



# HARRISVILLE CITY

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PLANNING  
COMMISSION:

Angie Francom  
Chad Holbrook  
Isaac Thomas

**Harrisville City Planning Commission**  
**Harrisville City Offices**  
**363 W Independence Blvd – Harrisville**  
**Wednesday, June 11, 2025**

**AGENDA**

[Zoom Meeting Link](#)

**Meeting ID: 874 4153 6329**

**Passcode: 478451**

- 1. CALL TO ORDER**
- 2. CONSENT APPROVAL** – of Planning Commission meeting minutes from May 14, 2025.
- 3. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Site Plan approval for Harrisville Commercial development located at approximately 2550 N 750 W.
- 4. DISCUSSION/ACTION/RECOMMEND** – to grant manufacturing site plan amendment for Elite 3 for property located at approximately 1601 N 750 W.
- 5. DISCUSSION/ACTION/RECOMMEND** – to grant proposed Conditional Use Permit #146 for Daycare services as a home occupation located at approximately 2249 N 650 W.
- 6. PUBLIC COMMENTS** – (3 minute maximum)
- 7. COMMISSION/STAFF FOLLOW-UP**
- 8. ADJOURN**

**Certificate of Posting and Notice**

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.





## Harrisville City Planning Commission Minutes

Harrisville City Offices

363 W Independence Blvd – Harrisville

Wednesday, May 14, 2025 – 7:00 PM

**Commissioners:** Angie Francom  
Chad Holbrook  
Isaac Thomas

**Staff:** Jennie Knight (City Administrator)  
Cynthia Benson (Deputy Recorder)  
Sarah Wichern (City Planner)

**Visitors:** Brandon Green, Preston Mobius, Tyler Horning.

### 6:00 WORK SESSION

#### 1. DISCUSSION of Ordinance 562: Housing Affordability.

Sarah Wichern, City Planner, reviewed the redlines to the Housing Affordability Overlay Zone ordinance since the commission last met. The changes included changing the affordable housing definition to the state's definition which is *a dwelling offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale*. Another redlines were adding minimum acreage requirements, removed the allowance for attached homes, and adding the design standards. This ordinance will be for the residential zones focusing on the single detached family homes whereas attached homes will be governed with the Mixed-Use ordinance.

The design standards are a means to pose the expectations of the city. Ms. Wichern asked if this would be better in the land use code or would the commissioners like this be placed within the ordinance.

Ms. Wichern displayed various examples of what the proposed densities would look like from the street view, alley way, and aerial. The houses shown had a footprint of approximately 1800 square feet. The presentation also showed the differences in housing appearances between 40-foot and 50-foot frontage lots with and without alley ways with lot sizes being between 3,000 and 6,000 square feet. Those displayed were from Daybreak subdivision in South Jordan, Swan Lakes subdivision in Layton, and other communities in the surrounding areas. There was discussion about facilitating visitor on-street parking versus resident parking.

Commissioners discussed various developments they have visited containing the proposed requirements. Commissioner Holbrook was interested to know what residents think about living in such a community and what the demographics were. Ms. Wichern answered the market speaks for itself in respect to it is difficult to get into these areas because they are so popular. However, they are not affordable. The demographics in these communities have a wide variety of residents from single to large families.

The commission and staff discussed flexibility offered to the developers with the proposed design standards. The developments displayed were 8 units per acre. The state is discussing 6 units per acre as a minimum requirement for the ordinance. The commission discussed the minimum acreage to reach affordability requirements and how to define clear design standards in order to obtain the product the city desires.



Commissioner Holbrook asked about storage of recreational vehicles and how this would occur on such a small lot. Ms. Wichern replied that these communities attract a certain type of resident where recreational vehicles are stored elsewhere. She would like to see a density standard established. Chair Francom clarified that the developers will present a plan with the development agreement as stated. Ms. Wichern said under concept plan she added *homes of varying lot size, building size, and price points should be distributed throughout the development. She also added a concept plan showing an off-street-path connecting the proposed development to an existing city park. The path may consist of sidewalk completion, paved trail completion, or gravel/natural pathway completion.*

Chair Francom asked if we wish to include a unit per acre requirement. Ms. Wichern will run the numbers and get back to the commission. Jennie Knight, City Administrator, said regarding the density and design, these are the standards we prefer. The developer will need to give the city a compelling reason to deviate from it. This ordinance is designed to take the pressure off everything being solely governed by the development agreement and give the developer a checklist. If we put too many parameters in the ordinance, we may not attract any developers and defeat our original goal.

Commissioner Holbrook said he would like to see the minimum lots size set at 4,000 square feet giving the developers the ability to create an argument for a higher density. This way the city would have a little room to negotiate. Ms. Wichern will prepare the percentages for how many of which lot size would give the city the look and feel desired with this ordinance.

Ms. Knight said staff are proposing a work session with the City Council and the City Attorney the next time this ordinance is presented to the Planning Commission.

**Work Session adjourned at 7:03 PM.**

Ms. Wichern was excused.

**7:00 MEETING**

**1. CALL TO ORDER**

**2. CONSENT APPROVAL** – of Planning Commission meeting minutes from April 9, 2025.

**MOTION: Commissioner Thomas motioned to approve Planning Commission meeting minutes from April 9, 2025, as written. Commissioner Holbrook seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

**3. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2B located at approximately 1800 North Highway 89.



Ms. Knight began the discussion by saying this is the third phase for the subdivision. The engineer's memo did not have much on it and the developer has already begun to address the comments. The engineer's memo included the following comments to be resolved prior to the final approval. 1. Add the lot addresses to the plat and make the final corrections per our red-line comments; 2. Submit the plat to the Weber County Surveyor's office for review and receive approval; 3. Submit a landscape plan for this phase per the requirements of the MDA; 4. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority; and 5. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, and North View Fire).

Commissioner Holbrook asked where this phase was in the development. Ms. Knight replied this phase is in the southeast corner of the development and branches out to Highway 89. This phase will be against the existing homes to the east of the development.

Brandon Green, Flagship Homes, stood and explained what phases in the subdivision have been approved for clarification to the commissioners. Phase 2A and Phase 2D have been approved. They are here tonight for Phase 2B. The lot sizes abutting the existing houses are between 7,000 square feet to 7,700 square feet. The internal lots are 4000 square feet – 5000 square feet lot sizes with townhouses to the north. He stated that he has updated the plans with the corrections in the city engineer memo.

Mr. Green reviewed where the parks in Phase 2A are and how they will appear. The amenities will include a pavilion, swings, benches, and trash receptacles in Park "A" making certain they are ADA compliant along with providing an ADA swing. Park "B" will have a grass area with benches. These are HOA parks. There will be a path with access ramps from the road to the parks. This would create connectivity throughout the phase. Park "B" is about an acre. Park "A" is about an acre and a half. He added they have received all the Will Serve letters.

Holbrook asked what was happening with Phase 6 A, B, and C. Mr. Green said they are still in the process of designing at how best to use this space. This will be open space. By putting this area in open space, there will be more open space in the subdivision than what was originally approved in the MDA. Mr. Green said there will be some connectivity with North Ogden into the subdivision to the east. However, this is a discussion which still needs to occur with North Ogden.

Chair Francom stirred the conversation back to item #3 to complete the motion.

**MOTION: Commissioner Holbrook motioned to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2B located at approximately 1800 North Highway 89 subject to City Engineer's Memo dated May 8, 2025, and any other staff or agency requirements. Commissioner Thomas seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

#### **4. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary/Final Site Plan**



approval for Ben Lomond Views Phase 2A Parks “A” and “B”.

Chair Francom continued discussion. Commissioner Holbrook asked if there were plans to place a playground to Park “B”. Mr. Green said there are no plans to add one to this park. The HOA will be maintaining both parks and the developer thought it best to keep it as an open area.

Mr. Green continued with updating the commissioners on the Ben Lomond subdivision. All storm water and sewer infrastructure are in for Phase 2A. Once they receive approval for Phase 2B they will begin adding the necessary infrastructure to it and Phase 2D. Regency is the contractor they are using to install the infrastructure. They are hoping to have asphalt by August of this year. Currently, they are preparing to install culinary water and secondary systems. Once those are in, they will begin grading for curb, sidewalk, and gutter. The manholes sticking out of the ground is how high to roads will be and how much fill needs to be brought in.

**MOTION: Commissioner Thomas motioned to grant Preliminary/Final Site Plan approval for Ben Lomond Views Phase 2A Parks “A” and “B” subject to Harrisville City Municipal code and any other staff or agency requirements. Chair Francom seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

**5. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Subdivision Plat approval for Dixon Creek Phase 2 located at approximately 1300 N Washington Blvd.**

Ms. Knight introduced the project and its location. She also reviewed the engineer’s memo which included the following comments to be resolved prior to the final approval. 1. Add street numbers to the roads (courts) on the north side of 1300 North; update the subdivision plat and dedication for Phase 2 to reflect the recorded Phase 1 plat. (This item is due to a language variation discovered in the plats by the city engineer.) 3. A Letter of Map Revision (LOMR) will need to be submitted to FEMA to revise the floodplain shown on the plat. This should be done before recording the plat and the new location of the floodplain should be shown; 4. Submit the plat to the Weber County Surveyor’s office for review and receive approval; 5. Submit a landscape plan for this phase per the requirements of the MDA. 6. Obtain final approval of the subdivision improvement drawings from the City’s Administrative Land Use Authority. 7. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, North View Fire).

Commissioner Holbrook expressed his concerns with the green space/open space shown on the plat. Preston Mobius, DR Horton, replied in this phase the open space will have pickle ball courts, and open space around that. In Phase 1, they have already built a playground with open space and pathways throughout. The rest will be open spaces with benches.

Chair Francom asked for the number of units going in with Phase 2. Mr. Mobius replied Phase 2 will have 94 total units.

**MOTION: Commissioner Holbrook motioned to grant Preliminary Subdivision Plat approval for Dixon Creek Phase 2 located at approximately 1300 N Washington Blvd subject**



to City Engineer's Memo dated May 8, 2025, and any other staff or agency comments. Commissioner Thomas seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

#### **6. PUBLIC COMMENTS – (3 minute maximum)**

No public comments

#### **7. COMMISSION/STAFF FOLLOW-UP**

Ms. Knight mentioned development is moving along with the projects in the city. Chair Holbrook asked how Ashlar Cove was progressing. Ms. Knight said we have homes occupied. The developer has been issued their last building permits for this subdivision.

Commissioner Holbrook asked how the city property development is coming. Ms. Knight said the contractor is moving dirt in preparation for the utility infrastructure work to be run for the new street. Projected timeline is for the road to be in this session with asphalt in the spring to allow for settling. This will give the city time to work through some environmental issues discovered during construction and the federal funding requirements.

Commissioner Holbrook asked when the light would be installed. Ms. Knight replied it will be installed in conjunction with the Ben Lomond Subdivision. UDOT indicated they will be keeping an eye on the vertical development and how many residents are moving into the development before the light is warranted. The light is approved. All the underground infrastructure is required on both sides of the street as part of the approval. UDOT will put in the above ground infrastructure when they feel it is warranted. The city does not know the metrics UDOT uses to warrant a signal.

#### **8. ADJOURN**

**MOTION:** Chair Francom motioned to adjourn the meeting. Commissioner Thomas seconded.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Meeting adjourned at 7:35 PM.

Angie Francom  
Chair

Cynthia Benson  
Deputy Recorder



# MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, City Engineer  
Sarah Wichern, City Planner

RE: **2550 NORTH 750 WEST COMMERCIAL SITE**  
**Preliminary Site Plan Review**

Date: June 5, 2025

Our office has completed a review of the preliminary site plan for the commercial site located at approximately 2550 North 750 West. The parcel has previously been rezoned to CP-2. The proposed plan shows a new 28,000 SF building and associated parking lot per the attached plans. The development will improve the roadway on 750 West and on 2550 North. We recommend preliminary approval at this time with the following comments that will need to be addressed prior to final approval:

1. Rear parking lot setback should be 15 feet.
2. All improvements along 2550 North will need to be approved by Pleasant View City and will need to follow their standards.
3. Update the pavement section on 750 West to follow the City Standards (4" HMA, 6" UTBC, 12" GB).
4. Provide a landscape plan for the site per city code 11.13.040.
5. Call out the type of fencing shown to ensure that screening requirements are met.
6. Update the storm drain design and calculations to follow the City Standard of an allowable release rate of 0.1 cfs/acre.
7. The trash enclosure floor should be sloped; see city code 11.20.230.
8. The west drive approach on 2550 North and south drive approach on 750 West are too close to the existing drive approaches on adjacent property; see city code 11.13.030. Check Pleasant View code as well for spacing requirements.
9. Provide details for any signage that will be used, see city code 11.23.
10. Check with Weber Basin Conservancy District and ensure that the improvements are allowed within the source protection zone of the well on the adjacent property.
11. Revise site plan drawings per red-line comments on the plans.
12. Provide approval letters from Pleasant View City, Bona Vista Water, Pineview Water, North View Fire District, and Weber Basin (well).

Please let us know if you have any questions.



# HARRISVILLE COMMERCIAL

## CONSTRUCTION DOCUMENTS HARRISVILLE CITY, WEBER COUNTY , UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE HARRISVILLE CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE HARRISVILLE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE HARRISVILLE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE HARRISVILLE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE HARRISVILLE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE HARRISVILLE CITYENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER HARRISVILLE CITY STANDARD.

### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE HARRISVILLE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH HARRISVILLE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY HARRISVILLE CITY AND STATE OF UTAH.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM HARRISVILLE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO HARRISVILLE CITY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND HARRISVILLE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE HARRISVILLE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND HARRISVILLE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET HARRISVILLE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE HARRISVILLE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. HARRISVILLE CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A HARRISVILLE CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH BONA VISTA WATERTO OBTAIN A WATER METER.

### CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO BONA VISTA WATER STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO BONA VISTA WATER.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY BONA VISTA WATER AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA WATER.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. BONA VISTA WATER REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

### SECONDARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL ADHERE TO PINEVIEW WATER STANDARDS AND SPECIFICATIONS.
2. PIPES SHALL BE C-900 DR18 PVC (PURPLE), WITH LOCATOR TAPE AND 14 GA. COPPER LOCATOR WIRE.

#### SHEET INDEX

C1	-	COVER SHEET
C2	-	DEMOLITION PLAN
C3	-	SITE PLAN
C4	-	SITE GRADING PLAN
C5	-	SITE UTILITY PLAN
DT1	-	UNDERGROUND DETENTION AND DETAILS
DT2	-	STANDARD SITE DETAILS
DT3	-	STANDARD SITE DETAILS
EC1	-	EROSION CONTROL PLAN



ALL IMPROVEMENTS TO CONFORM TO HARRISVILLE CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE BONA VISTA WATER STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE PINEVIEW WATER STANDARDS AND SPECIFICATIONS





SKEEN, DAVID W &  
WF LINDA G SKEEN  
170660102  
ZONED CP-2

WAYMENT, CINDA D.  
170660076  
ZONED A-1

LOT 1  
2.19 ACRES  
95,405 SQ. FT.

2550 NORTH ST.

750 WEST ST.

PRELIMINARY  
NOT FOR CONSTRUCTION

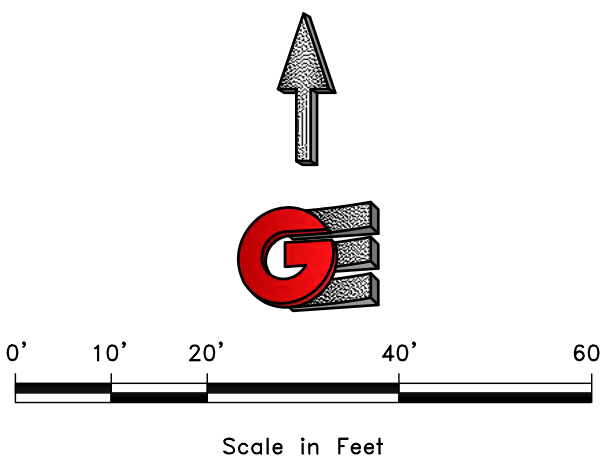
GENERAL DEMOLITION NOTES:

- The location of existing utilities shown are approximate. The contractor shall field verify the location and elevation of all utilities shown or not shown on the plans. Notify the civil engineer of any conflicts prior to any connections being made.
- The existing asphalt paving to be removed adjacent to existing asphalt paving to remain is to be sawcut prior to removal.
- All utilities to remain shall be protected in place to prevent damage or debris from entering boxes or manholes.
- Adjust rim to grad on existing storm drain or sanitary sewer structures that will remain in place.
- Service laterals in 750 West St. to be removed at the time of home demolition. The contractor shall coordinate with Harrisville City, Pleasant View City and appropriate utility companies to ensure proper termination of all existing laterals.

DEMOLITION PLAN KEY NOTES

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING FIRE HYDRANT TO BE RELOCATED (REFER TO SHEET C5)
- EXISTING FENCE TO BE PROTECTED IN PLACE
- EXISTING FENCE TO BE REMOVED
- EXISTING GAS METER TO BE REMOVED
- EXISTING DRAINAGE DITCH TO BE FILLED IN AND ABANDONED
- EXISTING ASPHALT TO BE SAWCUT
- EXISTING ASPHALT PAVING TO BE REMOVED
- EXISTING POWER POLES AND POWER BOXES TO BE RELOCATED
- EXISTING COMMUNICATION BOXES TO BE RELOCATED
- EXISTING PIPE CULVERT TO BE PROTECTED IN PLACE
- EXISTING PIPE CULVERT TO BE REMOVED

LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	BUILDING SETBACK LINE
	EXISTING GROUND 1' CONTOUR
	EXISTING GROUND 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	FINISH GRADE 5' CONTOUR
	EXISTING ASPHALT SURFACE
	NEW ASPHALT SURFACE
	EXISTING CULINARY WATER
	NEW WATER LATERAL AND METER
	EXISTING STORM DRAIN
	NEW STORM DRAIN LINE
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER LATERAL
	EXISTING OVERHEAD POWER LINE
	EXISTING SECONDARY WATERLINE
	NEW SECONDARY WATER SERVICE LATERAL



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C2

DEMOLITION PLAN

HARRISVILLE COMMERCIAL

2550 NORTH 750 WEST

HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

DATE DESCRIPTION

SCALE: 1" = 20'

DATE: 4-15-2025

DESIGN: BSD

DRAWN: BSD

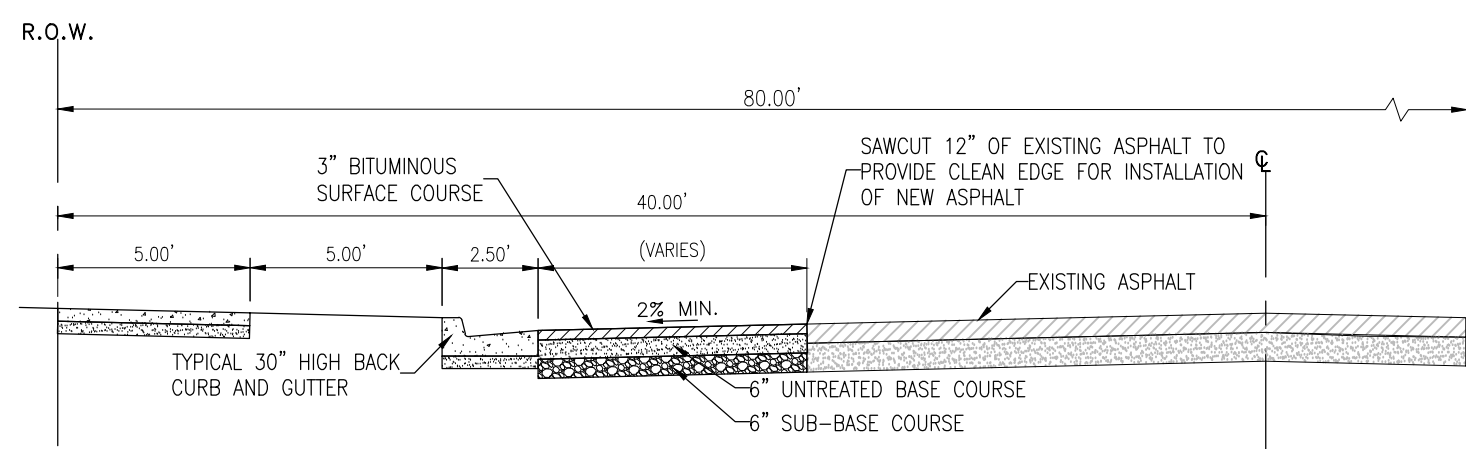
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DWG: 255025 - 1580 W 2100S - HARRISVILLE COMMERCIAL - C2

