HYRUM CITY
ESTABLISHED 1860

CITY COUNCIL MEETING

Thursday, July 17, 2025 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, July 17, 2025. The proposed agenda is as follows:

1. ROLL CALL

2. CALL TO ORDER

3. WELCOME

4. PLEDGE OF ALLEGIANCE

5. INVOCATION

6. APPROVAL OF MINUTES

7. AGENDA ADOPTION

8. PUBLIC COMMENT

9. SCHEDULED DELEGATIONS

A. Ale Ledesma - To request a Home Occupation Business License for a beauty salon at 357 North 200 West.

B. 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.

C. **Larry Coleman, Hyrum Power Superintendent** - To update the City Council on UAMPS projects.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

A. **Resolution 25-22** - A resolution establishing fees for adult softball leagues in Hyrum City.

B. **Ordinance 25-06** - An Ordinance amending Sections 17.70.010, and 17.70.020 of Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to define retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements, and restructure general requirements.

11. OTHER BUSINESS

A. Consideration and appointment of Administrative Appeal Officer.

B. Budget report.

C. Mayor and City Council reports.

12. ADJOURNMENT

_____

Stephanie Fricke
City Recorder

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **11th day of July, 2025**. Stephanie Fricke, MMC, City Recorder.

A.L.C. C. Level one applicants are in occupation categories that the City Council has determined have virtually no negative impact on residential neighborhoods. Level one applicants do not require a license. Occasional businesses operated by a minor are not required to obtain a business license.

A.L.C. D. All applicants whose home occupations receive commercial delivery service, has signage advertising the business, performs services in view or hearing of the public, or has customers coming to the residence, are considered level two home occupations and require a license. They also may be required to meet with the City Council and explain how their home occupation is in conformance with the home occupation standards. The City Council may attach limitations or conditions to their licenses.

A.L.C. E. Home occupation standards:

A.L.C. 1. The exterior of the home will not be modified in any way to accommodate the home occupation (i.e. loading ramps, loading doors, etc).

A.L.C. 2. The occupation will be conducted entirely within the house, yard, and existing outbuildings.

A.L.C. 3. The home occupation license covers only residents of the home.

A.L.C. 4. No outside storage of goods or materials is permitted.

A.L.C. 5. Pedestrian and vehicular traffic will not be in excess of that normally associated with a residential neighborhood.

A.L.C. 6. One sign will be permitted on the property. It must meet the requirements of 17.72.010 "Name Plate".

A.L.C 7. The home occupation must be operated in full conformity with fire, health, building, electrical, plumbing codes, and all State and City laws and ordinances.

A.L.C 8. No noise, odor, light, vibrations or dust in excess of that normally associated with a residential neighborhood shall pass beyond the premises.

A.L.C. 9. Business shall be conducted only between the hours of 7:00 a.m. and 9:00 p.m.

A.L.C. 10. State licenses will be required for "Professional Child Care".

A.L.C F. The City Council may, at their discretion, waive certain of the above standards for the elderly or handicapped.

In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the City Council may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Applicant's Affidavit: I (we), * Lina Vidalta, affirm that I (we) am (are) the owner(s) or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits are complete, to the best of my (our) knowledge and, that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Property Owner(s) Signature: *

Applicants Signature: ALEJANDRA LEOTSMA C.

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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: July 11, 2025

CITY COUNCIL MEETING: July 17, 2025

OVERVIEW:
On June 19, 2025, the Hyrum City Council made a motion (5-0 vote) to continue with the requirements that Unreasonable Capital Hyrum LLC address the following three (3) specific items as soon as possible and prior to approval or implementation of a development agreement to address existing conditions and outstanding items:

1. Surface restoration of private properties.
2. Mitigate the 100 North storm-drain so it functions properly.
3. Mitigate open hazards or open hazards and dangerous situations

UNREASONABLE CAPITAL HYRUM LLC RESPONSE TO CITY COUNCIL REQUIREMENTS:

- Attended site visit with City Staff on June 25, 2025.
- Responded to Staff Comments on June 27, 2025 and July 11, 2025
- Responded to City Engineer Memorandum on June 27, 2025.
- Provided Scope and Sequence of Work on June 27, 2025.
- Abated all open trenches within the public right of way and installed construction fence along Main Street and 300 East, Completed by July 3, 2025.
- Resubmitted Landscape Plans on July 11, 2025
- Resubmitted Final Plat on July 11, 2025

OUTSTANDING ITEMS:

1. Updated Civil Plans demonstrating Staff Comments
2. Abatement Reimbursement (See Water and Roads Staff Comment #1)

On July 11, 2025, Unreasonable Capital Hyrum LLC submitted updated staff comments, final plat, and landscape plans. These submittals have not been reviewed by Staff due to submission date and preparation of City Council Agenda for July 17, 2025.

JUNE 19, 2025 CITY COUNCIL 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 Final 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: *City Council: June 19, 2025 – (responses in red text)*

Planning and Zoning:

1. *The updated landscaping plan does not include placement of a pickleball court.*
   In prior Planning Commission meetings, it was agreed that a walkway and a shed with irrigation for the community garden would be an acceptable alternative to a pickleball court. The developer does not intend to include a pickleball court in the plan.
2. *Landscaping plan includes an irrigation plan and irrigation lines.*
   The developer seeks clarification on this comment. Our understanding is that the landscape plan will include appropriate irrigation for all grass areas, with irrigation lines as required. A complete landscaping plan, including irrigation details, is provided.
3. *Staff cannot identify screen walls between units on the landscape plans.*
   Screen walls between units are shown in the landscape plan. See note 2 on LP100 for screen wall note added between units on current landscape plans.
4. *The planting schedule on sheet LP100 does not provide an eligible text height to review proposed planting types.*
   The developer is seeking clarification on this comment. I don't see what the issue with the plant schedule "symbols and text" is unclear but will ensure the landscape plan includes all necessary information to clearly review the 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).*
   The developer acknowledges this recommendation. The change in grades here would require fall protection at each level if grass is installed in these locations. It would also require irrigation and the maintenance of grass at these rock retaining walls would be excessive. Grass was not included behind Units 19–28 to avoid triggering railing requirements. This design choice helps maintain both aesthetic appeal and ease of maintenance.

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.*
      See updated plat with correct owner information included.
   b. *It is recommended that all of "Open Space A" not be dedicated as a public utility easement.*
      See updated plat with 'Open Space A' not to 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.*
      See updated plat with corporations listed as being plural.

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.*
    See updated plat.
    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.*
    The developer will ensure that street tree spacing complies with HCC 12.22. The proposed Crimson Sunset Maple will be spaced appropriately in accordance with its classification as a medium-sized tree. See updated landscape plans.
    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*
    The developer will review tree spacing and species selection at intersections to ensure compliance with HCC 17.28.170. Landscape Architect has accounted for elevation differences between roads and plantings and adjusted or relocated, evergreen trees as needed to maintain clear visibility for vehicle and pedestrian traffic. See updated landscape plans.
    c. *Underground systems such as the irrigation canal and storm drain should be considered when placing large trees with extensive root systems.*
    The developer will take all underground systems, including the irrigation canal and storm drain, into account when selecting and placing large trees to avoid potential root interference. Landscape architect has confirmed there are no trees placed over the storm drain lines, or within the basin.
    d. *A separate water connection/meter should be considered for the pavilion and the planter boxes.*
    The developer & Landscape Architect have considered this and it doesnt' seem worth it with such little flow/water use.
    e. *A separate power connection/meter will be needed for the irrigation controllers.*
    The developer acknowledges that a separate power connection and meter would be required for the irrigation controllers and will plan accordingly.

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. All power conduit will be exposed, inspected and corrected according to HCC section 7.*
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. All locations will be re-surveyed and located according to 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. Please send me(corbin@affinityut.com) the invoice so I can submit for a draw from the bank.*
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. Survey of hydrants and service lines will be verified & corrected as needed. As we work through sewer corrections, we will verify offsets with water main.*

3. *Pressure tests and bacteria samples were never done. This will be completed.*
4. *No inspection of tie in for secondary water to existing services has been addressed. This has not been done yet, we will ensure any tie in will be inspected and coordinated with Kade.*
5. *No storm drain boxes or pipes have been inspected for proper install or positioning. This will be re-surveyed and corrected as needed.*
6. *Curb and gutter that have been dug underneath for new water services all need to be replaced due to compaction problems. Curb and gutter that is within the site, is all being removed and replaced. For the section of curb and gutter that runs along 300 E, we will verify the placement and elevation and correct, if needed. We will replace the corner section on 300 E and Main St.*
7. *Staff also never saw survey markers for curb offsets on any curb and gutter. This is a moot issue with the curb & gutter being removed, once re-surveyed staff will be welcome to observe markers.*

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. As stated above, pressure tests and BAC-T tests will be done and provided. We are going to camera the sewers and will provide the video.*

ATTACHMENTS: (updated attachments in red text)

1. City Engineer Memorandum
2. Unreasonable Capital Hyrum LLC Response to City Engineer Memorandum
3. Unreasonable Capital Hyrum LLC Scope and Sequence of Work
4. Unreasonable Capital Hyrum LLC Invoice #1071
5. Harvest Valley Court – Final Plat First Amendment – Updated and Received July 11, 2025
6. Harvest Valley Court – Civil Plans – No updates
7. Harvest Valley Court – Landscape Plans – Updated and Received July 11, 2025

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

Stephanie Miller, Mayor
Council Members -
Stephen G. Adams
Jared L. Clawson
Paul C. James
Craig L. Rasmussen
Michael Nelson
Ron W. Salvesen, City Administrator
Stephanie B. Fricke, Recorder
Todd Perkins, Treasurer

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

SUMMARY RESPONSE

Dear Hyrum City Council and Planning Commission,

Thank you for providing a thorough summary of the events surrounding the Harvest Valley Court P.U.D. project. We, as the developer, would like to respond to these concerns and outline our commitment to addressing them.

We fully acknowledge the challenges and deficiencies that have arisen during the course of construction, particularly those involving underground utilities, survey discrepancies, and safety issues on-site. We intend to redo any work necessary as a result of the issued stop work order and will proceed with a complete, code-compliant approach supported by updated engineering drawings. We understand that correcting these underground issues will be significant and costly, but we remain committed to moving the project forward.

To support this effort, we will be reinstalling safety fencing around the site and filling in any open ditches along the public right-of-way to ensure public safety and site security. Moving forward, we will continue addressing all comments and requirements provided by Hyrum City on our plat, civil, and landscape plans. Once these plans receive approval, we will seek approval on our architectural plans and anticipate resuming construction at full speed with the city's authorization.

It is important to note that the subcontractor responsible for much of the previous underground work - Impact Excavation - has been terminated from the project and is no longer in business due to lawsuits. We believe these changes, along with our commitment to communication and compliance, will help ensure the project proceeds correctly and meets the city's expectations.

We appreciate the City's continued guidance and support as we work to make this project a successful and valuable addition to the Hyrum community. Please let us know if there are any further clarifications or additional steps you would like us to take.

Sincerely,

Elliot Abel

IRVA Development

Harvest Valley Court Scope & Sequence of Work	Date completed	Comments
Backfill electrical trenches in city ROW		
Grade neighbors backyard, seed in the fall		
Temporary security fencing install, provide lock combo to Hyrum City FD		
12" ADS wye installation at retention pond outlet		
Survey water meter cans and adjust as needed. Inspect with Kade		
BAC-T and pressure testing of water main, provide to Hyrum City		
Camera sewer lines and make any necessary repairs, inspect with Angela		
Survey storm drain, verify locations and adjust as needed		
Survey and reinstall electrical conduit and box locations, inspect with Larry		
Adjust low voltage line along city ROW, as needed		
Remove and replace retention pond liner, finish retention pond as per plans		
Irrigation tie-in, inspect with Kade		
Remove curb and gutter, re-survey and install new curb & gutter		
Coordinate gas line installation with Enbridge, prep & pour sidewalks afterwards		
Prep roads for asphalt, lay asphalt		

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60 West Main Street
Hyrum, Utah 84319
435-245-6033
www.hyrumcity.com

Invoice #1071

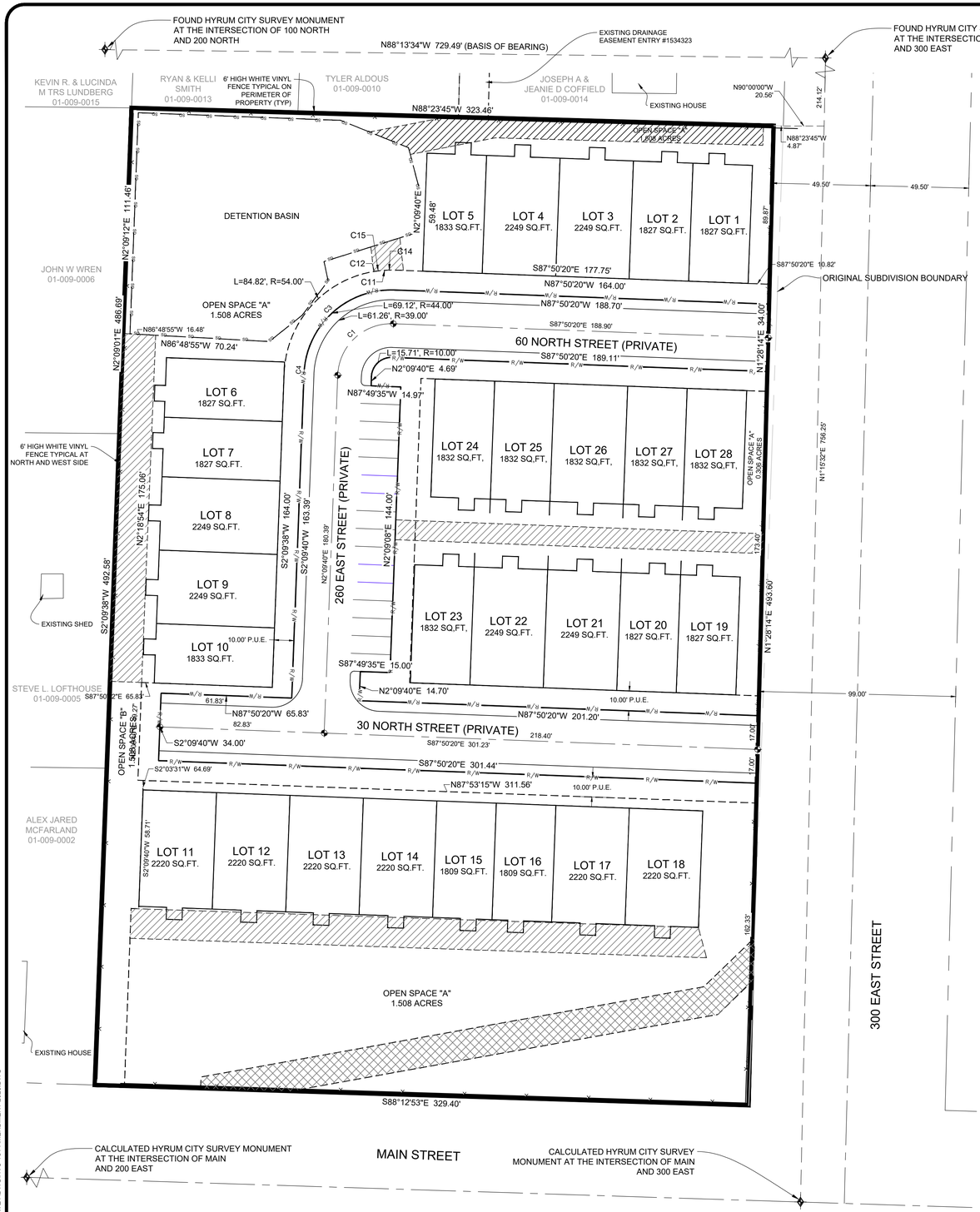
Name: Unreasonable Capital Hyrum LLC		**Date:** June 25, 2025
Address: 411 West 7200 South, Suite 201		**Phone #:**
City: Midvale	**State:** Utah	**Zip:** 84047

Date	Description	Charges	Credits	Balance
12/20/24	Harvest Cove Subdivision (Kilgore Companies Invoice #178-6462)	$11,861.70		$11,861.70
			Total	**$11,861.70**

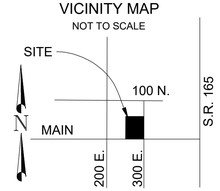
A finance charge of 1 ½% per month – annual rate of 18% - will be charged on all past due accounts.

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.

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_____

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 _____, 2025.

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 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 SUBJECT TO THE PUBLIC EASEMENTS DEDICATED HEREON;
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 _____, 2025.

UNREASONABLE CAPITAL HYRUM, LLC

_____
BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

SIGNED THIS _____DAY OF _____, 2025.

HARVEST VALLEY COURT OWNERS ASSOCIATION, INC

_____
BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2025, 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 corporations by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporations 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

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

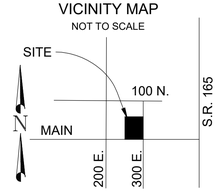
BY: _____

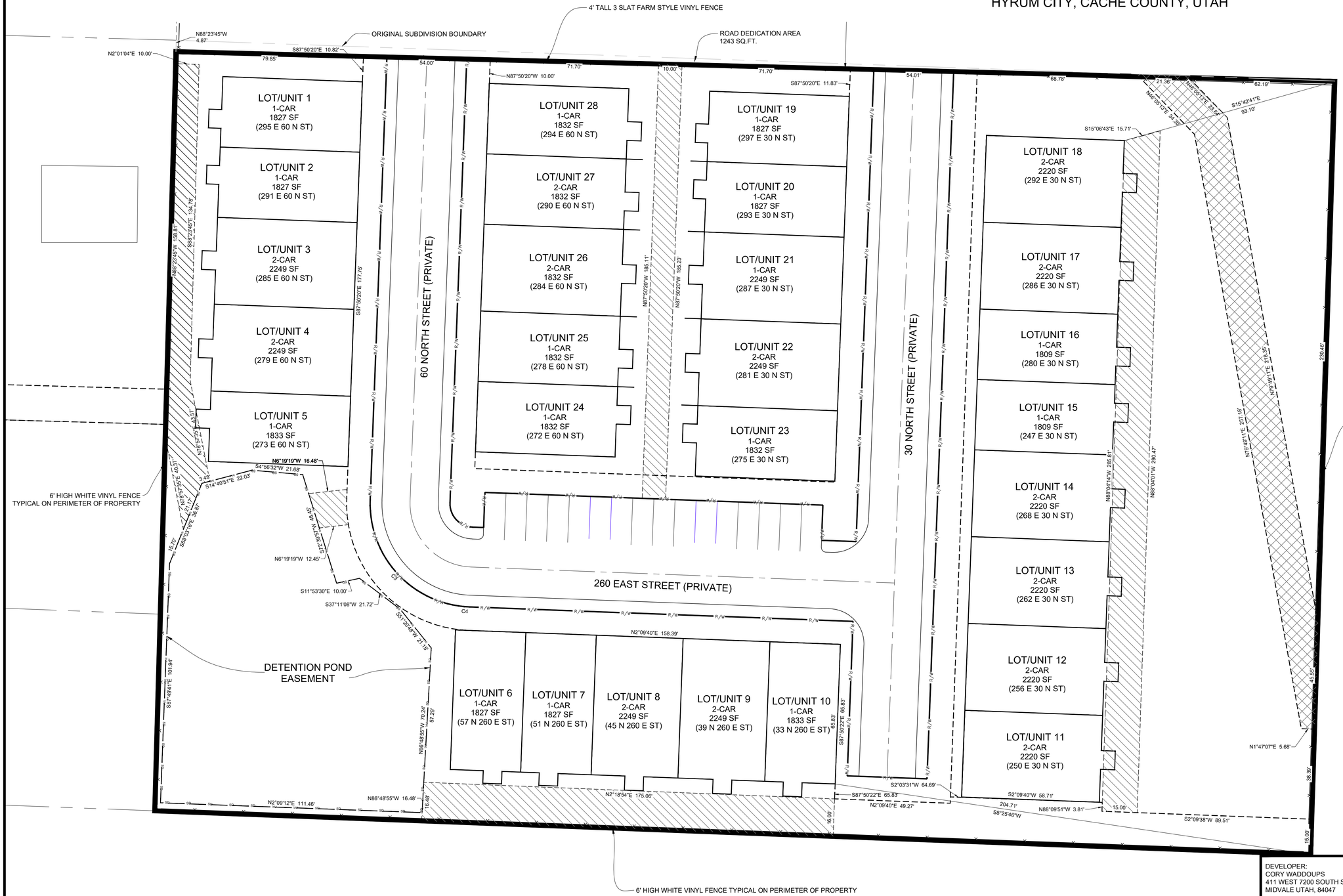
R:\2601 - MISC SURVEY\RVA DEVELOPMENT\SURVEY\DWG\HVC 1ST AMENDMENT 2025.DWG

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'

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
- 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
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5150 SOUTH 375 EAST OGDEN, UT
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COUNTY RECORDER

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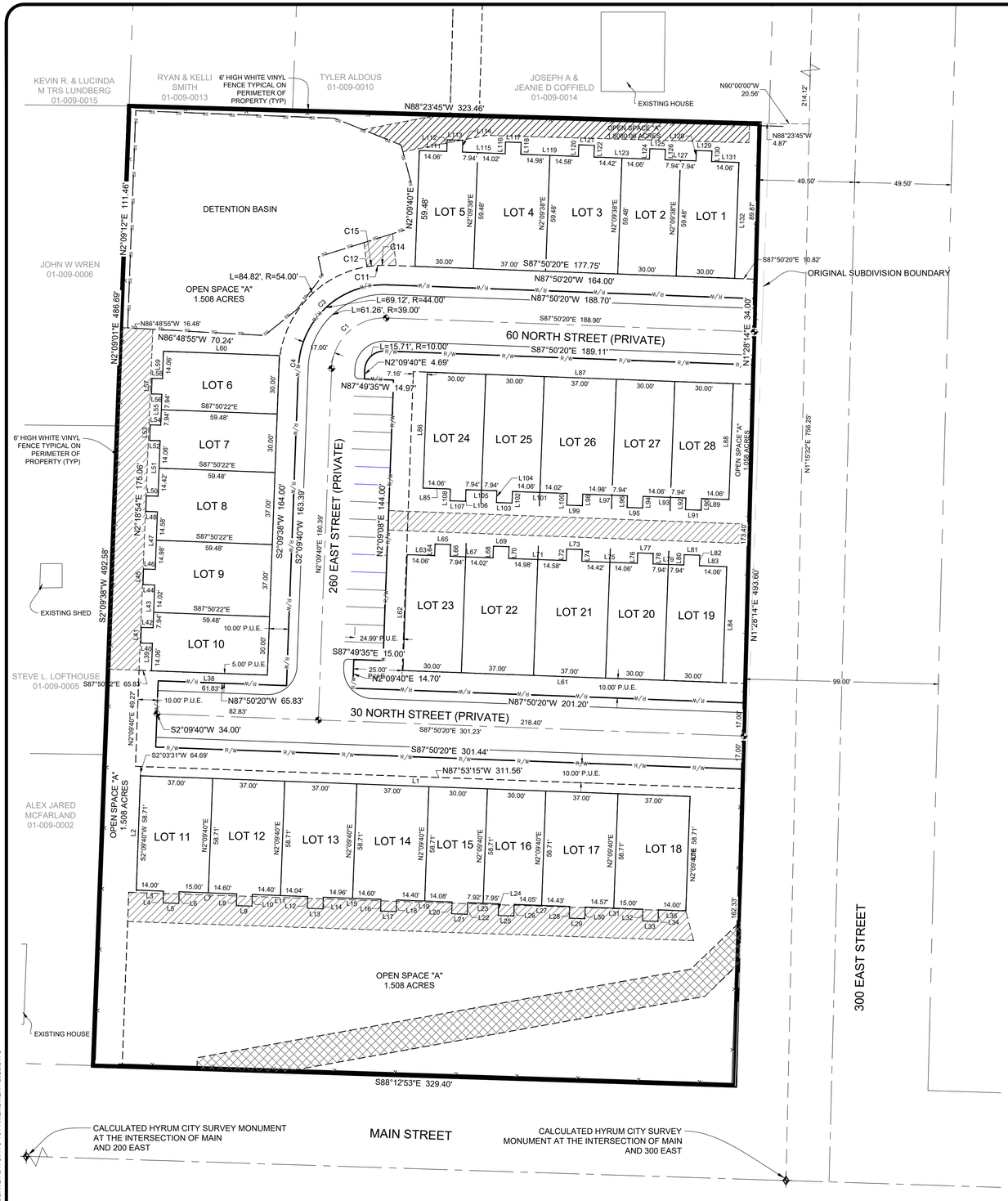
HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

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
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' 40" W
L38	59.48	N87° 50' 20" 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

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

S3 / 3

COUNTY RECORDER

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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

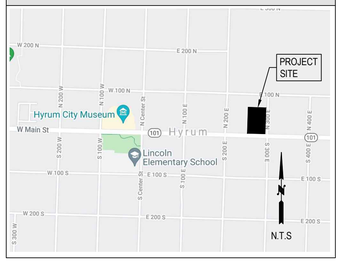
Planned Unit Development - Permit Set

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:

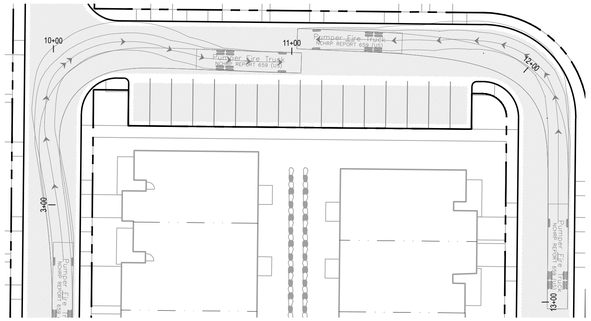
- ALL ROADWAY, CURBING, SIDEWALK AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY
- YARD LAMPPOSTS
- SEWER SERVICE LATERALS
- WATER SERVICE LINES
- ALL STORM DRAINAGE PIPING, STRUCTURES AND FACILITIES
- OPEN SPACE FACILITIES, FURNITURE AND STRUCTURES
- PARK STRIP AND LANDSCAPING ALONG PUBLIC ROADS.

