



# HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

## CITY COUNCIL MEETING 363 West Independence Blvd October 25, 2016

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Jeffery Pearce  
Gary Robinson  
Jennifer Jensen  
Ruth Pearce  
Austin Tracy

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

**7:00 P.M. CITY COUNCIL MEETING**  
**Presiding: Mayor Bruce Richins**  
**Mayor Pro Tem: Jeff Pearce**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Council Member Austin Tracy]
3. **CONSENT ITEMS**
  - a. Approve the minutes of September 27, 2016 as presented.
4. **BUSINESS ITEMS**
  - a. Discussion/possible action to grant Final Approval for Thoroughbred Crossing, a 23-lot subdivision located East of Thoroughbred Meadows including access on Larsen Lane.
  - b. Discussion/possible action to award Harrisville General Plan Update to Rural Community Consultants. [Bill Morris]
  - c. Discussion/possible action to approve Recreation Compound Fence. [Bryan Fife]
5. **PUBLIC COMMENTS - (3 minute maximum)**
6. **MAYOR/COUNCIL FOLLOW-UP:**
7. **CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-204 & §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).
8. **ADJOURN**

DATE POSTED: Oct. 24, 2016

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was faxed to the Ogden Standard Examiner, Weber County Library, and neighboring cities. The agenda was also posted at the following locations: City hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com) and the State Public Meeting Notice website at <http://pmn.utah.gov>.

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING**  
Tuesday, September 27, 2016 – 7:00 p.m.  
Council Chambers  
363 West Independence Blvd  
Harrisville, Utah 84404

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**Present:** Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Jennifer Jensen, Council Member Ruth Pearce, Council Member Austin Tracy.

**Staff:** Bill Morris, City Administrator, Jennie Knight, City Recorder, Bryan Fife, Recreation Director, Rick Hill, Bailiff.

**Visitors:** Aspen Teuscher, Mike Murtha, Mary Beus, Joan Dailey, Myles Wanczyk, Jaken Satterthwaite, Nathan Averill, Eleanor Jensen.

**7:00 P.M. CITY COUNCIL MEETING**

**1. Call to Order.**

Mayor Richins called the meeting to order and welcomed all visitors.

**2. Opening Ceremony.**

Council Member Ruth Pearce led the pledge of allegiance and conducted the opening ceremony.

**3. Consent Items.**

- a. Approve the minutes of September 13, 2016 as presented.

**MOTION: Council Member J. Pearce motioned to approve the minutes of September 13, 2016. Council Member Robinson seconded the motion. All Council Members voted aye. Motion passed.**

**4. Business Items.**

- a. **PUBLIC HEARING- Discussion/possible action on Harrisville City Ordinance 482; Compensation Schedule Amended.**

**MOTION: Council Member R. Pearce motioned to open a public hearing to discuss Harrisville City Ordinance 482; Compensation Schedule Amended. Council Member Robinson seconded the motion. All Council Members voted aye. Motion passed.**

No public comments were offered.

**MOTION: Council Member Jensen motioned to close the public hearing. Council Member R. Pearce seconded the motion. All Council Members voted aye. Motion passed.**

Mayor Richins explained this ordinance includes the changes that were discussed at the previous meeting. He said there was a question about Council Members who may have served in the past and whether they are to be compensated for their previous service. The new ordinance clarifies service is consecutive years, \$50 per year for Council and \$250 per year for Mayor to be implemented on January 1. The original ordinance was adopted 5 or 6 years ago.

**MOTION: Council Member R. Pearce motioned to approve Harrisville City Ordinance 482; Compensation Schedule Amended. Council Member Jensen seconded the motions. A Roll Call vote was taken.**

<b>Council Member Tracy</b>	<b>Yes</b>
<b>Council Member R. Pearce</b>	<b>Yes</b>
<b>Council Member Jensen</b>	<b>Yes</b>
<b>Council Member Robinson</b>	<b>Yes</b>
<b>Council Member J. Pearce</b>	<b>Yes</b>

**Motion passed 5-0.**

**b. Discussion/possible action to approve Harrisville City Ordinance 481; Animal Shelter Use.**

Bill Morris explained this ordinance comes from the planning commission with a negative recommendation due to a split vote. He said when Mike Murtha was serving on Council he was interested in providing an animal shelter to help control costs. This ordinance is to allow for an animal shelter to be built within the city limits. One concern Planning Commission had was the proliferation of animal shelters all over the cities along with other issues such as noise and obnoxious odors. The commissioners did not table this discussion but rather sent this through to Council with a negative recommendation.

Bill Morris explained there is new language in italics that has been added to show the changes to address some of these issues. This will be listed as a conditional use so additional regulations can be implemented when considering approval at a later date. He reviewed other items to be considered such as: only one animal shelter per 10,000 residents, the shelter must be in an A-1 zone, setback requirements and other conditions that can be imposed onto an animal shelter.

Bill Morris clarified any allowed animal shelter would be primarily domestic animals or household pets. Eventually the Weber County Animal Shelter would not be used by the city once a shelter is established in the community. Council Member Jensen pointed out this would be a private shelter. Council Member J. Pearce asked how long the Weber County contract is in place. Bill Morris said he believes that is a 20 year contract.

Council Member Robinson asked if the shelter would handle animal licensing. Bill Morris said licensing could be done by the city or contracted with a new facility. This hasn't

been decided because there hasn't been an ordinance that allows a shelter before. He said the next stage is a site plan, conditional use, and then a contract with the private provider where the shelter would be located.

Council Member Robinson asked where roosters are allowed. Mayor and Council gave a short discussion on animals and zoning.

**MOTION: Council Member Jensen motioned to adopt Harrisville City Ordinance 481; Animal Shelter Use including the italicized changes. Council Member Tracy seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Tracy</b>	<b>Yes</b>
<b>Council Member R. Pearce</b>	<b>Yes</b>
<b>Council Member Jensen</b>	<b>Yes</b>
<b>Council Member Robinson</b>	<b>Yes</b>
<b>Council Member J. Pearce</b>	<b>Yes</b>

**Motion passed 5-0.**

**a. Parks and Recreation Discussion; Compound wall.**

Bryan Fife explained the bids came back very high on the compound wall. This is the fencing that was going to be installed at the Parks building but was more of a block wall. Money was included in the budget for a specific amount to come out of park impact fees which he believes has a healthy balance. Mayor Richins agreed the park impact fee account is healthy with over \$300,000. Some of these fees need to be spent shortly. Bryan Fife explained he was guessing as to what type of fencing the Council will recommend. Council Member J. Pearce asked how much parking will be lost. Bryan Fife clarified no parking will be eliminated. This is just to fence the existing area around the Parks building. Council Member Jensen commented this is a complete safety issue. Mayor Richins asked Bryan Fife to give a quick review of the project.

Bryan Fife explained during the splash pad season people use the parking area out by Hwy 89 and they walk through the blocked off area around the Park building to access the splash pad. Although this area is paint stripped to keep people out they still walk through the area which is a concern because they are constantly moving heavy equipment in and out of this area while working on the parks. Recently he had a runner come right through the area. He is asking for Council recommendation on how to address this issue. Bill Morris recommended installing an island in front with curbing and a vinyl fence back towards the complex. The curbing would serve as a barrier from people running into the fence with their vehicles.

Bryan Fife said the bid he received was \$22,000 just for the block wall. There would be minimal savings on the project if they did some of their own work. He also pointed out the line of sight decreases through the area and would not be as aesthetically appealing if fenced rather than with a wall. Also the equipment might be visible from the highway with just fencing because of the decrease.

Council Member Jensen suggested tabling the discussion to have Bryan Fife get some bids with different options.

Council Member R. Pearce asked about steel or ornamental fencing. Bryan Fife explained he hesitates to use anything that is transparent because of the value of the equipment being stored. He would like to install something that will protect the assets of the city. Mayor Richins said he would like the fencing to be aesthetically appealing. He also reminded Council this can be taken out of park impact fees. Council Member J. Pearce asked for a site plan. Council Member Robinson said the League of Cities and Towns does not recommend making budget adjustments during the year, but rather plan for the next budget season. Mayor Richins said this is not necessarily a budget adjustment. Bryan Fife said there is already \$30,000 set aside for this project.

#### **b. Heritage Days and Community Events Discussion.**

Bill Morris explained the proposal Council received last month on this issue has been rewritten. More items have been added to the community events portion. He would like to see continuity for these activities so they are listed in chronological order. The Easter Egg Hunt will still be run by the Youth City Council. Each event has an itemized to do list. Council can feel free to make any changes to this draft. This also does not include a comprehensive list of all the events. He also wanted to include senior services because we have a large senior community. He would like to reach out and rebuild this through the community. There is also the possibility of doing programs for veterans. He suggested Council make notes and bring in comments over the next few weeks. Council Member Jensen said she has some concerns with the proposal. She asked if Bryan Fife has experience running an entire event. She acknowledged she was not qualified to do that herself, and she was not being paid. She said her concern is with cutting into time for recreation for these types of events. This all takes place during the summer months when he is already busy. Bryan Fife clarified he has balanced ideas from Council with the time effort and money spent to make the best use of city funds. Council Member Jensen said this is a huge commitment. Bryan Fife said yes, a year long event. Council Member Jensen again expressed concern with the amount of time he would have to commit during the summer. Bryan Fife said a lot of planning will happen during the year and he doesn't see this being an issue during the summer. Council Member R. Pearce asked if Heritage Days could be moved away from the first Saturday in August due to the conflict with Roy Days. She suggested changing this to the 3<sup>rd</sup> Saturday in August. Mayor and Council gave discussion about concerns with back to school conflicts. Council Member Jensen said the date can be discussed in the future.

Bill Morris said the question at hand is whether to have staff run these events in the future. He suggested including a closed executive session at the next meeting. Council Member Jensen expressed concern if an employee leaves the city. Bill Morris pointed out this would be included in the new employees job description.

Mayor and Council gave a short discussion on the movie in the park program. The Mayor expressed his appreciation to the North Valley Church that sponsors this event. Mayor and Council agreed to future discussion of this item.

#### **5. Public Comments - (3 minute maximum)**

Mike Murtha, 2550 N. 600 W., thanked council for passing the ordinance allowing animal control shelters. He said this was a test of the council tonight. He is currently

working with influential folks who are watching Weber and Box Elder Counties looking for opportunities to bring in jobs. He appreciates Council taking time to look at some points with the allowance of the animal control shelter. Planning Commission had a concern with the number of animals that would go through a shelter and the numbers reflect that 96% of animals that came through current shelters were returned to their owners within 24 hours. Any concerns with noise can be met with the engineering of the building. Residents also expressed concern with declining property values. He said being a licensed realtor letting the property stand as is would devalue their properties more.

Mr. Murtha also gave an introduction to his involvement with SCORE. He was recently approached by a glass manufacturing business out of Shanghai who would like to open in Weber County or Box Elder County. The first thought he had was somewhere in Harrisville. He would like to help bring opportunities to Harrisville. He would summarize the requirements for an area to develop and feels it's time to develop some of these areas in Harrisville.

Mayor Richins pointed out the area proposed for the shelter is a blighted area. No commercial development will want to come in with blighted areas throughout the city. Mr. Murtha volunteered his willingness to write some guidelines for this type of development.

#### **6. Mayor/Council Follow-Up:**

Mayor Richins wanted to draw the attention of Council to the end of 2016 Fiscal year numbers. We were in the black by \$55,000 at the end of the year in June.

Mayor Richins asked for any feedback from the recently attended league conference. Council Member Jensen said she enjoyed the transportation presentation. They recommended cities paint stripe roads to close gaps to decrease speeding; the wider the roads, the higher the increase in speed. She suggested installing cross walks at the stop signs so people are more likely to stop. 1550 West if bad and asked if the city could paint line to make this more pedestrian friendly.

Council Member Robinson said Greg Montgomery brought up the speed issue during the Larsen Lane discussion; regarding street width and the effect on speeding.

Council Member Robinson asked if comp time is written in the policy manual. He suggested having a written policy rather than having a supervisor track the hours. This will tighten up on the regulations on comp time and when it can be taken. He also mentioned the league discouraged mid-year budget adjustments. Mayor Richins pointed out he can't remember a time the city has made a mid-year budget adjustment.

Council Member R. Pearce said the class on conditional use was very good. They pointed out conditional use is not a yes or no question; this is determining the conditions on an already allowed use. She feels some of the planning commissioners may think they get to choose whether to allow the use. She suggested getting the information from the training to our current planning commissioners. Mayor Richins said the league offers a Planning Commission 101 class.

Council Member Robinson reviewed some good budget practices.

Council Member Tracy said the social media class had good information on how to preprogram posts to Facebook. Allowing users to program everything at one time and have things release during the week.

Council Member Jensen expressed her interest in having business license applications available online to be more business friendly. Mayor Richins explained Council will be having a presentation given on iWorQ in the near future. This program will implement electronic submissions for building permits. The company also has a business license module. The building permit portion will be paid for by incorporating the cost into building permits.

Council Member Robinson asked if Council Members could take turns addressing residents through monthly newsletter articles to help keep citizens informed. Mayor Richins asked if Council Member Robinson would volunteer to be first. This would help improve communication with the public.

**7. Adjourn.**

Mayor Richins declared the meeting adjourned at 8:02pm.

**ATTEST:**

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**BRUCE RICHINS**  
Mayor

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**JENNIE KNIGHT**  
City Recorder  
Approved this 25<sup>th</sup> of October, 2016



CONSULTING ENGINEERS

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**MEMORANDUM**

To: Harrisville City Mayor and City Council

From: Matthew Robertson, P.E. – City Engineer 

CC: Sean Lambert, Public Works Director  
Bill Morris, City Administrator  
Jennie Knight, City Recorder  
Chase Freebairn, Ivory Development

**RE: THOROUGHbred CROSSING SUBDIVISION – FINAL REVIEW**

Date: October 24, 2016

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Our office has completed a review of the October 1, 2016 submittal of the final plat and improvement plans for the Thoroughbred Crossing Subdivision. We have found the plans to be in conformance with applicable city standards and all of the previous comments and recommendations from our office have now been fully addressed. We therefore recommend granting final subdivision approval.

**Final Approval Processing Items:**

1. A final complete set of PDF improvement plans must be stamped, signed, and dated by the developer's engineer and submitted to our office. We will then prepare a PDF of the improvement plans containing our City Engineer Approval stamp. These are the only approved drawings to be used during construction.

We also request an electronic copy, compatible with AutoCAD, of the plat and construction drawings for the purpose of updating the city base map and utility maps.

2. Our office has reviewed the requested Engineer's Cost Estimate and sent comments back to the Engineer for revision. Once approved, this estimate will form the basis for the developer's agreement and the associated construction guarantee.

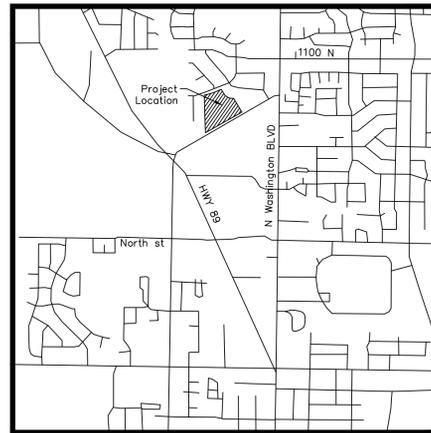
On the estimate, there are improvements along Larsen Lane that are to be paid for by the developer but will be installed at a later date by the City with the Larsen Lane Widening Project. We recommend that these improvements be paid for now by the developer based off of the estimated costs instead of setting up a deferral agreement.

3. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements. The storm water SWPPP shall be prepared and approved and the NOI filed with the State before the meeting is held.

If you have any questions please feel free to contact me.

# THOROUGHBRED CROSSING

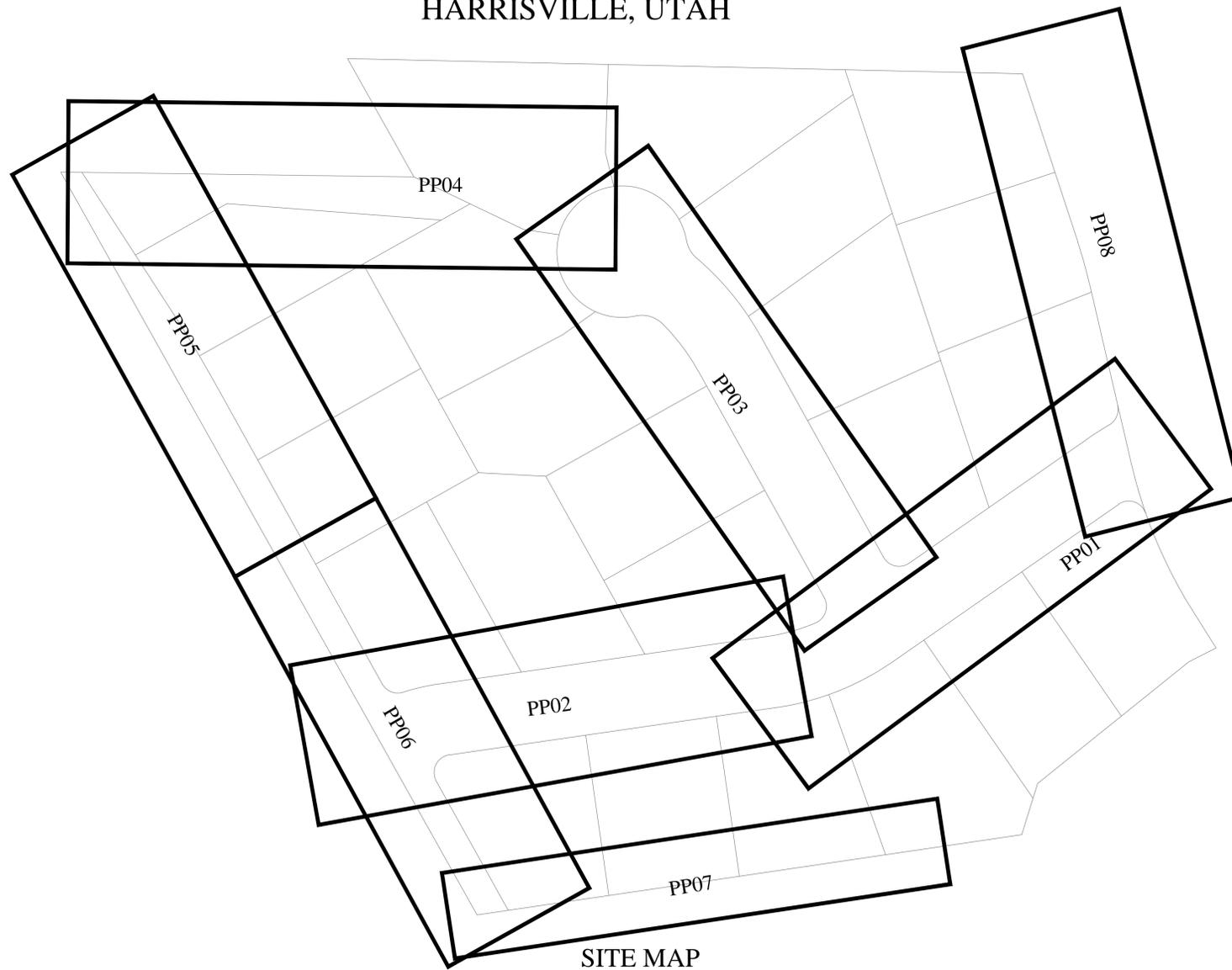
PREPARED FOR:  
**IVORY HOMES**  
 LOCATED IN:  
**HARRISVILLE, UTAH**



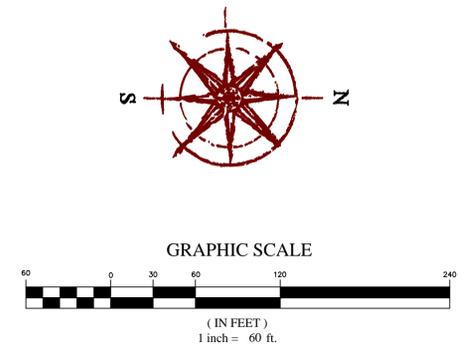
**VICINITY MAP**  
 N.T.S.

### Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	WAHLEN WAY
PP02	WAHLEN WAY
PP03	WAHLEN CIRCLE
PP04	STORM DRAIN OUTFALL
PP05	LARSEN LANE
PP06	LARSEN LANE
PP07	EAST IRRIGATION LINE
PP08	BERKLEY STREET



**SITE MAP**



### GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
  - ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL CONSTRUCTION SHALL ADHERE TO HARRISVILLE CITY AND BONA VISTA WATER IMPROVEMENT DISTRICT AND PINEVIEW SECONDARY WATER STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

### NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

### ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

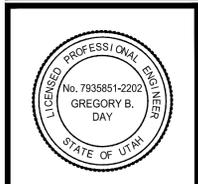
### CONTACTS

<b>ENGINEER &amp; SURVEYOR</b> FOCUS ENGINEERING & SURVEYING 32 W CENTER STREET MIDVALE, UTAH 84047 (801) 352-0075 CONTACT: GREGORY DAY	<b>CITY</b> HARRISVILLE CITY 363 INDEPENDENCE BLVD HARRISVILLE, UTAH 84404 (801) 782-9648 CONTACT: SHANNA EDWARDS
<b>OWNER/DEVELOPER</b> IVORY HOMES 978 WOODOAK LANE SALT LAKE CITY, UTAH 84117 (801) 386-6708 CONTACT: CHASE FREEBAIRN	<b>SECONDARY WATER</b> PINEVIEW WATER 471 W 2ND STREET OGDEN, UTAH 84404 (801) 621-6555
<b>CULINARY WATER</b> BONA VISTA WATER 2020 W 1300 N OGDEN, UTAH 84404 (801) 621-0474 CONTACT: JERRY ALLEN	

BENCHMARK	
WEBER COUNTY BENCHMARK WC-25	
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DATUM: NGVD29	

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 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusutah.com



## THOROUGHBRED CROSSING HARRISVILLE, UTAH COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

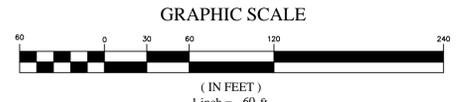
**COVER SHEET**

Scale: 1"=60'  
 Date: 09/26/16  
 Sheet: C1

Drawn: MHW  
 Job #: 16-007

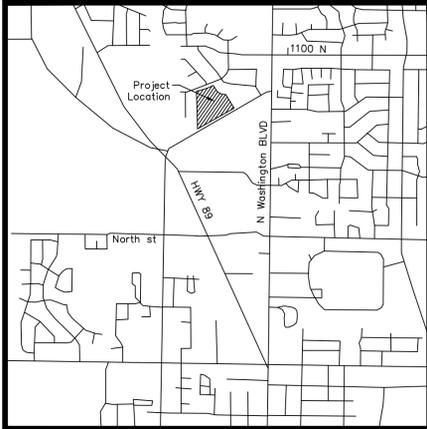
# THOROUGHbred CROSSING SUBDIVISION

LOCATED IN THE NE $\frac{1}{4}$  OF SECTION 8, T6N, R1W, SLB&M  
HARRISVILLE, UTAH

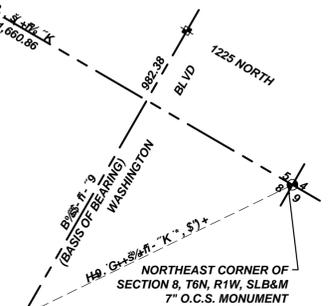
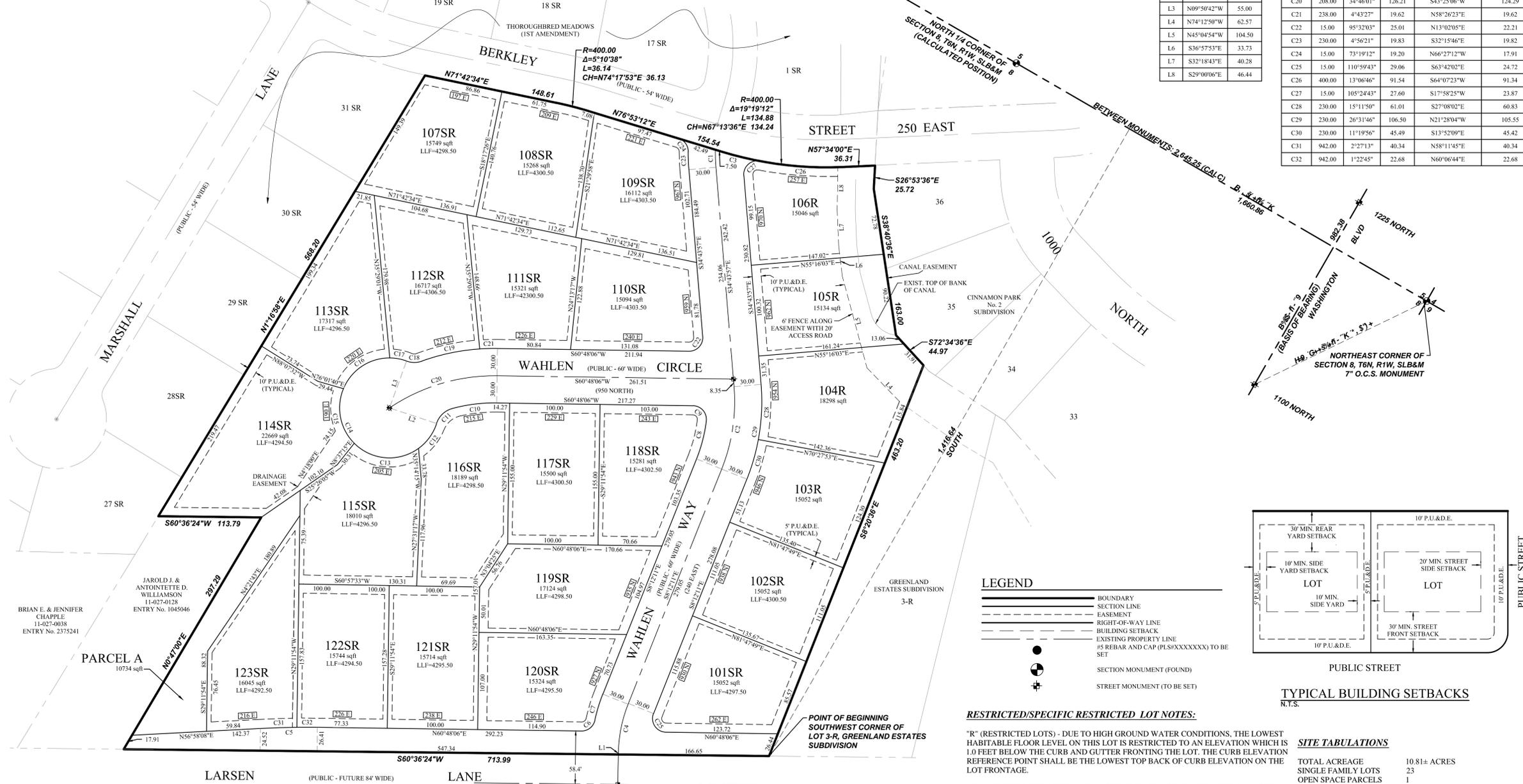


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	5°33'41"	19.41	S31°57'06"E	19.41
C2	200.00	26°31'46"	92.60	N21°28'04"W	91.78
C3	400.00	6°12'26"	43.33	N73°46'59"E	43.31
C4	150.00	20°34'49"	53.88	S18°29'35"E	53.59
C5	942.00	3°49'58"	63.02	S58°53'07"W	63.00
C6	15.00	78°36'15"	20.58	N21°29'59"E	19.00
C7	180.00	9°35'58"	30.16	N13°00'10"W	30.12
C8	170.00	14°33'01"	43.17	N15°28'41"W	43.06
C9	15.00	96°26'42"	25.25	N70°58'33"W	22.37
C10	178.00	16°01'29"	49.78	S52°47'22"W	49.62
C11	25.00	56°39'30"	24.72	S16°26'53"W	23.73
C12	55.00	36°05'52"	34.65	S06°10'04"W	34.08
C13	55.00	80°44'22"	77.50	S64°35'11"W	71.25
C14	55.00	272°02'10"	261.14	S55°51'47"E	76.39
C15	55.00	67°40'55"	64.97	N41°21'11"W	61.26
C16	55.00	67°48'02"	65.08	N26°32'17"E	61.35
C17	55.00	19°43'00"	18.93	N70°17'48"E	18.83
C18	25.00	39°51'07"	17.39	N60°13'45"E	17.04
C19	238.00	15°46'28"	65.53	N48°11'26"E	65.32
C20	208.00	34°46'01"	126.21	S43°25'06"W	124.29
C21	238.00	4°43'27"	19.62	N58°26'23"E	19.62
C22	15.00	95°32'03"	25.01	N13°02'05"E	22.21
C23	230.00	4°56'21"	19.83	S32°15'46"E	19.82
C24	15.00	73°19'12"	19.20	N66°27'12"W	17.91
C25	15.00	110°59'43"	29.06	S63°42'02"E	24.72
C26	400.00	13°06'46"	91.54	S64°07'23"W	91.34
C27	15.00	105°24'43"	27.60	S17°58'25"W	23.87
C28	230.00	15°11'50"	61.01	S27°08'02"E	60.83
C29	230.00	26°31'46"	106.50	N21°28'04"W	105.55
C30	230.00	11°19'56"	45.49	S13°52'09"E	45.42
C31	942.00	2°27'13"	40.34	N58°11'45"E	40.34
C32	942.00	1°22'45"	22.68	N60°06'44"E	22.68

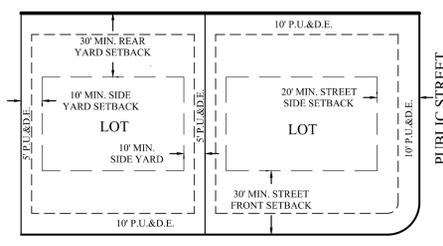
Line Table		
LINE	DIRECTION	LENGTH
L1	S28°47'00"E	2.83
L2	S78°07'08"W	55.00
L3	N09°50'42"W	55.00
L4	N74°12'59"W	62.57
L5	N45°04'54"W	104.50
L6	S36°57'53"E	33.73
L7	S32°18'43"E	40.28
L8	S29°00'06"E	46.44



VICINITY MAP



LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	#5 REBAR AND CAP (PLSXXXXXXXX) TO BE SET
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)



TYPICAL BUILDING SETBACKS  
N.T.S.

**RESTRICTED/SPECIFIC RESTRICTED LOT NOTES:**

"R" (RESTRICTED LOTS) - DUE TO HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS 1.0 FEET BELOW THE CURB AND GUTTER FRONTING THE LOT. THE CURB ELEVATION REFERENCE POINT SHALL BE THE LOWEST TOP BACK OF CURB ELEVATION ON THE LOT FRONTAGE.

**SITE TABULATIONS**

TOTAL ACREAGE	10.81± ACRES
SINGLE FAMILY LOTS	23
OPEN SPACE PARCELS	1

"SR" (SPECIFIC RESTRICTED LOT) - A DETAILED GROUND WATER STUDY HAS BEEN PREPARED AND APPROVED FOR THIS SUBDIVISION. DUE TO THE GROUND WATER CONDITIONS AT THIS SITE, THE LOWEST HABITABLE FLOOR ELEVATION FOR THE STRUCTURES LOCATED ON SPECIFIC RESTRICTED LOTS, "SR LOTS", ARE LIMITED TO THE FLOOR ELEVATIONS SHOWN ON THIS PLAT.

A GEOTECHNICAL STUDY HAS BEEN DONE FOR THIS PROPERTY AND IS AVAILABLE AT THE CITY OFFICES.

**SURVEYOR'S CERTIFICATE**

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 172675

**BOUNDARY DESCRIPTION**

A portion of the NE $\frac{1}{4}$  of Section 8, Township 6 North, Range 1 West, Salt Lake Base & Meridian, located in Harrisville, Utah, more particularly described as follows:  
Beginning at a point on the northerly line of Larsen Lane at the southwest corner of Lot 3-R, GREENLAND ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Weber County Recorder, located N88°47'18"W along the Section line 1,660.86 feet and South 1,416.64 feet from the Northeast Corner of Section 8, T6N, R1W, SLB&M; thence S60°36'24"W (record: S60°36'00"W) along the north line of Larsen Lane 713.99 feet; thence N0°47'00"E 297.29 feet; thence S60°36'24"W 113.79 feet to the easterly line of THOROUGHbred MEADOWS Subdivision (1st Amendment), as constructed and according to the Official Plat thereof on file in the Office of the Weber County Recorder; thence along said plat the following 6 (six) courses and distances: N1°16'58"E 568.20 feet; thence N71°42'34"E 148.61 feet; thence along the arc of a 400.00 foot radius curve to the right 36.14 feet through a central angle of 5°10'38" (chord: N74°17'53"E 36.13 feet); thence N76°53'12"E 154.54 feet; thence along the arc of a 400.00 foot radius curve to the left 134.88 feet through a central angle of 19°19'12" (chord: N67°13'36"E 134.24 feet); thence N57°34'00"E 36.31 feet to the westerly line of CINNAMON PARK Subdivision No. 2, according to the Official Plat thereof on file in the Office of the Weber County Recorder; thence along said plat the following 3 (three) courses and distances: S26°53'36"E (record: S27°13'E) 25.72 feet; thence S38°40'36"E (record: S39°E) 163.00 feet; thence S72°34'36"E (record: S72°54'E) 44.97 feet to the northwest corner of GREENLAND ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Weber County Recorder; thence S8°20'36"E (record: S8°21'00"E) along said boundary 463.20 feet to the point of beginning.

Contains: 10.81±/- acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS

**THOROUGHbred CROSSING SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. PARCEL A IS HEREBY DEDICATED TO HARRISVILLE CITY FOR THE USE OF A STORM WATER DETENTION POND.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET  
HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

IVORY DEVELOPMENT, L.L.C.  
BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, L.L.C. A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_  
PRINTED FULL NAME OF NOTARY

**THOROUGHbred CROSSING SUBDIVISION**

LOCATED IN THE NE $\frac{1}{4}$  OF SECTION 8, T6N, R1W, SLB&M

**WEBER COUNTY RECORDER**

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

BY: \_\_\_\_\_ CITY RECORDER  
DEPUTY

PLAT PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 553-0075  
www.focusllc.com

PREPARED FOR  
**IVORY DEVELOPMENT L.L.C.**  
978 WOODOAK LANE  
MURRAY, UTAH

**GENERAL NOTES**  
1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS.  
2. NAIL/PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.  
3. (LOT #)R INDICATE RESTRICTED LOTS.  
4. PARCEL A IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY HARRISVILLE CITY AS A DRAINAGE EASEMENT.  
5. P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT.  
6. STREET MONUMENT TO BE SET.

**HARRISVILLE CITY ATTORNEY**  
I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Harrisville City of the foregoing plat and dedications have been complied with. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**HARRISVILLE CITY COUNCIL**  
This is to certify that this plat and dedication of this plat was duly approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**HARRISVILLE CITY PLANNING COMMISSION**  
Approved by the Harrisville City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**HARRISVILLE CITY ENGINEER**  
This plat was approved by the Harrisville City Engineer for Harrisville City this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_  
Mayor  
Attest: \_\_\_\_\_  
Chairman

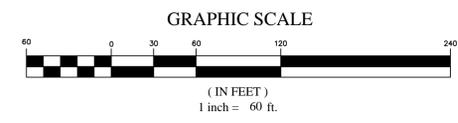


**THOROUGHBRED CROSSING**  
HARRISVILLE, UTAH  
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN	
Scale: 1"=60'	Drawn: MHW
Date: 09/26/16	Job #: 16-007
Sheet:	C3

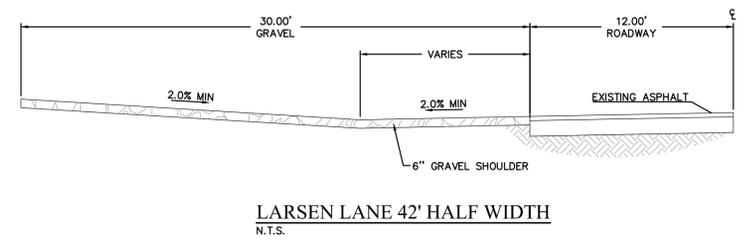
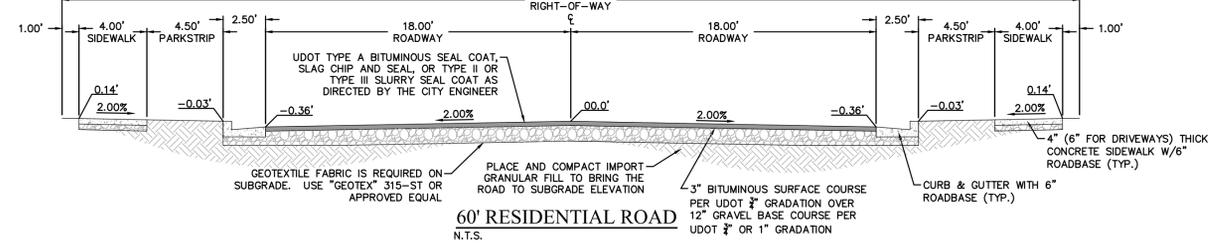
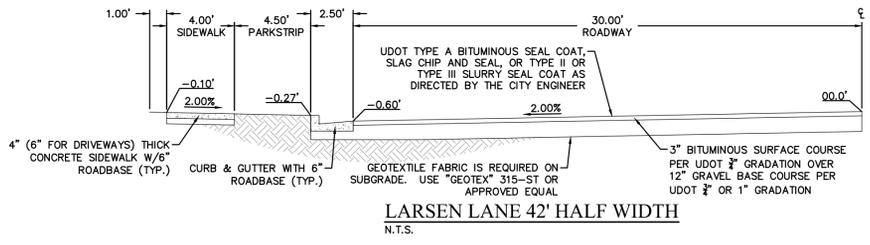
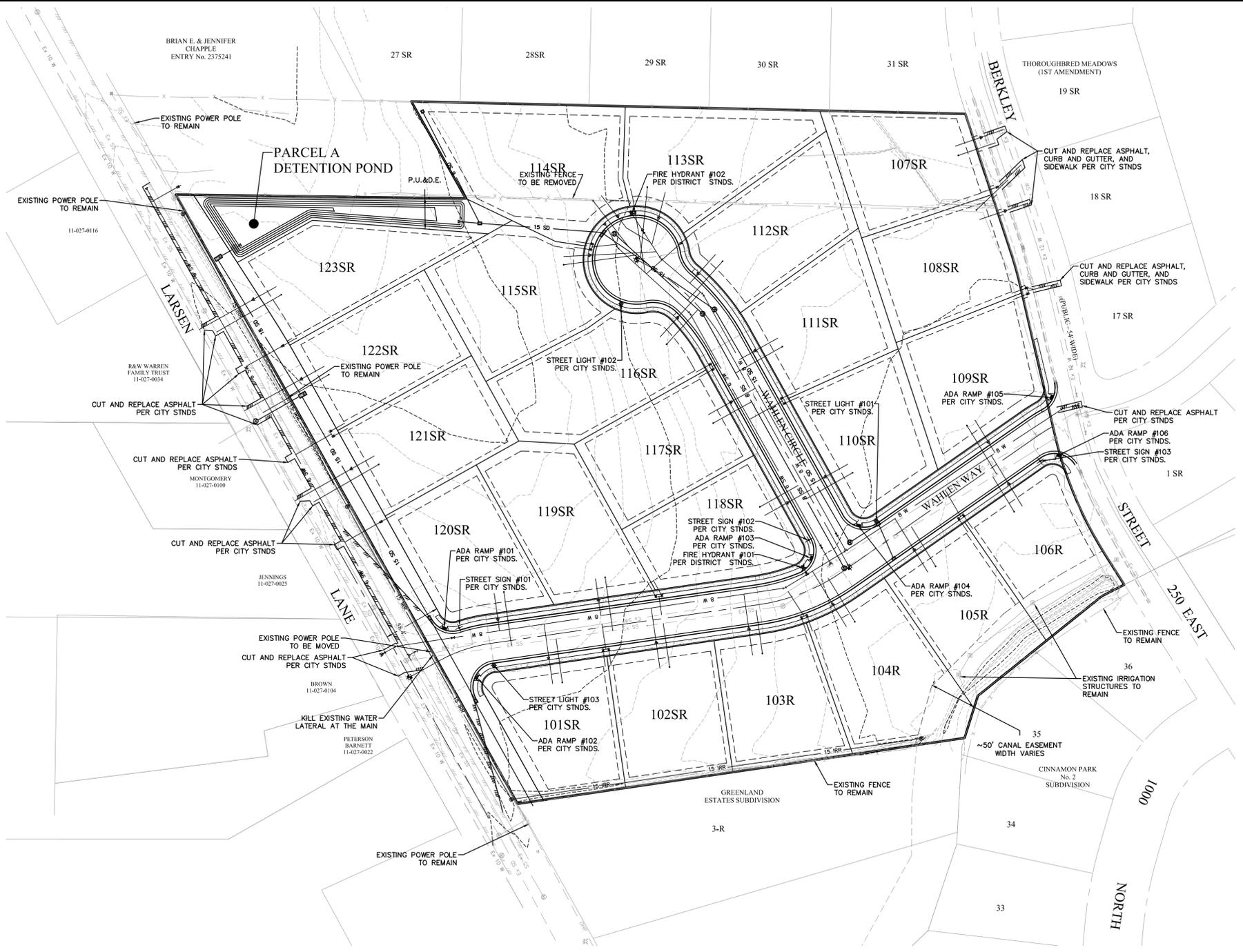
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IT'S THE LAW  
(TOLL-FREE)  
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208-2100  
(SALT LAKE METRO)  
**Blue Stakes of Utah**  
UTILITY NOTIFICATION CENTER, INC.  
205 WEST 700 SOUTH, SUITE 101  
SALT LAKE CITY, UTAH 84101



