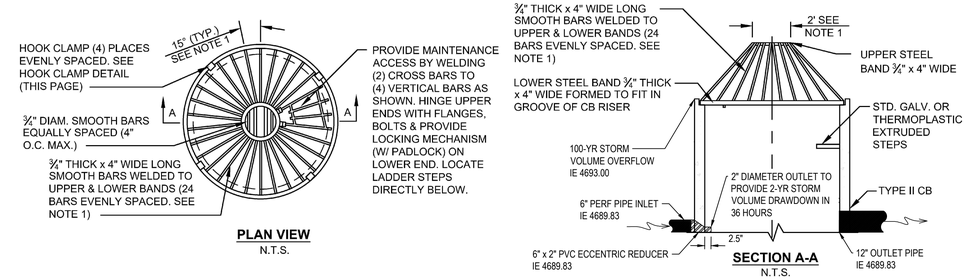
4–116

DOUBLE GUTTER–INLET BOX "B"

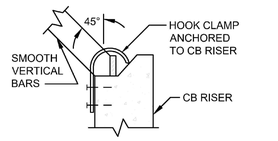


4–137

DEBRIS GRATE OUTLET

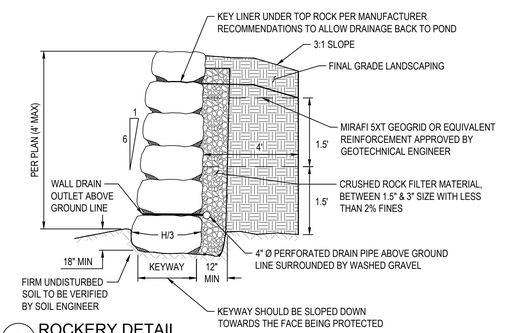


NOTES:
1. DIMENSIONS ARE FOR INSTALLATION ON 54" DIAM. CB. FOR DIFFERENT DIAM. CB'S ADJUST DIMENSIONS TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS & 4" O.C. MAX. SPACING OF BARS AROUND LOWER STEEL BAND. WHEN VERITCAL BAR SPACING EXCEEDS 4" O.C., PROVIDE HORIZONTAL RINGS 4" O.C.
2. METAL PARTS: CORROSION RESISTANT (STEEL PARTS GALVANIZED OR STAINLESS STEEL).



DETAIL HOOK CLAMP
N.T.S.

1 STORMWATER DISCHARGE / OVERFLOW STRUCTURE
NTS



2 ROCKERY DETAIL
NTS

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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CITY ENGINEER _____ DATE _____

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2	LOT/UNIT 24–28 MOVED 10' WEST	WRK	10/18/24
3	STORM POND DRAINAGE UPDATED	WRK	10/18/24
4	300 E ST R-O-W REALIGNMENT	WRK	01/10/25

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CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT
CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900
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STORMWATER MANAGEMENT DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

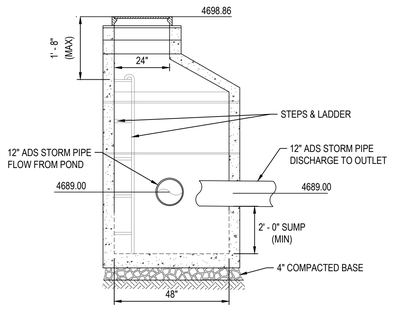
DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
LCB\LPL	LPL\EJM	LCB	HORZ:	5/20/2025
			VERT:	

PROFESSIONAL ENGINEER
No. 9039075
LINDON C. BEYLER
STATE OF UTAH
5/20/2025

JOB NUMBER
22.00188

SHEET
C2.1

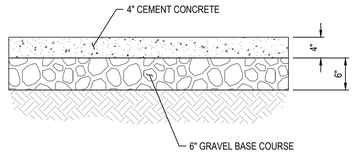
CAD FILE: C:\Auto\CAD\Auto\CAD Standards\Box\BC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 STORM.dwg PLOT DATE/TIME: 5/20/2025 10:41 AM



NOTE:
48" MH'S FOR 24"Ø PIPE OR SMALLER
54" MH'S FOR 36"Ø PIPE OR SMALLER
72" MH'S FOR 48"Ø PIPE OR SMALLER

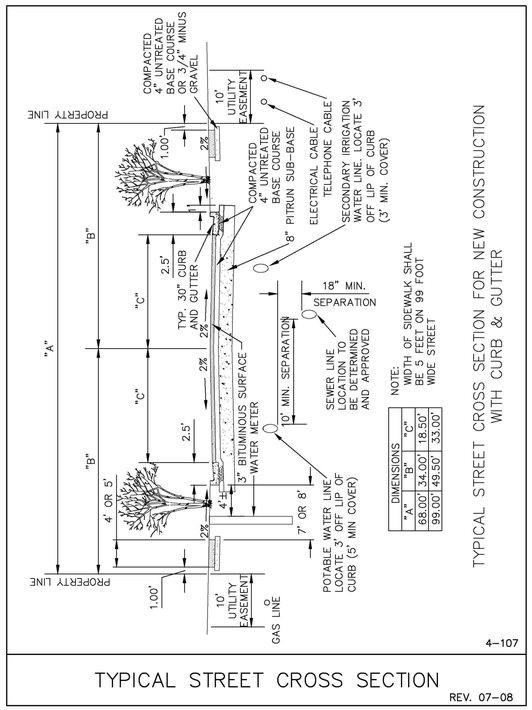
1 STORM MANHOLE

NTS



2 SIDEWALK DETAIL FOR PUBLIC WALKWAYS

NTS

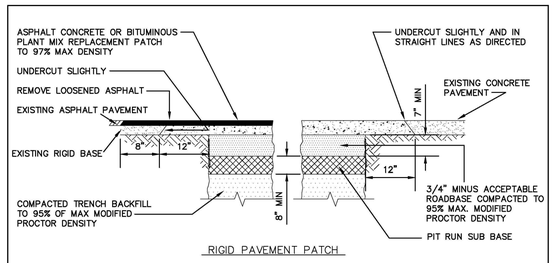


TYPICAL STREET CROSS SECTION FOR NEW CONSTRUCTION WITH CURB & GUTTER

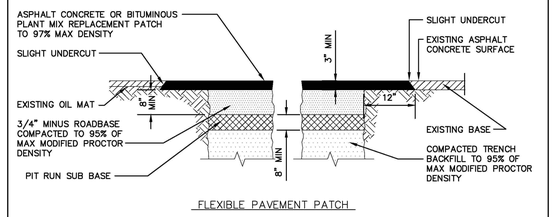
4–107

TYPICAL STREET CROSS SECTION

REV. 07–08



RIGID PAVEMENT PATCH



FLEXIBLE PAVEMENT PATCH

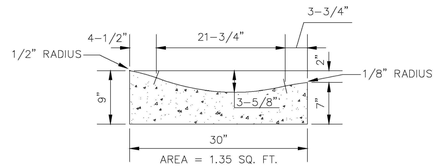
GENERAL NOTE:

CONCRETE MIX SHALL BE CLASS 4000 HIGH EARLY STRENGTH CONCRETE MEETING THE REQUIREMENTS OF THESE SPECIFICATIONS.

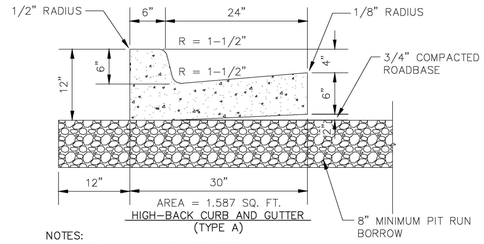
4–109

PAVEMENT PATCHING DETAILS

NOTE: MAX 10' TOOLED CONTROL JOINTS, EXPANSION JOINTS AT 50 FEET UNLESS OTHERWISE APPROVED.



ROLL GUTTER
TO BE USED ONLY IN SPECIAL CONDITIONS APPROVED BY THE CITY



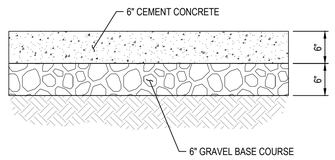
HIGH–BACK CURB AND GUTTER
(TYPE A)

NOTES:
NO HONEYCOMB WILL BE PERMITTED
ALL CURB & GUTTER IS TO BE BEDDED WITH UNTREATED BASE COURSE
NO GRAVEL SHALL BE PERMITTED

4–110

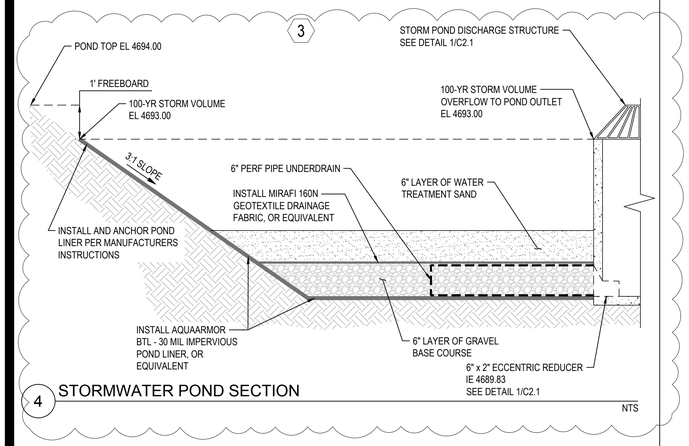
CURB AND GUTTER DETAILS

REV. JAN 03



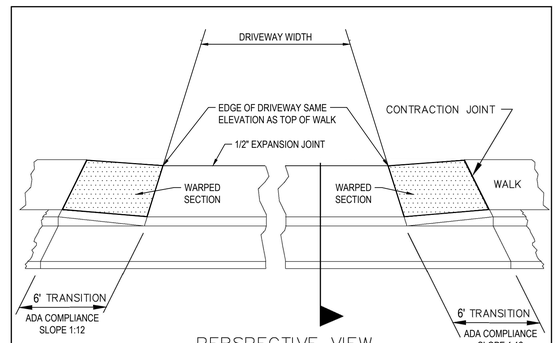
3 SIDEWALK DETAIL THROUGH DRIVEWAYS

NTS

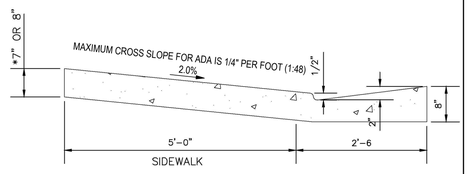


4 STORMWATER POND SECTION

NTS



PERSPECTIVE VIEW



SECTION

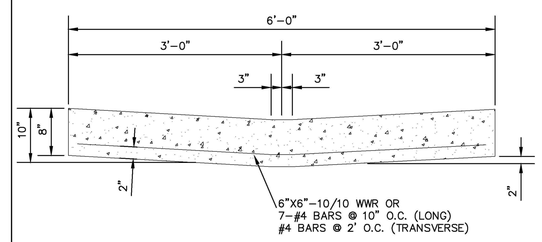
*DRIVEWAY THICKNESS:
6" FOR RESIDENTIAL AREAS
8" FOR COMMERCIAL AREAS AND PUBLIC ALLEYS

- MINIMUM 5' WIDE EXPANSION JOINTS.
- WET CURING OR CURING COMPOUND SHOULD BE USED.
- EXPANSION JOINT AT DRIVEWAY/SIDEWALK INTERSECTIONS.

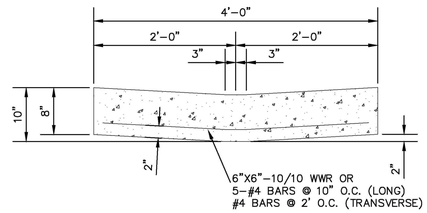
NOTE: ALL DRIVEWAYS ARE TO BE BEDDED WITH A MIN. OF 4" OF UNTREATED BASECOURSE.

4–113

DRIVEWAY DETAILS (HIGHBACK CURB & GUTTER)



6' DRAIN GUTTER AT INTERSECTION



4' DRAIN GUTTER AT INTERSECTION

NOTE: ALL DRAIN GUTTER IS TO BE BEDDED WITH MIN. OF 4" OF UNTREATED COMPACTED BASE COURSE.

4–111

DRAIN GUTTER DETAILS

REV. JAN 03

GENERAL NOTES

1. THE EXISTING CONTOURS SHOWN HEREON WERE OBTAINED VIA FIELD SURVEY COMPLETED IN MAY 2022.
2. THE SITE GENERALLY SLOPES NORTHWESTERLY TOWARDS THE PROPOSED RETENTION BASIN.
3. 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.
4. PIPE AND RETENTION BASIN SIZING WAS PERFORMED USING THE RATIONAL METHOD (Q = C * I * 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
5. 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.
6. 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.
7. 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 DATE

NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1–5 MOVED 10' WEST	WRK	10/18/24
2	LOT/UNIT 24–28 MOVED 10' WEST	WRK	10/18/24
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4	300 E ST R-O-W REALIGNMENT	WRK	01/10/25

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CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

SITE DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

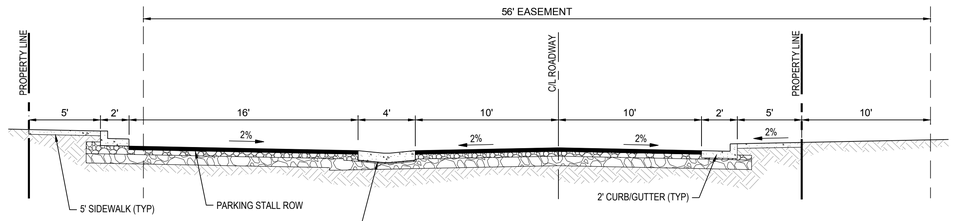
DESIGNED: LCB\PL | DRAWN: LPL\EJM | CHECKED: LCB | SCALE: HORZ: | VERT: | DATE: 5/20/2025