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

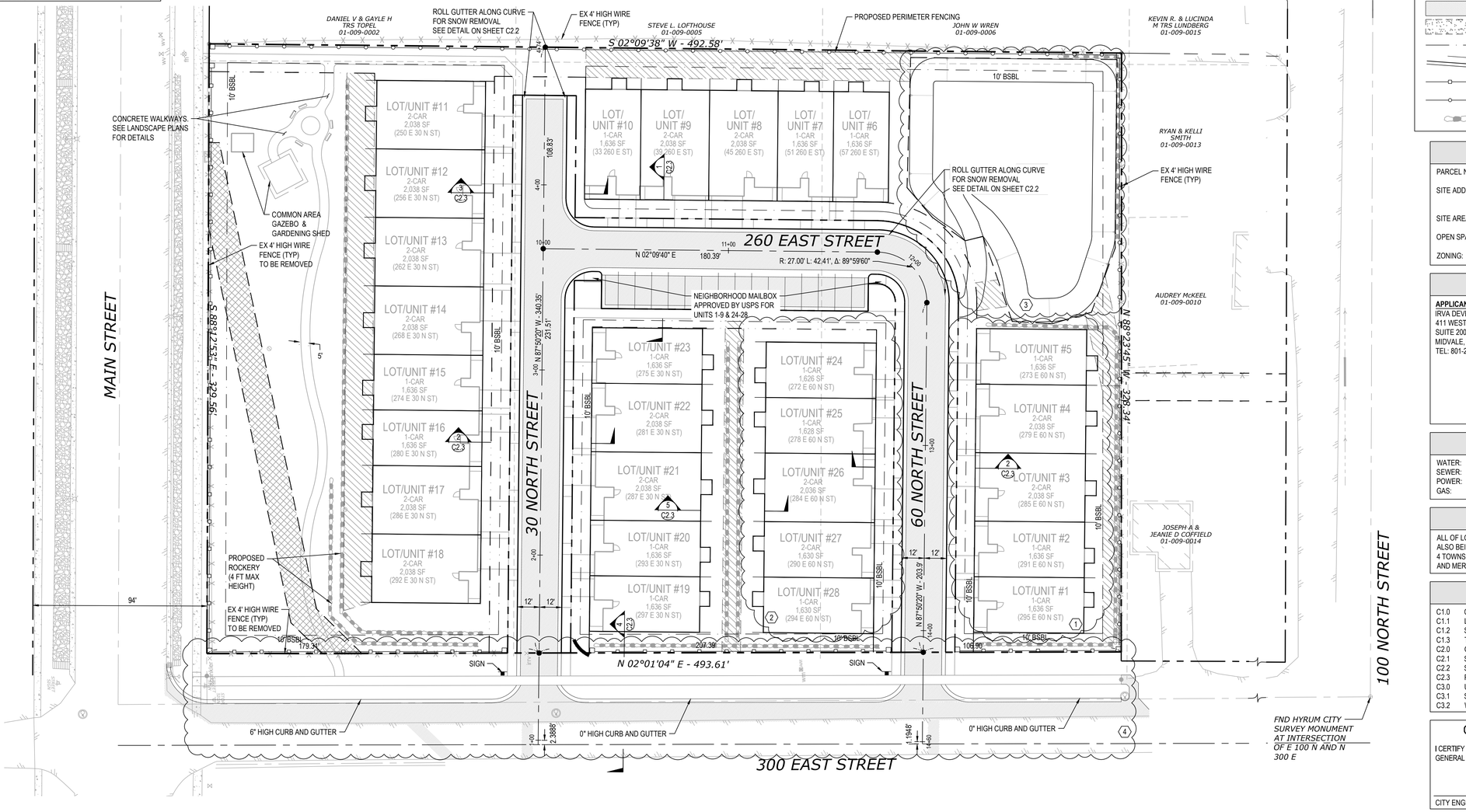
GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS)

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

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 _____

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

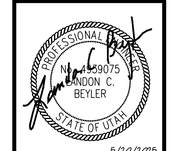
COVER SHEET / SITE PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

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



JOB NUMBER
22.00188

SHEET
C1.0

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

CIVIL ABBREVIATIONS

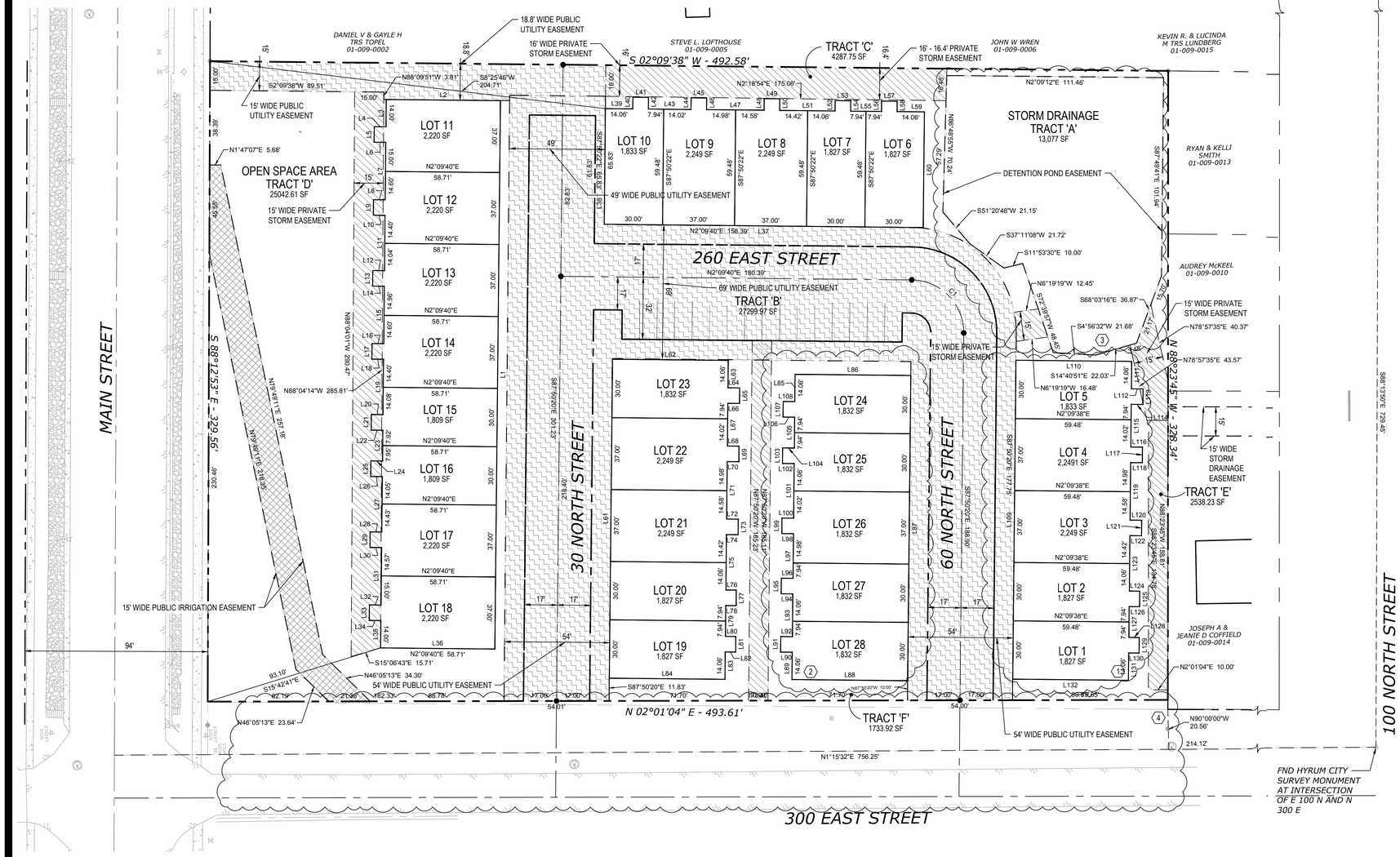
BC	BOTTOM OF CURB
BSBL	BUILDING SETBACK LINE
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DI	DUCTILE IRON
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
MH	MANHOLE
PVC	POLYVINYLCHLORIDE
REQ'D	REQUIRED
RPBA	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
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



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' 17"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

NO.	DESCRIPTION	INIT	DATE
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LOT, TRACT AND EASEMENT PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

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

NAME 9399075 LANDON C. BEYLER STATE OF UTAH PROFESSIONAL ENGINEER

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

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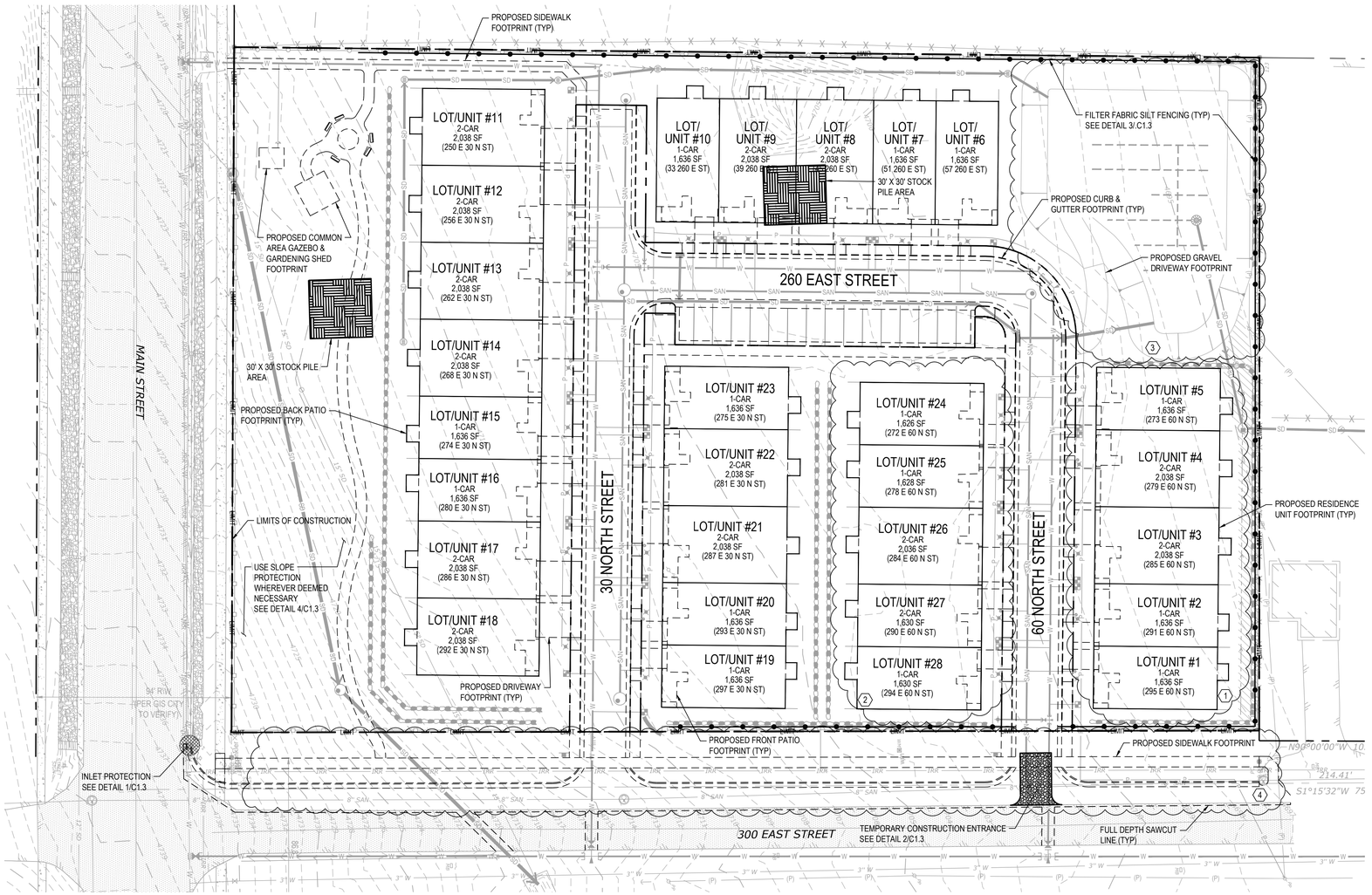
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

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'



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SWPPP / T.E.S.C. PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

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

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

CITY ENGINEER APPROVAL

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JOB NUMBER 22.00188

SHEET C1.2

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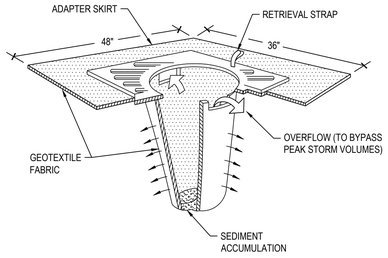
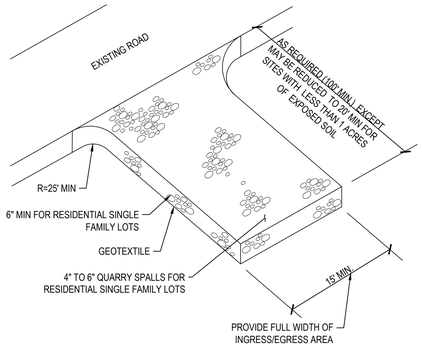
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN



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

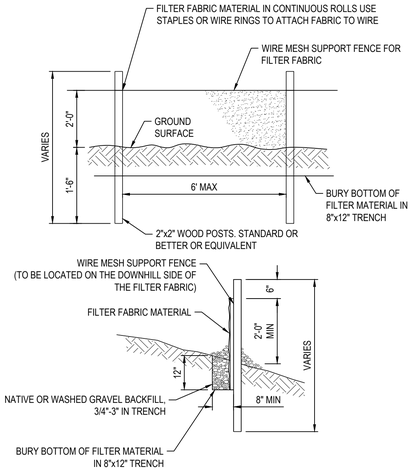
1 INLET PROTECTION DETAIL
NTS



2 CONSTRUCTION ENTRANCE 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)



3 FILTER FABRIC FENCE 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.

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.

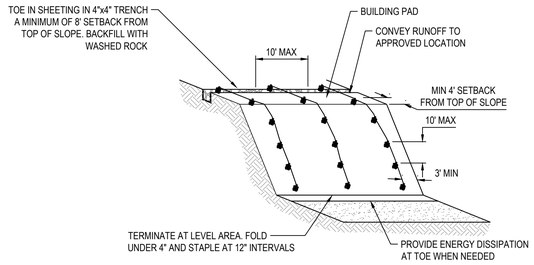
SOIL QUALITY DESIGN CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW.

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

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

CAD FILE: C:/Auto\CAD/Auto\CAD Standards\Bey&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

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)

IE 4699.79

AREA DRAIN (TYP)

IE 4693.00

DEBRIS GRATE OUTLET IE 4690.29 SEE DETAIL ON C2.1

TW 4694.00 BW 4693.55

POND BOTTOM FG 4690.29

RETAINING WALL SEE DETAIL 2/C2.1

TW 4694.00 BW 4692.00

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

POND BOTTOM FG 4690.10

POND BOTTOM FG 4689.83

TW 4694.00 BW 4692.26

TW 4694.00 BW 4692.75

POND BOTTOM FG 4690.00

TW 4694.00 BW 4693.27

3:1 (TYP)

2:1

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

22 LF 12" ADS @ 0.5%

SINGLE GUTTER INLET BOX #1 RIM 4705.25 IE 4698.82

IE 4702.31

45 LF 12" ADS @ 2.0%

141 LF 12" ADS @ 1.2%

SINGLE GUTTER INLET BOX #3 RIM 4699.41 IE 4696.24

27 LF 12" ADS @ 1.2%

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

DEBRIS GRATE OUTLET IE 4690.10 SEE DETAIL ON C2.1

POND BOTTOM FG 4690.10

DEBRIS GRATE OUTLET IE 4690.00 SEE DETAIL ON C2.1

100 LF 12" ADS @ 2.0%

51 LF 4" ADS @ 9.8%

S 88°12'53" W - 214.15'

SINGLE GUTTER-INLET BOX #2 RIM 4704.28 IE 4697.92

SINGLE GUTTER INLET BOX #4 RIM 4698.79 IE 4695.91

19 LF 12" ADS @ 1.2%

SINGLE GUTTER INLET BOX #5 RIM 4698.70 IE 4695.65

44 LF 12" ADS @ 12.6%

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

9 LF 12" ADS @ 2.0%

GRADEBREAK IE 4687.65

TW 4709.00 BW 4705.50

TW 4709.00 BW 4705.53

TW 4709.00 BW 4705.50

TW 4709.25 BW 4705.75

TW 4709.50 BW 4706.00

TW 4710.25 BW 4706.75

TW 4711.02 BW 4707.52

TW 4715.53 BW 4712.59

TW 4712.15 BW 4708.66

TW 4716.46 BW 4713.47

TW 4717.83 BW 4714.83

BW 4710.37

TW 4713.50

BW 4710.00

BW 4714.83

TW 4717.83

BW 4711.73

TW 4715.24

BW 4714.83

TW 4717.83

BW 4716.37

TW 4719.54

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

54" STORM MANHOLE RIM 4722.5~ IE 4714.31

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

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

N 02°01'04" E - 493.61'

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

TW 4702.53 BW 4699.88

TW 4701.57 BW 4699.28

TW 4700.51 BW 4697.09

GRADE TO DRAIN TOWARD AREA DRAINS

TW 4701.19 BW 4698.03

TW 4701.03 BW 4697.68

TW 4699.20 BW 4695.72

TW 4699.76 BW 4696.28

TW 4698.42 BW 4694.93

TW 4697.76 BW 4696.00

TW 4698.05

BW 4695.94

CONTINUED - SEE SHEET C2.1

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1	LOT/UNIT 1–5 MOVED 10' WEST	WRK	10/18/24
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3	STORM POND DRAINAGE UPDATED	WRK	10/18/24
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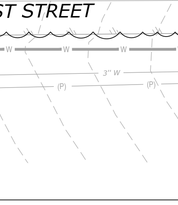
GRADING AND STORMWATER PLAN

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

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



5/20/2025

JOB NUMBER 22.00188

SHEET C2.0

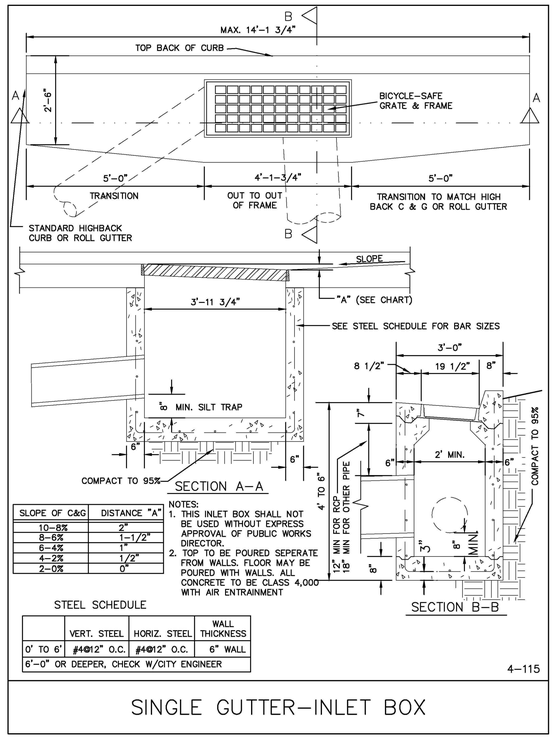
CITY ENGINEER APPROVAL

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

CITY ENGINEER _____ DATE _____

CAD FILE: C:\AutoCAD\AutoCAD Standards\BoxBC 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"

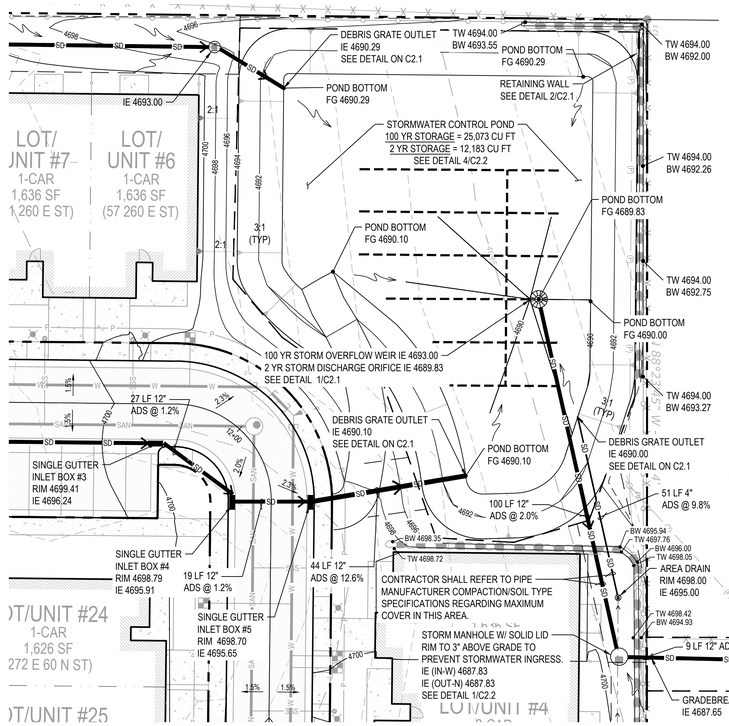
NOTES:
1. THIS INLET BOX SHALL NOT BE USED WITHOUT EXPRESS APPROVAL OF PUBLIC WORKS DIRECTOR.
2. TOP TO BE POURED SEPERATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE CLASS 4,000 WITH AIR ENTRAINMENT

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)

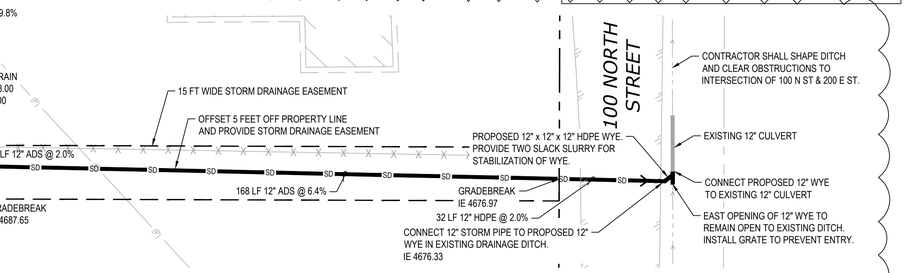
Time (min)	Precipitation (in)	Intensity (in/hr)	Acc.Vol (ft^3)	Rel.Vol. (ft^3)	Req. Stor. (ft^3)	Peak Flow (cfs)
5	0.482	5.784	3,730	0	3,730	12.4
10	0.734	4.404	5,680	0	5,680	9.5
15	0.910	3.640	7,042	0	7,042	7.8
30	1.230	2.460	9,518	0	9,518	5.3
60	1.520	1.520	11,762	0	11,762	3.3
120	1.720	0.860	13,310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

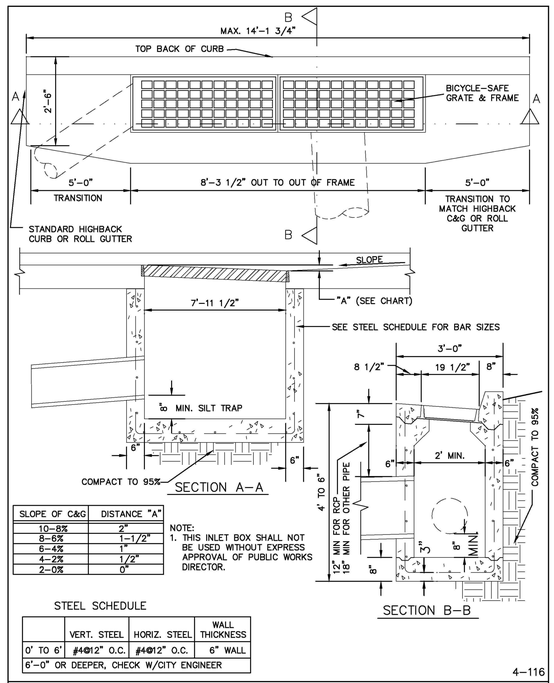
LEGEND

- 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'



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

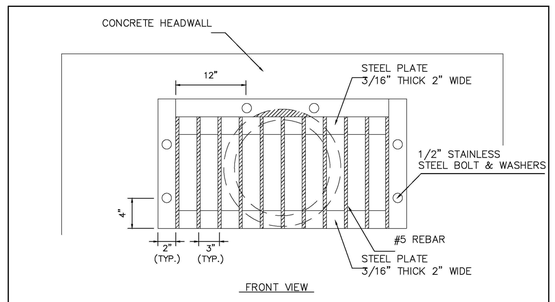
NOTE:
1. THIS INLET BOX SHALL NOT BE USED WITHOUT EXPRESS APPROVAL OF PUBLIC WORKS DIRECTOR.

STEEL SCHEDULE

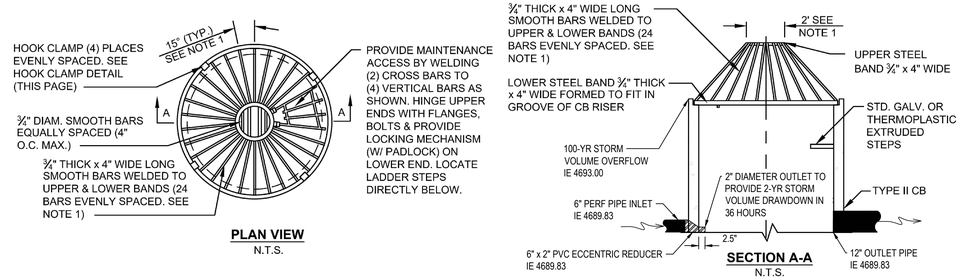
	VERT. STEEL	HORIZ. STEEL	WALL THICKNESS
0' TO 6'	#4@12" O.C.	#4@12" O.C.	6" WALL
6'-0" OR DEEPER, CHECK W/CITY ENGINEER			

4-116

DOUBLE GUTTER-INLET BOX "B"

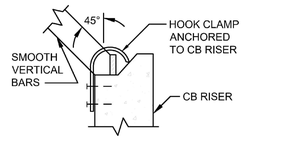


DEBRIS GRATE OUTLET



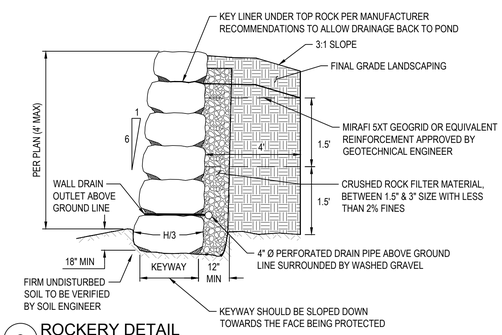
NOTES:

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

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1-800-662-4111

CITY ENGINEER APPROVAL

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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:	

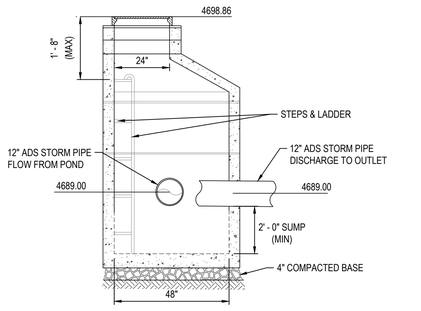
PROFESSIONAL ENGINEER
No. 9039075
LINDON C. BEYLER
STATE OF UTAH
5/20/2025

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

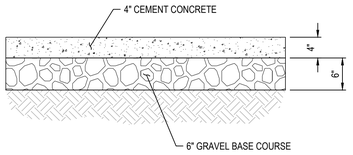
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN



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

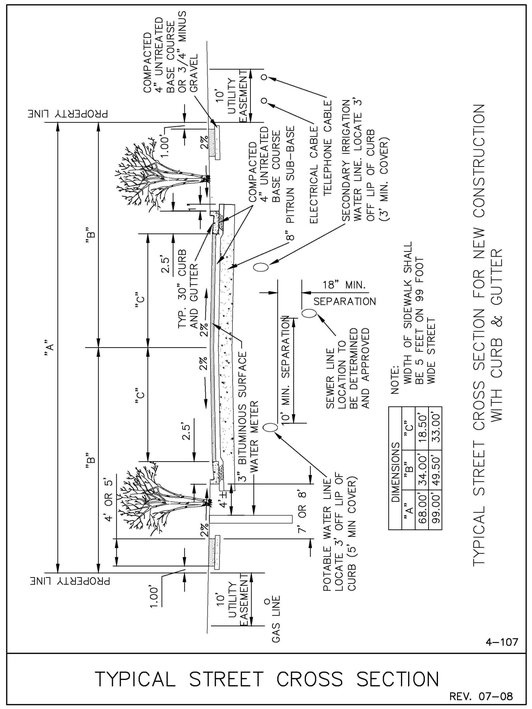
1 STORM MANHOLE

NTS



2 SIDEWALK DETAIL FOR PUBLIC WALKWAYS

NTS

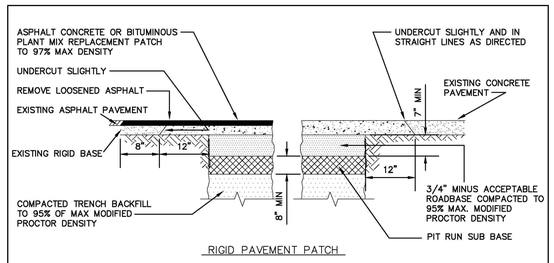


TYPICAL STREET CROSS SECTION FOR NEW CONSTRUCTION WITH CURB & GUTTER

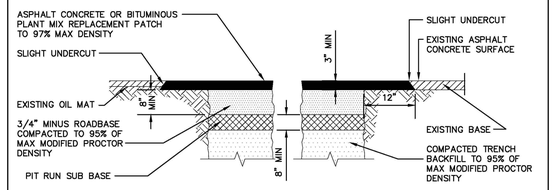
4–107

TYPICAL STREET CROSS SECTION

REV. 07–08



RIGID PAVEMENT PATCH



FLEXIBLE PAVEMENT PATCH

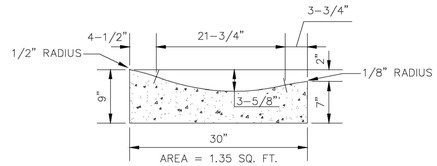
GENERAL NOTE:

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

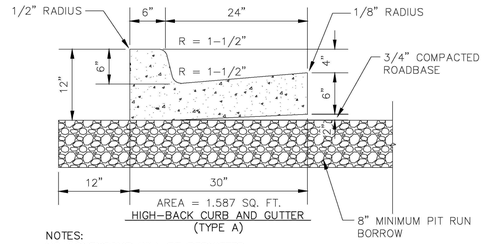
4–109

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



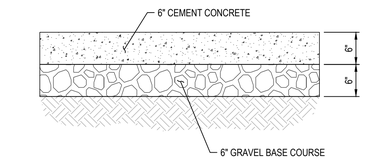
HIGH–BACK CURB AND GUTTER
(TYPE A)

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

4–110

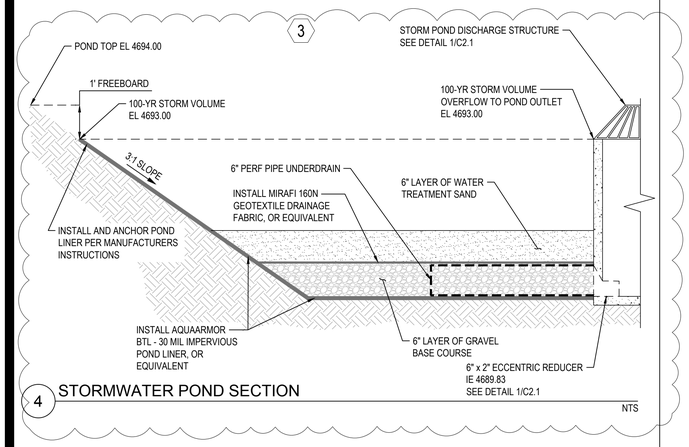
CURB AND GUTTER DETAILS

REV. JAN 03



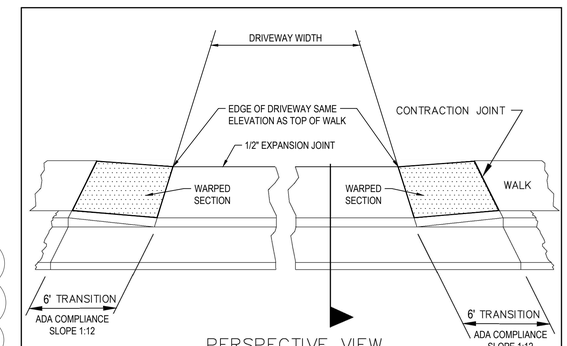
3 SIDEWALK DETAIL THROUGH DRIVEWAYS

NTS

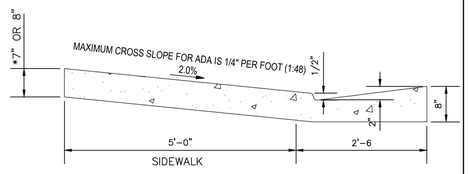


4 STORMWATER POND SECTION

NTS



PERSPECTIVE VIEW



SECTION

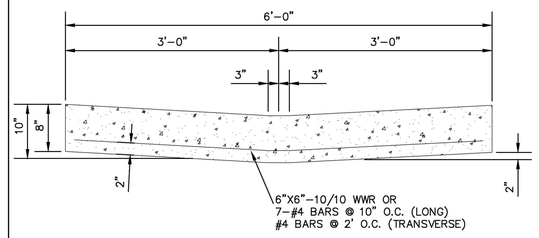
*DRIVEWAY THICKNESS:
6" FOR RESIDENTIAL AREAS
8" FOR COMMERCIAL AREAS AND PUBLIC ALLEYS

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

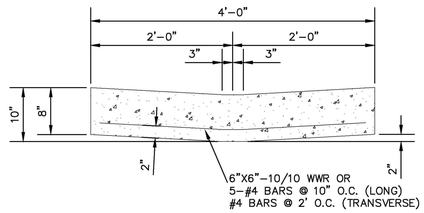
NOTE: ALL DRIVEWAYS ARE TO BE BEDDED WITH A MIN. OF 4" OF UNTREATED BASECOURSE.

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

SITE 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:	

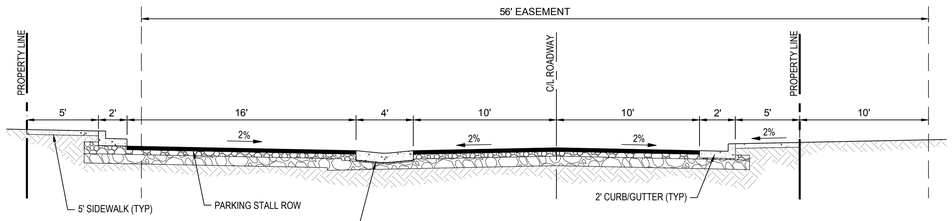
NO. 9039075
LANDON C. BEYLER
STATE OF UTAH
PROFESSIONAL ENGINEER
5/20/2025

JOB NUMBER
22.00188

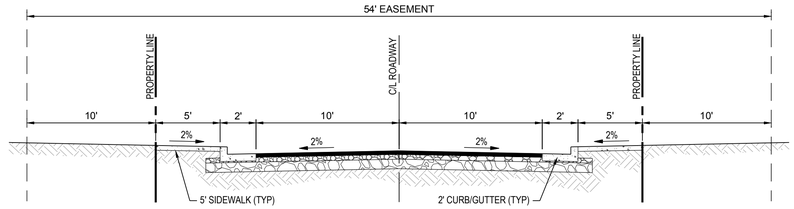
SHEET
C2.2

CAD FILE: C:\AutoCAD\AutoCAD Standards\BoxBC Data\Projects\K_2022 Projects\22.00188 Harvest Valley Court\4Civil Engineering\Drawings\22.00188 STORM.dwg PLOT DATE/TIME: 5/20/2025 10:41 AM

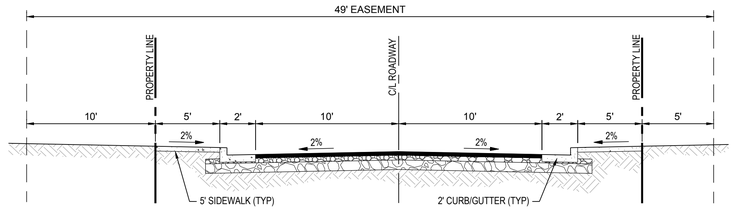
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN



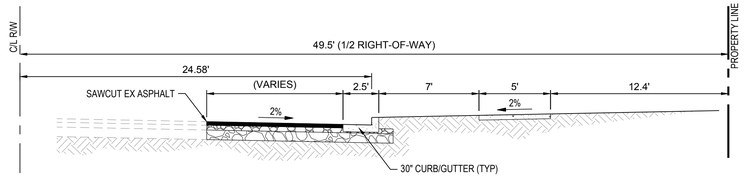
1 260 EAST STREET CROSS SECTION WITH PARKING
1"=5'



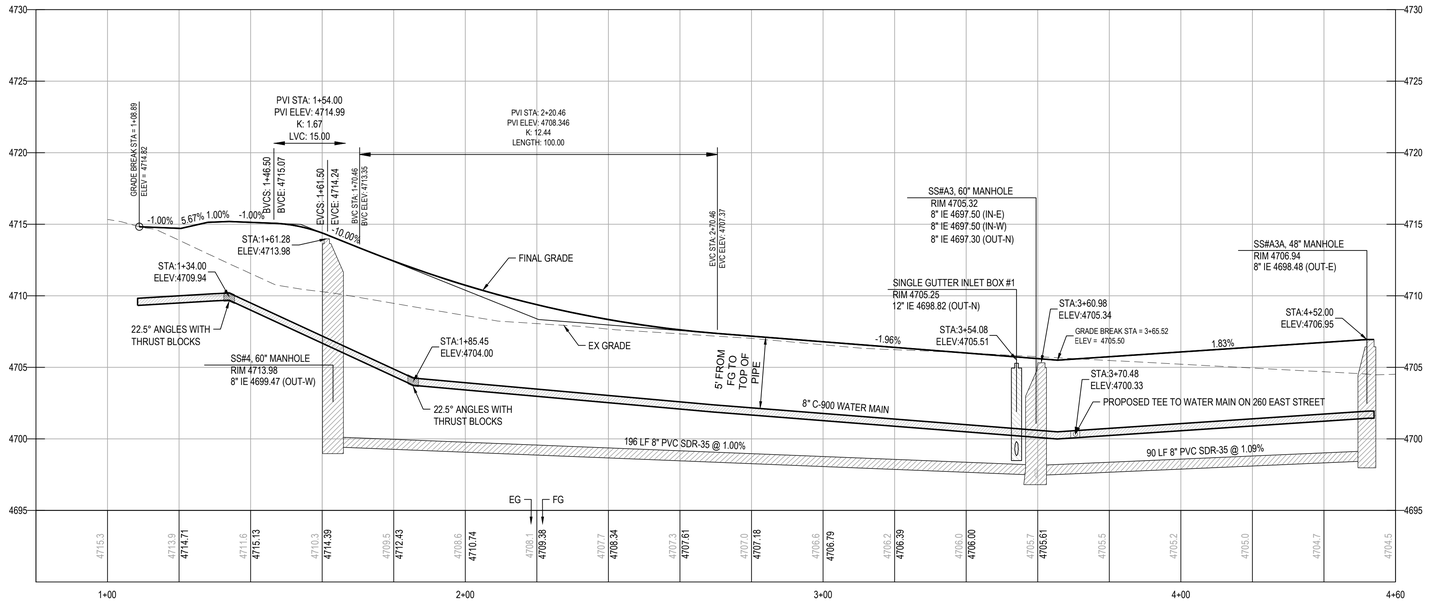
2 30 & 60 NORTH STREET CROSS SECTION
1"=5'



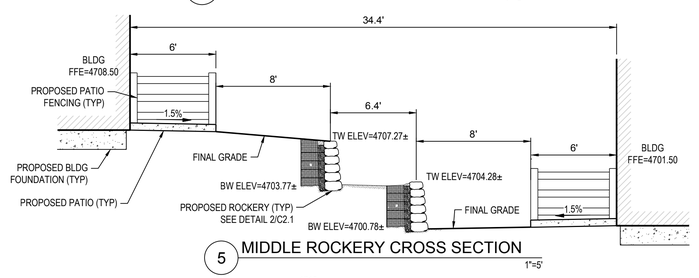
3 NORTH PORTION OF 30 STREET CROSS SECTION
1"=5'



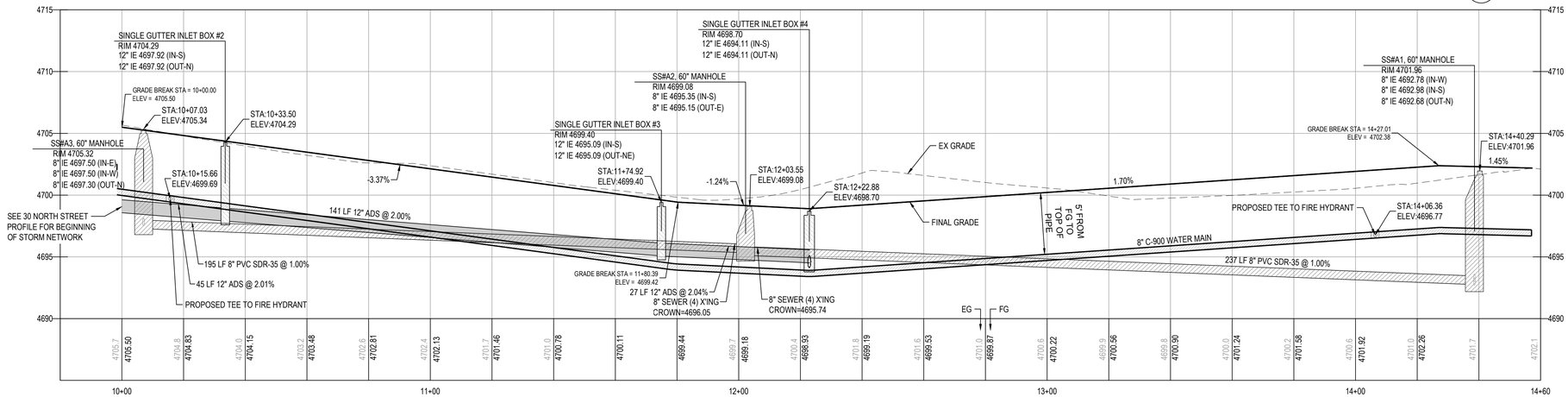
4 TYPICAL FRONTAGE ROADWAY
1"=5'



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

CITY ENGINEER APPROVAL

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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

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(253) 984-2900
beylerconsulting.com

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

5/20/2025

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

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

S 02°09'38" W - 492.58'

PUBLIC UTILITY EASEMENT (TYP)

PROPOSED HOSE BIB FOR GARDENING SHED

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)

N 88°22'45" W - 328.34'

RETAINING WALL (TYP) (DESIGN BY OTHERS)

S 88°12'53" E - 329.56'

MAIN STREET

8" C-900 WATER MAIN

6" SSCO (TYP)

PUBLIC UTILITY EASEMENT (TYP)

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)

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)

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

236 LF 8" PVC SDR-35 @ 1.0%

POWER PLAN DESIGN BY OTHERS

6" SIDE SEWER SERVICE (TYP)

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

19 LF 8" PVC SDR-35 @ 1.0%

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

PROPOSED FIRE HYDRANT (TYP)

PUBLIC UTILITY EASEMENT

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

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

300 EAST STREET

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

EX SSMH
RIM 4729.74
IE 4721.29 8"(IN-S)
IE 4722.09 8"(OUT-N)

EX SSMH
RIM 4713.81
IE 4705.91 8"(IN-S)
IE 4706.26 8"(OUT-N)

EX 15" CULVERT PIPE NOT LOCATED

EX 12" IE 473

CITY ENGINEER APPROVAL

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(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

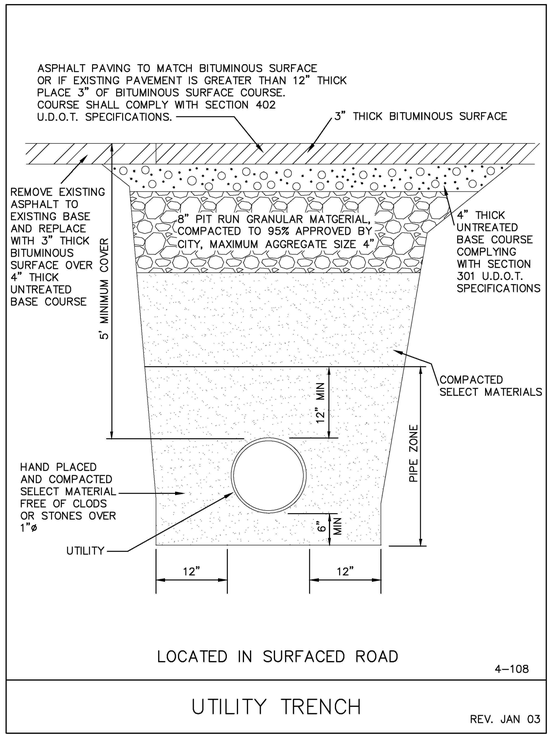
PROFESSIONAL ENGINEER No. 9559075 LANDON C. BEYLER STATE OF UTAH
5/20/2025

JOB NUMBER 22.00188

SHEET C3.0

CAD FILE C:\Auto\CAD\Auto\CAD Standards\Bey\EC Data\Projects_ 2022\Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 UTILITY .dwg PLOT DATE/TIME: 5/20/2025 10:47 AM

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

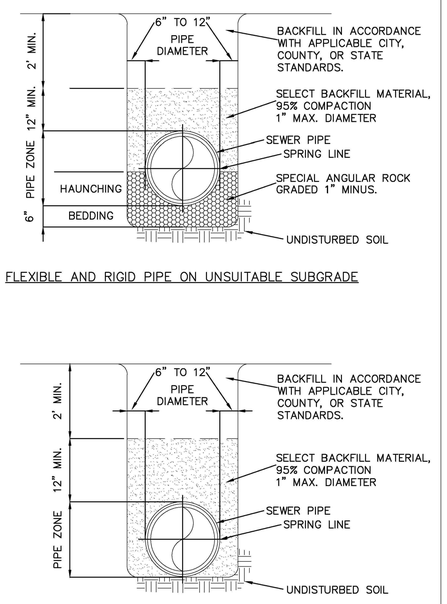


LOCATED IN SURFACED ROAD

4–108

UTILITY TRENCH

REV. JAN 03

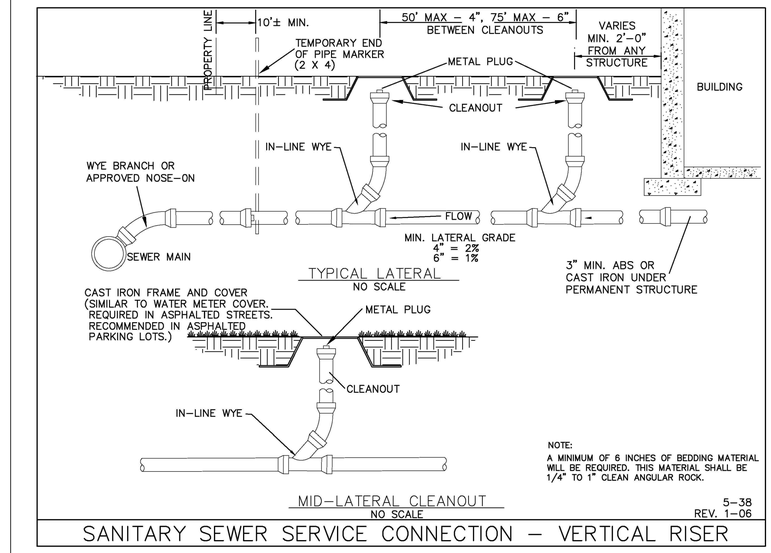


FLEXIBLE AND RIGID PIPE ON UNSUITABLE SUBGRADE

RIGID PIPE ON SUITABLE SUBGRADE

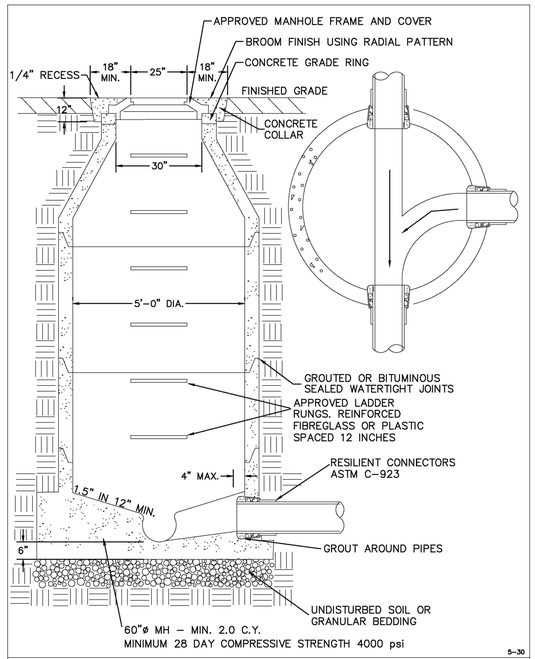
5–29

PIPE INSTALLATION DETAIL



5–38
REV. 1–06

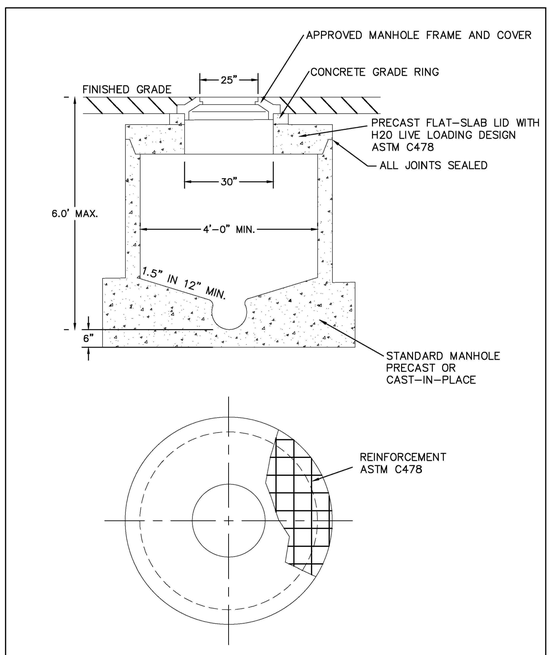
SANITARY SEWER SERVICE CONNECTION – VERTICAL RISER



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 (11.25°, 22.5°, 45°, 90°)
- 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.

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

SEWER DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

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

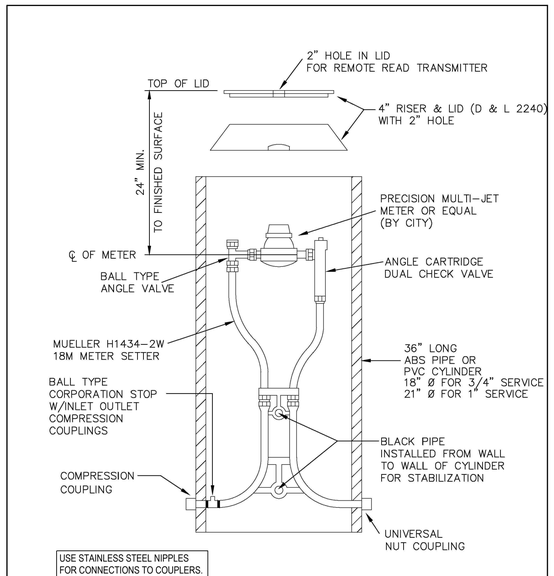
PROFESSIONAL ENGINEER
No. 9339075
LANDON C. BEYLER
STATE OF UTAH
5/12/2025

JOB NUMBER 22.00188

SHEET C3.1

CAD FILE C:\Auto\CAD\Auto\CAD Standards\Bey\BC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\Civil Engineering\Drawings\22.00188 UTILITY.dwg PLOT DATE/TIME: 5/20/2025 10:47 AM

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



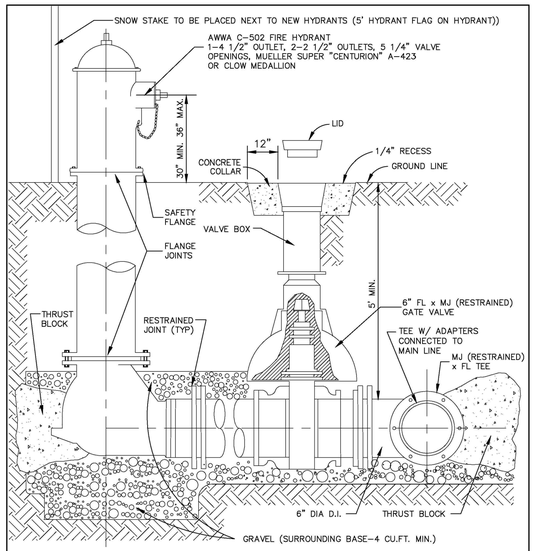
NOTE

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

6-45

3/4" – 1" METER ASSEMBLY

REV. 04-07



NOTES:

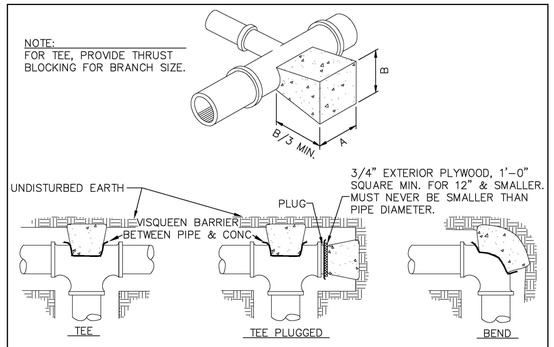
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN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

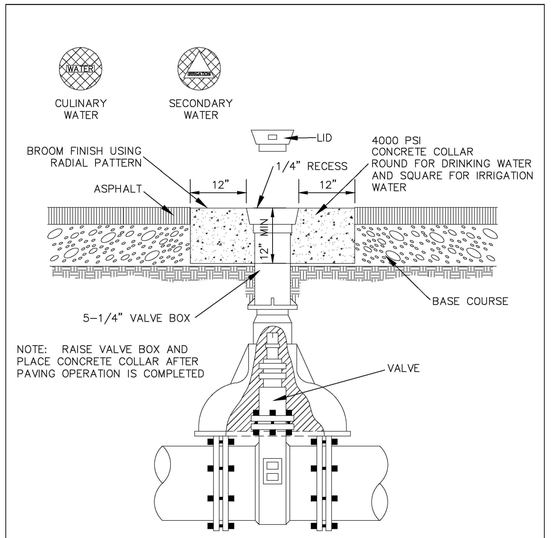
FITTING	TEES & PLUGS		90° BENDS		45° BENDS & "Y"S		22 1/2° BENDS	
SIZES	A	B	A	B	A	B	A	B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"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

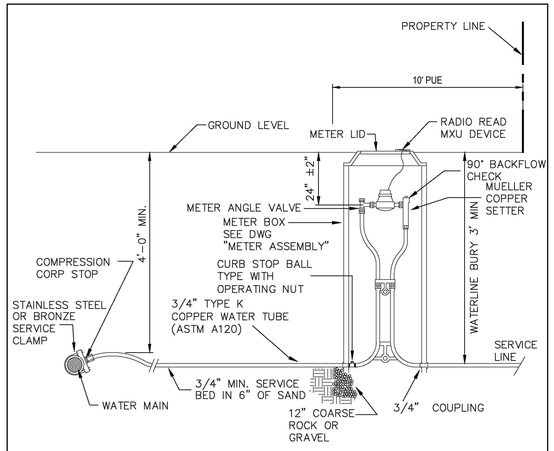
THRUST BLOCK DETAIL



6-43

VALVE BOX COLLAR DETAIL

REV. 07-08



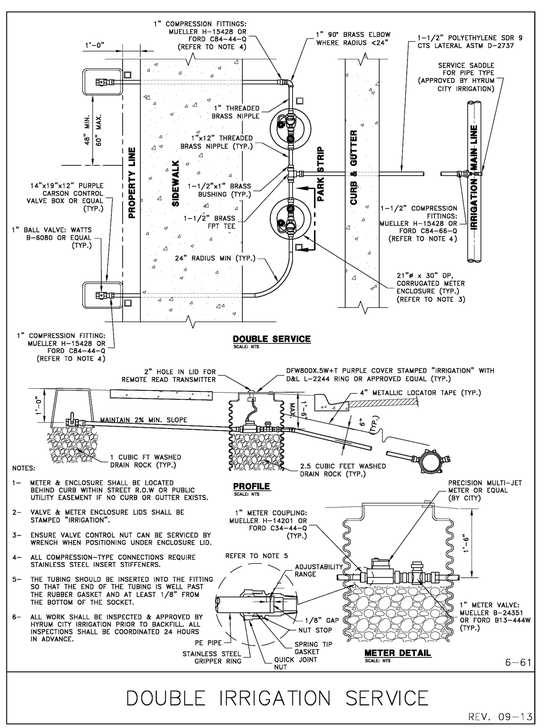
NOTES:

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

CITY ENGINEER APPROVAL

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CITY ENGINEER _____ DATE _____

