



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100

www.cityofharrisville.com

PLANNING COMMISSION:

Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Harrisville City Planning Commission

Harrisville City Offices

Wednesday, July 13, 2022 – 7:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/82096098811?pwd=MWF2YngyQTlyZTVBVFVsaWVWDB1UT09>

Meeting ID: 820 9609 8811

Passcode: 782654

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission minutes from June 8, 2022.
3. **DISCUSSION/ACTION/RECOMMEND** – to recommend preliminary approval of Dixon Creek Park Subdivision Phases 1-5.
4. **DISCUSSION/ACTION/RECOMMEND** – to recommend final approval of Ben Lomond Views Subdivision Phase 2-A plat and improvement drawings.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant preliminary approval of commercial site plan for Triple Peaks, LLC located at approximately 2440 N Highway 89.
6. **COMMISSION/STAFF FOLLOW-UP.**
7. **ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, June 8, 2022 – 7:00 p.m.

Commissioners: Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Kevin Shakespeare

Staff: Jennie Knight (City Administrator)
Maria Devereux (City Recorder)
Cynthia Benson (Deputy Recorder)

Visitors: David Skeen, James Giles, Wei Zhong, Judy, Jennifer Reeder, Ken & Michelle Walters, Kevin.

1. CALL TO ORDER

Chair Holbrook called the meeting to order and welcomed all visitors. Commissioner Smith and Commissioner Elmer were excused.

2. CONSENT APPROVAL – of Planning Commission minutes from May 11, 2022.

MOTION: Commissioner Averill motioned to approve the Planning Commission minutes from May 11, 2022 as written. Commissioner Nelson seconded. All voted aye.

3. DISCUSSION/ACTION/RECOMMEND – to approve Conditional Use Permit #134 for office and warehousing for wholesale/retail business located at 2458 N Hwy 89.

Chair Holbrook asked Jennie Knight, City Administrator, to introduce the application. Ms. Knight began by saying, an application was received from James Giles on May 7, 2022 for property located at 2458 N. Highway 89 for Office and Warehousing for Wholesale/Retail business. A letter of permission has been received from David Skeen, property owner. The findings on this application are as follows: HCMC §11.12.020 Use table for Commercial and Manufacturing Land Uses states “Retail or wholesale sales of products not manufactured on site and stored and sold completely inside an enclosed building with no outdoor storage or display is allowed under a Conditional Use Permit. The basis for Issuance of a Conditional Use Permit in the following items in consideration to the location of parking lots, access ways, delivery areas and on-site vehicle circulation patterns. The location of the use does not create unusual pedestrian or vehicle traffic patterns. The orientation of driveways and if they direct traffic to the major streets or the local streets. In this case all accesses are onto Highway 89. The parking locations and size and if they encourage street side parking, which they do not. They have quite a large area for parking. The hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses. The building design is consistent with surrounding area. The hours of operation should be similarly to the hours of activity of the surrounding uses. The location and size of the outdoor storage areas and the relationship to adjacent land uses may need to be mitigated so as not to negatively impact the adjacent areas. This business should not be having outdoor storage based off the application. No unresolved violations for this property. The use conforms with the goals, policies, and governing principles and land use of the Master Plan for Harrisville City. Staff recommendation subject to compliance with Harrisville Municipal Code, the Staff Memo dated June 1, 2022 and all other staff or agency requirements.

Location of the property was reviewed for clarification along with the site plan attached to the application. The site plan included parking, the building, access points, and distance of accesses. The letter of permission from the property owner was reviewed.

Commissioner Averill asked about the parking lot on the north if it was just for employees. Ms. Knight replied there are other businesses on the property who would utilize the parking as well. James Giles stood per Chair Holbrook request to answer this question and any other the commission may have. Mr. Giles began with saying he has a small staff. Only one or two employees will be there at any given time so he would only need two (2) or so stalls at a time. Chair Holbrook asked how many parking stalls are listed. Mr. Giles said there are a total of six (6) for his business. Commissioner Averill said there are thirty-one (31) plus called out on the site plan. Chair Holbrook asked for clarification on what would happen on the property. Mr. Giles explained the business is a retail/wholesale company. They ship most of their products overseas. They ship directly from the production facility. They will begin an online business in approximately six (6) months. They would have a small amount of products there for purchase for the online business which is mostly hand delivered or shipped through UPS. Most of their business is international. In the larger portion of the warehouse, they may store some bottles they are required to have on hand. Commissioner Averill asked for clarification on the shipping. Mr. Giles said because of the way they sale their products and the guidelines there are rules they have to follow. Chair Holbrook asked for more detail on the products to be sold and/or stored. Mr. Giles said their products include vitamins and supplements within an environmental control area but nothing toxic. Most of what they will be doing is boxing and shipping. The product will come to them finished. Commissioner Averill said it does not seem there would be more delivery traffic added to the area outside of what is already in the area. Chair Holbrook asked what the business hours would be. Mr. Giles said the business hours will be 8:00 to 5:00 since they will need to work in the same window when delivery trucks are available. Ms. Knight asked if they anticipate receiving product outside of business hours. Mr. Giles replied with a firm no. Chair Holbrook asked about the lighting. Mr. Giles replied the lighting for the parking lot is existing. No modifications will be added to the parking lot. Mr. David Skeen stood to address the parking and the lighting. He said Mr. Giles was given six (6) parking stalls. There are twelve (12) guest parking they have not asked for. Mr. Skeen also mentioned if a delivery of a semi-truck is necessary, there is ample space for the truck to drop of the product and get out. Chair Holbrook asked if there would be a lot of deliveries. Mr. Giles said it depends right now. He does not anticipate much product. Ms. Knight closed the discussion by showing how the prior violation with the prior tenant have been cleaned up and the violation removed.

MOTION: Commissioner Shakespeare motioned to approve the Conditional Use Permit #134 for office and warehousing for wholesale/retail business located at 2458 N Hwy 89 subject to compliance with Harrisville Municipal Code, the Staff Memo dated June 1, 2022 and all other staff or agency requirements. Commissioner Averill seconded. All voted aye.

Ms. Knight reminded the commission there is a 10-day appeal window before the conditional use permit will be available once this window is fulfilled.

4. COMMISSION/STAFF FOLLOW-UP.

Ms. Knight mentioned she had two items to review with the commission. The Land Use Institute has made available the book *Ground Rules: Utah Land Use Regulation* for all commissioners. These are complimentary of the Land Use Institute and from Craig Call, the author of the book and Harrisville's new appeal authority.

Training Time requirement for commissioners was the second item addressed. Ms. Knight said Chair Holbrook, Commissioner Nelson, Commissioner Smith and Commissioner Averill have their certificates turned in showing all their required hours completed for the year. Commissioner Shakespeare and Commissioner Elmer need to complete some training. These trainings can be completed online. Once the commissioners have completed the training, they will need to send the completed certificate to Ms. Knight.

5. ADJOURN.

Chair adjourned the meeting at 7:18 pm.

Chad Holbrook
Planning Commission Chair

Cynthia Benson
Deputy Recorder

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **DIXON CREEK PARK PHASES 1-5 SUBDIVISION**
Preliminary Plat Submittal

Date: July 7, 2022

Our office has completed a review of the preliminary plat and improvement plans for the Dixon Creek Park Phases 1-5 Subdivisions located in the mixed-use zone at approximately 1300 North Washington Blvd. The Developer is proposing to break up the development into multiple phases and is requesting preliminary approval of Phases 1-5 at this time. These phases include the multi-family residential development on the south end of this mixed-use zone and do not include the commercial or open space area to the north. These phases include the construction of one public street (1300 North) which will connect from Washington Blvd. to an existing city street stub; all other streets shown would be private. If preliminary approval of these phases is granted, then they will come back to receive final approval for each individual phase.

We have reviewed the preliminary plat and improvement plans and have made comments on the plan set with issues that need to be revised or resolved prior to final approval. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items and comments on the plans being completely addressed prior to final approval of any phase:

PRELIMINARY PLAT

1. The plat must be reviewed and approved by the Weber County Surveyor's office. Coordinate the location of new survey monuments with the County Surveyor.
2. Make revisions and add notes, narrative, signature blocks, and other required information as shown on the red-lined set of plans.
3. Ensure that the entirety of "Street 4" is shown as a private street on the plat.
4. A 10' PUE is called out along city street ROW, but no line is shown – show line on plat.
5. Add street names and addresses for the lots as provided by our office.

SITE PLAN/ROADWAY

6. Adjust the alignment of 1300 North and how it ties into Washington Blvd. City Standards state that horizontal points of curvature shall not be located closer than 150' from the center of an intersection. UDOT Standards state that a minimum 100' tangent approach prior to stop lines must be provided.
7. There are horizontal curves on 1300 North that are tighter than the City and AASHTO standard. It would be acceptable to reduce the radius to 198' if the 333' minimum isn't attainable as speeds should be lower near the intersection. Adjust the horizontal alignment of the streets accordingly.
8. Consider lining up Street 1 where it crosses Street 4 to avoid an offset intersection and potential safety issues (these are private roadways so don't necessarily need to follow city standard).
9. Show all improvements in the UDOT right-of-way and receive approval from UDOT.
10. Visitor parking stalls provided (30) are about half of what was shown on concept plan (60) in the MDA. Can additional visitor stalls be added, particularly around units without driveways?
11. Add street lights on public street at all intersections and at maximum spacing of 500'.

CULINARY WATER & SECONDARY WATER

12. Obtain final approval of the plans and culinary water system by Bona Vista Water.
13. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.
14. Eliminate one of the waterlines in the city street, if possible, to avoid having an additional line that could potentially leak and cause damage to the roadway. Work with Bona Vista on how to meter the development to avoid this second line if possible.
15. Obtain final approval of plans and pressurized water system by Pine View Water.

SANITARY SEWER

16. Adjust location of several sewer laterals to keep 10' minimum separation from the culinary water.
17. Adjust the plans to ensure that sewer laterals do not connect directly to a manhole.
18. The existing sewer system needs to be upsized to handle all of the flow from the new townhomes. Check to see if some of the Phase 1 (east end) lots can sewer out to the line in Washington Blvd.

STORM DRAIN

19. The development is proposing to realign Dixon Creek. Obtain a Stream Alteration Permit from the State, approval from the US Corps of Engineers, and approval from FEMA for a floodplain map revision.
20. Change the Dixon Creek crossing under 1300 North from (3) 30" pipes to one box culvert, if possible, to provide for better access and easier long-term maintenance for the City.
21. Show the highwater mark of Dixon Creek on the plans and ensure that the creek can't back up into the new storm drain system on the site.
22. The underground storage and detention systems will only work if the bottom of the gravel is 2' above the groundwater. Provide estimated groundwater elevation to verify that the systems won't fill with groundwater and not provide the necessary detention volume. If the underground storage is not feasible then traditional above ground detention basins may be necessary.
23. Provide elevations and orifice sizes for all the outlet structures at the detention facilities.
24. Storm drain manholes in the City ROW should meet City Standards (CS-11). Revise plans as necessary from boxes to the round manholes.
25. Submit a storm drain report including calculations on the design and sizing of the system.

GENERAL

26. Final plan approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
27. Obtain an access permit and approval of any improvements in the State ROW from UDOT prior to final approval of the subdivision.
28. Include the area where the stream is to be realigned and the detention basin installed as part of Phase 1 as it is required for the improvements in that phase.
29. Provide grading plan and plan and profile sheets for the city road as part of the final plan set.
30. Update the landscape plan for the site as necessary. The landscape plan submitted as part of the MDA shows trees in the 4.5' wide parkstrip along 1300 North but a minimum 6' parkstrip width is required to plant trees in the parkstrip. Adjust accordingly.

Not all comments made on the red-lined set of plans are outlined in this memo; ensure that comments made on the plans are addressed as well. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval. Please let me know if you have any questions.



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Kevin Shakespeare
Brad Elmer - Alt

M E M O R A N D U M

TO: Harrisville Planning Commission

FROM: Jennie Knight, City Administrator

RE: Dixon Creek Park Phases 1 through 5 Preliminary Subdivision Approval

Date: June 30, 2022

The proposed preliminary subdivision application is consistent with the Master Development Agreement (MDA) for Dixon Creek Park dated May 17, 2022, and all applicable fees have been paid to date.

Background:

On April 12, 2022, Brighton Development Utah, LLC submitted an application for preliminary subdivision approval for Dixon Creek Park Subdivision phases 1 through 5, which includes 14.104 acres of development with 212 townhome units and 5.97 acres of open space. (Section 2.2 of the MDA, lists maximum residential units of 215)

Analysis:

The following exhibits contrast the MDA rendering of the proposed residential element of the development against the proposed preliminary subdivision plat of the same area.

Exhibit A:

MDA Rendering of Residential Phases



Preliminary Subdivision Plat

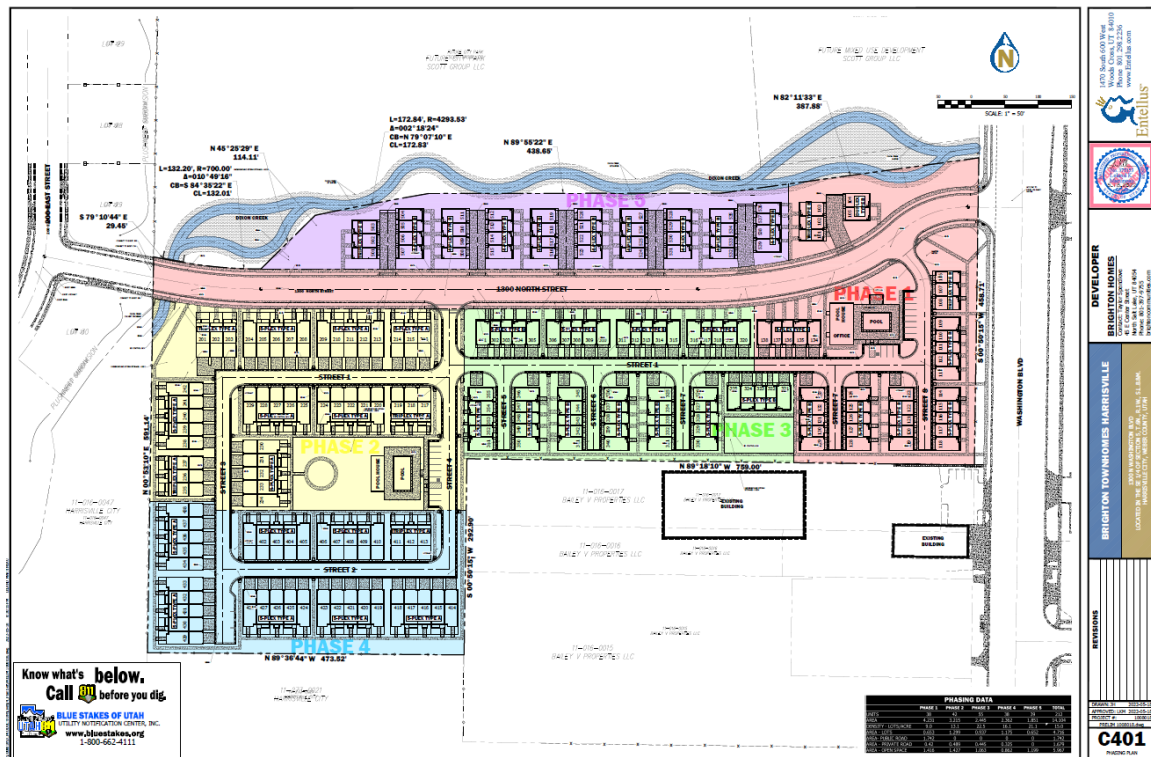
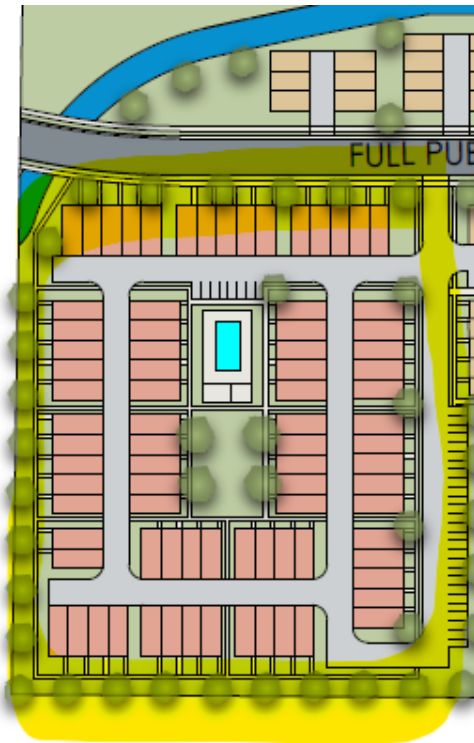


Exhibit B:

MDA Rendering of 2-Story Rear-Load Townhomes (Proposed 82 Units)



2 STORY REAR-LOAD TOWNHOME
(2 CAR GARAGE)
82 UNITS



Subdivision Plat for 2-Story Rear-Load Townhomes (80 Units)

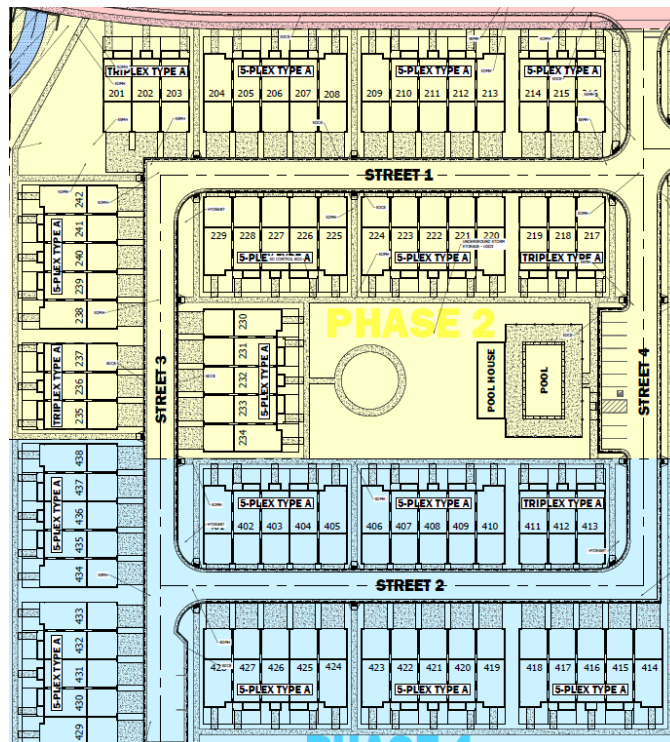
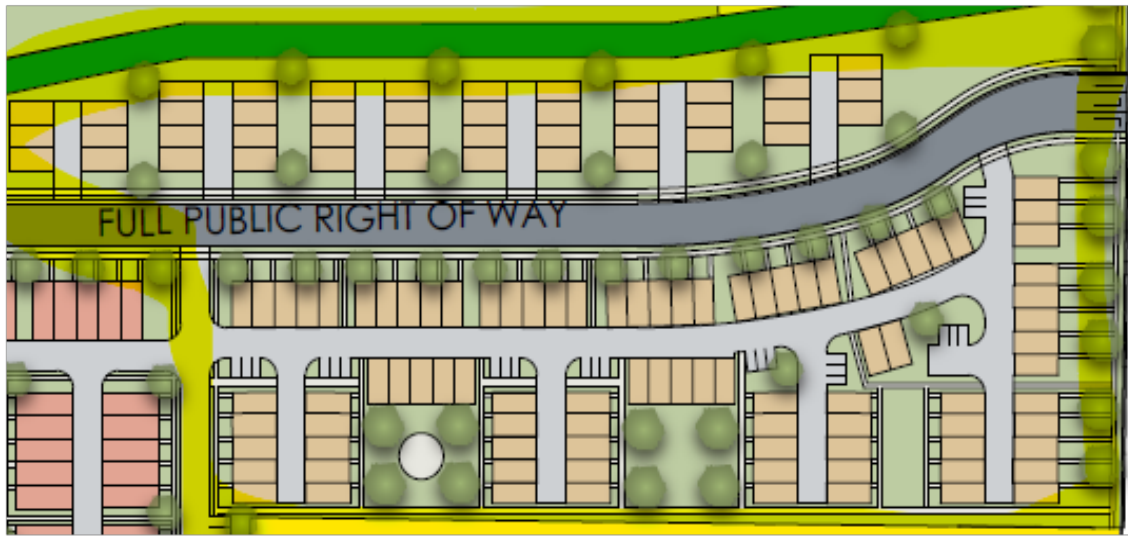