**LEGEND**

--- (Solid)	BOUNDARY
--- (Dashed)	ROW
--- (Dotted)	CENTERLINE
--- (Dash-dot)	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. OVER HEAD POWER
CHP	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
IRRIGATION MANHOLE	IRRIGATION MANHOLE
VALVE, TEE & BEND	VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. POWER POLE	EXIST. POWER POLE
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION

**IRRIGATION NOTE:**  
ALL IRRIGATION LINES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THE IRRIGATION COMPANY.



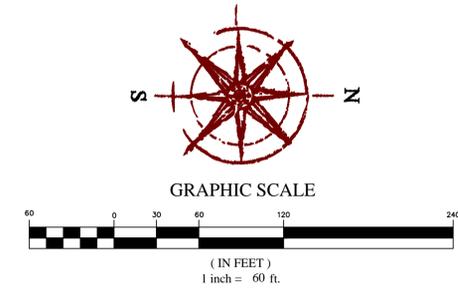
2...2016\16-007\Draw\Harrisville\Design\16-007\Draw\Sheets\Final\C3 - SITE PLAN.dwg



**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
GRADING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING PLAN	
Scale:	Drawn:
1"=60'	MHW
Date:	Job #:
09/26/16	16-007
Sheet:	C4



**Detention Pond**

Project: Harrisville - Ivory  
Location: Harrisville, Utah  
Date: 9/26/2016  
Calculated By: Mathew Wangsgaard, Staff Engineer

**25-Year Detention Sizing**

**Design Criteria**  
Intensity Table: Per NOAA Atlas 14  
Return Period: 25 year  
Allowable Discharge: 0.10 cfs/acre Per Harrisville Standards

**Allowable Discharges**  
Storm Drain Discharge: 1.08 cfs  
Other Discharge: 0.00 cfs  
Total Discharge: 1.081 cfs  
Source:

**Weighted "C" Value**

Surface Type	Area (sf)	"C" Value	C*A
Building	42,000	0.85	35,700
Drives	10,080	0.80	8,064
Roadway and Sidewalk	82,536	0.90	74,282
Landscape	336,482	0.15	50,472
Totals	471,098		168,519
Weighted "C" Value		0.36	

**Drainage Calculations**

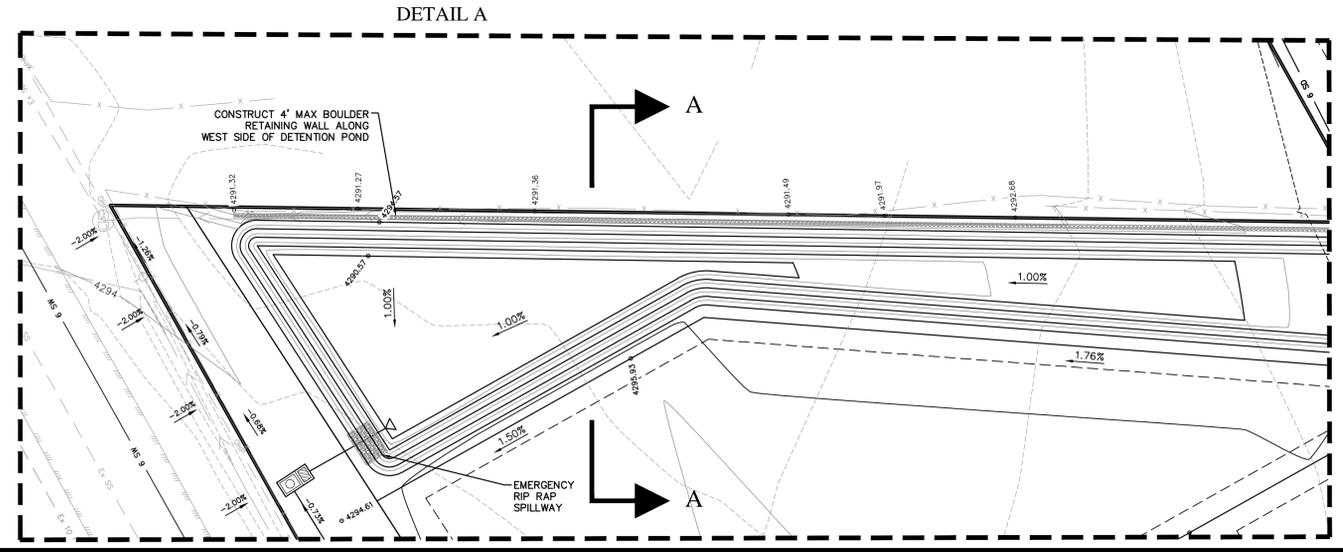
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	2.92	0.36	10.81	11.29	10,162	1.08	973	9,189
30.0	1.97	0.36	10.81	7.62	13,712	1.08	1,947	11,765
60.0	1.22	0.36	10.81	4.72	16,983	1.08	3,893	13,090
120.0	0.70	0.36	10.81	2.71	19,489	1.08	7,787	11,702
180.0	0.49	0.36	10.81	1.89	20,464	1.08	11,680	8,783
360.0	0.30	0.36	10.81	1.16	25,057	1.08	23,360	1,697
720.0	0.19	0.36	10.81	0.73	31,739	1.08	46,720	-14,981
1440.0	0.11	0.36	10.81	0.43	36,751	1.08	93,441	-56,690

**Detention Basin Design**  
Storage Requirement: 13,090 cf  
Allowable Depth: 3.0 ft  
Detention Pond Volume: 13,257 cf  
Pipe Volume: 0 cf  
Total Storage: 13,257  
DETECTION ADEQUATE

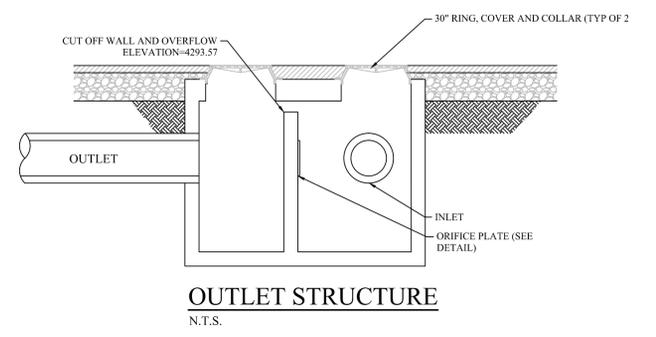
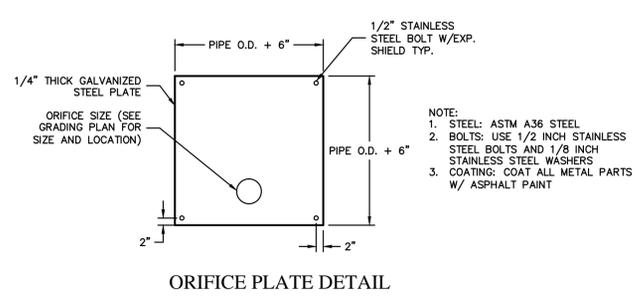
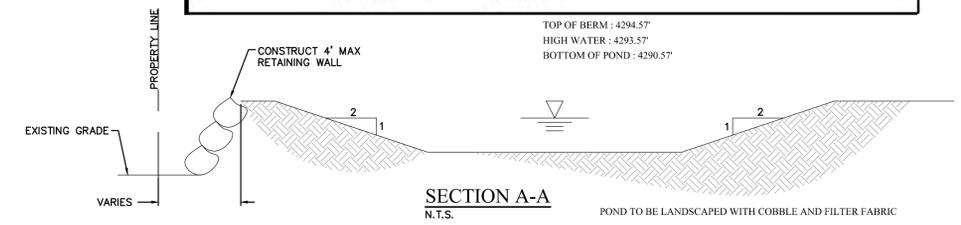
**Orifice Design**  
Restriction Rate: 0.10 CFS/ACRE  
Allowable Outfall Rate Q (cfs): 1.08  
Orifice Sizing: h = 5.18 ft, C = 0.6, A = 0.099 sf, dia. = 4.25 inches  
Orifice Size = 4.3 inch

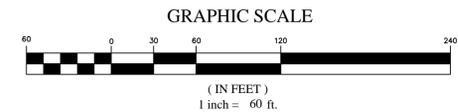
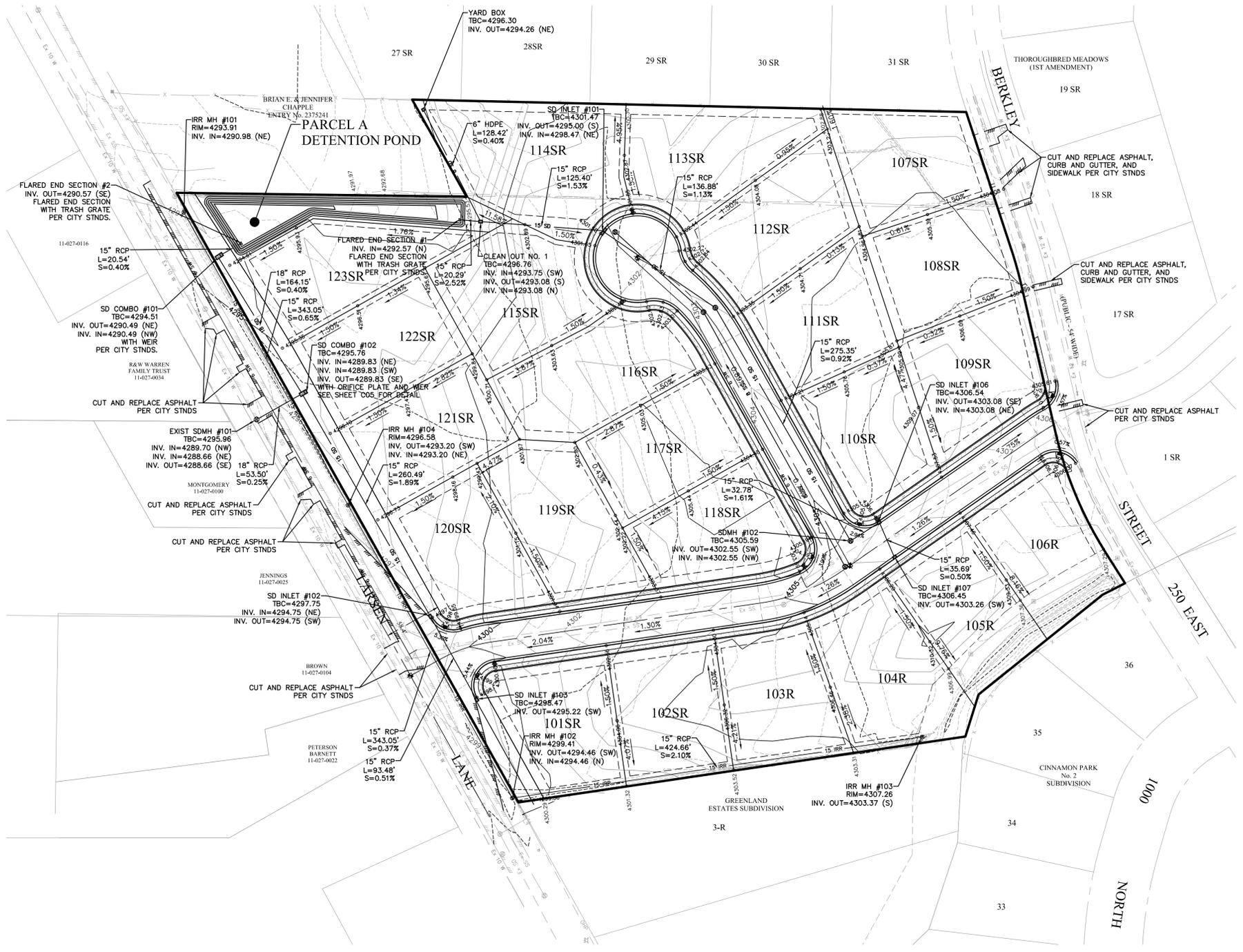
**Maximum Storage Requirement:** 13,090  
**Maximum Storage Requirement (ac-ft):** 0.30

**Gravel lined with 2:1 side slopes**



**DRAINAGE NOTE:**  
THE AREA ON THE NORTH SIDE OF LARSEN LANE TO BE GRADED TO DRAIN TO THE PROPOSED INLETS.

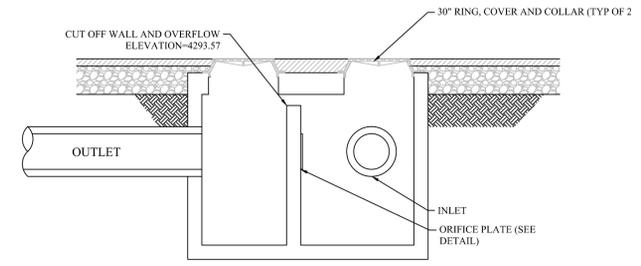




**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	15" RR
---	15" IRRIGATION LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

**NOTES**  
1. SEE SEE GRADING PLAN FOR DETENTION POND CALCULATIONS, ORIFICE PLATE CALCULATIONS, AND DETENTION POND DETAIL.



**DRAINAGE NOTE:**  
THE AREA ON THE NORTH SIDE OF LARSEN LANE TO BE GRADED TO DRAIN TO THE PROPOSED INLETS.



**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
**DRAINAGE PLAN**

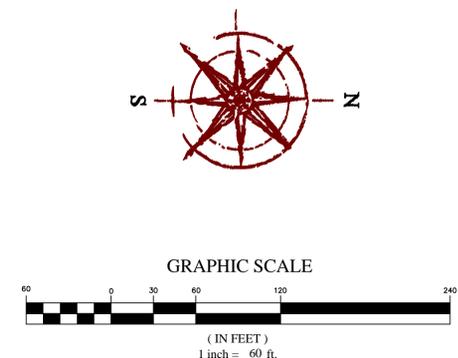
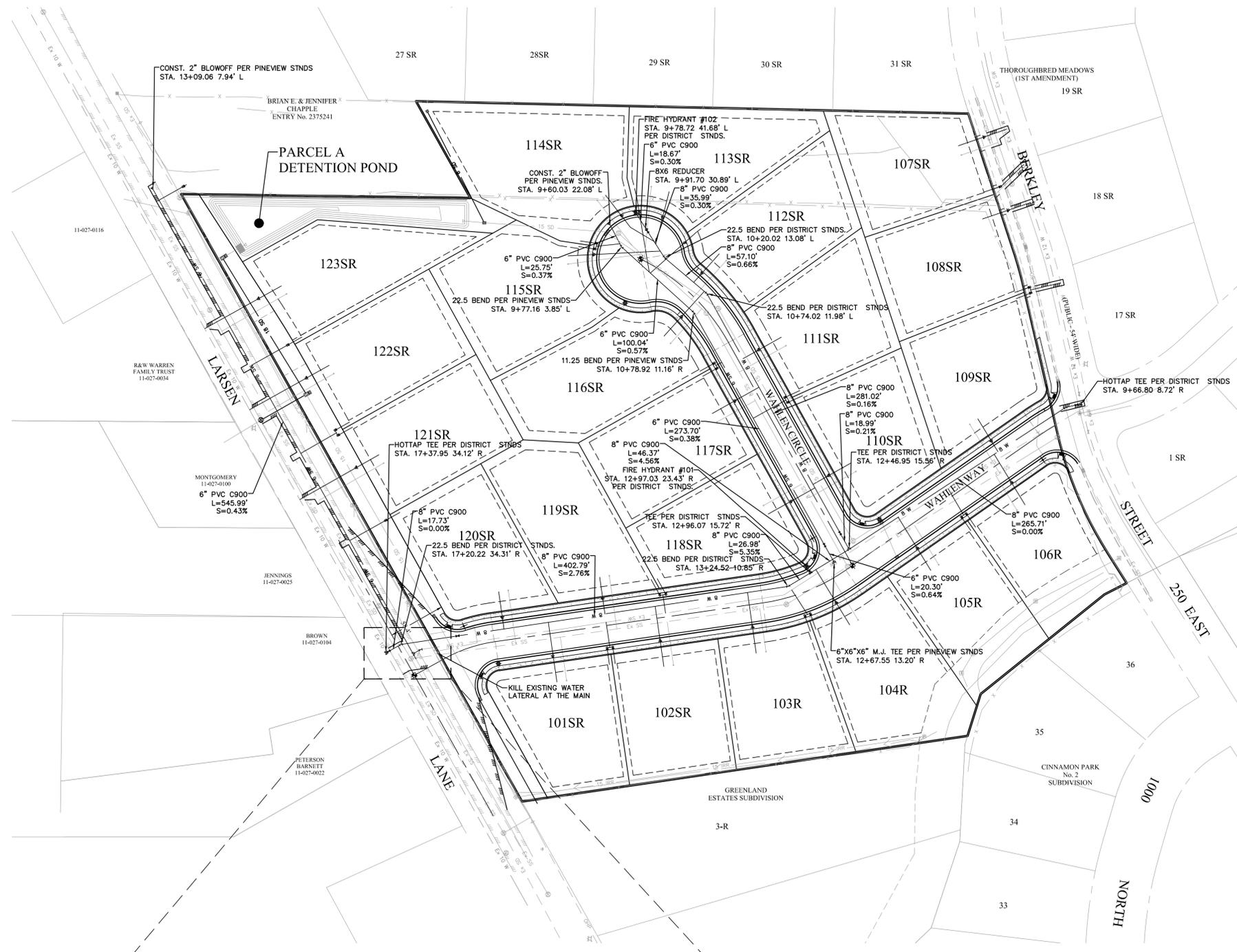
**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
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6		

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UTILITY NOTIFICATION CENTER, INC.  
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SALT LAKE CITY, UTAH 84101

**DRAINAGE PLAN**  
Scale: 1"=60'  
Date: 09/26/16  
Sheet: C5  
Drawn: MHW  
Job #: 16-007





**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. OVER HEAD POWER
GHP	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
○	SIGN
○	STREET LIGHT
○	SD MH, INLET, AND COMBO
○	SEWER MANHOLE
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○	STREET MONUMENT (TO BE SET)
○	EXIST. STREET MONUMENT
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○	EXIST. SEWER MH
○	EXIST. VALVE, TEE, & BEND
○	EXIST. FIRE HYDRANT
○	SPOT ELEVATION