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

WATER DETAILS

Harvest Valley Court

Planned Unit Development - Permit Set

HYRUM CITY UTAH

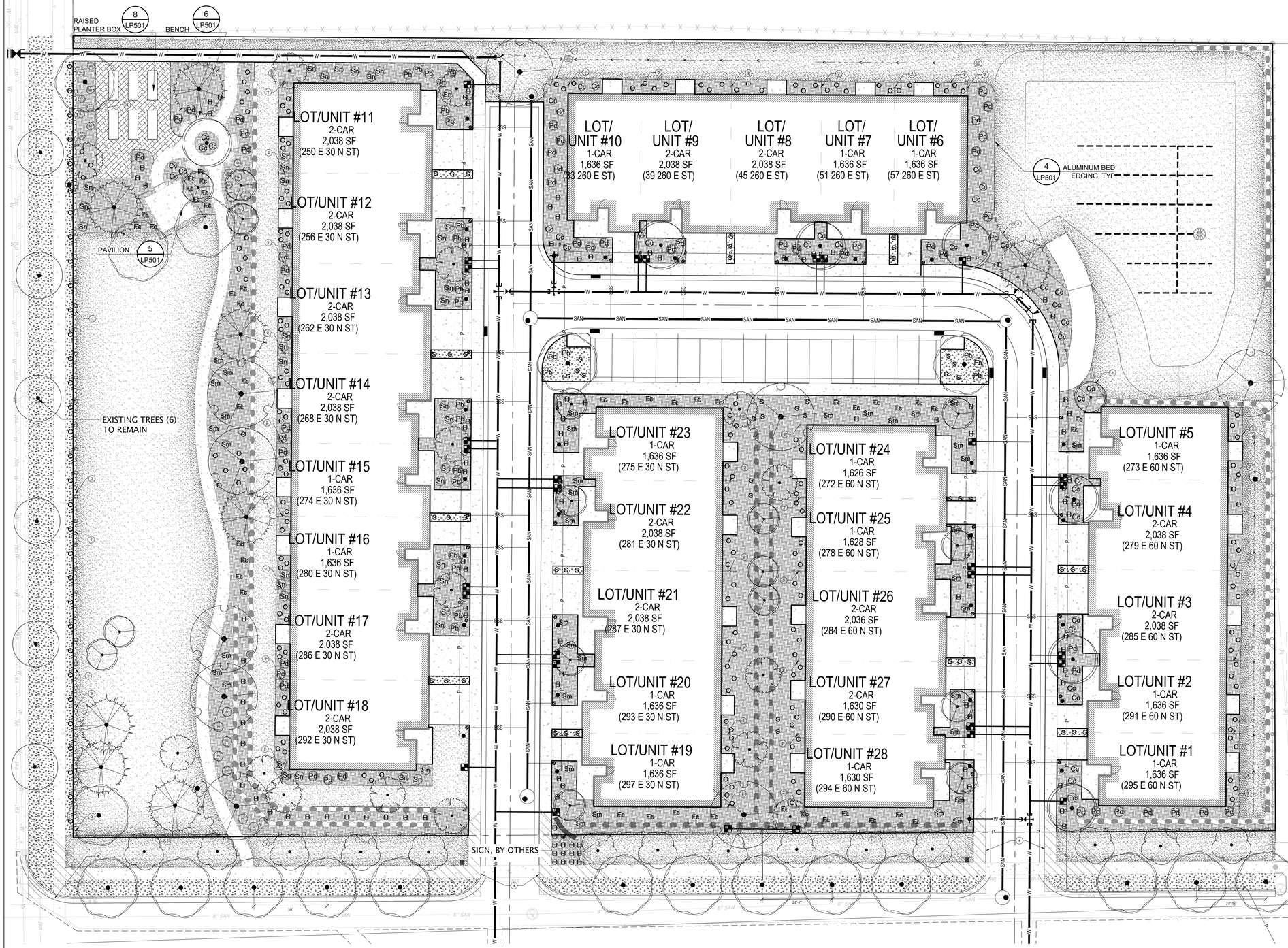
DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
LCB\LPL	LPL\EJM	LCB	HORZ:	5/20/2025
			VERT:	

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

JOB NUMBER
22.00188

SHEET
C3.2

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: 5/20/2025 10:47 AM



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	19
	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
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	1 1/2" CAL	14
	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
Fe	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		45
Ms	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		58
Pa	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				
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
4	CLEAR VIEW AREA PER HCC 17.28.170

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 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	(mm/dd/yy)	DESCRIPTION
1	01/18/24	RAISED PLANTER BOXES
2	04/23/24	SITE PLAT CHANGES
3	10/30/25	CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORBIN A. ENGLAND
7415301
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	19
	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
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	1 1/2" CAL	14
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	2" CAL	9
SYMBOL	BOTANICAL / COMMON NAME	CONT		QTY
SHRUBS				
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Fx	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		45
Po	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		58
Pu	PRUNUS BESSEYI / SAND CHERRY	5 GAL		30
Sn	SALVIA YANCII / RUSSIAN SAGE	5 GAL		38
Sv	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	5 GAL		50
ORNAMENTAL GRASSES				
C	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL		205
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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

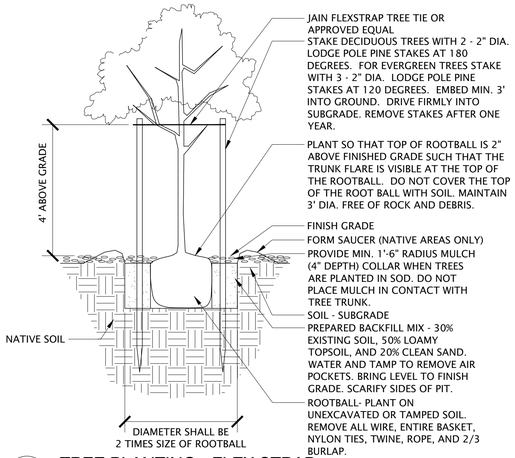
ALUMINUM LANDSCAPE BED EDGER SHALL BE USED BETWEEN BED EDGES AND TURF SEE LP501 FOR PLANTING AND STAKING DETAILS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	3 RAIL FENCE
2	PRIVACY SCREEN
3	STEEL EDGING, TYP.
4	CLEAR VIEW AREA PER HCC 17.28.170

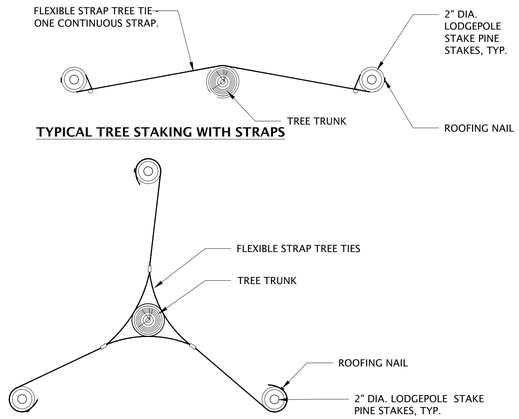
LANDSCAPE NOTES:

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.



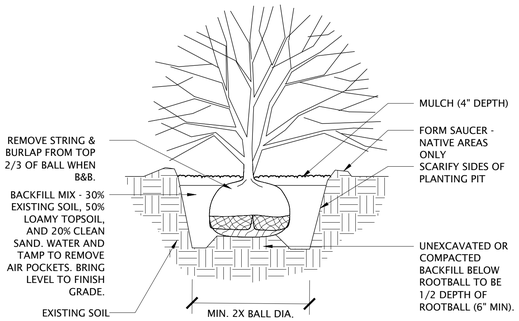
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

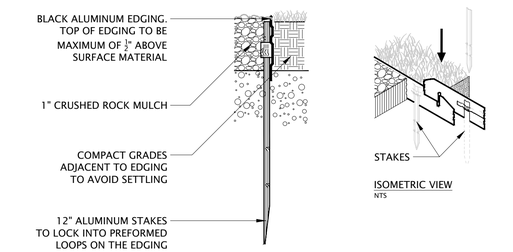
NOT TO SCALE



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

3 SHRUB DETAIL

NOT TO SCALE



ISOMETRIC VIEW
NTS

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.

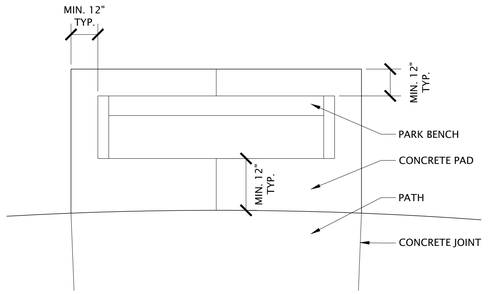
5 PAVILION

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

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p 801.679.3157

CLIENT
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CONTACT:
Corbin England
p 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	APPROVED	DESCRIPTION
1		04/18/24 RAISED PLANTER BOXES
2		05/23/24 SITE PLAT CHANGES
3		07/07/25 CITY COMMENT UPDATES

Stamp

10/27/2023

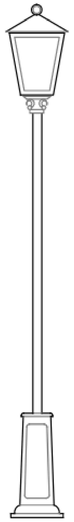
Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

LANDSCAPE & SITE DETAILS

Drawing number

LP501



LAMP POST

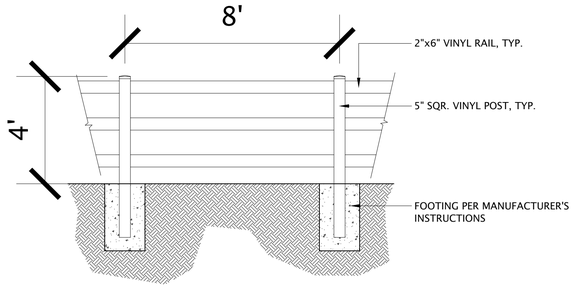
NTS

MONUMENT SIGN

NTS

4' TALL 3 SLAT FARM STYLE FENCE

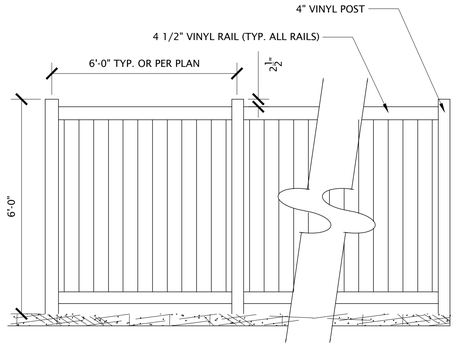
EXAMPLE



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

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HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	symmetry	DESCRIPTION
1		10/18/24 RAISED PLANTER BOXES 10/23/24 VTE PLAT CHANGES
2		07/07/25 CITY COMMENT UPDATES

Stamp

10/27/2023

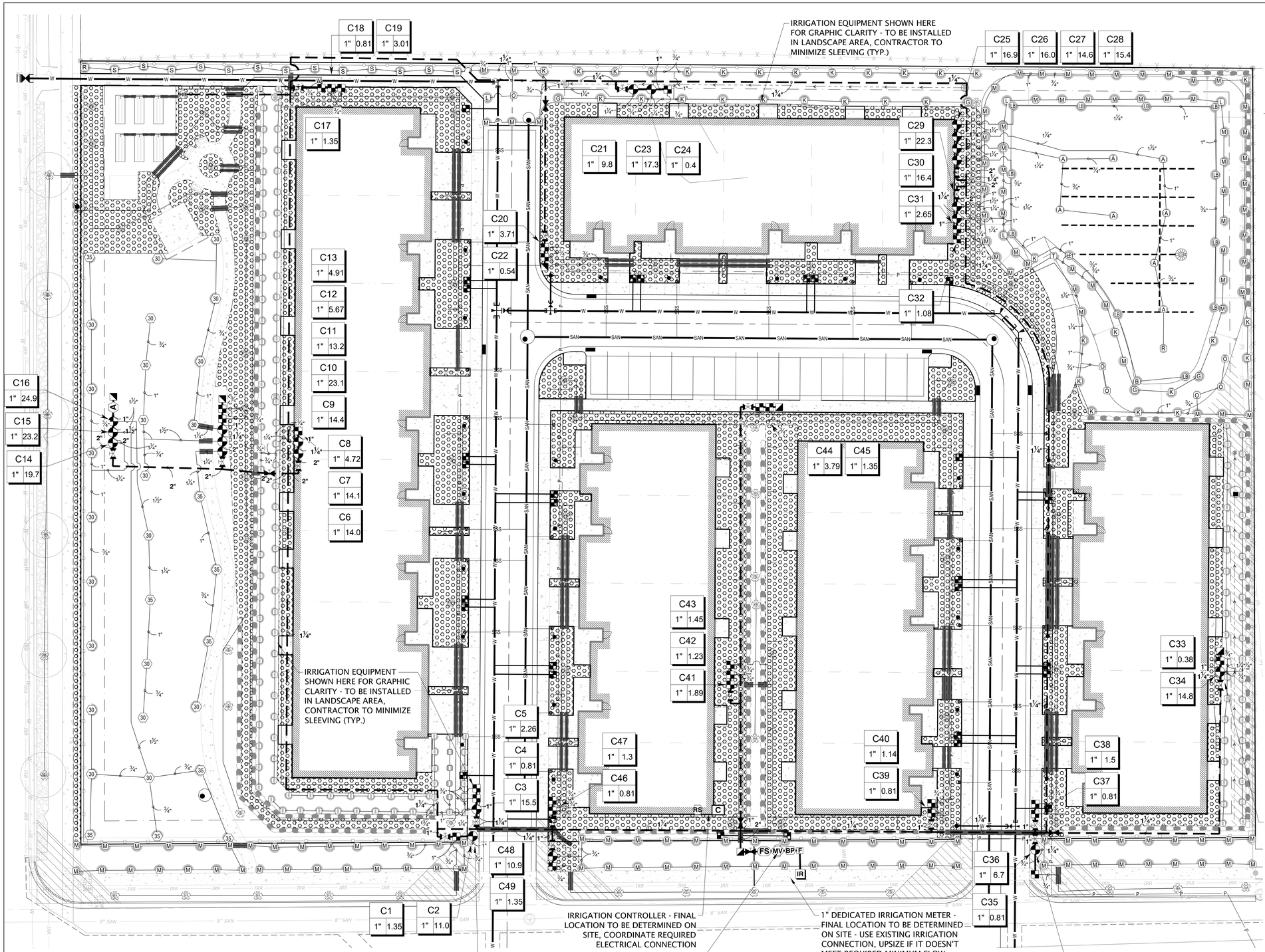
Designed By:	CS
Drawn By:	TJ
Date:	10/27/2023
Checked By:	CS
Project No:	23-162

Drawing Title

LANDSCAPE & SITE DETAILS

Drawing number

LP502



IRRIGATION COMPONENTS ON THIS PLAN 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
L S R (LST SST RST)	HUNTER MP STRIP 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	
	NETAFIM TLCV-06-12 DRIP RING	30
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC Emitter Notes: 05PC emitters (2 assigned to each 1 Gal plant) 20PC emitters (4 assigned to each 5 Gal plant)	30
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-18	30

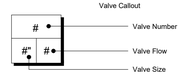
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PESBR
	RAIN BIRD 33-DNP
HB	FROST FREE YARD HYDRANT
	MAINLINE ISOLATION VALVE
	MANIFOLD ISOLATION VALVE
MV	RAIN BIRD PESBR (MV) 1-1/2"
A	AIR RELIEF VALVE
C	RAIN BIRD ESP-LXD-LXMMSS
RS	RAIN BIRD WR2-RFC
FS	RAIN BIRD UFS-100
BP	BOOSTER PUMP
F	AMIAD 1-T-STEEL SCREEN
IR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

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC CLASS 200

Valve Callout



Scale: 1" = 20'-0"

0 10 20 40 60

CONSTRUCTION DOCUMENTS

HARVEST VALLEY COURT
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HYRUM, UT

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8719 S. Sandy Parkway
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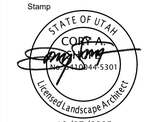
REVISIONS

NO	BY/INITIAL	DESCRIPTION
1	01/18/24	RAISED PLANTER BOXES
2	04/23/24	SITE PLAT CHANGES
3	10/20/23	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

IRRIGATION PLANS

Drawing number

LI100

IRRIGATION SCHEDULE

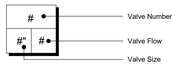
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
T	HUNTER MP CORNER PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40	1/LI502
L S R LST SST RST	HUNTER MP STRIP 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. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40	
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
I H 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
	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: 05PC emitters (2 assigned to each 1 Gal plant) 20PC emitters (4 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. .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
HB	FROST FREE YARD HYDRANT WOODFORD FREEZELESS YARD HYDRANT MODEL Y34. PART 10024. INSTALL PER MANUFACTURERS SPECIFICATIONS. SECURE WITH 5' LENGTH X 1" ANGLE IRON DRIVEN TO A DEPTH OF 36" BELOW FINISH GRADE. SECURE WITH HOSE CLAMPS EVERY 18"	
	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 2"	
	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 Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ PO
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

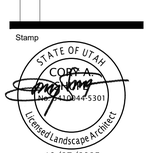
CONTACT:
Corbin England
p 801.694.1087

HARVEST VALLEY COURT
A SENIOR LIVING COMMUNITY
HYRUM, UT

REVISIONS

NO.	symmetry	DESCRIPTION
1		04/19/24 RAISED PLANTER BOXES 05/23/24 UTE PLAT CHANGES 07/30/25 CITY COMMENT UPDATES

Stamp



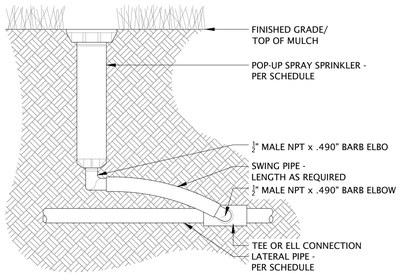
10/27/2023

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

Drawing Title
IRRIGATION DETAILS

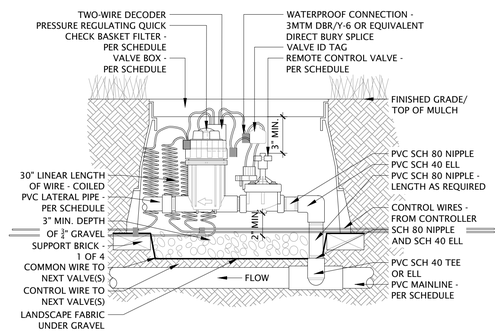
Drawing number
LI501

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.

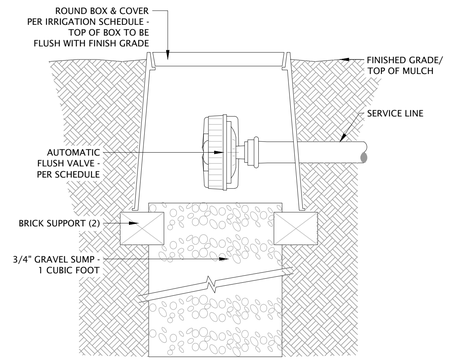


1 POP-UP SPRAY - SWING PIPE ASSEMBLY
NOT TO SCALE — P-BWIC-HEA-02

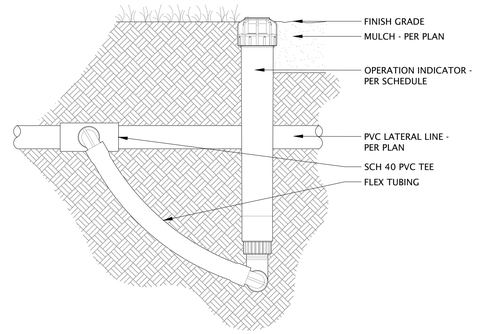
NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL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



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



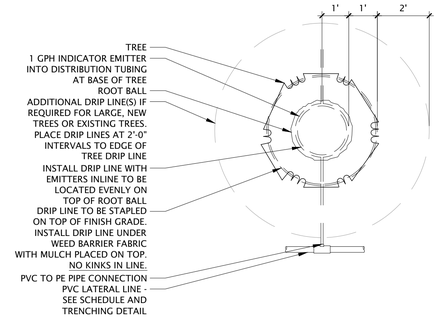
3 DRIPLINE FLUSH VALVE - AUTOMATIC
NOT TO SCALE — P-BWIC-DRI-10



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

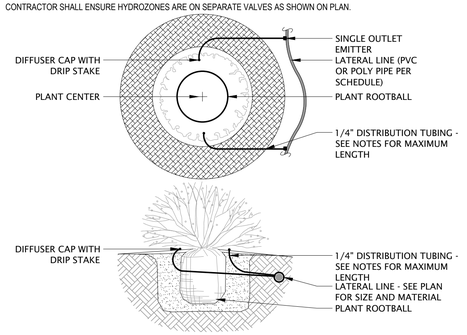
NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL
2. 30" MIN. LENGTH OF PATH WIRE COILED AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

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



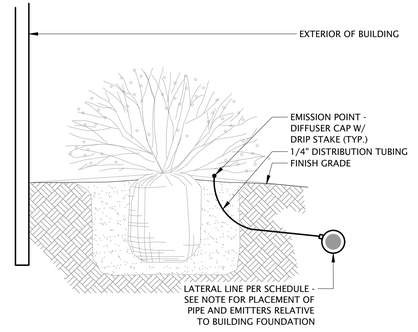
5 TREE DRIP RINGS - PLAN VIEW (PLANTER AREAS)
NOT TO SCALE — P-BWIC-DRI-23

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.

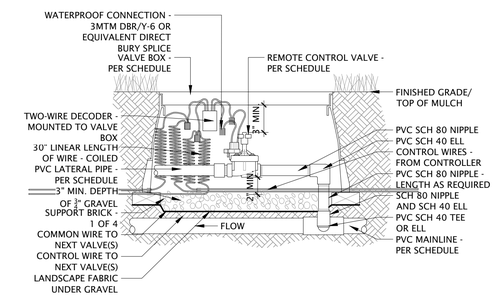


6 SHRUB EMITTER PLACEMENT
NOT TO SCALE — P-BWIC-DRI-04

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

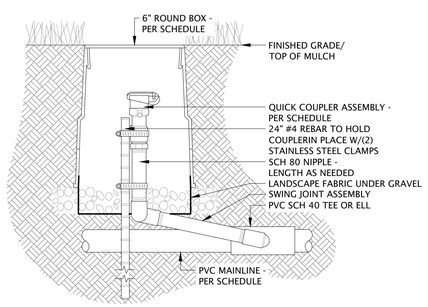


7 SHRUB EMITTER PLACEMENT NEAR BUILDING
NOT TO SCALE — P-BWIC-DRI-05



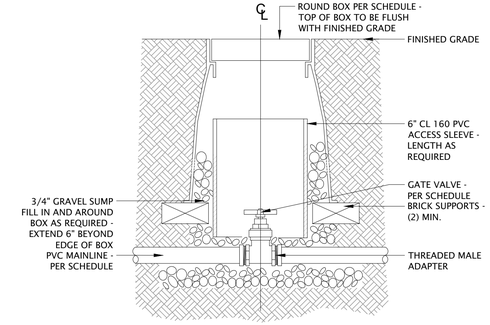
8 TURF VALVE ASSEMBLY (2-WIRE)
NOT TO SCALE — P-BWIC-VAL-15

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



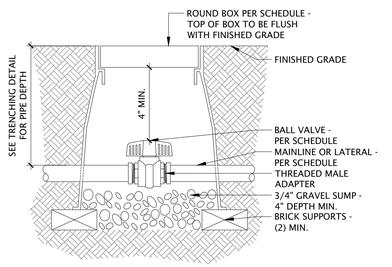
9 QUICK COUPLER
NOT TO SCALE — P-BWIC-VAL-04

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.

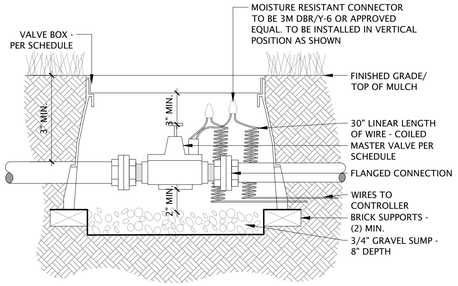


10 GATE VALVE - 3" AND SMALLER
NOT TO SCALE — P-BWIC-VAL-10

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
HYRUM, UT

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8719 S. Sandy Parkway
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CLIENT
Affinity Construction

CONTACT:
Corbin England
p 801.694.1067

REVISIONS

NO.	symmetry	DESCRIPTION
1		01/18/24 RAISED PLANTER BOXES 01/22/24 VFE PLAT CHANGES 07/07/25 CITY COMMENT UPDATES

Stamp

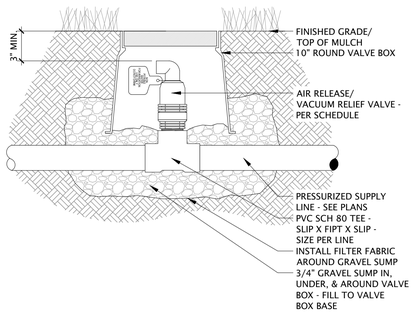
STATE OF UTAH
CORBIN A. ENGLAND
LANDMARK DESIGN
10465301
Licensed Landscape Architect
10/27/2023

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

Drawing Title
IRRIGATION DETAILS

Drawing number
LI502

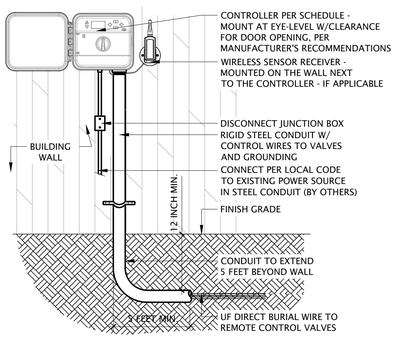
NOTES:
1. INSTALL AT EVERY MAINLINE HIGH POINT, CONTRACTOR TO DETERMINE FINAL LOCATION(S) AND QUANTITY.



1 AIR RELIEF VALVE - PRESSURIZED SUPPLY LINE

NOT TO SCALE P-BWIC-VAL-06

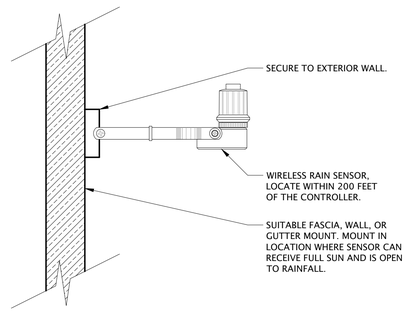
NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND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



2 CONTROLLER - WALL MOUNTED

NOT TO SCALE P-BWIC-AUXE-02

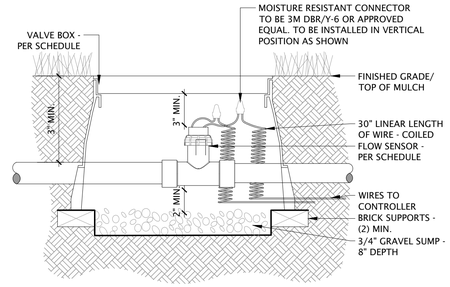
NOTES:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.