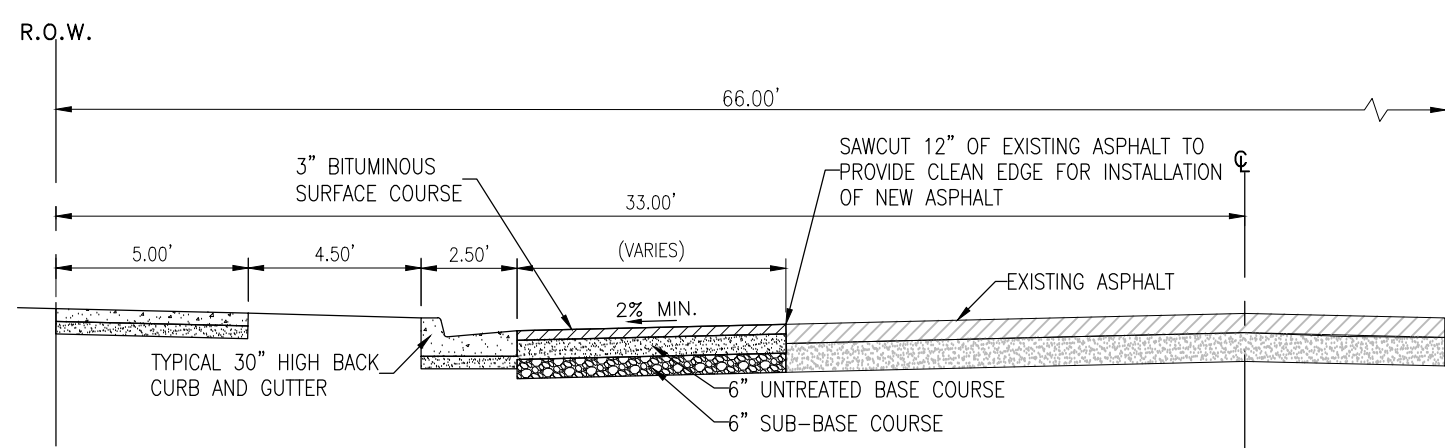


SKEEN, DAVID W &  
WF LINDA G SKEEN  
170660102  
ZONED CP-2

WAYMENT, CINDA D.  
170660076  
ZONED A-1



TYPICAL 2550 NORTH ST. SECTION  
NOT TO SCALE



TYPICAL 750 WEST ST. SECTION  
NOT TO SCALE

NEW 80'x350' BUILDING  
28,000 SQ. FT.

#### SITE PLAN KEY NOTES

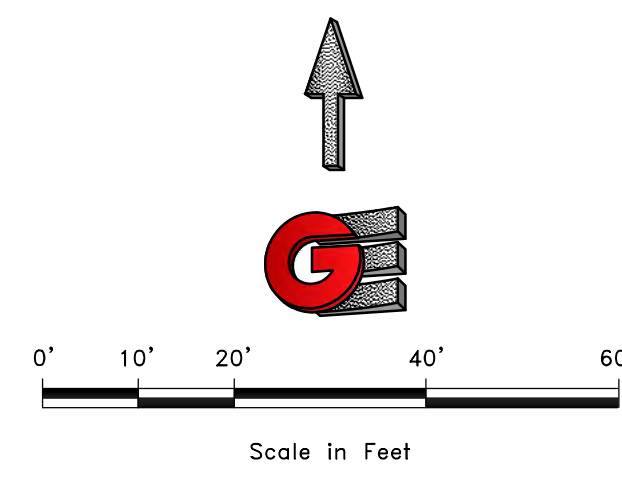
- 30" STANDARD CURB AND GUTTER. (SEE DETAIL 1 ON SHEET DT2)
- 24" STANDARD CURB AND GUTTER. (SEE DETAIL 2 ON SHEET DT2)
- 5' WIDE CONCRETE SIDEWALK AS PER HARRISVILLE CITY STANDARDS
- NEW ASPHALT PAVING. (SEE DETAIL 3 ON SHEET DT2)
- THICKENED EDGE SIDEWALK. (SEE DETAIL 8 ON SHEET DT2)
- NEW DRIVE APPROACH AS PER CITY STANDARDS. (SEE DETAIL 1 ON SHEET DT3)
- TYPICAL HARRISVILLE CITY ADA RAMP WITH TRUNCATED DOME PATTERN AS PER ADA STANDARDS AND GUIDELINES (SEE DETAIL 12 ON SHEET DT2)
- NEW ADA RAMP FROM PARKING LOT. (SEE DETAIL 4 ON SHEET DT2)
- TYPICAL "NO PARKING" STRIPING (SEE DETAIL 6 ON SHEET DT2)
- TYPICAL PARKING STRIPING TO BE 4" WHITE
- TYPICAL ADA PARKING SYMBOL (SEE DETAIL 7 ON SHEET DT2)
- TYPICAL DUMPSTER ENCLOSURE (SEE DETAIL 11 ON SHEET DT2)
- ADA PARKING SIGN (SEE DETAIL 10 ON SHEET DT2)
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PATCH AS PER HARRISVILLE CITY STANDARDS

#### STANDARD SITE TABLE

BUILDING	28,000.00 SQ. FT.	29.35%
ASPHALT PAVING	56,860.93 SQ. FT.	59.62%
LANDSCAPE	10,523.94 SQ. FT.	11.03%
TOTAL SITE AREA	95,404.87 SQ. FT.	100%

PARKING STALLS PROVIDED = 86  
(INCLUDES 4 HANDICAP STALLS)

LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	BUILDING SETBACK LINE
	EXISTING GROUND 1' CONTOUR
	EXISTING GROUND 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	FINISH GRADE 5' CONTOUR
	NEW ASPHALT SURFACE
	EXISTING ASPHALT SURFACE
	NEW ASPHALT SURFACE
	EXISTING CULINARY WATER
	NEW WATER LATERAL AND METER
	EXISTING STORM DRAIN
	NEW STORM DRAIN LINE
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER LATERAL
	EXISTING OVERHEAD POWER LINE
	EXISTING SECONDARY WATERLINE
	NEW SECONDARY WATER SERVICE LATERAL



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C3

#### SITE PLAN

HARRISVILLE COMMERCIAL

2550 NORTH 750 WEST

HARRISVILLE CITY, WEBER COUNTY, UTAH

#### REVISIONS

DATE	DESCRIPTION
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SCALE 1" = 20'

DATE 4-15-2025

DESIGN BSD

DRAWN BSD

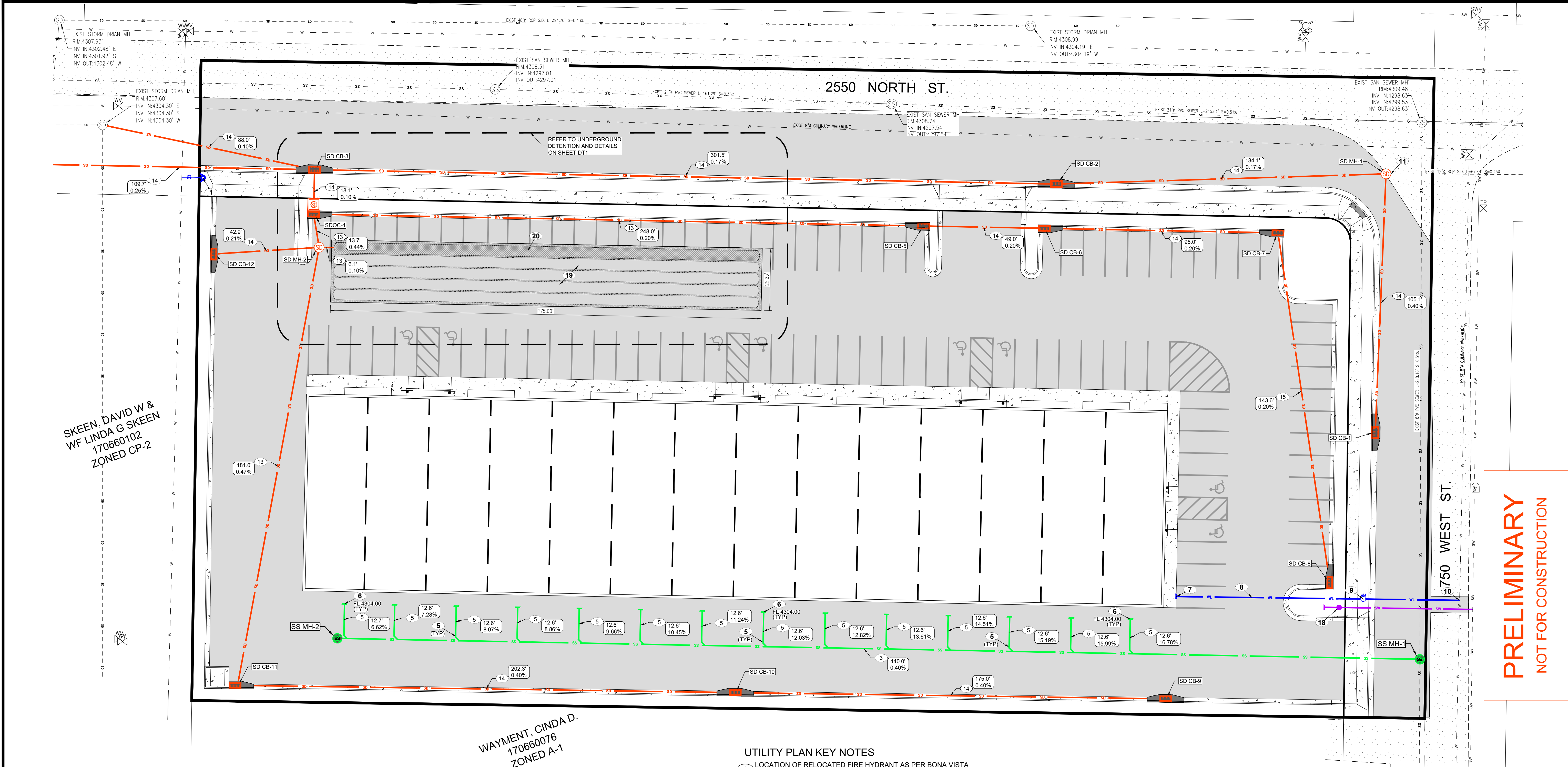
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DWG: 170660102 - 170660102 - HARRISVILLE COMMERCIAL - 03/2025









SKEEN, DAVID W &  
WF LINDA G SKEEN  
170660102  
ZONED CP-2

WAYMENT, CINDA D.  
170660076  
ZONED A-1

#### UTILITY PLAN KEY NOTES

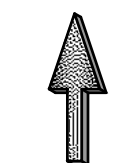
- 1 LOCATION OF RELOCATED FIRE HYDRANT AS PER BONA VISTA WATER STANDARDS
- 2 OIL WATER SEPARATOR
- 3 8" SDR 35 SANITARY SEWER LINE.
- 4 4" SDR 35 SANITARY SEWER LINE.
- 5 STANDARD WYE CONNECTION TO SANITARY SEWER.
- 6 STUB SEWER 5' OUTSIDE BUILDING (REFER TO PLUMBING PLANS).
- 7 STUB WATER LATERAL 5' OUTSIDE OF BUILDING (REFER TO PLUMBING PLANS)
- 8 INSTALL 2" POLY PIPE CULINARY WATER SERVICE LATERAL AS PER BONA VISTA WATER STANDARDS
- 9 2" WATER METER PER BONA VISTA WATER STANDARDS. (SEE DETAIL 2 ON SHEET DT3)
- 10 CONNECT TO EXISTING 8" WATER MAIN AS PER BONA VISTA WATER STANDARDS
- 11 CONNECT EXISTING 12" RCP TO NEW 5" STORM DRAIN MANHOLE
- 12 INSTALL 15" RCP STORM DRAIN LINE
- 13 INSTALL 12" STORM DRAIN LINE (SEE GENERAL UTILITY NOTES FOR PIPE MATERIAL)
- 14 INSTALL 10" STORM DRAIN LINE (SEE GENERAL UTILITY NOTES FOR PIPE MATERIAL)
- 15 INSTALL 8" STORM DRAIN LINE (SEE GENERAL UTILITY NOTES FOR PIPE MATERIAL)
- 16 4" ROOF DRAIN. (SEE GENERAL UTILITY NOTES FOR PIPE MATERIAL)
- 17 ROOF DRAIN STUB (5' OUTSIDE BUILDING) (SEE MECH. PLANS FOR CONTINUATION)
- 18 INSTALL 1" POLYETHYLENE SDR-9 SECONDARY WATER LATERAL AS PER HARRISVILLE CITY STANDARDS (SEE DETAIL 7 ON SHEET DT3)
- 19 INSTALL STORM TECH DC-780 CHAMBERS OR APPROVED EQUAL (SEE DETAIL 1 ON SHEET DT1)
- 20 STORM TECH DC-780 ISOLATOR ROW PLUS OR APPROVED EQUAL (SEE DETAIL 1 ON SHEET DT1)

#### General Utility Notes:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to have bicycle safe grates.
4. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to storm drain system with Civil, Mechanical, and Architectural plans Notify Engineer of any discrepancies.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. All culinary water facilities shall be installed per Bona Vista Water Standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Where waterline must cross sanitary sewer, waterline shall be installed at least 18" above sewer. Where waterline must cross storm drain, adjust water line to maintain 18" separation.
10. Utility Piping Materials: All piping to be installed per manufacturers recommendations.  
Culinary Service Laterals  
a. 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper or poly pipe.  
Sanitary Sewer Line  
a. All Sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type FSN, SDR 35.  
Storm Drain and Roof Drain Lines  
a. 10" pipes or smaller - Polyvinyl Chloride (PVC) SDR 35  
b. 12" pipes - Non-reinforced Concrete Pipe, ASTM C14, Class III  
c. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

#### LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- BUILDING SETBACK LINE
- EXISTING GROUND 1' CONTOUR
- EXISTING GROUND 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- FINISH GRADE 5' CONTOUR
- EXISTING ASPHALT SURFACE
- NEW ASPHALT SURFACE
- EXISTING CULINARY WATER
- NEW WATER LATERAL AND METER
- EXISTING STORM DRAIN
- NEW STORM DRAIN LINE
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER LATERAL
- EXISTING OVERHEAD POWER LINE
- EXISTING SECONDARY WATERLINE
- NEW SECONDARY WATER SERVICE LATERAL



0' 10' 20' 40' 60'  
Scale in Feet  
1" = 20'

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**C5**

SITE UTILITY PLAN

HARRISVILLE COMMERCIAL

2550 NORTH 750 WEST

HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

DATE DESCRIPTION

SCALE: 1" = 20'

