

**HARVEST VALLEY COURT P.U.D.**  
**FINAL PLAT AMENDMENT**  
**43 NORTH 300 EAST**  
**CITY COUNCIL MEETING**  
**MAY 1, 2025**

Summary: Cory Waddoups of Unreasonable Capital Hyrum is seeking City Council approval for the amendment of a final plat for a Planned Unit Development for a 55+ senior community.

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

UTILITIES:

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

Notes:

The developer in coordination with the City is seeking to amend the plat to adjust the east boundary of the plat to reflect the accepted city right of way. The significant changes to this include shifting away from the east boundary to meet the 10-foot setback.

- The applicant has prepared an exhibit showing the changes to lot lines to provide more open area.
- Lot lines and building envelopes for Lots 24-28 have been adjusted to make the lines and building areas consistent with each other.
- The property boundaries for Lots 23 and 24 have been adjusted to exclude the sidewalk along 260 East.
- Lot lines have been reduced to the building envelope to put more land in open area.
- A new landscape exhibit has been provided

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

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

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, HEREFTER 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.



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 B 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;  
WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USED 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

HARVEST VALLEY COURT OWNERS ASSOCIATION, INC

BY: CORY WADDOUPS, MANAGER

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

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)

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

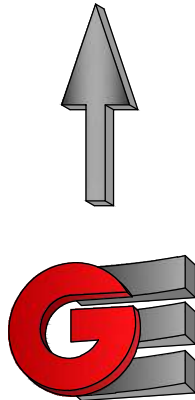
S1  
3

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_



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
- PROPOSED FENCE LINE
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
- PUBLIC RIGHT OF WAY

IF ALL IS OPEN SPACE  
A IS THERE A B?

SPECIFY THAT  
COMMON SPACE IS  
OPEN SPACE "A" IN  
THIS PARAGRAPH TO  
PROVIDE CLARITY

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 DAVID MADSEN. 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.

THE ORIGINAL SURVEY  
WAS ORDERED BY  
DAVID MADSEN, IS HE  
STILL INVOLVED OR IS  
THERE SOMEONE ELSE  
THAT ORDERED THE  
NEW SURVEY?

NOTES

- ZONING FOR THIS LOT AND SURROUNDING AREA IS R-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.
- 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.
- DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS.
- 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.

SITE DATA

- TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
- OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 104,486 SQ. FT. OR 2.398 ACRES
- 28 LOTS FOR A TOTAL OF 56,469 SQ. FT. OR 1.296 ACRES
- PRIVATE STREETS: 25,463 SQ. FT. 0.585 ACRES
- PARKING: ON STREET PARKING 14 STALLS  
GARAGE PARKING 42 STALLS  
DRIVEWAY PARKING 42 STALLS  
TOTAL PARKING 98 STALLS

HYRUM CITY UTILITY APPROVAL

SANITARY SEWER \_\_\_\_\_ DATE \_\_\_\_\_  
CULINARY WATER \_\_\_\_\_ DATE \_\_\_\_\_  
HYRUM CITY POWER \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY COMPANY APPROVALS

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

HYRUM CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRMAN, HYRUM CITY PLANNING COMMISSION

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

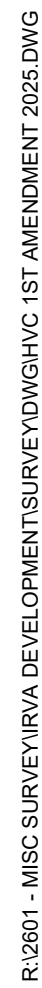
HYRUM CITY ENGINEER

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.