3 WIRELESS RAIN SENSOR

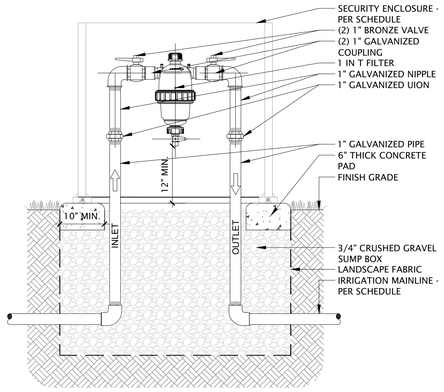
NOT TO SCALE P-BWIC-AUXE-03

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



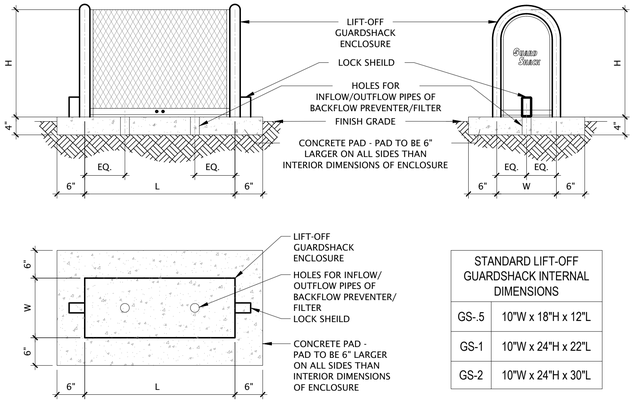
4 FLOW SENSOR

NOT TO SCALE P-BWIC-AUXE-04



5 AMIAD FILTER - 1" T

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

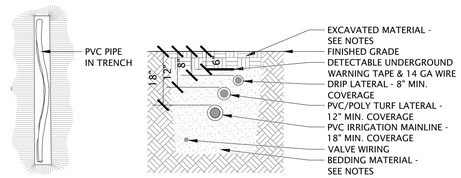


STANDARD LIFT-OFF GUARDSHACK INTERNAL DIMENSIONS	
GS-.5	10"W x 18"H x 12"L
GS-1	10"W x 24"H x 22"L
GS-2	10"W x 24"H x 30"L

6 LIFT OFF GUARDSHACK ENCLOSURE

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

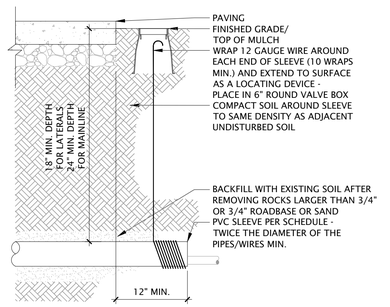
NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN 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

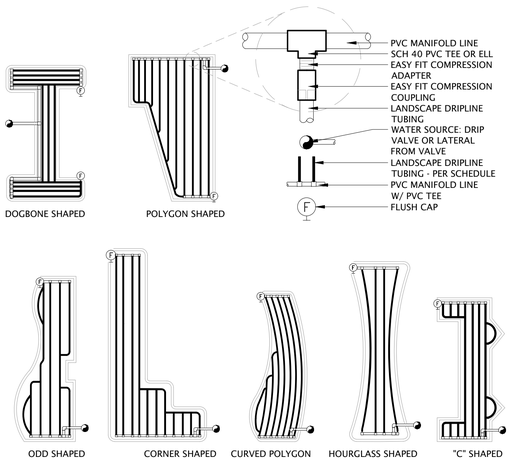
NOT TO SCALE P-BWIC-PIP-01

NOTES:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES WITH 90° FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVED.
5. MARK/STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB OR ROOFING NAIL IN ASPHALT



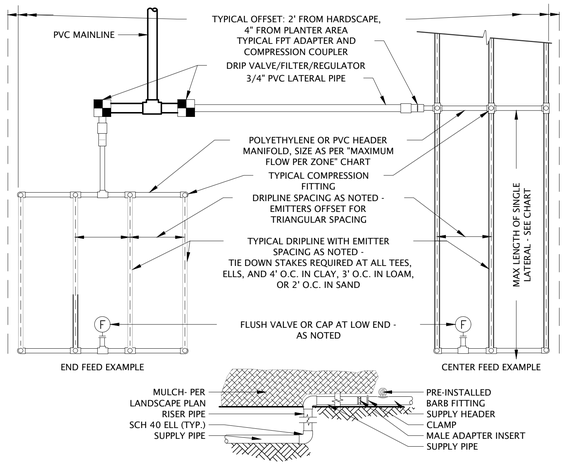
8 IRRIGATION SLEEVE

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

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

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	yy/mm/dd	DESCRIPTION
1	23/08/24	PLANTER BOXES
2	23/10/24	VTS PLAT CHANGES
3	23/12/15	CITY COMMENT UPDATES

Stamp

STATE OF UTAH
CORY A. SMITH
#13694301
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

RESOLUTION 25-22

A RESOLUTION ESTABLISHING FEES FOR ADULT SOFTBALL LEAGUES IN HYRUM CITY.

WHEREAS, Hyrum City recognizes the value of providing quality recreational opportunities to its residents and visitors; and

WHEREAS, the City seeks to offer adult softball programs that are both accessible and financially sustainable; and

WHEREAS, staff have evaluated the costs associated with league administration, field maintenance, officials, equipment, and other operational needs; and

WHEREAS, the Hyrum City Council finds it necessary and appropriate to set updated fees for upcoming adult softball leagues offered through the Recreation Department;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HYRUM CITY, UTAH:

Section 1 – Adult Softball League Fees

- The fee for the Fall 2-Pitch Softball League is set at $315 per team.
- The fee for the Standard Slow Pitch Adult Softball League is set at $415 per team.

Section 2 – Implementation

These fees shall become effective immediately upon adoption of this resolution and shall remain in effect until amended or repealed by the Hyrum City Council.

Section 3 – Administration

The Recreation Department shall oversee the registration process and ensure that all league participants are informed of these fees and associated program guidelines.

Section 4 – Fee Adjustment Authority

The Recreation Department is authorized to increase or decrease the pricing of any recreational program, including adult softball, without further City Council approval, provided that the change

does not exceed $10 or up to 5% of the current program fee, whichever is greater.

These fees and deposits may be revised from time to time by resolution.

BE IT FURTHER RESOLVED, that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 17th day of July, 2025.

HYRUM CITY

_____
Stephanie Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

ORDINANCE 25-06

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING SECTIONS 17.70.010, AND 17.70.020 OF TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO DEFINE RETAINING WALLS, ESTABLISH RETAINING WALL REQUIREMENTS, ESTABLISH MAXIMUM FENCE HEIGHT AND LOCATION REQUIREMENTS, AND RESTRUCTURE GENERAL REQUIREMENTS.

1. Section 17.70.010 Definitions of the Hyrum City Municipal Code is hereby added to read as follows:

17.70.010 Definitions
The following terms used in this title shall have the respective meanings hereinafter set forth.

Fence - A tangible barrier or obstruction, with the purpose, intent, or effect of obstructing passage or view across an area constructed of materials that includes but is not limited to; wooden posts, wire, iron, aluminum, vinyl, shrubs, bushes, hedges, walls, chain-link, rails, and any other material used as a boundary, means of protection, privacy screening, enclosure, or confinement.

Opacity – The measure of which an object restricts clear vision or passage of light.

Opaque Fence - Any fence, including any gates, that obstructs light or direct vision through a significant portion of the fence including posts. Examples include vinyl, wood, slats, concrete, brick, and blocks. Multiple fences, including plantings, that in a combined effect obstruct light or vision may be considered an opaque fence.

Public Trail - A corridor of property designated by the City for the purposes of non- motorized transportation, such as hiking, walking, jogging, running, horseback riding, cycling, or other similar uses, including any future trails identified in an official document of the City.

Retaining Wall – Any manmade structure built out of rock, block, wood, or other similar material to hold back soil or earth allowing for different levels of ground to be created or maintained.

Transparent/Open Fences - A fence, including any gates, that permits direct vision through any one section/panel fence including post. Examples include chain link, hog wire, metal rod, and some post and rail fences. Transparent fences shall have a maximum opacity of twenty-five (25) percent.

2. Section 17.70.020 General Requirements of the Hyrum City Municipal Code is hereby added to read as follows:

17.70.020 General Requirements
Fences and Retaining Walls may be installed or allowed as limited or exempted herein:

A. Fence and Retaining Wall Permit and Building Permit Required:
    1. The Zoning Administrator or designee shall have the authority to review a fence and retaining wall permit application and grant zoning clearances for all fences and retaining walls.
    2. Any fence over three feet (3’) in height from the top of the land shall require a fence and retaining wall permit. An accompanying building permit and engineering plans prepared by a certified engineer if required by current state building code.
    3. Any retaining wall shall require a fence and retaining wall permit, building permit, and engineering plans prepared by a certified engineer if required by current state building code.

4. Any fence installed on top of a retaining wall shall require a fence and retaining wall permit. An accompanying building permit and engineering plans prepared by a certified engineer if required by current state building code.
5. A fence and retaining wall permit shall be valid for one (1) year from the day it is issued.
6. The applicant may appeal a denied fence permit as defined in HCC 17.16 Appeals.
7. Any new fence or the reconstruction of an existing fence is subject to the requirements of this Chapter.
8. Any fence that is an accessory to the interior of the lot, including but not limited to raising and keeping of animals or garden fences that do not exceed the maximum fence heights in this section for interior and corner lots are exempt from obtaining a fence permit.

B. Fences on Interior Lots:
   1. In the required front yard setback, fences shall be limited to four feet (4′) in height. A property owner may install a fence limited to seven feet (7′) in height in the required front yard abutting a common property line that is the back yard of an adjoining property.
   2. In the required side and rear yard setback, and that portion between the front plane of the main building and the front yard setback, fences shall be limited to seven feet (7′) in height.

C. Fences on Corner Lots:
   1. In the required front yard setback, fences shall be limited to four feet (4′) in height. A property owner may install a fence limited to seven feet (7′) in height in the required front yard setback abutting a common property line that is the back yard of an adjoining property.
   2. In the required side and rear yard setbacks, and that portion between the front plan of the main building and the front yard setback, fences shall be limited to seven feet (7′) in height. The street facing side and rear yards which back onto front yards of adjoining lots, fences shall be limited to seven feet (7′) in height.

D. Public Utility and Irrigation Access and Protections:
   1. All public utility meters and structures shall be accessible from the public right of way.
   2. Water meters and irrigation shutoff valves require a minimum of three feet (3′) by six feet (6′) unobstructed maintenance area.
   3. Power pedestals and transformers require a minimum of three feet (3′) unobstructed maintenance zone.

4. Any fence or retaining wall along any irrigation ditch, canal, weir, headgate, or other irrigation structure shall be approved by the president of the respective irrigation company.
5. Retaining walls shall not be placed upon a public utility easement unless the City Engineer determines the retaining wall will not unreasonably interfere with the public utility easement and approve the retaining wall in writing.

E. Fences and Retaining Walls are further limited as follows:
1. Fences shall be installed one foot (1') behind the sidewalk or at the property line when a sidewalk is not present.
2. Fences shall be contained within a property boundary.
3. Fence height shall be measured from the lowest surface of the land.
4. Fences installed adjacent to a street shall have the finished side facing the street.
5. Fences shall be constructed according to local building codes and consist of durable industry standard materials include cedar, douglas fir, redwood, or pressure-treated wood products; Vinyl (Polyvinyl chloride); natural boulder, rock or stone; cast in place or precast concrete; wrought iron, welded wire mesh or galvanized chain link.
6. Fences that shall not be permitted include stacked refuse or discarded debris, manufactured wood pallets, chipboard, particle board, or plywood.
7. Where a fence is installed on top of a retaining wall:
    a. The maximum height of the fence shall be measured from a point half way between the top of the retaining wall and the land on the lower side of the retaining wall.
    b. The maximum height of the fence shall not be lower than four feet (4') from the grade on the retained side of the wall.
    c. The Planning Commission may consider an exemption where the normal use or level of protection requires a greater fence in height for safety purposes.
8. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.
9. Gates that adjoin the public right of way or public utility easements shall open inwards towards the private property.

10. Gates in rear yards shall provide a minimum width of four feet (4') wide for emergency access.

F. Exemptions:

1. Fences may be approved by the Zoning Administrator or designee for the following conditions:
    a. Protect, secure or screen site construction with an active demolition permit, building permit, special event permit or other similar type of permit.
    b. Protect, secure or screen an attractive nuisance or unsafe property.
    c. Protect, secure or screen a public utility or facility (i.e. electrical substations, park facilities, public works facilities, solid waste facilities, water tanks, water treatment plants, etc.).
2. The City Council may grant an exception through a conditional or permitted site plan approval surrounding commercial or manufacturing uses, schools, swimming pools or sports courts, or where the normal use or level of protection requires a greater fence height and fence type.

~~A. A zoning clearance is required to build a fence.~~

~~1. The Zoning Administrator, or their designee, shall have the authority to review applications and grant permits for fences.~~
~~2. A fence permit shall be valid for one (1) year from the day it is issued.~~
~~3. The applicant may appeal a denied permit as defined in HCC 17.16 Appeals.~~
~~4. Any new fence or the reconstruction of an existing fence is subject to the requirements of this Section.~~

~~B. All utility meters must be readily accessible in an unfenced area of the front or side yard including the following restrictions:~~

~~1. Utilities not owned by the City are subject to this requirement.~~
~~2. Water or irrigation meters not located within the park strip. Water and irrigation meters are required to have a three (3) foot wide by six (6) foot long work zone adjacent to the meter barrel that is parallel to the sidewalk.~~
~~3. Temporary meters for construction or short-term purposes.~~
~~4. Gates do not qualify for an accessible, unfenced area.~~

C. Fence heights are subject to building code requirements of the current building code accepted by State Code.
D. Front Yards: No fence shall be erected in any front yard setback area to a height in excess of four feet (4') and shall be of transparent construction within twenty (20) feet of a driveway;
    1. Lots fronting on two city streets shall meet the front yard requirements along both frontages. Fences along a street frontage that is not the front of the house may be taller than four (4) feet where it does not conflict with sight restrictions listed in the Hyrum City Code.
    2. Where a lot has no vehicular access adjacent to a street as restricted by plat or deed, the City may deem this as a rear yard. Fences along a frontage that is not restricted may still be subject to the front yard requirements.
    3. Where vertical utility features such as pedestals and transformers are installed, the fence is not allowed to be constructed within three (3) feet of the base of the feature.
E. Rear and side yards: No fence shall be erected or maintained in any side or rear yard to a height in excess of seven feet (7') without a building permit and shall be subject to the limitations identified herein for fences bordering Public Trails, corner lots, and adjacent to streets.
F. Under no circumstances shall a fence, structure, or landscaping element interfere with property address identification. Landscaping elements exclude varieties of trees approved by the Zoning Administrator. Any conflicts between this Chapter and other portions or provisions of the HCC shall be governed by the more restrictive or limiting provision.
G. The height of the fence shall be measured from the lowest adjacent ground. Example: a fence on top of a retaining wall.
H. Fencing types and materials may be combined so long as they do not exceed four feet (4') in height or exceed the transparency requirements.
I. Fences installed adjacent to a street shall have the finished side facing the street. All gates that adjoin public property or public easements shall open inward toward the property owner's yard.
J. Fences shall not be built within one foot (1) of a sidewalk or the anticipated location of a future sidewalk.
K. All rear yards shall provide gate access for emergency purposes, which access shall be at least four feet wide.

~~L. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.~~

EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 17th day of July, 2025.

HYRUM CITY

BY:_____
Stephanie Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

MEMORANDUM

TO: Mayor Miller, City Council Members
FROM: Tony Ekins, City Planner
SUBJECT: Hyrum City - An ordinance amending sections 17.70.010, and 17.70.020 of Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to define retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements, and restructure general requirements.
DATE: July 10, 2025

CITY COUNCIL MEETING: July 17, 2025 – Second Review
CITY COUNCIL ROLE: Legislative
APPLICATION TYPE: Ordinance Amendment

OVERVIEW:
Staff received input from a citizen who expressed concern with retaining walls and unregulated fence heights. Staff responded to the citizens input by providing additional language to define retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements, and restructure general requirements.

On April 10, 2025, the Planning Commission held a public hearing to consider the amendment request. The Planning Commission returned the proposed draft ordinance to staff and requested the ordinance identify accessory fences within the interior of property, and address retaining walls placed upon public utility easements.

On May 8, 2025, the Hyrum City Planning Commission recommended approval of the amendment to the City Council (5-0 Vote) provided staff identify incompatible uses and form an exemption for Planned Unit Developments and mixed-uses.

On June 16, 2025, the City Council reviewed the proposed ordinance and recommended not to approve the ordinance amendment while staff clarifies and makes certain clarifications to the proposed ordinance and return to the upcoming July 17, 2025, City Council Meeting.

At this time, Staff has updated all sections discussed in the June 16, 2025 meeting. Further, Staff has removed fencing requirements between different uses and zones. Staff is reviewing current fence regulations in zoning designations and will present findings to the Planning Commission and City Council at a later date.

ATTACHMENTS:

1. Draft Amendment
2. Prepared Ordinance

17.70.010 Definitions

The following terms used in this title shall have the respective meanings hereinafter set forth.

Fence - A tangible barrier or obstruction, with the purpose, intent, or effect of obstructing passage or view across an area constructed of materials that includes but is not limited to; wooden posts, wire, iron, aluminum, vinyl, shrubs, bushes, hedges, walls, chain-link, rails, and any other material used as a boundary, means of protection, privacy screening, enclosure, or confinement.
Opacity – The measure of which an object restricts clear vision or passage of light.
Opaque Fence - Any fence, including any gates, that obstructs light or direct vision through a significant portion of the fence including posts. Examples include vinyl, wood, slats, concrete, brick, and blocks. Multiple fences, including plantings, that in a combined effect obstruct light or vision may be considered an opaque fence.
Public Trail - A corridor of property designated by the City for the purposes of non- motorized transportation, such as hiking, walking, jogging, running, horseback riding, cycling, or other similar uses, including any future trails identified in an official document of the City.
Retaining Wall – Any manmade structure built out of rock, block, wood, or other similar material to hold back soil or earth allowing for different levels of ground to be created or maintained.
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   3. Any retaining wall shall require a fence and retaining wall permit, building permit, and engineering plans prepared by a certified engineer if required by current state building code.
   4. Any fence installed on top of a retaining wall shall require a fence and retaining wall permit. An accompanying building permit and engineering plans prepared by a certified engineer if required by current state building code.
   5. A fence and retaining wall permit shall be valid for one (1) year from the day it is issued.
   6. The applicant may appeal a denied fence permit as defined in HCC 17.16 Appeals.
   7. Any new fence or the reconstruction of an existing fence is subject to the requirements of this Chapter.
   8. Any fence that is an accessory to the interior of the lot, including but not limited to raising and keeping of animals or garden fences that do not exceed the maximum fence heights in this section for interior and corner lots are exempt from obtaining a fence permit.

B. Fences on Interior Lots:

DRAFT

1. In the required front yard setback, fences shall be limited to four feet (4') in height. A property owner may install a fence limited to seven feet (7') in height in the required front yard abutting a common property line that is the back yard of an adjoining property.
2. In the required side and rear yard setback, and that portion between the front plane of the main building and the front yard setback, fences shall be limited to seven feet (7') in height.

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1. All public utility meters and structures shall be accessible from the public right of way.
2. Water meters and irrigation shutoff valves require a minimum of three feet (3') by six feet (6') unobstructed maintenance area.
3. Power pedestals and transformers require a minimum of three feet (3') unobstructed maintenance zone.
4. Any fence or retaining wall along any irrigation ditch, canal, weir, headgate, or other irrigation structure shall be approved by the president of the respective irrigation company.
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3. Fence height shall be measured from the lowest surface of the land.
4. Fences installed adjacent to a street shall have the finished side facing the street.
5. Fences shall be constructed according to local building codes and consist of durable industry standard materials include cedar, douglas fir, redwood, or pressure-treated wood products; Vinyl (Polyvinyl chloride); natural boulder, rock or stone; cast in place or precast concrete; wrought iron, welded wire mesh or galvanized chain link.
6. Fences that shall not be permitted include stacked refuse or discarded debris, manufactured wood pallets, chipboard, particle board, or plywood.
7. Where a fence is installed on top of a retaining wall:
    a. The maximum height of the fence shall be measured from a point half way between the top of the retaining wall and the land on the lower side of the retaining wall.

DRAFT

b. The maximum height of the fence shall not be lower than four feet (4') from the grade on the retained side of the wall.
c. The Planning Commission may consider an exemption where the normal use or level of protection requires a greater fence in height for safety purposes.

8. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.
9. Gates that adjoin the public right of way or public utility easements shall open inwards towards the private property.
10. Gates in rear yards shall provide a minimum width of four feet (4') wide for emergency access.

F. Exemptions:

1. Fences may be approved by the Zoning Administrator or designee for the following conditions:
   a. Protect, secure or screen site construction with an active demolition permit, building permit, special event permit or other similar type of permit.
   b. Protect, secure or screen an attractive nuisance or unsafe property.
   c. Protect, secure or screen a public utility or facility (i.e. electrical substations, park facilities, public works facilities, solid waste facilities, water tanks, water treatment plants, etc.).
2. The City Council may grant an exception through a conditional or permitted site plan approval surrounding commercial or manufacturing uses, schools, swimming pools or sports courts, or where the normal use or level of protection requires a greater fence height and fence type.

~~A. A zoning clearance is required to build a fence.~~

~~1. The Zoning Administrator, or their designee, shall have the authority to review applications and grant permits for fences.~~
~~2. A fence permit shall be valid for one (1) year from the day it is issued.~~
~~3. The applicant may appeal a denied permit as defined in HCC 17.16 Appeals.~~
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~~B. All utility meters must be readily accessible in an unfenced area of the front or side yard including the following restrictions:~~

~~1. Utilities not owned by the City are subject to this requirement.~~
~~2. Water or irrigation meters not located within the park strip. Water and irrigation meters are required to have a three (3) foot wide by six (6) foot long work zone adjacent to the meter barrel that is parallel to the sidewalk.~~
~~3. Temporary meters for construction or short-term purposes.~~
~~4. Gates do not qualify for an accessible, unfenced area.~~

~~C. Fence heights are subject to building code requirements of the current building code accepted by State Code.~~

~~D. Front Yards: No fence shall be erected in any front yard setback area to a height in excess of four feet (4') and shall be of transparent construction within twenty (20) feet of a driveway;~~

DRAFT

1. Lots fronting on two city streets shall meet the front yard requirements along both frontages. Fences along a street frontage that is not the front of the house may be taller than four (4) feet where it does not conflict with sight restrictions listed in the Hyrum City Code.
2. Where a lot has no vehicular access adjacent to a street as restricted by plat or deed, the City may deem this as a rear yard. Fences along a frontage that is not restricted may still be subject to the front yard requirements.
3. Where vertical utility features such as pedestals and transformers are installed, the fence is not allowed to be constructed within three (3) feet of the base of the feature.

E. Rear and side yards: No fence shall be erected or maintained in any side or rear yard to a height in excess of seven feet (7') without a building permit and shall be subject to the limitations identified herein for fences bordering Public Trails, corner lots, and adjacent to streets.

F. Under no circumstances shall a fence, structure, or landscaping element interfere with property address identification. Landscaping elements exclude varieties of trees approved by the Zoning Administrator. Any conflicts between this Chapter and other portions or provisions of the HCC shall be governed by the more restrictive or limiting provision.

G. The height of the fence shall be measured from the lowest adjacent ground. Example: a fence on top of a retaining wall.

H. Fencing types and materials may be combined so long as they do not exceed four feet (4') in height or exceed the transparency requirements.

I. Fences installed adjacent to a street shall have the finished side facing the street. All gates that adjoin public property or public easements shall open inward toward the property owner's yard.

J. Fences shall not be built within one foot (1) of a sidewalk or the anticipated location of a future sidewalk.

K. All rear yards shall provide gate access for emergency purposes, which access shall be at least four feet wide.

L. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.

DRAFT

ORDINANCE 25-_____

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING SECTIONS 17.70.010, AND 17.70.020 OF TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO DEFINE RETAINING WALLS, ESTABLISH RETAINING WALL REQUIREMENTS, ESTABLISH MAXIMUM FENCE HEIGHT AND LOCATION REQUIREMENTS, AND RESTRUCTURE GENERAL REQUIREMENTS.

1. Section 17.70.010 Definitions of the Hyrum City Municipal Code is hereby added to read as follows:

17.70.010 Definitions
The following terms used in this title shall have the respective meanings hereinafter set forth.

Fence - A tangible barrier or obstruction, with the purpose, intent, or effect of obstructing passage or view across an area constructed of materials that includes but is not limited to; wooden posts, wire, iron, aluminum, vinyl, shrubs, bushes, hedges, walls, chain-link, rails, and any other material used as a boundary, means of protection, privacy screening, enclosure, or confinement.

Opacity – The measure of which an object restricts clear vision or passage of light.

Opaque Fence - Any fence, including any gates, that obstructs light or direct vision through a significant portion of the fence including posts. Examples include vinyl, wood, slats, concrete, brick, and blocks. Multiple fences, including plantings, that in a combined effect obstruct light or vision may be considered an opaque fence.

Public Trail - A corridor of property designated by the City for the purposes of non- motorized transportation, such as hiking, walking, jogging, running, horseback riding, cycling, or other similar uses, including any future trails identified in an official document of the City.

Retaining Wall – Any manmade structure built out of rock, block, wood, or other similar material to hold back soil or earth allowing for different levels of ground to be created or maintained.

Transparent/Open Fences - A fence, including any gates, that permits direct vision through any one section/panel fence including post. Examples include chain link, hog wire, metal rod, and some post and rail fences. Transparent fences shall have a maximum opacity of twenty-five (25) percent.

2. Section 17.70.020 General Requirements of the Hyrum City Municipal Code is hereby added to read as follows:

17.70.020 General Requirements
Fences and Retaining Walls may be installed or allowed as limited or exempted herein:

A. Fence and Retaining Wall Permit and Building Permit Required:
    1. The Zoning Administrator or designee shall have the authority to review a fence and retaining wall permit application and grant zoning clearances for all fences and retaining walls.
    2. Any fence over three feet (3’) in height from the top of the land shall require a fence and retaining wall permit. An accompanying building permit and engineering plans prepared by a certified engineer if required by current state building code.
    3. Any retaining wall shall require a fence and retaining wall permit, building permit, and engineering plans prepared by a certified engineer if required by current state building code.

4. Any fence installed on top of a retaining wall shall require a fence and retaining wall permit. An accompanying building permit and engineering plans prepared by a certified engineer if required by current state building code.
5. A fence and retaining wall permit shall be valid for one (1) year from the day it is issued.
6. The applicant may appeal a denied fence permit as defined in HCC 17.16 Appeals.
7. Any new fence or the reconstruction of an existing fence is subject to the requirements of this Chapter.
8. Any fence that is an accessory to the interior of the lot, including but not limited to raising and keeping of animals or garden fences that do not exceed the maximum fence heights in this section for interior and corner lots are exempt from obtaining a fence permit.

B. Fences on Interior Lots:
   1. In the required front yard setback, fences shall be limited to four feet (4′) in height. A property owner may install a fence limited to seven feet (7′) in height in the required front yard abutting a common property line that is the back yard of an adjoining property.
   2. In the required side and rear yard setback, and that portion between the front plane of the main building and the front yard setback, fences shall be limited to seven feet (7′) in height.

C. Fences on Corner Lots:
   1. In the required front yard setback, fences shall be limited to four feet (4′) in height. A property owner may install a fence limited to seven feet (7′) in height in the required front yard setback abutting a common property line that is the back yard of an adjoining property.
   2. In the required side and rear yard setbacks, and that portion between the front plan of the main building and the front yard setback, fences shall be limited to seven feet (7′) in height. The street facing side and rear yards which back onto front yards of adjoining lots, fences shall be limited to seven feet (7′) in height.

D. Public Utility and Irrigation Access and Protections:
   1. All public utility meters and structures shall be accessible from the public right of way.
   2. Water meters and irrigation shutoff valves require a minimum of three feet (3′) by six feet (6′) unobstructed maintenance area.
   3. Power pedestals and transformers require a minimum of three feet (3′) unobstructed maintenance zone.

4. Any fence or retaining wall along any irrigation ditch, canal, weir, headgate, or other irrigation structure shall be approved by the president of the respective irrigation company.
5. Retaining walls shall not be placed upon a public utility easement unless the City Engineer determines the retaining wall will not unreasonably interfere with the public utility easement and approve the retaining wall in writing.