DATE: 4-15-2025

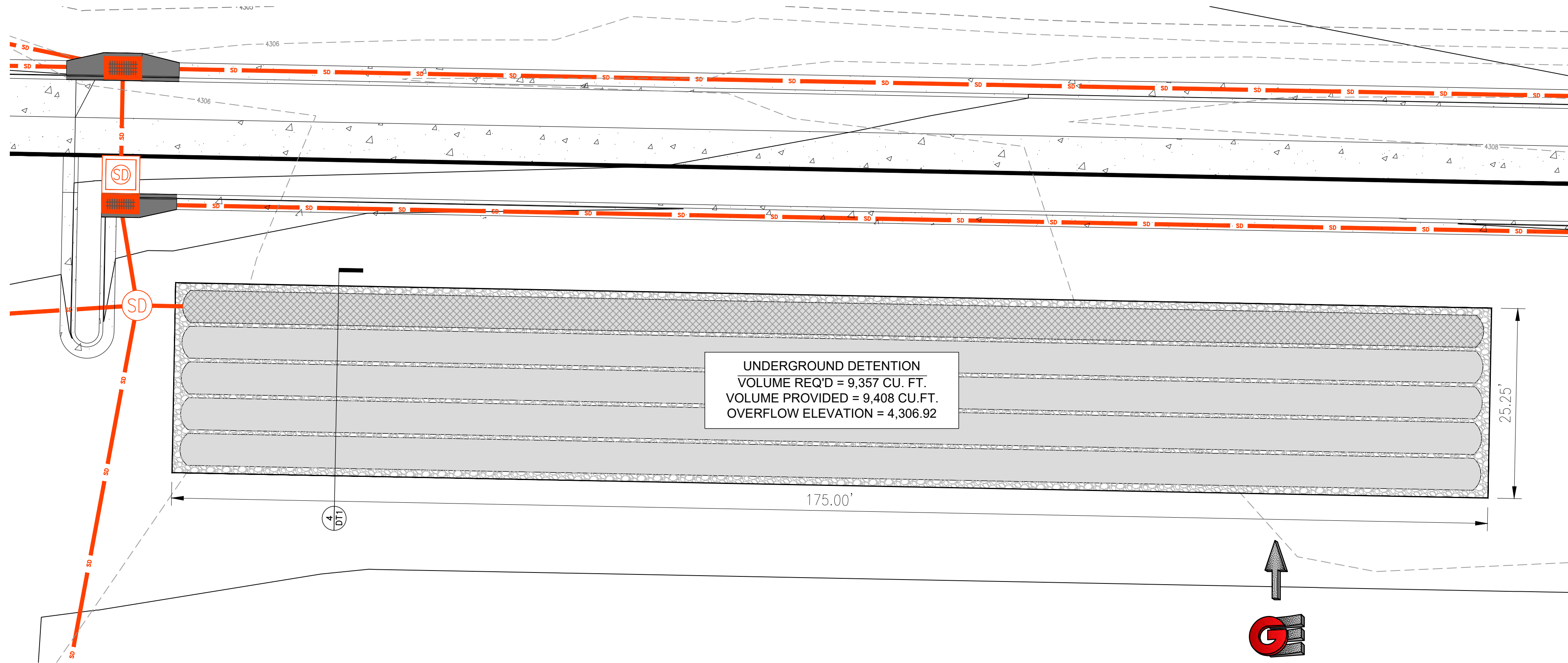
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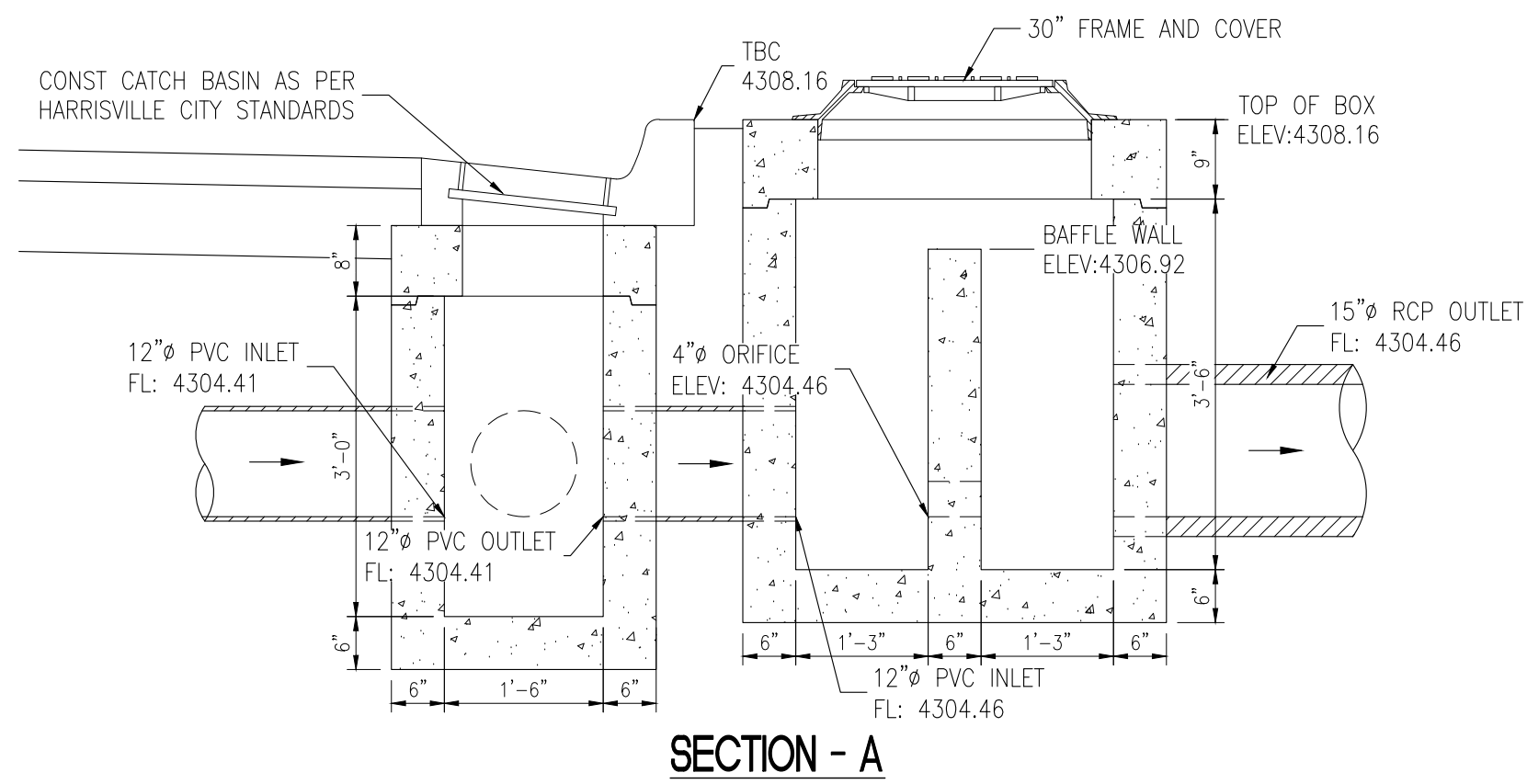
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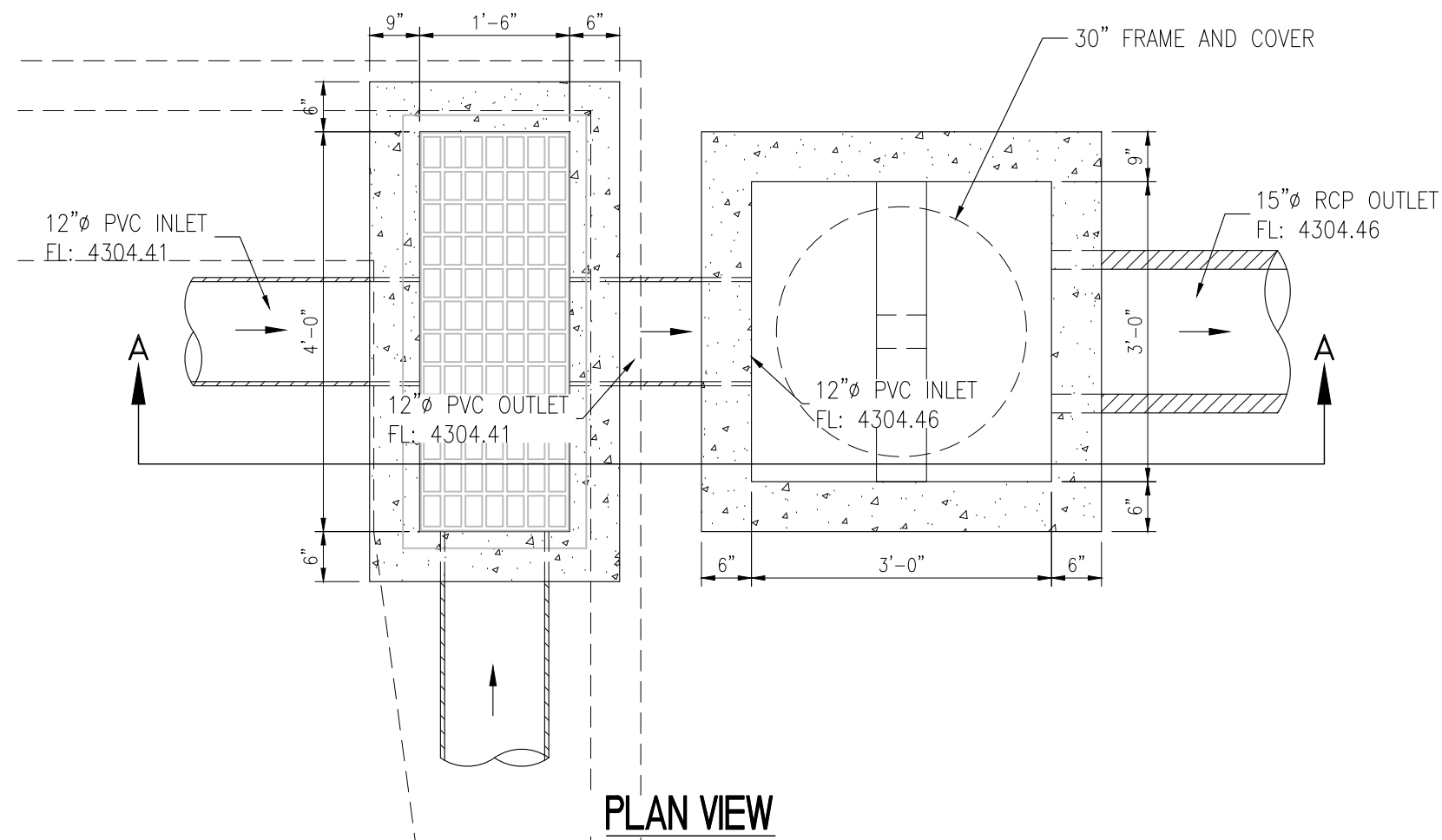




1 UNDERGROUND DETENTION ENLARGED PLAN  
Scale: (NOT TO SCALE)

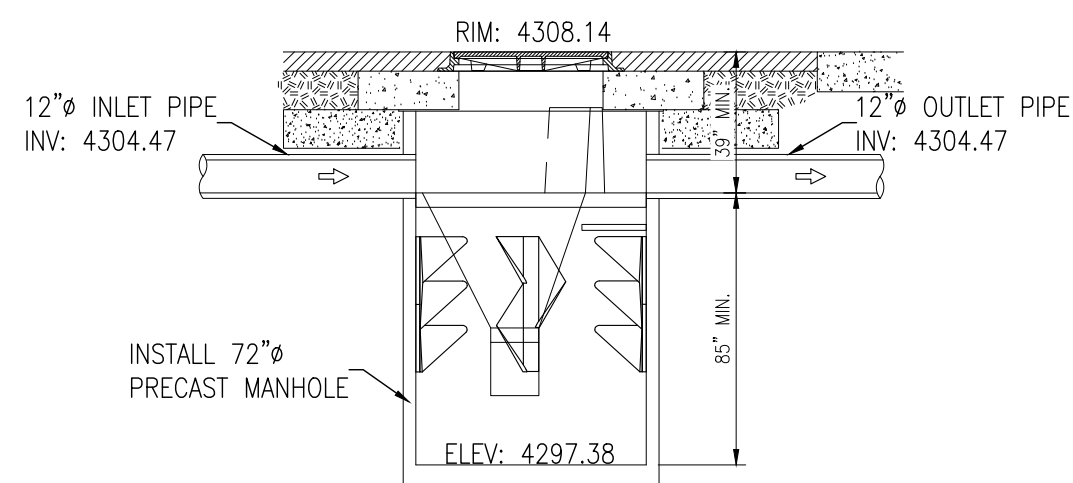


SECTION - A



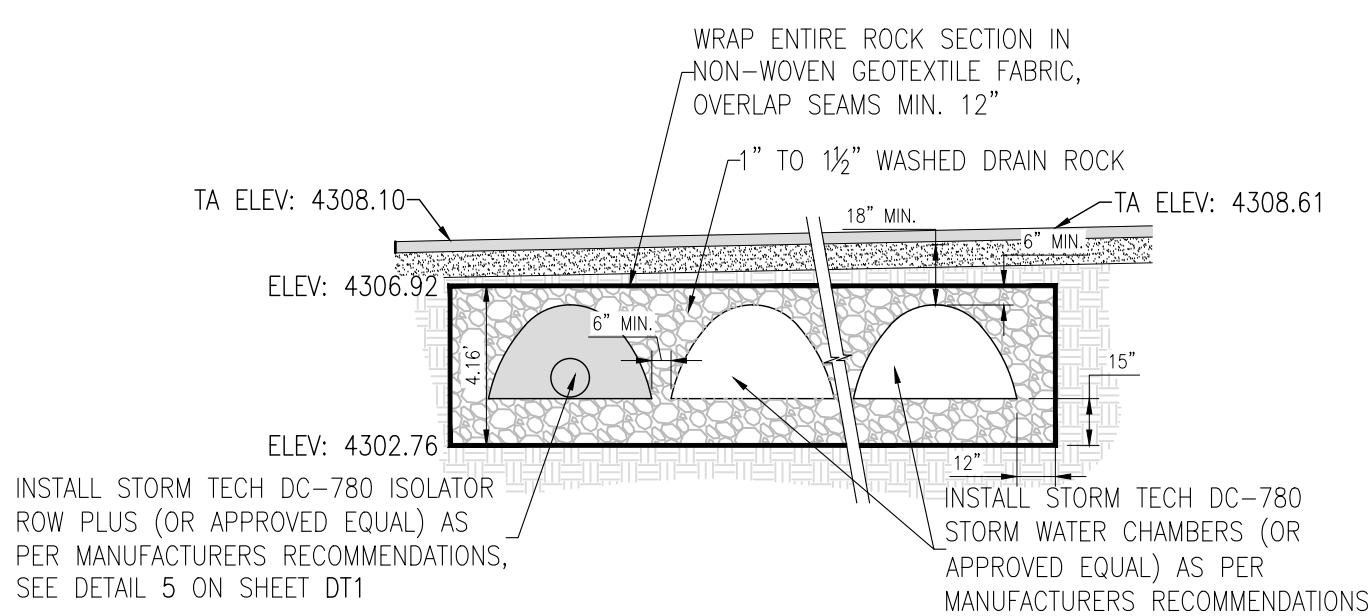
PLAN VIEW

2 OUTLET CONTROL STRUCTURE DETAIL  
Scale: (NOT TO SCALE)



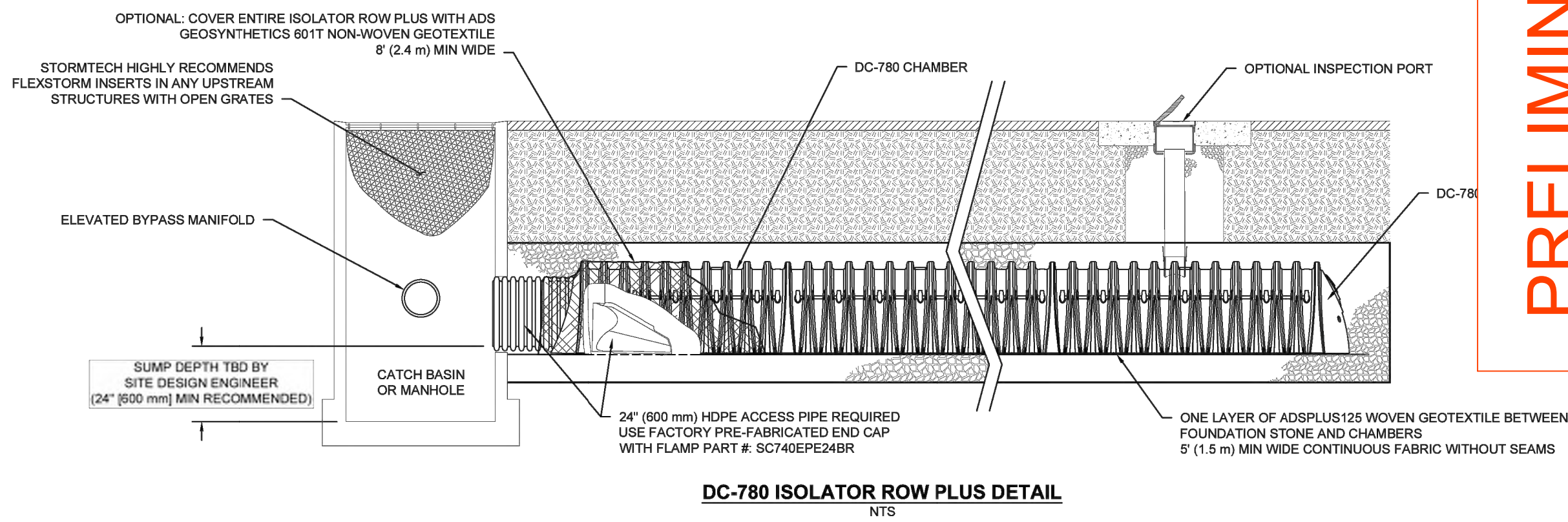
- NOTES:
1. INSTALL BARRACUDA MAX S6 (OR APPROVED EQUAL) AS PER MANUFACTURER'S RECOMMENDATION

3 STORM WATER TREATMENT MANHOLE DETAIL  
Scale: (NOT TO SCALE)



INSTALL STORM TECH DC-780 ISOLATOR ROW PLUS (OR APPROVED EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 5 ON SHEET DT1

4 STORM TECH DC-780 CHAMBERS DETAIL  
Scale: (NOT TO SCALE)



DC-780 ISOLATOR ROW PLUS DETAIL  
NTS

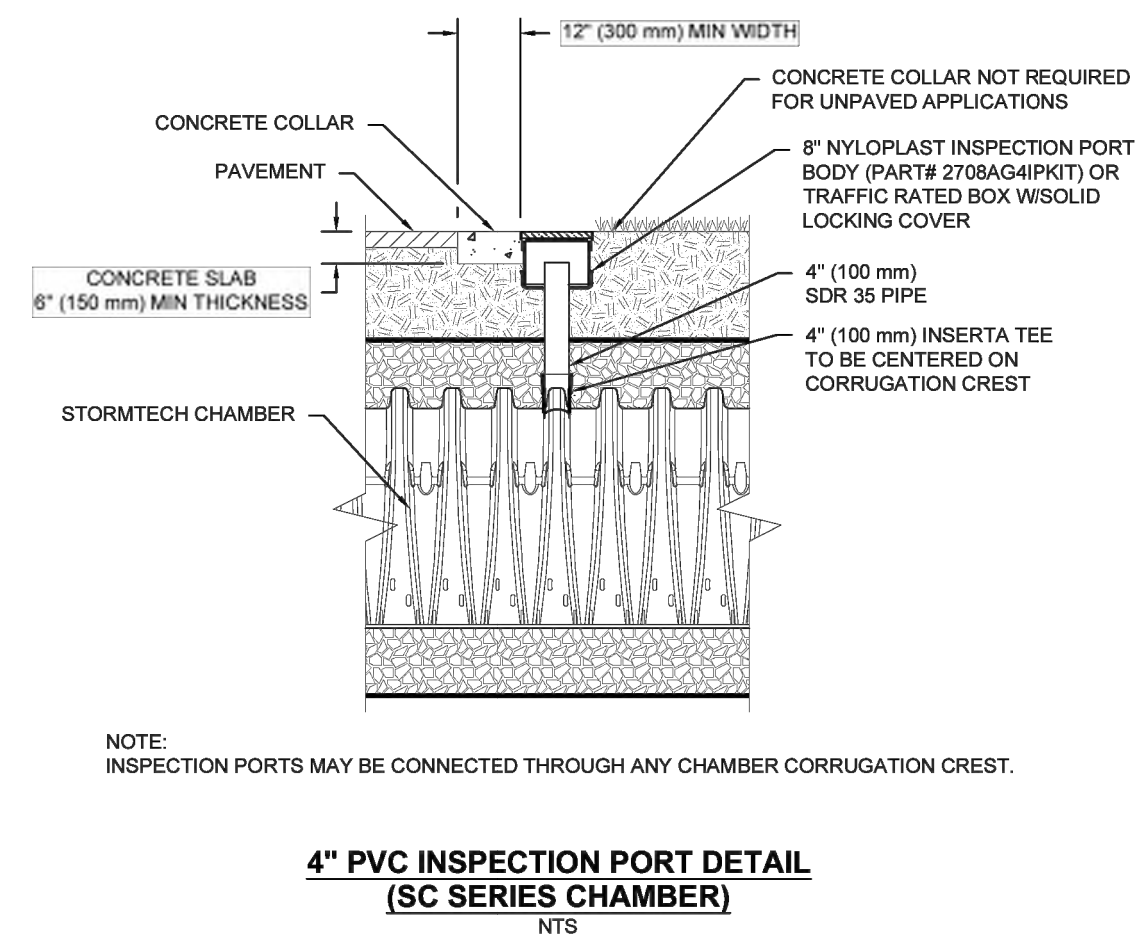
#### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A.1. INSPECTION PORTS (IF PRESENT)
  - A.2. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.3. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.4. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.5. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.6. IF SEDIMENT IS AT OR ABOVE, 3\"/>
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT OR ABOVE, 3\"/>
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"/>
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

#### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

5 DC-780 ISOLATOR ROW PLUS DETAIL  
Scale: (NOT TO SCALE)



NOTE:  
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL  
(SC SERIES CHAMBER)  
NTS

Harrisville Commercial Site  
Harrisville, Utah

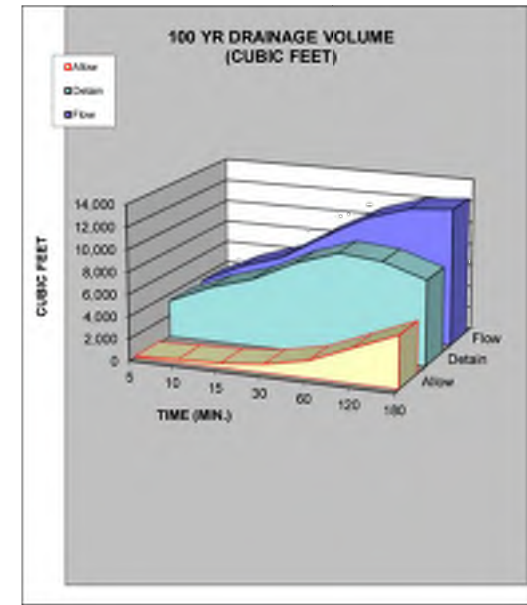
4/16/2025

Areas	Sq. Ft.	Acres	C
Building	28,000	0.6428	0.90
Hard Surface	59,390	1.3634	0.80
Landscape	8,015	0.1840	0.15
Total/Weighted	95,405	2.1902	0.77

Allow Release Rate (cfs/acre): 0.200  
Q Allowable (cfs): 0.44

Runoff	Vol (cf)	Inch / Hr	Total Vol (cf)	Detain Vol (cf)
MIN	131	0.05	3,407	3,395
5	263	0.21	5,304	5,041
10	394	0.31	6,920	6,168
15	788	0.46	8,857	8,089
30	1,577	0.92	10,934	9,357
60	3,154	1.84	12,156	9,002
120	4,731	2.76	12,462	7,731
180	6,462	3.75	13,891	4,400
240	8,615	4.99	15,059	0
300	10,934	6.33	15,059	0
360	13,401	7.84	15,059	0
420	15,934	9.41	15,059	0
480	18,545	11.03	15,059	0
540	21,226	12.71	15,059	0
600	23,977	14.45	15,059	0
660	26,798	16.25	15,059	0
720	29,589	18.10	15,059	0
780	32,350	20.00	15,059	0
840	35,081	21.94	15,059	0
900	37,782	23.92	15,059	0
960	40,453	25.94	15,059	0
1020	43,094	28.00	15,059	0
1080	45,705	30.10	15,059	0
1140	48,286	32.25	15,059	0
1200	50,837	34.44	15,059	0
1260	53,358	36.67	15,059	0
1320	55,839	38.94	15,059	0
1380	58,280	41.25	15,059	0
1440	60,681	43.60	15,059	0

NOAA Data



Orifice Calculation

H = 3.0 Maximum water height (ft)  
Q = 0.44 Flowrate out of orifice (cfs)  
Cc = 0.62 Coefficient of Contraction  
Cv = 0.98 Coefficient of Velocity  
Area = 0.052 Orifice Area (ft<sup>2</sup>)  
V = 3.14 Orifice Velocity (ft/s)  
p = 32.17 Gravitational Constant  
d = 3.08 Orifice Diameter (in)

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	CUBIC FEET	CUBIC YARDS
	9,357	347

PRELIMINARY  
NOT FOR CONSTRUCTION

UNDERGROUND DETENTION AND DETAILS  
HARRISVILLE COMMERCIAL  
2550 NORTH 750 WEST  
HARRISVILLE CITY, WEBER COUNTY, UTAH

GARDNER  
ENGINEERING  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
1580 W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066



DT1





# 1 TYPICAL 30" CURB AND GUTTER

Scale: (NOT TO SCALE)

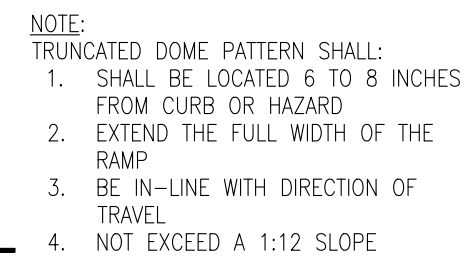


2 TYPICAL 24" CURB AND GUTTER  
Scale: (NOT TO SCALE)

1. OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
2. OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
3. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
4. REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
5. TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH, HAND FORM THESE AREAS IF NECESSARY.



