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, October 12, 2022 – 7:00 p.m.

AGENDA
Join Zoom Meeting
https://us02web.zoom.us/j/82096098811?pwd=MWF2YngyQTlyZTVBVFVsaitWVDB1UT09
Meeting ID: 820 9609 8811
Passcode: 782654

1. **CALL TO ORDER**

2. **CONSENT APPROVAL –** of Planning Commission minutes from August 10, 2022.

3. **DISCUSSION/ACTION/RECOMMEND –** to grant final approval for Hales Commercial Site Plan located at approximately 995 North 375 East.

4. **DISCUSSION/ACTION/RECOMMEND –** to grant final approval for Bailey X Business Condos Commercial Site Plan located at approximately 2340 North Highway 89.

5. **COMMISSION/STAFF FOLLOW-UP.**

6. **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, August 10, 2022 – 7:00 p.m.

Commissioners: Chad Holbrook, Chair
Nathan Averill
Kevin Shakespeare
William Smith

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

Visitors: Jeff Gleason, Tracy Nelson, Tausha Turner, Kristi Jellerson, Ken Walters, Michelle Walters, and B. Palmer.

DRAFT

1. **CALL TO ORDER**

Chair Holbrook called the meeting to order, extended a welcome to all visitors, and excused Brad Elmer and Commissioner Brenda Nelson.

2. **CONSENT APPROVAL –** of Planning Commission minutes from July 13, 2022.

There were a few minor spelling errors the staff found during final review of meeting packet.

MOTION: Commissioner Averill motioned to approve with corrections the Planning Commission minutes of July 13, 2022. Commissioner Shakespeare seconded. The motion passed unanimously.

3. **DISCUSSION/ACTION/RECOMMEND –** to grant preliminary/final approval of Greenwood Charter School Site Plan Amendment located at 840 N Highway 89.

Chair Holbrook asked Jennie Knight, City Administrator, to introduce the project. Jennie Knight read her staff memo on the project. An application was received on July 14, 2022 from Enhanced Homes Construction, LLC, for a preliminary and final site plan amendment for parcel 11-033-0008, located at approximately 840 N Highway 89. The application, including the accompanying site plan are in compliance with Harrisville Municipal Code. A detailed plan shows the proposed bowery and shed on the northside of the existing school. The applicants met with the Project Management team and received a recommendation to forward this to Planning Commission with the proposed site plan. There are no new utilities, roadways, or additional access points being created. The structure will only be used during daytime hours for school and/or after school events. Staff is recommending preliminary and final approval for the proposed Greenwood Charter School site plan amendment subject to Harrisville Municipal Code and any other agency or staff comments. They are proposing the bowery and a small utility shed. The red line on the site plan is for ADA access to the bowery. The road is not being constructed at this time. Commissioner Averill asked for clarification the ramp construction. Jennie Knight said the road would not be built at this time only the ramp.

Chair Holbrook asked for Jeff Gleason from Enhanced Homes Construction to step forward to answer questions. He is the operations and project manager. Chair Holbrook asked him for the timeline of the project. Jeff Gleason said they are hoping to be within six (6) weeks if materials are readily available. It is a timber frame pavilion. This will be a 40 x 70 pavilion.

Commissioner Averill asked what the school was planning on using it for. Tracy Nelson from Greenwood Charter School said the pavilion would be used for day education as well as celebrations of learning, school events, and activities. A full outdoor classroom. The school teaches a lot of nature items. This will help to accommodate this instruction. Commissioner Averill asked about the after-school activities. Tracy Nelson clarified some activities will be in the evening since they will include the parents. There are plans for alternative lighting in the future.

Commissioner Smith was concerned with parking. Chair Holbrook asked about the ADA access and if there is already an existing road. Tracy Nelson described how they currently have a partial asphalt road on the edge of the building. The ramp will extend from there to the pavilion area to meet the ADA requirements. The road will not be completed at this time.

MOTION: Commissioner Shakespeare motioned to grant preliminary/final approval of Greenwood Charter School Site Plan Amendment located at 840 N Highway 89 subject to compliance with Harrisville Municipal Code, and all other staff or agency requirements. Commissioner Averill seconded. The motion passed unanimously.

4. COMMISSION/STAFF FOLLOW-UP.

Chair Holbrook asked Jennie Knight for more information on the meeting the city had with Ben Lomond View Estates. Jennie Knight replied the city was invited to attend a meeting between UDOT and the developer. There was a discussion on the placement with the potential lights. UDOT proposed the lights be off Huntington Creek. The city and developer are asking for them to be placed at the entrance of the golf course to better serve the residents and give access to the municipal complex. UDOT would like an assessment of the Huntington Creek before they will grant the permit. The study completed by the developer was for the east side of HWY 89 and not the west in anticipation of the connection at 1900 N. There is a small storm water issue which the developer will need to be work through as well.