E. Fences and Retaining Walls are further limited as follows:
1. Fences shall be installed one foot (1') behind the sidewalk or at the property line when a sidewalk is not present.
2. Fences shall be contained within a property boundary.
3. Fence height shall be measured from the lowest surface of the land.
4. Fences installed adjacent to a street shall have the finished side facing the street.
5. Fences shall be constructed according to local building codes and consist of durable industry standard materials include cedar, douglas fir, redwood, or pressure-treated wood products; Vinyl (Polyvinyl chloride); natural boulder, rock or stone; cast in place or precast concrete; wrought iron, welded wire mesh or galvanized chain link.
6. Fences that shall not be permitted include stacked refuse or discarded debris, manufactured wood pallets, chipboard, particle board, or plywood.
7. Where a fence is installed on top of a retaining wall:
    a. The maximum height of the fence shall be measured from a point half way between the top of the retaining wall and the land on the lower side of the retaining wall.
    b. The maximum height of the fence shall not be lower than four feet (4') from the grade on the retained side of the wall.
    c. The Planning Commission may consider an exemption where the normal use or level of protection requires a greater fence in height for safety purposes.
8. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.
9. Gates that adjoin the public right of way or public utility easements shall open inwards towards the private property.

10. Gates in rear yards shall provide a minimum width of four feet (4') wide for emergency access.

F. Exemptions:
   1. Fences may be approved by the Zoning Administrator or designee for the following conditions:
      a. Protect, secure or screen site construction with an active demolition permit, building permit, special event permit or other similar type of permit.
      b. Protect, secure or screen an attractive nuisance or unsafe property.
      c. Protect, secure or screen a public utility or facility (i.e. electrical substations, park facilities, public works facilities, solid waste facilities, water tanks, water treatment plants, etc.).
   2. The City Council may grant an exception through a conditional or permitted site plan approval surrounding commercial or manufacturing uses, schools, swimming pools or sports courts, or where the normal use or level of protection requires a greater fence height and fence type.

~~A. A zoning clearance is required to build a fence.~~
   ~~1. The Zoning Administrator, or their designee, shall have the authority to review applications and grant permits for fences.~~
   ~~2. A fence permit shall be valid for one (1) year from the day it is issued.~~
   ~~3. The applicant may appeal a denied permit as defined in HCC 17.16 Appeals.~~
   ~~4. Any new fence or the reconstruction of an existing fence is subject to the requirements of this Section.~~
~~B. All utility meters must be readily accessible in an unfenced area of the front or side yard including the following restrictions:~~
   ~~1. Utilities not owned by the City are subject to this requirement.~~
   ~~2. Water or irrigation meters not located within the park strip. Water and irrigation meters are required to have a three (3) foot wide by six (6) foot long work zone adjacent to the meter barrel that is parallel to the sidewalk.~~
   ~~3. Temporary meters for construction or short-term purposes.~~
   ~~4. Gates do not qualify for an accessible, unfenced area.~~

C. Fence heights are subject to building code requirements of the current building code accepted by State Code.
D. Front Yards: No fence shall be erected in any front yard setback area to a height in excess of four feet (4') and shall be of transparent construction within twenty (20) feet of a driveway;
    1. Lots fronting on two city streets shall meet the front yard requirements along both frontages. Fences along a street frontage that is not the front of the house may be taller than four (4) feet where it does not conflict with sight restrictions listed in the Hyrum City Code.
    2. Where a lot has no vehicular access adjacent to a street as restricted by plat or deed, the City may deem this as a rear yard. Fences along a frontage that is not restricted may still be subject to the front yard requirements.
    3. Where vertical utility features such as pedestals and transformers are installed, the fence is not allowed to be constructed within three (3) feet of the base of the feature.
E. Rear and side yards: No fence shall be erected or maintained in any side or rear yard to a height in excess of seven feet (7') without a building permit and shall be subject to the limitations identified herein for fences bordering Public Trails, corner lots, and adjacent to streets.
F. Under no circumstances shall a fence, structure, or landscaping element interfere with property address identification. Landscaping elements exclude varieties of trees approved by the Zoning Administrator. Any conflicts between this Chapter and other portions or provisions of the HCC shall be governed by the more restrictive or limiting provision.
G. The height of the fence shall be measured from the lowest adjacent ground. Example: a fence on top of a retaining wall.
H. Fencing types and materials may be combined so long as they do not exceed four feet (4') in height or exceed the transparency requirements.
I. Fences installed adjacent to a street shall have the finished side facing the street. All gates that adjoin public property or public easements shall open inward toward the property owner's yard.
J. Fences shall not be built within one foot (1) of a sidewalk or the anticipated location of a future sidewalk.
K. All rear yards shall provide gate access for emergency purposes, which access shall be at least four feet wide.

~~L. Gates in rear or side yards shall be subject to driveway distance requirements in respect to distances from property lines and road intersections.~~

EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 17th day of July, 2025.

HYRUM CITY

BY:_____
Stephanie Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

HYRUM CITY CORPORATION
COMBINED CASH INVESTMENT
JUNE 30, 2025

COMBINED CASH ACCOUNTS

01-1111000	GENERAL CHECKING ACCT	673,388.24
01-1112000	XPRESS DEPOSIT ACCOUNT	92,250.33
01-1113000	PAYROLL CHECKING ACCOUNT	97,168.02
01-1151000	UNDESIGNATED CASH - PTIF	659,923.20
01-1151100	BANK OF UTAH	3,012,524.38
01-1151500	CACHE VALLEY BANK SAVINGS	15,064,025.48
01-1151710	PTIF SWR DEBT SERVICE #4099	202,918.57
01-1151720	PTIF-SWR O&M RESERVE #4100	245,471.08
01-1175000	UTILITY CASH CLEARING	1,763.92
	TOTAL COMBINED CASH	20,049,433.22
01-1801110	DESIGNATED CASH - SENIOR	(17,975.65)
01-1801120	DESIGNATED CASH - MUSEUM	(5,678.97)
01-1801130	DESIGNATED CASH - FIRST RESP.	(6,050.41)
01-1801140	DESIGNATED CASH - FIRE DEPT	(244,126.60)
01-1801240	REST CASH-SEWER DEBT SERVICE	(172,981.20)
01-1801250	REST CASH-SEWER O&M RESERVE	(233,944.65)
01-1010000	CASH ALLOCATED TO OTHER FUNDS	(19,368,485.04)
	TOTAL UNALLOCATED CASH	190.70

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,516,981.59
45	ALLOCATION TO CAPITAL PROJECTS FUND	(66,048.09)
51	ALLOCATION TO WATER UTILITY FUND	2,787,566.81
52	ALLOCATION TO SEWER UTILITY FUND	5,486,364.05
53	ALLOCATION TO ELECTRIC UTILITY FUND	6,405,902.13
54	ALLOCATION TO IRRIGATION UTILITY FUND	930,237.48
55	ALLOCATION TO STORMWATER FUND	1,355,576.19
72	ALLOCATION TO COURT TRUST FUND	(48,095.12)
	TOTAL ALLOCATIONS TO OTHER FUNDS	19,368,485.04
	ALLOCATION FROM COMBINED CASH FUND - 01-1010000	(19,368,485.04)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

GENERAL FUND

	ASSETS		
10-1010000	CASH IN COMBINED FUND	2,516,981.59	
10-1131000	PETTY CASH	400.00	
10-1311000	ACCTS REC - UTILITIES	128,499.58	
10-1311001	ACCTS REC - PRIOR PERIOD	67,993.01	
10-1311400	ACCTS REC - PROPERTY TAXES	(12,196.00)	
10-1311410	LEVIED PROP TAXES RECEIVABLE	1,000,000.00	
10-1311500	ACCTS REC - CLASS C ROADS	42,481.00	
10-1311997	SALES AND USE TAX RECEIVABLE	508,821.00	
10-1311998	MASS TRANSIT RECEIVABLE	66,214.00	
10-1311999	FRANCHISE TAXES AR	47,510.00	
10-1312000	ALLOW FOR BAD UTILITY ACCOUNTS	(39.17)	
10-1561101	PPD EXPENSE - STAMPS	2,555.10	
10-1801110	DESIGNATED CASH - SENIOR	17,975.65	
10-1801120	DESIGNATED CASH - MUSEUM	5,678.97	
10-1801130	DESIGNATED CASH - FIRST RESP.	6,050.41	
10-1801140	DESIGNATED CASH - FIRE DEPT	244,126.60	
	TOTAL ASSETS		4,643,051.74
	LIABILITIES AND EQUITY		
	LIABILITIES		
10-2131000	ACCTS PAY - GENERAL	71,392.39	
10-2131110	ACCTS PAY - CONTRACTOR DEP	641,109.72	
10-2131120	ACCTS PAY - BALL PROG DEPOSITS	300.00	
10-2131130	ACCTS PAY - PARK DEPOSITS	2,568.00	
10-2131140	ACCTS PAY - DISPATCH	(562.99)	
10-2131150	ACCTS PAY - OTHER	8,975.15	
10-2131160	ZONING/SUBDIVISION DEPOSITS	245,430.02	
10-2210000	STATE WITHHOLDING PAYABLE	8,280.45	
10-2211000	ACCRUED PAYROLL PAYABLE	53,400.00	
10-2220000	INSURANCE - CITY PORTION	.95	
10-2220200	ULGT INSURANCE - CITY PORTION	1.02	
10-2222000	DISABILITY INSURANCE PAYABLE	(.53)	
10-2223000	CREDIT UNION PAYABLE	(44.66)	
10-2224000	WORKER'S COMPENSATION PAYABLE	(19,928.02)	
10-2226000	INSURANCE - EMPLOYEE PORTION	.10	
10-2227000	TRUST INSURANCE-EMPLOYEE	.15	
10-2231000	STATE RETIREMENT PAYABLE	160.07	
10-2240000	UNEARNED PROPERTY TAXES	1,000,000.00	
10-2411050	STATE ASSESSMENT PAYABLE	(550.10)	
10-2411105	NON-UTILITY SALES TAX	(2.77)	
	TOTAL LIABILITIES		2,010,528.95
	FUND EQUITY		

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

GENERAL FUND

	UNAPPROPRIATED FUND BALANCE:			
10-2951000	GEN FUND - PRIOR YR UNAPPROP	2,056,595.69		
10-2951060	GENERAL FUND - DESIGNATED	273,831.63		
	REVENUE OVER EXPENDITURES - YTD	302,095.47		
	BALANCE - CURRENT DATE		2,632,522.79	
	TOTAL FUND EQUITY			2,632,522.79
	TOTAL LIABILITIES AND EQUITY			4,643,051.74

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-3110	GEN PROPERTY TAXES - CURRENT	.00	985,526.64	1,000,000.00	14,473.36	98.6
10-3115	FEE IN LIEU	.00	48,183.78	50,000.00	1,816.22	96.4
10-3120	GEN PROP TAXES - DELINQUENT	.00	20,043.43	15,000.00	(5,043.43)	133.6
10-3130	GENERAL SALES TAX	.00	2,130,509.81	2,300,000.00	169,490.19	92.6
10-3140	FRANCHISE TAXES	.00	34,621.05	55,000.00	20,378.95	63.0
10-3145	ENERGY SALES AND USE TAX	28,834.58	297,338.01	400,000.00	102,661.99	74.3
10-3150	MASS TRANSIT TAX	.00	165,531.18	350,000.00	184,468.82	47.3
10-3155	TRANSIENT ROOM TAX	.00	757.76	.00	(757.76)	.0
	TOTAL TAXES	28,834.58	3,682,511.66	4,170,000.00	487,488.34	88.3
	LICENSES AND PERMITS					
10-3210	BUSINESS LICENSES	285.00	28,035.00	23,000.00	(5,035.00)	121.9
10-3221	BUILDING PERMITS	2,610.99	50,288.93	50,000.00	(288.93)	100.6
10-3225	ANIMAL LICENSES	154.00	10,343.00	11,000.00	657.00	94.0
	TOTAL LICENSES AND PERMITS	3,049.99	88,666.93	84,000.00	(4,666.93)	105.6
	INTERGOVERNMENTAL REVENUES					
10-3340	STATE - FEDERAL GRANTS	.00	88,029.00	750,000.00	661,971.00	11.7
10-3356	CLASS C ROAD ALLOTMENT	.00	899,160.82	1,200,000.00	300,839.18	74.9
	TOTAL INTERGOVERNMENTAL REVENUES	.00	987,189.82	1,950,000.00	962,810.18	50.6
	CHARGES FOR SERVICES					
10-3413	ZONING & SUBDIVISION FEES	765.00	137,434.92	50,000.00	(87,434.92)	274.9
10-3415	SALE OF MAPS & PUBLICATIONS	9.38	112.56	1,000.00	887.44	11.3
10-3422	SPECIAL PROTECTIVE SERVICES	.00	156,039.32	165,000.00	8,960.68	94.6
10-3440	SOLID WASTE COLLECTION	97,712.84	1,130,527.23	1,100,000.00	(30,527.23)	102.8
10-3441	EMERGENCY MEDICAL SERVICES	17,401.70	206,889.40	210,000.00	3,110.60	98.5
10-3455	ANIMAL CONTROL FEES	.00	3.00	1,000.00	997.00	.3
10-3473	RECREATION REVENUES	651.00	19,727.50	20,000.00	272.50	98.6
10-3474	COMMUNITY PROGRESS REVENUES	.00	150.00	2,000.00	1,850.00	7.5
10-3475	YOUTH COUNCIL ACTIVITIES	3,459.75	6,934.10	3,000.00	(3,934.10)	231.1
10-3476	LIBRARY USE FEES	1,558.00	68,585.00	70,000.00	1,415.00	98.0
10-3477	ROAD IMPACT FEES	.00	40,508.00	46,800.00	6,292.00	86.6
10-3479	PARK IMPACT FEES	4,434.00	133,020.00	177,400.00	44,380.00	75.0
10-3480	CEMETERY	4,750.00	95,090.00	80,000.00	(15,090.00)	118.9
10-3490	MISCELLANEOUS	4,134.82	207,579.39	100,000.00	(107,579.39)	207.6
	TOTAL CHARGES FOR SERVICES	134,876.49	2,202,600.42	2,026,200.00	(176,400.42)	108.7

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES AND FORFEITURES					
10-3510	COURT FINES	9,836.73	115,425.00	100,000.00	(15,425.00)	115.4
10-3512	LIBRARY FINES	619.72	5,795.17	6,500.00	704.83	89.2
10-3513	PARKING TICKETS	.00	785.00	950.00	165.00	82.6
	TOTAL FINES AND FORFEITURES	10,456.45	122,005.17	107,450.00	(14,555.17)	113.6
	MISCELLANEOUS REVENUES					
10-3610	INTEREST EARNINGS	9,974.64	95,146.81	148,800.00	53,653.19	63.9
10-3620	BUILDING & FACILITY RENTS	4,185.00	87,571.50	60,000.00	(27,571.50)	146.0
10-3622	LIBRARY ROOM RENTAL FEES	.00	130.00	100.00	(30.00)	130.0
10-3640	SALE OF FIXED ASSETS	7,700.00	55,720.00	35,000.00	(20,720.00)	159.2
10-3650	SALE OF MATERIAL & SUPPLIES	68.00	2,629.01	10,000.00	7,370.99	26.3
10-3651	SALE OF LIBRARY MAT'L & BOOKS	157.00	2,092.70	1,000.00	(1,092.70)	209.3
10-3652	LIBRARY COPY & LAMINATING FEES	209.45	2,255.85	2,000.00	(255.85)	112.8
	TOTAL MISCELLANEOUS REVENUES	22,294.09	245,545.87	256,900.00	11,354.13	95.6
	CONTRIBUTIONS AND TRANSFERS					
10-3870	CONTRIBUTIONS - PRIVATE	743.00	9,741.74	10,000.00	258.26	97.4
10-3871	CONTRIBUTIONS - SR. CIT. TRIPS	419.00	2,171.00	5,000.00	2,829.00	43.4
10-3872	CONTRIBUTIONS - NEW LIBRARY	.00	.00	2,000.00	2,000.00	.0
10-3874	DONATIONS - ELITE HALL	.00	.00	10,000.00	10,000.00	.0
10-3875	CONTRIBUTIONS - MUSEUM	300.00	36,583.00	10,000.00	(26,583.00)	365.8
10-3876	CONTRIBUTIONS - MISC.	.00	10,010.09	7,000.00	(3,010.09)	143.0
10-3891	CONTRIBUTIONS - DESIGNATED GF	.00	.00	42,000.00	42,000.00	.0
10-3893	TRANS FM/TO GEN FUND UNAPPROP	.00	.00	1,097,820.00	1,097,820.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	1,462.00	58,505.83	1,183,820.00	1,125,314.17	4.9
	TOTAL FUND REVENUE	200,973.60	7,387,025.70	9,778,370.00	2,391,344.30	75.5

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CITY COUNCIL					
10-4110-110	SALARY & WAGES	2,500.00	30,000.00	33,000.00	3,000.00	90.9
10-4110-130	EMPLOYEE BENEFITS	191.25	2,295.00	3,100.00	805.00	74.0
10-4110-230	TRAVEL & MEETINGS	.00	6,444.82	10,000.00	3,555.18	64.5
10-4110-510	INSURANCE	.00	532.16	550.00	17.84	96.8
10-4110-610	MISCELLANEOUS	.00	295.36	600.00	304.64	49.2
	TOTAL CITY COUNCIL	2,691.25	39,567.34	47,250.00	7,682.66	83.7
	J. P. COURT					
10-4120-110	SALARY & WAGES	6,382.76	60,160.71	85,500.00	25,339.29	70.4
10-4120-115	OVERTIME	.00	.00	100.00	100.00	.0
10-4120-130	EMPLOYEE BENEFITS	878.40	9,297.93	12,000.00	2,702.07	77.5
10-4120-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	1,147.71	700.00	(447.71)	164.0
10-4120-230	TRAVEL & TRAINING	.00	1,839.56	4,000.00	2,160.44	46.0
10-4120-240	OFFICE SUPPLIES & EXPENSE	.00	614.71	1,500.00	885.29	41.0
10-4120-250	EQUIP SUPPLIES & MAINTENANCE	531.00	2,013.32	2,400.00	386.68	83.9
10-4120-280	TELEPHONE	20.02	220.22	1,000.00	779.78	22.0
10-4120-310	ATTORNEY FEES	.00	1,450.00	.00	(1,450.00)	.0
10-4120-510	INSURANCE	.00	1,063.44	1,050.00	(13.44)	101.3
10-4120-620	WITNESS, JURY & BALIFF FEES	1,017.00	11,861.00	14,000.00	2,139.00	84.7
	TOTAL J. P. COURT	8,829.18	89,668.60	122,250.00	32,581.40	73.4
	MAYOR					
10-4130-110	SALARY & WAGES	448.75	5,428.31	18,400.00	12,971.69	29.5
10-4130-130	EMPLOYEE BENEFITS	45.92	565.94	5,600.00	5,034.06	10.1
10-4130-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	350.00	500.00	150.00	70.0
10-4130-230	TRAVEL & MEETINGS	.00	3,087.12	4,500.00	1,412.88	68.6
10-4130-240	OFFICE SUPPLIES & EXPENSE	.00	67.91	100.00	32.09	67.9
10-4130-280	TELEPHONE	2.50	30.00	50.00	20.00	60.0
10-4130-510	INSURANCE	.00	279.97	300.00	20.03	93.3
10-4130-610	MISCELLANEOUS	.00	54.76	600.00	545.24	9.1
	TOTAL MAYOR	497.17	9,864.01	30,050.00	20,185.99	32.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-4140-110	SALARY & WAGES	5,106.46	68,857.97	90,400.00	21,542.03	76.2
10-4140-115	OVERTIME	550.76	7,144.75	3,000.00	(4,144.75)	238.2
10-4140-130	EMPLOYEE BENEFITS	1,719.76	22,661.81	17,700.00	(4,961.81)	128.0
10-4140-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	555.00	1,000.00	445.00	55.5
10-4140-220	PUBLIC NOTICES	.00	551.25	1,000.00	448.75	55.1
10-4140-230	TRAVEL & TRAINING	.00	4,214.57	2,500.00	(1,714.57)	168.6
10-4140-240	OFFICE SUPPLIES & EXPENSE	.00	8,425.83	6,500.00	(1,925.83)	129.6
10-4140-250	EQUIP SUPPLIES & MAINTENANCE	2,293.91	6,329.48	6,500.00	170.52	97.4
10-4140-280	TELEPHONE	237.82	2,919.03	2,000.00	(919.03)	146.0
10-4140-285	INTERNET SERVICE	.00	.00	1,000.00	1,000.00	.0
10-4140-310	PROFESSIONAL SERVICES	4,806.21	65,953.94	60,000.00	(5,953.94)	109.9
10-4140-510	INSURANCE & BONDS	.00	2,363.39	2,350.00	(13.39)	100.6
10-4140-610	MISCELLANEOUS	284.90	2,816.03	500.00	(2,316.03)	563.2
	TOTAL ADMINISTRATION	14,999.82	192,793.05	194,450.00	1,656.95	99.2
	NON DEPARTMENTAL					
10-4150-210	MEMBERSHIPS	.00	6,239.99	6,000.00	(239.99)	104.0
10-4150-220	PUBLIC NOTICES	367.16	6,407.18	7,000.00	592.82	91.5
10-4150-310	PROFESSIONAL SERVICES	.00	1,000.00	5,000.00	4,000.00	20.0
10-4150-510	INSURANCE & BONDS	.00	.00	200.00	200.00	.0
	TOTAL NON DEPARTMENTAL	367.16	13,647.17	18,200.00	4,552.83	75.0
	GENERAL GOVERNMENT BUILDINGS					
10-4160-110	SALARY & WAGES	1,198.97	13,174.73	35,200.00	22,025.27	37.4
10-4160-130	EMPLOYEE BENEFITS	91.72	1,514.27	17,700.00	16,185.73	8.6
10-4160-250	EQUIP SUPPLIES & MAINTENANCE	.00	82.24	2,000.00	1,917.76	4.1
10-4160-260	BLDG & GROUNDS SUP & MAINT	1,896.53	25,355.81	35,000.00	9,644.19	72.5
10-4160-270	UTILITIES	90.94	7,045.32	13,000.00	5,954.68	54.2
10-4160-310	CONTRACT SERVICES	177.48	3,008.01	6,000.00	2,991.99	50.1
10-4160-510	INSURANCE	.00	10,470.20	10,250.00	(220.20)	102.2
10-4160-610	MISCELLANEOUS	.00	104.77	1,000.00	895.23	10.5
10-4160-620	MISCELLANEOUS SERVICES	560.00	4,325.00	1,500.00	(2,825.00)	288.3
10-4160-720	BUILDING IMPROVEMENTS	.00	84,728.81	294,000.00	209,271.19	28.8
	TOTAL GENERAL GOVERNMENT BUILDINGS	4,015.64	149,809.16	415,650.00	265,840.84	36.0
	ELECTION					
10-4170-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
	TOTAL ELECTION	.00	.00	500.00	500.00	.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING COMMISSION					
10-4180-110	SALARY & WAGES	9,502.76	72,536.84	148,100.00	75,563.16	49.0
10-4180-115	OVERTIME	1,155.00	5,970.46	200.00	(5,770.46)	2985.2
10-4180-130	EMPLOYEE BENEFITS	4,530.17	29,611.91	70,100.00	40,488.09	42.2
10-4180-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	920.08	.00	(920.08)	.0
10-4180-220	PUBLIC NOTICES	.00	628.31	1,000.00	371.69	62.8
10-4180-230	TRAVEL & TRAINING	.00	1,455.96	2,500.00	1,044.04	58.2
10-4180-240	OFFICE SUPPLIES & EXPENSE	.00	387.59	200.00	(187.59)	193.8
10-4180-250	EQUIPMENT SUPPLIES & MAINTENAN	63.70	4,834.80	1,800.00	(3,034.80)	268.6
10-4180-280	TELEPHONE	64.12	624.37	800.00	175.63	78.1
10-4180-310	PROFESSIONAL SERVICES	540.00	34,171.60	190,000.00	155,828.40	18.0
10-4180-510	INSURANCE	.00	878.66	900.00	21.34	97.6
10-4180-610	MISCELLANEOUS	.00	8.99	.00	(8.99)	.0
10-4180-740	EQUIPMENT	.00	7,862.00	.00	(7,862.00)	.0
	TOTAL PLANNING COMMISSION	15,855.75	159,891.57	415,600.00	255,708.43	38.5
	LAW ENFORCEMENT					
10-4210-310	CONTRACT SERVICES	.00	295,254.00	295,500.00	246.00	99.9
	TOTAL LAW ENFORCEMENT	.00	295,254.00	295,500.00	246.00	99.9
	EMERGENCY MANAGMENT SERVICES					
10-4212-110	SALARY & WAGES	.00	.00	5,900.00	5,900.00	.0
10-4212-130	EMPLOYEE BENEFITS	.00	.00	1,000.00	1,000.00	.0
10-4212-220	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4212-230	TRAVEL & TRAINING	.00	627.44	1,000.00	372.56	62.7
10-4212-240	OFFICE SUPPLIES & EXPENSE	.00	.00	200.00	200.00	.0
10-4212-250	EQUIP SUPPLIES & MAINTENANCE	.00	4,360.38	2,000.00	(2,360.38)	218.0
10-4212-310	PROFESSIONAL SERVICES	1,577.10	179,379.19	190,000.00	10,620.81	94.4
10-4212-510	INSURANCE	.00	176.91	200.00	23.09	88.5
10-4212-610	MISCELLANEOUS	.00	155.84	200.00	44.16	77.9
10-4212-740	EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
	TOTAL EMERGENCY MANAGMENT SERVICE	1,577.10	184,699.76	205,600.00	20,900.24	89.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRST RESPONDERS					
10-4215-110	SALARY & WAGES	.00	22,532.80	25,000.00	2,467.20	90.1
10-4215-130	EMPLOYEE BENEFITS	.00	1,367.47	2,700.00	1,332.53	50.7
10-4215-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	200.00	200.00	.0
10-4215-230	TRAVEL & TRAINING	72.85	7,346.14	10,800.00	3,453.86	68.0
10-4215-240	OFFICE SUPPLIES & EXPENSE	.00	.00	150.00	150.00	.0
10-4215-250	EQUIP SUPPLIES & MAINTENANCE	327.80	6,405.05	6,000.00	(405.05)	106.8
10-4215-280	TELEPHONE	.00	.00	1,200.00	1,200.00	.0
10-4215-310	PROFESSIONAL SERVICES	.00	199.00	300.00	101.00	66.3
10-4215-510	INSURANCE	.00	4,700.82	4,600.00	(100.82)	102.2
10-4215-610	MISCELLANEOUS	.00	299.80	400.00	100.20	75.0
10-4215-740	EQUIPMENT	.00	2,957.60	5,000.00	2,042.40	59.2
	TOTAL FIRST RESPONDERS	400.65	45,808.68	56,350.00	10,541.32	81.3
	FIRE DEPARTMENT					
10-4220-110	SALARY & WAGES	.00	65,200.00	60,200.00	(5,000.00)	108.3
10-4220-130	EMPLOYEE BENEFITS	.00	5,344.65	3,600.00	(1,744.65)	148.5
10-4220-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	1,568.50	1,000.00	(568.50)	156.9
10-4220-230	TRAVEL & TRAINING	220.00	11,696.06	15,000.00	3,303.94	78.0
10-4220-240	OFFICE SUPPLIES & EXPENSE	.00	117.71	500.00	382.29	23.5
10-4220-250	EQUIP SUPPLIES & MAINTENANCE	994.63	41,135.51	25,000.00	(16,135.51)	164.5
10-4220-260	BLDG & GROUNDS SUPPLIES & MAIN	446.34	2,471.79	2,500.00	28.21	98.9
10-4220-270	UTILITIES	107.27	2,442.31	9,000.00	6,557.69	27.1
10-4220-280	TELEPHONE	60.06	660.66	2,500.00	1,839.34	26.4
10-4220-285	INTERNET SERVICE	.00	.00	1,600.00	1,600.00	.0
10-4220-310	PROFESSIONAL SERVICES	.00	121,742.75	129,000.00	7,257.25	94.4
10-4220-510	INSURANCE	.00	22,427.17	22,000.00	(427.17)	101.9
10-4220-610	MISCELLANEOUS	224.96	1,740.58	1,500.00	(240.58)	116.0
10-4220-740	EQUIPMENT	.00	10,742.54	10,000.00	(742.54)	107.4
	TOTAL FIRE DEPARTMENT	2,053.26	287,290.23	283,400.00	(3,890.23)	101.4
	ANIMAL CONTROL					
10-4253-110	SALARY & WAGES	1,543.68	17,981.20	38,900.00	20,918.80	46.2
10-4253-130	EMPLOYEE BENEFITS	118.08	1,375.49	3,600.00	2,224.51	38.2
10-4253-210	MEMBERSHIPS	.00	.00	80.00	80.00	.0
10-4253-220	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4253-230	TRAVEL & TRAINING	.00	.00	3,500.00	3,500.00	.0
10-4253-250	EQUIP SUPPLIES & MAINTENANCE	.00	226.32	1,000.00	773.68	22.6
10-4253-280	TELEPHONE	40.00	480.00	1,000.00	520.00	48.0
10-4253-310	PROFESSIONAL SERVICES	.00	.00	3,500.00	3,500.00	.0
10-4253-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	277.03	350.00	72.97	79.2
10-4253-510	INSURANCE	.00	470.47	500.00	29.53	94.1
10-4253-620	MISCELLANEOUS SERVICES	.00	.00	490.00	490.00	.0
	TOTAL ANIMAL CONTROL	1,701.76	20,810.51	53,020.00	32,209.49	39.3