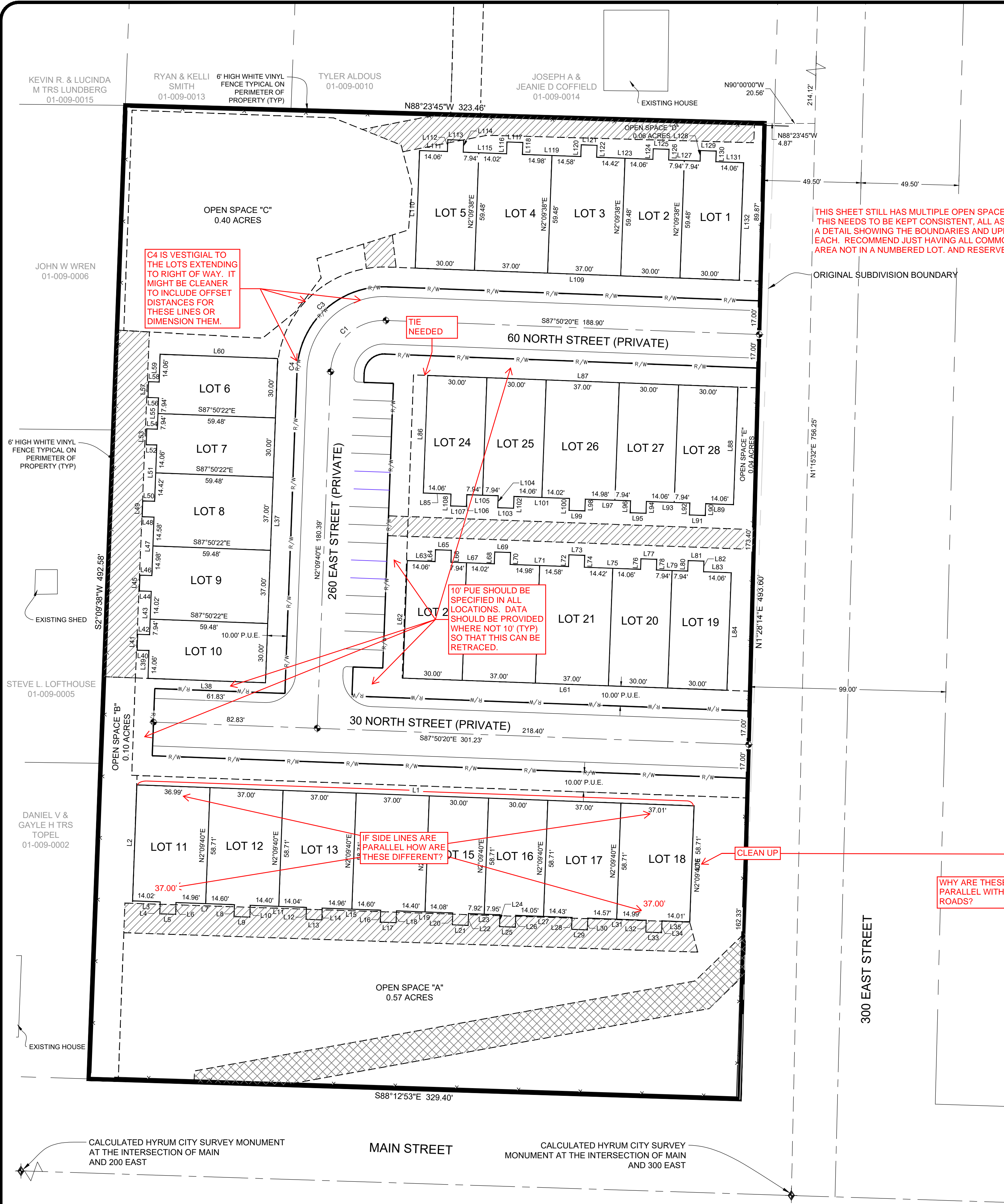
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY ENGINEER

A SENIOR LIVING COMMUNITY  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,  
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HYRUM CITY, CACHE COUNTY, UTAH



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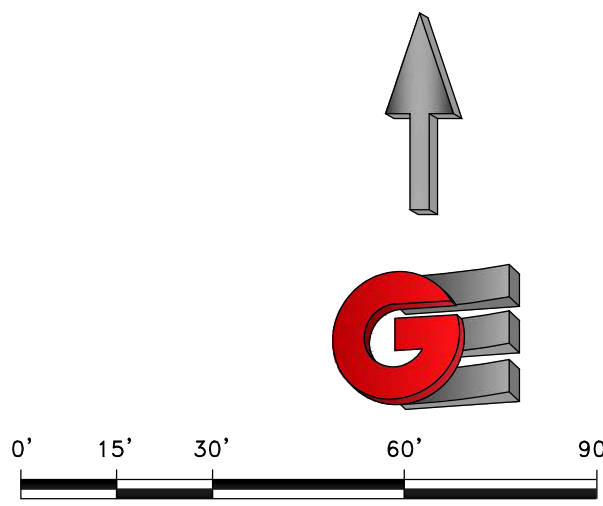