Exhibit C:

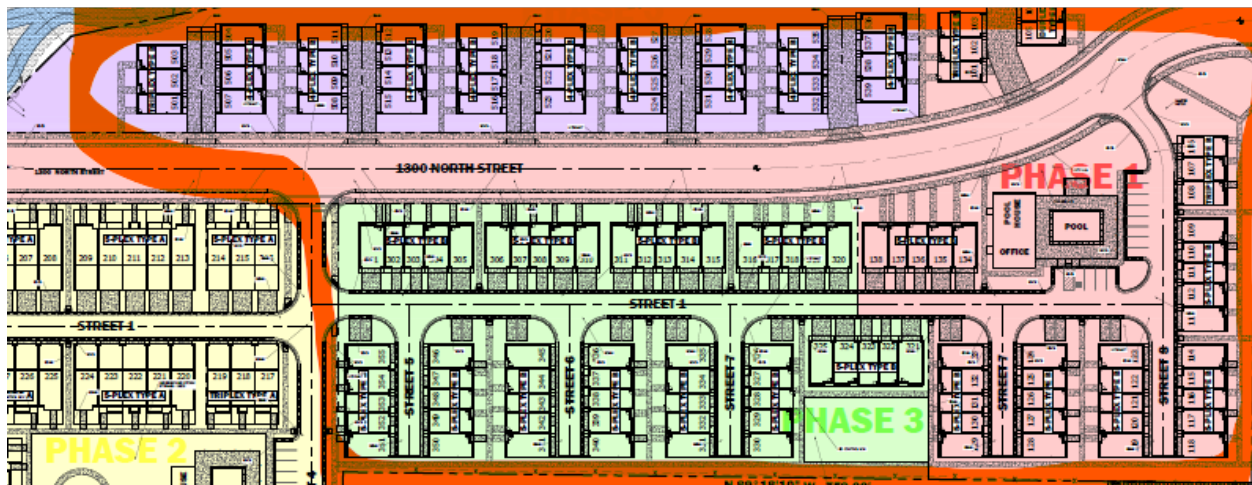
MDA Rendering of 3-Story Townhome (Proposed 133 Units)



3 STORY TOWNHOME
(2 CAR GARAGE)
133 UNITS



Preliminary Subdivision Plat for 3-Story Townhome (132 Units)



Findings:

The preliminary application complies with the Master Development agreement dated May 17, 2022 and all applicable fees have been paid to date.

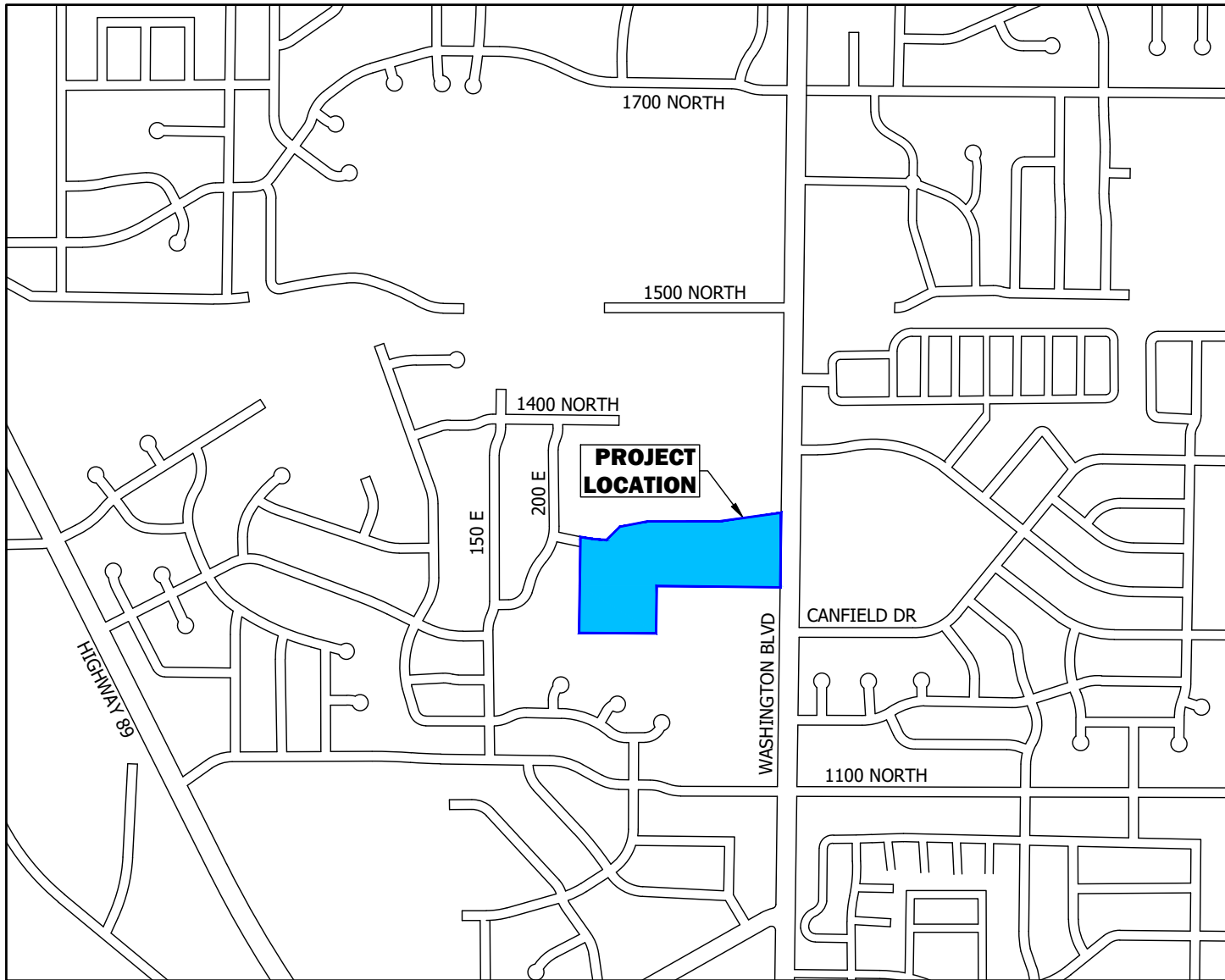
Recommendation:

Staff recommends a positive recommendation from Planning Commission for preliminary approval of Dixon Creek Park Subdivision Phases 1 through 5, subject to the City Engineer's memo and all other staff or agency comments.

BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.L.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

VICINITY MAP



SCALE: 1"=1000'

CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	NOTES & LEGEND
C400	SITE PLAN
C401	PHASING PLAN
C410	PRELIMINARY PLAT - PHASE 1
C420	PRELIMINARY PLAT - PHASE 2
C430	PRELIMINARY PLAT - PHASE 3
C440	PRELIMINARY PLAT - PHASE 4
C450	PRELIMINARY PLAT - PHASE 5
C600	UTILITY PLAN
C601	UTILITY PLAN - DETAIL WEST
C602	UTILITY PLAN - DETAIL SOUTH
C603	UTILITY PLAN - DETAIL CENTRAL
C604	UTILITY PLAN - DETAIL EAST
C610	SEWER PLAN
C620	WATER PLAN
C630	STORM DRAIN PLAN
C900	CITY ROADWAY DETAILS
C910	CITY SEWER DETAILS
C920	CITY STORM DRAIN DETAILS
C930	BONA VISTA WATER DETAILS
C940	PRIVATE SITE DETAILS
C950	PRIVATE UTILITY DETAILS

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

UDOT NOTES

1. All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
2. The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hour limitations will be listed in the limitations section of the encroachment permit.
3. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
4. Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
5. Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners – County surveyor to be notified – Coordination with certain state agencies).

Know what's **below.**
Call **811** before you dig.

BlueStakes of UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK SEWER MANHOLE AT THE INTERSECTION OF 1300 NORTH AND 200 EAST STREET
ELEVATION 4319.00

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DRAWN: JH	2022-05-18
APPROVED: LKM	2022-05-18
PROJECT #:	1008018
PRELIM 1008018.dwg	

C100
COVER & INDEX

DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

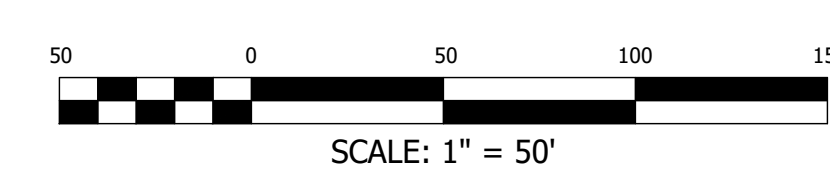
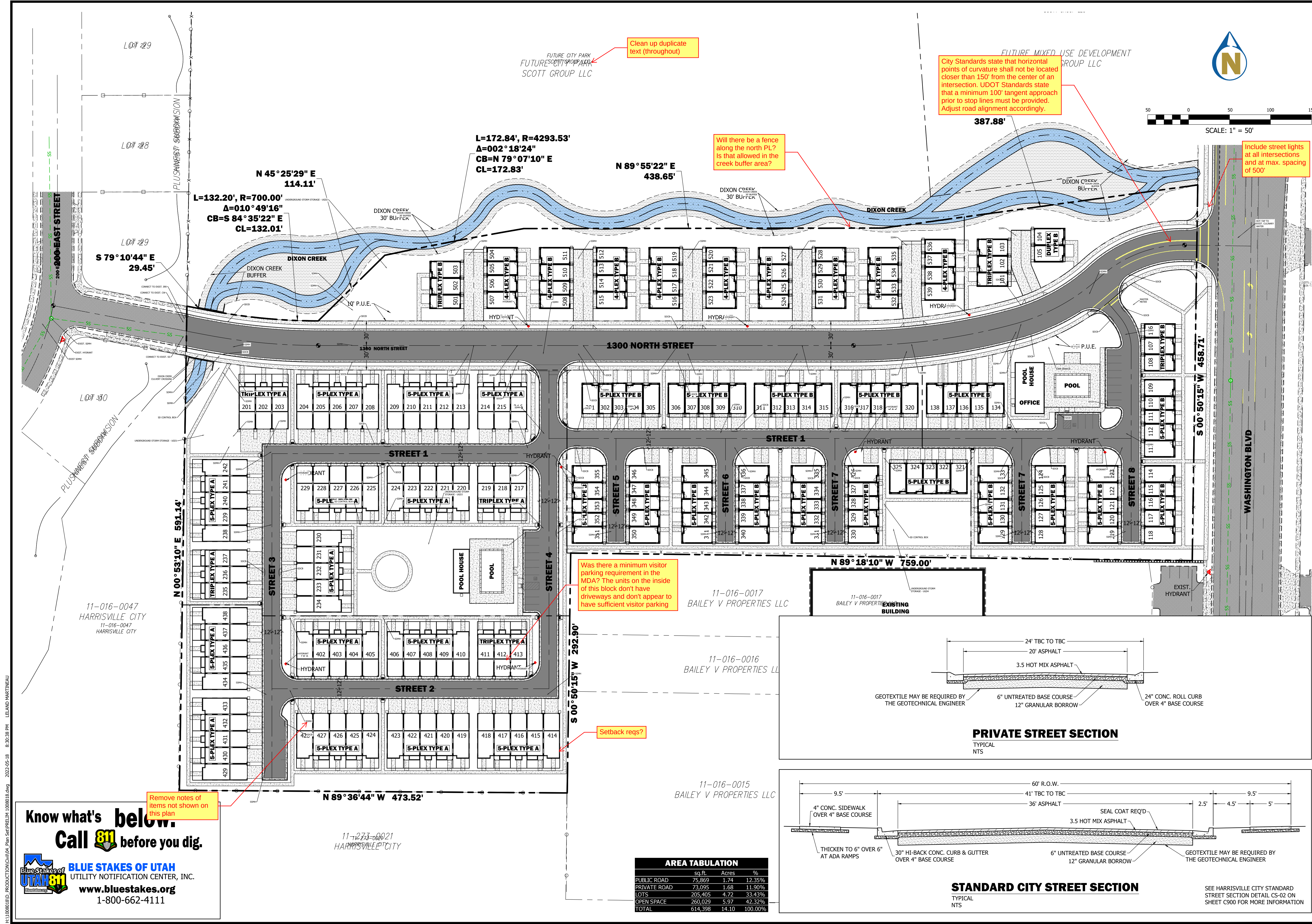
BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.L.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

	GENERAL NOTES - ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. - CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3. - ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. - PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. - CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. - UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. - ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. - COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. - ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. - STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS. - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. - RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. - HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATER TIGHT JOINTS. - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. - TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS. - ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS/SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. - PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES. - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS. - ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS. - IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. - THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. - PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.	UTILITY NOTES - ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E. - ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS - LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN. - CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. - CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE. - NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK. - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS. - ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. - ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE. - SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED. - ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. - WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) - ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED. - WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE. - ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GRADE TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. - CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AIWWA STANDARDS. - BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND/LANDRANT COMPLETE TO MEET CITY STANDARDS. - ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. - ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED. - CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS. - ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS. - ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY. - ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. - ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER. - CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS. - CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK. - ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - BONA VISTA WATER IMPROVEMENT DISTRICT SEWER - HARRISVILLE CITY STORM DRAIN - HARRISVILLE CITY IRRIGATION - WEBER-BOX ELDER CONSERVATION DISTRICT ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY	GRADING NOTES - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. - THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. - IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER. - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES. - WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE. - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. - THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.	LEGEND	LEGEND	ABBREVIATIONS <table border="1"> </table>
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Clean up duplicate text (throughout)

City Standards state that horizontal points of curvature shall not be located closer than 150' from the center of an intersection. UDOT Standards state that a minimum 100' tangent approach prior to stop lines must be provided. Adjust road alignment accordingly.

Will there be a fence along the north PL? Is that allowed in the creek buffer area?

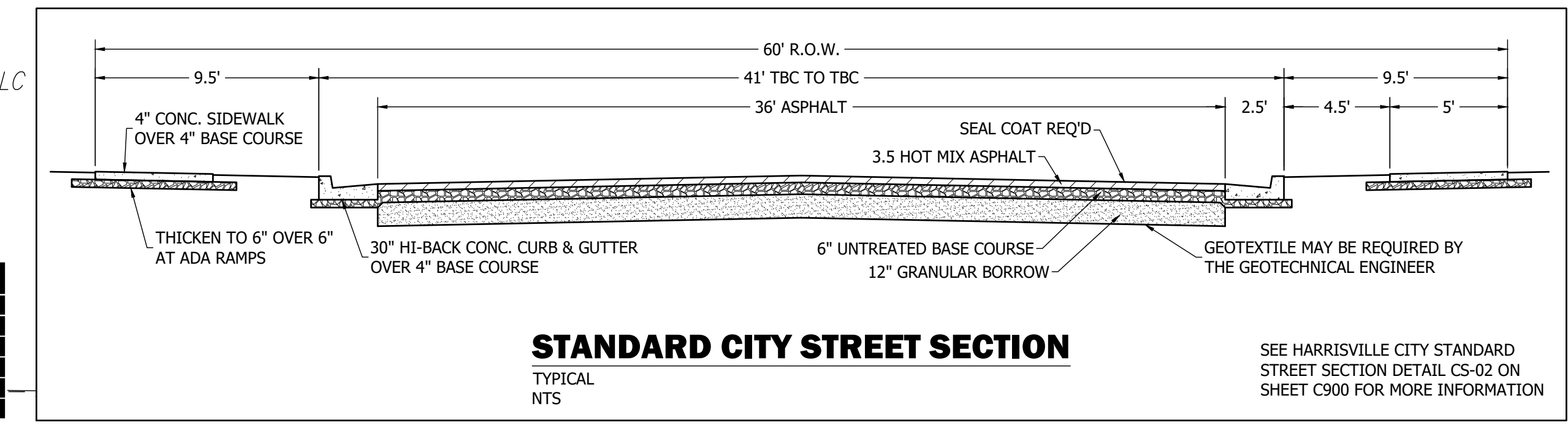
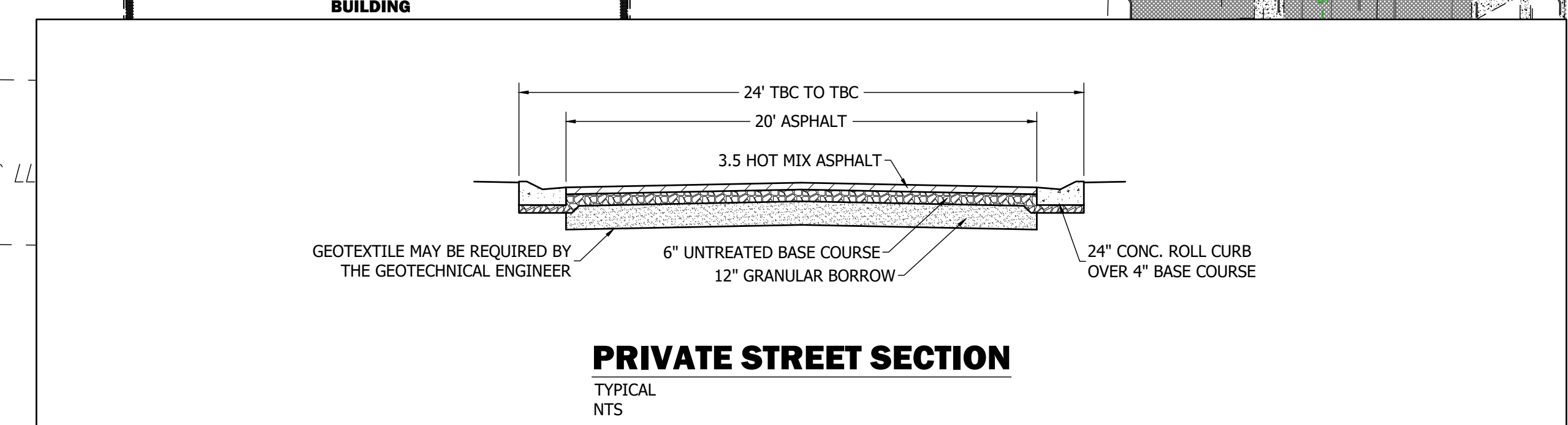
Include street lights at all intersections and at max. spacing of 500'

Was there a minimum visitor parking requirement in the MDA? The units on the inside of this block don't have driveways and don't appear to have sufficient visitor parking

Setback reqs?