PROFESSIONAL ENGINEER
No. 9039075
LONDON C. BEYLER
STATE OF UTAH
5/20/2025

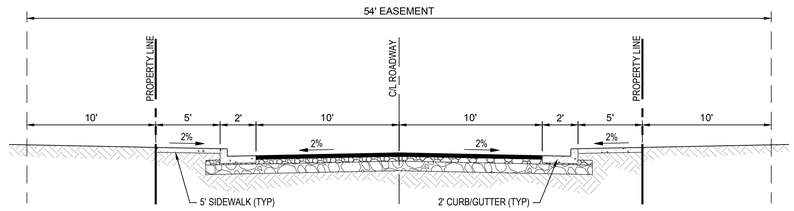
JOB NUMBER 22.00188

SHEET C2.2

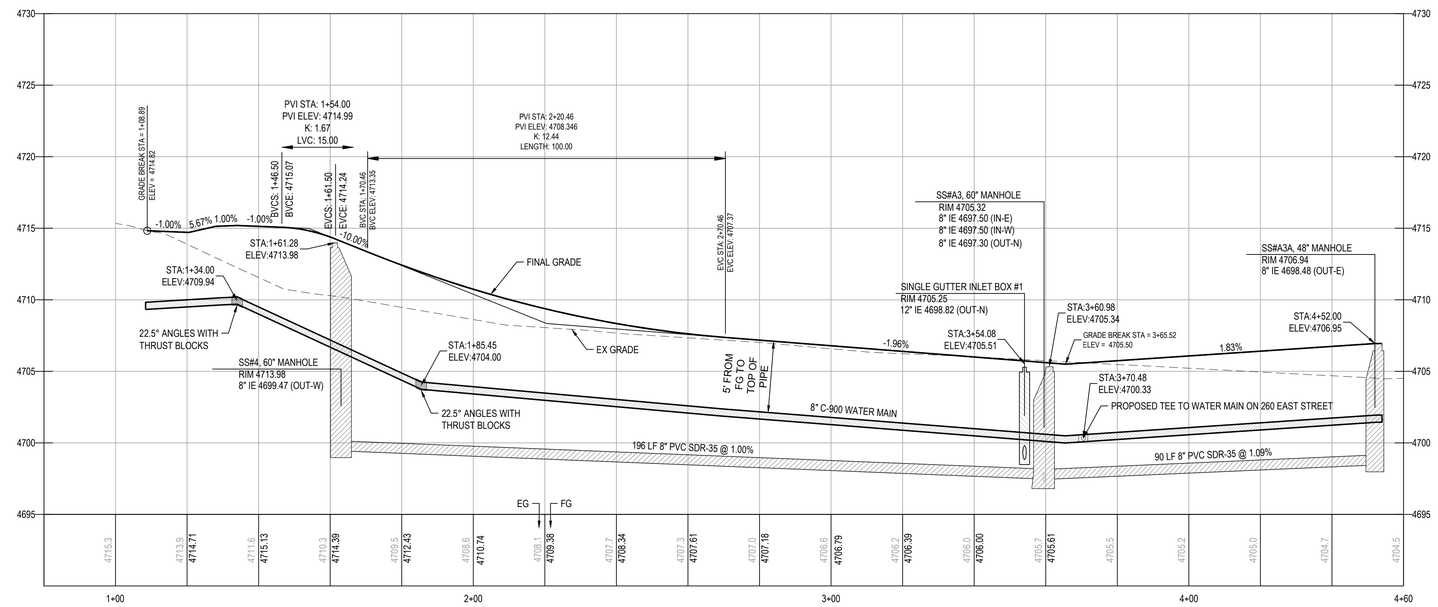
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN



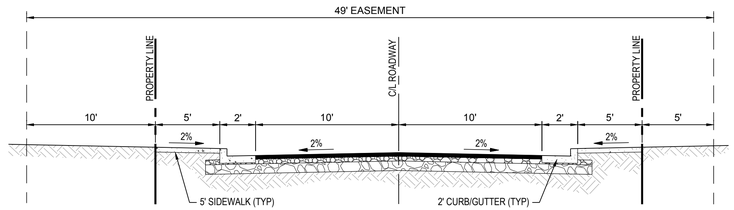
1 260 EAST STREET CROSS SECTION WITH PARKING
1"=5'



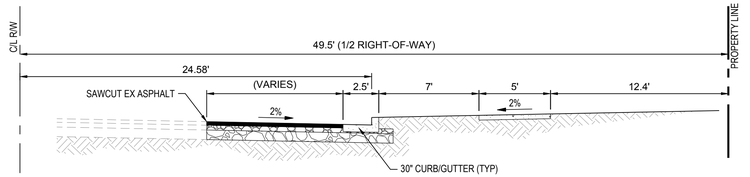
2 30 & 60 NORTH STREET CROSS SECTION
1"=5'



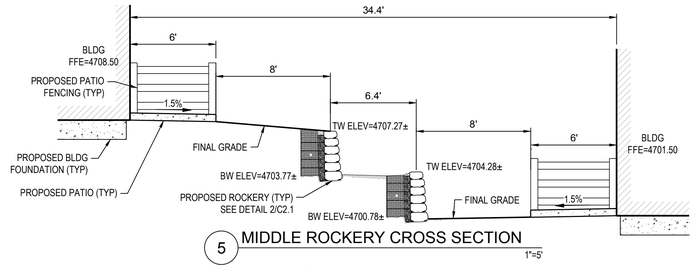
30 NORTH STREET PROFILE
HORIZONTAL 1"=20'
VERTICAL 1"=5'



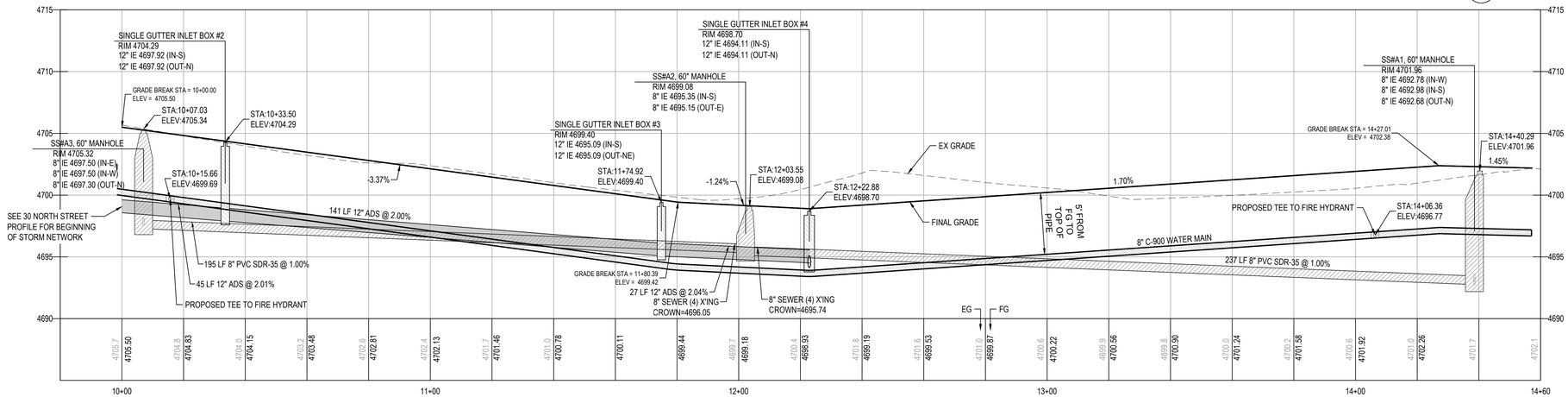
3 NORTH PORTION OF 30 STREET CROSS SECTION
1"=5'



4 TYPICAL FRONTAGE ROADWAY
1"=5'



5 MIDDLE ROCKERY CROSS SECTION
1"=5'



260 EAST STREET PROFILE
HORIZONTAL 1"=20'
VERTICAL 1"=5'

60 NORTH STREET PROFILE
HORIZONTAL 1"=20'
VERTICAL 1"=5'

NO.	DESCRIPTION	INIT	DATE
1	LOT/UNIT 1–5 MOVED 10' WEST	WRK	10/18/24
2	LOT/UNIT 24–28 MOVED 10' WEST	WRK	10/18/24
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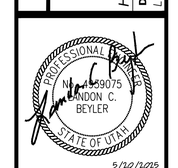
ROADWAY PROFILES AND SECTIONS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED: LCB | DRAWN: LPL | CHECKED: LCB | SCALE: HORZ: 1"=20' VERT: 1"=5' | DATE: 5/20/2025



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 _____ DATE _____

JOB NUMBER 22.00188

SHEET C2.3

CAD FILE: C:\Auto\CAD\AutoCAD Standards\Base\BC Data\Projects\...2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 ROAD PROFILES.dwg PLOT DATE/TIME: 5/20/2025 10:44 AM

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

SEE SHEET C3.1 FOR LEGEND

SCALE: 1" = 20'

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

CONNECT PROPOSED 8" WATER MAIN TO EXISTING WATER MAIN SYSTEM

PROPOSED 8" C-900 WATER MAIN

PUBLIC UTILITY EASEMENT (TYP)

PROPOSED HOSE BIB FOR GARDENING SHED

RETAINING WALL (TYP) (DESIGN BY OTHERS)

MAIN STREET

S 88°12'53" E - 329.56'

S 02°09'38" W - 492.58'

N 88°22'45" W - 328.34'

SS#A3A, 48" MANHOLE
RIM 4706.96
IE 4698.48 8"(OUT-E)

LOT/UNIT #11
2-CAR
2,038 SF
(250 E 30 N ST)

LOT/UNIT #12
2-CAR
2,038 SF
(256 E 30 N ST)

LOT/UNIT #13
2-CAR
2,038 SF
(262 E 30 N ST)

LOT/UNIT #14
2-CAR
2,038 SF
(268 E 30 N ST)

LOT/UNIT #15
1-CAR
1,636 SF
(274 E 30 N ST)

LOT/UNIT #16
1-CAR
1,636 SF
(280 E 30 N ST)

LOT/UNIT #17
2-CAR
2,038 SF
(286 E 30 N ST)

LOT/UNIT #18
2-CAR
2,038 SF
(292 E 30 N ST)

LOT/UNIT #10
1-CAR
1,636 SF
(33 260 E ST)

LOT/UNIT #9
2-CAR
2,038 SF
(39 260 E ST)

LOT/UNIT #8
2-CAR
2,038 SF
(45 260 E ST)

LOT/UNIT #7
1-CAR
1,636 SF
(51 260 E ST)

LOT/UNIT #6
1-CAR
1,636 SF
(57 260 E ST)

92 LF 8" PVC SDR-35 @ 1.0%

PROPOSED FIRE HYDRANT (TYP) PER COH STD DWG 6-46

WATER SERVICE AND METER (TYP) PER COH STD DWG 6-44

8" C-900 WATER MAIN

195 LF 8" PVC SDR-35 @ 1.0%

SS#A3, 60" MANHOLE
RIM 4705.34
IE 4697.50 8"(IN-W)
IE 4697.50 8"(IN-E)
IE 4697.30 8"(OUT-N)

SS#A2, 48" MANHOLE
SHALLOW MANHOLE
PER COH STD DWG 5-32
RIM 4699.08
IE 4695.35 8"(IN-S)
IE 4695.15 8"(OUT-E)

PUBLIC UTILITY EASEMENT (TYP)

6" SSCO (TYP)

8" C-900 WATER MAIN

196 LF 8" PVC SDR-35 @ 1.0%

LOT/UNIT #23
1-CAR
1,636 SF
(275 E 30 N ST)

LOT/UNIT #22
2-CAR
2,038 SF
(281 E 30 N ST)

LOT/UNIT #21
2-CAR
2,038 SF
(287 E 30 N ST)

LOT/UNIT #20
1-CAR
1,636 SF
(293 E 30 N ST)

LOT/UNIT #19
1-CAR
1,636 SF
(297 E 30 N ST)

LOT/UNIT #24
1-CAR
1,626 SF
(272 E 60 N ST)

LOT/UNIT #25
1-CAR
1,628 SF
(278 E 60 N ST)

YARD LAMP POST (TYP)

LOT/UNIT #26
2-CAR
2,036 SF
(284 E 60 N ST)

UNDERGROUND POWER LINE (TYP)

LOT/UNIT #27
2-CAR
1,630 SF
(290 E 60 N ST)

LOT/UNIT #28
1-CAR
1,630 SF
(294 E 60 N ST)

236 LF 8" PVC SDR-35 @ 1.0%

LOT/UNIT #5
1-CAR
1,636 SF
(273 E 60 N ST)

LOT/UNIT #4
2-CAR
2,038 SF
(279 E 60 N ST)

LOT/UNIT #3
2-CAR
2,038 SF
(285 E 60 N ST)

LOT/UNIT #2
1-CAR
1,636 SF
(291 E 60 N ST)

POWER PLAN DESIGN BY OTHERS

LOT/UNIT #1
1-CAR
1,636 SF
(295 E 60 N ST)

SS#A4, 60" MANHOLE
RIM 4713.98
IE 4699.47 8"(OUT-W)

PUBLIC UTILITY EASEMENT

PROPOSED FIRE HYDRANT (TYP)

PUBLIC UTILITY EASEMENT

N 02°01'04" E - 493.61'

4" CL 165 IRRIGATION PIPE W/ METERS PER COH STDS (SPRINKLER SYSTEM DESIGN BY OTHERS)

SS#A1, 60" MANHOLE
RIM 1701.96
IE 4692.78 8"(IN-W)
IE 4692.58 EX 8"(IN/OUT-N)

ADD MANHOLE RINGS TO BRING RIM TO NEW GRADE, POSITION MANHOLE TO THE WEST BEHIND NEW CURB

N90°00'00"W 10.51'

214.41' 8" SAN

S1°15'32"W 756.25'

EX 8" SEWER MAIN

MANHOLE SHALL BE ORIENTED TO HIGH GRADE (SOUTH) TO REDUCE INFILTRATION

PROPOSED POWER LINE ALIGNMENT. TRANSFORMERS AND OTHER POWER APPARATUS TO BE PROVIDED BY POWER COMPANY

300 EAST STREET

FIELD VERIFY IFF TEE'D. IF NOT, HOT TAP 8 X 8 PER COH STDS

8" WATER MAIN REPLACEMENT IN ROADWAY

CONNECT 8" WATER MAIN REPLACEMENT TO EXISTING WATER MAIN SYSTEM

EXISTING 3" WATER MAIN TO BE REPLACED

CONNECT TO 8" WATER MAIN REPLACEMENT IN ROADWAY

8" WATER MAIN REPLACEMENT IN ROADWAY

EX POWER POLE

FIELD VERIFY IFF TEE'D, IF NOT, HOT TAP 8 X 8 PER COH STDS

94' R/W (PER GIS CITY TO VERIFY)