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ROADS					
10-4410-110	SALARY & WAGES	3,625.24	58,448.47	101,800.00	43,351.53	57.4
10-4410-115	OVERTIME	88.74	11,760.95	10,000.00	(1,760.95)	117.6
10-4410-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	9,000.00	9,000.00	.0
10-4410-130	EMPLOYEE BENEFITS	1,433.47	23,789.54	65,500.00	41,710.46	36.3
10-4410-230	TRAVEL	.00	.00	2,000.00	2,000.00	.0
10-4410-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4410-250	EQUIP SUPPLIES & MAINTENANCE	990.03	68,039.90	45,000.00	(23,039.90)	151.2
10-4410-260	BLDG & GROUNDS SUP & MAINT	690.00	2,499.00	5,000.00	2,501.00	50.0
10-4410-280	TELEPHONE	43.75	525.00	800.00	275.00	65.6
10-4410-310	PROFESSIONAL SERVICES	.00	25,852.50	2,500.00	(23,352.50)	1034.1
10-4410-410	ROAD MAINTENANCE	7,761.60	123,418.03	70,000.00	(53,418.03)	176.3
10-4410-450	PUBLIC SAFETY SUPPLIES	.00	13,352.36	60,000.00	46,647.64	22.3
10-4410-480	SIDEWALK CONST & MAINT	.00	122,672.69	235,000.00	112,327.31	52.2
10-4410-481	STREET TREE MAINTENANCE	2,290.00	37,840.00	30,000.00	(7,840.00)	126.1
10-4410-482	CURB & GUTTER CONST & MAINT	.00	136,401.74	100,000.00	(36,401.74)	136.4
10-4410-510	INSURANCE	.00	14,664.25	14,400.00	(264.25)	101.8
10-4410-610	MISCELLANEOUS SUPPLIES	.00	.00	500.00	500.00	.0
10-4410-720	BUILDING IMPROVEMENTS	114,332.40	591,979.92	525,000.00	(66,979.92)	112.8
10-4410-740	EQUIPMENT	.00	550,101.99	551,500.00	1,398.01	99.8
10-4410-750	OTHER IMPROVEMENTS	32,816.78	554,693.24	1,495,000.00	940,306.76	37.1
	TOTAL ROADS	164,072.01	2,336,039.58	3,323,100.00	987,060.42	70.3
	SOLID WASTE COLLECTION					
10-4420-240	OFFICE SUPPLIES & EXPENSE	.00	43.80	3,000.00	2,956.20	1.5
10-4420-310	CONTRACT SERVICES	92,507.03	993,452.50	980,000.00	(13,452.50)	101.4
10-4420-311	COMMUNITY CLEAN UP	8,769.86	8,769.86	8,000.00	(769.86)	109.6
	TOTAL SOLID WASTE COLLECTION	101,276.89	1,002,266.16	991,000.00	(11,266.16)	101.1
	SHOP					
10-4440-130	EMPLOYEE BENEFITS	.00	.00	9,900.00	9,900.00	.0
10-4440-250	EQUIP SUPPLIES & MAINTENANCE	189.67	4,234.21	11,000.00	6,765.79	38.5
10-4440-280	TELEPHONE	.00	.00	600.00	600.00	.0
10-4440-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	331.72	1,000.00	668.28	33.2
10-4440-510	INSURANCE	.00	695.90	700.00	4.10	99.4
10-4440-610	MISCELLANEOUS	.00	.00	100.00	100.00	.0
	TOTAL SHOP	189.67	5,261.83	23,300.00	18,038.17	22.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS					
10-4510-110	SALARY & WAGES	11,759.00	218,240.01	186,200.00	(32,040.01)	117.2
10-4510-115	OVERTIME	1,077.49	9,330.06	4,000.00	(5,330.06)	233.3
10-4510-120	SEASONAL/TEMPORARY EMPLOYEES	9,669.50	34,303.44	50,000.00	15,696.56	68.6
10-4510-130	EMPLOYEE BENEFITS	6,953.13	74,703.89	95,200.00	20,496.11	78.5
10-4510-230	TRAVEL & TRAINING	.00	1,110.00	300.00	(810.00)	370.0
10-4510-250	EQUIPMENT SUPPLIES & MAINT	1,662.63	22,880.04	23,700.00	819.96	96.5
10-4510-252	CLOTHING AND PPC	.00	1,177.01	1,300.00	122.99	90.5
10-4510-260	BLDG & GROUNDS SUP & MAINT	8,540.80	83,861.95	70,000.00	(13,861.95)	119.8
10-4510-280	TELEPHONE	50.00	461.13	1,200.00	738.87	38.4
10-4510-310	PROFESSIONAL SERVICES	342.64	89,923.17	75,000.00	(14,923.17)	119.9
10-4510-510	INSURANCE	.00	11,256.07	11,000.00	(256.07)	102.3
10-4510-610	MISCELLANEOUS SUPPLIES	.00	970.07	400.00	(570.07)	242.5
10-4510-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
10-4510-720	BUILDING IMPROVEMENTS	.00	.00	73,000.00	73,000.00	.0
10-4510-730	PARK IMPROVEMENTS	.00	450,038.78	475,000.00	24,961.22	94.8
10-4510-740	EQUIPMENT	.00	90,131.72	103,500.00	13,368.28	87.1
	TOTAL PARKS	40,055.19	1,088,387.34	1,170,300.00	81,912.66	93.0
	ENGINEERING					
10-4550-110	SALARY & WAGES	2,238.78	28,431.96	57,000.00	28,568.04	49.9
10-4550-115	OVERTIME	.00	2,200.78	.00	(2,200.78)	.0
10-4550-130	EMPLOYEE BENEFITS	941.35	12,178.55	22,500.00	10,321.45	54.1
10-4550-210	BOOKS, SUBS & MEMBERSHIP	.00	626.00	1,500.00	874.00	41.7
10-4550-230	TRAVEL & MEETINGS	.00	442.50	1,500.00	1,057.50	29.5
10-4550-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4550-250	EQUIP SUPPLIES & MAINTENANCE	45.88	10,006.85	10,000.00	(6.85)	100.1
10-4550-280	TELEPHONE	45.37	373.48	700.00	326.52	53.4
10-4550-310	PROFESSIONAL SERVICES	.00	2,350.00	5,000.00	2,650.00	47.0
10-4550-510	INSURANCE	.00	1,920.48	1,900.00	(20.48)	101.1
10-4550-610	MISCELLANEOUS	.00	.00	50.00	50.00	.0
	TOTAL ENGINEERING	3,271.38	58,530.60	100,250.00	41,719.40	58.4

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
10-4561-110	SALARY & WAGES	9,840.68	22,749.75	55,100.00	32,350.25	41.3
10-4561-120	SEASONAL/TEMPORARY EMPLOYEES	1,626.67	17,522.67	9,700.00	(7,822.67)	180.7
10-4561-130	EMPLOYEE BENEFITS	4,331.72	12,381.87	38,300.00	25,918.13	32.3
10-4561-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
10-4561-230	TRAVEL	95.00	95.00	.00	(95.00)	.0
10-4561-240	OFFICE SUPPLIES & EXPENSE	.00	66.58	1,000.00	933.42	6.7
10-4561-250	EQUIPMENT SUPPLIES & EXPENSE	5,745.98	11,809.86	7,000.00	(4,809.86)	168.7
10-4561-280	TELEPHONE	25.00	75.00	.00	(75.00)	.0
10-4561-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	9,128.04	13,000.00	3,871.96	70.2
10-4561-481	FIELD PREPARATION SUPPLIES	.00	4,800.00	30,000.00	25,200.00	16.0
10-4561-510	INSURANCE	.00	2,980.75	3,000.00	19.25	99.4
10-4561-609	TOURNAMENT REGISTRATION	.00	.00	1,000.00	1,000.00	.0
10-4561-610	MISCELLANEOUS SUPPLIES	78.00	1,318.50	800.00	(518.50)	164.8
10-4561-620	MISCELLANEOUS SERVICES	.00	1,079.00	10,000.00	8,921.00	10.8
	TOTAL RECREATION	21,743.05	84,007.02	169,400.00	85,392.98	49.6
	MUSEUM					
10-4562-110	SALARY & WAGES	5,528.13	64,018.15	62,000.00	(2,018.15)	103.3
10-4562-130	EMPLOYEE BENEFITS	1,003.98	11,856.66	12,000.00	143.34	98.8
10-4562-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	818.35	650.00	(168.35)	125.9
10-4562-220	MUSEUM PROMOTION	.00	1,617.23	800.00	(817.23)	202.2
10-4562-230	TRAVEL	179.00	5,668.72	3,000.00	(2,668.72)	189.0
10-4562-240	OFFICE SUPPLIES	120.14	508.45	600.00	91.55	84.7
10-4562-250	EQUIP SUPPLIES & MAINTENANCE	94.41	725.73	750.00	24.27	96.8
10-4562-260	BLDG & GRNDS SUPPLIES & MAINT	.00	274.55	100.00	(174.55)	274.6
10-4562-280	TELEPHONE	52.00	728.00	650.00	(78.00)	112.0
10-4562-310	CONTRACT SERVICES	.00	38.99	.00	(38.99)	.0
10-4562-480	MUSEUM ARTIFACTS & MATERIALS	93.48	1,152.21	1,000.00	(152.21)	115.2
10-4562-510	INSURANCE	.00	879.36	900.00	20.64	97.7
10-4562-610	MISCELLANEOUS	454.65	2,493.07	1,000.00	(1,493.07)	249.3
10-4562-720	BUILDING IMPROVEMENTS	.00	5,635.93	10,000.00	4,364.07	56.4
	TOTAL MUSEUM	7,525.79	96,415.40	93,450.00	(2,965.40)	103.2
	YOUTH COUNCIL					
10-4563-210	MEMBERSHIPS	.00	.00	50.00	50.00	.0
10-4563-230	TRAVEL & TRAINING	.00	3,664.04	5,000.00	1,335.96	73.3
10-4563-250	EQUIP SUPPLIES & MAINTENANCE	322.11	322.11	1,000.00	677.89	32.2
10-4563-610	MISCELLANEOUS SUPPLIES	874.98	5,975.11	5,000.00	(975.11)	119.5
10-4563-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
	TOTAL YOUTH COUNCIL	1,197.09	9,961.26	11,550.00	1,588.74	86.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SENIOR CITIZENS					
10-4564-110	SALARY & WAGES	5,302.25	56,933.09	67,300.00	10,366.91	84.6
10-4564-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4564-130	EMPLOYEE BENEFITS	919.03	10,763.18	13,200.00	2,436.82	81.5
10-4564-220	PUBLIC NOTICES	.00	.00	400.00	400.00	.0
10-4564-230	TRAVEL & TRAINING	.00	2,066.52	10,000.00	7,933.48	20.7
10-4564-240	OFFICE SUPPLIES	.00	243.48	500.00	256.52	48.7
10-4564-250	EQUIP SUPPLIES & MAINTENANCE	.00	995.88	6,000.00	5,004.12	16.6
10-4564-260	BLDG & GROUNDS SUP & MAINT	.00	3,053.40	3,000.00	(53.40)	101.8
10-4564-270	UTILITIES	35.06	1,157.23	2,500.00	1,342.77	46.3
10-4564-280	TELEPHONE	42.87	632.62	1,000.00	367.38	63.3
10-4564-285	INTERNET SERVICE	89.95	1,638.03	3,000.00	1,361.97	54.6
10-4564-480	FOOD COST	59.54	3,064.77	15,000.00	11,935.23	20.4
10-4564-510	INSURANCE	.00	6,137.33	6,000.00	(137.33)	102.3
10-4564-610	MISCELLANEOUS SUPPLIES	1,194.60	10,936.60	15,000.00	4,063.40	72.9
10-4564-620	MISCELLANEOUS SERVICES	275.00	5,758.54	11,500.00	5,741.46	50.1
10-4564-720	BUILDINGS	.00	5,066.97	14,000.00	8,933.03	36.2
	TOTAL SENIOR CITIZENS	7,918.30	108,447.64	169,400.00	60,952.36	64.0
	LIBRARY DEPARTMENT					
10-4580-110	SALARY & WAGES	17,236.67	212,119.82	240,900.00	28,780.18	88.1
10-4580-115	OVERTIME	.00	162.70	.00	(162.70)	.0
10-4580-130	EMPLOYEE BENEFITS	4,430.12	54,331.26	64,700.00	10,368.74	84.0
10-4580-210	BOOKS, SUBSCRIP & MEMBERSHIPS	310.89	2,299.02	3,000.00	700.98	76.6
10-4580-220	LIBRARY PROMOTION	124.62	5,113.70	8,000.00	2,886.30	63.9
10-4580-230	TRAVEL	715.62	1,622.25	1,500.00	(122.25)	108.2
10-4580-240	OFFICE SUPPLIES & EXPENSE	278.66	7,800.93	7,000.00	(800.93)	111.4
10-4580-250	EQUIPMENT SUPPLIES & MAINT	.00	12,058.03	10,000.00	(2,058.03)	120.6
10-4580-260	BLDG SUPPLIES & MAINT	2,649.04	28,350.01	20,000.00	(8,350.01)	141.8
10-4580-270	UTILITIES	126.71	6,949.12	10,000.00	3,050.88	69.5
10-4580-280	TELEPHONE	258.49	2,989.67	3,000.00	10.33	99.7
10-4580-285	INTERNET SERVICE	184.80	1,119.06	1,000.00	(119.06)	111.9
10-4580-310	PROFESSIONAL SERVICES	330.48	2,847.58	1,100.00	(1,747.58)	258.9
10-4580-480	LIBRARY BOOKS & MATERIALS	743.17	30,766.95	32,000.00	1,233.05	96.2
10-4580-481	LIBRARY TAPES	111.58	8,620.98	10,000.00	1,379.02	86.2
10-4580-510	INSURANCE	.00	17,268.50	16,900.00	(368.50)	102.2
10-4580-609	STATE GRANT	3,526.93	5,638.43	6,500.00	861.57	86.8
10-4580-610	MISCELLANEOUS SUPPLIES	.00	94.69	500.00	405.31	18.9
10-4580-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
10-4580-740	EQUIPMENT	.00	13,126.67	18,000.00	4,873.33	72.9
	TOTAL LIBRARY DEPARTMENT	31,027.78	413,279.37	454,600.00	41,320.63	90.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CEMETERY					
10-4590-110	SALARY & WAGES	1,286.10	16,424.18	26,400.00	9,975.82	62.2
10-4590-115	OVERTIME	195.44	3,054.82	3,000.00	(54.82)	101.8
10-4590-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	8,000.00	8,000.00	.0
10-4590-130	EMPLOYEE BENEFITS	536.08	7,234.97	12,400.00	5,165.03	58.4
10-4590-240	OFFICE SUPPLIES & EXPENSE	.00	.00	300.00	300.00	.0
10-4590-250	EQUIPMENT SUPPLIES & MAINT	.00	300.00	7,000.00	6,700.00	4.3
10-4590-260	BLDG & GROUNDS SUP & MAINT	175.00	13,682.15	6,000.00	(7,682.15)	228.0
10-4590-280	TELEPHONE	18.75	225.00	150.00	(75.00)	150.0
10-4590-310	PROFESSIONAL SERVICES	745.51	46,145.51	55,000.00	8,854.49	83.9
10-4590-510	INSURANCE	.00	2,008.94	2,000.00	(8.94)	100.5
10-4590-610	MISCELLANEOUS	.00	17.00	500.00	483.00	3.4
10-4590-730	CEMETERY IMPROVEMENTS	.00	29,504.28	85,000.00	55,495.72	34.7
	TOTAL CEMETERY	2,956.88	118,596.85	205,750.00	87,153.15	57.6
	COMMUNITY PROGRESS					
10-4620-210	NIGHT OUT AGAINST CRIME	.00	1,155.00	1,200.00	45.00	96.3
10-4620-211	EASTER EGG HUNT	.00	1,657.31	1,200.00	(457.31)	138.1
10-4620-212	BUSINESS CONFERENCE	.00	.00	1,000.00	1,000.00	.0
10-4620-220	HOLIDAY AT HARDWARE	.00	1,155.87	2,000.00	844.13	57.8
10-4620-240	PHOTOGRAPHY & SCRAPBOOK	.00	.00	600.00	600.00	.0
10-4620-250	PARADE FLOAT SUPPLIES & PULL	.00	.00	1,000.00	1,000.00	.0
10-4620-510	INSURANCE	.00	414.47	450.00	35.53	92.1
10-4620-610	MISCELLANEOUS SUPPLIES	.00	825.60	3,000.00	2,174.40	27.5
10-4620-611	4TH OF JULY	90.12	17,112.30	25,000.00	7,887.70	68.5
10-4620-614	MASS TRANSIT-CVT	.00	165,174.02	340,000.00	174,825.98	48.6
10-4620-615	KILGORE TAX 50% TAX	.00	85,138.53	100,000.00	14,861.47	85.1
10-4620-620	MISCELLANEOUS SERVICES	.00	.00	1,000.00	1,000.00	.0
10-4620-621	HYRUM HORNETS	.00	2,000.00	2,000.00	.00	100.0
	TOTAL COMMUNITY PROGRESS	90.12	274,633.10	478,450.00	203,816.90	57.4
	CAPITAL PROJECT EXPENSE					
10-4800-921	CONTRIBUTION - CAPITAL PROJECT	.00	.00	450,000.00	450,000.00	.0
	TOTAL CAPITAL PROJECT EXPENSE	.00	.00	450,000.00	450,000.00	.0
	TOTAL FUND EXPENDITURES	434,312.89	7,084,930.23	9,778,370.00	2,693,439.77	72.5
	NET REVENUE OVER EXPENDITURES	(233,339.29)	302,095.47	.00	(302,095.47)	.0

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

CAPITAL PROJECTS FUND

	ASSETS			
45-1010000	CASH IN COMBINED FUND		(66,048.09)	
	TOTAL ASSETS			(66,048.09)
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-2951000	CAP PROJ - UNAPPROPRIATED	1,725,341.03		
	REVENUE OVER EXPENDITURES - YTD	(1,791,389.12)		
	BALANCE - CURRENT DATE		(66,048.09)	
	TOTAL FUND EQUITY			(66,048.09)
	TOTAL LIABILITIES AND EQUITY			(66,048.09)

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GRANT REVENUE					
45-3342	GENERAL FUND TRANSFER	.00	.00	450,000.00	450,000.00	.0
	TOTAL GRANT REVENUE	.00	.00	450,000.00	450,000.00	.0
	MISCELLANEOUS REVENUES					
45-3620	INTEREST EARNINGS	(120.52)	40,590.22	100,000.00	59,409.78	40.6
	TOTAL MISCELLANEOUS REVENUES	(120.52)	40,590.22	100,000.00	59,409.78	40.6
	INTERGOVERNMENTAL REVENUE					
45-3895	TRANS FROM CAPITAL PROJ UNAP	.00	.00	1,569,000.00	1,569,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	1,569,000.00	1,569,000.00	.0
	TOTAL FUND REVENUE	(120.52)	40,590.22	2,119,000.00	2,078,409.78	1.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE DEPARTMENT					
45-4220-740	NEW FIRE ENGINE	.00	485,974.86	400,000.00	(85,974.86)	121.5
	TOTAL FIRE DEPARTMENT	.00	485,974.86	400,000.00	(85,974.86)	121.5
	PARKS					
45-4510-730	BLACKSMITH FORK PARK	4,538.50	110,010.94	.00	(110,010.94)	.0
45-4510-732	WEST PARK	24,888.28	80,837.78	500,000.00	419,162.22	16.2
45-4510-733	EAST PARK	3,106.80	1,155,155.76	1,219,000.00	63,844.24	94.8
	TOTAL PARKS	32,533.58	1,346,004.48	1,719,000.00	372,995.52	78.3
	TOTAL FUND EXPENDITURES	32,533.58	1,831,979.34	2,119,000.00	287,020.66	86.5
	NET REVENUE OVER EXPENDITURES	(32,654.10)	(1,791,389.12)	.00	1,791,389.12	.0

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

WATER UTILITY FUND

	ASSETS			
51-1010000	CASH IN COMBINED FUND		2,787,566.81	
51-1311000	ACCTS REC - UTILITIES		74,323.29	
51-1311001	ACCTS REC - PRIOR PERIOD		97,159.65	
51-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(2,101.69)	
51-1511510	INVENTORY - WATER		298,922.84	
51-1561100	PPD EXPENSE-CHLORINE DEPOSIT		2,250.00	
51-1571000	DEFERRED OUTFLOW OF RESOURCES		77,768.00	
51-1611000	LAND & STOCK - WATER UTILITY		1,529,997.44	
51-1621000	BUILDINGS - WATER UTILITY		440,701.72	
51-1622000	DEPRECIATION - WATER BUILDINGS		(278,544.74)	
51-1631000	WATER STORAGE & DIST SYSTEM		12,943,583.95	
51-1632000	DEPREC - WATER DIST SYSTEM		(7,184,339.43)	
51-1642000	WATER IMPROVEMENTS		(1,179,759.00)	
51-1651000	EQUIPMENT - WATER UTILITY		2,238,350.88	
51-1652000	DEPRECIATION - WATER EQUIPMENT		(1,366,722.79)	
51-1711000	CONSTRUCTION IN PROGRESS		477,244.14	
	TOTAL ASSETS			10,956,401.07
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-2131000	ACCTS PAY - WATER FUND		5,365.20	
51-2228000	ACCRUED VACATION - WATER		36,533.87	
51-2228001	DEFERRED INFLOWS OF RESOURCES		191.00	
51-2228002	UNFUNDED PENSION PAYABLE		43,878.00	
51-2230100	ACCRUED SICK LEAVE - WATER		72,092.34	
	TOTAL LIABILITIES			158,060.41
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-2951000	WATER FUND - UNAPPROPRIATED	10,536,164.24		
51-2971001	UNFUNDED PENSION ADJ.	(76,159.00)		
	REVENUE OVER EXPENDITURES - YTD	338,335.42		
	BALANCE - CURRENT DATE		10,798,340.66	
	TOTAL FUND EQUITY			10,798,340.66
	TOTAL LIABILITIES AND EQUITY			10,956,401.07

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
51-3711	METERED WATER SALES	134,491.06	1,509,459.29	1,600,000.00	90,540.71	94.3
51-3714	NEW CONNECTION FEES	424.00	27,581.86	34,000.00	6,418.14	81.1
51-3718	SALE OF MATERIALS	.00	.00	1,000.00	1,000.00	.0
51-3719	MISCELLANEOUS REVENUES	.00	1,965.94	5,000.00	3,034.06	39.3
51-3721	INTEREST EARNINGS	10,102.20	122,147.59	158,000.00	35,852.41	77.3
51-3725	IMPACT FEE - "BUY-IN"	172.00	10,492.00	13,760.00	3,268.00	76.3
51-3726	IMPACT FEE - STORAGE	891.00	54,351.00	71,280.00	16,929.00	76.3
51-3727	IMPACT FEE - DISTRIBUTION	1,424.00	86,864.00	113,920.00	27,056.00	76.3
51-3729	IMPACT FEE - PROFESSIONAL SERV	11.00	671.00	880.00	209.00	76.3
51-3742	RENT - NON-OPERATING PROPERTY	2,700.00	17,550.00	31,800.00	14,250.00	55.2
	TOTAL UTILITY REVENUES	150,215.26	1,831,082.68	2,029,640.00	198,557.32	90.2
	TOTAL FUND REVENUE	150,215.26	1,831,082.68	2,029,640.00	198,557.32	90.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER DEPARTMENT					
51-5100-110	SALARIES AND WAGES	20,713.83	263,404.24	458,600.00	195,195.76	57.4
51-5100-115	OVERTIME	1,440.38	20,547.43	4,000.00	(16,547.43)	513.7
51-5100-116	STANDBY TIME	1,093.50	12,970.51	13,400.00	429.49	96.8
51-5100-120	SEASONAL	.00	.00	14,400.00	14,400.00	.0
51-5100-130	EMPLOYEE BENEFITS	9,768.74	127,760.07	235,700.00	107,939.93	54.2
51-5100-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	1,582.00	1,700.00	118.00	93.1
51-5100-220	PUBLIC NOTICES	.00	547.84	250.00	(297.84)	219.1
51-5100-230	TRAVEL & TRAINING	.00	2,109.00	10,000.00	7,891.00	21.1
51-5100-240	OFFICE SUPPLIES AND EXPENSE	1,027.34	9,847.48	5,000.00	(4,847.48)	197.0
51-5100-250	EQUIP SUPPLIES & MAINTENANCE	1,241.95	35,367.85	41,100.00	5,732.15	86.1
51-5100-252	CLOTHING AND PPC	.00	1,516.04	6,500.00	4,983.96	23.3
51-5100-255	DISTRIB SYSTEM MAINTENANCE	43,615.73	240,750.82	260,000.00	19,249.18	92.6
51-5100-260	BLDG & GROUNDS SUP & MAINT	465.64	18,760.42	3,000.00	(15,760.42)	625.4
51-5100-270	UTILITIES	11,827.21	136,660.18	120,000.00	(16,660.18)	113.9
51-5100-280	TELEPHONE	432.82	5,169.05	4,000.00	(1,169.05)	129.2
51-5100-310	PROFESSIONAL SERVICES	5,179.86	45,080.13	20,000.00	(25,080.13)	225.4
51-5100-510	INSURANCE	.00	10,542.88	10,350.00	(192.88)	101.9
51-5100-610	MISCELLANEOUS SUPPLIES	.00	3.55	1,000.00	996.45	.4
51-5100-720	BUILDINGS	.00	.00	20,000.00	20,000.00	.0
51-5100-740	EQUIPMENT	.00	267,317.34	283,000.00	15,682.66	94.5
51-5100-750	NEW CONSTRUCTION	53,481.36	292,810.43	2,130,000.00	1,837,189.57	13.8
51-5100-950	CONTRIBUTION - RESTRICTED FB	.00	.00	113,920.00	113,920.00	.0
	TOTAL WATER DEPARTMENT	150,288.36	1,492,747.26	3,755,920.00	2,263,172.74	39.7
	TOTAL FUND EXPENDITURES	150,288.36	1,492,747.26	3,755,920.00	2,263,172.74	39.7
	NET REVENUE OVER EXPENDITURES	(73.10)	338,335.42	(1,726,280.00)	(2,064,615.42)	19.6