Remove notes of items not shown on this plan

AREA TABULATION			
	sq.ft.	Acres	%
PUBLIC ROAD	75,869	1.74	12.35%
PRIVATE ROAD	73,095	1.68	11.90%
LOTS	205,405	4.72	33.43%
OPEN SPACE	260,029	5.97	42.32%
TOTAL	614,398	14.10	100.00%



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REGISTERED PROFESSIONAL ENGINEER
State of Utah
No. 32953
Exp. 12-31-2022

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BRIGHTON TOWNHOMES HARRISVILLE
1300 N WASHINGTON BLVD
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

DRAWN: JH	2022-05-18
APPROVED: LKM	2022-05-18
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C400
SITE PLAN

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PHASING DATA						
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
UNITS	38	42	55	38	39	212
AREA	4.231	3.215	2.445	2.362	1.851	14.104
DENSITY - LOTS/ACRE	9.0	13.1	22.5	16.1	21.1	15.0
AREA - LOTS	0.653	1.299	0.937	1.175	0.652	4.716
AREA - PUBLIC ROAD	1.742					1.742
AREA - PRIVATE ROAD	0.432	0.489	0.445	0.325		1.691
AREA - OPEN SPACE	1.416	1.427	1.063	0.862	1.199	5.967

DEVELOPER

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BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.L.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

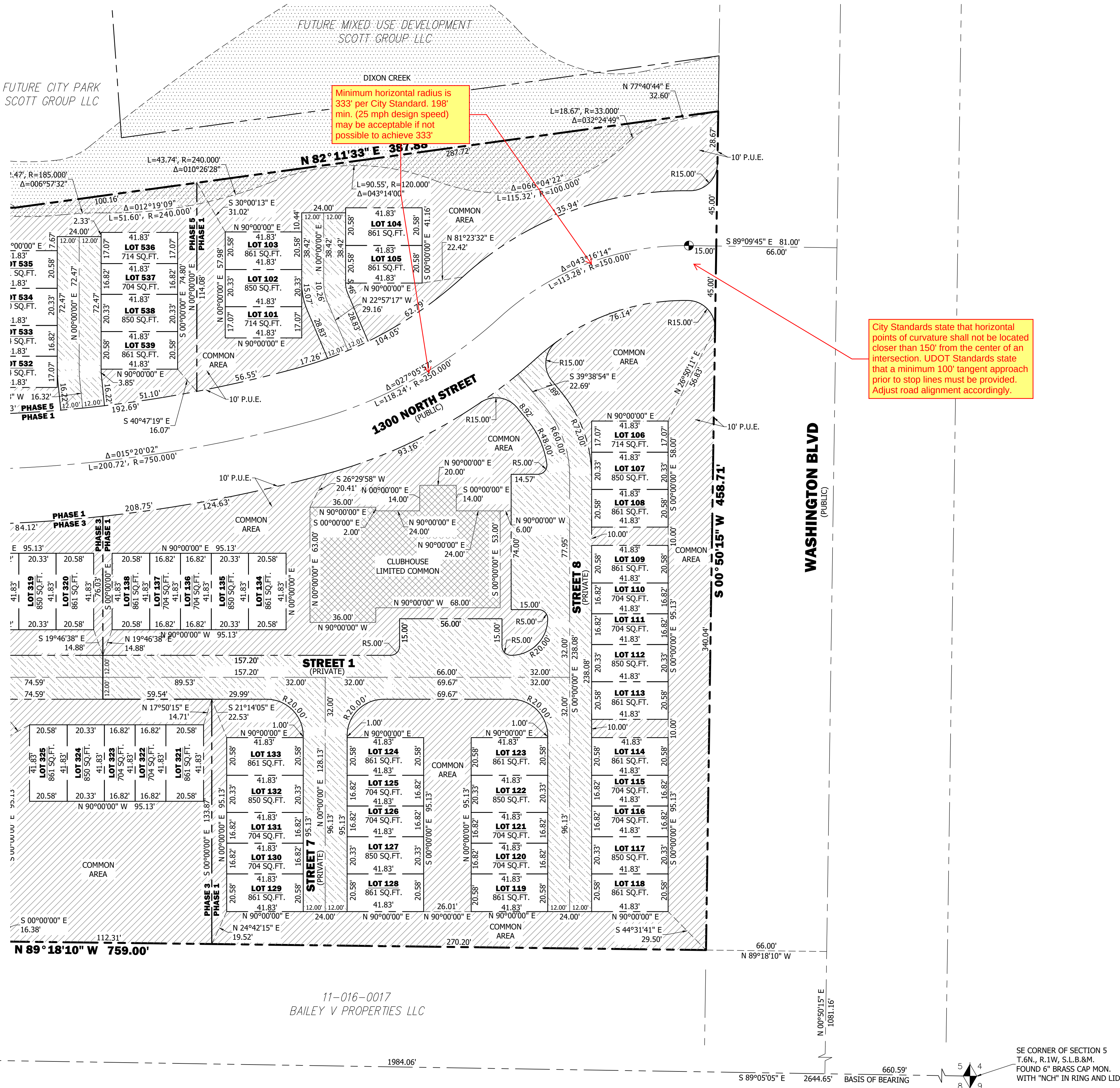
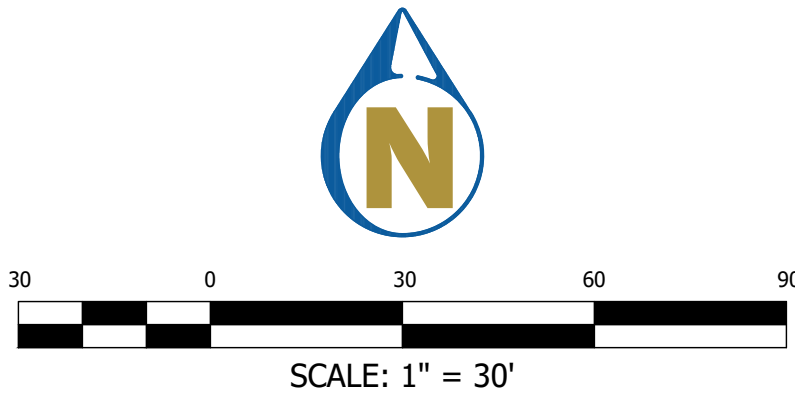
DRAWN: JH	2022-05-18
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C401

PHASING PLAN

BRIGHTON TOWNHOMES HARRISVILLE PRELIMINARY PLAT - PHASE 1

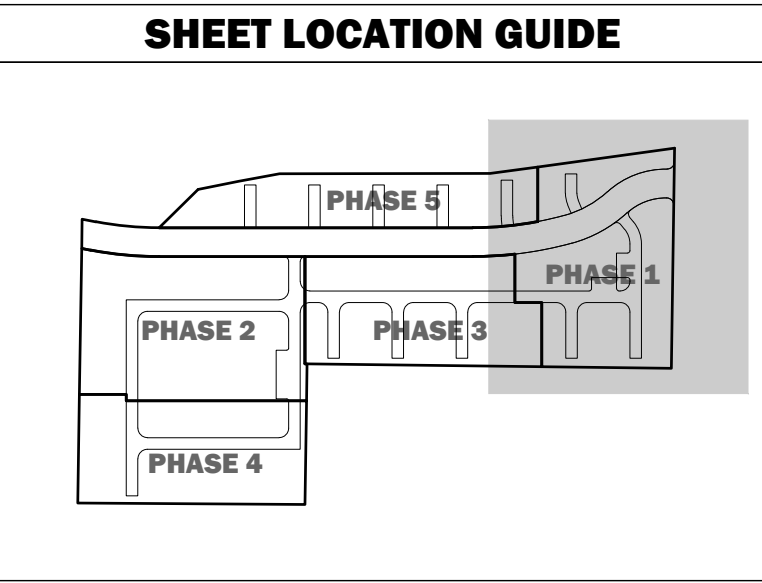
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HARRISVILLE CITY, WEBER COUNTY, UTAH



Plat to be reviewed and approved by the Weber County Surveyor's office. Add signature blocks, narrative, description, owner's dedication, notes, etc. on the final plat

City Standards state that horizontal points of curvature shall not be located closer than 150' from the center of an intersection. UDOT Standards state that a minimum 100' tangent approach prior to stop lines must be provided. Adjust road alignment accordingly.

LEGEND	
[Symbol]	LOTS
[Symbol]	PUBLIC STREET
[Symbol]	PRIVATE STREET & P.U.E.
[Symbol]	COMMON AREA & P.U.E.
[Symbol]	LIMITED COMMON AREA
[Symbol]	DIXON CREEK BUFFER



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BRIGHTON TOWNHOMES HARRISVILLE
1300 N WASHINGTON BLVD
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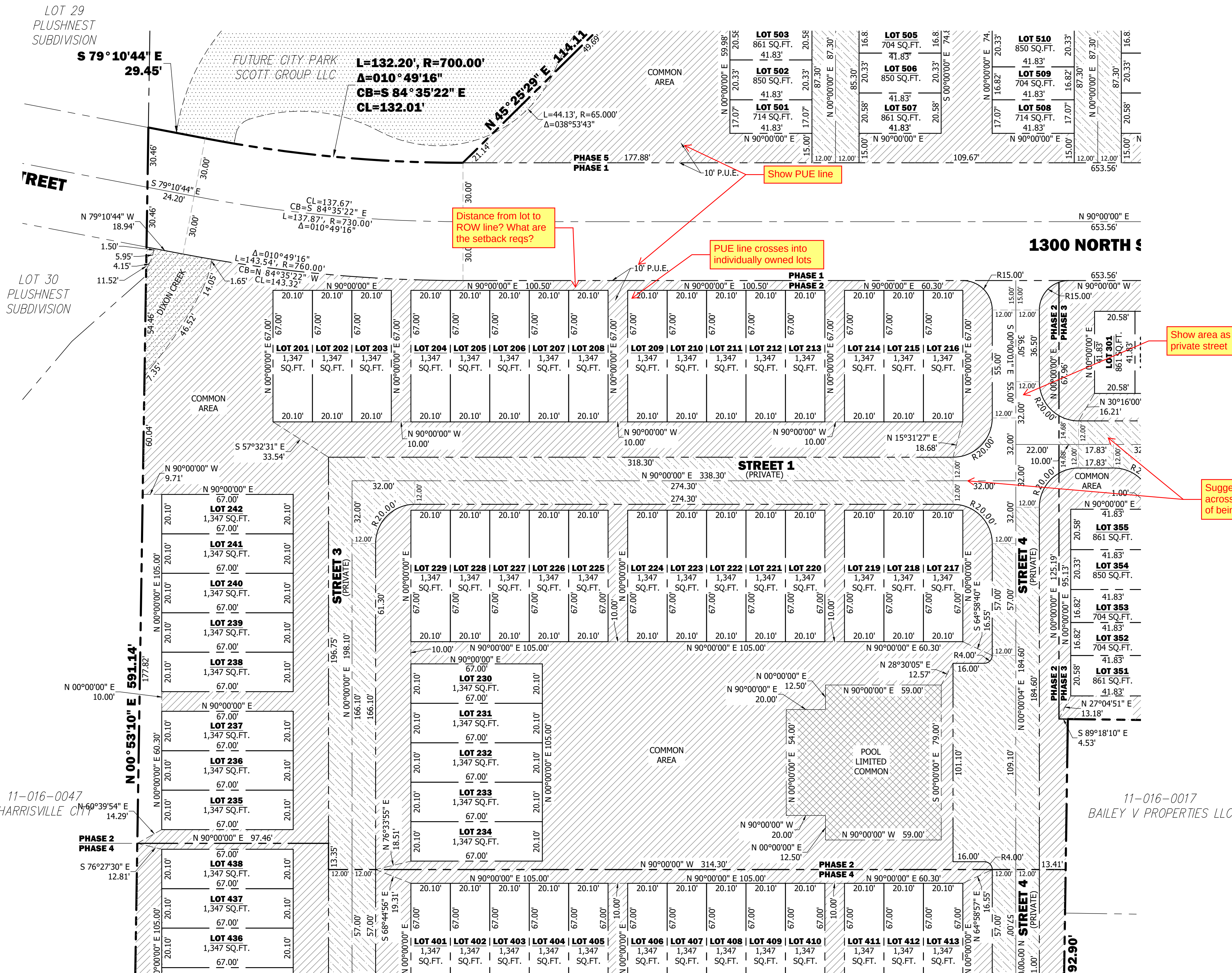
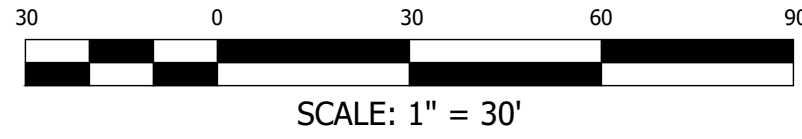
C410
PRELIMINARY PLAT - PHASE 1

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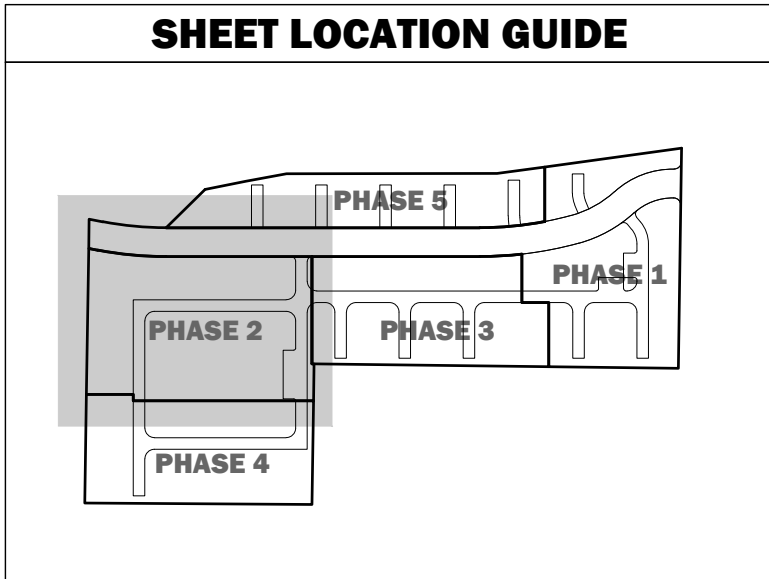
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HARRISVILLE CITY, WEBER COUNTY, UTAH



LEGEND	
	LOTS
	PUBLIC STREET
	PRIVATE STREET & P.U.E.
	COMMON AREA & P.U.E.
	LIMITED COMMON AREA
	DIXON CREEK BUFFER



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BRIGHTON TOWNHOMES HARRISVILLE
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HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS	

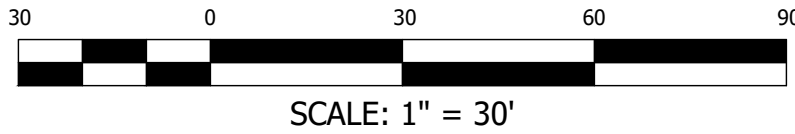
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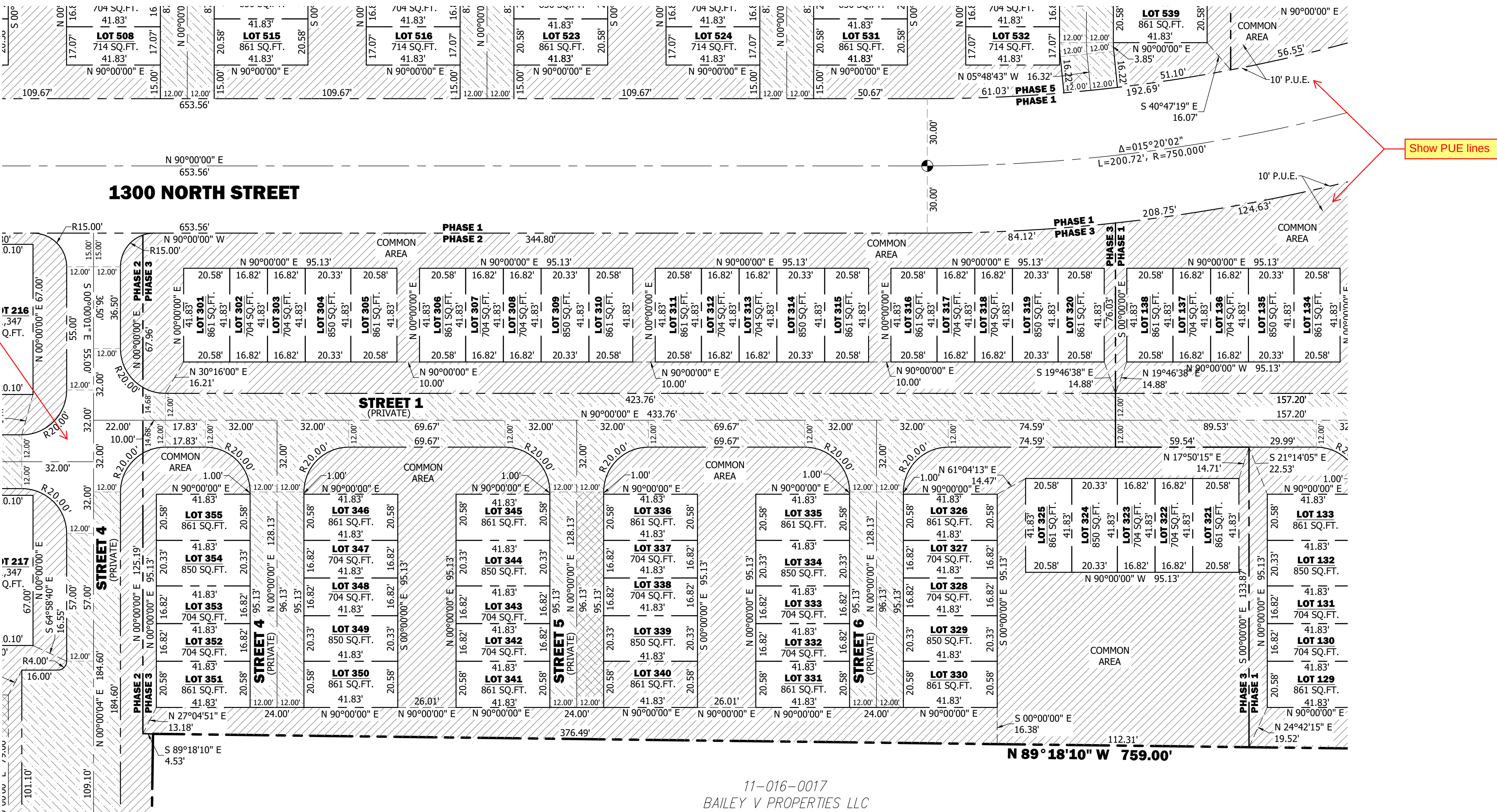
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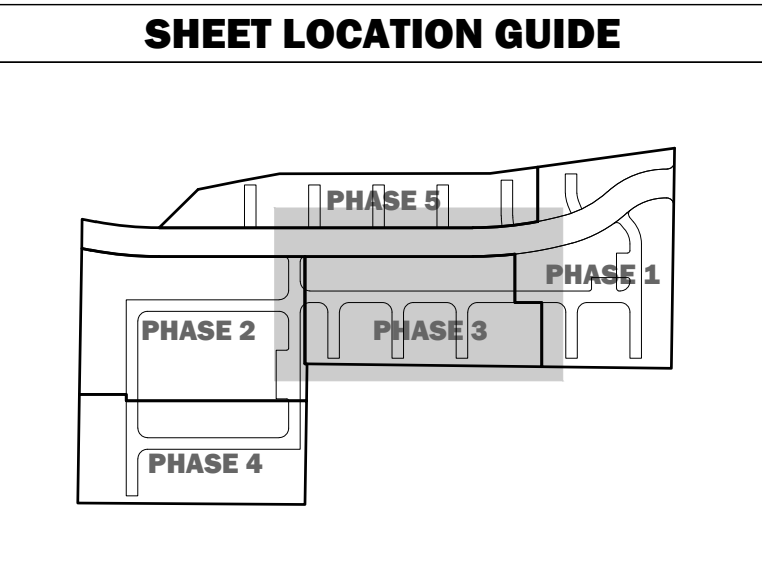
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C430
PRELIMINARY PLAT - PHASE 3