EX 15" CULVERT NOT LOCATED

EX SSMH RIM 4729.74 IE 4722.29 8"(IN-S) IE 4722.09 8"(OUT-N)

EX SSMH RIM 4713.81 IE 4709.91 8"(IN-S) IE 4709.26 8"(OUT-N)

EX 12" IE 473

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2	LOT/UNIT 24–28 MOVED 10' WEST	WRK	10/18/24
3	STORM POND DRAINAGE UPDATED	WRK	10/18/24
4	300 E ST R-O-W REALIGNMENT	WRK	01/10/25

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PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT
CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

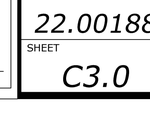
UTILITY PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED: LCB | DRAWN: LPL | CHECKED: LCB | SCALE: HORZ: 1"=20' | VERT: | DATE: 5/20/2025



5/20/2025

JOB NUMBER 22.00188

SHEET C3.0

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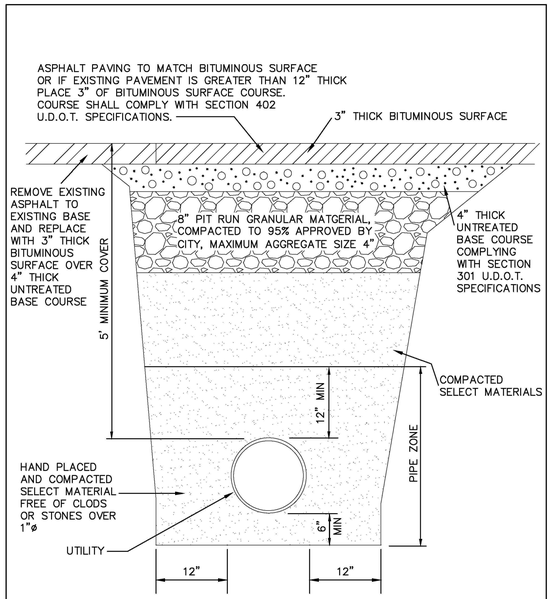
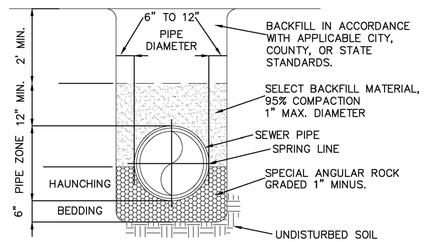


LOCATED IN SURFACED ROAD

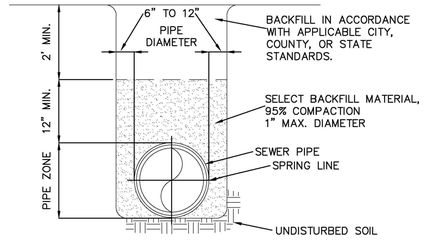
4–108

UTILITY TRENCH

REV. JAN 03



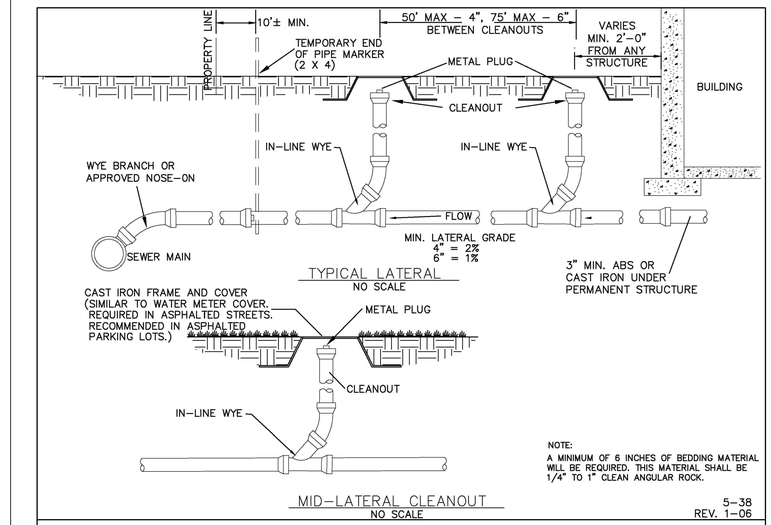
FLEXIBLE AND RIGID PIPE ON UNSUITABLE SUBGRADE



RIGID PIPE ON SUITABLE SUBGRADE

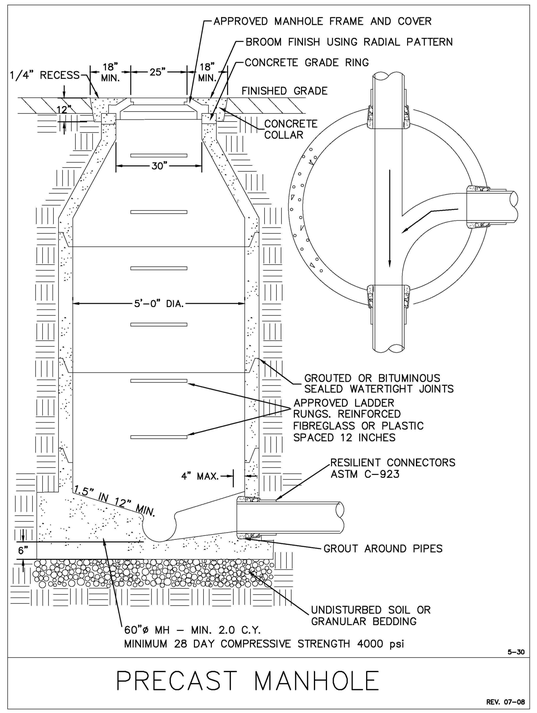
5–29

PIPE INSTALLATION DETAIL



5–38
REV. 1–06

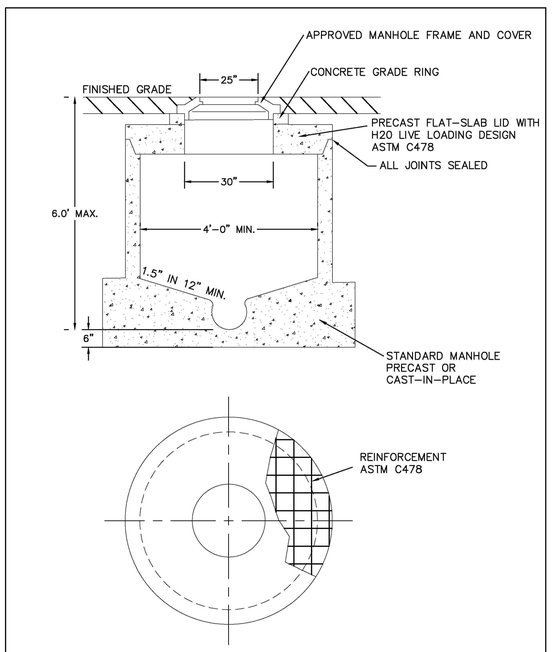
SANITARY SEWER SERVICE CONNECTION – VERTICAL RISER



5–30

PRECAST MANHOLE

REV. 07–08



NOTE: TO BE USED ONLY WHEN APPROVED BY CITY ENGINEER

5–32

SHALLOW MANHOLE

EXISTING UTILITIES

- EX WATER LINE
- EX METER
- EX GATE VALVE
- EX SEWER PIPE
- EX SANITARY MH/CO
- EX STORM DRAINAGE PIPE
- EX YD/CO/CB/CB 2/MH
- STORM DRAINAGE CULVERT
- EX STREET LIGHT
- EX OVERHEAD POWER LINE

LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED UTILITY EASEMENT
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- SANITARY SEWER PIPE
- SANITARY SEWER LATERAL
- SANITARY MANHOLE / CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL
- METER
- WATER BENDS
- UNDERGROUND POWER LINE
- YARD LIGHT

CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO MEET HYRUM CITY STANDARDS AND SPECIFICATIONS AND SHALL ADHERE TO APPROVED SWPPP GUIDELINES. STANDARDS MAY BE DOWNLOADED FROM THE HYRUM CITY WEBSITE.
2. 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.
3. ALL WATER LINES TO HAVE A MINIMUM COVER OF 5 FEET. INSTALL FIRE HYDRANT PER HYRUM STANDARD DRAWING 6-46.
4. WATER MAIN TO BE 8-INCH CLASS 350 DI OR PVC C-900 DR18 THRUST BLOCK PER HYRUM STANDARD DRAWING 6-42.
5. SEWER SERVICES SHALL BE 4-INCH SDR-35 PVC PER HYRUM STANDARD DRAWINGS 5-36 THROUGH 38
6. SEWER SERVICES TO EXTEND 10 FEET INSIDE LOT LINES WITH A 2x4 MARKING THE END.
7. TOP ELEVATIONS ARE APPROXIMATE AND ALL MANHOLES ARE TO BE ADJUSTED TO FINISHED GRADE.
8. MANHOLES ARE TO BE PER HYRUM STANDARD DRAWINGS 5-30, 5-31, 5-34, 5-35.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED FOR THE COMPLETION OF THE WORK AND AS REQUIRED BY THE CITY.
10. ALL CATCH BASINS SHALL BE PER HYRUM STANDARD 4-115 AND 4-117. RECOMMEND WEEP HOLES IN BASIN TO PREVENT MOSQUITO/VECTOR ISSUES.
11. 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. THESE ARE CONTAINED IN THE WATER METER VAULT AND SHALL BE PLACED IN THE 10' PUE. NIPPLES FOR SERVICE SHALL BE STAINLESS STEEL.
13. THE VALVE FOR THE HYDRANTS SHALL BE LOCATED NEXT TO THE MAIN LINE.
14. CONCRETE COLLARS SHALL BE REQUIRED AROUND ALL WATER VALVES. ROUND FOR POTABLE WATER AND SQUARE FOR IRRIGATION.
15. CONTRACTOR TO FIELD VERIFY EXISTING SEWER INVERTS PRIOR TO BEGINNING CONSTRUCTION.
16. SEE HYRUM STANDARD DRAWING 4-110 FOR CURB AND GUTTER DETAIL.
17. SEE HYRUM STANDARD DRAWING 4-112 FOR HANDICAP RAMP DETAIL. CONTRACTOR TO VERIFY THE ADA COMPATIBILITY BEFORE POURING RAMPS.

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CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

SEWER DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

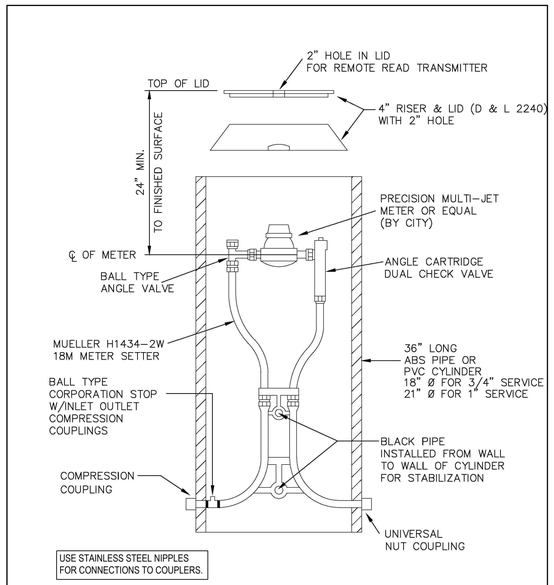
DESIGNED: LCB | DRAWN: LPL | CHECKED: LCB | SCALE: HORZ: | VERT: | DATE: 5/20/2025

PROFESSIONAL ENGINEER
No. 9339075
LANDON C. BEYLER
STATE OF UTAH
5/12/2025

JOB NUMBER 22.00188

SHEET C3.1

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



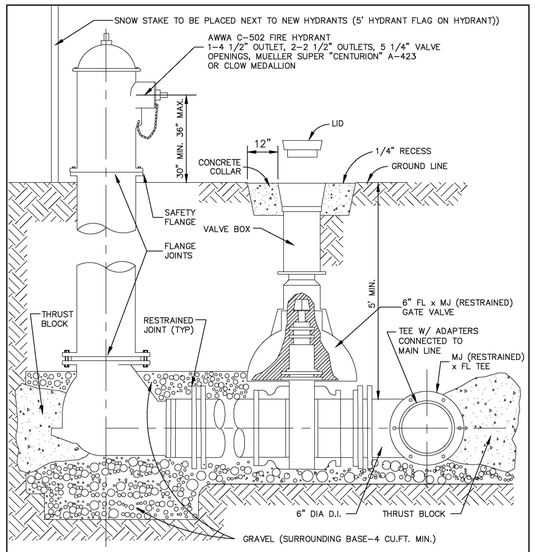
NOTE

ALL COMPONENTS EXCEPT METER PROVIDED BY CONTRACTOR. METER PROVIDED BY PUBLIC WORKS DEPT.

6-45

3/4" – 1" METER ASSEMBLY

REV. 04-07



NOTES:

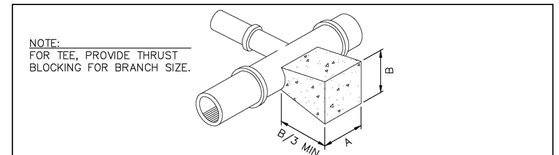
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.

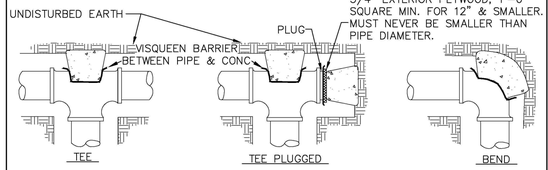
6-46

FIRE HYDRANT ASSEMBLY

REV. 07-08

NOTE:
FOR TEE, PROVIDE THRUST BLOCKING FOR BRANCH SIZE.