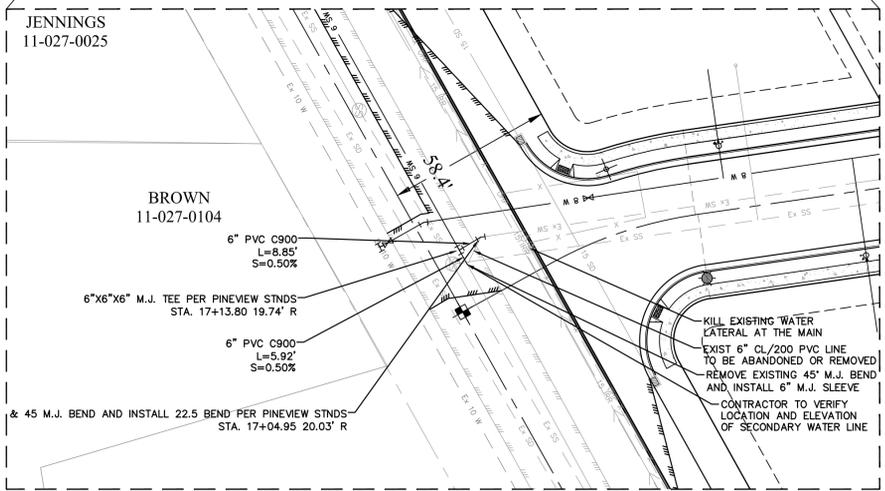
**WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.1	WAHLEN WAY	15+75.62	22.75 L	4301.65
WATER METER NO.2	WAHLEN WAY	14+64.57	22.75 L	4303.28
WATER METER NO.3	WAHLEN WAY	13+68.51	22.50 L	4304.51
WATER METER NO.4	WAHLEN WAY	12+86.32	22.75 L	4305.55
WATER METER NO.5	WAHLEN WAY	11+88.76	22.75 L	4306.77
WATER METER NO.6	WAHLEN WAY	10+70.74	22.75 L	4307.38
WATER METER NO.7	BERKLEY STREET	10+96.89	19.25 R	4303.67
WATER METER NO.8	BERKLEY STREET	11+75.90	19.25 R	4304.27
WATER METER NO.9	WAHLEN WAY	10+63.51	22.75 R	4307.25
WATER METER NO.10	WAHLEN CIRCLE	12+95.41	22.75 L	4304.91
WATER METER NO.11	WAHLEN CIRCLE	11+47.88	22.75 L	4303.74
WATER METER NO.12	WAHLEN CIRCLE	10+57.20	22.75 L	4302.93
WATER METER NO.13	WAHLEN CIRCLE	10+01.23	47.63 L	4302.19
WATER METER NO.14	WAHLEN CIRCLE	9+68.47	33.57 L	4301.74
WATER METER NO.15	WAHLEN CIRCLE	9+52.21	11.43 R	4301.78
WATER METER NO.16	WAHLEN CIRCLE	10+72.96	22.75 R	4303.07
WATER METER NO.17	WAHLEN CIRCLE	11+81.49	22.75 R	4304.03
WATER METER NO.18	WAHLEN CIRCLE	12+99.49	22.49 R	4304.93
WATER METER NO.19	WAHLEN WAY	15+16.79	27.00 R	4302.63
WATER METER NO.20	WAHLEN WAY	16+21.75	22.75 R	4300.31
WATER METER NO.21	LARSEN LANE	16+60.09	49.76 L	4296.35
WATER METER NO.22	LARSEN LANE	15+55.04	50.12 L	4295.66
WATER METER NO.23	LARSEN LANE	14+60.03	47.06 L	4294.96

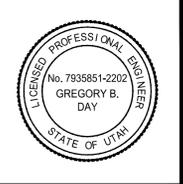
**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.1	WAHLEN WAY	15+19.62	22.75 L	4302.57
SEC WATER NO.2	WAHLEN WAY	15+13.62	22.75 L	4302.64
SEC WATER NO.3	WAHLEN WAY	13+17.57	22.75 L	4305.16
SEC WATER NO.4	WAHLEN WAY	13+12.18	22.75 L	4305.22
SEC WATER NO.5	WAHLEN WAY	11+33.16	22.75 L	4307.47
SEC WATER NO.6	WAHLEN WAY	11+27.16	22.75 L	4307.55
SEC WATER NO.7	BERKLEY STREET	11+50.45	19.26 R	4304.06
SEC WATER NO.8	BERKLEY STREET	12+59.67	21.08 R	4305.01
SEC WATER NO.9	BERKLEY STREET	12+65.67	21.08 R	4305.07
SEC WATER NO.10	WAHLEN CIRCLE	12+09.45	22.75 L	4304.28
SEC WATER NO.11	WAHLEN CIRCLE	12+03.42	22.75 L	4304.23
SEC WATER NO.12	WAHLEN CIRCLE	10+28.10	36.77 L	4302.56
SEC WATER NO.13	WAHLEN CIRCLE	9+81.51	43.21 L	4301.93
SEC WATER NO.14	WAHLEN CIRCLE	9+52.16	0.10 L	4301.67
SEC WATER NO.15	WAHLEN CIRCLE	9+51.82	5.94 R	4301.73
SEC WATER NO.16	WAHLEN CIRCLE	11+37.49	22.76 R	4303.64
SEC WATER NO.17	WAHLEN CIRCLE	11+43.49	22.74 R	4303.70
SEC WATER NO.18	WAHLEN WAY	14+51.80	22.75 R	4303.45
SEC WATER NO.19	WAHLEN WAY	14+58.22	22.75 R	4303.36
SEC WATER NO.20	LARSEN LANE	17+22.06	49.55 L	4296.85
SEC WATER NO.21	LARSEN LANE	16+22.06	49.89 L	4296.15
SEC WATER NO.22	LARSEN LANE	16+16.06	49.91 L	4296.13
SEC WATER NO.23	LARSEN LANE	15+16.06	49.96 L	4295.33

**NOTE:**  
 BONA VISTA WATER DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE. NAMELY EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF ALL METAL FITTINGS.



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**THOROUGHbred CROSSING**  
 HARRISVILLE, UTAH  
**WATER PLAN**

**REVISION BLOCK**

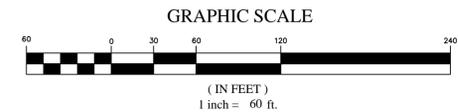
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**WATER PLAN**

Scale: 1"=60'  
 Drawn: MHW  
 Date: 09/26/16  
 Job #: 16-007  
 Sheet: **C7**

23\_2016R16-007\_Ivory\_Harrisville\Design\_16-007\Draws\WaterPlan\WaterPlan.dwg - WATER PLAN.dwg



**EROSION CONTROL LEGEND**

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

**SWPPP DATA:**

**PROJECT LOCATION (LAT/LONG):**  
 NORTHING: 4116'28" EASTING: 111°58'27"  
**RECEIVING WATERS:** GREAT SALT LAKE

**AREA AFFECTED:**

- TOTAL PROJECT AREA IS 10.80 ACRES. AN ESTIMATED 10.80 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES.
- THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 0.89% TO 5.9%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 2.15' WITH ROADS OF APPROXIMATELY 1.3% TO PROVIDE THE PROPER DRAINAGE.
- THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 28% IMPERVIOUS.

**CONSTRUCTION ACTIVITIES:**

- THE PROJECT EXTENTS CONSIST OF 23 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

**RUNOFF COEFFICIENTS OF DISCHARGE:**

- THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.36 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
- DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

**GENERAL STORM WATER POLLUTION CONTROL NOTES:**

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
- THE BMP'S AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING 32 WEST CENTER STREET MIDVALE, UTAH 84047 PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

**SWPPP NOTES:**

- ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.36

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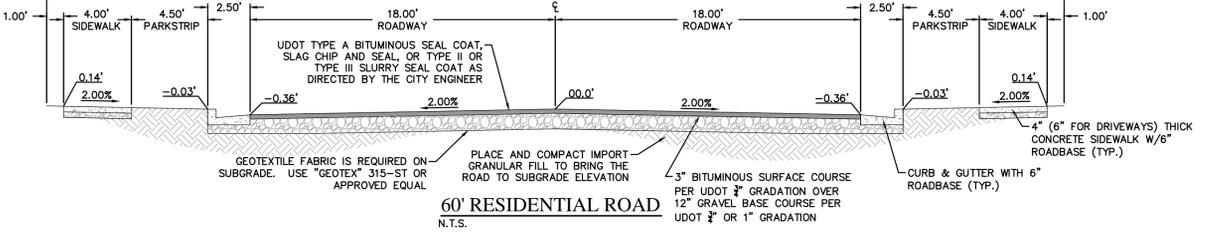
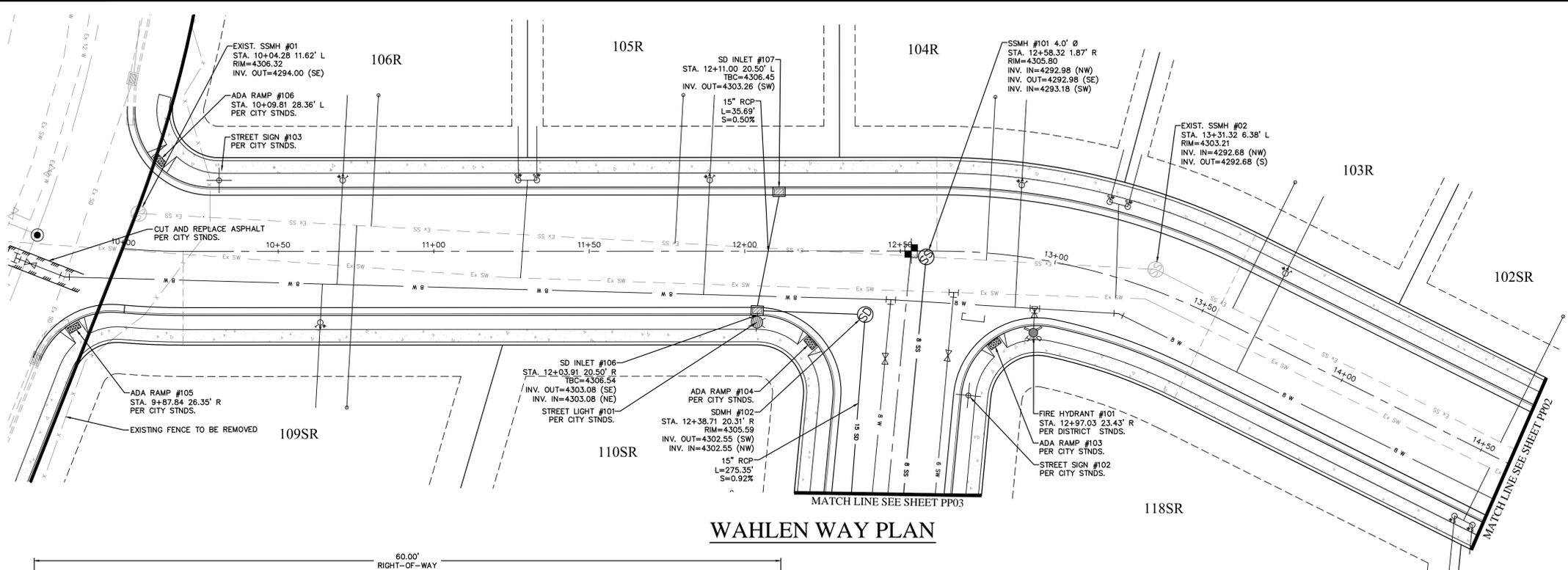
**THOROUGHbred CROSSING**  
 HARRISVILLE, UTAH  
**EROSION CONTROL PLAN**

#	DATE	DESCRIPTION
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**EROSION CONTROL PLAN**  
 Scale: 1"=60'  
 Date: 09/26/16  
 Drawn: MHW  
 Job #: 16-007  
 Sheet: **C8**

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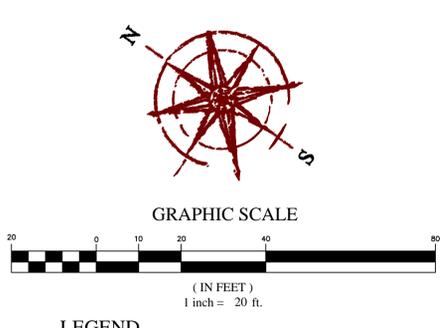
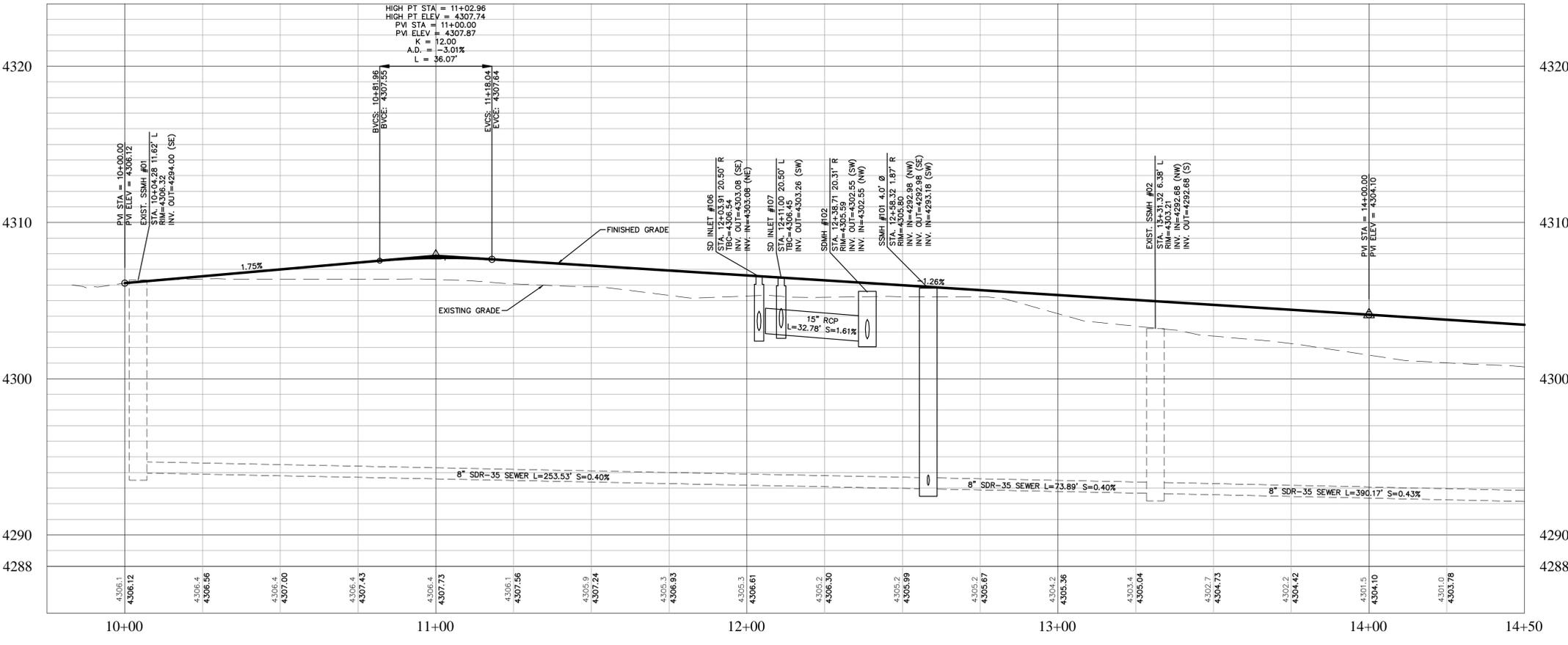


**WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.3	WAHLEN WAY	13+68.51	22.50 L	4304.51
WATER METER NO.4	WAHLEN WAY	12+86.32	22.75 L	4305.55
WATER METER NO.5	WAHLEN WAY	11+88.76	22.75 L	4306.77
WATER METER NO.6	WAHLEN WAY	10+70.74	22.75 L	4307.38
WATER METER NO.9	WAHLEN WAY	10+63.51	22.75 R	4307.25

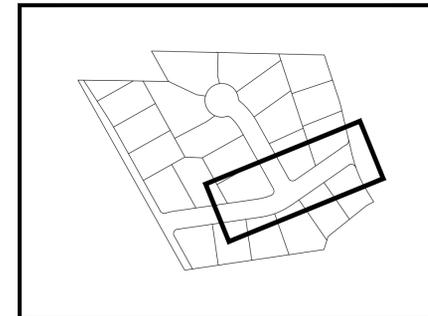
**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.3	WAHLEN WAY	13+17.57	22.75 L	4305.16
SEC WATER NO.4	WAHLEN WAY	13+12.18	22.75 L	4305.22
SEC WATER NO.5	WAHLEN WAY	11+33.16	22.75 L	4307.47
SEC WATER NO.6	WAHLEN WAY	11+27.16	22.75 L	4307.55



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" W CULINARY WATER
---	8" S W CULINARY WATER
---	15" IRRIGATION LINE
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

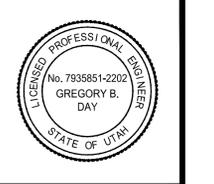


**SEWER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET
SSS NO.3	WAHLEN WAY	13+58.32	50.00 L
SSS NO.4	WAHLEN WAY	12+76.85	50.00 L
SSS NO.5	WAHLEN WAY	11+80.27	49.98 L
SSS NO.6	WAHLEN WAY	10+82.27	49.98 L
SSS NO.9	WAHLEN WAY	10+72.02	49.98 R

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ELEV = 4419.68  
DATUM : NGVD29

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**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
WAHLEN WAY

**REVISION BLOCK**

#	DATE	DESCRIPTION
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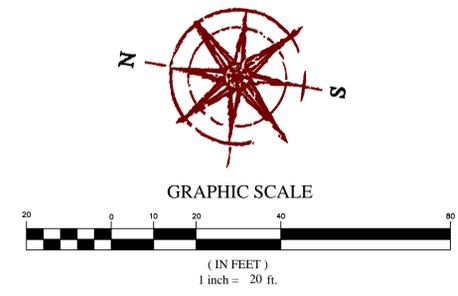


**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
WAHLEN WAY

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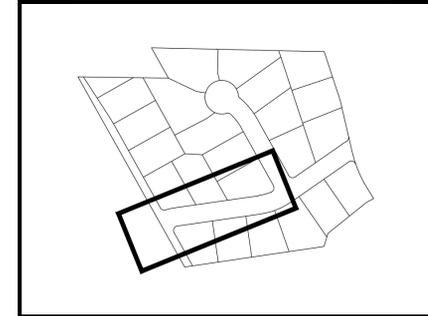
**WAHLEN WAY**

Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Sheet: PP02



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



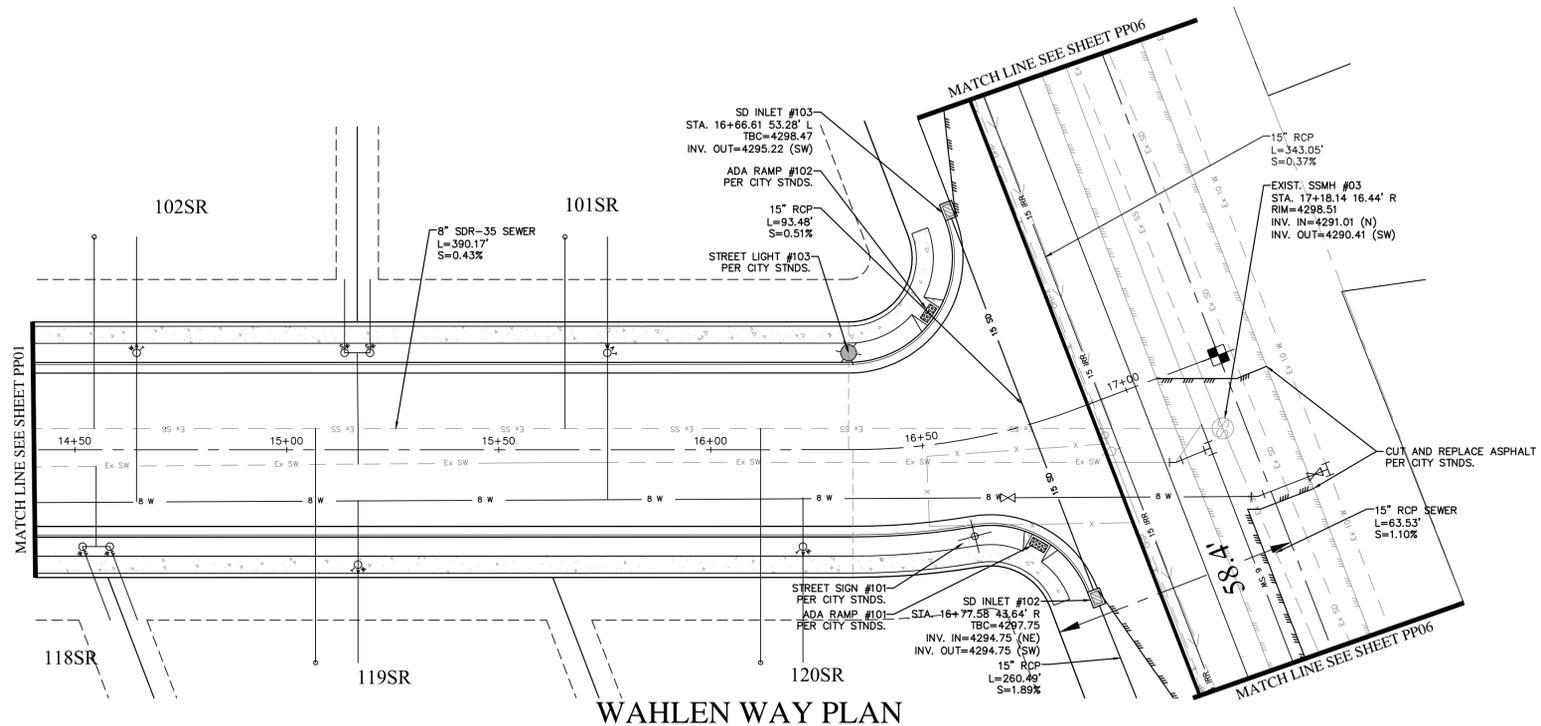
KEY MAP  
N.T.S.