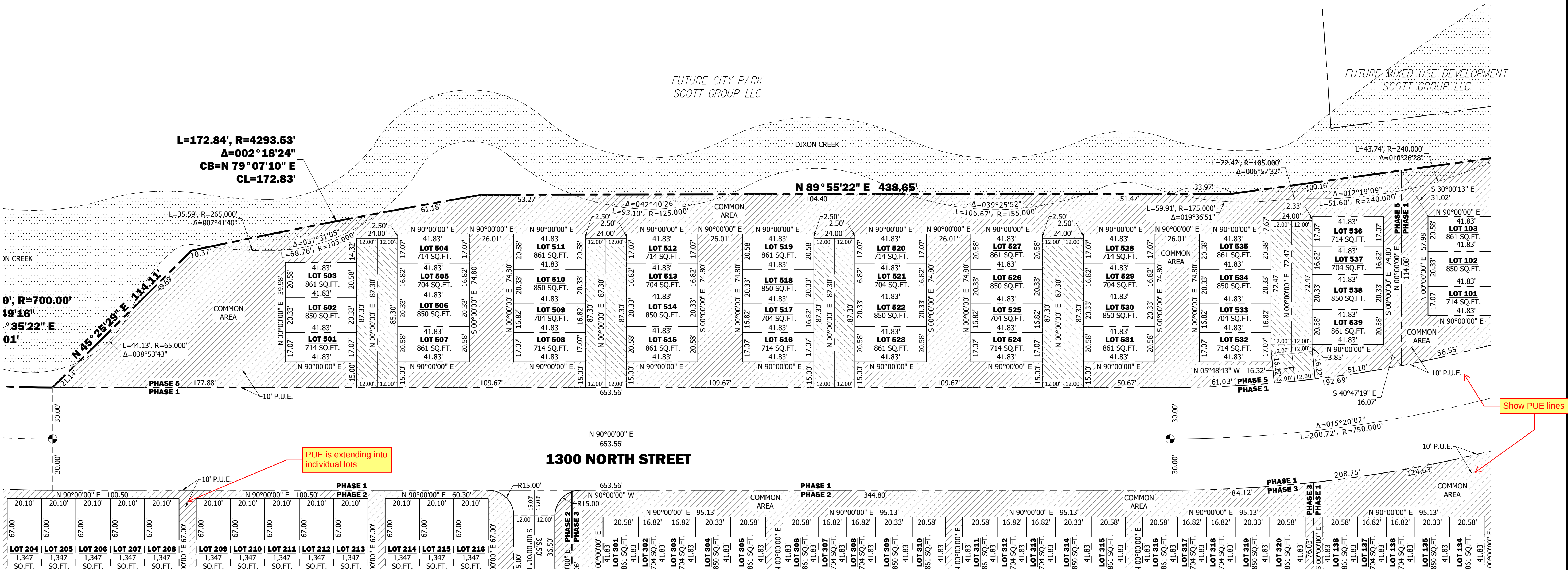
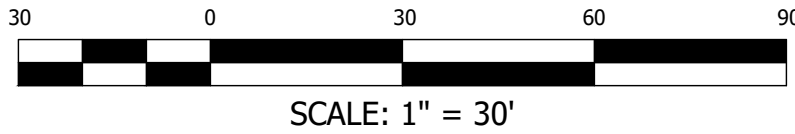


LEGEND	
	LOTS
	PUBLIC STREET
	PRIVATE STREET & P.U.E.
	COMMON AREA & P.U.E.
	LIMITED COMMON AREA
	DIXON CREEK BUFFER



BRIGHTON TOWNHOMES HARRISVILLE PRELIMINARY PLAT - PHASE 5

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LEGEND

- LOTS
- PUBLIC STREET
- PRIVATE STREET & P.U.E.
- COMMON AREA & P.U.E.
- LIMITED COMMON AREA
- DIXON CREEK BUFFER

SHEET LOCATION GUIDE

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BRIGHTON TOWNHOMES HARRISVILLE
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C450
PRELIMINARY PLAT - PHASE 4

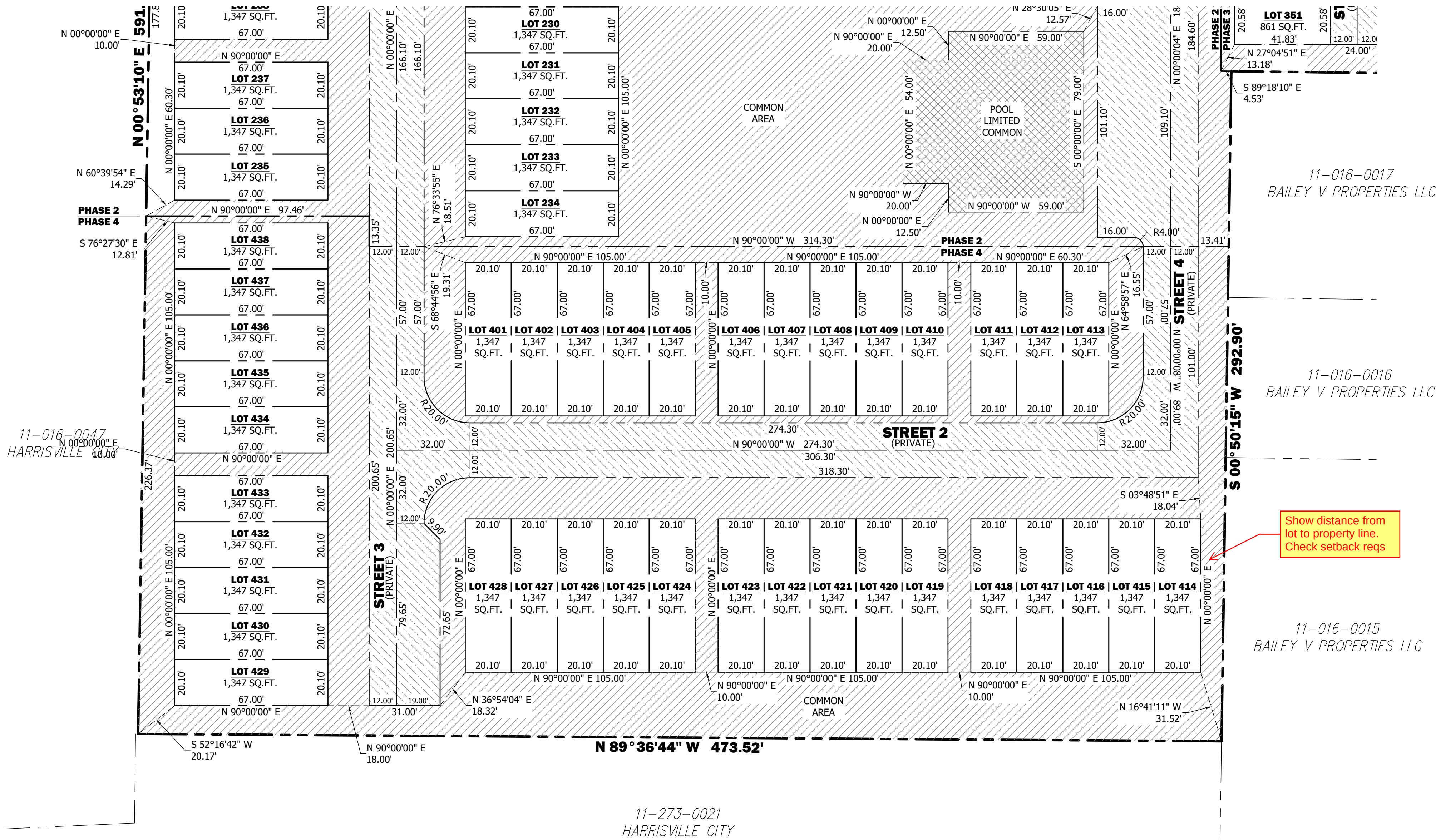
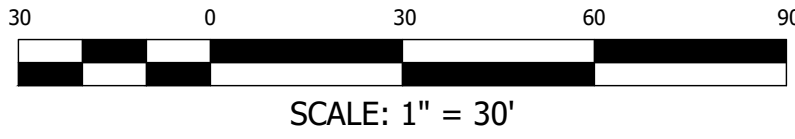
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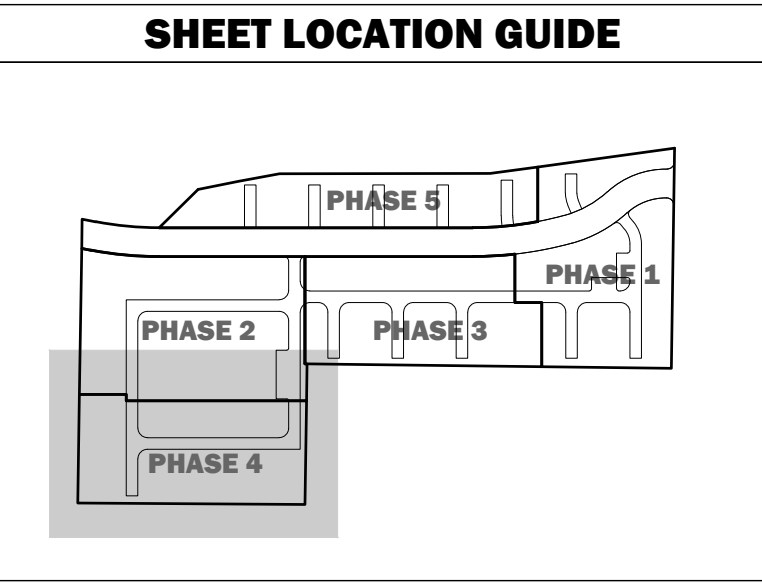
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LEGEND	
	LOTS
	PUBLIC STREET
	PRIVATE STREET & P.U.E.
	COMMON AREA & P.U.E.
	LIMITED COMMON AREA
	DIXON CREEK BUFFER



DEVELOPER

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BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

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C440
PRELIMINARY PLAT - PHASE 5

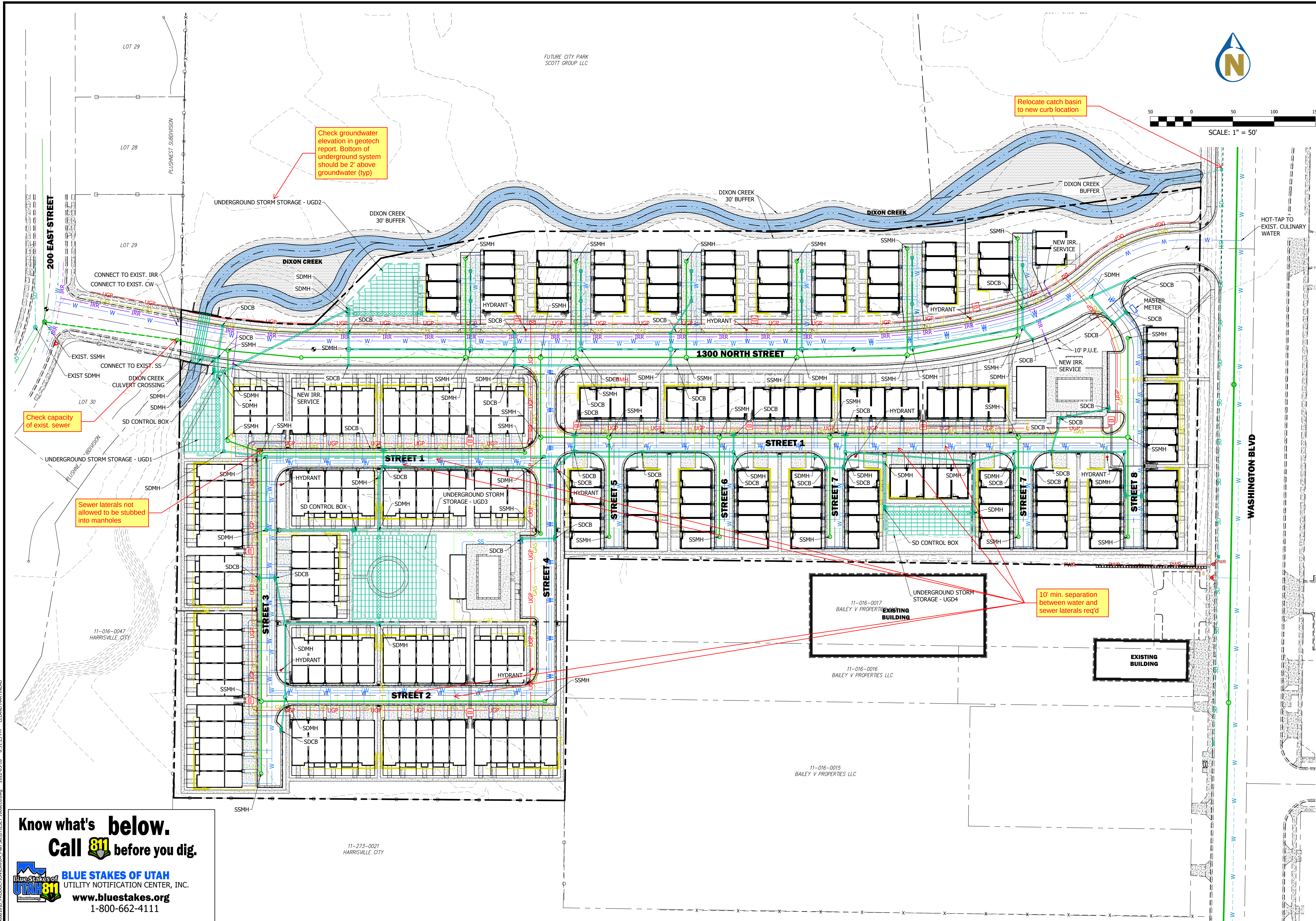
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REGISTERED PROFESSIONAL ENGINEER
No. 3205
Leland Martineau
4-14-2022
STATE OF UTAH

DEVELOPER
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Phone: 801-397-9755
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BRIGHTON TOWNHOMES HARRISVILLE

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REVISIONS

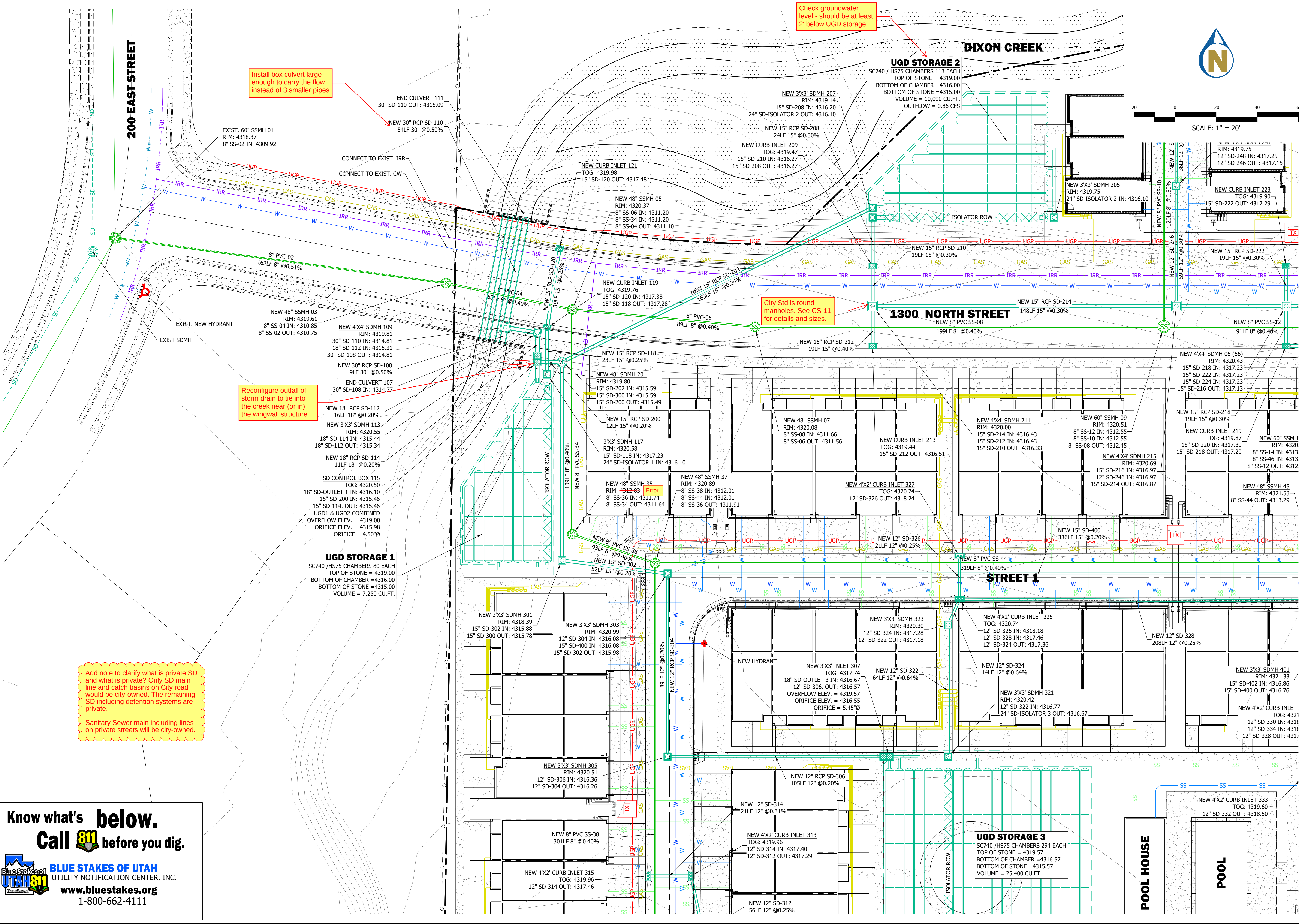
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BRIGHTON TOWNHOMES HARRISVILLE