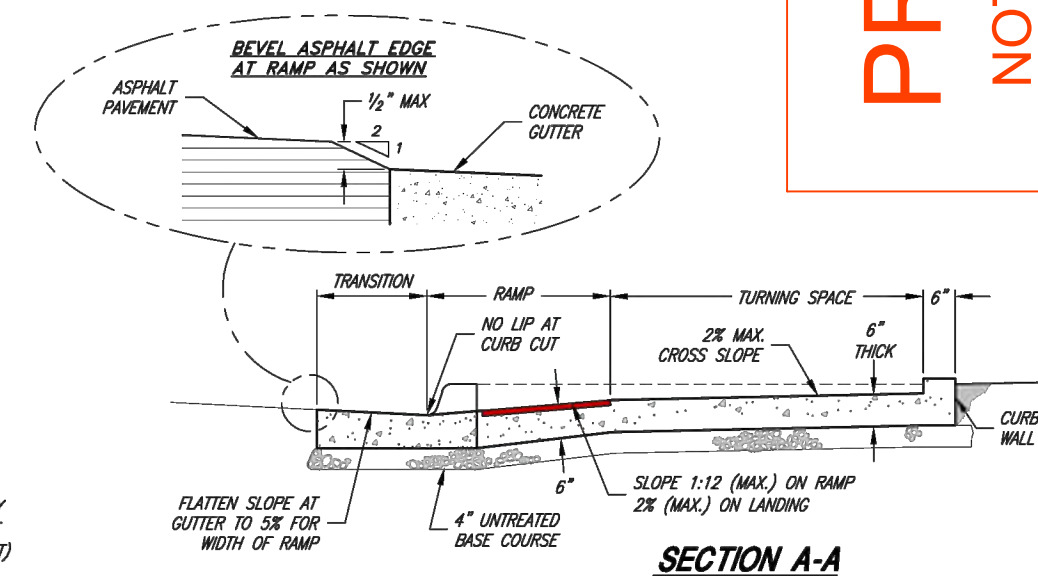
3 TYPICAL ASPHALT PAVING SECTION  
Scale: (NOT TO SCALE)



5 TYPICAL TRUNCATED DOME DETAIL  
Scale: (NOT TO SCALE)



## 11 CEMENT CONCRETE PAVEMENT DETAIL



	ITEM	MAX RUNNING SLOPE*	MAX. CROSS SLOPE*
(T)	TURNING SPACE <sup>2</sup>	2% (1V:48H)	2% (1V:48H)
(R)	RAMP	8.3% (1V:12H)	2% (1V:48H)
(S)	SIDEWALK	5% (1:20) <sup>1</sup>	2% (1V:48H)
(F)	TRAVERSABLE SURFACE	10% (1V:10H)	---
(Z)	NON-TRAVERSABLE SURFACE	25% (1V:4H)	---
(B)	BLENDED TRANSITION	5% (1V:20H)	2% (1V:48H)

\* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

<sup>1</sup> 5% MAX OR NATURAL SLOPE OF LAND

<sup>2</sup> NOT TO EXCEED 2% IN ANY DIRECTION

12 TYPICAL HARRISVILLE CITY ADA RAMP DETAIL  
Scale: (NOT TO SCALE)

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS		SCALE	(AS NOTED)
DATE	DESCRIPTION	DATE	4-15-2025
		DESIGN	BD
		DRAWN	BD
		CHECKED	TN

STANDARD SITE DETAILS

HARRISVILLE COMMERCIAL

2550 NORTH 750 WEST

HARRISVILLE CITY, WEBER COUNTY, UTAH

**GARDNER  
ENGINEERING**



DT2





PRELIMINARY  
NOT FOR CONSTRUCTION

[illegible]

STANDARD SITE DETAILS

## HARRISVILLE COMMERCIAL

25550 NORTH 750 WEST

HARRISVILLE CITY, WEBER COUNTY, UTAH

# GARDNER ENGINEERING

**CIVIL ■ LAND PLANNING  
MUNICIPAL ■ LAND SURVEYING**

1580 W 2100S., WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066

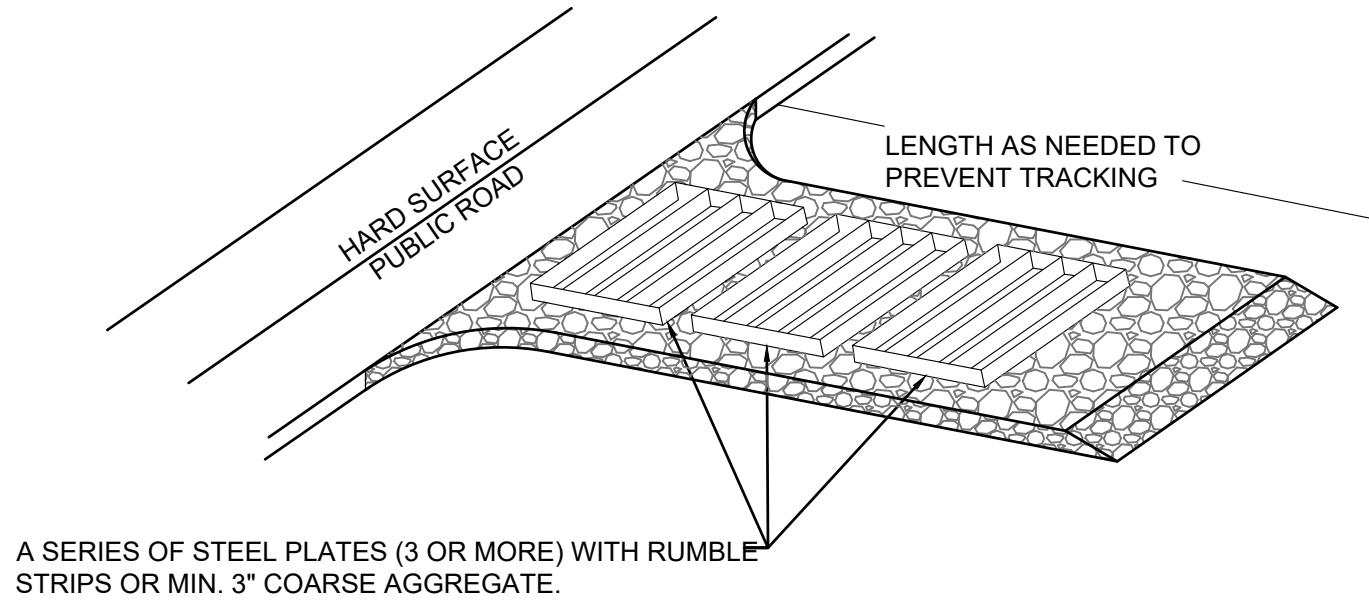


DT3



EROSION CONTROL NOTES:

- 1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
- 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
- 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
- 4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



ENTRANCE STABILIZATION NOTES:

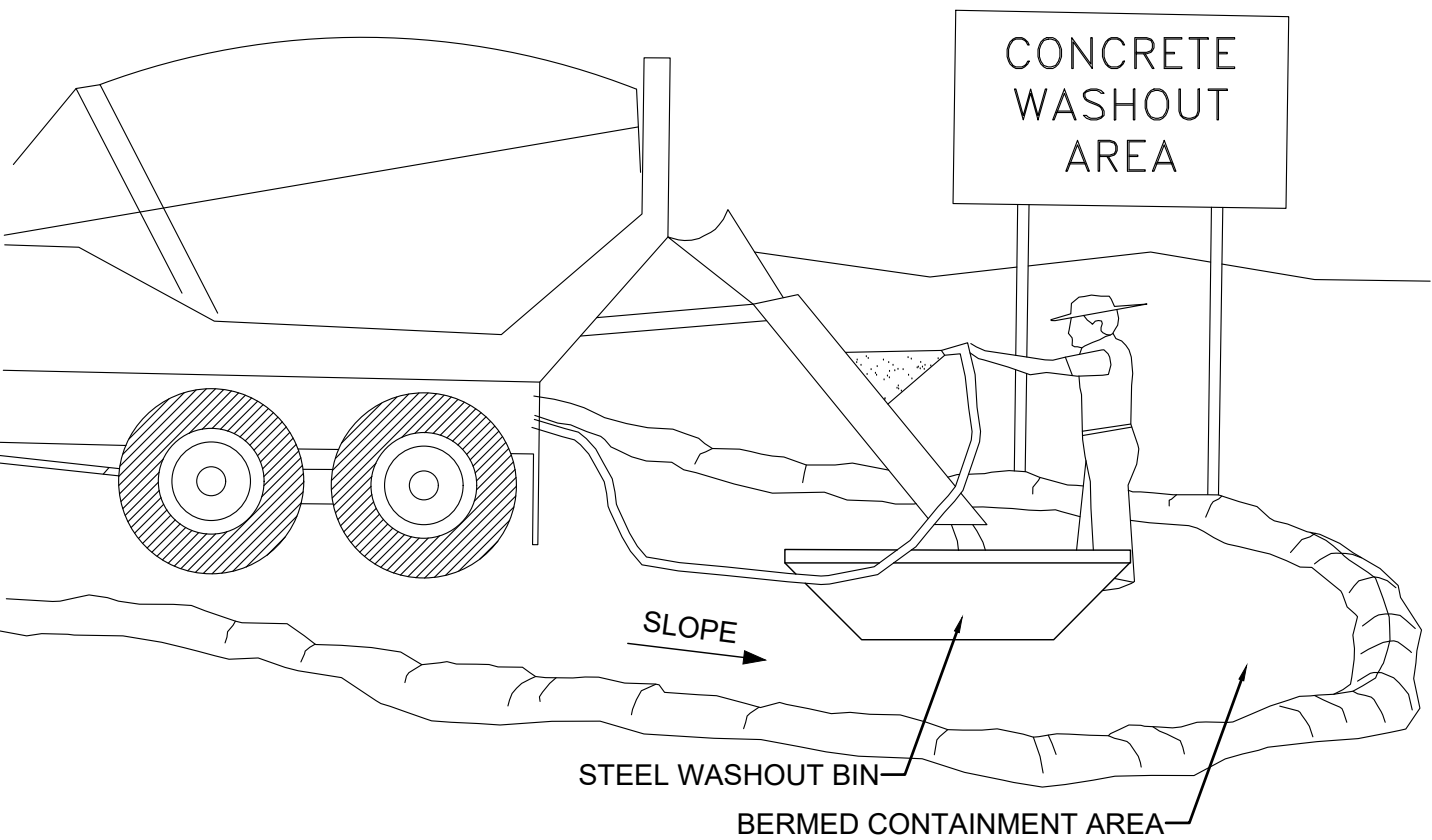
- 1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- 3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

- 1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- 2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- 3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

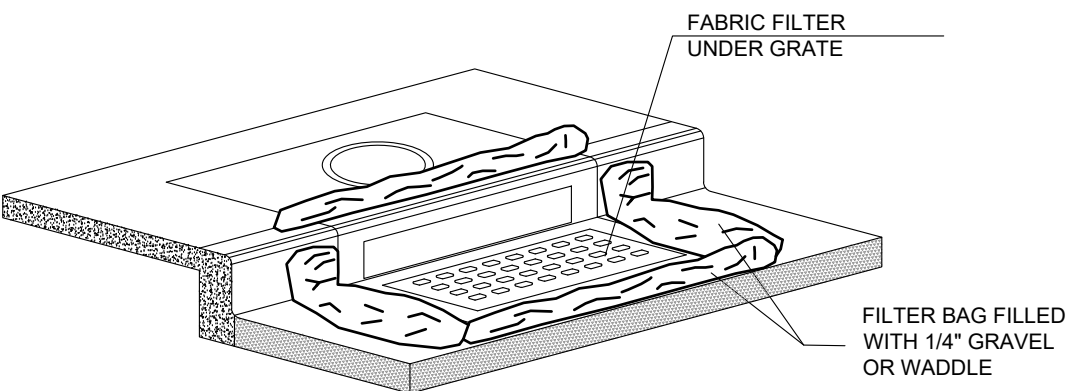
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTATION PLAN BOOKLET



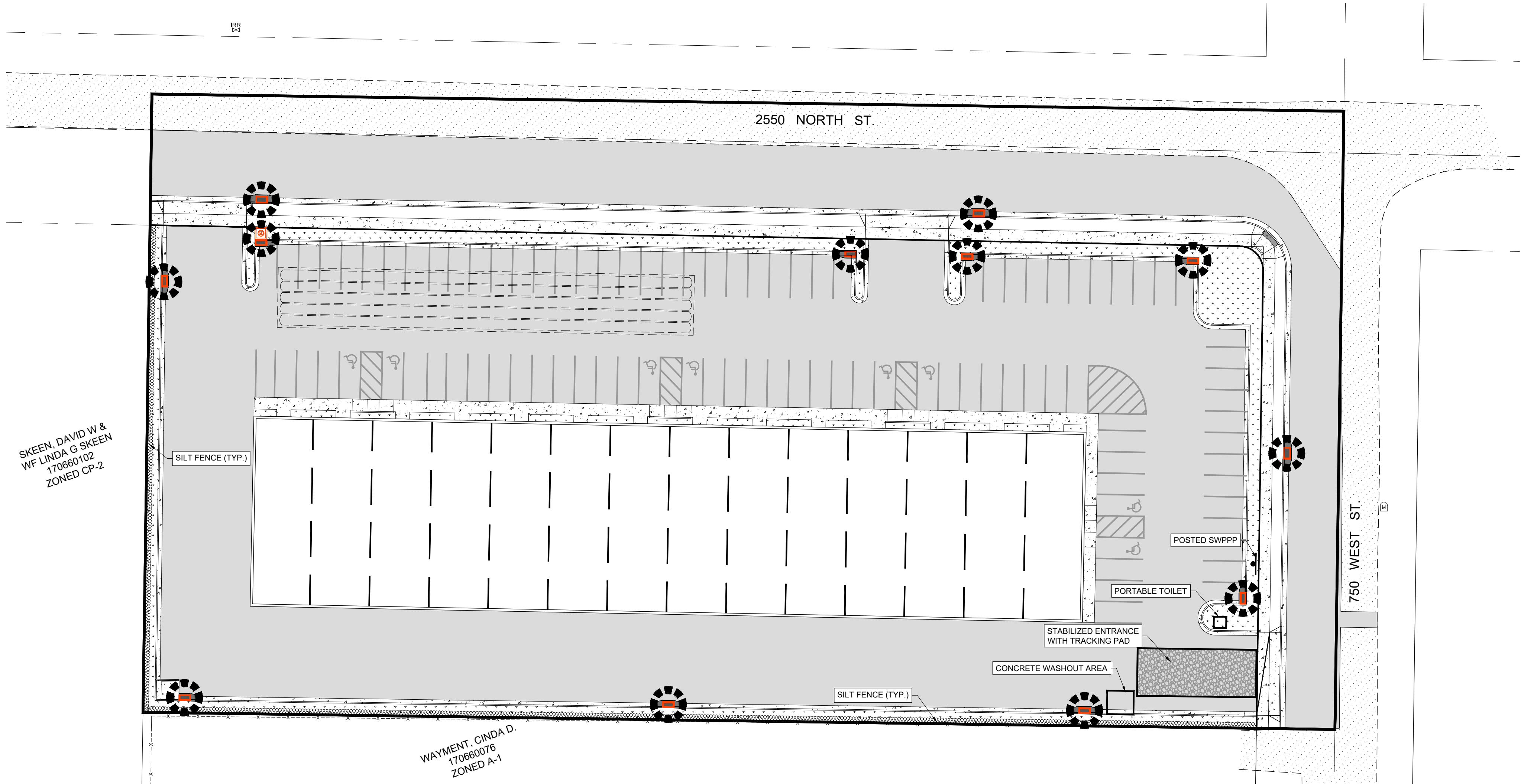
NOTES:

- 1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
- 2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- 3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
- 4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
- 5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING HAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



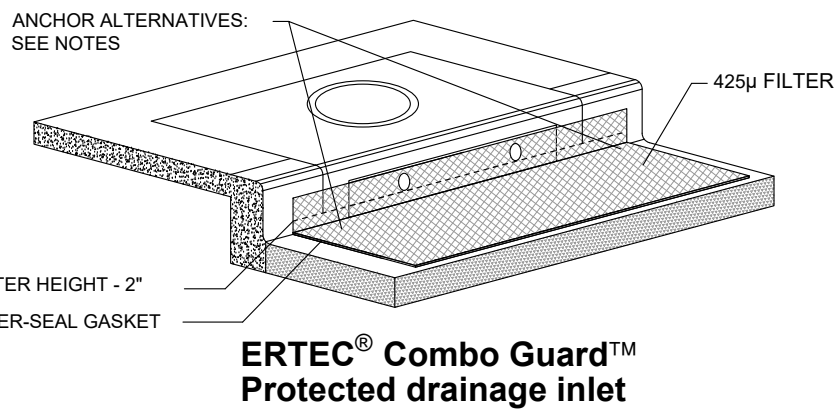
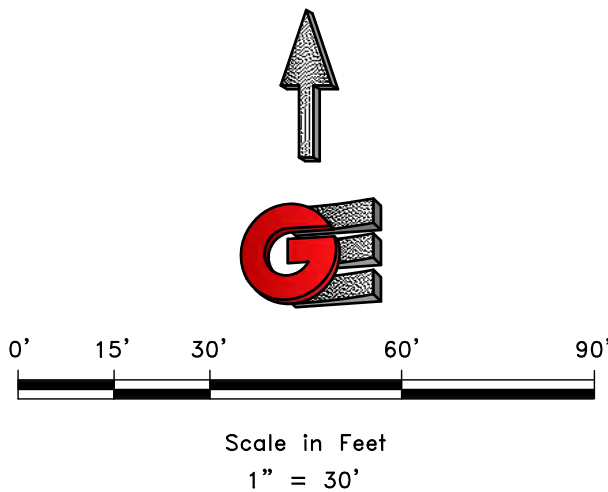
1B INLET PROTECTION - OPTION 2