**SEWER SERVICE TABLE**

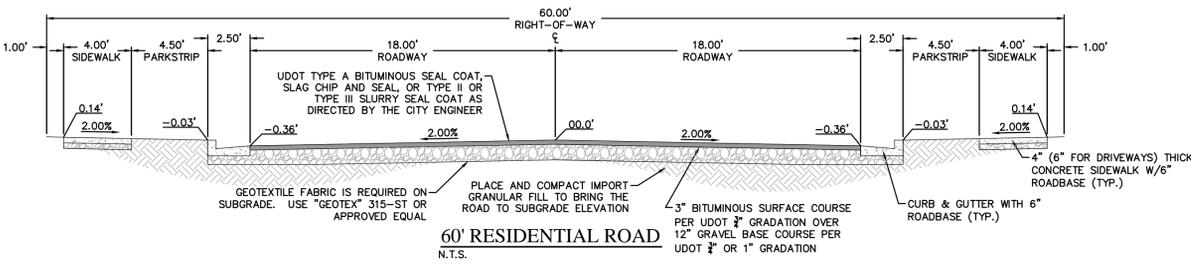
LOT #	STREET NAME	STATION	OFFSET
SSS NO.1	WAHLEN WAY	15+65.62	50.00 L
SSS NO.2	WAHLEN WAY	14+54.57	50.00 L
SSS NO.19	WAHLEN WAY	15+06.79	50.00 R
SSS NO.20	LARSEN LANE	18+46.44	124.79 L

**BENCHMARK**  
WEBER COUNTY BENCHMARK WC-25  
ELEV = 4419.68  
DATUM = NGVD29

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WAHLEN WAY PLAN



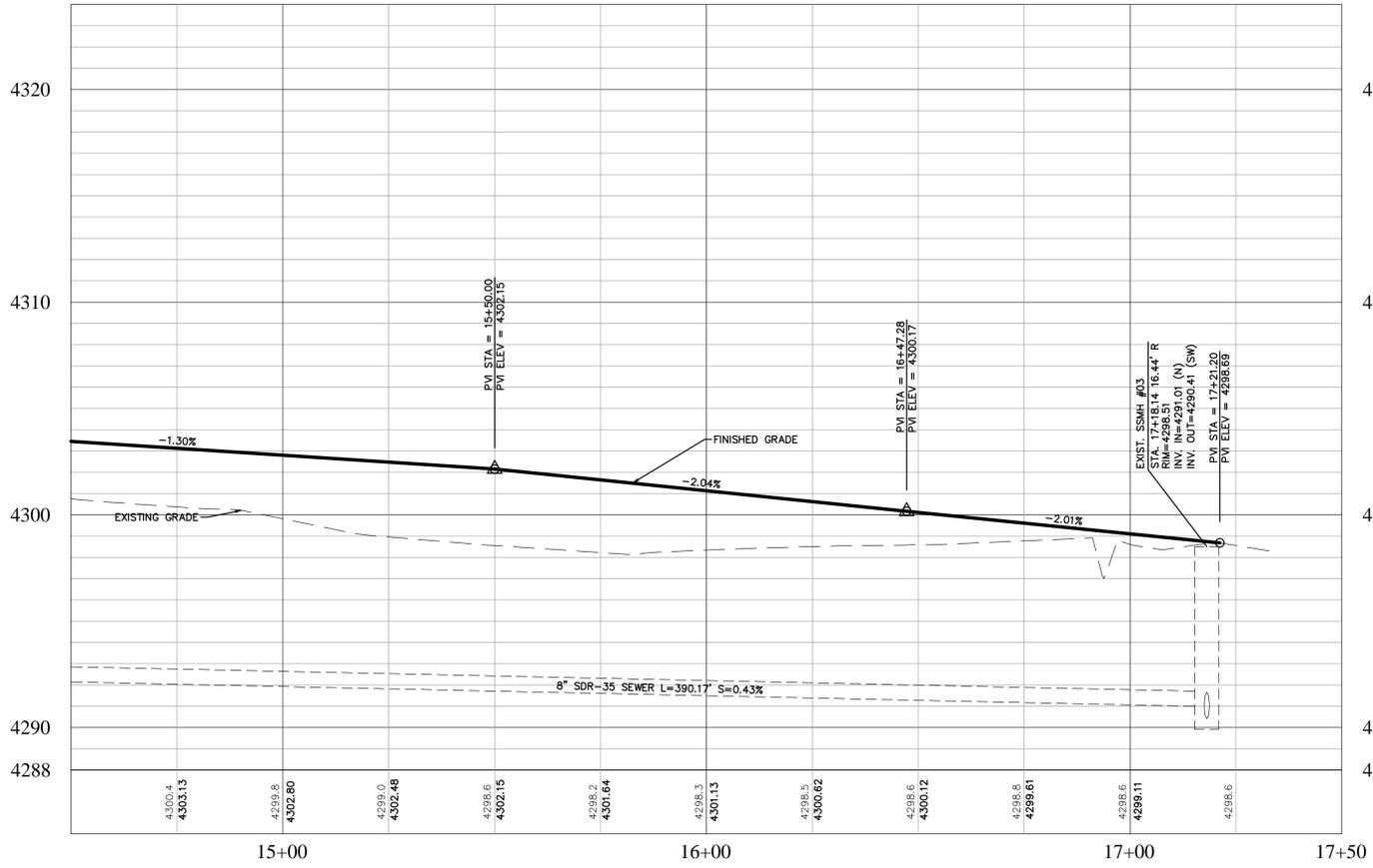
60' RESIDENTIAL ROAD  
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**WATER METER TABLE**

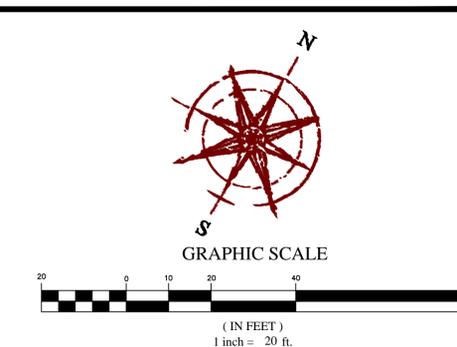
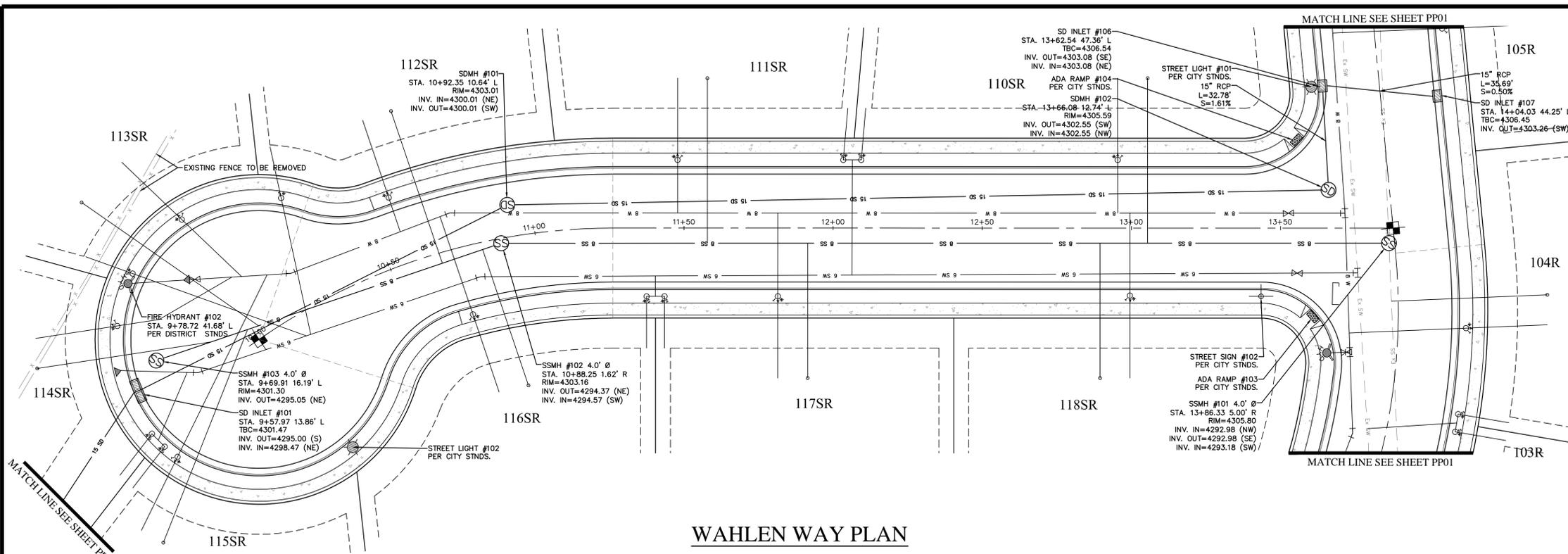
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.1	WAHLEN WAY	15+75.62	22.75 L	4301.65
WATER METER NO.2	WAHLEN WAY	14+64.57	22.75 L	4303.28
WATER METER NO.19	WAHLEN WAY	15+16.79	27.00 R	4302.63
WATER METER NO.20	WAHLEN WAY	16+21.75	22.75 R	4300.31

**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.1	WAHLEN WAY	15+19.62	22.75 L	4302.57
SEC WATER NO.2	WAHLEN WAY	15+13.62	22.75 L	4302.64
SEC WATER NO.18	WAHLEN WAY	14+51.80	22.75 R	4303.45
SEC WATER NO.19	WAHLEN WAY	14+58.22	22.75 R	4303.36

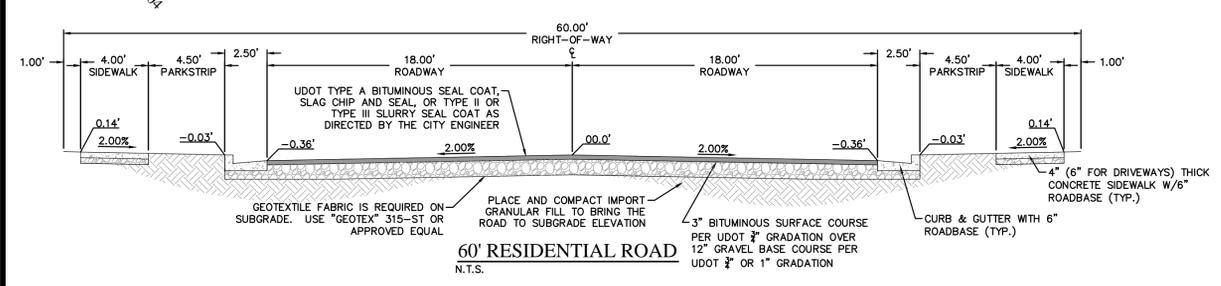


WAHLEN WAY PROFILE



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

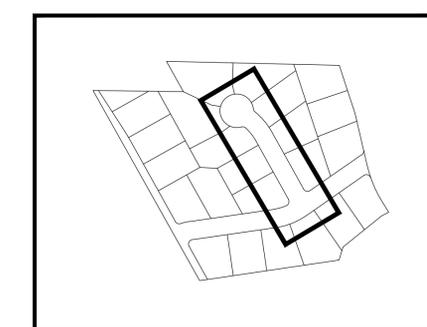


**WATER METER TABLE**

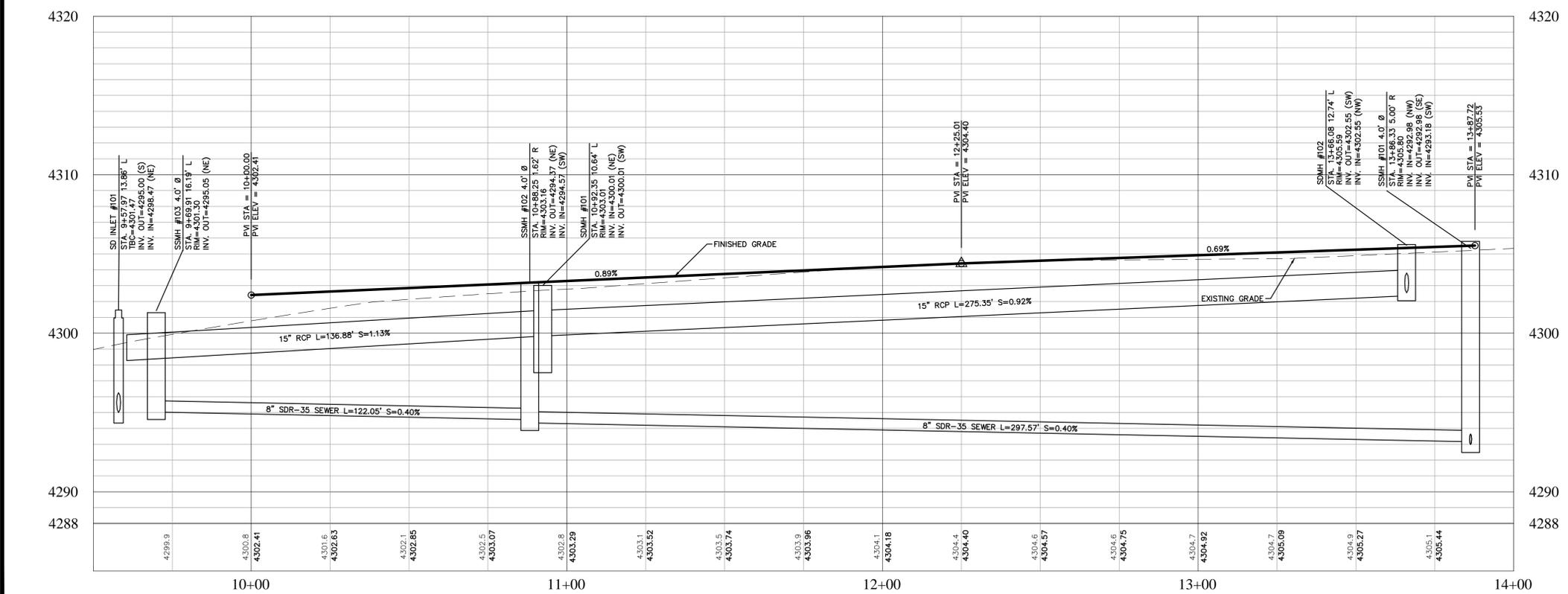
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.4	WAHLEN WAY	12+86.32	22.75 L	4305.55
WATER METER NO.10	WAHLEN CIRCLE	12+95.41	22.75 L	4304.91
WATER METER NO.11	WAHLEN CIRCLE	11+47.88	22.75 L	4303.74
WATER METER NO.12	WAHLEN CIRCLE	10+57.20	22.75 L	4302.93
WATER METER NO.13	WAHLEN CIRCLE	10+01.23	47.63 L	4302.19
WATER METER NO.14	WAHLEN CIRCLE	9+68.47	33.57 L	4301.74
WATER METER NO.15	WAHLEN CIRCLE	9+52.21	11.43 R	4301.78
WATER METER NO.16	WAHLEN CIRCLE	10+72.96	22.75 R	4303.07
WATER METER NO.17	WAHLEN CIRCLE	11+81.49	22.75 R	4304.03
WATER METER NO.18	WAHLEN CIRCLE	12+99.49	22.49 R	4304.93

**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.10	WAHLEN CIRCLE	12+09.45	22.75 L	4304.28
SEC WATER NO.11	WAHLEN CIRCLE	12+03.42	22.75 L	4304.23
SEC WATER NO.12	WAHLEN CIRCLE	10+28.10	36.77 L	4302.56
SEC WATER NO.14	WAHLEN CIRCLE	9+52.16	0.10 L	4301.67
SEC WATER NO.15	WAHLEN CIRCLE	9+51.82	5.94 R	4301.73
SEC WATER NO.16	WAHLEN CIRCLE	11+37.49	22.76 R	4303.64
SEC WATER NO.17	WAHLEN CIRCLE	11+43.49	22.74 R	4303.70



**KEY MAP**  
N.T.S.



**SEWER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET
SSS NO.4	WAHLEN WAY	12+76.85	50.00 L
SSS NO.10	WAHLEN CIRCLE	13+05.44	50.00 L
SSS NO.11	WAHLEN CIRCLE	11+57.88	50.00 L
SSS NO.12	WAHLEN CIRCLE	10+65.38	49.99 L
SSS NO.13	WAHLEN CIRCLE	9+83.05	72.36 L
SSS NO.14	WAHLEN CIRCLE	9+44.21	43.42 L
SSS NO.15	WAHLEN CIRCLE TBC	11+11.95	29.48 L
SSS NO.16	WAHLEN CIRCLE	10+88.73	49.90 R
SSS NO.17	WAHLEN CIRCLE	11+91.49	50.00 R
SSS NO.18	WAHLEN CIRCLE	12+89.49	50.00 R

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ELEV: 4419.68  
DATUM: NGVD29

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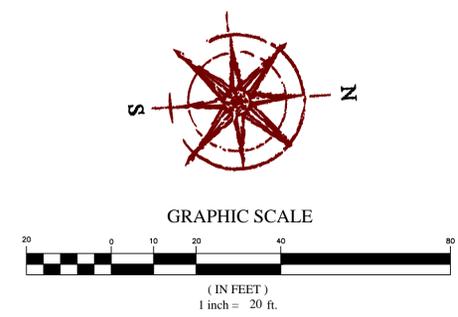
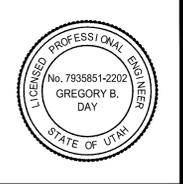
**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
**WAHLEN CIRCLE**