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REVISIONS

NO.	DESCRIPTION	DATE
1	DRAWN: JH	2022-05-18
2	APPROVED: LKM	2022-05-18
3	PROJECT #:	1008018
4	UTILSET 1008018.dwg	

C601
UTILITY PLAN - WEST

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 3205
Exp. 12-31-2025

OVERFLOW ELEV. = 4319.00
ORIFICE ELEV. = 4315.98
ORIFICE = 4.50"Ø

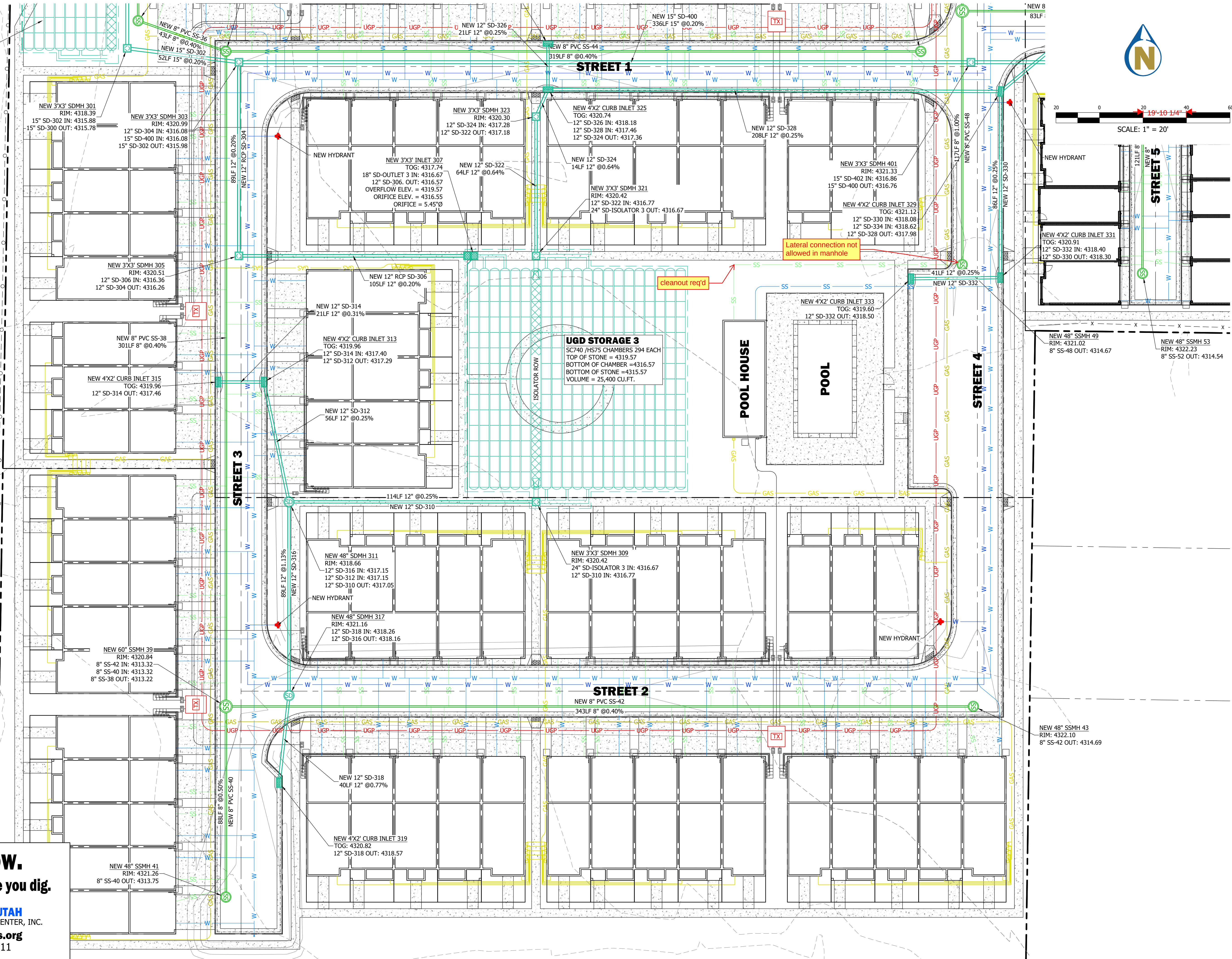
UGD STORAGE 1
SC740 /HS75 CHAMBERS 80 EACH
TOP OF STONE = 4319.00
BOTTOM OF CHAMBER = 4315.00
VOLUME = 7,250 CU.FT.

7
217X

Know what's below.
Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

H:\1088018\1088018\1088018.dwg 2022-05-18 8:31:40 PM LELAND MARTINEAU



DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
HARRISVILLE CITY, WEBER COUNTY, UTAH

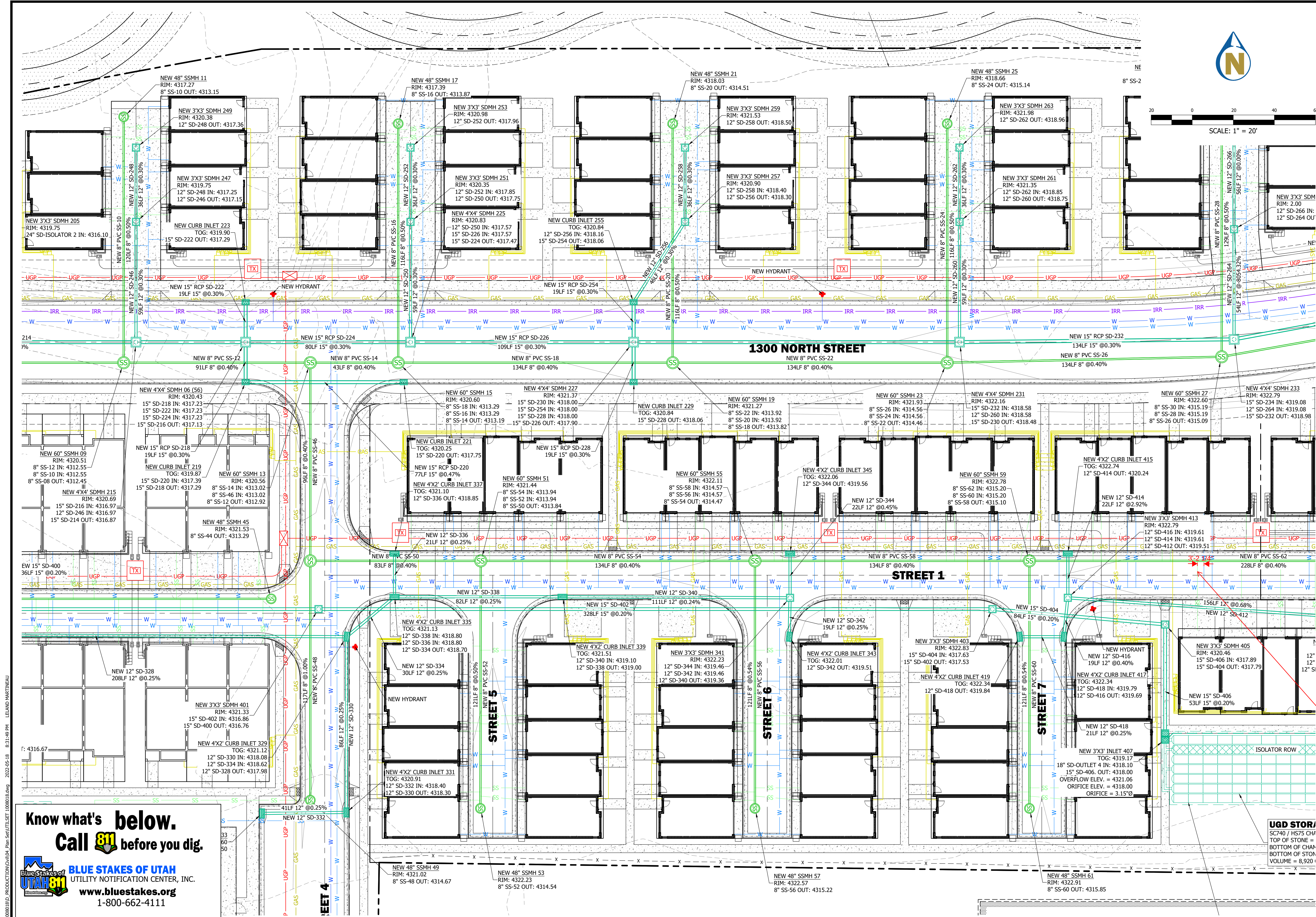
REVISIONS

DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
UTILSET 1008018.dwg

C602
UTILITY PLAN - SOUTH

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com





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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 3205
LAND SURVEYING
4-14-2019

DEVELOPER
BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE
1300 N WASHINGTON BLVD
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

NO.	DESCRIPTION	DATE
1	DRAWN: JH	2022-05-18
2	APPROVED: LKM	2022-05-18
3	PROJECT #:	1008018
4	UTILSET 1008018.dwg	

C603
UTILITY PLAN - CENTRAL

H:\1008018\1008018\1008018.dwg 2022-05-18 8:31:49 PM LEAND MARTINEAU

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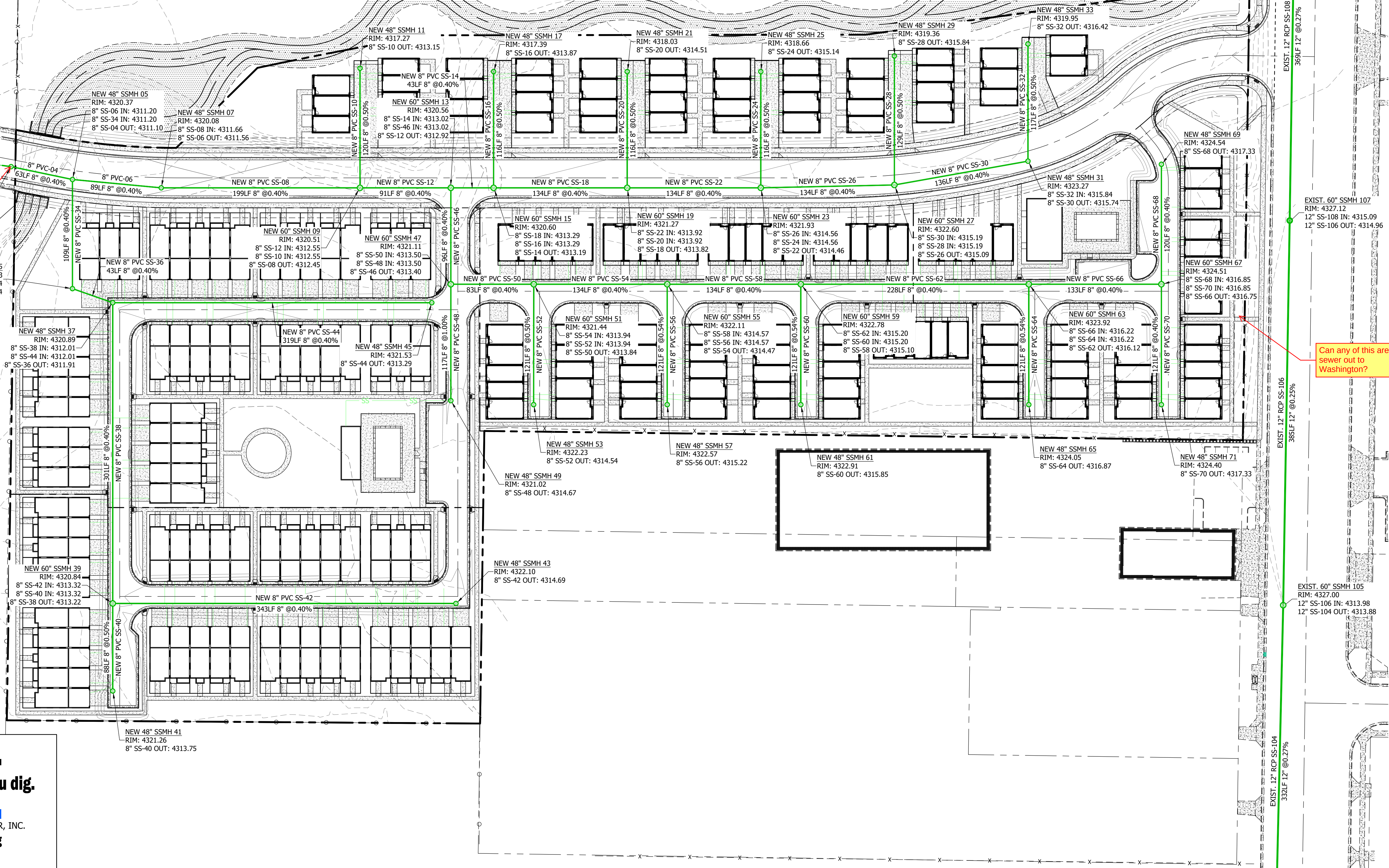
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BlueStakes of UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Existing system will be over capacity with all of the units connected. See if any units can sewer out to the line in Washington Blvd.



0 50 100 150
SCALE: 1" = 50'



Can any of this area sewer out to Washington?

REVISIONS

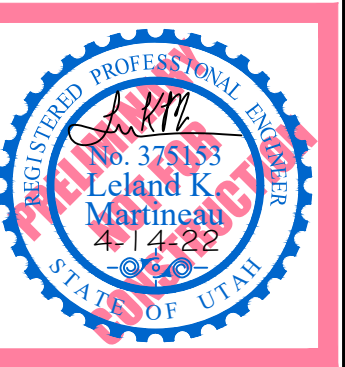
DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
UTILSET 1008018.dwg

C610
SEWER PLAN

BRIGHTON TOWNHOMES HARRISVILLE

DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com



Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

H:\1008018\RD_PROD\CD\CD\1008018.dwg 2022-05-18 8:32:17 PM LELAND MARTINEAU

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CULINARY WATER NOTES

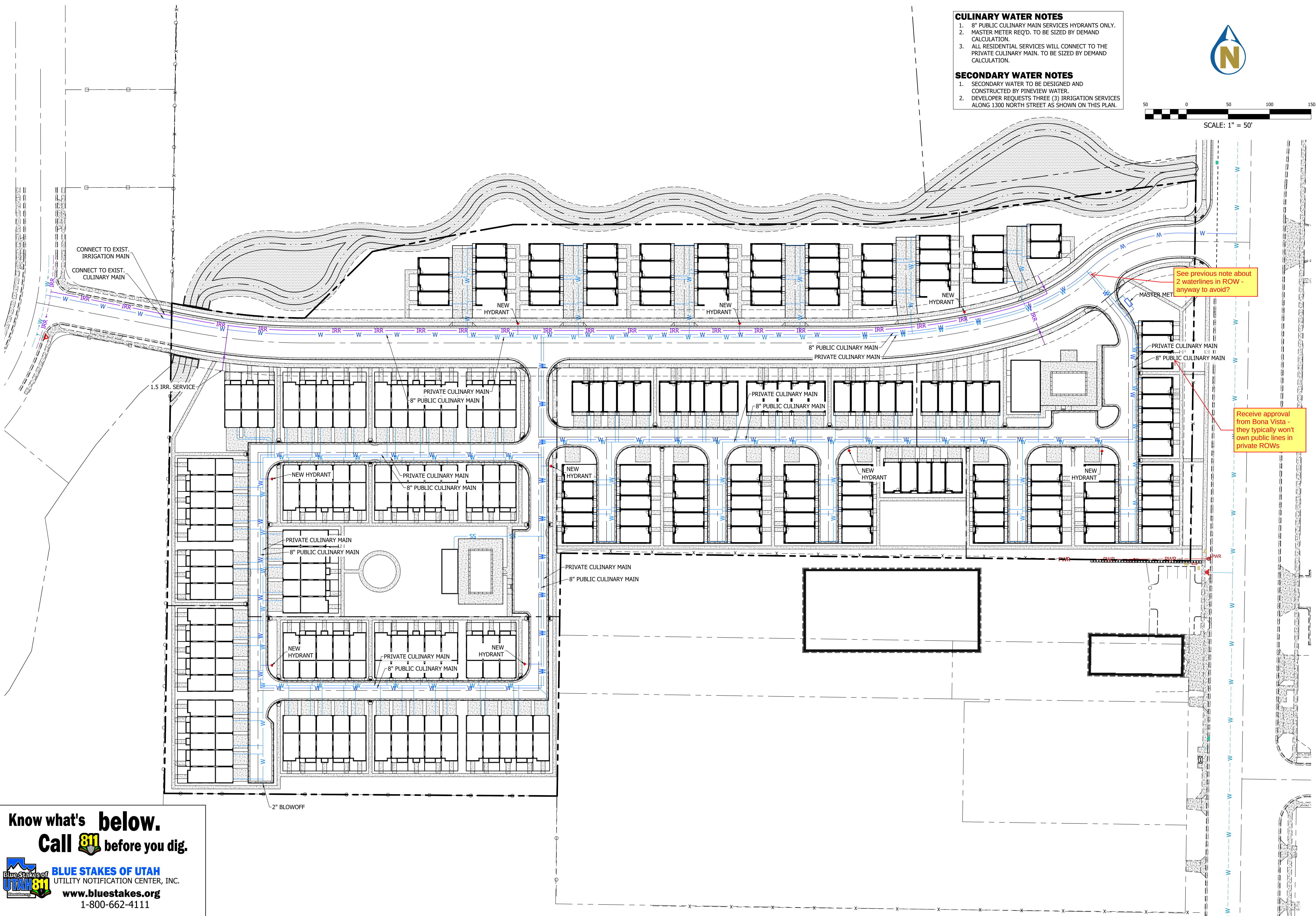
1. 8" PUBLIC CULINARY MAIN SERVICES HYDRANTS ONLY.
2. MASTER METER REQ'D. TO BE SIZED BY DEMAND CALCULATION.
3. ALL RESIDENTIAL SERVICES WILL CONNECT TO THE PRIVATE CULINARY MAIN. TO BE SIZED BY DEMAND CALCULATION.