DIMENSIONS FOR THRUST BLOCKING

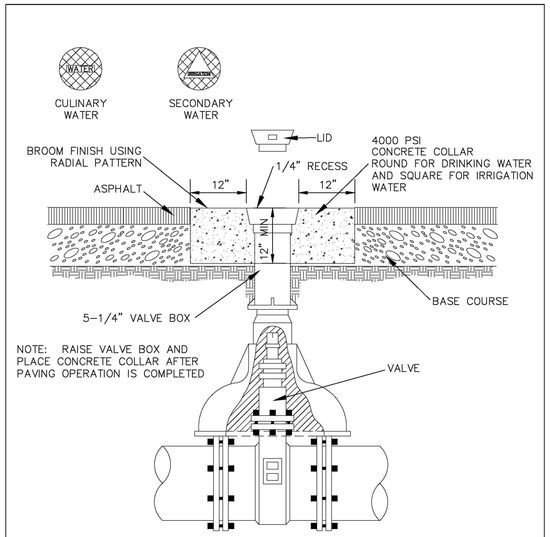
FITTING	TEES & PLUGS		90° BENDS		45° BENDS & "Y"S		22 1/2° BENDS	
SIZES	A	B	A	B	A	B	A	B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

NOTES:

1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. FOR ASBESTOS CEMENT PIPE GREATER THAN 6 INCHES IN DIAMETER DOUBLE THE AREA REQUIRED IN THE TABLE ABOVE.
3. USE VISQUEEN BETWEEN CONCRETE AND PIPE.
4. REFER TO CONCRETE STANDARD SPECIFICATIONS.
5. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.

6-42

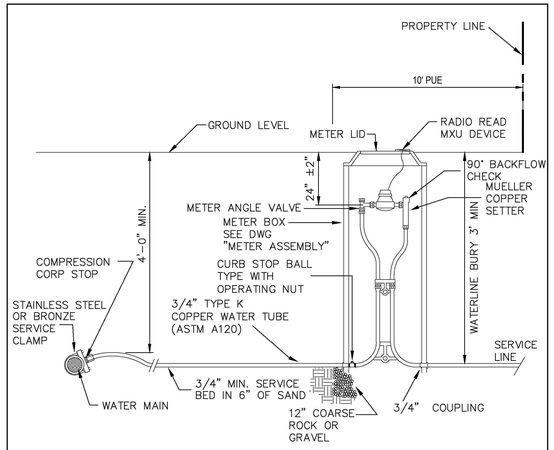
THRUST BLOCK DETAIL



6-43

VALVE BOX COLLAR DETAIL

REV. 07-08



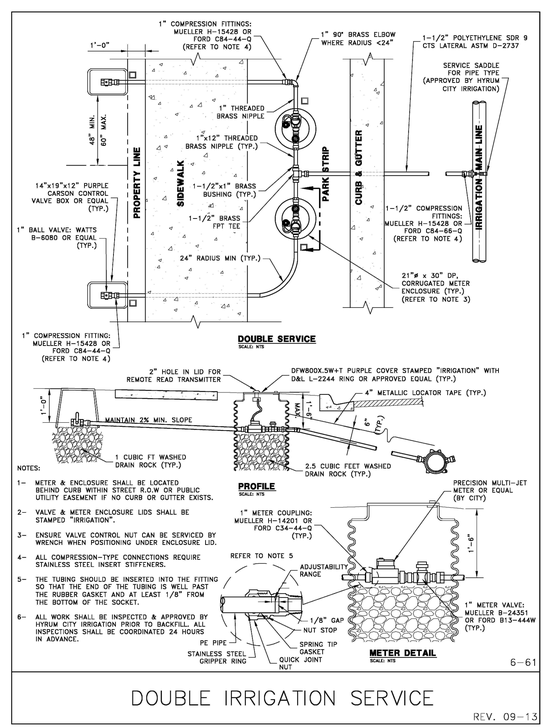
NOTES:

1. METER BOX SHALL BE SET PLUMB
2. THREADS ON TAP SHALL MATCH THREADS ON CORPORATION STOP.
3. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL DETAILS.
4. NO METERS ARE TO BE INSTALLED IN SIDEWALK OR DRIVEWAYS UNLESS FIRST APPROVED BY THE CITY.
5. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
6. METER BOX DIAMETERS (MINIMUMS):
   18" ø FOR 3/4" SERVICE
   24" ø FOR 1" SERVICE
   48" ø FOR 1-1/2" OR 2" SERVICE (CONCRETE PIPE SECTION OR MANHOLE)

6-44

SERVICE CONNECTION & METER ASSEMBLY

REV. 04-07



6-61

DOUBLE IRRIGATION SERVICE

REV. 09-13

CAD FILE: C:\AutoCAD\AutoCAD Standards\BoxBC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 UTILITY.dwg PLOT DATE/TIME: 6/20/2025 10:47 AM

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WATER DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
LCB\LPL	LPL\EJM	LCB	HORZ:	5/20/2025
			VERT:	

PROFESSIONAL ENGINEER
No. 9399075
LANDON C. BEYLER
STATE OF UTAH
5/20/2025

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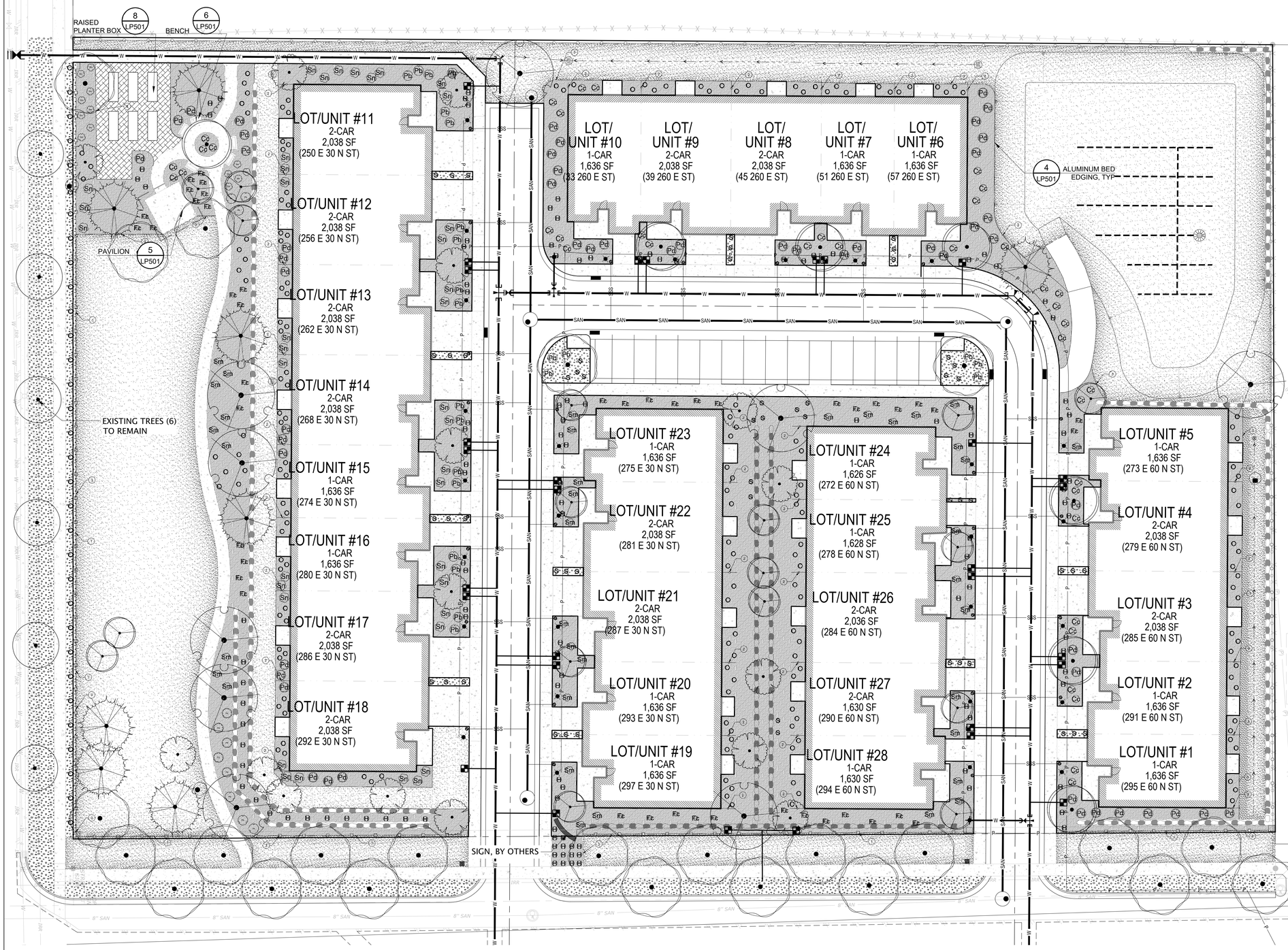
SHEET C3.2



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B&B	2" CAL	7
	ACER TRUNCATUM X PLATANOIDES 'JFS-KW202' / CRIMSON SUNSET® MAPLE	B&B	2" CAL	24
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	2" CAL	16
	CRATAEGUS X MORDENENSIS 'TOBA' / TOBA HAWTHORN	B&B	2" CAL	17
	PINUS NIGRA / AUSTRIAN PINE	B&B	6-8 ' HT	8
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	2" CAL	9

SYMBOL	BOTANICAL / COMMON NAME	CONT		QTY
SHRUBS				
Cc	CARYOPTERIS X CLANDONENSIS / BLUEBEARD	5 GAL		39
Fz	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		45
Pd	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		58
Pb	PRUNUS BESSEYI / SAND CHERRY	5 GAL		30
Sm	SALVIA YANGII / RUSSIAN SAGE	5 GAL		38
Sn	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	5 GAL		50
ORNAMENTAL GRASSES				
O	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL		205
H	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS	1 GAL		119
S	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL		54
GROUND COVERS				
	TURF SOD BIOBLUE / BIOGRASS	SOD		41,761 SF
GROUND SURFACE				
	CRUSHED ROCK MULCH - 3" DEPTH, 2"-4" / INSTALL OVER DEWITT PROS WEED BARRIER.	BED		9,096 SF
	DECOMPOSED GRANITE - GRAY / CONTRACTOR PROVIDE SAMPLES FOR APPROVAL.	BED		1,312 SF
	LANDSCAPE BARK MULCH / INSTALL OVER DEWITT PROS WEED BARRIER.	4" DEPTH		28,669 SF

ALUMINUM LANDSCAPE BED EDGER SHALL BE USED BETWEEN BED EDGES AND TURF SEE LP501 FOR PLANTING AND STAKING DETAILS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	3 RAIL FENCE
2	PRIVACY SCREEN
3	STEEL EDGING, TYP.

Scale: 1" = 20'-0"

0 10 20 40 60

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1067

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	symmetry	DESCRIPTION:
1		04/19/24 RAISED PLANTER BOXES
2		10/23/24 UTE PLAT CHANGES
		06/12/25 CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORBIN A. ENGLAND
Number 11844-5301
Licensed Landscape Architect

10/27/2023

Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

LANDSCAPE PLAN

Drawing number

LP100

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B&B	2" CAL	7
	ACER TRUNCATUM X PLATANOIDES 'JFS-KW202' / CRIMSON SUNSET® MAPLE	B&B	2" CAL	24
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	2" CAL	16
	CRATAEGUS X MORDENENSIS 'TOBA' / TOBA HAWTHORN	B&B	2" CAL	17
	PINUS NIGRA / AUSTRIAN PINE	B&B	6-8` HT	8
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	2" CAL	9

SYMBOL	BOTANICAL / COMMON NAME	CONT		QTY
SHRUBS				
Cc	CARYOPTERIS X CLANDONENSIS / BLUEBEARD	5 GAL		39
Fc	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		45
Pd	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		58
Pb	PRUNUS BESSEYI / SAND CHERRY	5 GAL		30
Sn	SALVIA YANGII / RUSSIAN SAGE	5 GAL		38
Sm	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	5 GAL		50
ORNAMENTAL GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL		205
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS	1 GAL		119
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL		54
GROUND COVERS				
	TURF SOD BIOBLUE / BIOGRASS	SOD		41,761 SF
GROUND SURFACE				
	CRUSHED ROCK MULCH - 3" DEPTH, 2"-4" / INSTALL OVER DEWITT PRO5 WEED BARRIER.	BED		9,096 SF
	DECOMPOSED GRANITE - GRAY / CONTRACTOR PROVIDE SAMPLES FOR APPROVAL.	BED		1,312 SF
	LANDSCAPE BARK MULCH / INSTALL OVER DEWITT PRO5 WEED BARRIER.	4" DEPTH		28,669 SF

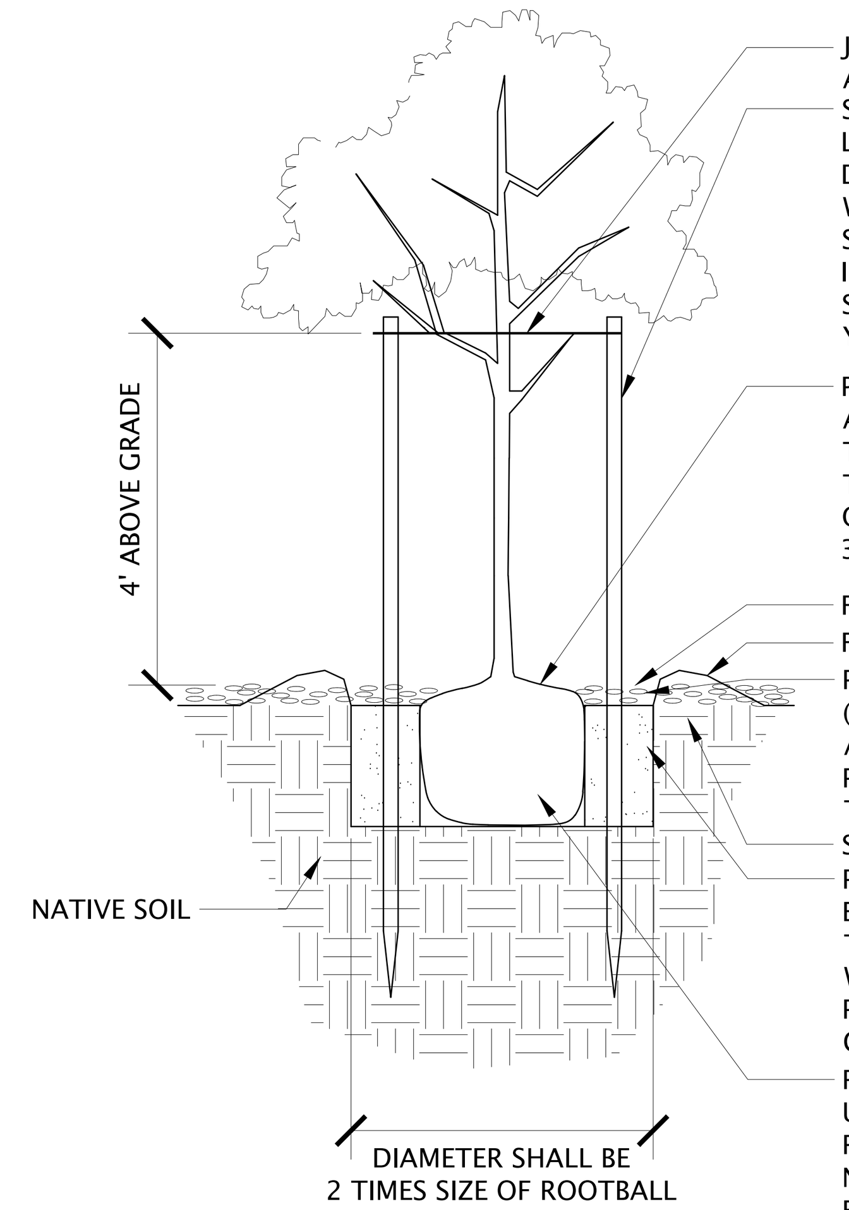
ALUMINUM LANDSCAPE BED EDGER SHALL BE USED BETWEEN BED EDGES AND TURF SEE LP501 FOR PLANTING AND STAKING DETAILS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	3 RAIL FENCE
2	PRIVACY SCREEN
3	STEEL EDGING, TYP.