**REVISION BLOCK**

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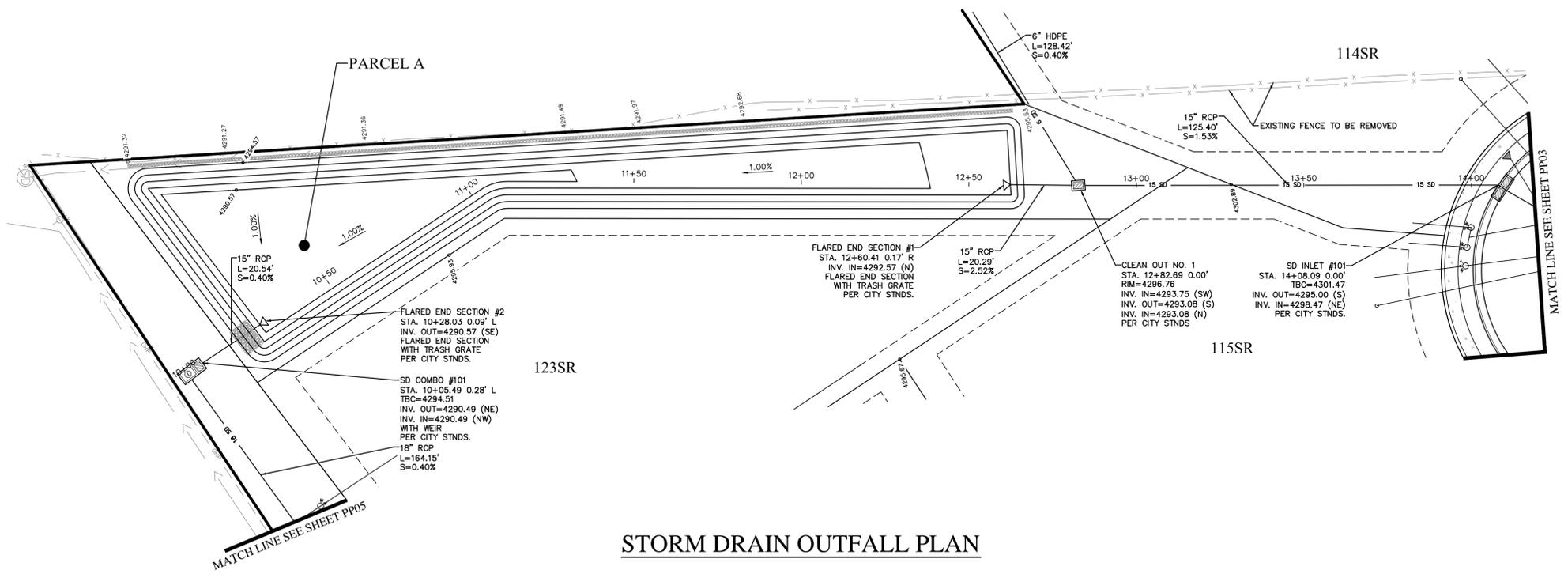
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Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Sheet: **PP03**

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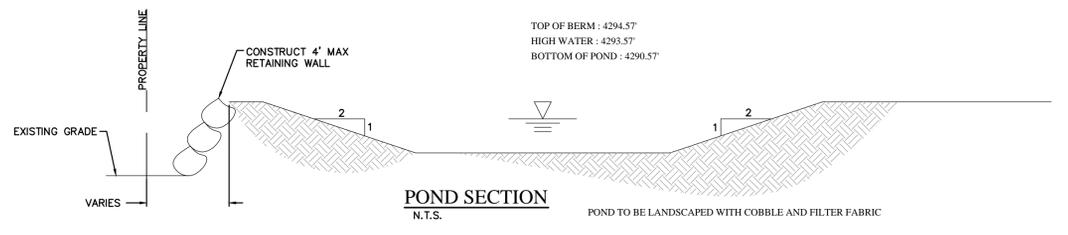


**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	15" IRRIGATION LINE
---	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
X X X	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	IRRIGATION MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. POWER POLE
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



**STORM DRAIN OUTFALL PLAN**



**POND SECTION**  
N.T.S.

**WATER METER TABLE**

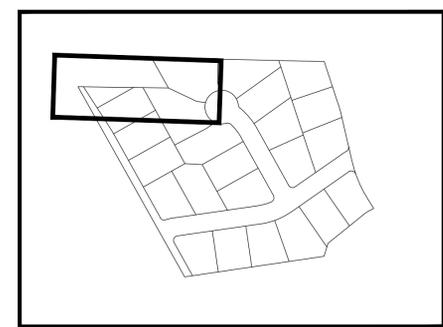
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.15	WAHLEN CIRCLE	9+52.21	11.43 R	4301.78
WATER METER NO.23	LARSEN LANE	14+60.03	47.06 L	4294.96

**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.14	WAHLEN CIRCLE	9+52.16	0.10 L	4301.67
SEC WATER NO.15	WAHLEN CIRCLE	9+51.82	5.94 R	4301.73

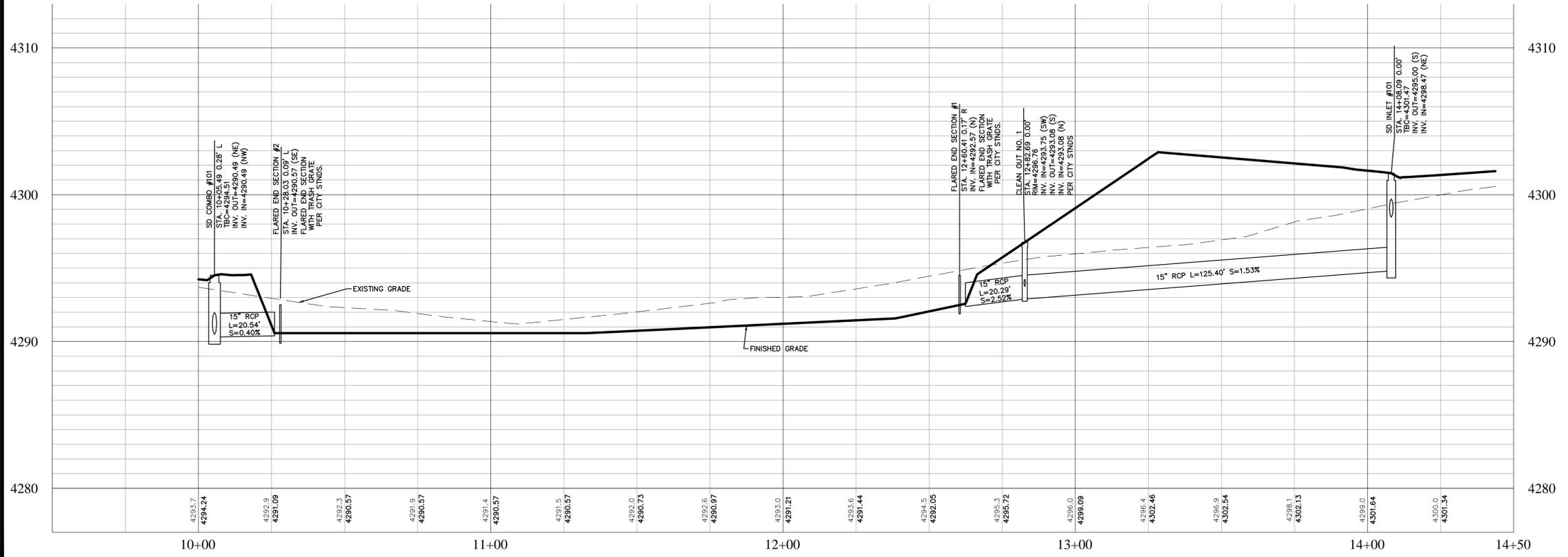
**SEWER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET
SSS NO.14	WAHLEN CIRCLE	9+44.21	43.42 L
SSS NO.15	WAHLEN CIRCLE	11+11.95	29.48 L



**KEY MAP**  
N.T.S.

**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
**STORM DRAIN OUTFALL**



**STORM DRAIN OUTFALL PROFILE**

**BENCHMARK**  
WEBER COUNTY BENCHMARK WC-25  
ELEV: 4419.68  
DATUM: NGVD29

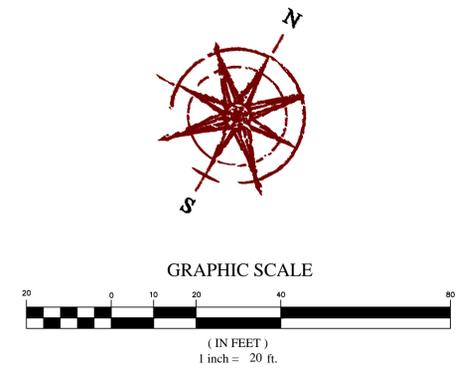
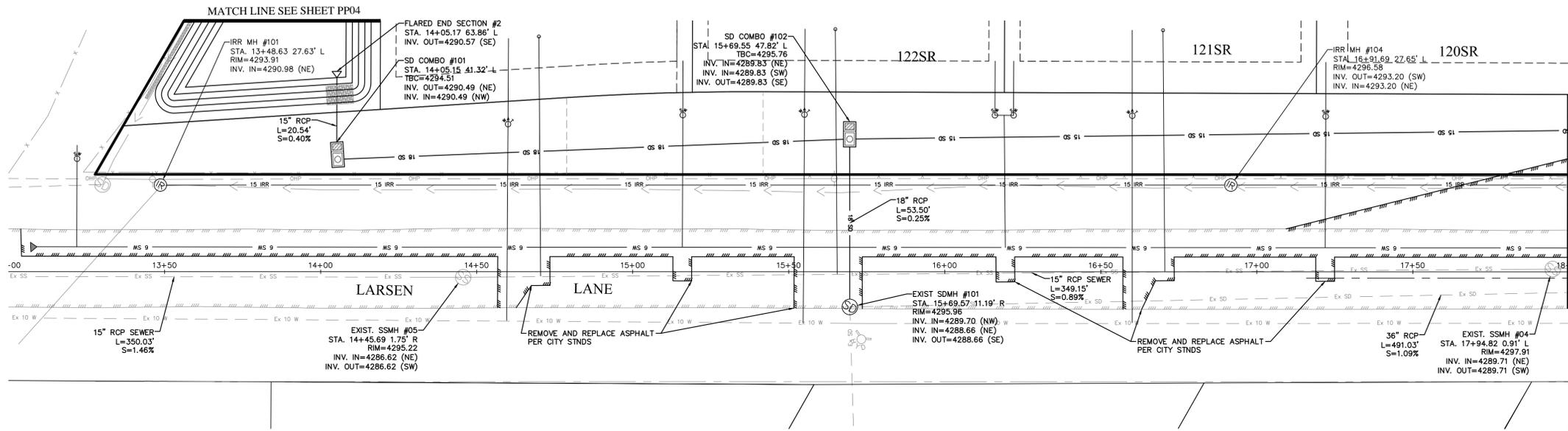
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SALT LAKE CITY, UTAH 84101

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
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5		
6		

**STORM DRAIN OUTFALL**  
Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Sheet: **PP04**

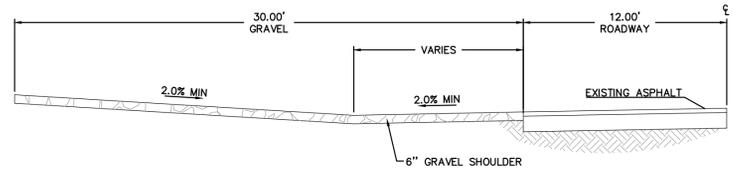
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**LEGEND**

--- BOUNDARY	--- BOUNDARY
--- CENTERLINE	--- CENTERLINE
--- LOT LINE	--- LOT LINE
--- EASEMENT	--- EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
GHP	EXIST. OVER HEAD POWER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	IRRIGATION MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. POWER POLE
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

**LARSEN LANE PLAN**



**LARSEN LANE 42' HALF WIDTH**  
N.T.S.

**WATER METER TABLE**

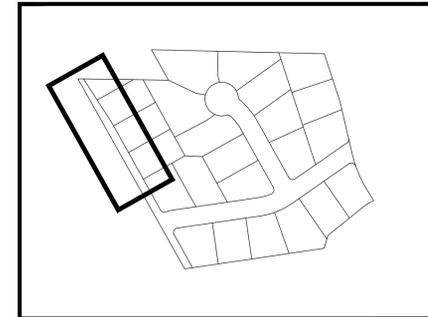
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.21	LARSEN LANE	16+60.09	49.76 L	4296.35
WATER METER NO.22	LARSEN LANE	15+55.04	50.12 L	4295.66
WATER METER NO.23	LARSEN LANE	14+60.03	47.06 L	4294.96

**SECONDARY WATER METER TABLE**

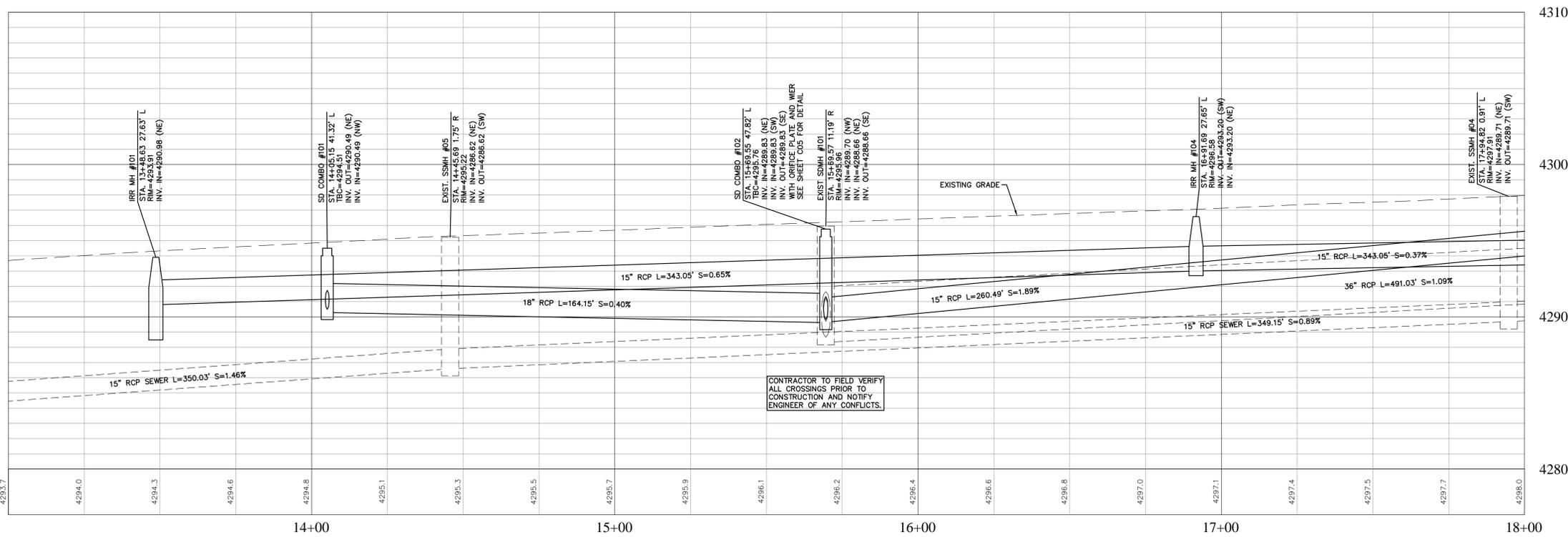
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.20	LARSEN LANE	17+22.06	49.55 L	4296.85
SEC WATER NO.21	LARSEN LANE	16+22.06	49.89 L	4296.15
SEC WATER NO.22	LARSEN LANE	16+16.06	49.91 L	4296.13
SEC WATER NO.23	LARSEN LANE	15+16.06	49.96 L	4295.33

**SEWER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET
SSS NO.21	LARSEN LANE	16+69.93	76.98 L
SSS NO.22	LARSEN LANE	15+64.94	77.33 L
SSS NO.23	LARSEN LANE	14+69.93	74.98 L



**KEY MAP**  
N.T.S.



**LARSEN LANE PROFILE**

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32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

PROFESSIONAL ENGINEER  
No. 7935851-2202  
GREGORY B. DAY  
STATE OF UTAH

**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
LARSEN LANE

**REVISION BLOCK**

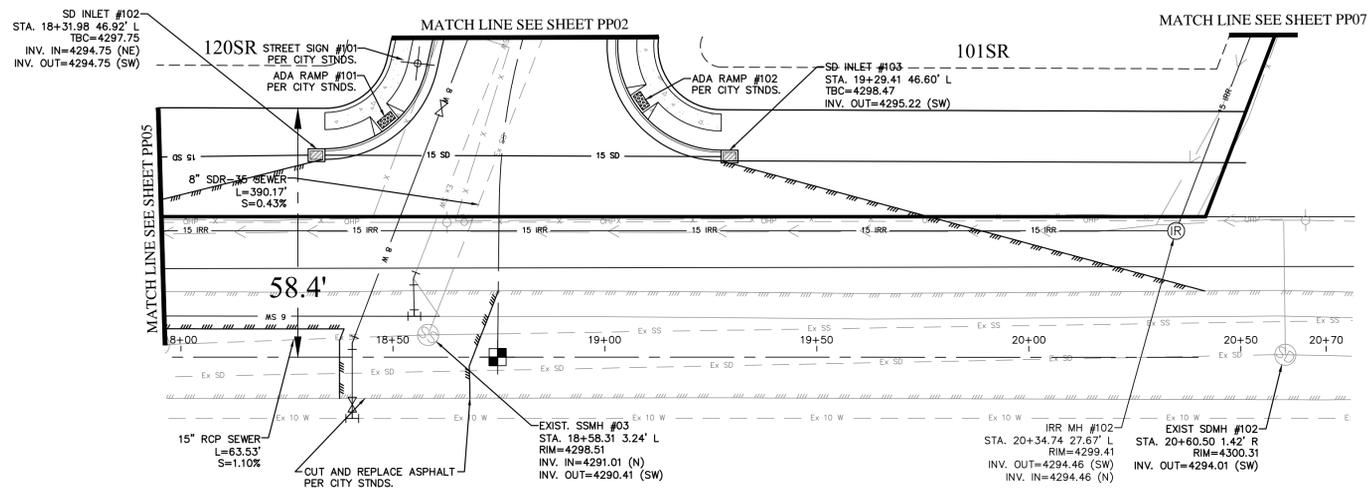
#	DATE	DESCRIPTION
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**BENCHMARK**  
WEBER COUNTY BENCHMARK WC-25  
ELEV.: 4419.68  
DATUM: NGVD29

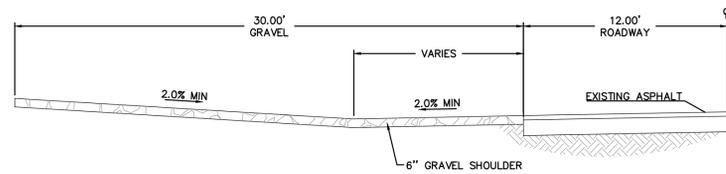
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**LARSEN LANE**  
Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Sheet: PP05  
Drawn: MHW