SECONDARY WATER NOTES

1. SECONDARY WATER TO BE DESIGNED AND CONSTRUCTED BY PINEVIEW WATER.
2. DEVELOPER REQUESTS THREE (3) IRRIGATION SERVICES ALONG 1300 NORTH STREET AS SHOWN ON THIS PLAN.



50 0 50 100 150
SCALE: 1" = 50'



DEVELOPER

BRIGHTON HOMES

Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T6N., R.1W., S.L.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
UTILSET 1008018.dwg

C620

WATER PLAN

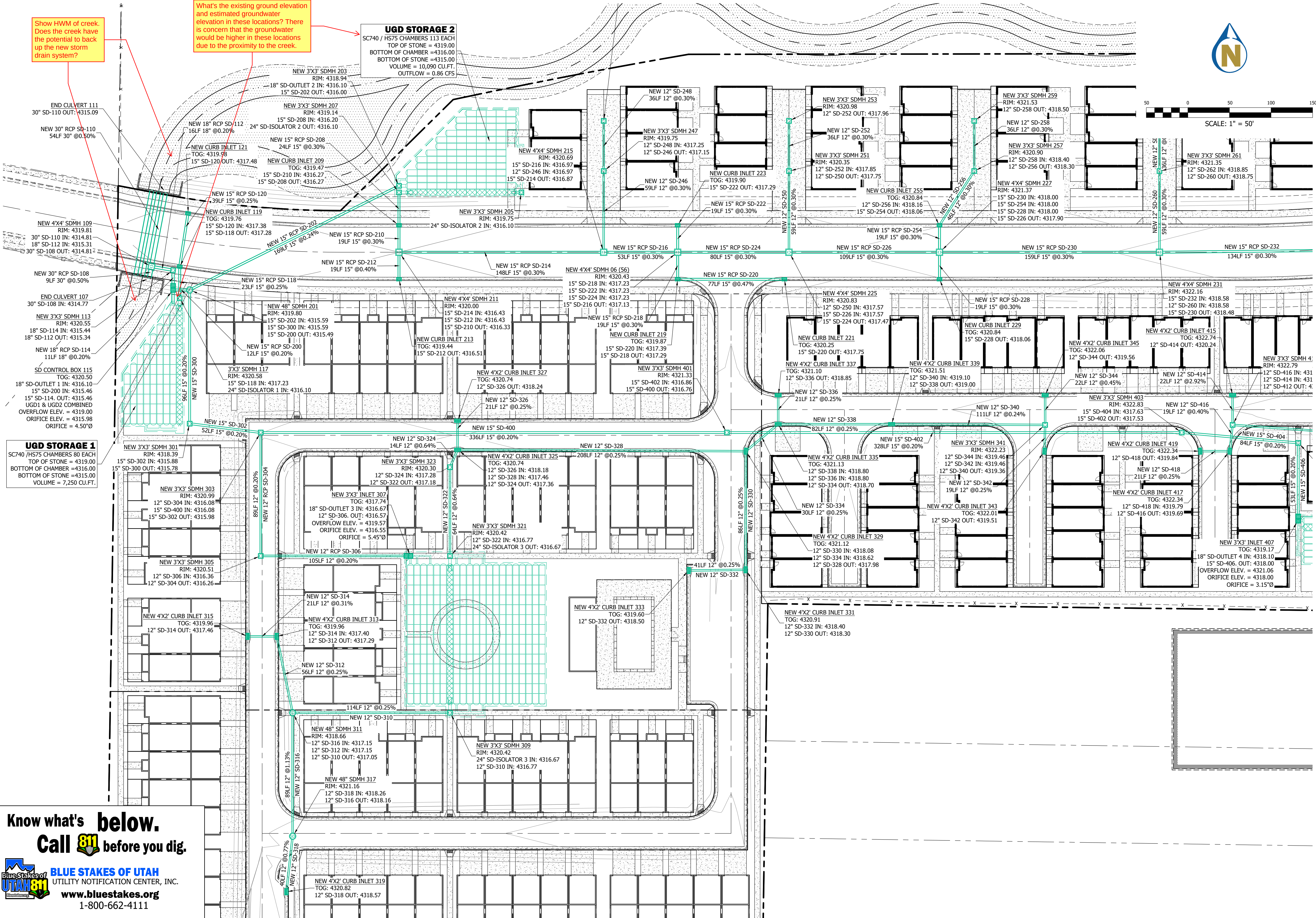
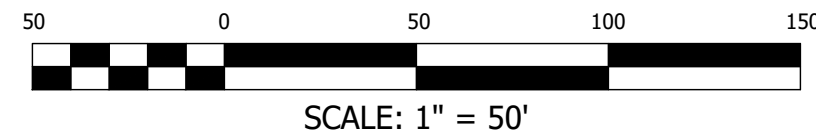


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

Show HWM of creek.
Does the creek have
the potential to back
up the new storm
drain system?

What's the existing ground elevation
and estimated groundwater
elevation in these locations? There
is concern that the groundwater
would be higher in these locations
due to the proximity to the creek.

UGD STORAGE 2
SC740 / HS75 CHAMBERS 113 EACH
TOP OF STONE = 4319.00
BOTTOM OF CHAMBER = 4316.00
BOTTOM OF STONE = 4315.00
VOLUME = 10,090 CU.FT.
OUTFLOW = 0.86 CFS

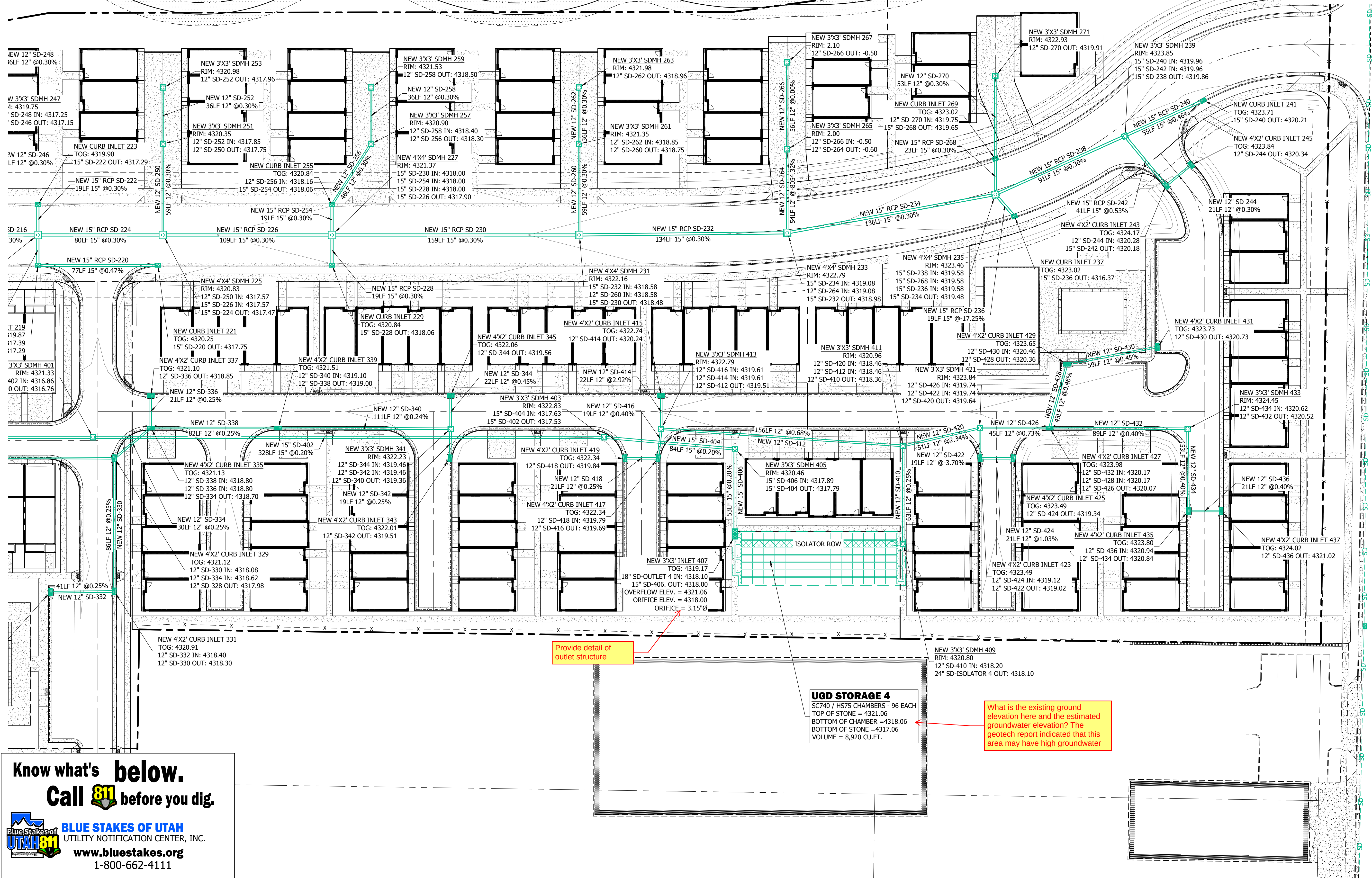


(3' SDMH 249
20.38
248 OUT: 4317.36



50 0 50 100 150

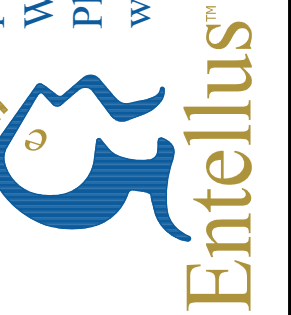
SCALE: 1" = 50'



Know what's below.
Call 811 before you dig.



Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



BRIGHTON HOMES
Contact: Taylor Spendlove

Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

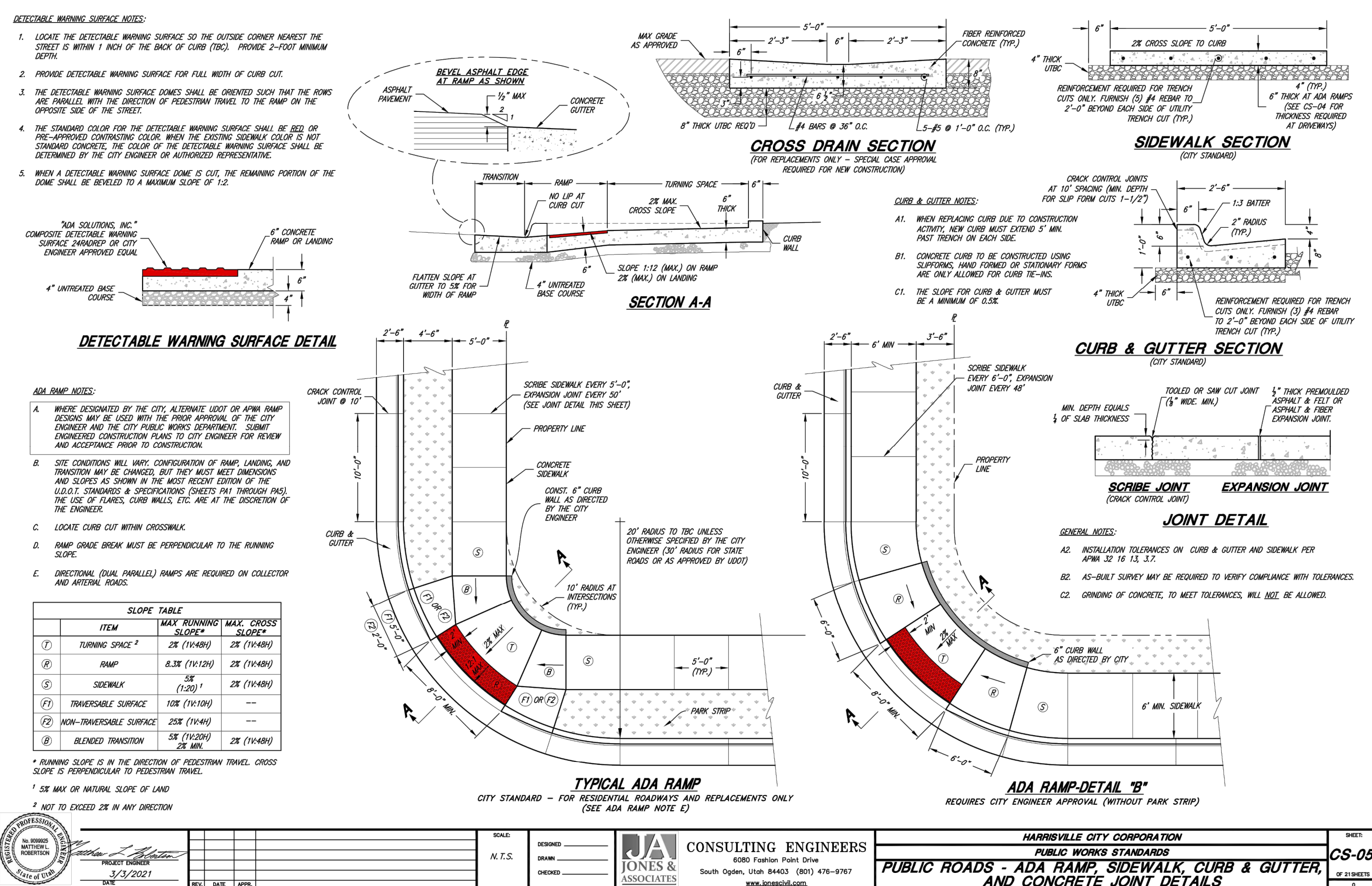
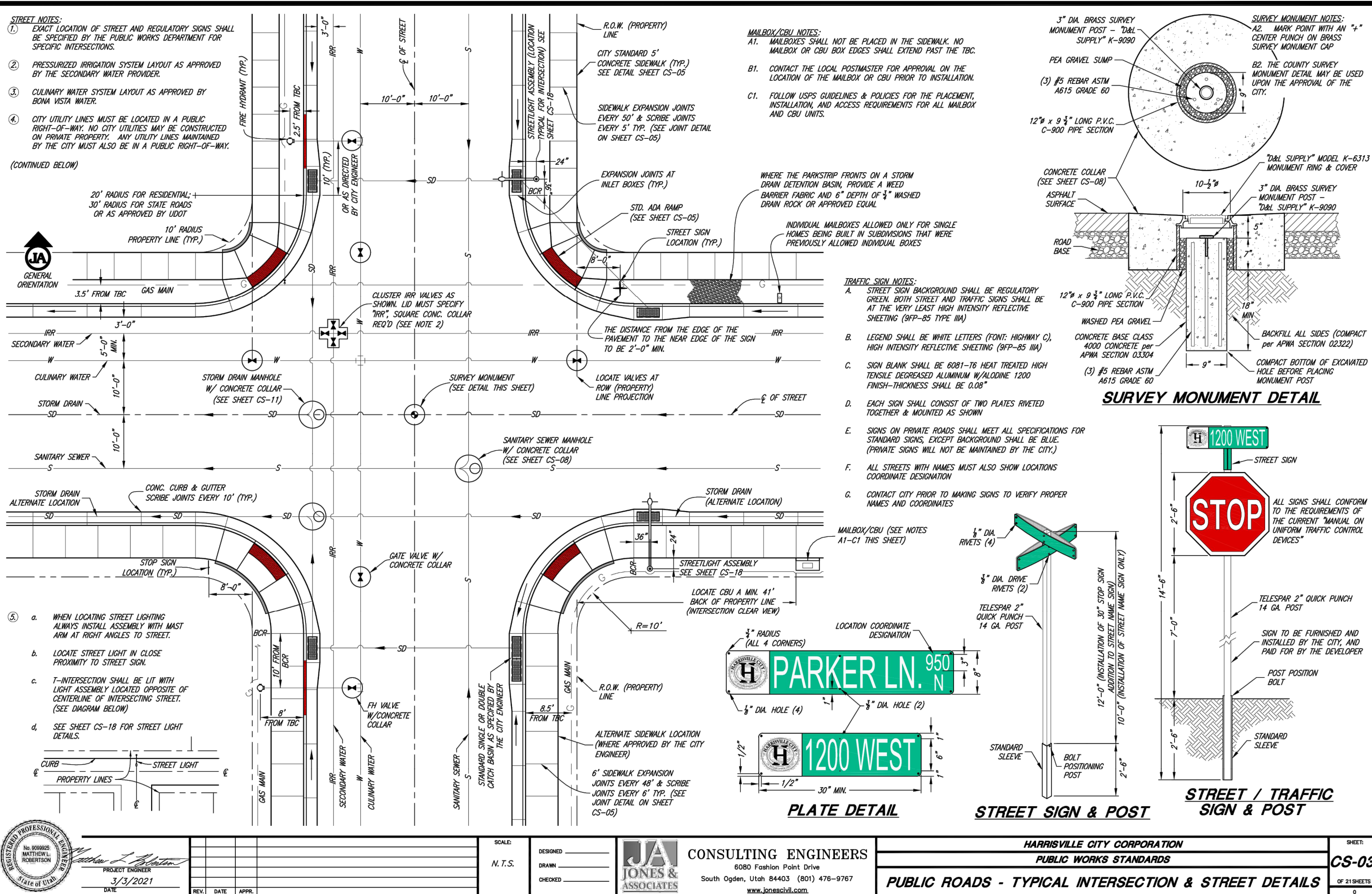
BRIGHTON TOWNHOMES HARRISVILLE