Scale: NTS



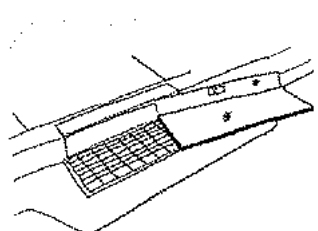
LEGEND

- INLET PROTECTION (EITHER OPTION)
- SILT FENCE



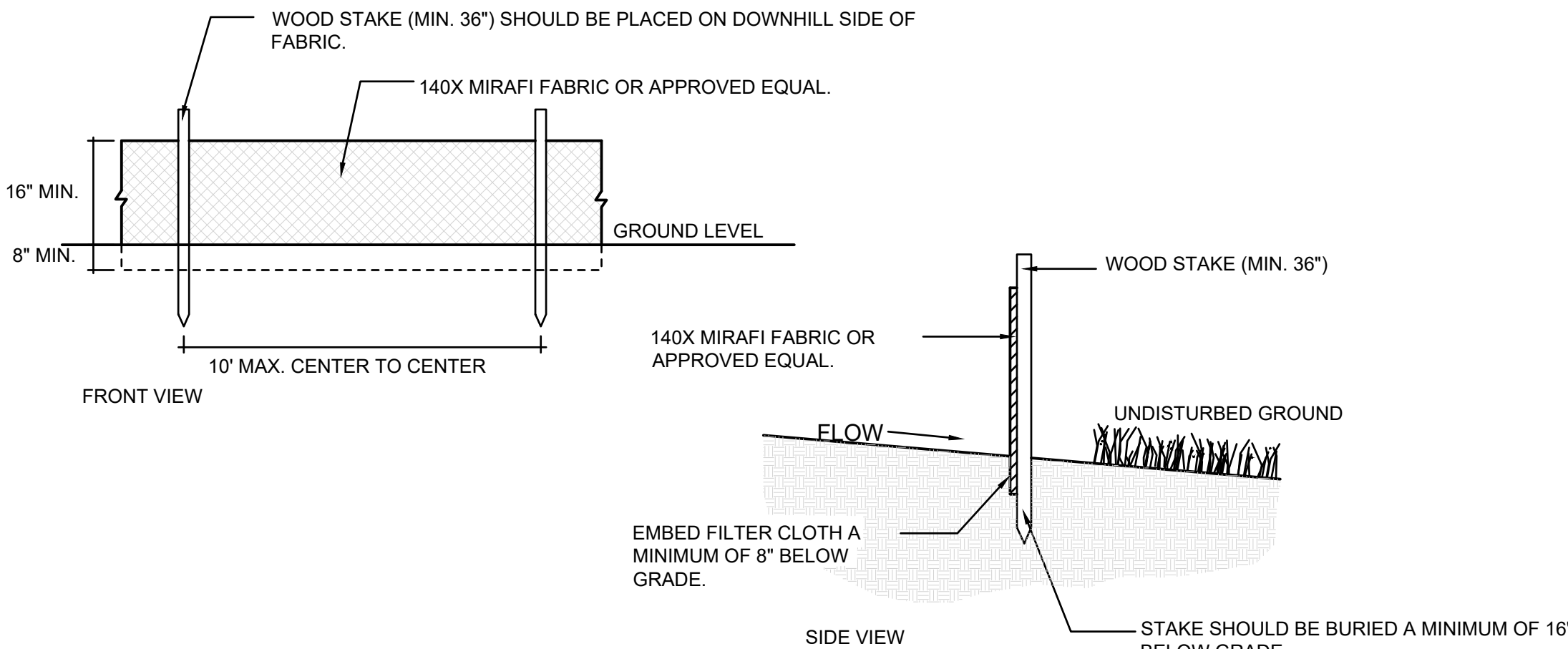
INSTALLATION NOTES

- 1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB. OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
- 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
- 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
- 4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



1A INLET PROTECTION - OPTION 1

Scale: NTS



2 SILT FENCE

Scale: NTS

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 30'	DATE: 4-15-2025
DESIGN: BSD	DRAWN: BSD
CHECKED: TN	DWG: 250205 - WILD MARIQUET/2401-HARRISVILLE COMMERCIAL - CDS/MC

EROSION CONTROL PLAN
HARRISVILLE COMMERCIAL
2550 NORTH 750 WEST
HARRISVILLE CITY, WEBER COUNTY, UTAH

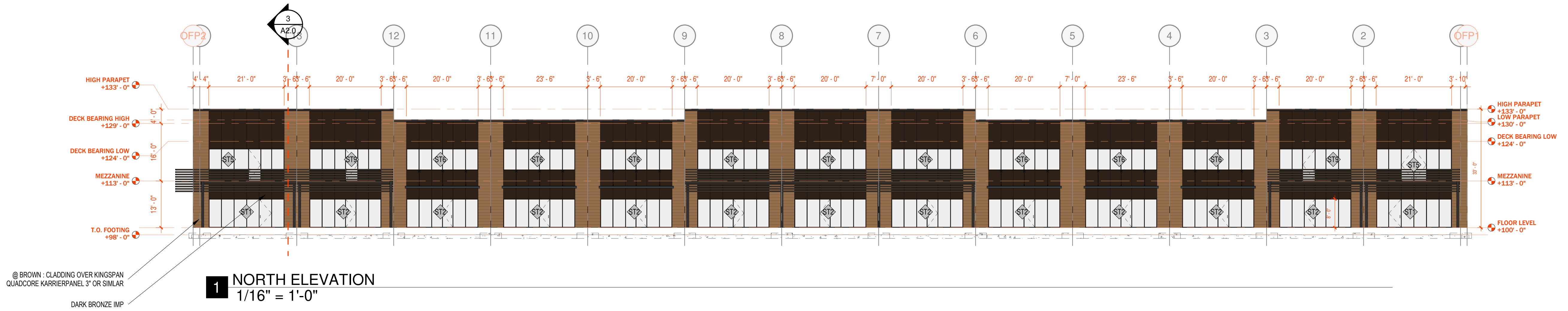
**GARDNER  
ENGINEERING**

CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING

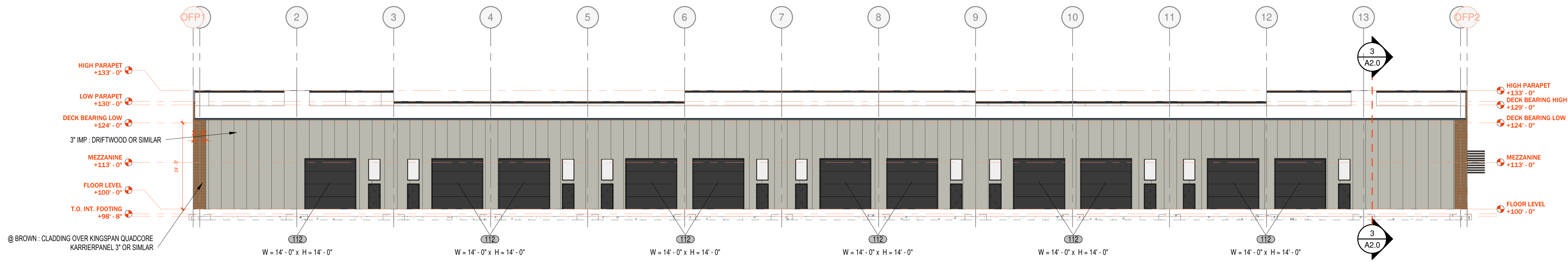
1580 W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066

EC1

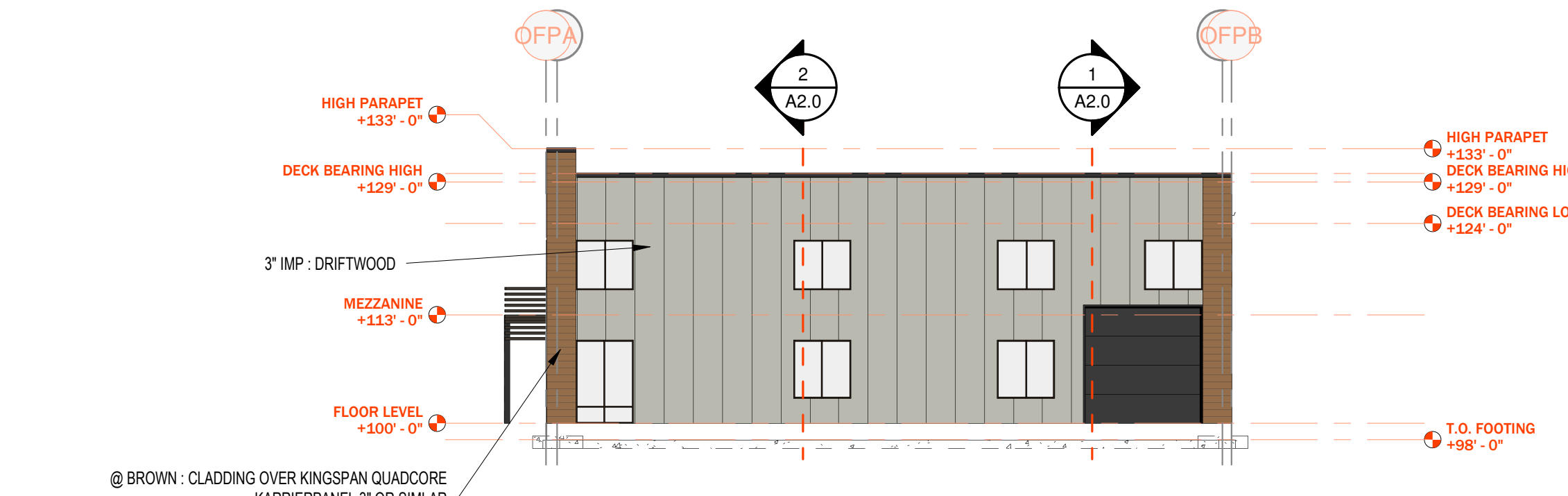




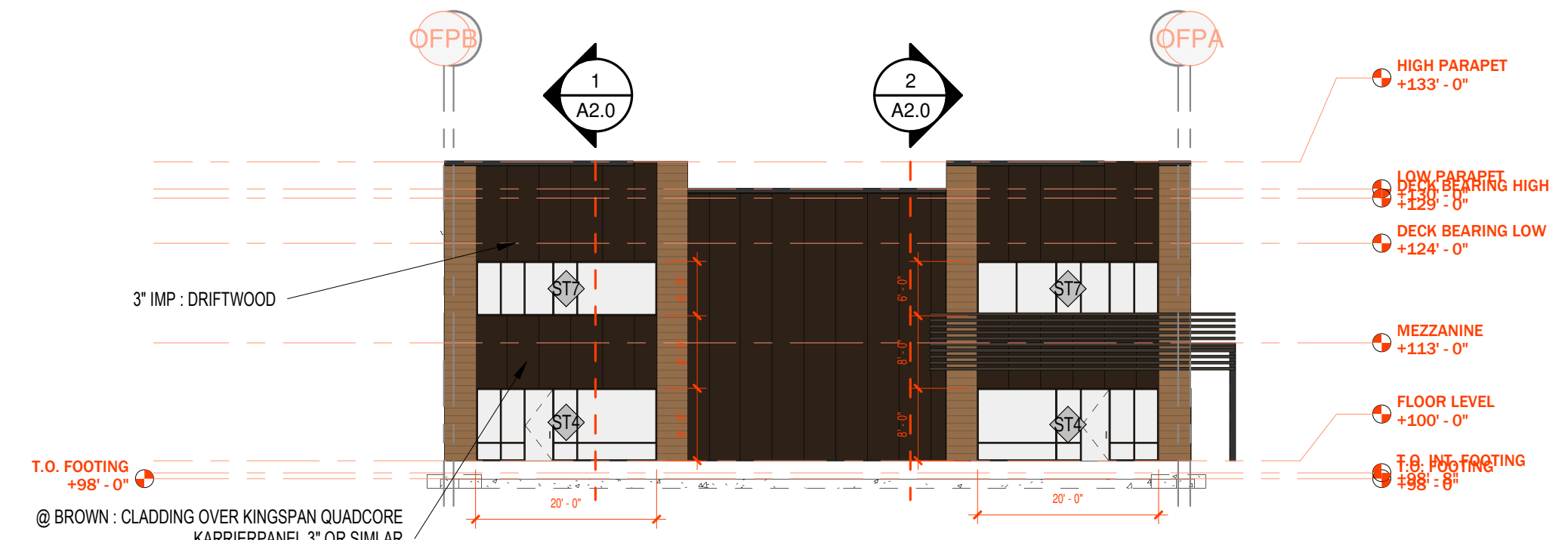
1 NORTH ELEVATION  
1/16" = 1'-0"



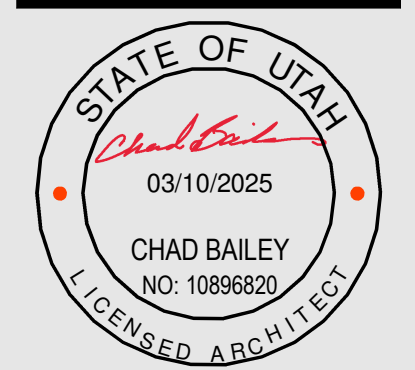
3 SOUTH ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"



4 EAST ELEVATION  
1/16" = 1'-0"



DEVELOP  
ARCHITECTS

DEVELOP ARCHITECTS, LLC  
a: 1144 E 2800 N OGDEN, UT 84414  
p: 801.823.9506  
e: info@developarchitects.com  
web: www.developarchitects.com

HARRISVILLE COMMERCIAL

Approx. 3155 North Highway 89  
Pleasant View City, Utah 84404

OWNER:

ISSUE DATE:  
03/10/2025

PROJECT PHASE  
SCHEMATIC N.F.C.

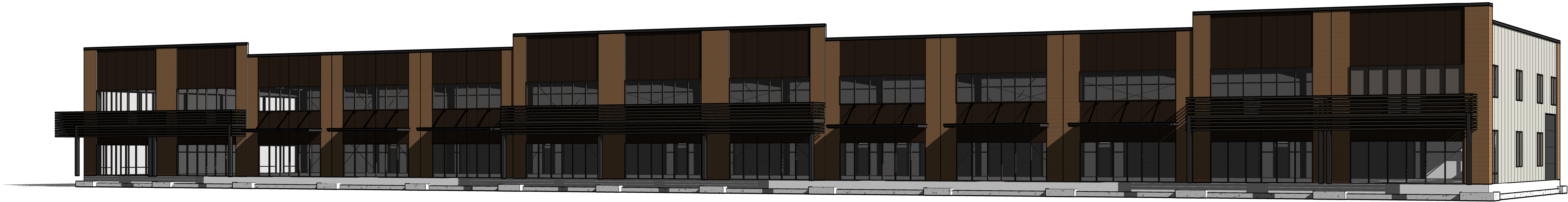
REVISIONS  
NOT FOR CONSTRUCTION

ELEVATIONS

A3.0

SHEET NUMBER





1 SIDE



2 FRONT

COMPASS:

DEVELOP  
ARCHITECTS

DEVELOP ARCHITECTS, LLC  
a: 1144 E 2800 N OGDEN, UT 84414  
p: 801.823.9506  
e: info@developarchitects.com  
web: www.developarchitects.com

HARRISVILLE COMMERCIAL

Appx. 3155 North Highway 89  
Pleasant View City, Utah 84404

OWNER:

ISSUE DATE:  
03/10/2025

PROJECT PHASE  
SCHEMATIC N.F.C.

REVISIONS

NOT FOR CONSTRUCTION

IMGS

IMGS

SHEET NUMBER



# MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, City Engineer

RE: **1597 NORTH 750 WEST SITE (ELITE 3 CONSTRUCTION)**  
**Amended Site Plan Review**

Date: June 10, 2025

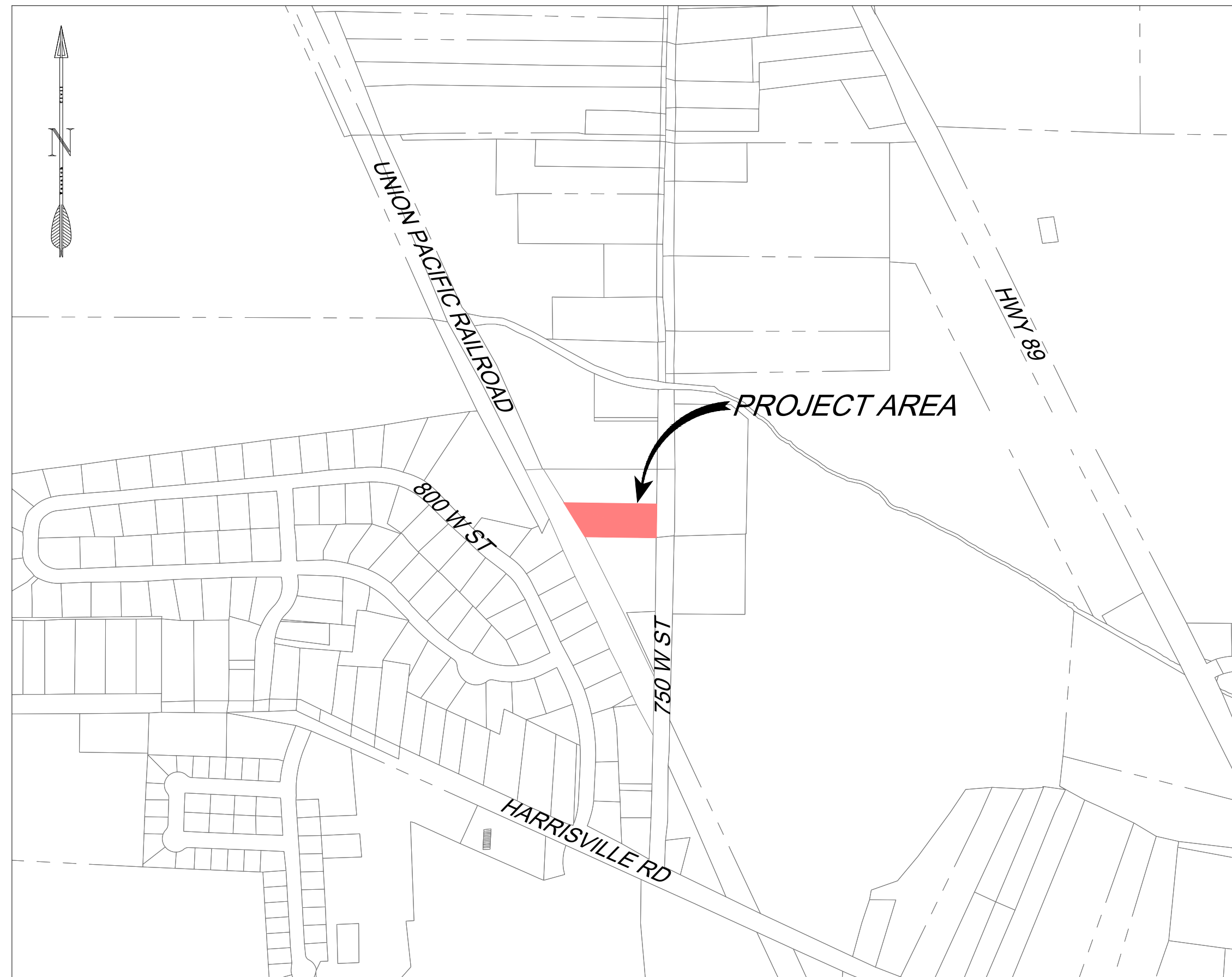
Our office has completed a review of the amended site plan improvements for the site located at approximately 1597 North 750 West. This site was previously approved for construction of the Elite 3 Construction site in July 2024. No work has been completed yet, and they are proposing to change the size of the building which requires an update to their site plan. We recommend approval of the amended site plan subject to the following comments:

1. Obtain approval from Bona Vista Water for the new culinary water service.
2. Obtain site plan approval from North View Fire District.
3. Provide one additional handicap parking stall per 11.13.030.e of the city code.
4. The landscaping plan calls for decorative rock placed over a weed barrier fabric. No plants or trees are shown because outdoor watering is not allowed by Bona Vista and no secondary water service is available in this area. We recommend waiving the requirement to have living plants in the landscaped area due to this limitation.