LINE TABLE		
LINE #	LENGTH	BEARING
L1	282.00	N87° 50' 20"W
L2	58.71	S2° 09' 40"W
L3	14.02	S87° 50' 20"E
L4	6.00	S2° 09' 40"W
L5	8.00	S87° 50' 20"E
L6	6.00	N2° 09' 40"E
L7	29.56	S87° 50' 20"E
L8	6.00	S2° 09' 40"W
L9	8.00	S87° 50' 20"E
L10	6.00	N2° 09' 54"E
L11	28.44	S87° 50' 20"E
L12	6.00	S2° 09' 40"W
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
L26	6.00	N2° 09' 40"E
L27	28.48	S87° 50' 20"E
L28	6.00	S2° 09' 40"W
L29	8.00	S87° 50' 20"E
L30	6.00	N2° 09' 40"E
L31	29.56	S87° 50' 20"E
L32	6.00	S2° 09' 40"W
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' 38"W
L38	59.48	N87° 50' 23"W
L39	14.06	N2° 09' 40"E
L40	6.00	N87° 50' 22"W

LINE TABLE		
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
L71	29.56	S87° 50' 17"E
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



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 WADDUPS  
411 WEST 7200 SOUTH STE 201  
MIDVALE UTAH, 84047

S3  
3

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_

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

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

## CALCULATION METHOD 3 (PROPOSED FIXES)

GENERAL NOTES	
1. ALL CONSTRUCTION AND MATERIALS SHALL 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.	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.
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.	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.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.	24. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, AND CHLORINATED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC AND PRIVATE) FROM ALL CONSTRUCTION DEBRIS.	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.
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 RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC. THIS MAY BE COORDINATED WITH HYRUM WATER DEPARTMENT.	
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.	
14. 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.	
15. THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE CITY.	
16. THE 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.	
17. THE CONTRACTOR SHALL BE 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.	
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.	

## 200 EAST STREET

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

## FIRE TRUCK TURNING RADII EXHIBIT

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

<b>APPLICANT/CLIENT/OWNER:</b> IRVA DEVELOPMENT 411 WEST 7200 SOUTH, SUITE 200 MIDVALE, UT 84047 TEL: 801-231-8277	<b>ENGINEER:</b> BEYLER CONSULTING 5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER, P.E. TEL: 253-984-2900
<b>SURVEYOR:</b> GARDNER ENGINEERING 5150 SOUTH 375 EAST OSGEO, 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 MERIDIAN

## SHEET INDEX

C1.0	COVER SHEET / SITE PLAN
C1.1	LOT, TRACT AND EASEMENT PLAN
C1.2	SWPPP / T.E.S.C. PLAN
C1.3	T.E.S.C. DETAILS AND NOTES
C2.0	GRADING AND STORM DRAINAGE PLAN
C2.1	STORMWATER MANAGEMENT DETAILS
C2.2	SITE DETAILS
C2.3	ROADWAY PROFILES AND SECTIONS
C3.0	UTILITY PLAN
C3.1	SEWER DETAILS
C3.2	WATER DETAILS

## CITY ENGINEER APPROVAL

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

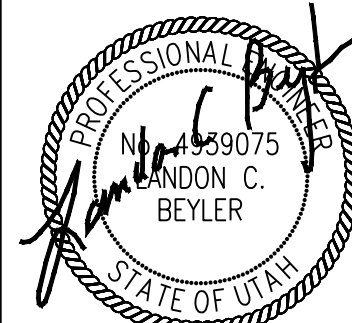
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COVER SHEET / SITE PLAN

## Harvest Valley Court

### Planned Unit Development - Permit Set

HYRUM CITY



JOB NUMBER

22.00188

SHEET

C1.0

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

UTAH

DATE: 1/8/2025

SCALE: 1"=30'