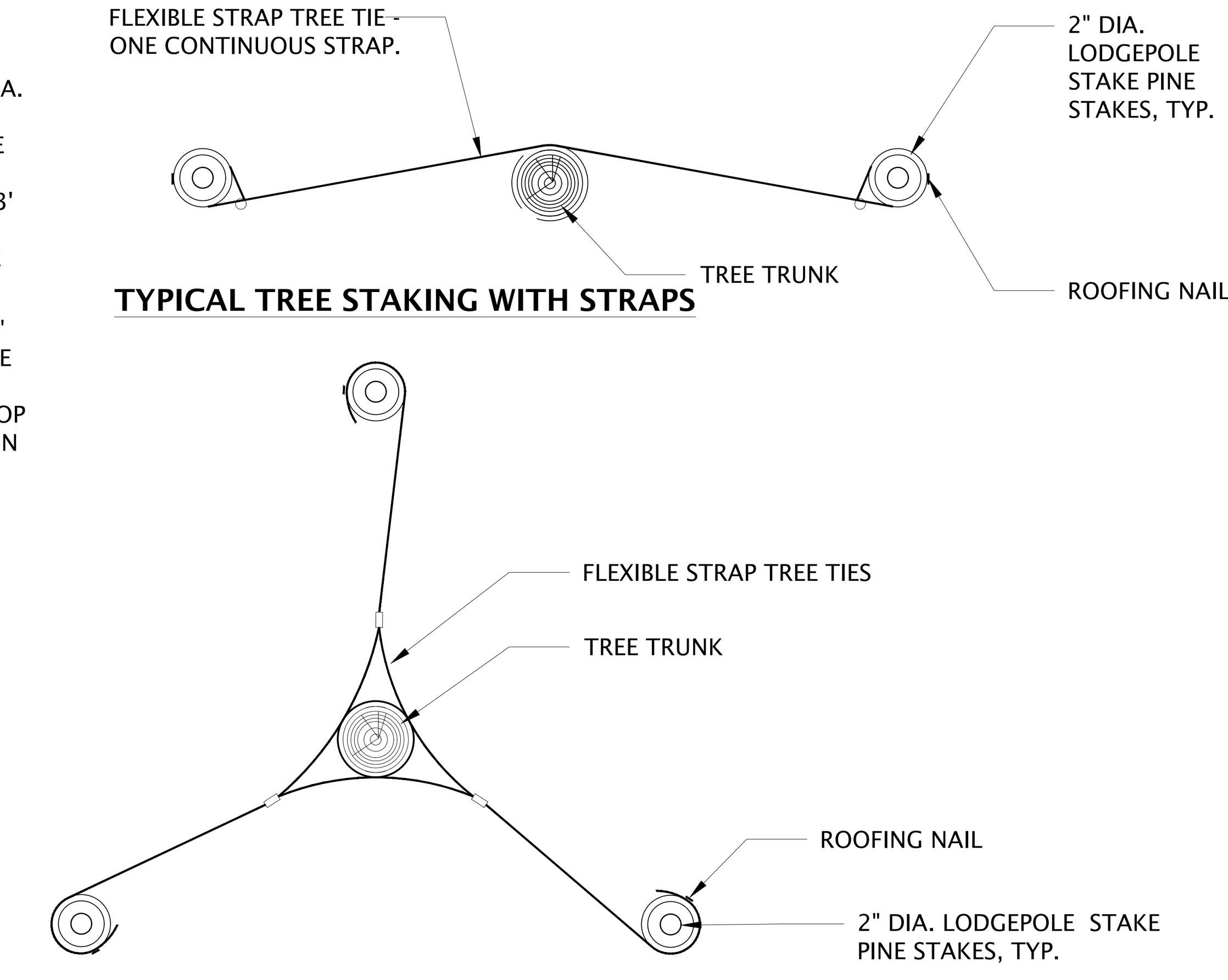
LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND HYRUM CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 15" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 4" OF PREMIUM TOPSOIL FOR ALL TURF AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS.
11. INSTALL A MIN. OF 4" OF BARK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS UNLESS OTHERWISE SHOWN. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING BARK MULCH. CONTRACTOR TO PROVIDE OWNER WITH BARK MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. CONTRACTOR SHALL VERIFY IN FIELD WITH OWNER ALL EXISTING TREES AND PLANT MATERIAL TO BE REMOVED PRIOR TO CONSTRUCTION AND CLEARING AND GRUBBING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL RUSSIAN OLIVES FROM PROJECT AREA.
15. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
16. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
17. LAYOUT OF ALL EDGER SHALL BE REVIEWED AND APPROVED IN FIELD BY OWNER PRIOR TO INSTALLATION.



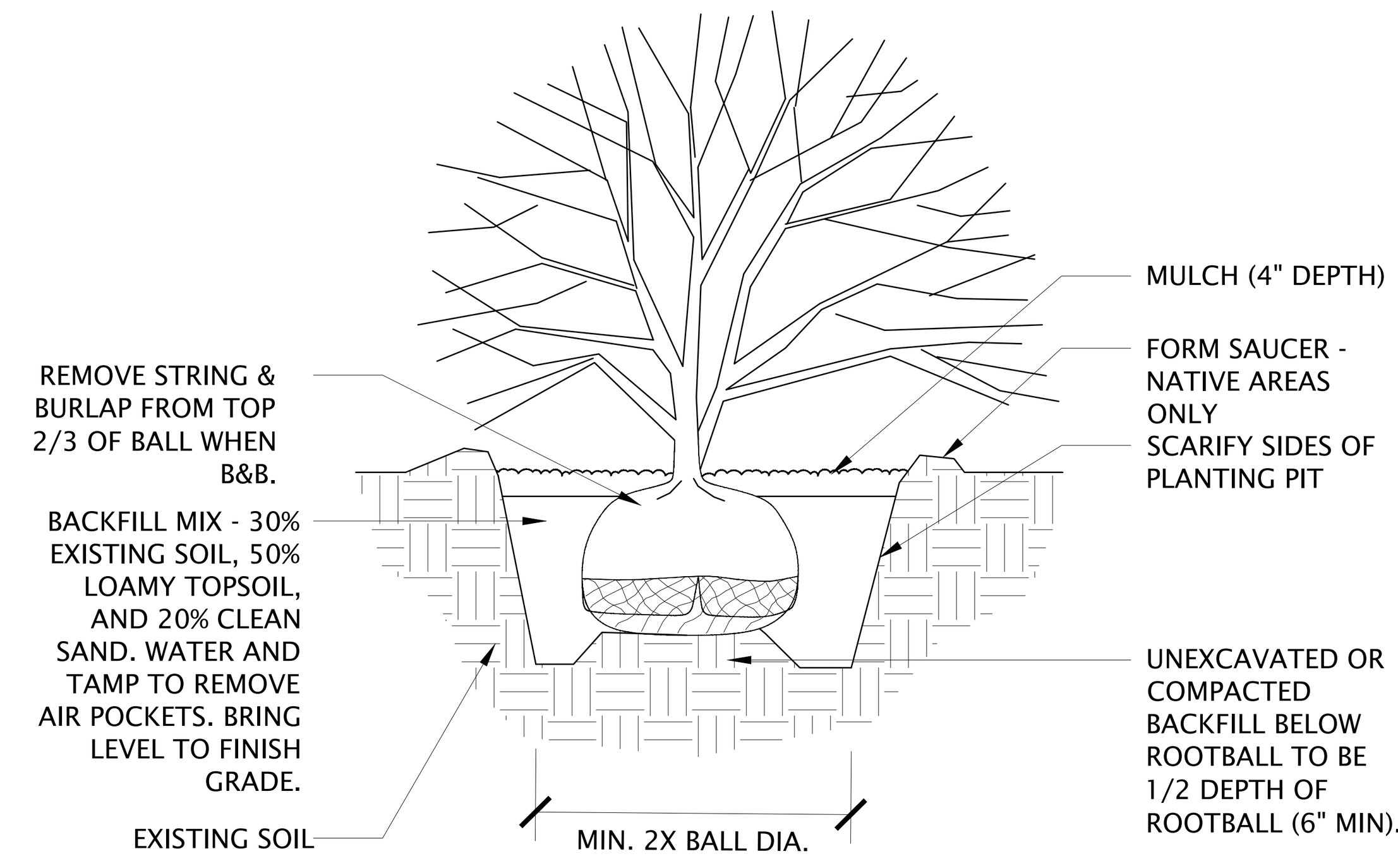
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

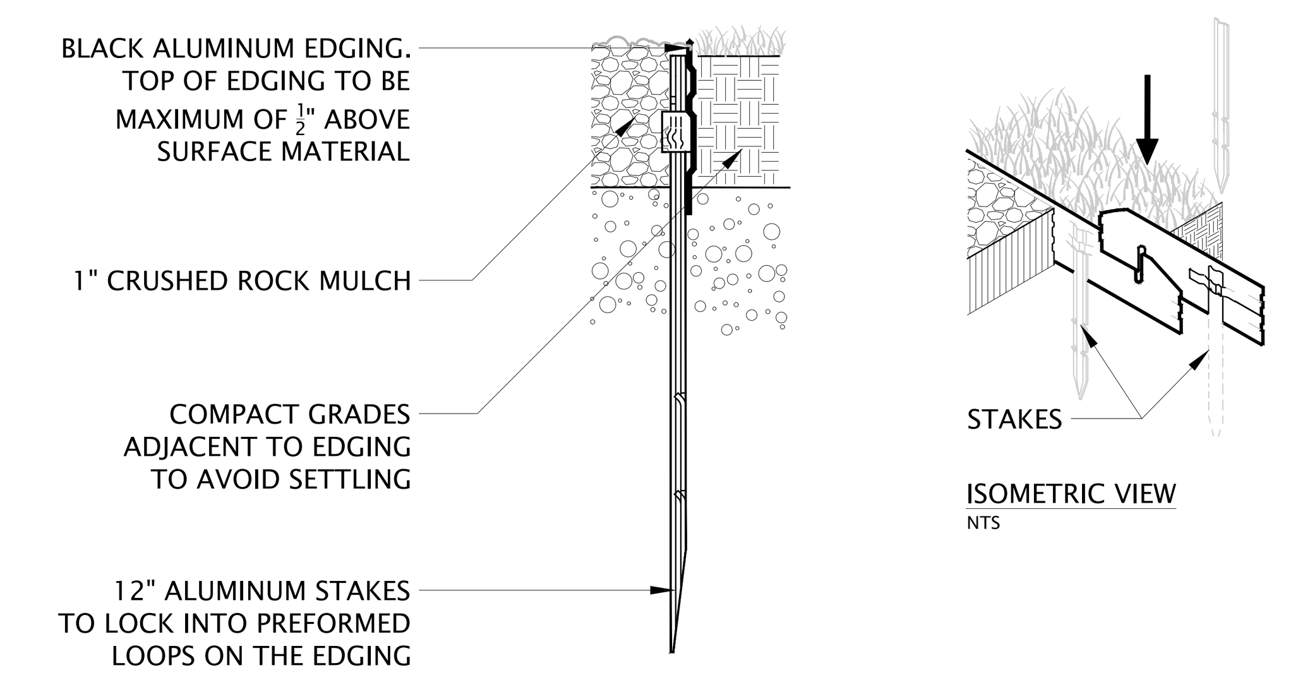
NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

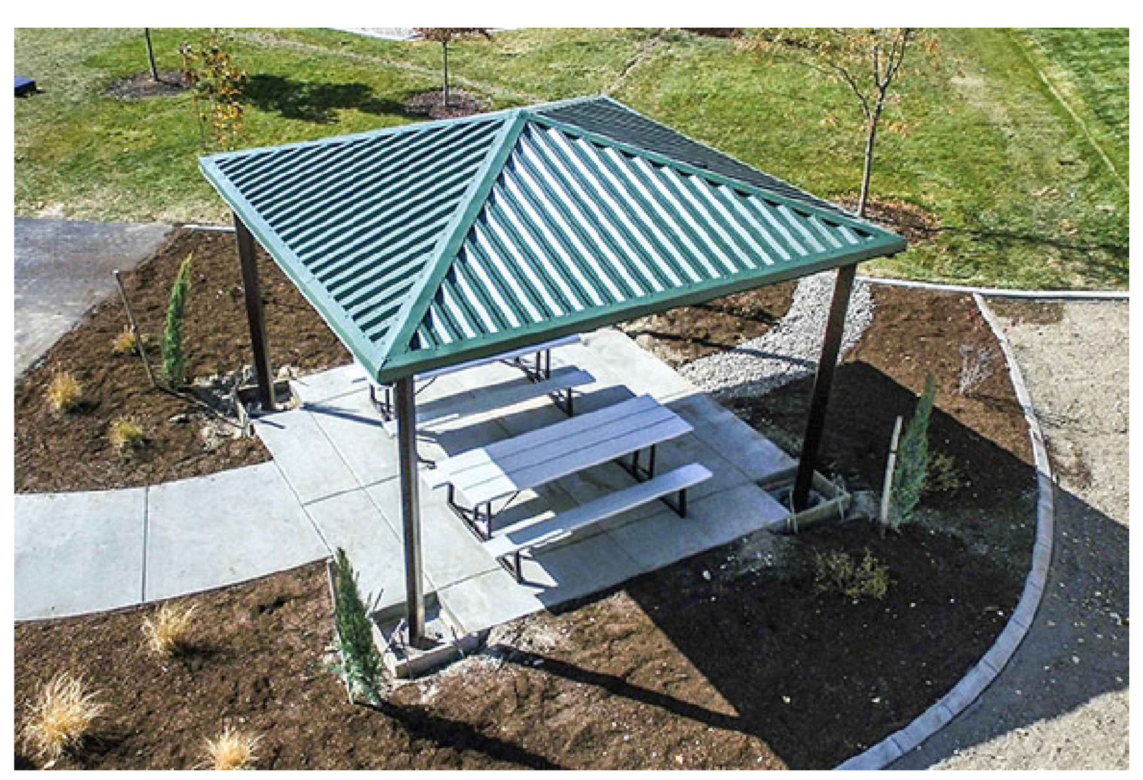
3 SHRUB DETAIL

NOT TO SCALE



4 ALUMINUM LANDSCAPE BED EDGING

3" = 1'-0" P-23-162-05



NOTES:
1. COLOR AS SELECTED BY OWNER.
2. MOUNT/FOOTINGS PER MANUFACTURER'S INSTRUCTIONS.
3. PAVILION SHALL BE SMITH STEELWORKS OR APPROVED EQUAL, CONTACT: RUSSEL SMITH - 801.414.1724.