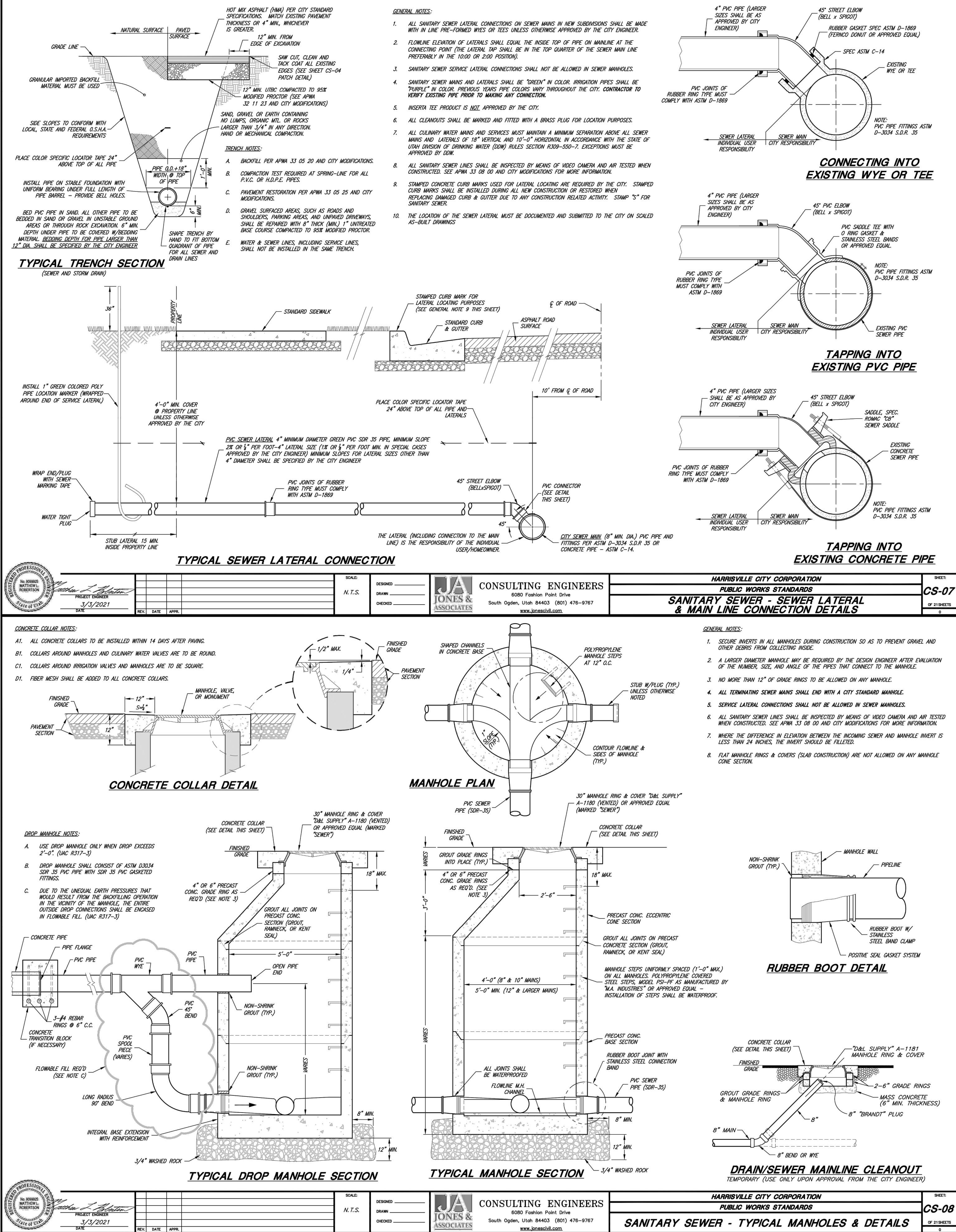
1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.L.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W.,
HARRISVILLE CITY, WEBER COUNTY, UTAH

IN: JH	2022-05-18
MOVED: LKM	2022-05-18
EJECT #:	1008018
FILESET 1008018.dwg	

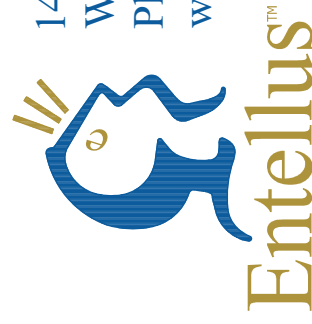
C632

[illegible]



CITY DETAILS BY COURTESY OF CITY ENGINEER

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

**Entellus**
REGISTERED PROFESSIONAL ENGINEER
No. 32083
Utah
5-18-2022
STATUS OF LICENSE

DEVELOPER
BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

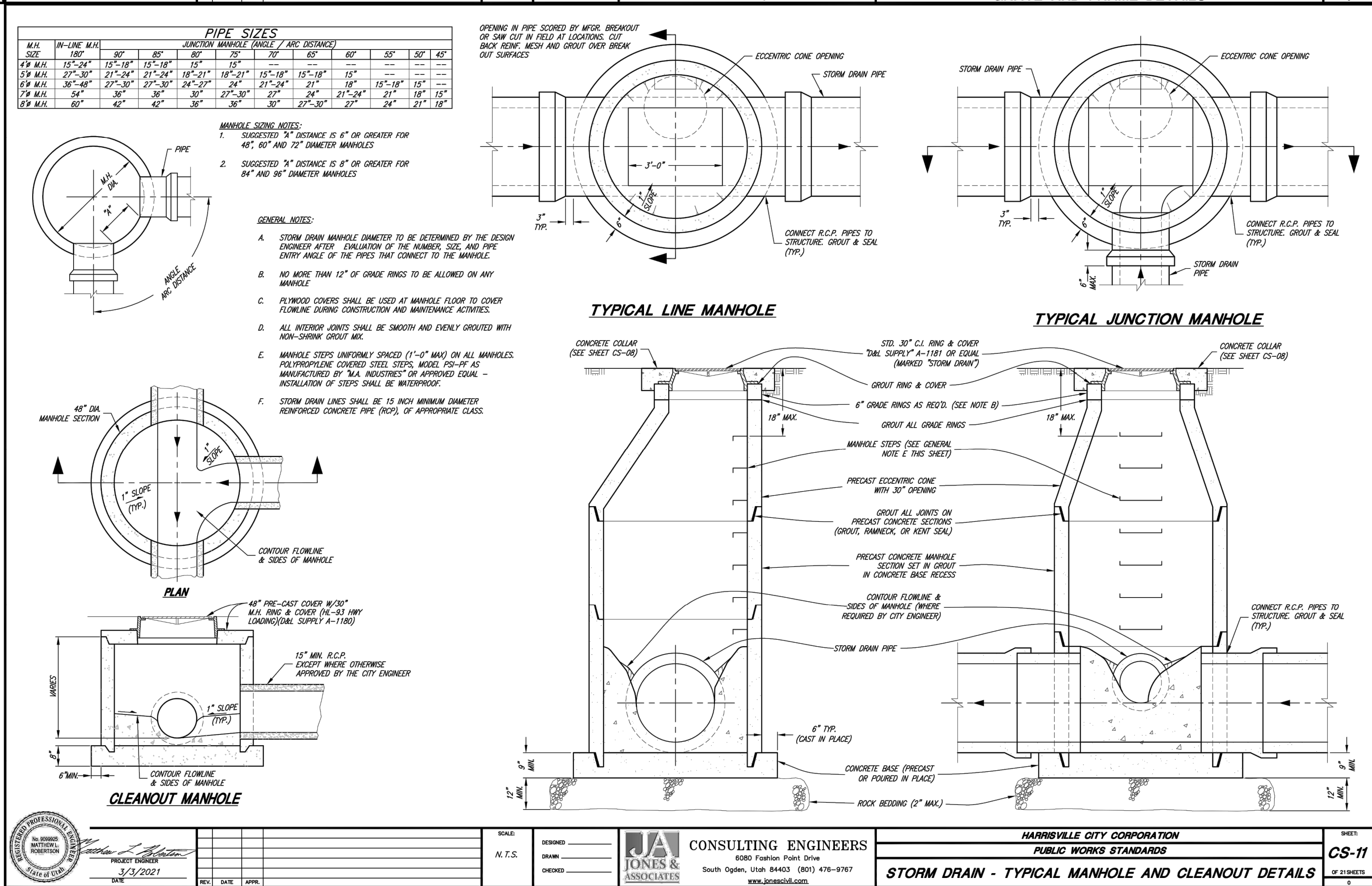
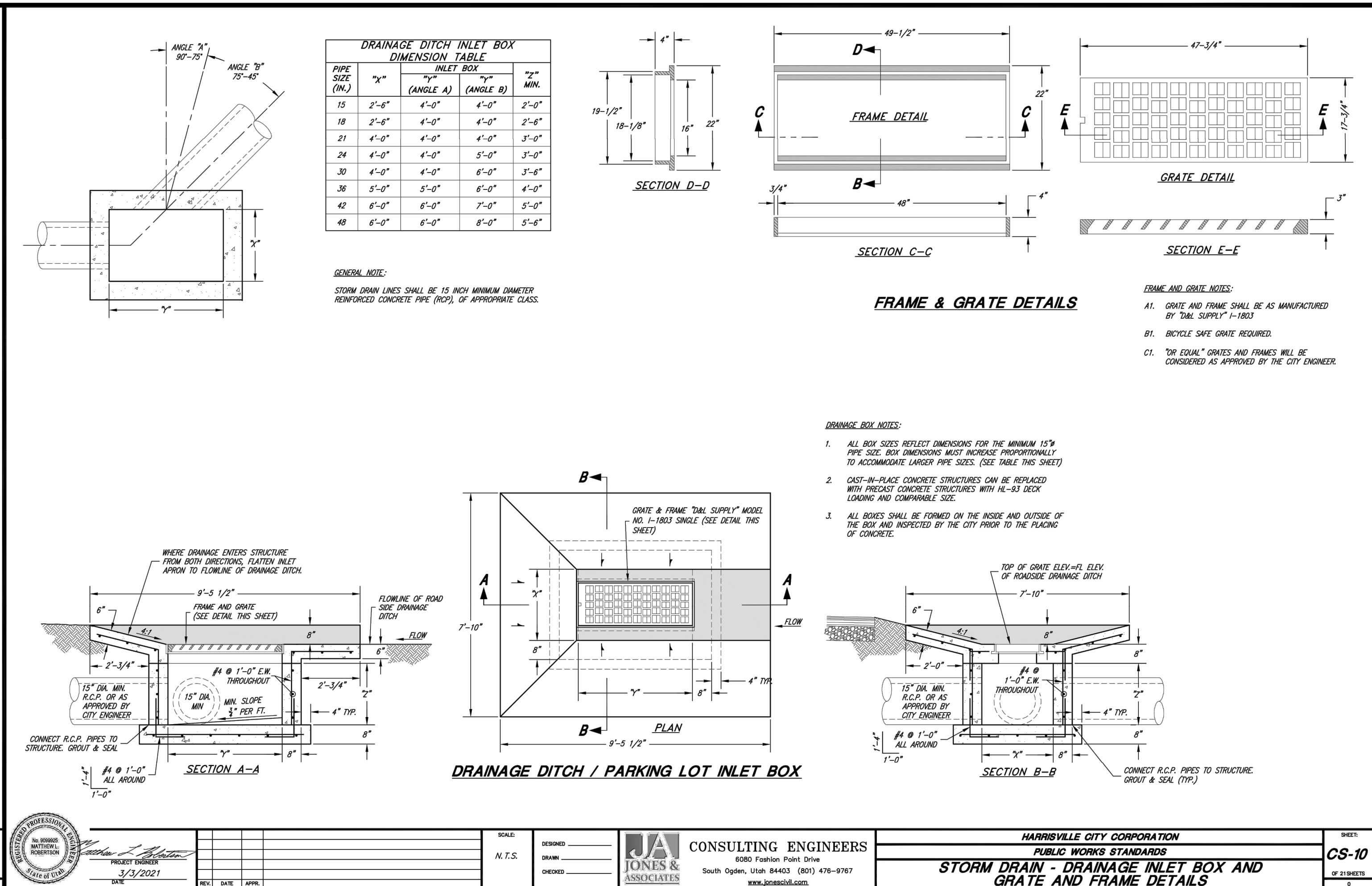
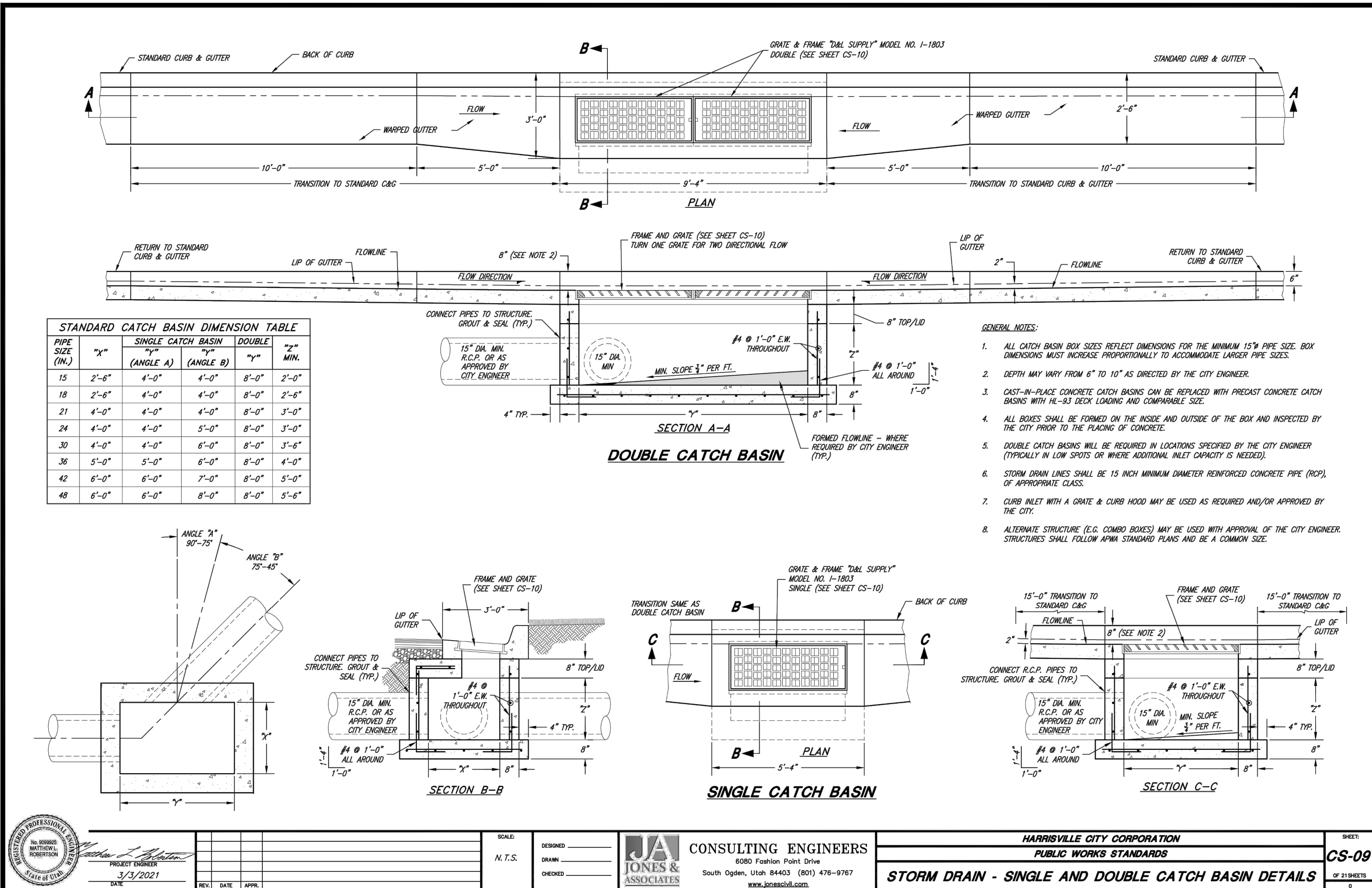
BRIGHTON TOWNHOMES HARRISVILLE
1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T16N., R.1W., S.L.B.8M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
DETAILS 1008018.dwg