Chair Holbrook asked for an update on the Copperwoods. Jennie Knight said they are getting close to record. They are currently working through the escrow process. Once the escrow process is completed then they can pull their building permits. He brought up the subdivision to the west of city hall. Jennie Knight said Ashlar Cove is moving forward as well. Next, he asked for was an update on Dixon Creek. Jennie Knight said Dixon Creek is moving forward to City Council for preliminary approval. The first phase will come back to Planning Commission as soon as the comments on their memos are addressed.

5. ADJOURN.

Chair Holbrook adjourned the meeting at 7:16 PM.

DRAFT

MEMORANDUM

To:	Harrisville Planning Commission
From:	Jennie Knight, City Administrator
Date:	October 3, 2022
RE:	Commercial Site Plan for Hales Building
Zone:	CP-2
Parcels:	11-027-0082
Acreage:	0.26 acres

Application for a Commercial site plan was received for the Hales Building Commercial developments located at approximately 995 North 375 East and all applicable fees have been paid to date.

The complete application is consistent with the following findings:

1. Compliance with 2019 Harrisville Future Land Use Map



2. Compliance with HCMC §11.12.020 Commercial Uses

SERVICES			
Personal services limited to the care of hair, skin, and nails. Sales of products related to the service performed is permitted.	C	C	
Professional or business office (e.g. accountant, architect, engineering services, insurance, lawyer, photography, real estate...) where all activity is contained inside an enclosed building. Includes parking of company passenger cars.	P	P	

3. The following conditions have been met since preliminary approval was granted:
   - Required service letters were received from the following service providers: Bona Vista Water, North View Fire, Central Weber Sewer, Rocky Mountain Power, Dominion Energy.
   - UDOT approved access for connection to the storm drain outlet
   - Variance for access to a residential street (375 East)
   - Recorded Easement for storm drainage and access onto parcel 11-027-0073

Recommendation:
Staff recommends granting final commercial site plan approval subject to compliance with Harrisville City Municipal Code, the City Engineer's Memo dated October 6, 2022 and all other staff or agency comments.

M E M O R A N D U M

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Harrisville Planning Commission

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

RE: HALES BUILDING SITE PLAN
Final Site Plan Review

Date: October 5, 2022

Our office has completed a review of the final plans for the proposed Hales Commercial Building site plan located at 995 North 375 East. All easements, agency approvals, and comments from the preliminary plan submittal have been addressed and we recommend final approval at this time. A pre-construction meeting will need to be held with the Developer, their Contractor, and City staff prior to beginning construction. Please let us know if you have any questions.

HALES BUILDING

CONSTRUCTION DOCUMENTS
HARRISVILLE, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