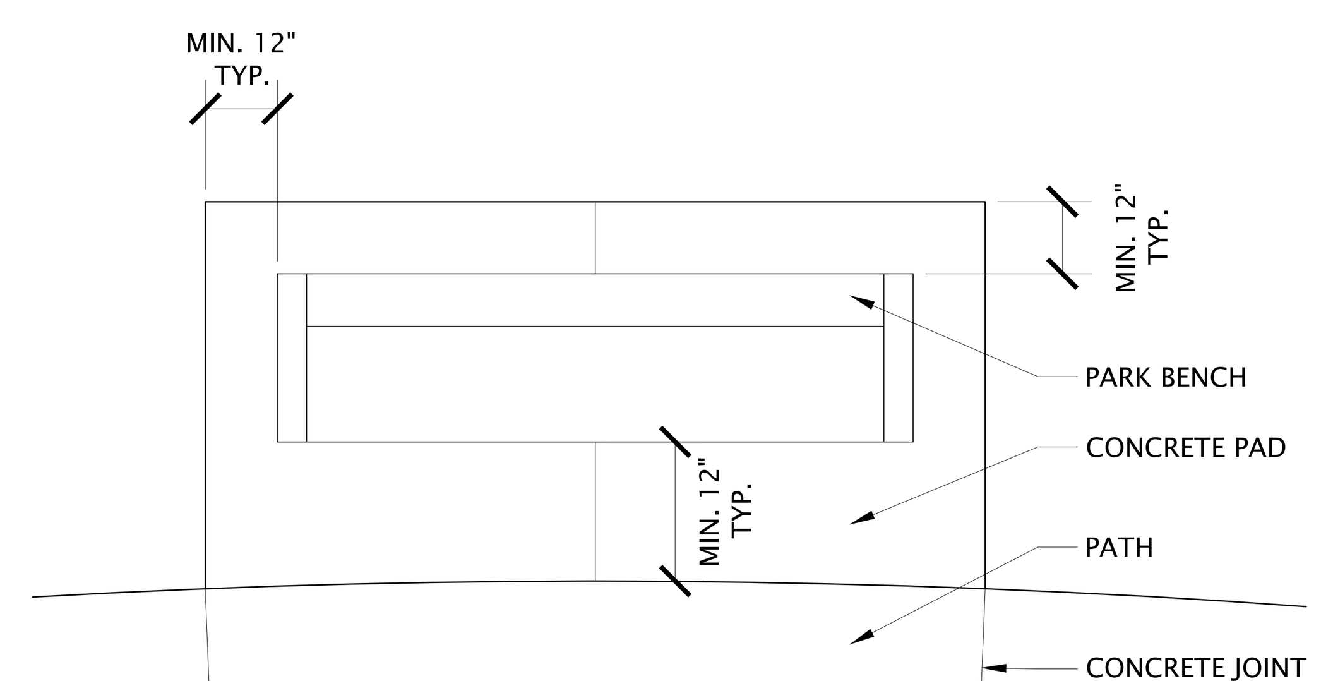
5 PAVILION

NOT TO SCALE

NOTES:
1. COLOR AS SELECTED BY OWNER.
2. SURFACE MOUNT BENCH PER MANUFACTURER'S INSTRUCTIONS.
3. BENCH SHALL BE SMITH STEELWORKS CLASSIC 6' BENCH OR APPROVED EQUAL, CONTACT: RUSSEL SMITH - 801.414.1724.
4. SEE 7/LP501 FOR BENCH PAD DIMENSIONS

6 BENCH

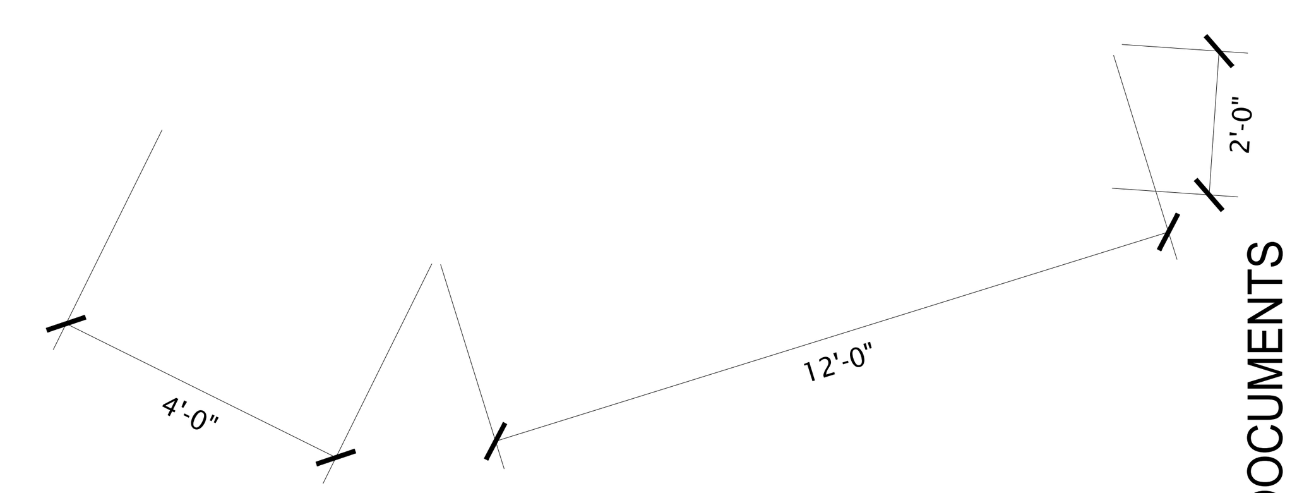
NOT TO SCALE



NOTES:
1. EXACT BENCH DIMENSIONS VARY BASED ON SELECTED PRODUCT. ADJUST SIZE OF BENCH PAD AS NECESSARY TO MEET MINIMUM OFFSET REQUIREMENTS.
2. INSTALL BENCH PER MANUFACTURER'S RECOMMENDATIONS.
3. SEE 6/LP501 FOR BENCH MODEL AND MANUFACTURER.

7 BENCH PAD

NOT TO SCALE P-23-162-14



NOTES:
1. IMAGE FOR REPRESENTATIVE PURPOSES ONLY.
2. CONTRACTOR TO PURCHASE AND OR BUILD PLANTER BOX. OWNER TO APPROVE PRODUCT MODEL OR DESIGN PRIOR TO FABRICATION OR PURCHASE AND INSTALLATION.
3. EXACT PLANTER DIMENSIONS VARY BASED ON SELECTED PRODUCT. ADJUST SIZE AS NECESSARY TO MEET DESIGN INTENT.
4. INSTALL PLANTER BOX PER MANUFACTURER'S INSTRUCTIONS.
5. SEE ABOVE FOR DIMENSIONS.

8 RAISED PLANTER BOX

NOT TO SCALE P-23-162-07

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

N0.	yy/mm/day	DESCRIPTION
1	01/19/24	RAISED PLANTER BOXES
2	10/23/24	SITE PLAT CHANGES
	06/12/25	CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORY A.
Licensed Landscape Architect
10/27/2023

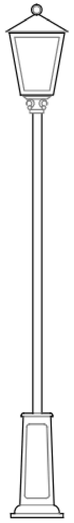
Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

LANDSCAPE & SITE DETAILS

Drawing number

LP501



LAMP POST

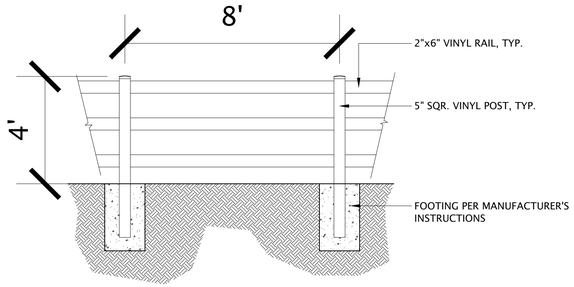
NTS

MONUMENT SIGN

NTS

4' TALL 3 SLAT FARM STYLE FENCE

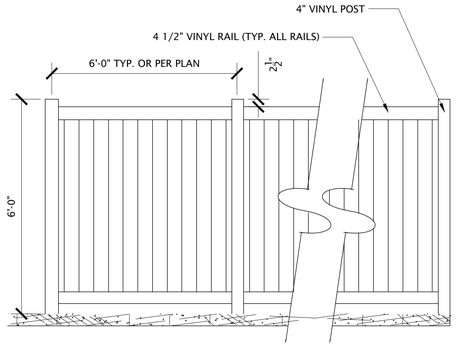
EXAMPLE



NOTES:
1. ALL VINYL FENCING SHALL BE WHITE UNLESS OTHERWISE APPROVED.
2. CONTRACTOR SHALL SUBMIT PRODUCT SUBMITTAL FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

1 3 RAIL VINYL FENCE

3/8" = 1'-0"



NOTES:
1. 6' SOLID VINYL FENCE TO BE CONSTRUCTED PER CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MATCH COLOR OF THREE RAIL FENCE, TYP.

2 VINYL FENCE - PRIVACY SCREEN

NOT TO SCALE

P-23-162-22

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.879.3157

CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	symmetry	DESCRIPTION
1		01/18/24 RAISED PLANTER BOXES
2		03/22/24 SITE PLAN CHANGES
3		08/12/25 CITY COMMENT UPDATES

Stamp

10/27/2023

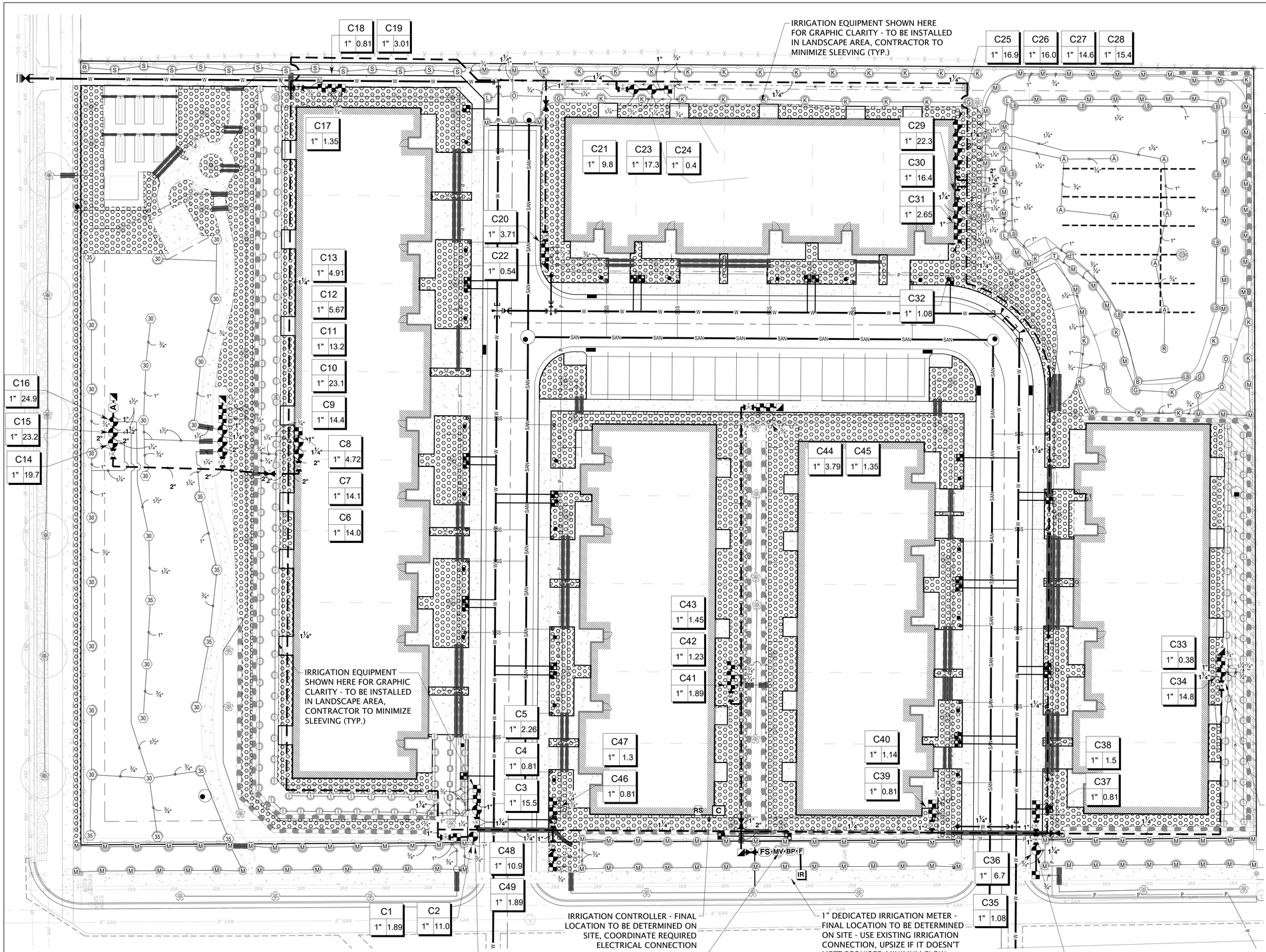
Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