C910
CITY SEWER DETAILS



CITY DETAILS BY COURTESY OF CITY ENGINEER

DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE

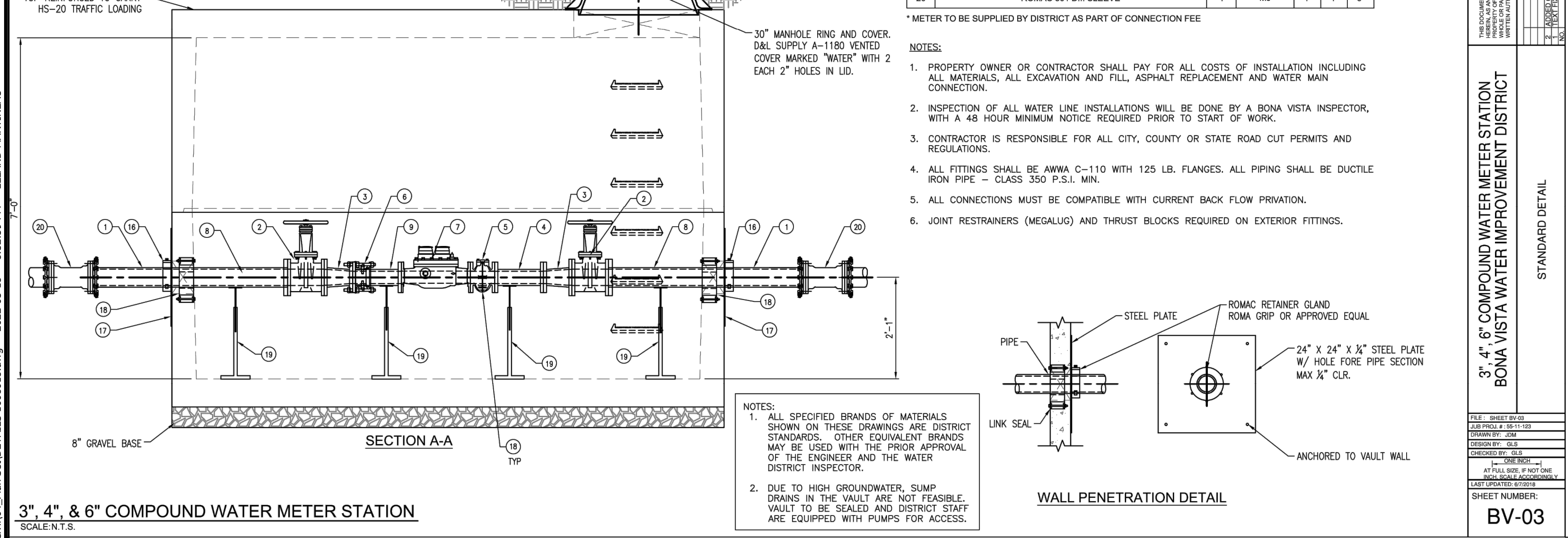
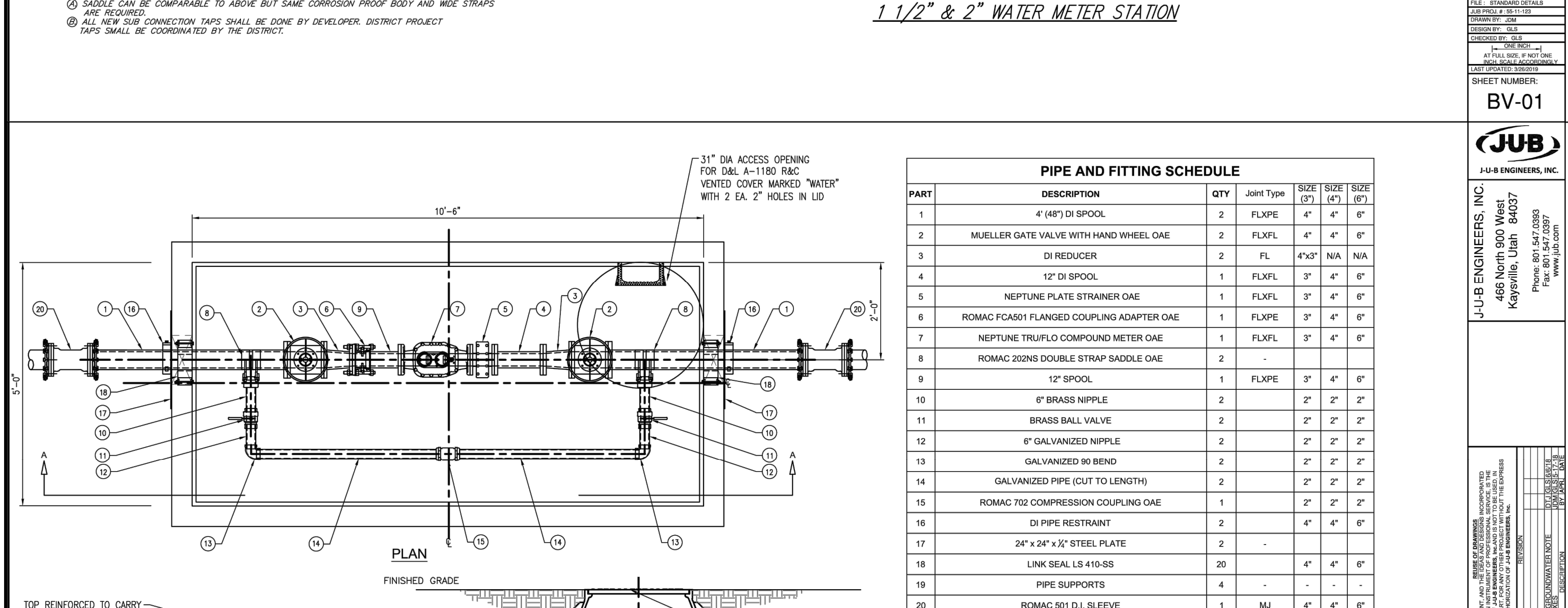
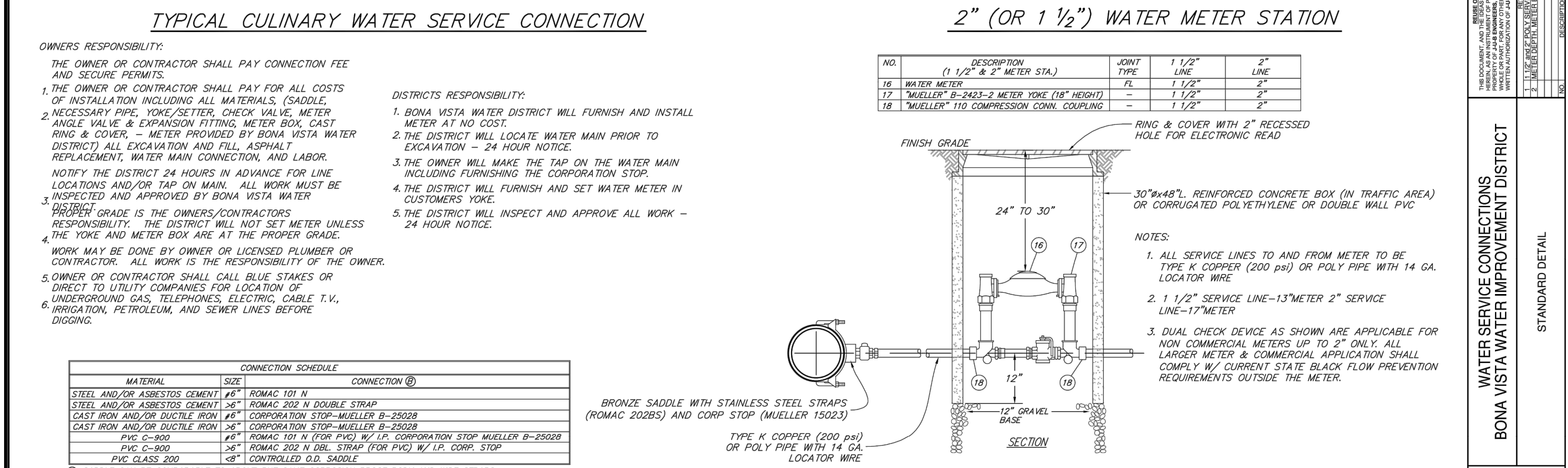
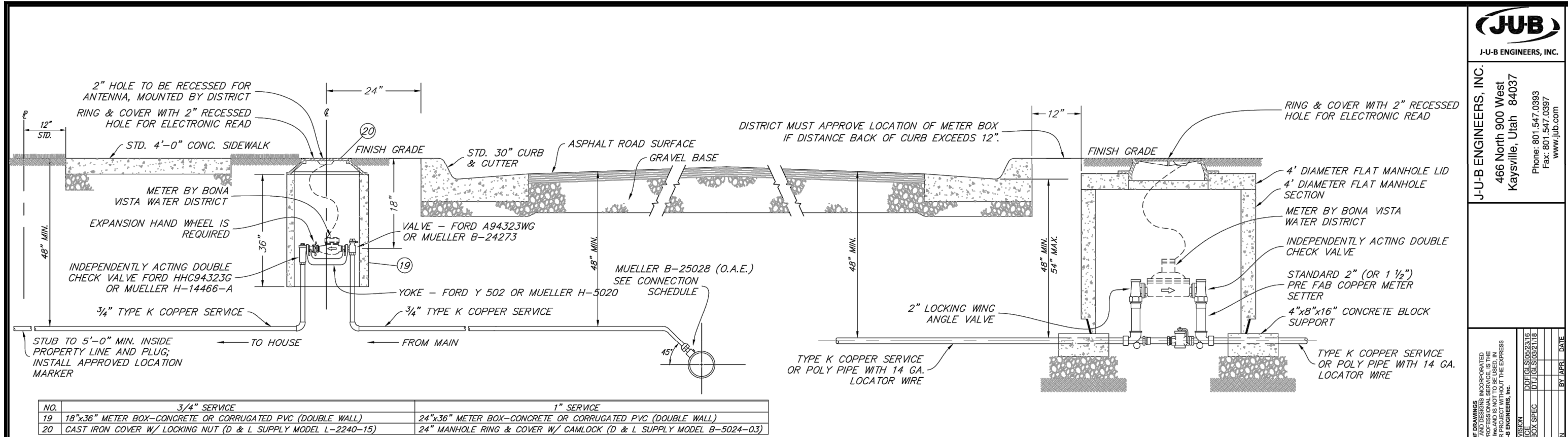
1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T6N., R.1W., S.L.B.M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
DETAILS 1008018.dwg

C920
CITY STORM DRAIN DETAILS



JUB ENGINEERS, INC.
448 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

BV-01

JUB ENGINEERS, INC.
448 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

BV-02

JUB ENGINEERS, INC.
448 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

BV-03

JUB ENGINEERS, INC.
448 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

BV-04

JUB ENGINEERS, INC.
448 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

BV-05

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Professional Engineer
State of Utah
No. 3739
Exp. 12-31-2022

DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T6N., R.1W., S.L.B.M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	2022-05-18	ISSUED FOR PERMIT

DRAWN: JH 2022-05-18
APPROVED: LKM 2022-05-18
PROJECT #: 1008018
DETAILS 1008018.dwg

C930
BONA VISTA WATER DETAILS

WATER DETAILS BY COURTESY OF WATER DISTRICT ENGINEER

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



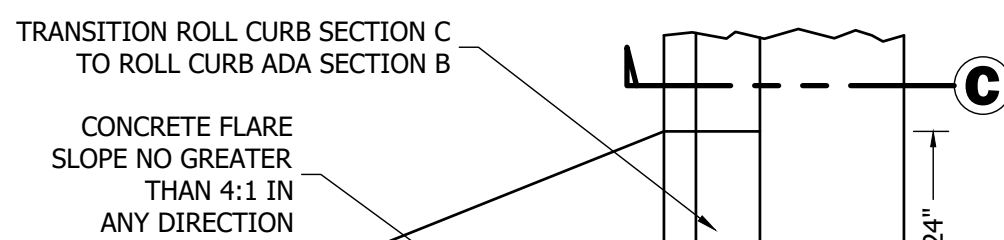
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE SIDEWALK RAMP TO STREET

DTL
SHT

BRIGHTON HOMES

Contact: Taylor Spendlove
45 E Center Street
North Salt Lake, UT 84054
Phone: 801-397-9755
brightoncommunities.com

BRIGHTON TOWNHOMES HARRISVILLE

1300 N WASHINGTON BLVD
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.1.B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS

DRAWN: JH	2022-05-18
APPROVED: LKM	2022-05-18
PROJECT #:	1008018
DETAILS 1008018.dwg	

C940

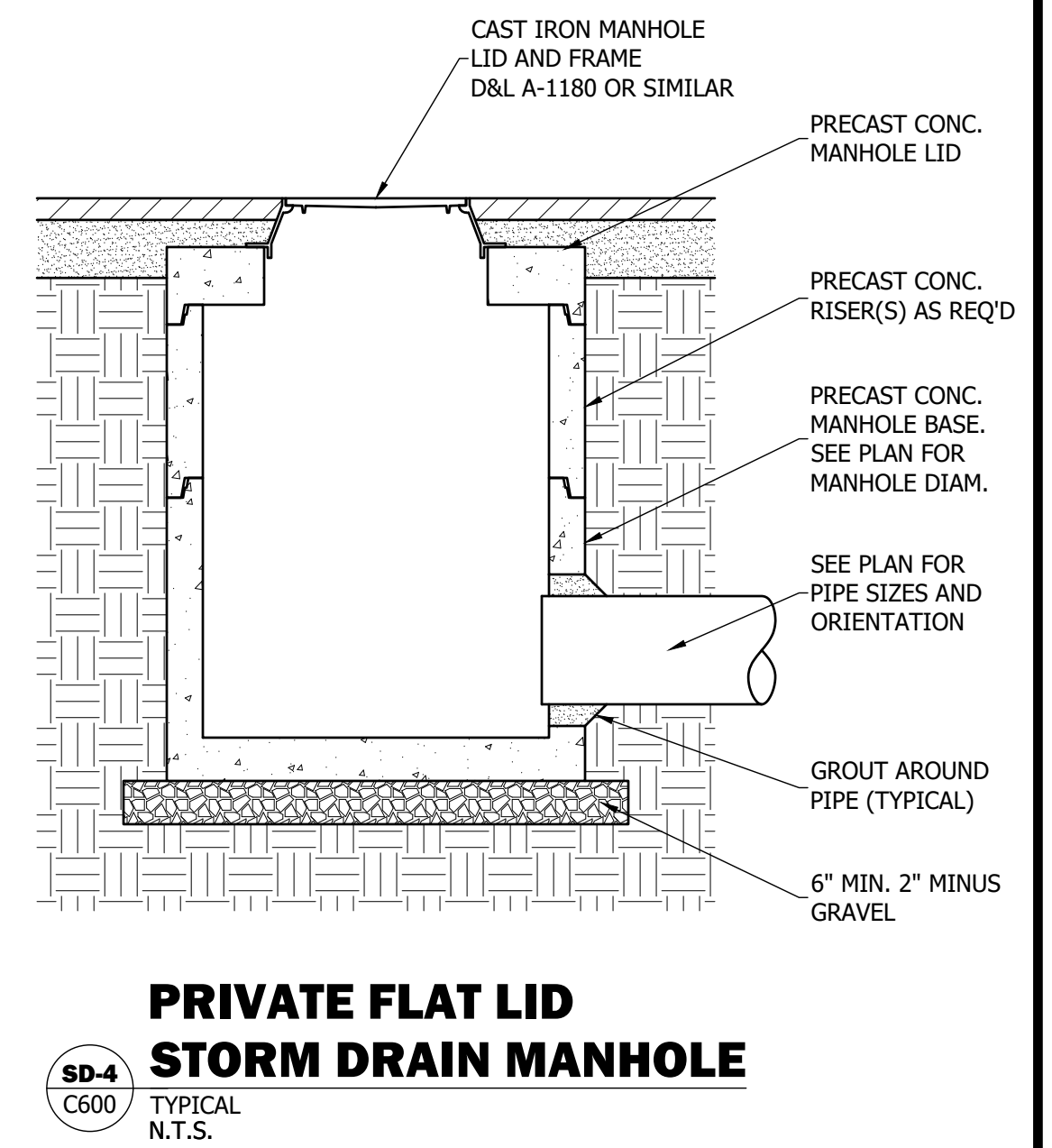
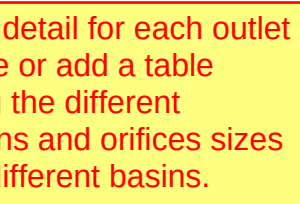


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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H:\1008018\D PRODUCTION\Civil\04 Plan Set\DETAILS 1008018.dwg 2022-05-18 8:33:04 PM LELAND MARTINEAU



DEVELOPER

BRIGHTON HOMES
Contact: Taylor Spendlove

Contact: Taylor Spendlove
45 E Center Street

Phone: 801-397-9755

1

BRIGHTON TOWNHOMES HARRISVILLE

LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.1B.&M.
HARRISVILLE CITY, WEBER COUNTY, UTAH

IN THE SE 1/4 OF SECTION 5, T.6N., R.1W.,
HARRISVILLE CITY, WEBER COUNTY, UTAH

CONCLUSIONS

RAWN: JH	2022-05-18
PPROVED: LKM	2022-05-18
ROJECT #:	1008018
DETAILS 1008018.dwg	

C950

WASTE UTILITY DETAILS

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **BEN LOMOND PHASE 2-A SUBDIVISION**
Final Plat Submittal

Date: July 7, 2022

Our office has completed a review of the final plat and improvement plans for the Ben Lomond Phase 2-A Subdivision located at the mixed-use zone which covers the old Ben Lomond Golf Course. This phase includes the construction of the main entrance and roadway from Highway 89 to 2000 North and the development of 153 residential units including single family and multi-family units. We have reviewed the plat and improvement plans and have worked with the Developer and their Engineer to address issues identified in our preliminary review memo. We have found the plans to generally conform with city and industry standards as well as the approved master development agreement. While there are several items and other agency approvals that they are hoping to complete within the next few weeks, we recommend final approval from the Planning Commission at this time subject to the following items being completely addressed prior to final approval from the City Council:

1. The plat has been reviewed by the Weber County Surveyor's office and comments have been received. Make the required revisions to the plat and receive final approval from the County.
2. Obtain approval from UDOT on all work in their ROW including the two new accesses and sewer installation. Coordinate installation of conduits or other improvements for future traffic signal at Ben Lomond Drive as necessary.
3. Obtain final approval of the plans and culinary water system by Bona Vista Water.
4. Ensure that the gravity irrigation line coming from 150 East is piped far enough and headgates removed to prevent any chance of overflowing and flooding neighboring properties.
5. Obtain approval of new manhole and connection to system at West Harrisville Road and Highway 89 from Central Weber Sewer District.
6. The preferred path for the storm drain outfall that crosses Highway 89 would be to run it to the south and into the City-owned property where it can discharge. This will require an easement across the Ben Lomond Development property on the west side of the highway. Obtain the easement and update plans with the storm drain installation to this spot.
7. Provide details for how the pond at the center park will operate (water source, inlets, outlets, etc.).

All of these issues and approvals will need to be completed prior to consideration of final approval by the City Council. Please let me know if you have any questions.



HARRISVILLE CITY

363 W. Independence Blvd • Harrisville, Utah 84404 • 801-782-4100
www.cityofharrisville.com

PLANNING COMMISSION:

Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare
Brad Elmer - Alt

MEMORANDUM

TO: Harrisville Planning Commission

FROM: Jennie Knight, City Administrator

RE: Ben Lomond Views Phase 2A Final Approval

Date: June 27, 2022

BLD Investments, LLC submitted an application for final subdivision approval for Ben Lomond Views Phase 2A, which includes 37.31 acres with 153 units, 101 single family lots and 52 townhomes.

Background:

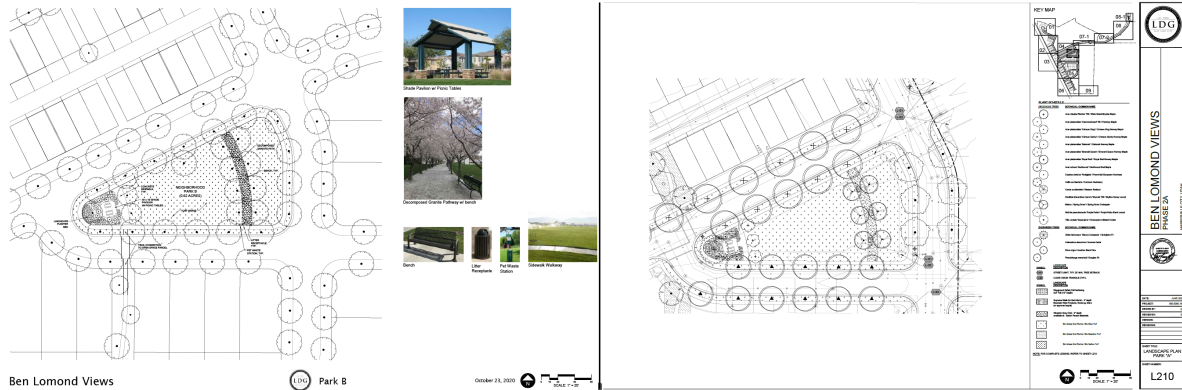
- On April 1, 2022, the Planning Commission recommended preliminary approval of Ben Lomond View Phase 2A.
- On May 10, 2022, the City Council granted preliminary approval of Ben Lomond View Phase 2A, subject to the City Engineer's Memo dated May 5, 2022 which included 31 items needing to be addressed.
- On May 18, 2022, new updated plans were submitted for staff and engineer review.
- On June 21, 2022, the developer's engineer submitted landscaping plans which include three (3) park developments for parks "A", "B", and "E".
- On June 30, 2022, the development team met with staff to review the final review items.

Analysis of the Landscaping Plan:

1. Proposed park "A" plan as recorded in the MDA contrasted with park "A" design in the landscaping plan.



- Proposed park “B” plan as recorded in the MDA contrasted with park “B” design in the landscaping plan.



- Proposed park “E” plan as recorded in the MDA contrasted with park “E” design in the landscaping plan.



Findings:

The final subdivision application, including the landscaping plan, is consistent with the Master Development agreement for Ben Lomond Views dated June 22, 2021, and all applicable fees have been paid to date.

Recommendation:

Staff suggests a positive recommendation from Planning Commission for Final Subdivision approval of Ben Lomond Views Phase 2A subject to the City Engineer’s memo and all other staff and agency comments.