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

SEWER UTILITY FUND

	ASSETS			
52-1010000	CASH IN COMBINED FUND		5,486,364.05	
52-1311000	ACCTS REC - UTILITIES		172,131.60	
52-1311001	ACCTS REC - PRIOR PERIOD		119,431.09	
52-1311002	LEASE RECEIVABLE		243,834.48	
52-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		104.19	
52-1561103	PPD EXPENSE - CHLORINE DEPOSIT		3,000.00	
52-1571000	DEFERRED OUTFLOW OF RESOURCES		87,938.00	
52-1611000	LAND - SEWER UTILITY		587,937.49	
52-1621000	PLANT & EQUIP - SEWER UTILITY		14,659,068.64	
52-1622000	DEPRECIATION - SEWER PLANT		(8,140,352.48)	
52-1631000	SEWERAGE COLLECTION SYSTEM		3,283,195.77	
52-1632000	DEPREC - SEWER COLLECT SYSTEM		(215,917.06)	
52-1642000	DEPREC - SEWER IMPROVEMENTS		(3,141,898.00)	
52-1651000	EQUIPMENT - SEWER UTILITY		430,424.71	
52-1652000	DEPRECIATION - SEWER EQUIPMENT		(359,553.81)	
52-1711000	CONSTRUCTION IN PROGRESS		12,998.64	
52-1801240	RESTRICTED CASH-DEBT SERVICE		172,981.20	
52-1801250	RESTRICTED CASH-O&M RESERVE		233,944.65	
	TOTAL ASSETS			13,635,633.16
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-2131000	ACCTS PAY - SEWER FUND		568.57	
52-2228000	ACCRUED VACATION - SEWER		25,056.25	
52-2228001	DEFERRED INFLOWS OF RESOURCES		216.00	
52-2228002	UNFUNDED PENSION PAYABLE		49,616.00	
52-2228003	DEFERRED INFLOWS OF RESOURCES-		218,345.40	
52-2230100	ACCRUED SICK LEAVE - SEWER		25,015.60	
52-2500001	BONDS PAYABLE-WWTP		2,266,794.63	
52-2551100	ACCRUED INT PAY - NEW PLANT		434.73	
	TOTAL LIABILITIES			2,586,047.18
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2951000	SEWER FUND - UNAPPROPRIATED	9,987,763.60		
52-2951522	SEWER FUND - RESTRICTED	406,925.85		
52-2971001	UNFUNDED PENSION ADJ.	(101,846.00)		
	REVENUE OVER EXPENDITURES - YTD	756,742.53		
	BALANCE - CURRENT DATE		11,049,585.98	
	TOTAL FUND EQUITY			11,049,585.98
	TOTAL LIABILITIES AND EQUITY			13,635,633.16

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
52-3731	SEWER SERVICE	203,612.67	2,370,162.90	2,400,000.00	29,837.10	98.8
52-3740	CUSTOMER SERVICE FEES	100.00	3,104.00	5,000.00	1,896.00	62.1
52-3741	INTEREST EARNINGS	21,179.63	269,829.82	225,500.00	(44,329.82)	119.7
52-3742	RENT - NON-OPERATING PROPERTY	.00	17,361.94	17,400.00	38.06	99.8
52-3744	MISCELLANEOUS REVENUES	.00	1,972.19	5,000.00	3,027.81	39.4
52-3747	IMPACT FEE - COLLECTION	872.00	27,032.00	34,900.00	7,868.00	77.5
52-3748	IMPACT FEE - TREATMENT	3,844.84	119,190.04	150,000.00	30,809.96	79.5
	TOTAL UTILITY REVENUES	229,609.14	2,808,652.89	2,837,800.00	29,147.11	99.0
	TOTAL FUND REVENUE	229,609.14	2,808,652.89	2,837,800.00	29,147.11	99.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER DEPARTMENT					
52-5200-110	SALARIES AND WAGES	25,891.41	355,954.65	452,600.00	96,645.35	78.7
52-5200-115	OVERTIME	1,591.87	21,413.38	20,000.00	(1,413.38)	107.1
52-5200-116	ON CALL PAY	1,130.88	12,567.91	15,000.00	2,432.09	83.8
52-5200-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	2,000.00	2,000.00	.0
52-5200-130	EMPLOYEE BENEFITS	12,216.41	169,412.41	228,700.00	59,287.59	74.1
52-5200-210	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	285.00	2,000.00	1,715.00	14.3
52-5200-220	PUBLIC NOTICES	.00	879.65	500.00	(379.65)	175.9
52-5200-230	TRAVEL & TRAINING	.00	5,407.35	20,000.00	14,592.65	27.0
52-5200-240	OFFICE SUPPLIES & EXPENSE	642.70	9,507.95	6,000.00	(3,507.95)	158.5
52-5200-250	LAB SUPPLIES	538.90	10,844.71	5,000.00	(5,844.71)	216.9
52-5200-251	WATER REUSE EQUIP SUP & MAINT	.00	.00	1,000.00	1,000.00	.0
52-5200-252	CLOTHING AND PPC	.00	1,441.14	3,250.00	1,808.86	44.3
52-5200-254	PLANT EQUIP SUP & MAINT	65,895.55	162,457.14	250,000.00	87,542.86	65.0
52-5200-255	COLLECTION SYSTEM MAINTENANCE	3,108.72	90,720.66	212,000.00	121,279.34	42.8
52-5200-256	MBR CLEANING CHEMICALS	.00	29,432.90	50,000.00	20,567.10	58.9
52-5200-257	ALUMINUM SULFATE	.00	76,260.10	110,000.00	33,739.90	69.3
52-5200-258	POLYMER	.00	12,783.63	17,000.00	4,216.37	75.2
52-5200-260	BLDG & GROUNDS SUP & MAINT	1,950.64	11,937.58	4,000.00	(7,937.58)	298.4
52-5200-270	UTILITIES	27,290.59	321,618.28	340,000.00	18,381.72	94.6
52-5200-280	TELEPHONE	389.04	5,181.77	4,500.00	(681.77)	115.2
52-5200-285	INTERNET SERVICE	542.40	5,977.44	6,000.00	22.56	99.6
52-5200-310	PROFESSIONAL SERVICES	1,380.00	124,089.28	250,000.00	125,910.72	49.6
52-5200-311	PRETREATMENT PROGRAM	.00	.00	30,000.00	30,000.00	.0
52-5200-510	INSURANCE	.00	26,765.15	26,200.00	(565.15)	102.2
52-5200-610	MISCELLANEOUS	.00	396.95	2,000.00	1,603.05	19.9
52-5200-700	AMORTIZATION OF BOND COSTS	.00	.00	2,500.00	2,500.00	.0
52-5200-740	EQUIPMENT	.00	33,500.00	110,000.00	76,500.00	30.5
52-5200-750	NEW CONSTRUCTION	1,553.15	479,483.33	1,200,000.00	720,516.67	40.0
52-5200-812	DEBT SERVICE-WWTP	3,719.41	44,277.20	44,300.00	22.80	100.0
52-5200-822	DEBT SERVICE-INT. WWTP	3,246.59	39,314.80	39,400.00	85.20	99.8
	TOTAL SEWER DEPARTMENT	151,088.26	2,051,910.36	3,453,950.00	1,402,039.64	59.4
	TOTAL FUND EXPENDITURES	151,088.26	2,051,910.36	3,453,950.00	1,402,039.64	59.4
	NET REVENUE OVER EXPENDITURES	78,520.88	756,742.53	(616,150.00)	(1,372,892.53)	122.8

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

ELECTRIC UTILITY FUND

	ASSETS			
53-1010000	CASH IN COMBINED FUND		6,405,902.13	
53-1311000	ACCTS REC - UTILITIES		612,126.34	
53-1311001	ACCTS REC - PRIOR PERIOD		782,829.73	
53-1311710	DEFERRED COLL. COST		(11,722.00)	
53-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(4,686.09)	
53-1511510	INVENTORY - ELECTRIC		1,785,294.90	
53-1565530	RIGHT OF USE ASSET		32,311.00	
53-1565531	ACCUMULATED AMORTIZATION		(32,068.26)	
53-1565532	ACC. AMORTIZATION-SAN JUAN		(1,784,730.20)	
53-1571000	DEFERRED OUTFLOW OF RESOURCES		232,708.00	
53-1611000	LAND - ELECTRIC UTILITY		823,439.55	
53-1621000	BUILDINGS - ELECTRIC UTILITY		1,494,900.33	
53-1621100	SAN JUAN POWER PURCHASE		1,784,730.20	
53-1621500	PAYSON POWER PURCHASE		101,111.59	
53-1622000	DEPRECIATION - ELEC BUILDINGS		(638,315.76)	
53-1631000	ELEC POWER DISTRIBUTION SYSTEM		9,275,987.63	
53-1632000	DEPREC - POWER DIST SYSTEM		(4,782,555.99)	
53-1642000	DEPREC - ELECTRIC IMPROVEMENTS		(67,468.08)	
53-1651000	EQUIPMENT - ELECTRIC UTILITY		3,141,132.01	
53-1652000	DEPRECIAITON - ELEC EQUIPMENT		(2,027,753.71)	
53-1711000	CONSTRUCTION IN PROGRESS		4,851,025.52	
	TOTAL ASSETS			21,974,198.84
	LIABILITIES AND EQUITY			
	LIABILITIES			
53-2131000	ACCTS PAY - ELECTRIC		(17,775.00)	
53-2131500	ACCTS PAY - UTILITY DEPOSITS		513,629.04	
53-2228000	ACCRUED VACATION - ELECTRIC		96,885.61	
53-2228001	DEFERRED INFLOWS OF RESOURCES		572.00	
53-2228002	UNFUNDED PENSION PAYABLE		131,297.00	
53-2228003	LEASE LIABILITY		(.26)	
53-2230100	ACCRUED SICK LEAVE - ELECTRIC		107,865.89	
53-2411100	STATE SALES TAX PAYABLE		18,333.23	
53-2411101	SALES TAX PAY - NON CURRENT		13,673.37	
53-2411102	SALES TAX - NON CITY		426.61	
	TOTAL LIABILITIES			864,907.49
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
53-2951000	ELECTRIC FUND - UNAPPROPRIATED	17,519,004.53		
53-2971001	UNFUNDED PENSION ADJ.	(183,539.00)		
	REVENUE OVER EXPENDITURES - YTD	3,773,825.82		
	BALANCE - CURRENT DATE		21,109,291.35	
	TOTAL FUND EQUITY			21,109,291.35

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

ELECTRIC UTILITY FUND

TOTAL LIABILITIES AND EQUITY	21,974,198.84

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES ENERGY SALES					
53-3145	ENERGY SALES AND USE TAX	47,995.15	564,784.34	550,000.00	(14,784.34)	102.7
	TOTAL UTILITY REVENUES ENERGY SALES	47,995.15	564,784.34	550,000.00	(14,784.34)	102.7
	UTILITY REVENUES					
53-3751	METERED ENERGY SALES	1,064,222.60	12,527,453.37	14,100,000.00	1,572,546.63	88.9
53-3752	ENERGY DISCOUNTS	(23,709.35)	(174,969.11)	(105,000.00)	69,969.11	(166.6)
53-3755	NEW CONNECTION FEES	1,500.00	55,108.68	85,000.00	29,891.32	64.8
53-3757	SALE OF MATERIALS	.00	.00	500.00	500.00	.0
53-3758	CUSTOMER SERVICE & MISC	5,755.99	1,184,633.43	255,000.00	(929,633.43)	464.6
53-3761	INTEREST EARNINGS	25,929.13	271,638.50	152,000.00	(119,638.50)	178.7
53-3764	LABOR	.00	46,687.50	15,000.00	(31,687.50)	311.3
53-3765	EQUIPMENT	.00	28,725.00	15,000.00	(13,725.00)	191.5
53-3766	MATERIALS	.00	575,401.12	15,000.00	(560,401.12)	3836.0
53-3767	IMPACT FEE - DISTRIBUTION	2,530.00	109,027.00	101,200.00	(7,827.00)	107.7
	TOTAL UTILITY REVENUES	1,076,228.37	14,623,705.49	14,633,700.00	9,994.51	99.9
	TOTAL FUND REVENUE	1,124,223.52	15,188,489.83	15,183,700.00	(4,789.83)	100.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ELECTRIC DEPARTMENT					
53-5300-110	SALARIES AND WAGES	68,559.02	880,207.02	1,229,800.00	349,592.98	71.6
53-5300-115	OVERTIME	3,594.89	43,321.96	25,000.00	(18,321.96)	173.3
53-5300-116	STANDBY TIME	1,170.25	13,110.76	13,400.00	289.24	97.8
53-5300-120	SEASONAL/TEMPORARY EMPLOYEES	.00	3,814.98	20,000.00	16,185.02	19.1
53-5300-130	EMPLOYEE BENEFITS	31,663.28	397,966.53	576,400.00	178,433.47	69.0
53-5300-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	447.70	2,900.00	2,452.30	15.4
53-5300-220	PUBLIC NOTICES	.00	117.70	250.00	132.30	47.1
53-5300-230	TRAVEL & TRAINING	75.00	12,199.79	20,000.00	7,800.21	61.0
53-5300-240	OFFICE SUPPLIES AND EXPENSE	.00	11,166.77	10,000.00	(1,166.77)	111.7
53-5300-250	EQUIP SUPPLIES & MAINTENANCE	12,803.06	77,798.39	125,000.00	47,201.61	62.2
53-5300-252	CLOTHING AND PPC	.00	8,726.68	9,000.00	273.32	97.0
53-5300-255	GEN & DIST SYSTEM MAINTENANCE	260,814.83	606,856.69	925,000.00	318,143.31	65.6
53-5300-256	TREE CITY/CONSUMER ED.	.00	80,479.52	105,000.00	24,520.48	76.7
53-5300-257	GENERATION COSTS	66,926.71	465,820.35	830,000.00	364,179.65	56.1
53-5300-258	CHRISTMAS DECORATIONS	.00	2,320.00	10,000.00	7,680.00	23.2
53-5300-259	HYDRO PLANT MAINTENANCE	1,146.25	28,936.15	75,000.00	46,063.85	38.6
53-5300-260	BLDGS & GROUNDS SUP & MAINT	3,135.80	23,176.02	35,000.00	11,823.98	66.2
53-5300-270	UTILITIES	324.08	11,297.63	16,000.00	4,702.37	70.6
53-5300-280	TELEPHONE	670.47	10,398.09	12,000.00	1,601.91	86.7
53-5300-285	INTERNET SERVICE	165.00	1,770.00	2,500.00	730.00	70.8
53-5300-310	PROFESSIONAL SERVICES	4,298.00	64,026.94	65,000.00	973.06	98.5
53-5300-510	INSURANCE	.00	33,557.12	32,800.00	(757.12)	102.3
53-5300-610	MISCELLANEOUS SUPPLIES	1,064.32	12,223.21	10,000.00	(2,223.21)	122.2
53-5300-620	MISCELLANEOUS SERVICES	6,588.84	65,741.32	60,000.00	(5,741.32)	109.6
53-5300-630	POWER PURCHASE	541,777.36	6,766,135.02	9,100,000.00	2,333,864.98	74.4
53-5300-735	CANYON PARK IMPROVEMENTS	.00	.00	3,500.00	3,500.00	.0
53-5300-740	EQUIPMENT	.00	165,308.99	160,000.00	(5,308.99)	103.3
53-5300-750	NEW CONSTRUC, SPECIAL PROJECTS	111,817.61	576,413.33	680,000.00	103,586.67	84.8
53-5300-810	DEBT SERVICE - PRINCIPAL	41,727.27	458,999.97	441,000.00	(17,999.97)	104.1
53-5300-820	DEBT SERVICE - INTEREST	53,202.88	592,325.38	587,000.00	(5,325.38)	100.9
	TOTAL ELECTRIC DEPARTMENT	1,211,524.92	11,414,664.01	15,181,550.00	3,766,885.99	75.2
	TOTAL FUND EXPENDITURES	1,211,524.92	11,414,664.01	15,181,550.00	3,766,885.99	75.2
	NET REVENUE OVER EXPENDITURES	(87,301.40)	3,773,825.82	2,150.00	(3,771,675.82)	17552

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

IRRIGATION UTILITY FUND

	ASSETS			
54-1010000	CASH IN COMBINED FUND		930,237.48	
54-1311000	ACCTS REC - UTILITIES		23,024.04	
54-1311001	ACCTS REC - PRIOR PERIOD		19,565.17	
54-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(248.08)	
54-1511510	INVENTORY - IRRIGATION		217,389.50	
54-1571000	DEFERRED OUTFLOW OF RESOURCES		14,666.00	
54-1611000	LAND & STOCK - IRR UTILITY		1,245,261.09	
54-1631000	IRRIGATION DISTRIBUTION SYSTEM		7,109,738.91	
54-1632000	DEPRECIATION - IRRIG DIST SYS		(5,452,686.20)	
54-1651000	EQUIPMENT - IRRIGATION UTILITY		181,914.47	
54-1652000	DEPRECIATION - IRRI EQUIPMENT		(108,579.75)	
54-1711000	CONSTRUCTION IN PROGRESS		118,957.80	
	TOTAL ASSETS			4,299,240.43
	LIABILITIES AND EQUITY			
	LIABILITIES			
54-2228000	ACCRUED VAC PAY - IRRIGATION		6,896.34	
54-2228001	DEFERRED INFLOWS OF RESOURCES		36.00	
54-2228002	UNFUNDED PENSION PAYABLE		8,275.00	
54-2230100	ACCRUED SICK LEAVE - IRRIGATIO		13,560.31	
	TOTAL LIABILITIES			28,767.65
	FUND EQUITY			
54-2811540	CONTRIBUTED CAPITAL		4,101,602.62	
	UNAPPROPRIATED FUND BALANCE:			
54-2951000	IRR FUND - UNAPPROPRIATED	141,488.58		
54-2971001	UNFUNDED PENSION ADJ.	(14,791.00)		
	REVENUE OVER EXPENDITURES - YTD	42,172.58		
	BALANCE - CURRENT DATE		168,870.16	
	TOTAL FUND EQUITY			4,270,472.78
	TOTAL LIABILITIES AND EQUITY			4,299,240.43

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GRANTS					
54-3340	STATE - FEDERAL GRANTS	.00	.00	866,300.00	866,300.00	.0
	TOTAL GRANTS	.00	.00	866,300.00	866,300.00	.0
	UTILITY REVENUES					
54-3771	IRRIGATION SERVICE	31,159.71	371,690.39	370,000.00	(1,690.39)	100.5
54-3775	NEW CONNECTION FEES	.00	(500.00)	1,000.00	1,500.00	(50.0)
54-3779	MISCELLANEOUS REVENUES	.00	72,887.50	6,000.00	(66,887.50)	1214.8
54-3781	INTEREST EARNINGS	3,282.89	46,248.19	38,000.00	(8,248.19)	121.7
54-3785	IMPACT FEE - "BUY-IN"	794.00	49,228.00	47,700.00	(1,528.00)	103.2
	TOTAL UTILITY REVENUES	35,236.60	539,554.08	462,700.00	(76,854.08)	116.6
	TOTAL FUND REVENUE	35,236.60	539,554.08	1,329,000.00	789,445.92	40.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IRRIGATION DEPARTMENT					
54-5400-110	SALARIES AND WAGES	4,518.43	57,229.66	98,900.00	41,670.34	57.9
54-5400-115	OVERTIME	3,798.06	11,239.53	2,000.00	(9,239.53)	562.0
54-5400-130	EMPLOYEE BENEFITS	3,620.34	30,021.07	53,800.00	23,778.93	55.8
54-5400-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
54-5400-240	OFFICE SUPPLIES AND EXPENSE	.00	4,522.60	7,000.00	2,477.40	64.6
54-5400-250	EQUIP SUPPLIES & MAINTENANCE	.00	71.94	10,000.00	9,928.06	.7
54-5400-255	DISTRIB SYSTEM MAINTENANCE	.00	61,917.18	30,000.00	(31,917.18)	206.4
54-5400-260	BLDGS & GROUNDS SUP & MAINT	.00	2,200.00	1,000.00	(1,200.00)	220.0
54-5400-270	UTILITIES	984.21	4,332.81	85,000.00	80,667.19	5.1
54-5400-280	TELEPHONE	40.75	489.00	450.00	(39.00)	108.7
54-5400-310	PROFESSIONAL SERVICES	.00	17,831.25	10,000.00	(7,831.25)	178.3
54-5400-510	INSURANCE	.00	5,383.66	5,300.00	(83.66)	101.6
54-5400-540	IRRIGATION ASSESSMENTS	1,305.00	96,528.45	88,000.00	(8,528.45)	109.7
54-5400-740	EQUIPMENT	.00	12,397.15	14,000.00	1,602.85	88.6
54-5400-750	NEW CONSTRUCTION	.00	193,217.20	1,385,000.00	1,191,782.80	14.0
	TOTAL IRRIGATION DEPARTMENT	14,266.79	497,381.50	1,790,950.00	1,293,568.50	27.8
	TOTAL FUND EXPENDITURES	14,266.79	497,381.50	1,790,950.00	1,293,568.50	27.8
	NET REVENUE OVER EXPENDITURES	20,969.81	42,172.58	(461,950.00)	(504,122.58)	9.1

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

STORMWATER FUND

	ASSETS			
55-1010000	CASH IN COMBINED FUND		1,355,576.19	
55-1311000	ACCTS REC - STORMWATER		28,383.21	
55-1311001	ACCTS REC - PRIOR PERIOD		19,873.63	
55-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		36.90	
55-1571000	DEFERRED OUTFLOW OF RESOURCES		6,640.00	
55-1611000	LAND & STOCK - STORM WATER		40,566.00	
55-1631000	STORM WATER IMPROVEMENTS		1,119,912.54	
55-1632000	DEPRECIATION - STORM WATER		(448,548.97)	
55-1651000	EQUIPMENT - STORMWATER UTILITY		225,244.55	
55-1652000	DEPRECIATION - STORM WATER EQU		(186,545.92)	
55-1711000	CONSTRUCTION IN PROGRESS		67,033.32	
	TOTAL ASSETS			2,228,171.45
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-2228000	ACCRUED VACATION - STORMWATER		4,624.64	
55-2228001	DEFERRED INFLOWS OF RESOURCES		16.00	
55-2228002	UNFUNDED PENSION PAYABLE		3,746.00	
55-2230100	ACCRUED SICK LEAVE - STORMWATE		9,303.91	
	TOTAL LIABILITIES			17,690.55
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-2951000	STORMWATER FUND-UNAPPROPRIATED	1,908,079.96		
55-2971001	UNFUNDED PENSION ADJ.	(4,347.00)		
	REVENUE OVER EXPENDITURES - YTD	306,747.94		
	BALANCE - CURRENT DATE		2,210,480.90	
	TOTAL FUND EQUITY			2,210,480.90
	TOTAL LIABILITIES AND EQUITY			2,228,171.45

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
55-3740	STORM WATER INSPECTION FEES	300.00	9,150.00	15,000.00	5,850.00	61.0
55-3781	STORMWATER FEES	34,376.98	392,415.82	375,000.00	(17,415.82)	104.6
55-3791	INTEREST EARNINGS	4,871.74	56,781.29	50,500.00	(6,281.29)	112.4
	TOTAL UTILITY REVENUES	39,548.72	458,347.11	440,500.00	(17,847.11)	104.1
	TOTAL FUND REVENUE	39,548.72	458,347.11	440,500.00	(17,847.11)	104.1

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORMWATER DEPARTMENT					
55-5500-110	SALARIES AND WAGES	1,501.12	19,244.89	20,500.00	1,255.11	93.9
55-5500-115	OVERTIME	127.91	1,451.63	1,000.00	(451.63)	145.2
55-5500-130	EMPLOYEE BENEFITS	680.81	8,600.00	10,100.00	1,500.00	85.2
55-5500-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
55-5500-230	TRAVEL & TRAINING	.00	480.00	1,000.00	520.00	48.0
55-5500-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
55-5500-255	COLLECTION SYSTEM	.00	7,372.69	15,000.00	7,627.31	49.2
55-5500-280	TELEPHONE	18.00	216.00	225.00	9.00	96.0
55-5500-310	PROFESSIONAL SERVICES	1,093.30	26,379.25	30,000.00	3,620.75	87.9
55-5500-450	FLOOD CONTROL	.00	9,295.32	3,000.00	(6,295.32)	309.8
55-5500-510	INSURANCE	.00	643.26	650.00	6.74	99.0
55-5500-750	NEW CONSTRUCTION	30,390.60	77,916.13	700,000.00	622,083.87	11.1
	TOTAL STORMWATER DEPARTMENT	33,811.74	151,599.17	784,475.00	632,875.83	19.3
	TOTAL FUND EXPENDITURES	33,811.74	151,599.17	784,475.00	632,875.83	19.3
	NET REVENUE OVER EXPENDITURES	5,736.98	306,747.94	(343,975.00)	(650,722.94)	89.2

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

COURT TRUST FUND

	ASSETS		
72-1010000	CASH IN COMBINED FUND	(48,095.12)	
72-1111000	COURT BANK ACCOUNT	88,065.23	
72-1111001	FINES RECEIVABLE	117,138.00	
	TOTAL ASSETS		157,108.11
	LIABILITIES AND EQUITY		
	LIABILITIES		
72-2131151	ACCTS PAY - J.P. COURT	1,794.85	
72-2131154	ACCTS PAY - TRUST ACCOUNT BAIL	30,803.26	
72-2140000	PAYABLES TO OTHER ENTITIES	124,510.00	
	TOTAL LIABILITIES		157,108.11
	TOTAL LIABILITIES AND EQUITY		157,108.11

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

FUND 90

	ASSETS			
90-1611000	LAND - GENERAL MUNICIPAL		1,343,999.91	
90-1621000	BUILDINGS - GENERAL MUNICIPAL		10,371,609.25	
90-1622000	DEPRECIATION - BUILDINGS		(6,197,869.08)	
90-1631000	IMPROVE - GEN MUNICIPAL		5,113,685.45	
90-1632000	DEPRECIATION - IMPROVEMENTS		(2,359,724.90)	
90-1651000	EQUIPMENT - GENERAL MUNICIPAL		4,808,426.90	
90-1652000	DEPRECIATION - EQUIPMENT		(3,170,421.41)	
90-1661000	INFRASTRUCTURE - ROADS		9,057,803.62	
90-1662000	DEPRECIATION - ROADS		(5,668,277.04)	
90-1671000	INFRASTRUCTURE-SIDEWALKS		2,348,161.83	
90-1672000	DEPRECIATION - SIDEWALKS		(1,863,724.45)	
90-1681000	INFRASTRUCTURE-CURB & GUTTER		1,242,632.31	
90-1682000	DEPRECIATION - CURB & GUTTER		(1,179,354.88)	
90-1711000	CONSTRUCTION IN PROGRESS		6,265,203.54	
	TOTAL ASSETS			20,112,151.05
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
90-2971000	INVEST IN GENERAL FIXED ASSETS	20,112,151.05		
	BALANCE - CURRENT DATE		20,112,151.05	
	TOTAL FUND EQUITY			20,112,151.05
	TOTAL LIABILITIES AND EQUITY			20,112,151.05

HYRUM CITY CORPORATION
BALANCE SHEET
JUNE 30, 2025

FUND 95

	ASSETS			
95-1311411	LEVIED PROP TAXES REC 5 YEAR		6,597.85	
95-1571000	DEFERRED OUTFLOW OF RESOURCES		262,342.00	
95-1841000	SPEC FUND AMTS TO BE PROVIDED		175,820.68	
	TOTAL ASSETS			444,760.53
	LIABILITIES AND EQUITY			
	LIABILITIES			
95-2228000	ACCRUED VAC PAY - GENERAL		68,534.19	
95-2228001	DEFERRED INFLOWS OF RESOURCES		646.00	
95-2228002	UNFUNDED PENSION PAYABLE		148,015.00	
95-2230100	ACCRUED SICK LEAVE - GENERAL		162,424.49	
	TOTAL LIABILITIES			379,619.68
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
95-2971001	UNFUNDED PENSION ADJ.	58,543.00		
95-2972100	UNCOLLECTED PROPERTY TAX	6,597.85		
	BALANCE - CURRENT DATE		65,140.85	
	TOTAL FUND EQUITY			65,140.85
	TOTAL LIABILITIES AND EQUITY			444,760.53