Prior to construction, the Developer and the Contractor must hold a pre-construction meeting with City staff. Please let me know if you have any questions.



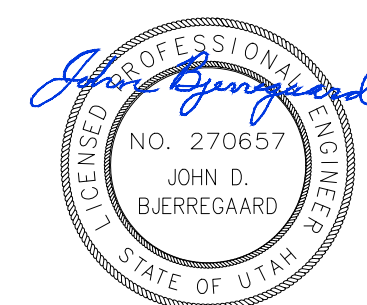
*JUNE 2025*



VICINITY MAP

*GENERAL NOTES:*

1. ALL WORK SHALL COMPLY WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN & PAY FOR ALL REQUIRED CONSTRUCTION PERMITS FROM HARRISVILLE CITY AND OTHER AGENCIES PRIOR TO BEGINNING WORK.
3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PROJECT DRAWINGS HAVE BEEN LOCATED FROM A LIMITED SITE SURVEY AND FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A UTILITY LINE LOCATION DIFFERS FROM THE DESIGN DRAWINGS OR IF AN UNANTICIPATED UTILITY LINE IS DISCOVERED.
4. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL PERSONNEL AND SIGNAGE REQUIRED FOR WORK WITHIN EXISTING RIGHTS-OF-WAY.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE DUST CONTROL & CLEAN-UP OF EXISTING STREETS.
6. THE CONTRACTOR SHALL EXERCISE CAUTION TO VERIFY VALUES SHOWN ON THE PLANS, CONSTRUCTION STAKES AND/OR CUT SHEETS. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, GRADES, SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES, AMBIGUITIES, OR OTHERWISE APPARENT GRADING PROBLEMS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER WHO WILL PROMPTLY CORRECT SAID INCONSISTENCIES OR AMBIGUITIES IN WRITING. ALL GRADES AND FORMS MUST BE INSPECTED AND APPROVED BEFORE PLACING CONCRETE. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES OR WITHOUT PROPER INSPECTION SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE TO CORRECT.
7. ADJOINING PROPERTIES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND SITE RUNOFF.
8. SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATERIAL PRIOR TO GRADING.
9. COMPLY WITH THE DIVISION OF WATER QUALITY REQUIREMENTS FOR STORMWATER BEST MANAGEMENT PRACTICES, CONTROLS AND PERMITS.



*SANO DEVELOPMENT*

CORY CAMPBELL  
420 W. 2ND STREET  
OGDEN, UT 84404

## *SHEET LEGEND*

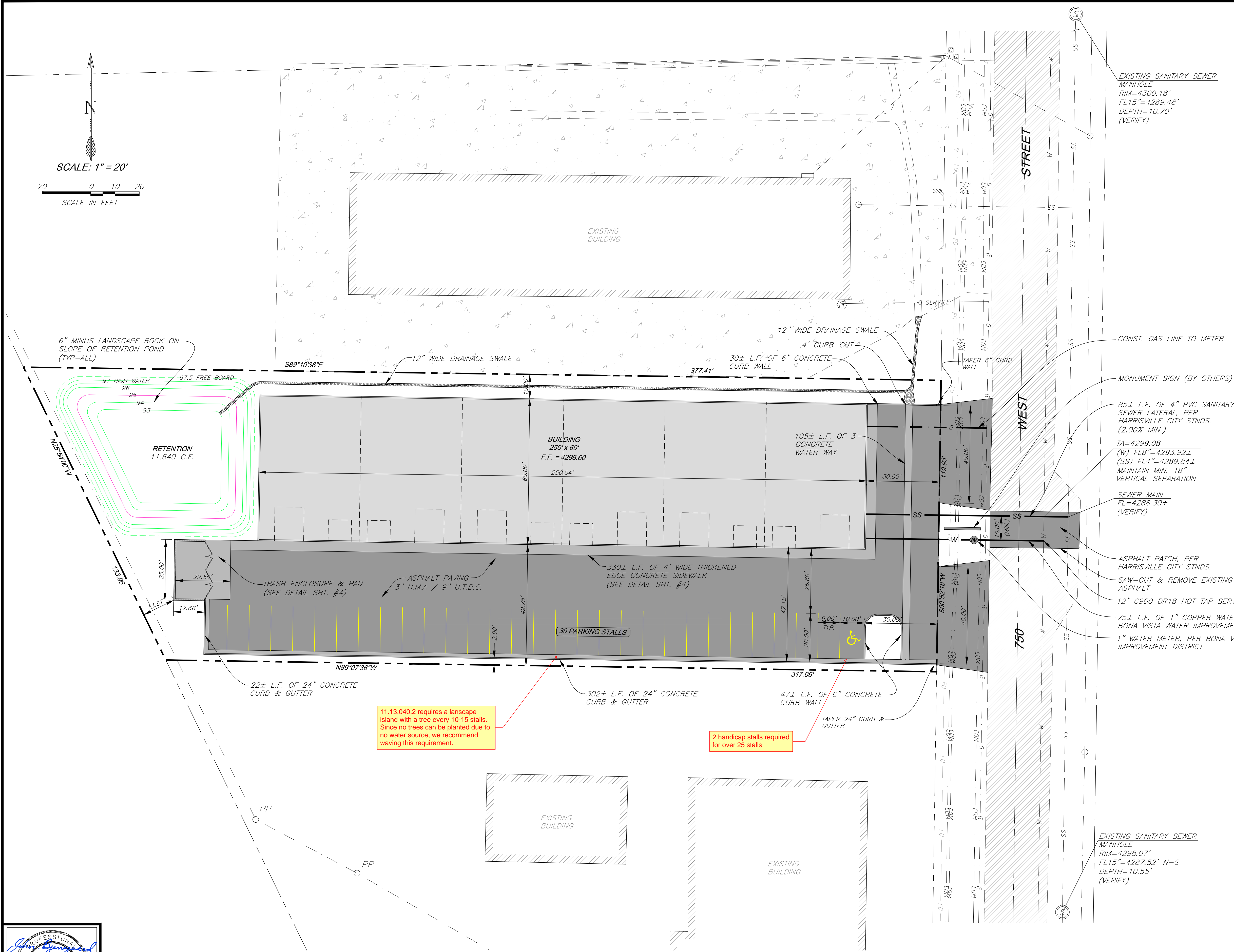
1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. GENERAL DETAILS
5. LANDSCAPE PLAN
6. EROSION CONTROL PLAN

*LEGEND*

SANITARY SEWER		EXISTING SANITARY SEWER	
STORM DRAIN		EXISTING STORM DRAIN	
CULINARY WATER		EXISTING CULINARY WATER	
SECONDARY WATER		EXISTING SECONDARY WATER	
CULINARY WATER SERVICE		EXISTING FIBER OPTIC LINE	
SECONDARY WATER SERVICE		EXISTING COMMUNICATIONS LINE	
SANITARY SEWER SERVICE		EXISTING GAS LINE	
LAND DRAIN SERVICE		EXISTING UNDERGROUND POWER LINE	
PROPERTY LINE		EXISTING POWER LINE	
PROPOSED PROPERTY LINE		EXISTING FENCE	
EASEMENT LINE		EXISTING ASPHALT	
PROPOSED CONTOUR LINE		EXISTING ELECTRICAL BOX	
EXISTING CONTOUR LINE		EXISTING COMMUNICATION BOX	
PROPOSED ASPHALT		EXISTING POWER POLE	
PROPOSED CONCRETE		EXISTING MANHOLE	
SEWER MANHOLE		EXISTING CATCH BASIN	
STORM DRAIN MANHOLE		EXISTING WATER VALVE	
CATCH BASIN		EXISTING WATER METER	
WATER VALVE		EXISTING FIRE HYDRANT	
FIRE HYDRANT			
STREET LIGHT			

105=MISSION STATE - J35-CONSTITUTIONAL GARD - BAKING POWDER - DWG - 6/6/2025 3:07:38 PM





GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ON THE PLANS ARE MEASURED TO THE BACK OF CURB.
- FIRE LANE SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE MARSHAL'S DIRECTION AND LOCAL CODE REQUIREMENTS.
- WHERE CURB AND SIDEWALK MEET, CONSTRUCT SMOOTH TRANSITIONS PER DETAIL DRAWINGS PROVIDED IN THE PLAN SET.
- ASPHALT PAVING SHALL BE PLACED IN THE SAME DIRECTION AS VEHICLE MOVEMENT WHENEVER FEASIBLE TO ENSURE A UNIFORM FINISH.

UTILITY CONSTRUCTION NOTES

- CONTRACTOR SHALL INSTALL A 12" WIDE CONCRETE COLLAR AT ALL STRUCTURES LOCATED WITHIN PAVED AREAS, INCLUDING MANHOLES, VALVES, CLEANOUTS, AND CATCH BASINS.
- ALL UTILITY TIE-INS TO BUILDING SYSTEMS MUST BE COORDINATED IN ADVANCE WITH THE PLUMBING AND BUILDING PLANS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL WATER INFRASTRUCTURE—INCLUDING MAINS, HYDRANTS, VALVES, AND FITTINGS—AS SHOWN. ANY NECESSARY VERTICAL ADJUSTMENTS TO ALIGN WITH FINISH GRADE OR AVOID CONFLICTS (E.G., STORM DRAINS, SEWER LINES, OR OTHER UTILITIES) MUST BE COMPLETED WITHOUT ADDITIONAL COST TO THE OWNER.
- PRIOR TO INSTALLATION OF ANY NEW UTILITY LINES, CONTRACTOR MUST FIELD VERIFY EXISTING UTILITY DEPTHS AND LOCATIONS. NOTIFY THE CIVIL ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING.
- CONTRACTOR SHALL ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE GOVERNING JURISDICTION FOR ALL WATER AND SEWER IMPROVEMENTS. IT IS THE CONTRACTOR'S DUTY TO ACQUIRE AND FOLLOW THOSE STANDARDS.
- ALL CATCH BASIN AND INLET GRATES MUST BE BICYCLE-SAFE TO PREVENT TIRE ENTRAPMENT.
- INSTALLATION OF WATER METERS SHALL COMPLY WITH NSID #8 OR LOCAL COUNTY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL REQUIRED COMPONENTS.
- THIS PLAN SET DOES NOT INCLUDE GAS, TELECOM, OR CABLE TV SYSTEMS. THESE UTILITIES ARE TO BE ADDRESSED SEPARATELY.
- REFER TO THE APPROVED SITE ELECTRICAL PLANS FOR LAYOUT AND INSTALLATION OF ELECTRICAL SERVICE COMPONENTS SUCH AS CONDUITS, LIGHT POLES, AND TRANSFORMERS.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE HARRISVILLE CITY STANDARDS & SPECIFICATIONS
- SEWER LATERAL SHALL HAVE A CLEAN-OUT CONSTRUCTED ON THE OUTSIDE OF THE STRUCTURE
- CULINARY WATER IS PROVIDED BY BONA VISTA WATER IMPROVEMENT DISTRICT, ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS & SPECIFICATIONS

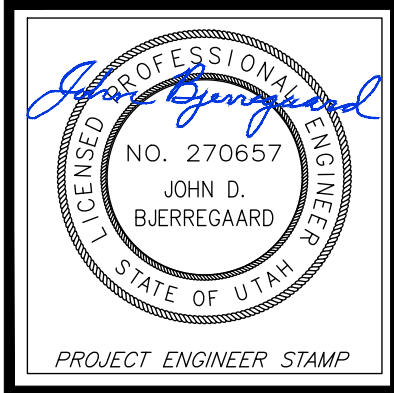
SITE DATA

SITE AREA 41,592 S.F. = (0.95 AC.)  
BUILDING AREA = 15,000 S.F. (36.0%)  
PARKING REQUIRED = 15 STALLS  
PARKING PROVIDED = 30 STALLS  
ZONING : MP-1

OPENSOURCE CALCULATIONS

	S.F.	%
BUILDING COVERAGE	15,000	36
HARDSCAPE (NON OPEN SPACE)	16,075	39
OPEN SPACE	10,517	25
OVERALL AREA	41,592	100

41:05-MISC-LEVE 3 CONSTRUCTION (C4D) BASE-DRAWINGS (BASE-5.DWG, 6/16/2025 2:50:38 PM



**WASATCH CIVIL**  
CONSULTING ENGINEERING  
1190 DEPOT DRIVE, SUITE 228, OGDEN, UT 84404  
(801) 775-9191 WASATCHCIVIL.COM

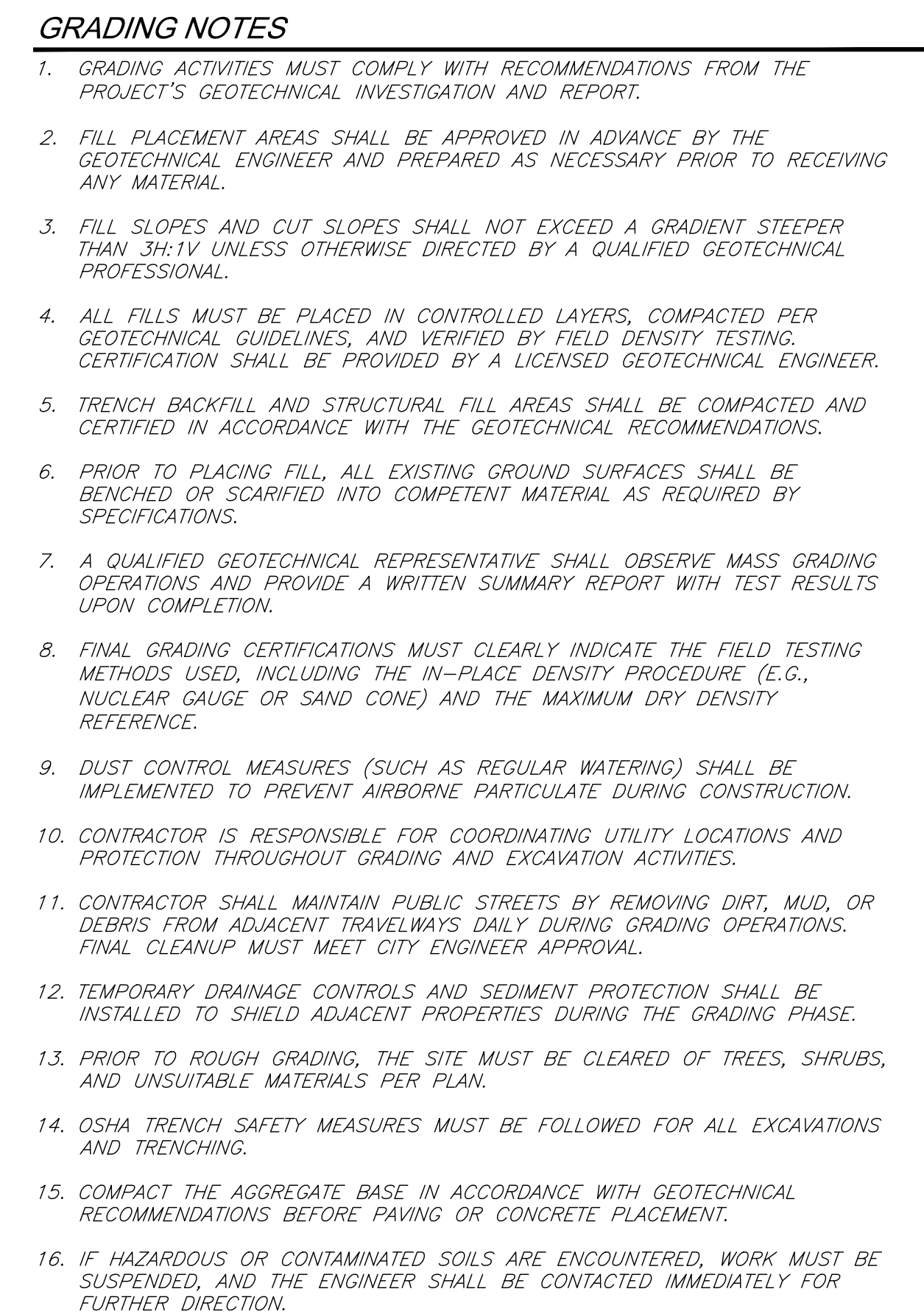
REV.	DATE	APPR.

DESIGNED	C.S.	DATE	JUNE 6, 2024
DRAWN	C.S.	SCALE:	1"=20'
CHECKED	J.D.B.		

**SANO DEVELOPMENT**  
CORY CAMPBELL  
420 W. 2ND STREET  
OGDEN, UT 84404

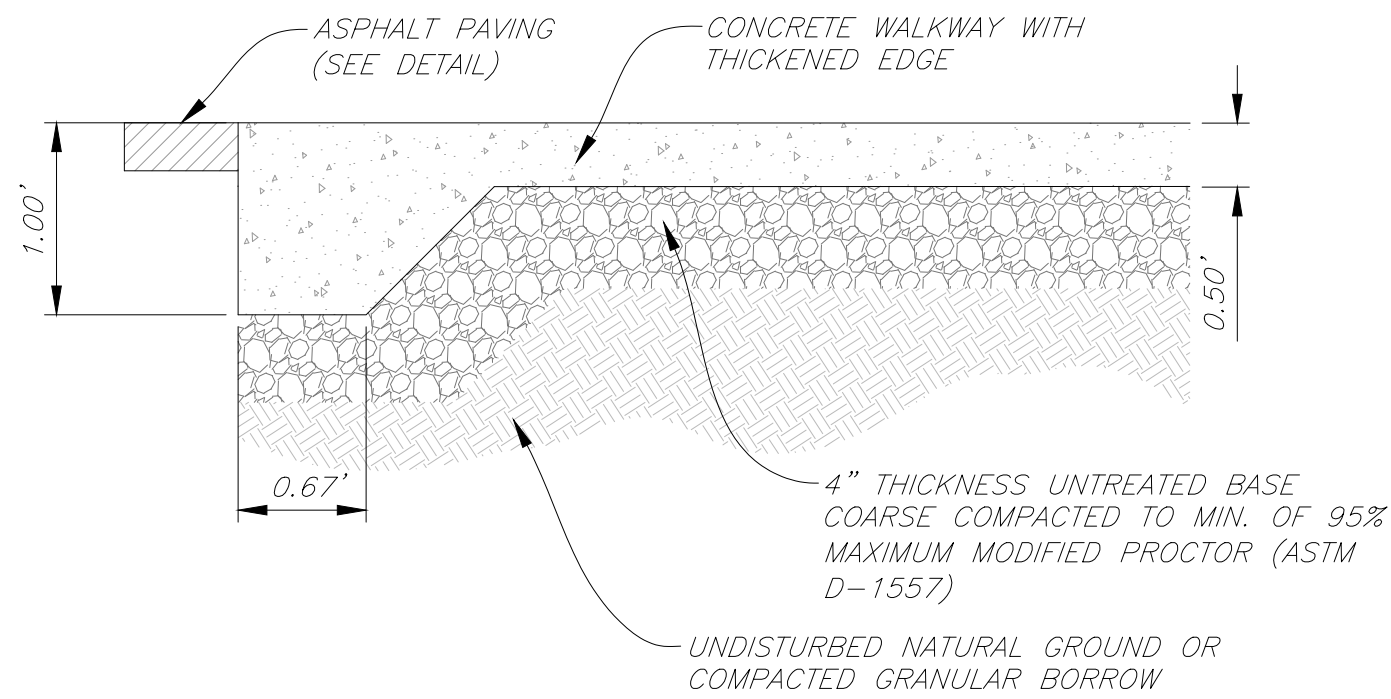
HARRISVILLE FLEX SPACE  
**OVERALL SITE PLAN**





1. REFER TO THE TYPICAL DETAIL SHEETS FOR DIMENSIONAL INFORMATION REGARDING BOTH STANDARD CURB AND GUTTER WALLS.
2. WHERE TRANSITIONING FROM CURB WALLS TO STANDARD CURB AND GUTTER, FINISH SHALL BE SMOOTH AND CONTINUOUS. HAND-FORMING MAY BE REQUIRED IN THESE AREAS.
3. CONSULT THE SITE PLAN SHEETS FOR SIDEWALK WIDTHS, LAYOUT DIMENSIONS, AND ANY SPECIAL CONSTRUCTION DETAIL SHEETS. SIDEWALK WIDTHS, LAYOUT DIMENSIONS, AND ANY SPECIAL CONSTRUCTION DETAILS.