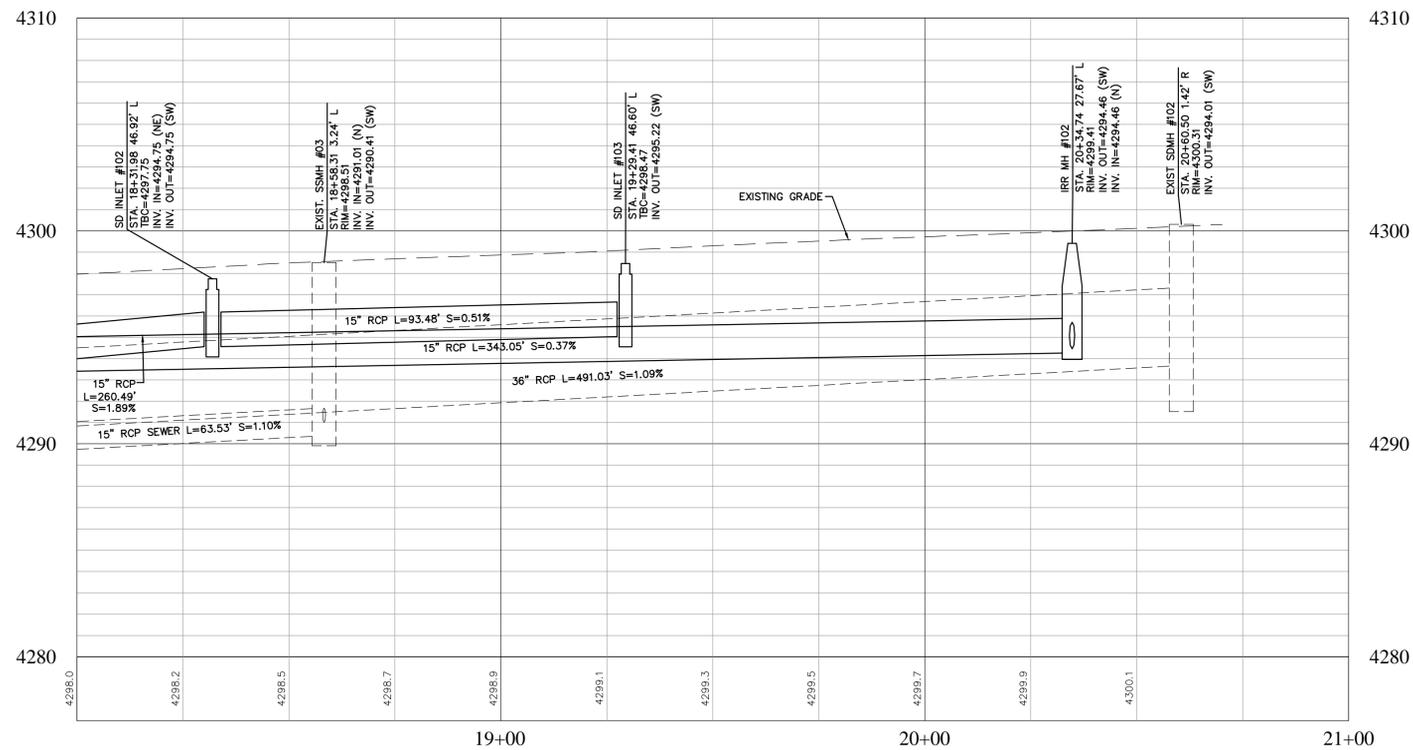
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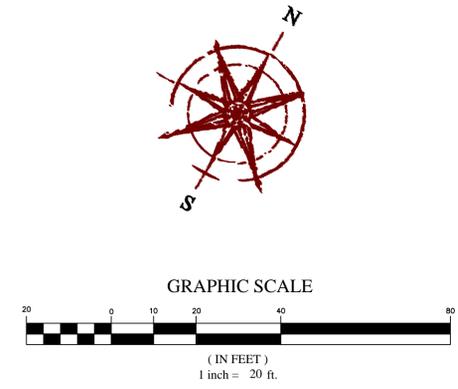
**LARSEN LANE INLET PLAN**



**LARSEN LANE 42' HALF WIDTH**  
N.T.S.

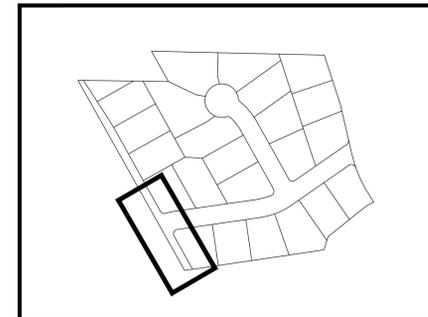


**LARSEN LANE PROFILE**



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	15" IRR
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. SD
---	EXIST. SS
---	EXIST. W
---	EXIST. SW
---	EXIST. IRR
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

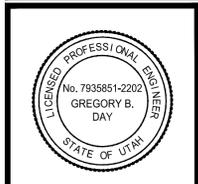


**BENCHMARK**

WEBER COUNTY BENCHMARK WC-25  
ELEV. = 4419.68  
DATUM : NGVD29

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**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
LARSEN LANE

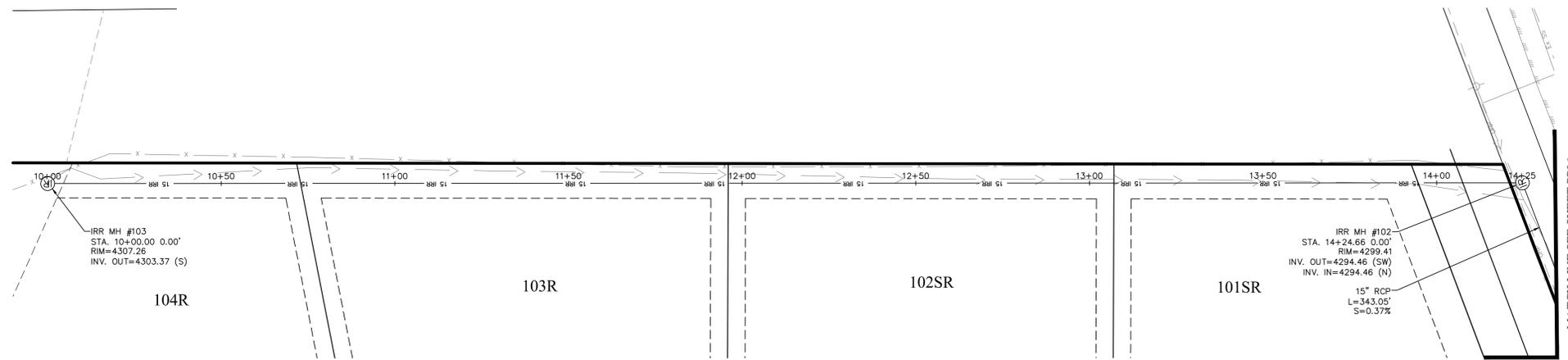
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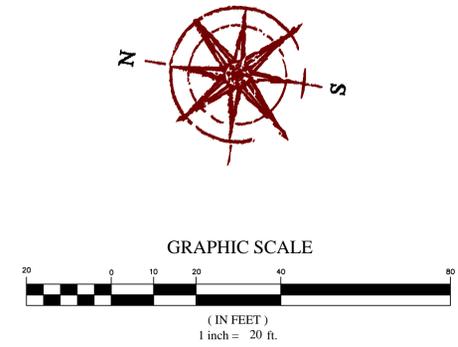
**LARSEN LANE**

Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Sheet: PP06

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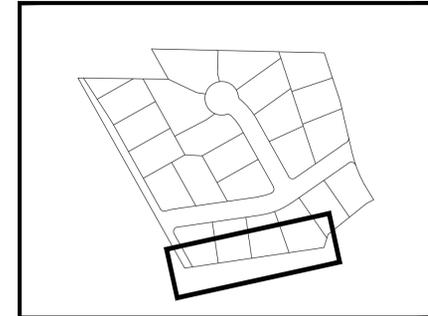


**EAST IRRIGATION LINE PLAN**

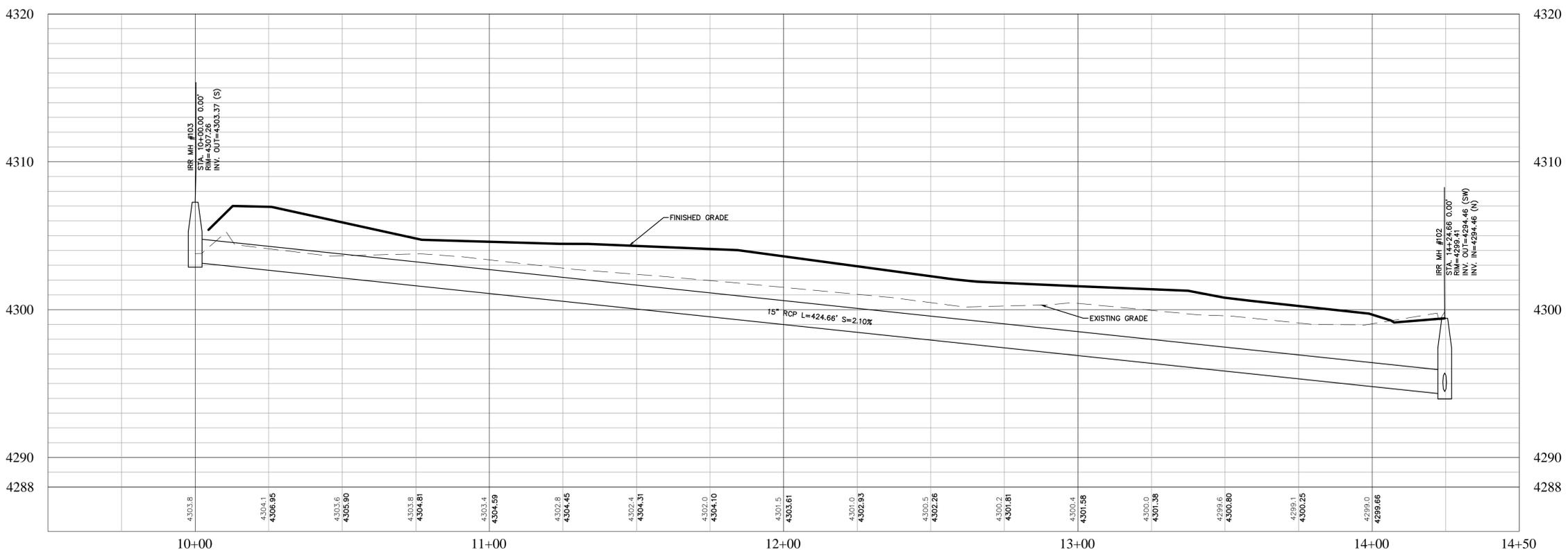


**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION LINE
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. OVER HEAD POWER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
⊕	SIGN
⊕	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊕	SEWER MANHOLE
⊕	IRRIGATION MANHOLE
⊕	VALVE, TEE & BEND
⊕	WATER BLOW-OFF
⊕	FIRE HYDRANT
⊕	STREET MONUMENT (TO BE SET)
⊕	EXIST. STREET MONUMENT
⊕	EXIST. SD INLET & MH
⊕	EXIST. POWER POLE
⊕	EXIST. SEWER MH
⊕	EXIST. VALVE, TEE, & BEND
⊕	EXIST. FIRE HYDRANT
⊕	SPOT ELEVATION



**KEY MAP**  
N.T.S.



**EAST IRRIGATION LINE PROFILE**

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**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
**EAST IRRIGATION LINE**

**REVISION BLOCK**

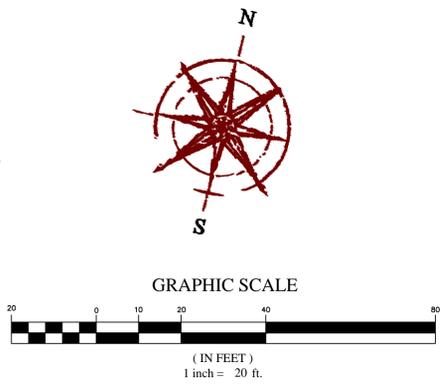
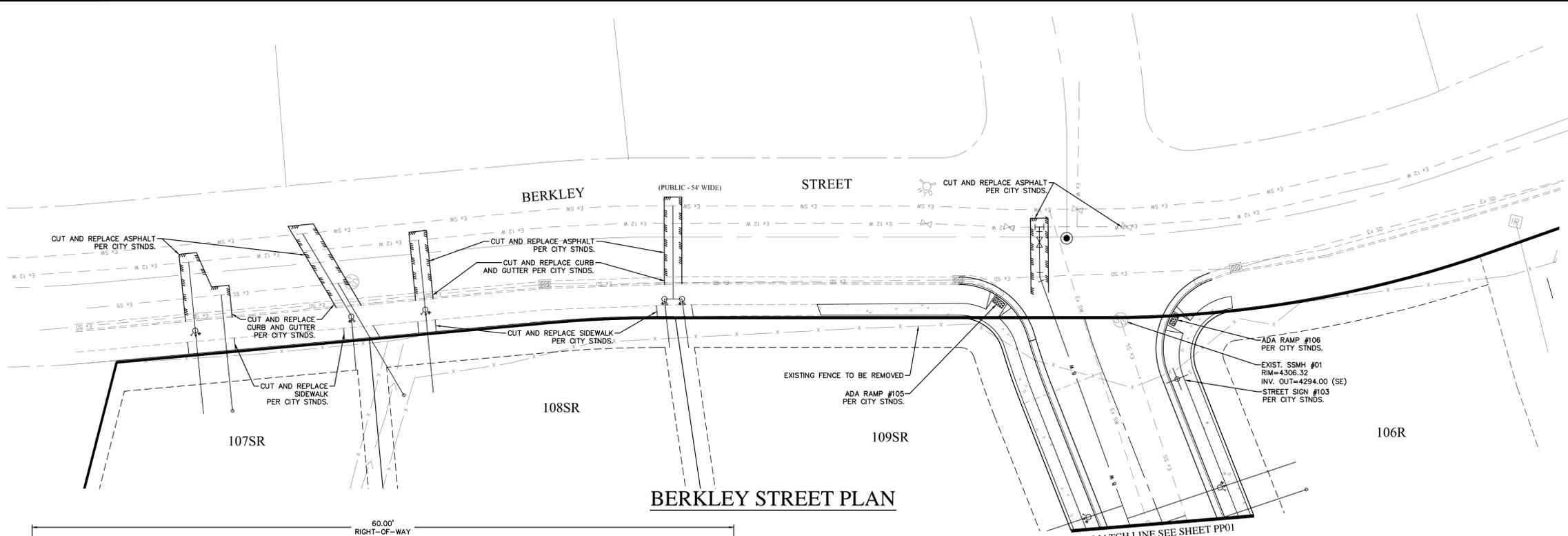
#	DATE	DESCRIPTION
1		
2		
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4		
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**BENCHMARK**  
WEBER COUNTY BENCHMARK WC-25  
ELEV: 4419.68  
DATUM: NGVD29

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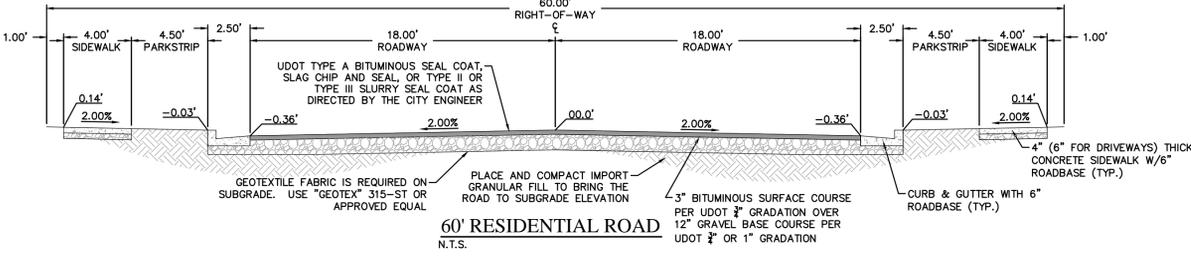
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Scale: 1"=20'  
Date: 09/26/16  
Job #: 16-007  
Drawn: MHW  
Sheet: **PP07**

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**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	15" IRR
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. OVER HEAD POWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	IRRIGATION MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. POWER POLE
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

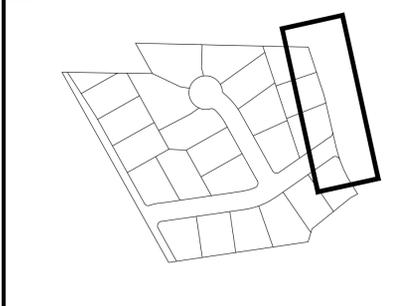


**WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER NO.6	WAHLEN WAY	10+70.74	22.75 L	4307.38
WATER METER NO.7	BERKLEY STREET	10+96.89	19.25 R	4303.67
WATER METER NO.8	BERKLEY STREET	11+75.90	19.25 R	4304.27

**SECONDARY WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC WATER NO.7	BERKLEY STREET	11+50.45	19.26 R	4304.06
SEC WATER NO.8	BERKLEY STREET	12+59.67	21.08 R	4305.01
SEC WATER NO.9	BERKLEY STREET	12+65.67	21.08 R	4305.07



**KEY MAP**  
N.T.S.

**SEWER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET
SSS NO.6	WAHLEN WAY	10+82.27	49.98 L
SSS NO.7	BERKLEY STREET	11+07.12	47.58 R
SSS NO.8	BERKLEY STREET	11+65.96	47.57 R

**BENCHMARK**  
WEBER COUNTY BENCHMARK WC-25  
ELEV : 4419.68  
DATUM : NGVD29

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**THOROUGHbred CROSSING**  
HARRISVILLE, UTAH  
BERKLEY STREET

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
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**BERKLEY STREET**  
Scale: 1"=20'  
Date: 09/26/16  
Sheet: PP08  
Drawn: MHW  
Job #: 16-007

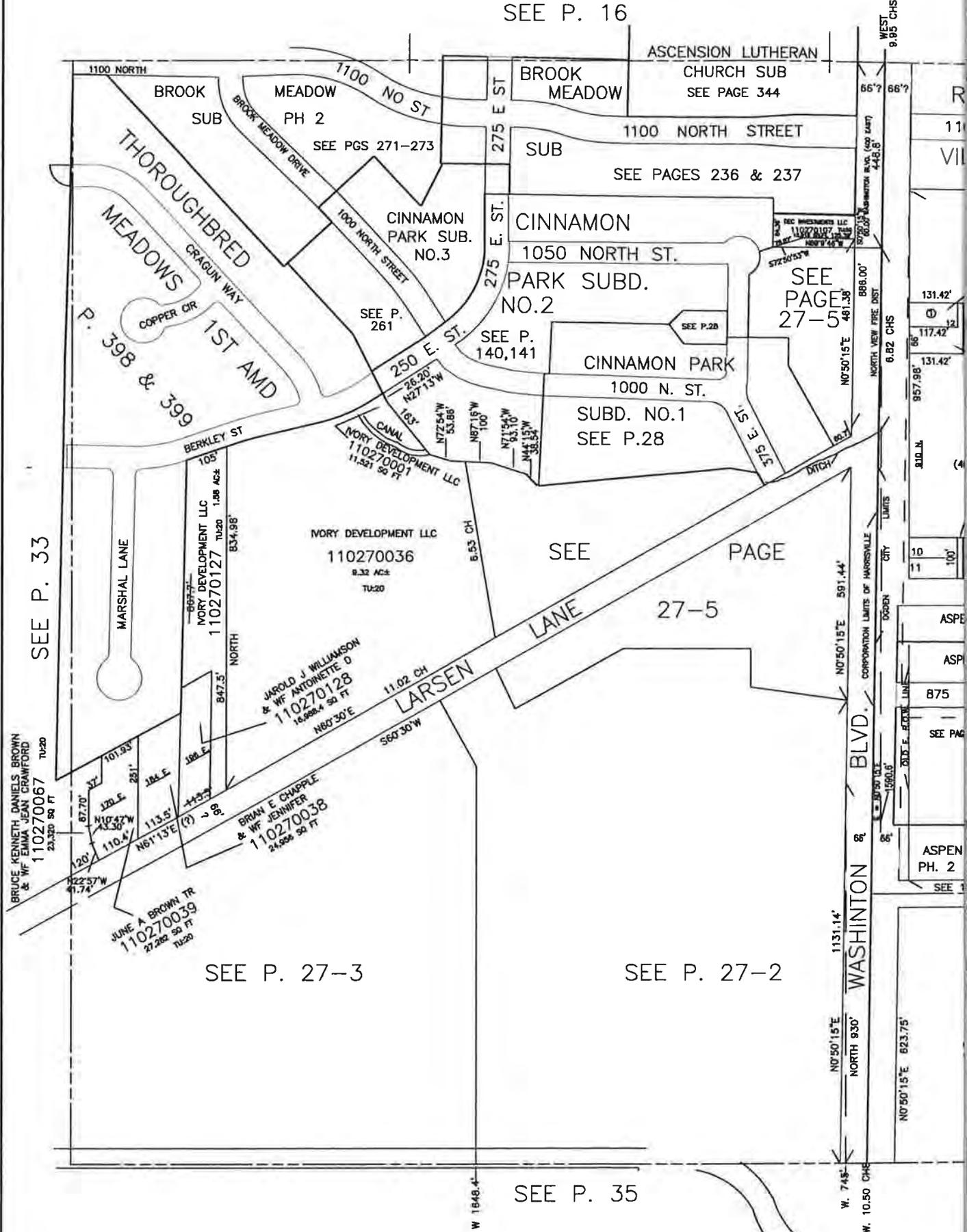
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N.E. 1/4  
SECTION 8, T.6N., R.1.W., S.L.B., & M.  
HARRISVILLE CITY, OGDEN CITY & WEBER COUNTY

TAXING UNITS: 17, 20, 25

SCALE 1" = 200'

SEE P. 16



SEE P. 33

SEE P. 27-3

SEE P. 27-2

SEE P. 35

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., October 12, 2016

Commissioners: Steve Weiss  
William Smith  
Pat Young  
Chad Holbrook  
Kevin Jensen  
Roger Shuman  
Blair Christensen

Staff: Bill Morris (City Administrator)  
Shanna Edwards (Secretary)

Visitors: Ruth Pearce  
Jeff Pearce  
Chase Freebairn

Commissioner Brenda Nelson was excused.