LANDSCAPE & SITE DETAILS

Drawing number

LP502



IRRIGATION COMPONENTS ON THIS PLAY MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS FOR GRAPHICAL CLARITY. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN LANDSCAPE AREAS WITH RELATIVELY FLAT SLOPES WHERE POSSIBLE. INSTALL VALVE BOXES WITHIN LANDSCAPE BED AREAS WHERE POSSIBLE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	PSI
T	HUNTER MP CORNER PROS-06-PRS40-CV-F-R	40
M L O	HUNTER MP1000 PROS-06-PRS40-CV-F-R	40
K G R	HUNTER MP2000 PROS-06-PRS40-CV-F-R	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV-F-R	40
LB	HUNTER MP3500 PROS-06-PRS40-CV-F-R	40
800 A 800 F	HUNTER MP800SR PROS-06-PRS40-CV-F-R	40

SYMBOL	MANUFACTURER/MODEL	PSI
30	HUNTER I-20-06-MPR 30	45
35	HUNTER I-20-06-MPR 35	45

SYMBOL	MANUFACTURER/MODEL	PSI
	RAIN BIRD XCZ-100-PRB-COM	
F	NETAFIM TL050MFV-1	
DI	HUNTER ECO-ID-12-R	
	NETAFIM TLCV-06-12 DRIP RING	30
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC Emitter Notes: 20PC emitters (1 assigned to each 5 Gal plant)	30
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-18	30

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PESBR
	RAIN BIRD 33-DNP
	MAINLINE ISOLATION VALVE
	MANIFOLD ISOLATION VALVE
MV	RAIN BIRD PESBR (MV) 1-1/2"
A	AIR RELIEF VALVE
C	RAIN BIRD ESP-LXD-LXMMSS
RS	RAIN BIRD WR2-RFC
FS	RAIN BIRD UFS-100
BP	BOOSTER PUMP
F	AMIAD 1-T-STEEL SCREEN
IR	WATER METER 1"

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC CLASS 200

Valve Callout

Valve Number
#" Valve Flow
#" Valve Size

CONSTRUCTION DOCUMENTS

Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1067

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	APPROVAL	DESCRIPTION
1		04/19/24 RAISED PLANTER BOXES 04/23/24 SITE PLAT CHANGES 06/12/25 CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORBIN A. ENGLAND
Licensed Landscape Architect
10/27/2023

Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title
IRRIGATION PLANS

Drawing number
LI100

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
T	HUNTER MP CORNER PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40	1/LI502
M L O	HUNTER MP1000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40	1/LI502
K G R	HUNTER MP2000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40	1/LI502
B Y A	HUNTER MP3000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40	1/LI502
LB	HUNTER MP3500 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED PURPLE CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40	1/LI502
800 A 800 F	HUNTER MP800SR PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40	1/LI502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
30	HUNTER I-20-06-MPR 30 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. MPR NOZZLE.	45	
35	HUNTER I-20-06-MPR 35 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. MPR NOZZLE.	45	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM		2/LI502
F	NETAFIM TL050MFV-1 AUTOMATIC FLUSH VALVE, 1/2IN. MALE PIPE THREAD.		3/LI502
DI	HUNTER ECO-ID-12-R ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. RECLAIMED.		4/LI502
	NETAFIM TLCV-06-12 DRIP RING	30	5/LI502
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. WITH CHECK VALVE. Emitter Notes: 20PC emitters (1 assigned to each 5 Gal plant)	30	6/LI502
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.9 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	30	9/LI503

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PESBR 1 IN., 1-1/2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	8/LI502
	RAIN BIRD 33-DNP 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	9/LI502
	MAINLINE ISOLATION VALVE NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SIZE PER LINE.	10/LI502
	MANIFOLD ISOLATION VALVE SPEARS 2122 TRUE UNION BALL VALVE, SIZE PER LINE.	11/LI502
MV	RAIN BIRD PESBR (MV) 1-1/2" 1-1/2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	12/LI502
A	AIR RELIEF VALVE	1/LI503
C	RAIN BIRD ESP-LXD-LXMMSS 50 STATION, 2-WIRE DECODER BASED CONTROLLER IN STAINLESS STEEL WALL-MOUNTED CABINET. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN RAIN BIRD LXMMSS STAINLESS STEEL CABINET. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	2/LI503
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	3/LI503
FS	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE .3 GPM-50 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	4/LI503
BP	BOOSTER PUMP RAIN BIRD ACLP05EAC	
F	AMIAD 1-T-STEEL SCREEN AMIAD 1IN. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	5/LI503
IR	WATER METER 1"	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	7/LI503
	IRRIGATION MAINLINE: PVC SCHEDULE 40	7/LI503
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC
C1	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.89	30	43.2	55.5
C2	RAIN BIRD PESBR	1"	TURF ROTARY	11.02	40	45.9	
C3	RAIN BIRD PESBR	1"	TURF ROTARY	15.48	40	45.0	56.7
C4	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.9	49.6
C5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.26	30	36.3	48.0
C6	RAIN BIRD PESBR	1"	TURF ROTARY	13.98	40	48.3	66.9
C7	RAIN BIRD PESBR	1"	TURF ROTARY	14.14	40	46.3	65.0
C8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	4.72	30	39.6	58.3
C9	RAIN BIRD PESBR	1"	TURF ROTOR	14.39	45	50.4	69.0
C10	RAIN BIRD PESBR	1"	TURF ROTOR	23.12	45	52.7	71.3
C11	RAIN BIRD PESBR	1"	TURF ROTOR	13.24	45	50.5	69.2
C12	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	5.67	30	46.2	
C13	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	4.91	30	40.1	58.8
C14	RAIN BIRD PESBR	1"	TURF ROTOR	19.68	45	54.7	73.4
C15	RAIN BIRD PESBR	1"	TURF ROTOR	23.16	45	53.1	71.8
C16	RAIN BIRD PESBR	1"	TURF ROTOR	24.92	45	52.8	71.5
C17	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.35	30	40.6	60.0
C18	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.0	56.4
C19	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.01	30	37.5	56.8
C20	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.71	30	37.3	55.8
C21	RAIN BIRD PESBR	1"	TURF ROTARY	9.8	40	44.9	
C22	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.54	30	36.2	54.7
C23	RAIN BIRD PESBR	1"	TURF ROTARY	17.31	40	46.4	
C24	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	0.4	30	37.4	56.4
C25	RAIN BIRD PESBR	1"	TURF ROTARY	16.87	40	43.0	62.4
C26	RAIN BIRD PESBR	1"	TURF ROTARY	16.04	40	42.6	61.9
C27	RAIN BIRD PESBR	1"	TURF ROTARY	14.56	40	40.9	60.3
C28	RAIN BIRD PESBR	1"	TURF ROTARY	15.38	40	43.1	62.5
C29	RAIN BIRD PESBR	1"	TURF ROTARY	22.33	40	46.6	66.0
C30	RAIN BIRD PESBR	1"	TURF ROTARY	16.42	40	43.5	63.0
C31	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.65	30	37.2	56.6
C32	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.08	30	37.0	56.4
C33	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	0.38	30	37.0	50.7
C34	RAIN BIRD PESBR	1"	TURF ROTARY	14.84	40	43.5	57.3
C35	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.08	30	36.6	48.9
C36	RAIN BIRD PESBR	1"	TURF ROTARY	6.7	40	42.4	
C37	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.0	49.3
C38	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.5	30	36.8	49
C39	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.0	47.0
C40	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.14	30	37.1	47.0
C41	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.89	30	37.5	44.0
C42	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.23	30	39.2	45.7
C43	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.45	30	37.9	44.5
C44	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.79	30	39.0	46.5
C45	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.35	30	38.8	46.3
C46	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	36.6	46.5
C47	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.3	30	37.1	47.0
C48	RAIN BIRD PESBR	1"	TURF ROTARY	10.87	40	44.2	
C49	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.89	30	36.2	46.2

CRITICAL ANALYSIS

Generated:	2025-06-06 16:21
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	120 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	45 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Booster Pump pressure provided:	50 PSI
Pressure Available:	92 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	35 GPM
Flow Available at POC:	120 GPM
Residual Flow Available:	85 GPM
Critical Station:	C13
Design Pressure:	45 PSI
Friction Loss:	3.1 PSI
Fittings Loss:	0.31 PSI
Elevation Loss:	3.46 PSI
Loss through Valve:	2.86 PSI
Pressure Req. at Critical Station:	54.7 PSI
Loss for Fittings:	1.28 PSI
Loss for Main Line:	12.8 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	3.55 PSI
Loss for Water Meter:	1 PSI
Critical Station Pressure at POC:	73.4 PSI
Pressure Available:	92 PSI
Residual Pressure Available:	18.6 PSI

GENERAL IRRIGATION NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. CONTRACTOR SHALL INSTALL IN-LINE ANTI-DRAIN VALVES AS WARRANTED BY SITE CONDITIONS TO ALLEVIATE LOW HEAD DRAINAGE.
10. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
11. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
12. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
13. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
14. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
15. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
16. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
17. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
18. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
19. IRRIGATION DESIGN IS BASED UPON A MINIMUM OPERATING PRESSURE OF **45 PSI** AT METER WITH A MAXIMUM DEMAND OF **35 GPM** AT THE POINT OF CONNECTION. IRRIGATION WATER VELOCITY NOT TO EXCEED 5 FEET PER SECOND.

SUPPLEMENTAL 2-WIRE IRRIGATION NOTES:

DECODERS:
1. ALL VALVES SHALL BE CONNECTED TO SYSTEM VIA DECODERS.
2. CONTRACTOR SHALL LAY OUT DECODERS AS REQUIRED BY SYSTEM. NO TWO VALVES ARE TO SHARE THE SAME ADDRESS, ALL VALVES MUST BE WITHIN 10' OF THE DECODER TO WHICH THEY ARE CONNECTED.
3. MASTER VALVE TO BE CONNECTED VIA SINGLE STATION DECODER. FLOW SENSOR TO BE WIRED DIRECTLY WITH COMMUNICATION WIRE.
4. DECODERS SHALL BE MOUNTED BY BRACKET TO INSIDE WALL OF VALVE BOX WITH DECODER ID ORIENTED TOWARD THE TOP OF VALVE BOX.

MODELS:
VALVE DECODERS: FD-101TURF, FD-102TURF, FD-202TURF, FD-401TURF, & FD-601TURF
SENSOR DECODER: SD-211TURF

SURGE PROTECTION AND GROUNDING:
1. SURGE PROTECTION AND GROUNDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT A MINIMUM OF EVERY 500' OR 5 DECODERS, WHICHEVER IS LESS. ADDITIONALLY, SURGE PROTECTION AND GROUNDING IS TO BE INSTALLED ALONG THE 2-WIRE PATH AT THE CONTROLLER AND AT THE END OF EACH 2-WIRE SPUR LONGER THAN 25'.
2. REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES. ALL GROUNDING RODS SHALL ALLOW FOR 10 OHMS OF RESISTANCE OR LESS.

MODELS:
LSP1TURF

WIRE:
1. INSTALL 2-WIRE PATH IN 1" CONDUIT.
2. WIRE FROM CONTROLLER TO DECODERS SHALL BE RAIN BIRD WIRE (PAIGE ELECTRIC P7354D) PER MANUFACTURER'S RECOMMENDATIONS. SUPPLEMENTAL WIRE RUNS FROM DECODER TO VALVE(S) (NOT TO EXCEED 10' IN LENGTH) SHALL BE 14 AWG DIRECT BURIAL WIRE.
3. FOR TROUBLESHOOTING PURPOSES, A STAR CONFIGURATION IS TO BE USED FOR WIRING AS OPPOSED TO A LOOPED CONFIGURATION.
4. 3M DECODER CABLE FUSE DEVICE (DCFD) TO BE INSTALLED AT ALL SPLITS IN THE 2-WIRE PATH WHERE MORE THAN TWO RUNS OF WEATHERTRAK WIRE COME TOGETHER. INSTALL DCFD AND EXTRA CABLE IN STANDARD SIZE VALVE BOX.
5. EACH 2-WIRE BRANCH IS TO BE EITHER A DIFFERENT COLOR OF WIRE, OR MARKED WITH COLORED TAPE AT ALL SPLICES FOR TROUBLESHOOTING PURPOSES.
6. 3' OF EXTRA CABLE LENGTH TO BE INSTALLED AT ALL SPLICES.

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	yy/mm/dy	DESCRIPTION
	01/19/24	RAISED PLANTER BOXES
	10/23/24	SITE PLAT CHANGES
	06/12/25	CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORY A. [signature]
No. 5410044-5301
Licensed Landscape Architect
10/27/2023

Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

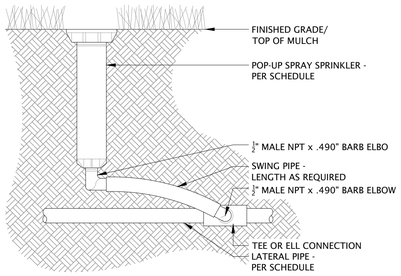
Drawing Title

IRRIGATION DETAILS

Drawing number

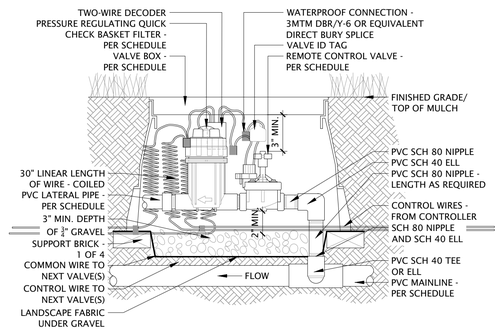
LI501

NOTES:
1. ALL SPRAY HEADS **MUST** HAVE BUILT IN PRESSURE REGULATING FEATURE.
2. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
3. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
4. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
5. **DO NOT** USE SEALANT OR TAPE ON THREADED INSERTS TO SPRINKLER HEAD.