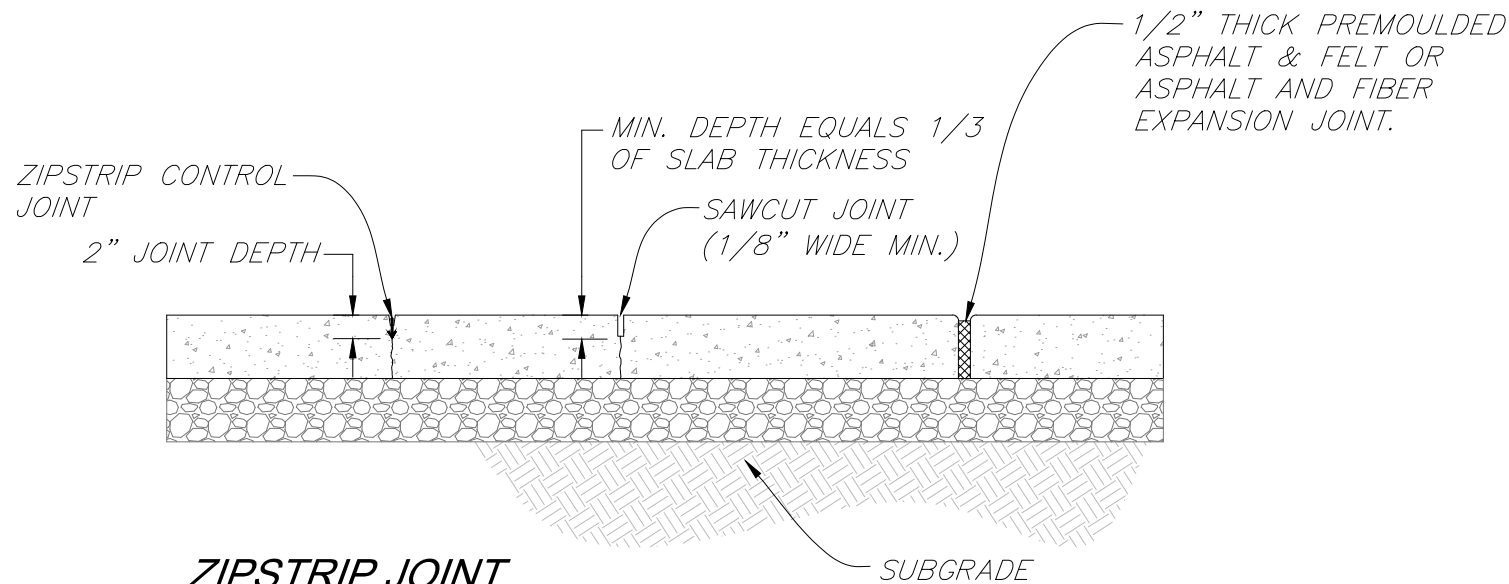




NOTE:  
1. THICKEN SLAB @ ALL OUTSIDE EDGES OF SLAB  
2. 12" CHAMFER AT EACH CONCRETE CORNER

TRASH ENCLOSURE CONCRETE PAD

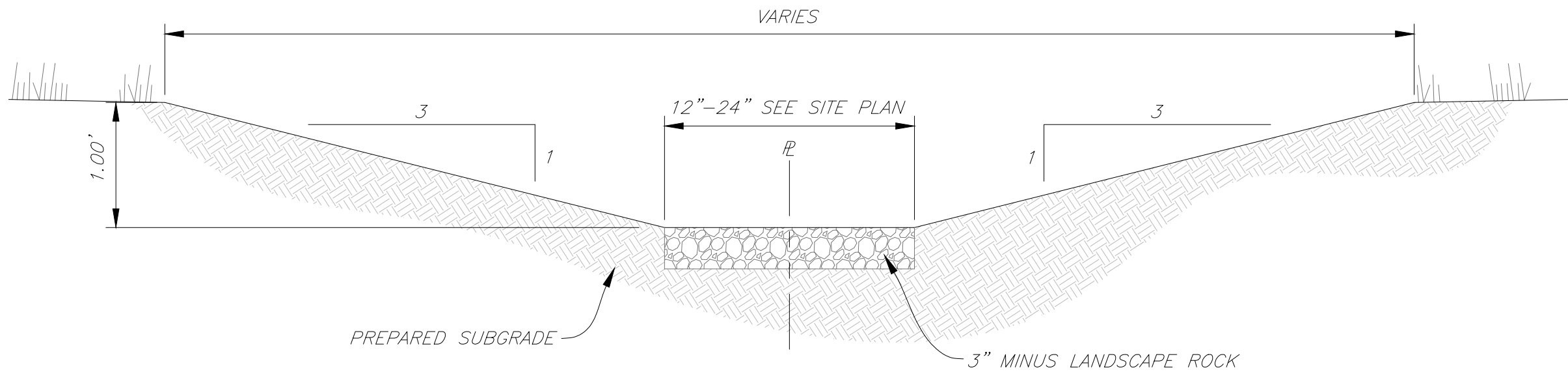
SCALE: 1"=1'



NOTE:  
CONTROL JOINTS SHALL MAINTAIN A MINIMUM DEPTH EQUAL TO 1/3 OF THE SLAB THICKNESS OR A ZIP STRIP CONTROL JOINT SHALL BE USED AS REQUIRED BY THE ENGINEER.

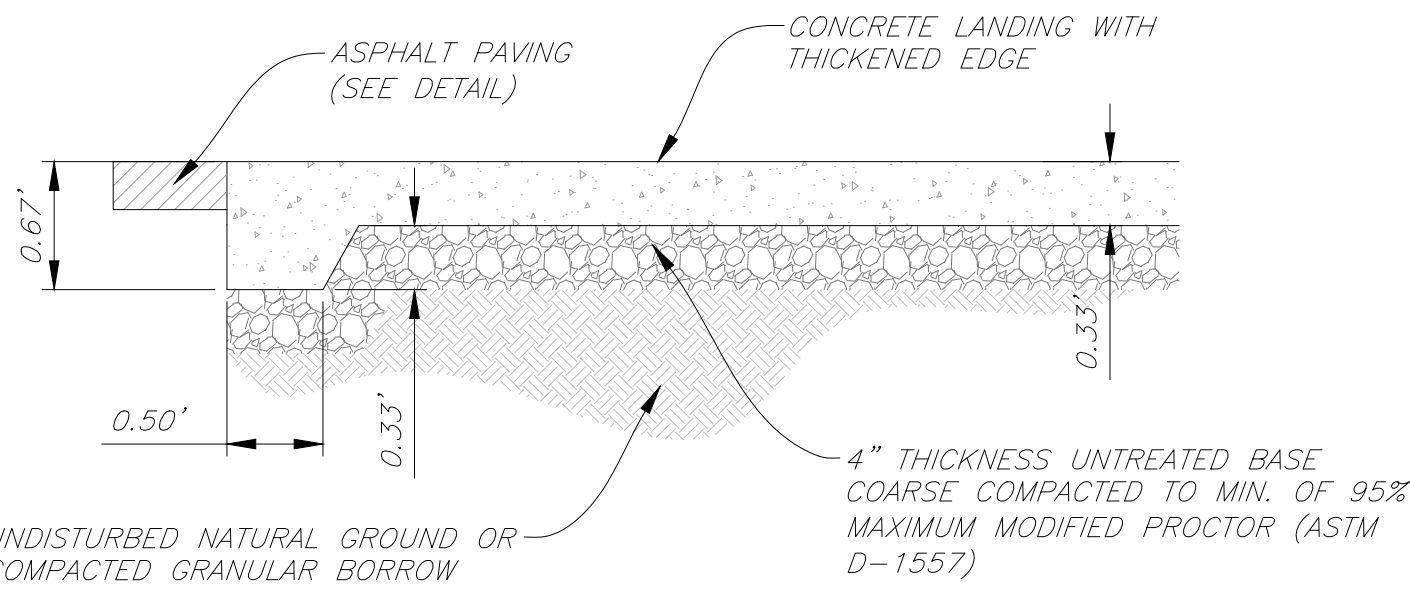
JOINT DETAIL

SCALE: 1" = 1'



DRAINAGE SWALE DETAIL

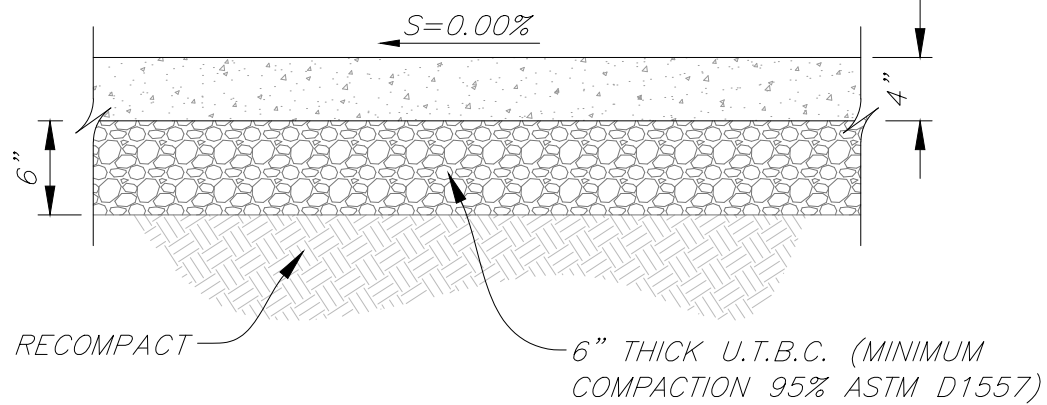
SCALE: 1" = 1'



NOTE:  
JOINTS PER HARRISVILLE CITY STANDARDS (1" DEEP CRACK CONTROL JOINTS 4.0' O.C., EXPANSION JOINTS @ 50.0' O.C.)

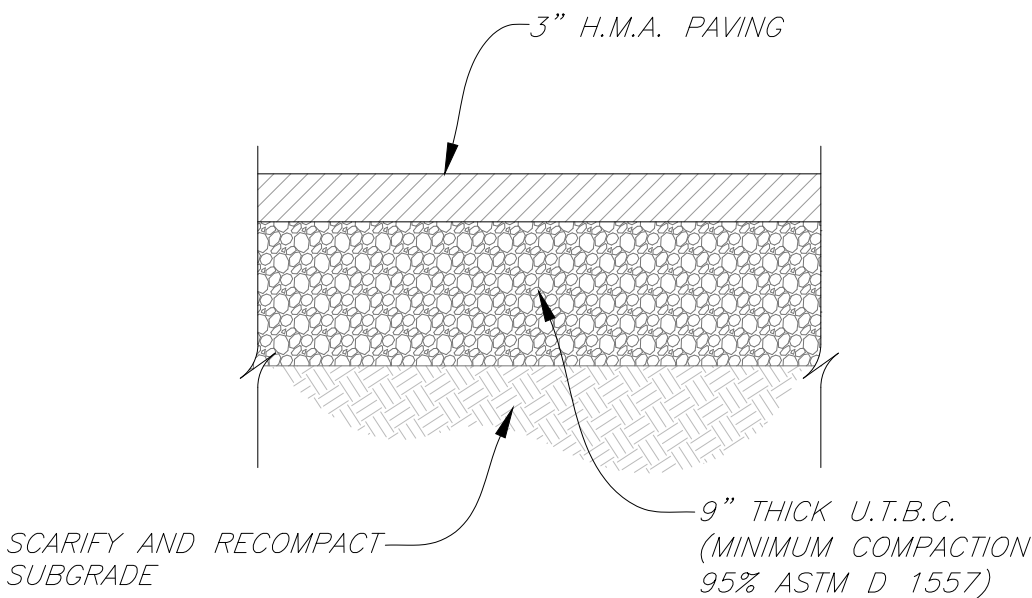
THICKENED EDGE SIDEWALK

SCALE: 1"=1'



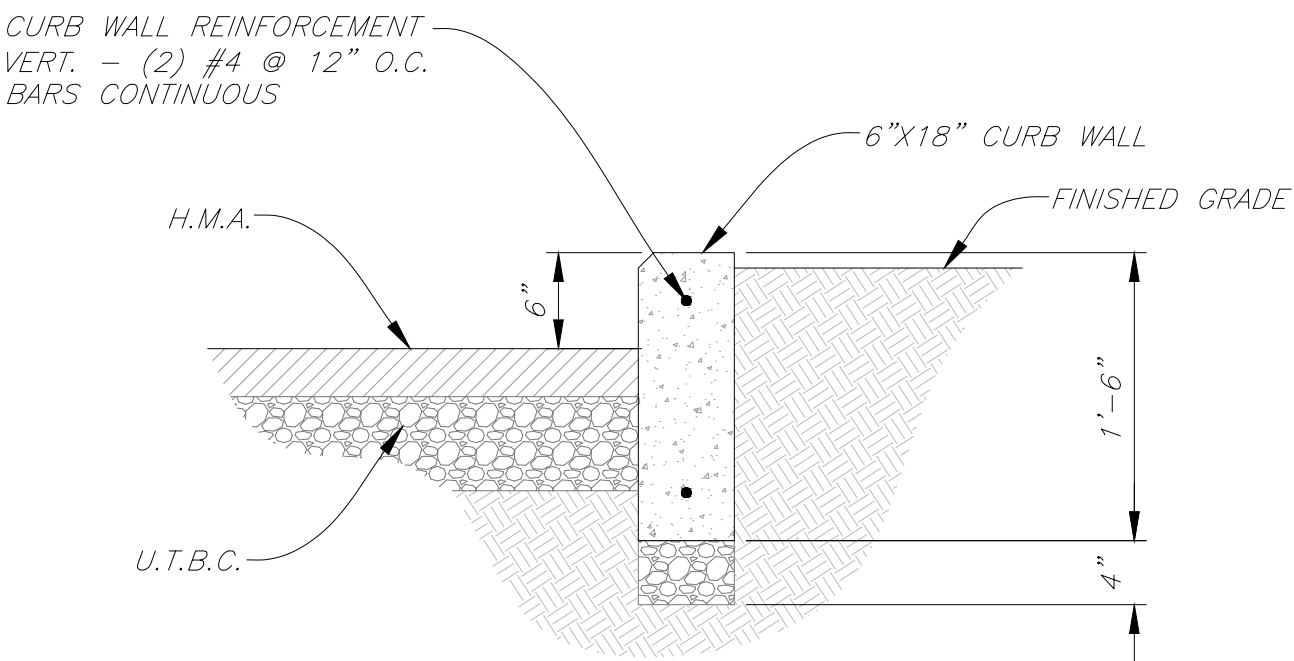
CONCRETE SLAB SECTION

SCALE: 1" = 1'



TYPICAL ASPHALT PAVING SECTION

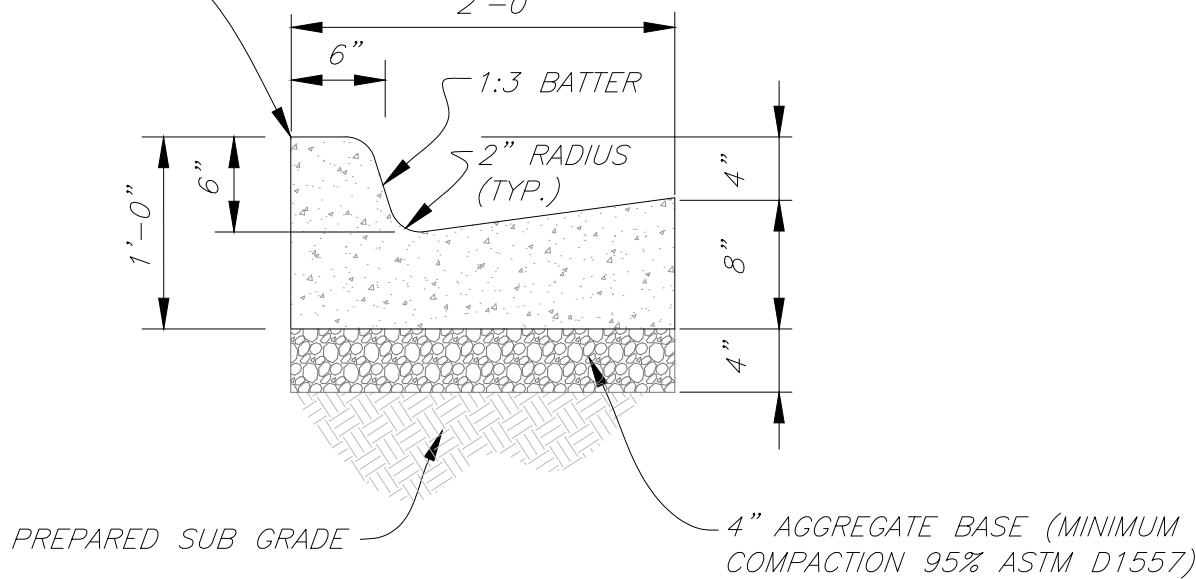
SCALE: 1" = 1'



CURB WALL DETAIL

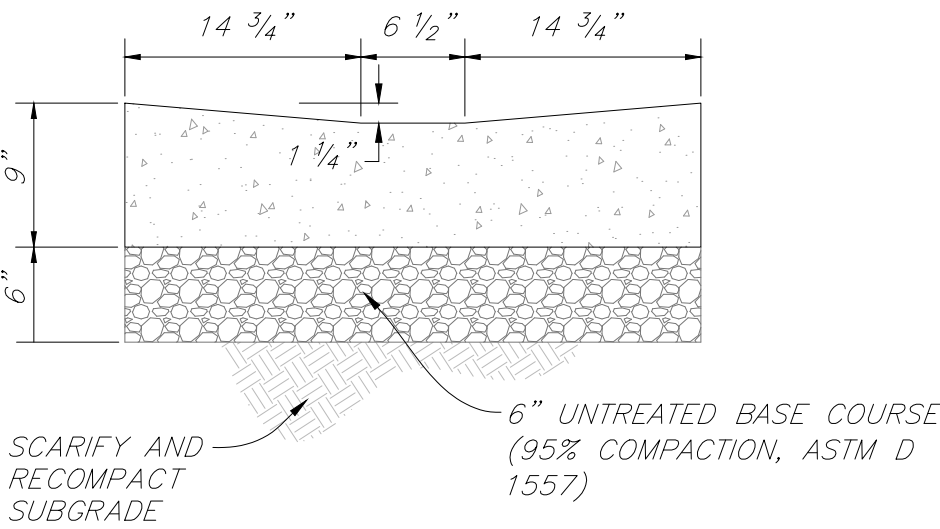
SCALE: 1"=1'

CONTRACTION JOINTS 10' SPACING (MINIMUM DEPTH FOR SLIP FORM CUTS 1-1/2")