**1. CONSENT APPROVAL of Planning Commission Meeting Minutes September 14, 2016.**

MOTION: Commissioner Holbrook motioned and Commissioner Smith seconded to approve minutes of planning commission meeting held September 14, 2016, as written. Voting was unanimous.

**2. DISCUSSION/ACTION on final subdivision plan for Thoroughbred Crossing 23-lot subdivision located east of Thoroughbred Meadows Subdivision including access on Larsen Lane.** Bill Morris read the city engineer's recommendation memorandum dated October 6, 2016, into the record.

MOTION: Commissioner Shuman motioned to recommend approval of the subdivision plan stamped October 11, 2016, for Thoroughbred Crossing 23-lot subdivision located east of Thoroughbred Meadows Subdivision including access on Larsen Lane subject to the city engineer's recommendation memorandum dated October 6, 2016, and staff and agency comments. The motion was seconded by Commissioner Young and voting was unanimous.

**3. DISCUSSION/ACTION on establishing a policy that subdivisions and site plans needing the city engineer's review and recommendation must be into the city engineer's office no later than ten days prior to the regular planning commission meeting date.**

Bill Morris said that establishing such policy should help prevent developers from bringing in new plans the night of the meeting requesting approval with no time for review, and this should also prevent commissioners from being put in a position to schedule special meetings.

Commissioners favored 15 days rather than 10 days. By consensus, commissioners agreed to establish a current policy, pending a future ordinance, requiring that subdivision plans and site plans needing the city engineer's review and recommendation must be submitted to the city engineer's office no later than 15 days prior to the next regularly scheduled planning commission meeting.

**4. ADJOURN:** At 7:20 p.m., Commissioner Smith motioned to adjourn. The next regularly scheduled planning commission meeting will be held November 9, 2016, 7:00 p.m. at the city hall.

Shanna C. Edwards  
Secretary

Steve Weiss  
Chairman

## 2016 General Plan Bid Report

Company	Bid	
Logan Simpson	\$71,118.00	
Rural Community Consultants	\$21,000.00	Lowest Bid
CRSA	\$23,398.52	
Better City	\$34,000.00	



# RURAL COMMUNITY CONSULTANTS

801.609.2022  
rural-community.com

775 West 1200 North | Suite 200D  
Springville, UT 84663

Jennie Knight  
Harrisville City Recorder  
363 West Independence  
Harrisville, Utah 84404

4 October 2016

Jennie Knight,

Thanks to you and the Council for considering our firm as a potential partner to update your general plan.

Should we be selected, we will create a formal project management plan. At the highest level, we believe that this work should be done in phases that align with the City's big questions:

1. **“Where is Harrisville at?”** This phase involves team organization, data gathering, socio-economic analysis, community outreach, and identifying development options.  
*est hours: ±42*  
*est cost: \$6,000*
2. **“Where is Harrisville going?”** This phase involves the synthesis of the City's existing plans and ordinances with input from the public. This is found by collecting priorities through staff interviews as well as online and in-person community meetings.  
*est hours: ±78*  
*est cost: \$10,000*
3. **“How will Harrisville get there?”** This phase involves discussions and decisions on the City's final plan.  
*est hours: ±23*  
*est cost: \$5,000*

The deliverable that will be generated through this project will be an integrated general plan and map that reflects community priorities and complies with state requirements.

The total cost of our proposal is **not-to-exceed \$21,000** (this includes reimbursable costs such as travel, printing, web hosting, etc). We also strongly recommend that once the City adopts this plan, that they pursue a retainer option for implementation support following this initiative. We are available to begin work as soon as the City provides notice to proceed.

Respectfully submitted,

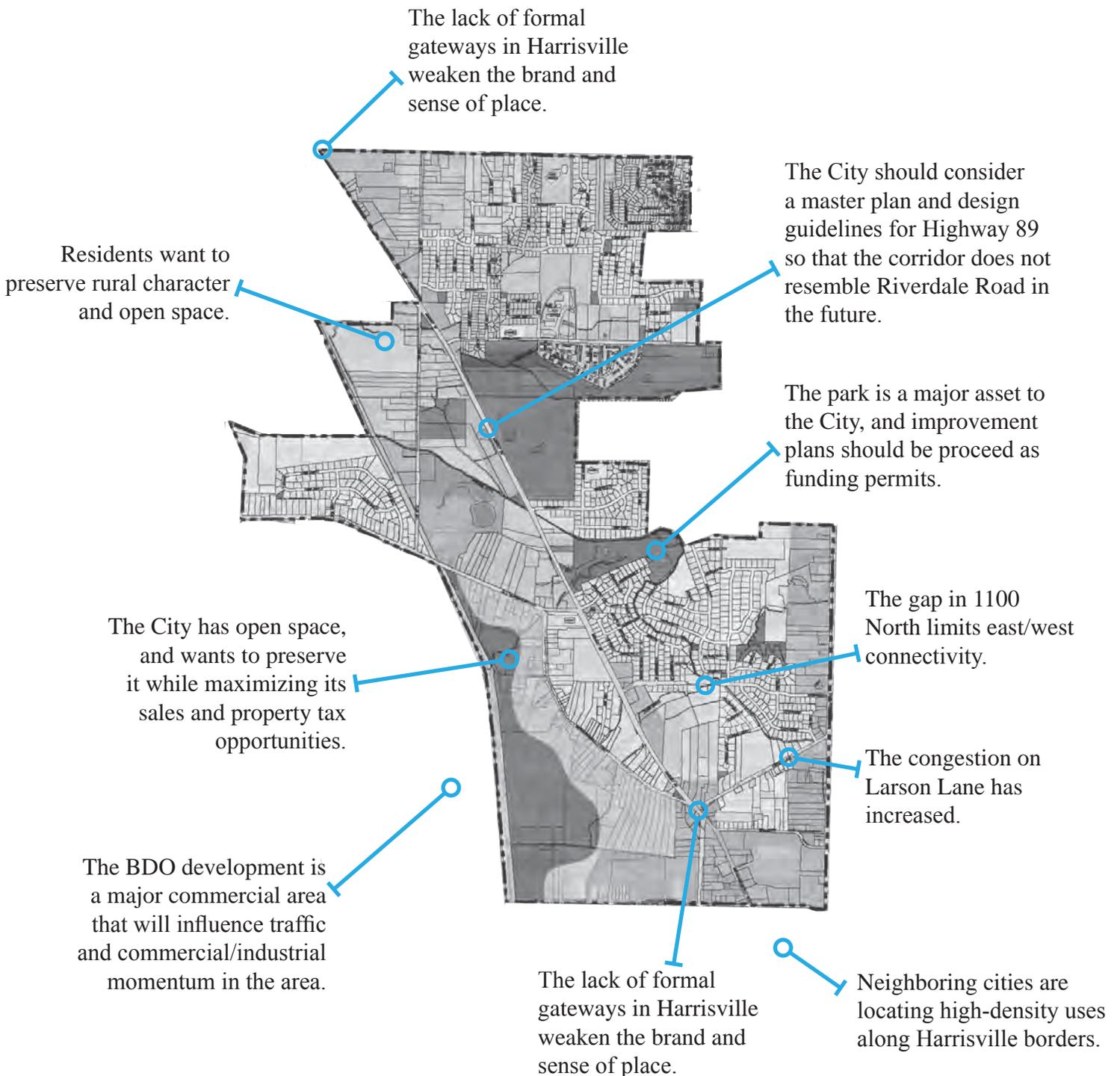
A handwritten signature in black ink, appearing to read 'MH' with a stylized flourish.

Mike Hansen  
RURAL COMMUNITY CONSULTANTS

# HARRISVILLE CITY

## general plan update • proposal

Harrisville City has a number of unique characteristics. It maintains rural characteristics even though it is located in the Ogden metropolitan area. The most recent general plan for the community was written almost 20 years ago, and they need a comprehensive update by a third-party / outside perspective.



## OUR APPROACH

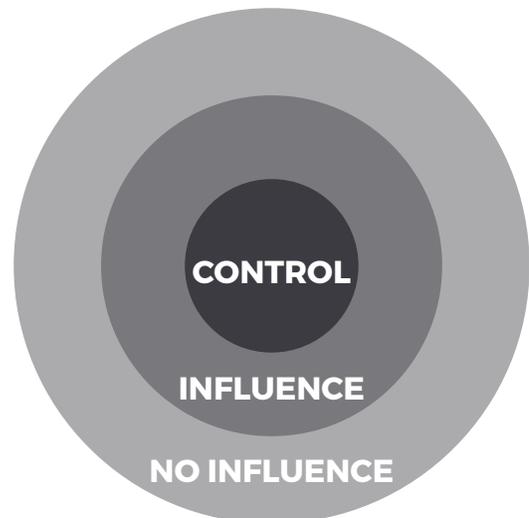
Legal land use decisions must be supported with the “why”. The State of Utah requires each municipality to create a general plan and include the “why” of land use, housing, and transportation. Additionally, the State requires public uses to conform to the general plan. “...no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility... may be constructed or authorized until and unless it conforms to the current general plan.” State Code 10-9a-406. Rural Community Consultants can guarantee a plan that is legally compliant, as well as concise, illustrative, and actionable.



There are some factors within the economic system of Harrisville that the City has outright *control* over.

There are some factors that the City can *influence*, and others that can not be influenced at all.

Our approach is to help local leaders focus on those things that are within local control.



## GENERAL PLAN & CODE EVALUATION (JULY 2016)

The purpose of this evaluation is to provide an outside perspective of the community's plans and ordinances. It is based largely on compliance with state code. The evaluation focuses on the mechanics of the land use administration, not the desired outcomes of the community.

Element	Status	Comments
Current General Plan (10-9a-401)	●	Almost 20yrs old (1997-2010)
Transportation (10-9a-403)	●	Not included
Affordable Housing (10-9a-408)	●	Lacks state-mandated justification
Land Use (10-9a-403)	●	Some categories lack specificity
Current official map (10-9a-401, -407, 10-9a-103(34))	●	Not found in the plan
Current zoning ordinance (10-9a-502)	●	
Current zoning map (10-9a-502, 505)	●	
Publicly available plans and ordinances	●	Plan not on City website
Capital improvements plan (aligned to GP 10-9a-406)	●	Not found
Implementation steps	●	Lacks specificity
<b>Required Ordinances</b>		
Establishes planning commission (10-9a-301(1)(a))	●	
Creates an appeal authority (10-9a-701)	●	
Residential facilities for elderly/persons with disabilities (10-9a-516)	●	
Permits compliant manufactured homes (10-9a-514)	●	
Addresses cell towers (can't prohibit)	●	
Reestablish non-conforming structure after calamity (10-9a-511)	●	
Permits charter schools (10-9a-305)	●	
Permits adult-oriented businesses	●	
<b>Procedures</b>		
Land use authority (10-9a-103(24))	●	
Planning commission (10-9a-302)	●	
Appeal authority (10-9a-701)	●	
<b>Noticing</b>		
Noticing on the Utah Public Notice Website	●	Excellent consistency

- Brief review only -

- Brief review only -

## TEAM QUALIFICATIONS

Rural Community Consultants, LLC specializes in strategic and land use planning for rural local government. Our mission is to provide innovative solutions for the difficult issues that are unique to the West. Economic Development Planning Group, LLC has focused on providing economic development services throughout Utah.



**Mike Hansen**

Mike previously served as the Planning Director in the Utah Governor's Office of Planning & Budget. He was later appointed as Manager of the new Strategy & Management section of that office and the Acting Executive Director of the Dept of Community & Culture. Prior to his work at the State, Mike was a strategic planner for Utah Transit Authority, and an economist / demographer for Salt Lake County.

*MA - Political Economy, George Wythe University*  
*MPA - Public Administration, University of Utah*  
*BS - Urban Planning, University of Utah*



**Shannon Ellsworth**

Shannon co-founded Rural Community Consultants, LLC after serving as a local government consultant for the State of Utah. Before returning to Utah, she worked in Phoenix as part of a land development firm. Shannon specializes in strategic municipal and environmental planning. She has experience leading the development of site planning, branding, marketing studies, and general plans.

*BLA - Landscape Architecture and Environmental Planning, Utah State University*



**Adam Perschon**

Adam has more than seven years of experience leveraging the power of geographic information systems (GIS) to support local and regional planning projects. His sound knowledge of planning principles, combined with his planning and GIS experience, make him adept at understanding current conditions, analyzing change-inducing variables, and modeling future growth scenarios. He also specializes in interactive data mapping and visualization techniques that encourage interaction with and feedback from the public. Adam's recent planning experience includes major contributions to transportation master plans, resource management plans, environmental assessments, and regional infrastructure planning and analysis efforts. Adam has been with Jones & DeMille for more than four years as the GIS department manager.

*MS - Bioregional Planning, Utah State University*  
*BA - Communication Studies, Brigham Young University*

## Contact Information

Mike Hansen  
Rural Community Consultants  
mhansen@rural-community.com  
801.550.5075



# HARRISVILLE CITY

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363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Jeffery Pearce  
Gary Robinson  
Jennifer Jensen  
Ruth Pearce  
Austin Tracy

October 25, 2016

Rural Community Consultants  
775 West 1200 North  
Suite 200D  
Springville, UT 84663

RE: Notice of Award

Project Description: Harrisville City General Plan Update

You are hereby notified that your bid has been accepted by the Harrisville City Council as the consultant for the Harrisville City General Plan Update.

Please find enclosed consultant contract to be accepted and signed for the General Plan Update. This contract outlines the agreement between Harrisville City and Rural Community Consultants and is contingent on the award for grant funding from the Transportation and Land Use Connection.

It is a pleasure to officially extend this award to Rural Community Consultants and I look forward to working towards the future and community development of Harrisville City.

Sincerely,

Bruce Richins  
Mayor  
Harrisville City

## **Rural Community Consultant Contract**

1. **GENERAL.** This Standard Contract for Independent Consultant ("Agreement") is entered voluntarily by the parties herein effective on this date of:\_\_\_\_\_. Harrisville City ("City") is duly organized and existing under the laws of the State of Utah, with its primary place of business located at 363 W. Independence Blvd, Harrisville, Utah 84404. Rural Community Consultants ("Consultant") herewith enter into this Agreement.
2. **RECITALS.** The parties recite and declare:
  - a. Consultant is willing to provide services to City, and City is willing to accept services from and compensate Consultant for said services subject to the terms, covenants and conditions set forth in this agreement.
  - b. For the reasons set forth above, and in consideration of the mutual promises and agreements set forth in this agreement, City and Consultant agree as follows:
3. **SERVICES.**
  - a. Consultant herewith agrees to perform the following services outlined in the Request for Proposal attached hereto as Exhibit "A" and incorporated herein by this reference.
  - b. Consultant shall be responsible to ensure that the services set forth above are performed in a timely manner as established by the City.
  - c. Consultant shall perform such duties as specified by this contract and are customarily performed during the course of performing the above noted services.
4. **BEST EFFORT OF CONSULTANT.** Consultant agrees that he will at all times faithfully, industrially, and to the best of his ability, experience, and talents, perform all of the duties that may be associated with the services set forth above and shall performs said services to the reasonable satisfaction of Town.
5. **TERM OF CONTRACT.** This Agreement shall be in effect beginning and ending on, or at any time before, \_\_\_\_\_.
6. **TERMINATION OF CONTRACT.** This Agreement shall expire on or before \_\_\_\_\_. In addition, either party shall have the right to terminate this contract with thirty (30) days written notice to the other party.
7. **COMPENSATION OF CONSULTANT.** City shall pay Consultant, and Consultant shall accept from City, in full payment for Consultant's services under this agreement, \$\_\_\_\_\_.
8. **RETURN OF EQUIPMENT ON TERMINATION OF EMPLOYMENT.** On termination of this Agreement by either party, or at the termination of Consultant, all City property in the possession of Consultant shall be promptly returned to City by Consultant.
9. **BENEFITS.** Consultant shall no right to, and shall not be provided with, any benefits.
10. **HOLD HARMLESS/INDEMNIFICATION.** Consultant herewith agrees to indemnify and hold the City, its officers, agents, officials and employees, harmless from any action, causes of action, claims for relief, demands, damages, expenses, costs, fees, or compensation, whether or not said actions, causes of action, claims for relief, demands, damages, costs, fees, expenses and/or compensations are known or unknown, are in law or equity, and without limitation, all claims of relief which can be set forth through a complaint or otherwise that may arise out of the acts or omissions, negligent or otherwise of the Consultant, the City or their respective officers, officials, agents, or employees, or any person or persons.
11. **AGREEMENTS OUTSIDE OF CONTRACT.** This Agreement contains the complete Agreement concerning the employment arrangement between the parties and shall, as of the effective date hereof, supersede all other agreements between the parties. The parties stipulate that neither of them has made any representations with respect to the subject matter of this Agreement or any representations including the execution and delivery of this Agreement except such representations as are specifically set forth in this Agreement and each of the parties

acknowledges that he or it has relied on its own judgment in entering into this Agreement. The parties further acknowledges that any payments or representations that may have been made by either of them to the other prior to the date of executing this Agreement are of no effect and that neither of them has relied thereon in connection with his or its dealings with the other.

12. **MODIFICATION OF AGREEMENT.** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced by writing signed by each party or an authorized representative of each party.
13. **CHOICE OF LAW.** It is the intention of the parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and under and pursuant to the laws of the State of Utah and that, in any action, administrative action, special proceeding or other proceeding that may be brought arising out of, in connection with, or by reason of this Agreement, the laws of the State of Utah shall be applicable and shall govern to the exclusion of the law of any other forum, without regard to the jurisdiction in which any action or special proceeding may be instituted, with the exception that any action arising out of federal law shall be construed in accordance with and under and pursuant to the federal laws at issue.
14. **NO WAIVER.** The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
15. **EFFECT OF PARTIAL INVALIDITY.** The invalidity of any portion of this Agreement for any reason with not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed and continue in full force and effect.
16. **LIABILITY AND WORKERS COMPENSATION INSURANCE.** Consultant warrants that Consultant has obtained and will maintain liability insurance of at least \$1,000,000 or other higher amount as agreed by the parties to be sufficient to support Consultants hold-harmless indemnification promise. Consultant further warrants that Consultant has obtained and will maintain workers compensation insurance as may be required by state law.
17. **UNDERSTANDING AND EFFECT OF AGREEMENT.**
  - a. Parties acknowledge that they have been advised to consult legal counsel and have had the opportunity to consult with legal counsel prior to entering into Agreement.
  - b. Parties warrant that they enter into this Agreement with full knowledge of the meaning and future effect of the promises, releases and waivers contained herein.
  - c. And, Parties warrant that they have entered into the releases and waivers contained in this Agreement voluntarily and that they make them without any duress or undue influence of any nature by any person.
18. **PARAGRAPH HEADINGS.** The titles to the paragraphs of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

In witness whereof, each party to this Agreement has caused it to be executed on the date indicated below.

\_\_\_\_\_  
Consultant's Signature

\_\_\_\_\_  
Printed Name of Consultant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor's Signature

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
City Recorder