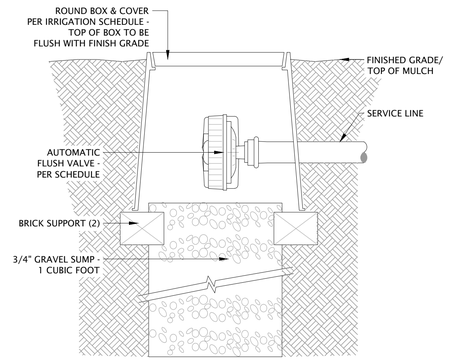


1 POP-UP SPRAY - SWING PIPE ASSEMBLY
NOT TO SCALE — P-BWIC-HEA-02

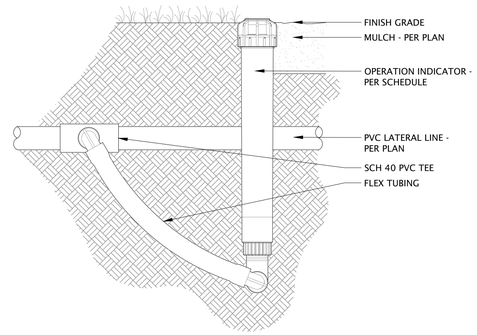
NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL SCREWS AND LABEL WITH VALVE ID.



2 DRIP VALVE ASSEMBLY W/PRS BASKET (2-WIRE)
NOT TO SCALE — P-BWIC-DRI-21

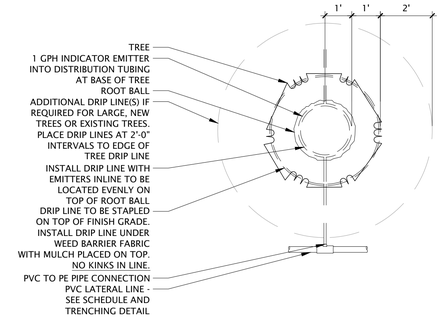


3 DRIPLINE FLUSH VALVE - AUTOMATIC
NOT TO SCALE — P-BWIC-DRI-10



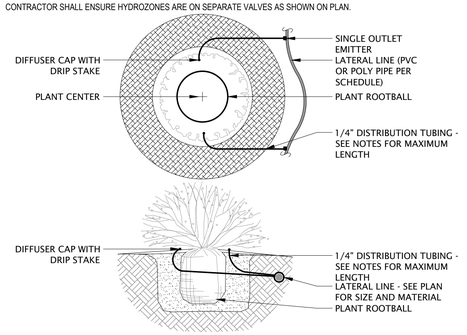
4 DRIPLINE OPERATION INDICATOR (HUNTER)
NOT TO SCALE — P-BWIC-DRI-17

NOTES:
1. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
2. ALL FITTINGS TO IN-LINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS



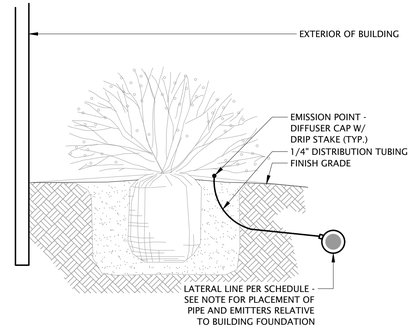
5 TREE DRIP RINGS - PLAN VIEW (PLANTER AREAS)
NOT TO SCALE — P-BWIC-DRI-23

NOTES:
1. TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8', SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
5. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
6. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
7. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.



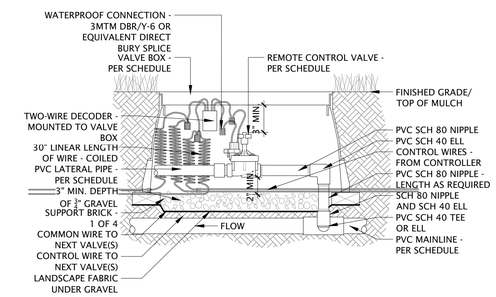
6 SHRUB EMITTER PLACEMENT
NOT TO SCALE — P-BWIC-DRI-04

NOTES:
1. ALL IRRIGATION TO BE A MINIMUM OF 5' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.



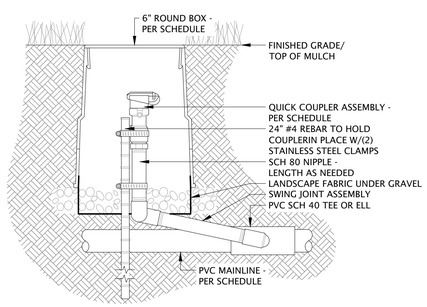
7 SHRUB EMITTER PLACEMENT NEAR BUILDING
NOT TO SCALE — P-BWIC-DRI-05

NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL
2. 30" MIN. LENGTH OF PATH WIRE COILED AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.



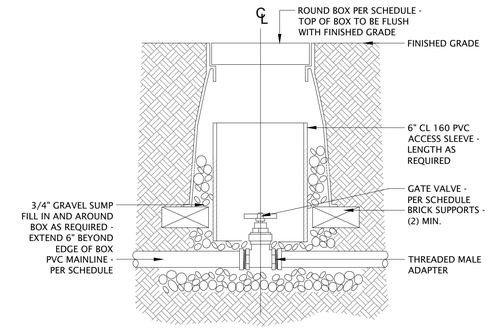
8 TURF VALVE ASSEMBLY (2-WIRE)
NOT TO SCALE — P-BWIC-VAL-15

NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT



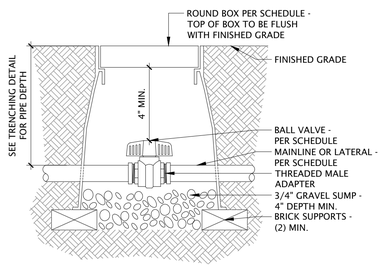
9 QUICK COUPLER
NOT TO SCALE — P-BWIC-VAL-04

NOTES:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.

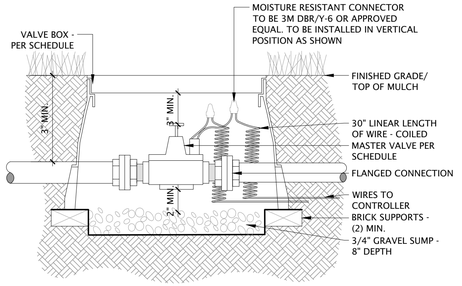


10 GATE VALVE - 3" AND SMALLER
NOT TO SCALE — P-BWIC-VAL-10

NOTES:
1. COMPACT SOIL AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



11 BALL VALVE - 2-1/2" & SMALLER
NOT TO SCALE — P-BWIC-VAL-A-07



12 MASTER VALVE ASSEMBLY
NOT TO SCALE — P-BWIC-VAL-05

CONSTRUCTION DOCUMENTS

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
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Sandy, UT 84070
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CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1087

REVISIONS

NO.	symmetry	DESCRIPTION
1		04/18/24 RAISED PLANTER BOXES
2		05/22/24 VFE PLAT CHANGES
3		06/12/25 CITY COMMENT UPDATES

Stamp

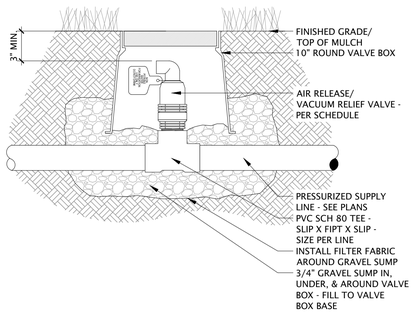
STATE OF UTAH
CORY A. SMITH
LANDMARK 10045301
Licensed Landscape Architect
10/27/2023

Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title
IRRIGATION DETAILS

Drawing number
LI502

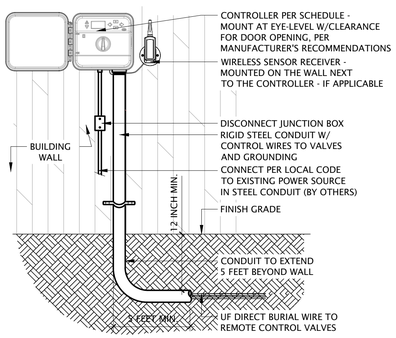
NOTES:
1. INSTALL AT EVERY MAINLINE HIGH POINT, CONTRACTOR TO DETERMINE FINAL LOCATION(S) AND QUANTITY.



1 AIR RELIEF VALVE - PRESSURIZED SUPPLY LINE

NOT TO SCALE P-BWIC-VAL-06

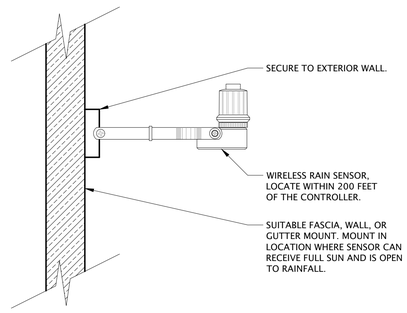
NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).



2 CONTROLLER - WALL MOUNTED

NOT TO SCALE P-BWIC-AUXE-02

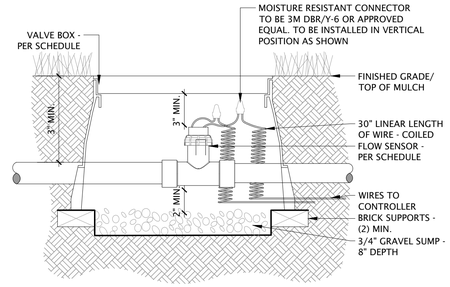
NOTES:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.



3 WIRELESS RAIN SENSOR

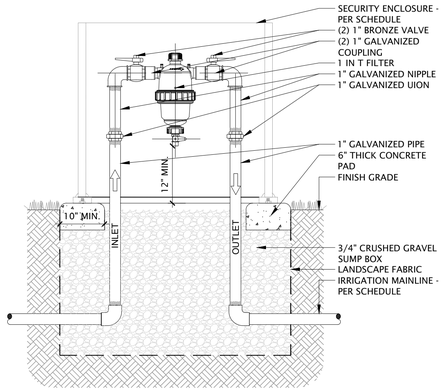
NOT TO SCALE P-BWIC-AUXE-03

NOTES:
1. STRAIGHT PIPE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM



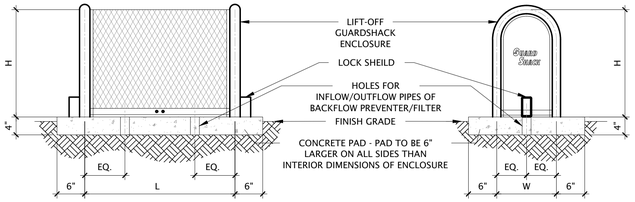
4 FLOW SENSOR

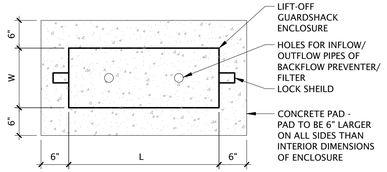
NOT TO SCALE P-BWIC-AUXE-04



5 AMIAD FILTER - 1" T

NOT TO SCALE P-BWIC-AUXE-FILTER-01



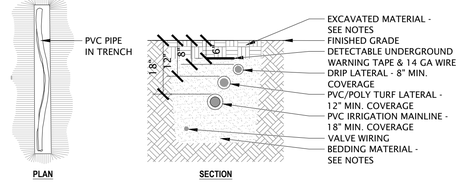


STANDARD LIFT-OFF GUARDSHACK INTERNAL DIMENSIONS	
GS-.5	10"W x 18"H x 12"L
GS-1	10"W x 24"H x 22"L
GS-2	10"W x 24"H x 30"L

6 LIFT OFF GUARDSHACK ENCLOSURE

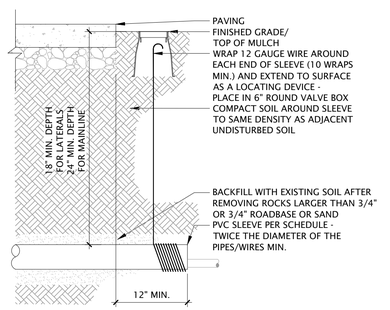
NOT TO SCALE P-BWIC-AUXE-A-02

NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH 3MTM DBR/Y-6 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING IN 10' INTERVALS.
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WIRE WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER BETWEEN LIFTS.



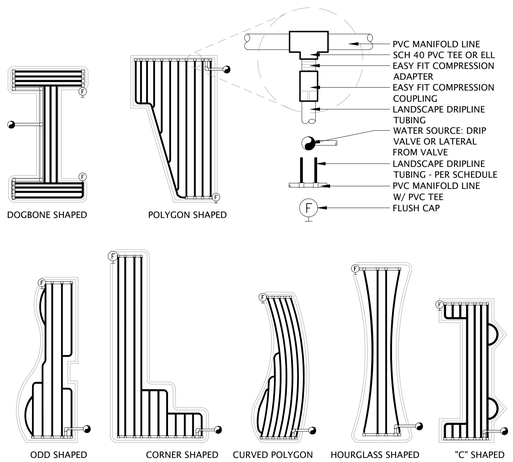
7 IRRIGATION TRENCH

NOT TO SCALE P-BWIC-PIP-01



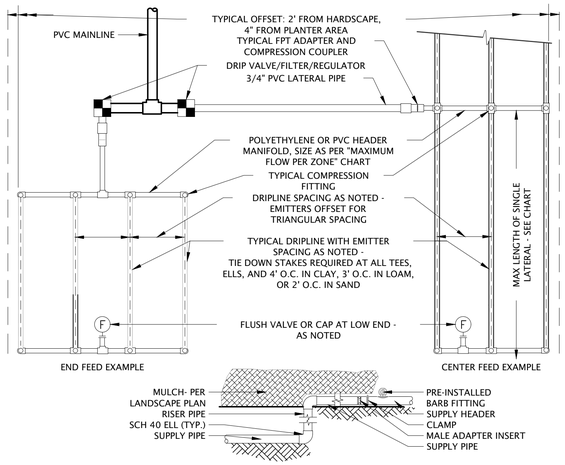
8 IRRIGATION SLEEVE

NOT TO SCALE P-BWIC-PIP-02



9 INLINE ON-SURFACE DRIP

NOT TO SCALE P-BWIC-DRI-08



SLOPED CONDITION NOTES:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 3 ON A SEPARATE VALVE.

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

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HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	symmday	DESCRIPTION
A	01/18/24	RAISED PLANTER BOXES
B	03/22/24	VTE PLAT CHANGES
	08/12/25	CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORY A. ENGLAND
#13301947-5301
Licensed Landscape Architect
10/27/2023

Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

IRRIGATION DETAILS

Drawing number

LI503