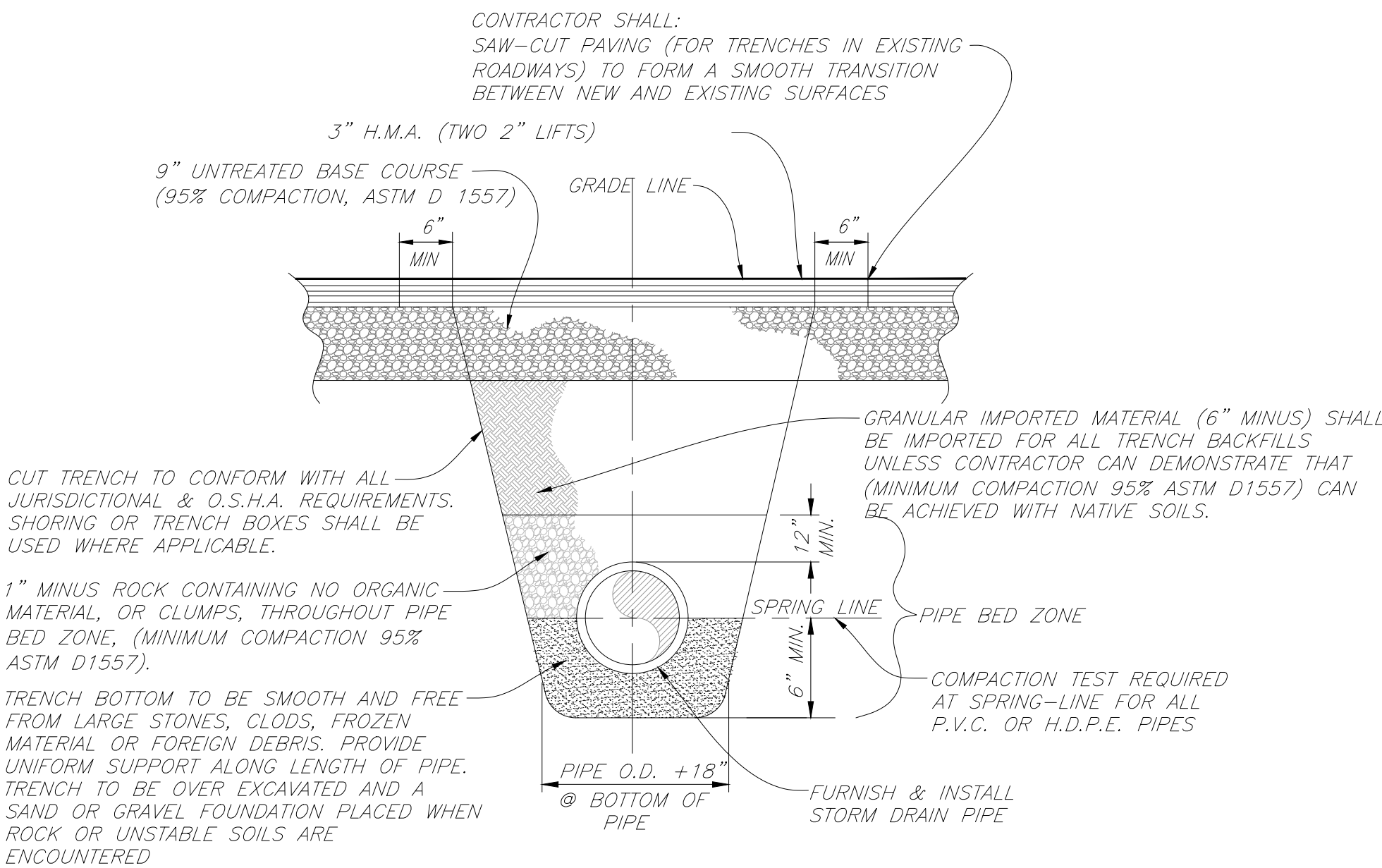
PARKING LOT CURB & GUTTER SECTION

SCALE: 1" = 1'



3'-0" WATERWAY

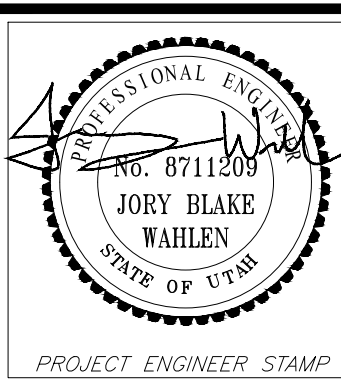
SCALE: 1" = 1'



NOTES:  
1. COMPACTION TESTS SHALL BE REQUIRED BY PROJECT ENGINEER. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF PROJECT INSPECTOR. PROJECT INSPECTOR MAY DETERMINE TEST LOCATIONS. (MINIMUM NUMBER OF TESTS: 1 PER 200', PER 2' BACKFILL HEIGHT)

TYPICAL TRENCH SECTION

N.T.S.



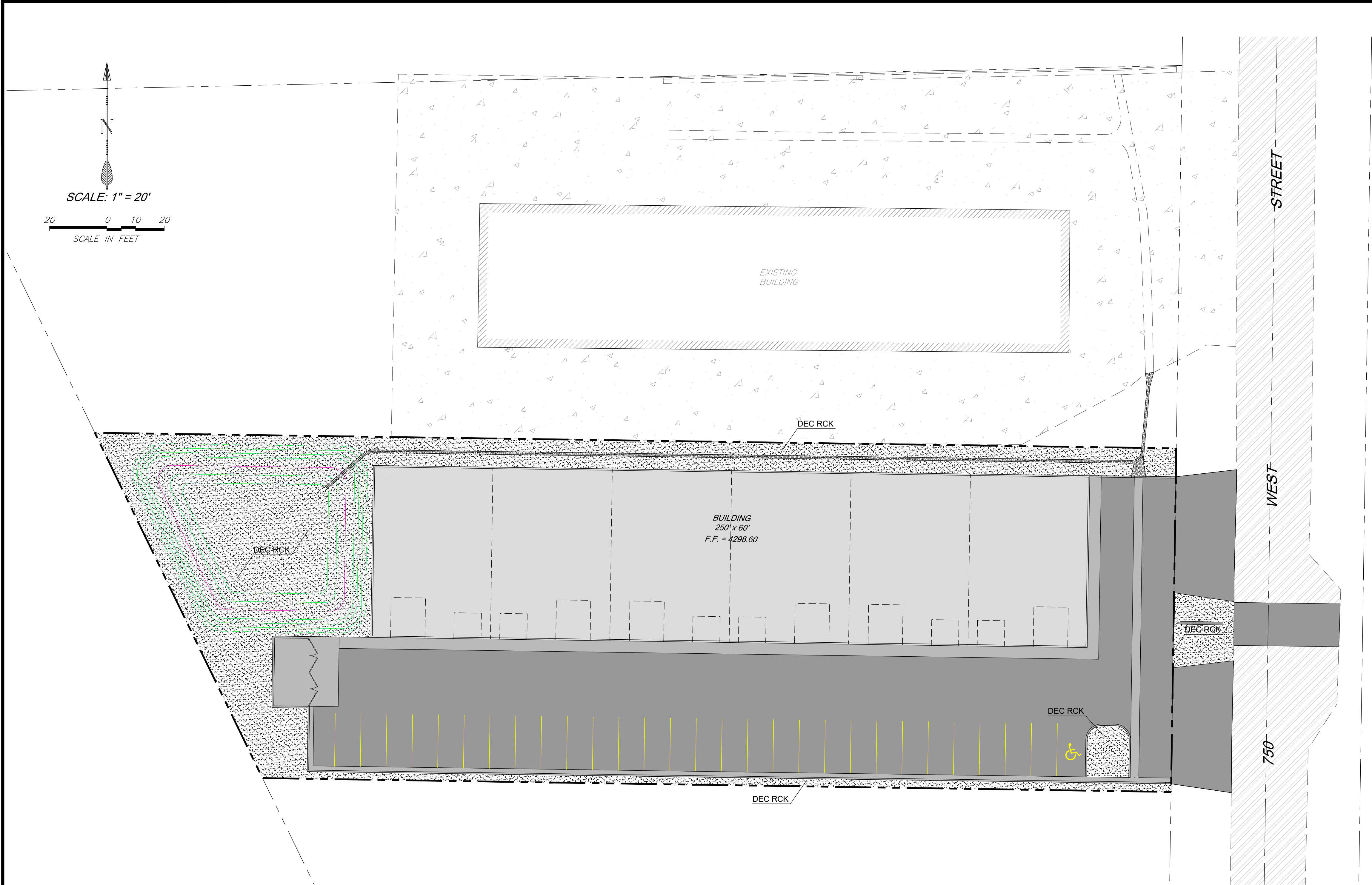
REV.	DATE	APPR.			

DESIGNED	C.C.S.	DATE	JUNE 6, 2025
DRAWN	C.C.S.	SCALE	AS SHOWN
CHECKED	J.D.B.		

SANO DEVELOPMENT  
CORY CAMPBELL  
420 W. 2ND STREET  
OGDEN, UT 84404

HARRISVILLE FLEX SPACE  
DETAILS





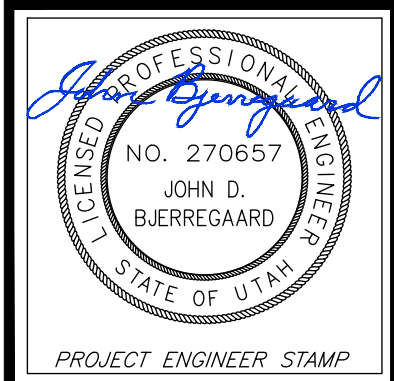
Owner has received indication from Bona Vista that no outdoor watering will be allowed from the culinary source. No secondary water is available in this area.

**LANDSCAPING NOTES**

- SITE IS NOT INTENDED TO BE IRRIGATED AND NO IRRIGATION SYSTEM HAS BEEN PLANNED AT THIS TIME.
- FINISH GRADE SHALL BE 1" BELOW TOP OF ADJACENT CURBS, WALKS OR PAVED AREAS. GRADE ALL FINISH SURFACES SMOOTH AND EVEN, AND 6" BELOW FINISH FLOOR ELEVATION OF BUILDINGS.
- DECORATIVE ROCK AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER, OR OTHER IMPURITIES. POLLUTION CAUSED BY GASOLINE, PLASTER, OIL, OR OTHER SUCH MATERIALS SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN SOIL.
- PROVIDE WEED BARRIER BELOW DECORATIVE ROCK.
- DECORATIVE ROCK SHALL HAVE A MIN. DEPTH OF 3".

**LANDSCAPE MATERIAL**

	SIZE	COND	QTY
DEC RCK	1"	-	13,000 S.F.



**WASATCH CIVIL**  
CONSULTING ENGINEERING  
1190 DEPOT DRIVE, SUITE 228, OGDEN, UT 84404  
(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.

DESIGNED C.S. DATE JUNE 6, 2024  
DRAWN C.S. SCALE: 1"=20'  
CHECKED J.D.B.

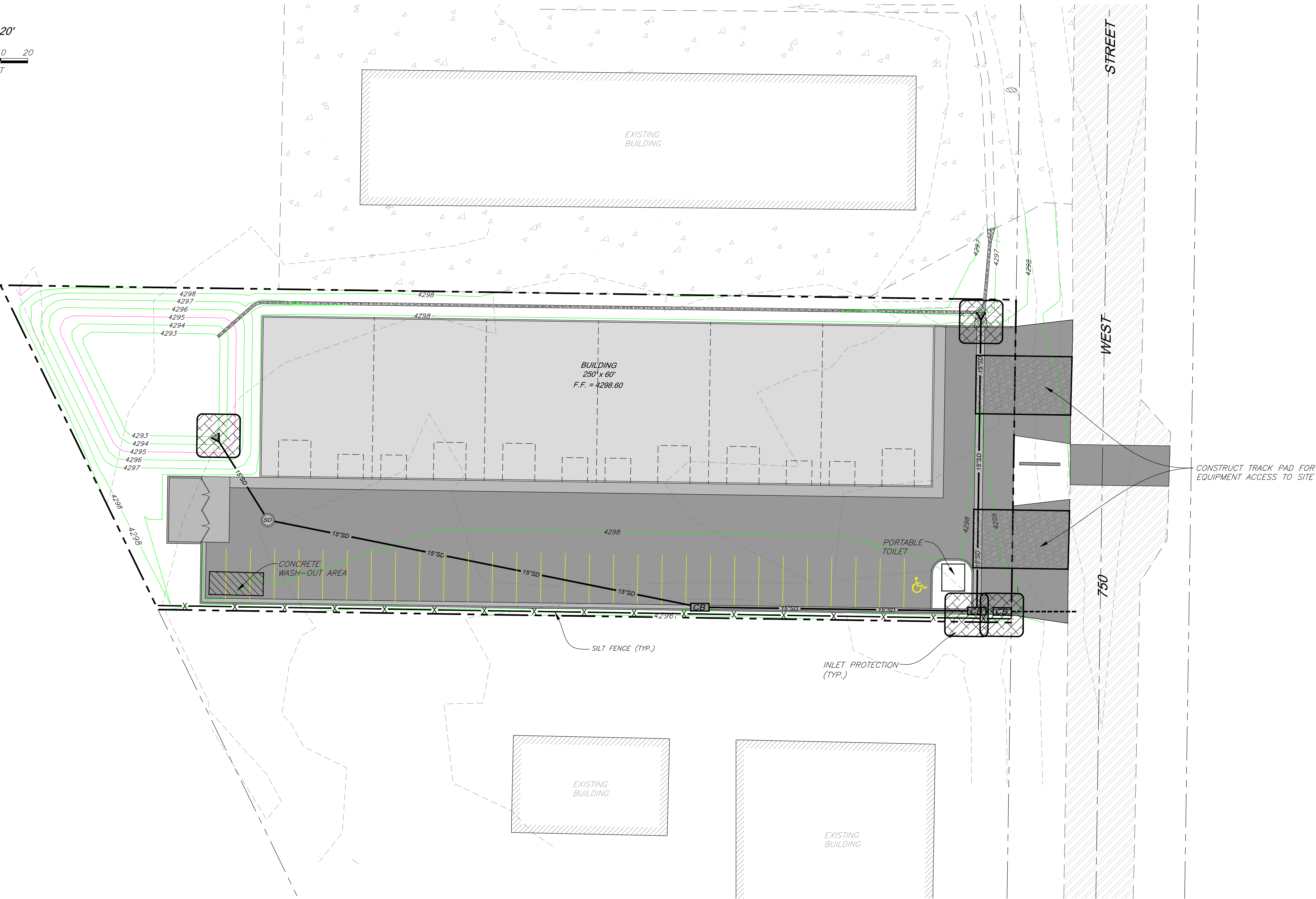
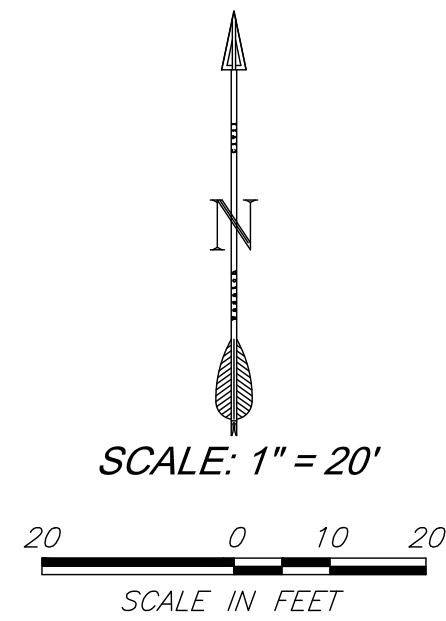
**SANO DEVELOPMENT**  
CORY CAMPBELL  
420 W. 2ND STREET  
OGDEN, UT 84404

HARRISVILLE FLEX SPACE  
**LANDSCAPING PLAN**

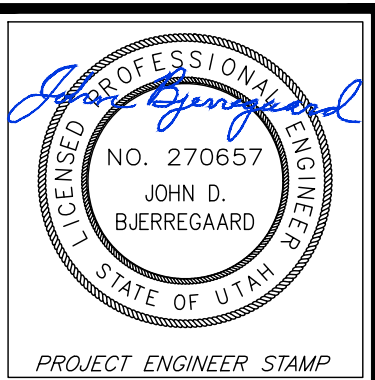
SHEET:  
**5**  
OF 6 SHEETS



EROSION AND SEDIMENT CONTROL NOTES:  
1. THE CONTRACTOR IS REQUIRED TO DEVELOP A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT FULLY COMPLIES WITH HARRISVILLE CITY AND UTAH DIVISION OF WATER QUALITY REQUIREMENTS. THE EROSION AND SEDIMENT CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN PREPARING THE SWPPP, BUT IT DOES NOT FULLY SATISFY SWPPP REQUIREMENTS. THE SWPPP MUST BE PREPARED BY A QUALIFIED INDIVIDUAL.  
2. THE CONTRACTOR MUST SUBMIT A COMPLETE SWPPP TO HARRISVILLE CITY FOR REVIEW AND APPROVAL.  
3. THE CONTRACTOR IS REQUIRED TO OBTAIN A STORMWATER CONSTRUCTION ACTIVITIES PERMIT THROUGH THE UTAH DIVISION OF WATER QUALITY.  
4. HARRISVILLE CITY STORM WATER SYSTEM IS THE RECEIVING WATER FOR SITE RUNOFF.  
5. SITE CHARACTERISTICS:  
TYPE OF WORK - INDUSTRIAL DEVELOPEMENT (THIS PHASE)  
SITE AREA = 0.96 ACRES (INCLUDES FUTURE BUILDINGS AND PARKING)  
DISTURBED AREA = 0.96 ACRES ESTIMATED (THIS PHASE OF PROJECT)  
RECEIVING WATER - HARRISVILLE CITY STORM DRAIN, WEBER COUNTY STORM DRAIN AND EVENTUALLY THE GREAT SALT LAKE.



A:\05-MISC\LEI\3 CONSTRUCTION\CAD\BASE-DRAWINGS\BASE-5.DWG 6/6/2025 2:50:58 PM



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(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.

DESIGNED	C.S.	DATE	JUNE 6, 2024
DRAWN	C.S.	SCALE:	1"=20'
CHECKED	J.D.B.		

**SANO DEVELOPMENT**  
CORY CAMPBELL  
420 W. 2ND STREET  
OGDEN, UT 84404

HARRISVILLE FLEX SPACE

**EROSION CONTROL PLAN**



**Conditional Use Permit (Residential Zones) : Entry # 142****Date**

05/30/2025

**Name**

Alison Stofferahn

**Phone**

8016485191

**Email**[stoffalison18@gmail.com](mailto:stoffalison18@gmail.com)**Applicants Address**

2249 N 650 W  
Ogden, utah 84414  
[Map It](#)

**Property Owner's Name**

Alison Stofferahn

**Harrisville Property Address**

2249 N 650 W

**Present Zoning of Property**

R10

**List any conditional uses previously granted for this property and the date they were approved**

Unknown

**Please describe the proposed conditional use or uses for the property**

Daycare (16) kids

**Applicant's Signature****Property Owner Signature and Authorization (If you are not the property owner, please upload a signed letter from the property owner giving authorization to process this conditional use permit with Harrisville City)****Detailed location, Site, and/or Building Plan**

- [file\\_000000009a1461f7972fcad220eac84d.png](#)

**Businesses Information****Company Name**

Sister's &amp; Sunshine Daycare

**Payment Information****Confirmation Email Address**[stoffalison18@gmail.com](mailto:stoffalison18@gmail.com)**Notes****Admin Notification (ID: 679bd95a7a366)**

added May 30, 2025 at 1:15 pm

WordPress successfully passed the notification email to the sending server.



**DROP-OFF  
/PICK-UP**

**TIMSCT  
6:30-8:00**

A 6.30-6.45

A 3:00-3:30

B 6:45-7:00

B 3:30-4:00

C 7:00-7:15

C 4:00-4:30

D 7:15-8:00

D 4:30-5:30

**DROP-OFF/  
PICK-UP**

**NO  
PARKING**

**DROP-OFF/PICK-UP**

**DROP-OFF**