CHECKED: LCB

DRAWN: LCB

DESIGNED: LCB

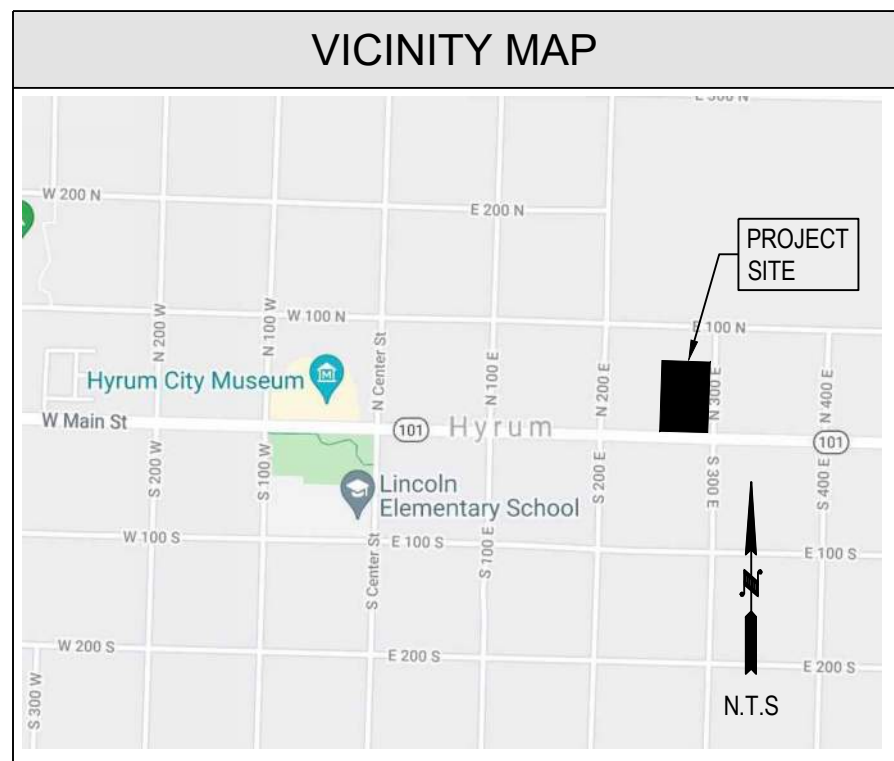
1/8/2025

JOB NUMBER

22.00188

SHEET

C1.0



## 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



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.	DATE	DESCRIPTION
-----	------	-------------

1 10/27/2023  
1. REVISIONS TO PLANT SCHEDULE  
2. REVISIONS TO PLANT SCHEDULE

Stamp



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

CONSTRUCTION DOCUMENTS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE
	ACER TRUNCATUM X PLATANOIDES 'JFS-KW202' / CRIMSON SUNSET*
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRI
	CRATAEGUS X MORDENENSIS 'TOBA' / TOBA HAWTHORN
	PINUS NIGRA / AUSTRIAN PINE
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	CARYOPTERIS X CLANDONENSIS / BLUEBEARD
	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA
	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF N
	PRUNUS BESSEYI / SAND CHERRY
	SALVIA YANGII / RUSSIAN SAGE
	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA

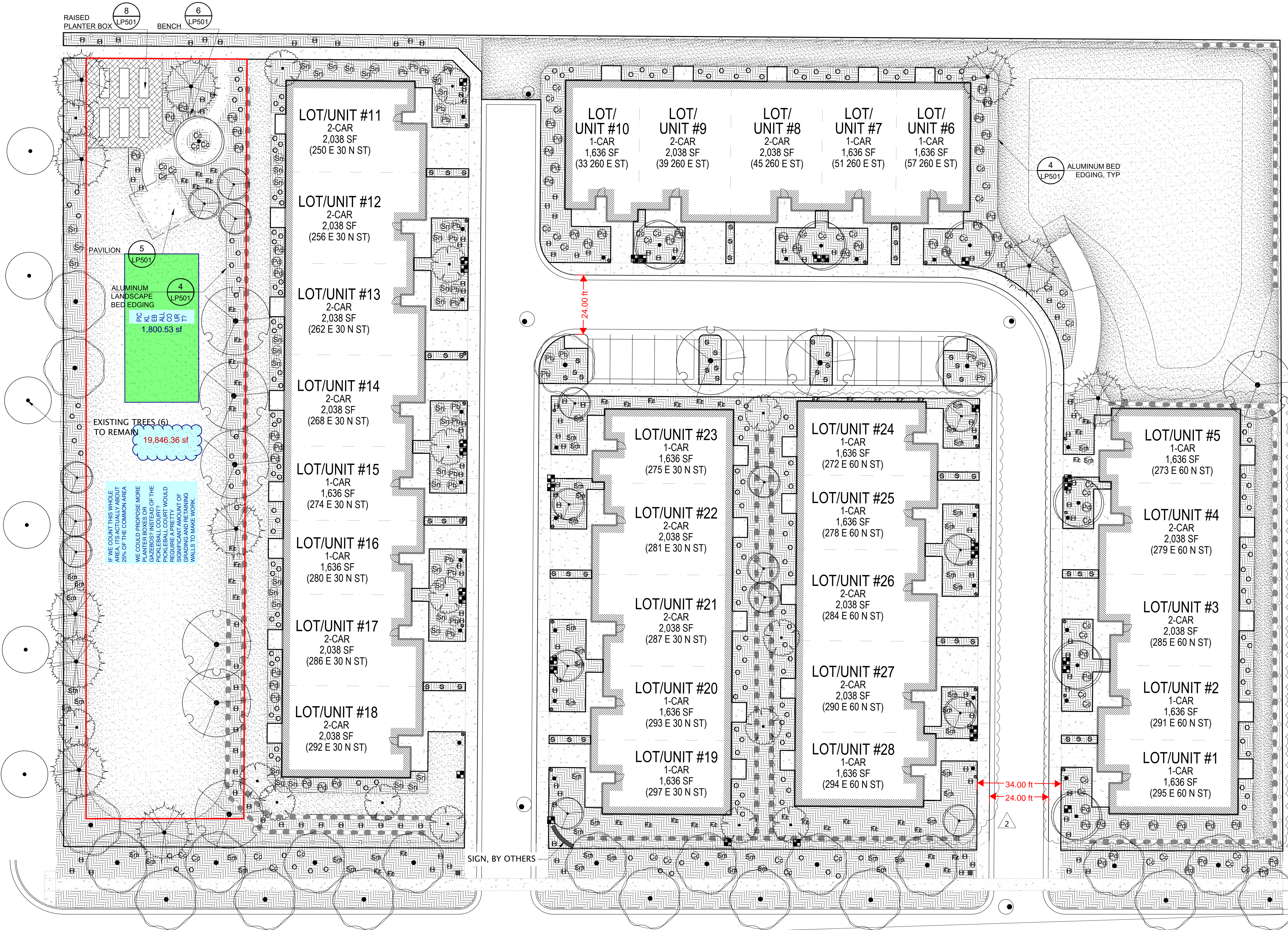
ORNAMENTAL GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHI
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT G
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVA

GROUND COVERS	
	TURF SOD BIOBLUE / BIOGRASS

GROUND SURFACE	
	DECOMPOSED GRANITE - GRAY / CONTRACTOR PROVIDE SAMPLES FC
	LANDSCAPE BARK MULCH / INSTALL OVER DEWITT PRO'S WEED BARR

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

Scale: 1" = 20'-0"



EXISTING TREES (6)  
TO REMAIN  
19,846.36 sf

PAVILION  
LP501  
ALUMINUM  
LANDSCAPE  
BED EDGING  
LP501  
1,800.53 sf

WE COULD PROPOSE MORE  
PLANTER BOXES OR  
GAZEBOS? INSTEAD OF THE  
PICKLEBALL COURT?  
WOULD  
REQUIRE A PRETTY  
SIGNIFICANT AMOUNT OF  
GRADING AND RETAINING  
WALLS TO MAKE WORK.

SIGN, BY OTHERS

34.00 ft  
24.00 ft

## GENERAL LANDSCAPE NOTES

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



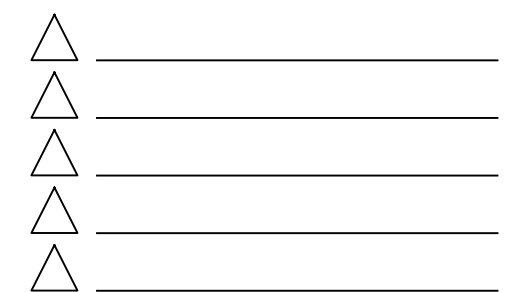
200 EAST STREET

FND HYRUM CITY —  
SURVEY MONUMENT  
AT INTERSECTION  
OF E 100 N AND N  
200 E<sub>1</sub>

■ THE DESIGNER:  
B. WOLTHUIS

HYRUM, UTAH

■ REVISIONS:



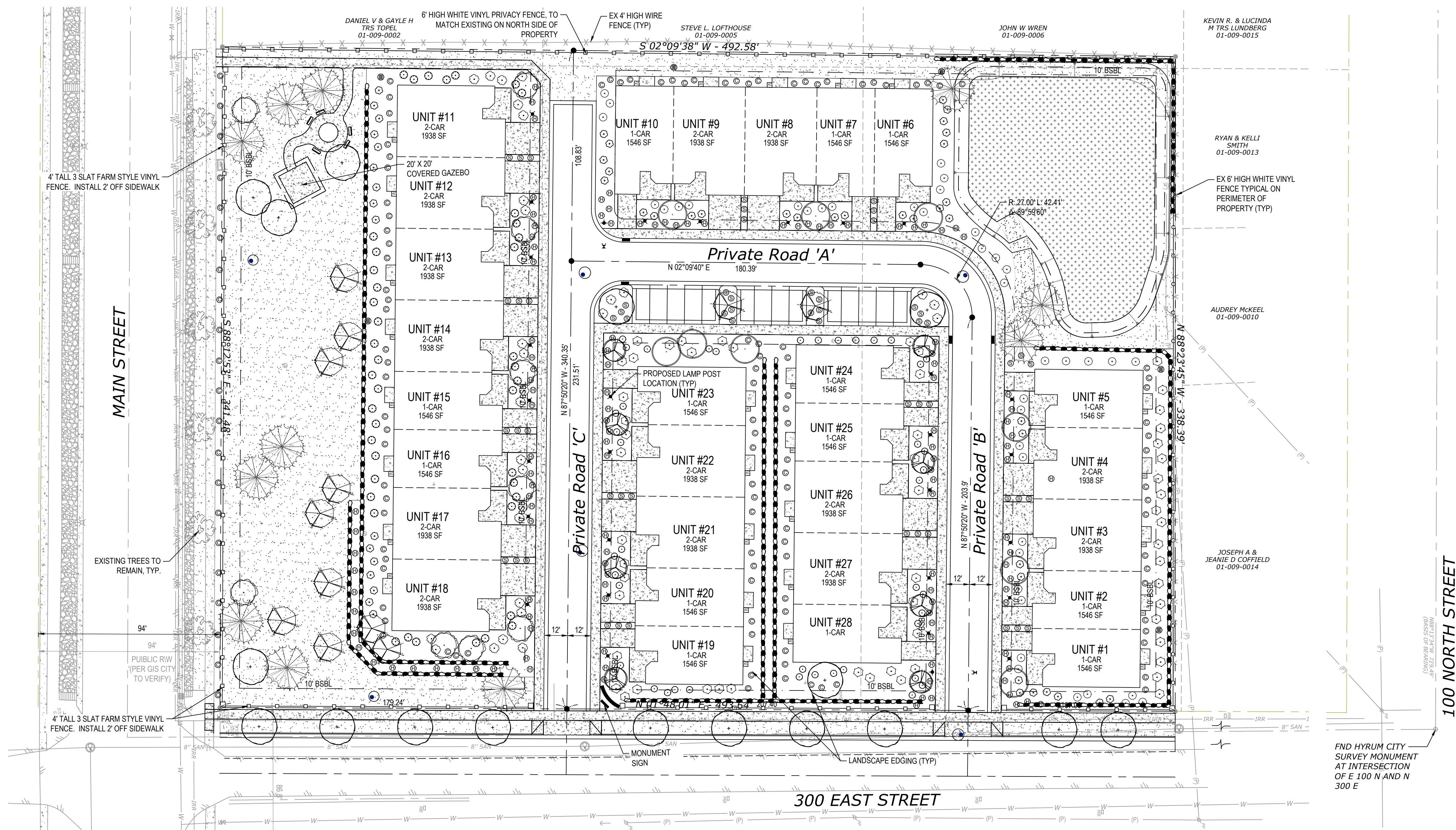
■ STAMP

NOT FOR CONSTRUCTION

■ SHEET TITLE:  
Overall  
Preliminary  
Landscape Plan

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

■ SHEET NO: **L1.0**



## HARVEST VALLEY COURT P.U.D.

PREVIOUS COPY FROM MARCH COUNCIL MEETING

COUNCIL REVIEW

## A SENIOR LIVING COMMUNITY

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

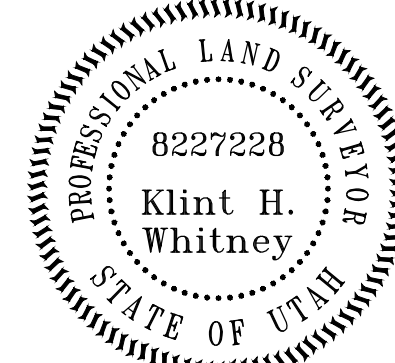
## BOUNDARY DESCRIPTION

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 17-25-17 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.



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, 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 B 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.

WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USED 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

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, 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)

## NOTES

- ZONING FOR THIS LOT AND SURROUNDING AREA IS R-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.
- 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. DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS.
- 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.

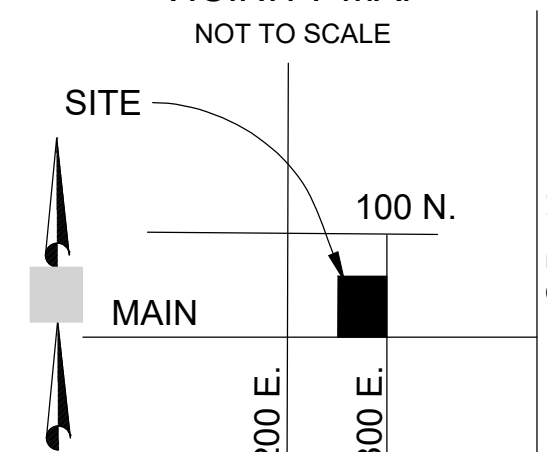
## General Questions About Development Practice

- What is the plan for the manhole extending into the air at the irrigation connection by Main Street?
- Plan for curb that is mis-aligned on 300 East and the curb intersection at Main Street?
- What has happened with the utility installations - large gaps under the gutter sections, and undermined parallel to gutter. (Compaction??)
- Water line cover along west property line?
- Contractor quality of work?
- Schedule?

Conditions of approval for amended plat **after items are corrected**:  
Additional amenity for reduction in open space. Pickleball court.

THESE ARE ALL GOOD ITEMS TO BE ADDRESSED IN THE UPDATED CONSTRUCTION DRAWINGS. GUTTER SHOULD ALL BE REMOVED AND RE-COMPACTION TO BE DONE. DECORATIVE ROCK OR OTHER SCREENING COULD BE PLACED AROUND THE IRRIGATION MANHOLE.

## VICINITY MAP



Where is the approved Landscape Plan? It is not included with the approved Construction Documents for the project.

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.41	27.00	90.00	N47° 09' 40"E	38.18
C2	69.12	44.00	90.00	S47° 09' 40"W	62.23
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

By Definition of Open Space, Paved Streets are NOT part of open space, unless it can be shown that the street is devoted to recreation. Such as a parking lot for a park.

## 17.04.070 Definitions

**Open Space** - "Open Space" means any area of land or water that (1) is not a part of a residential lot, (2) is devoted to environmental preservation, agricultural production, or outdoor recreation and (3) generally lacks buildings or other structures except for structures that are subordinate to and customarily incidental to the use of the open space.

**Planned Unit Development (PUD)** - "Planned Unit Development" means a development, which permits the clustering of housing units and other creative site development. The council maywaive the setback, and individual lot size requirement in favor of "common" open spaces which are part of the development. While more flexible in many respects, PUD's rely strongly on design to convince City officials of their merit.

THIS IS THE DEFINITION OF OPEN SPACE, BUT THE LANDSCAPING REQUIREMENTS OF 17.30 (3)(b) STATES THAT 50% MUST BE "OPEN AND LANDSCAPED". IT DOES NOT CALL IT OUT AS "OPEN SPACE". (1) IN THE SAME SECTION STATES THAT THE LANDSCAPED STREET BUFFER MAY NOT INCLUDE STREETS, BUT MAY INCLUDE SIDEWALKS, DRIVEWAYS, AND TRAILS. THIS MAKES IT SOUND AS THOUGH THESE FEATURES MAY BE COUNTED IN THE LANDSCAPED AREA. IF THE AREA LISTED AS OPEN AND LANDSCAPED IS TO BE SEPARATE FROM THE CALCULATION OF THE LANDSCAPED STREET BUFFER, WE NEED TO MAKE THIS CLEAR. THIS SECTION ALLOWS FOR THE COUNCIL TO MAKE ADJUSTMENTS TO THESE REQUIREMENTS FOR SENIOR HOUSING. PERHAPS THE ADJUSTMENTS FOR THIS DEVELOPMENT COULD INCLUDE A GOOD VEGETATIVE SCREENING FROM MAIN STREET.

Correct Open Space Calculation  
Open Space noted as screened area on plat.  
Open Space Area = 50,427 Square Feet  
Total Area = 160,955

Percent Open Space = 31.3%

## 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

## NOTE:

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

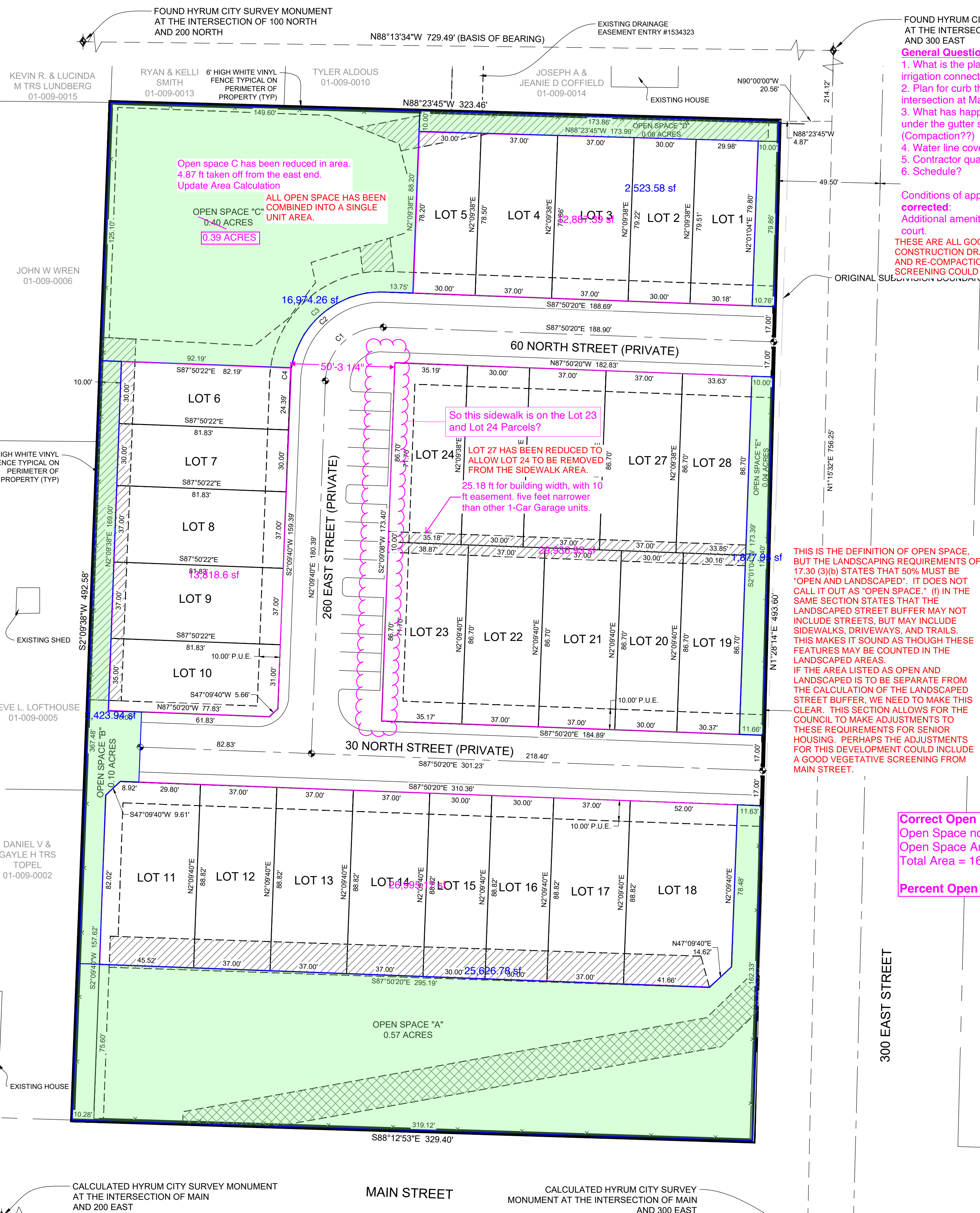
## NARRATIVE

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 DAVID MADSEN. 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

- TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
- OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 77,116 SQ. FT. OR 1.77 ACRES
- 28 LOTS FOR A TOTAL OF 83,872 SQ. FT. OR 1.925 ACRES
- PRIVATE STREETS: 19,441 SQ. FT. 0.45 ACRES
- PARKING: ON STREET PARKING 14 STALLS  
GARAGE PARKING 42 STALLS  
DRIVEWAY PARKING 42 STALLS  
TOTAL PARKING 98 STALLS

Private Lots and Streets are not included in Open Space, By Definition. See corrected Open Space Calculation.



## 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

MAYOR, HYRUM CITY

ATTEST: \_\_\_\_\_ CITY RECORDER

## HYRUM CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, HYRUM CITY PLANNING COMMISSION

## HYRUM CITY UTILITY APPROVAL

SANITARY SEWER \_\_\_\_\_ DATE \_\_\_\_\_  
CULINARY WATER \_\_\_\_\_ DATE \_\_\_\_\_  
HYRUM CITY POWER \_\_\_\_\_ DATE \_\_\_\_\_

## UTILITY COMPANY APPROVALS

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