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

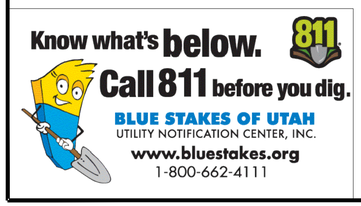
NOTICE TO CONTRACTOR

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

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

SANITARY SEWER GENERAL NOTES

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



GENERAL NOTES

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

SWPPP GENERAL NOTES

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

STORM SEWER GENERAL NOTES

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

GENERAL GRADING NOTES

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

CULINARY WATER GENERAL NOTES

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

UDOT GENERAL NOTES

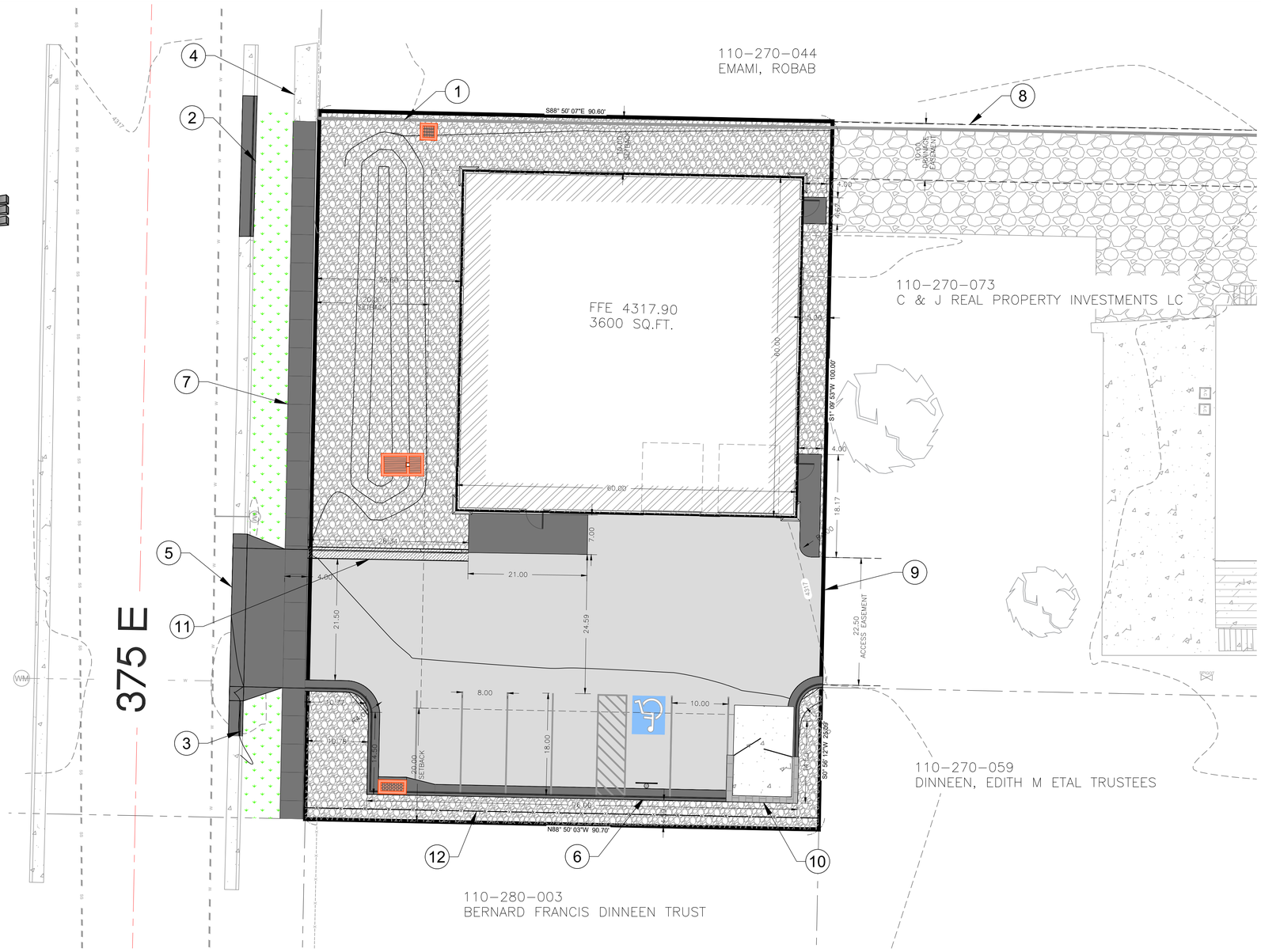
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. 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).

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

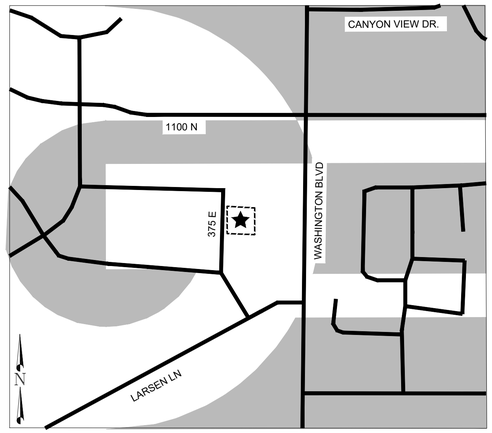
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

HALES BUILDING
CONSTRUCTION DOCUMENTS



VICINITY MAP



SITE KEYNOTES:

1. EXISTING CONCRETE WALL
2. PROPOSED STANDARD CURB AND GUTTER PER SH. CE5-01 DETAIL #7 (SEE SH. CE1-04 DEMOLITION PLAN)
3. EXISTING CURB CUT (SEE SH. CE1-04 DEMOLITION PLAN)
4. EXISTING SIDEWALK
5. PROPOSED DROP DOWN STYLE DRIVE APPROACH PER SH. CE5-01 DETAIL #9
6. PROPOSED ADA ACCESSIBLE PARKING STALL WITH SIGN
7. PROPOSED SIDEWALK
8. PROPOSED 10' DRAINAGE EASEMENT
9. PROPOSED 22.5' ACCESS EASEMENT
10. PROPOSED DUMPSTER ENCLOSURE
11. PROPOSED 24" SPILL CURB
12. PROPOSED 6' VINYL SCREENING FENCE

SITE TABLE

BUILDING	3,600 SQ. FT.	31.72%
ASPHALT PAVING	3,584.52 SQ. FT.	31.56%
CONCRETE	535.11 SQ. FT.	4.71%
LANDSCAPE	3,566.71 SQ. FT.	31.42%
TOTAL SITE AREA	11,350.91 SQ. FT.	100%

PARKING STALLS PROVIDED = 7
(INCLUDES 1 ADA STALLS)

CURRENT ZONE – CP-2

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SECONDARY WATER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED SANITARY LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW LAND DRAIN MANHOLE
- NEW STREET LIGHT
- NEW FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED ASPHALT PATCH
- PROPOSED LANDSCAPING

DEVELOPER:

DEVELOPER COMPANY
JEFF HALES
DEVELOPER ADDRESS
DEVELOPER CITY
DEVELOPER TELEPHONE

0' 5' 10' 20' 30'
Scale in Feet
1" = 10'

SCALE: 1" = 10'
DATE: 8-22-2022
DESIGN: JKH
DRAWN: JKH
CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

DWG:

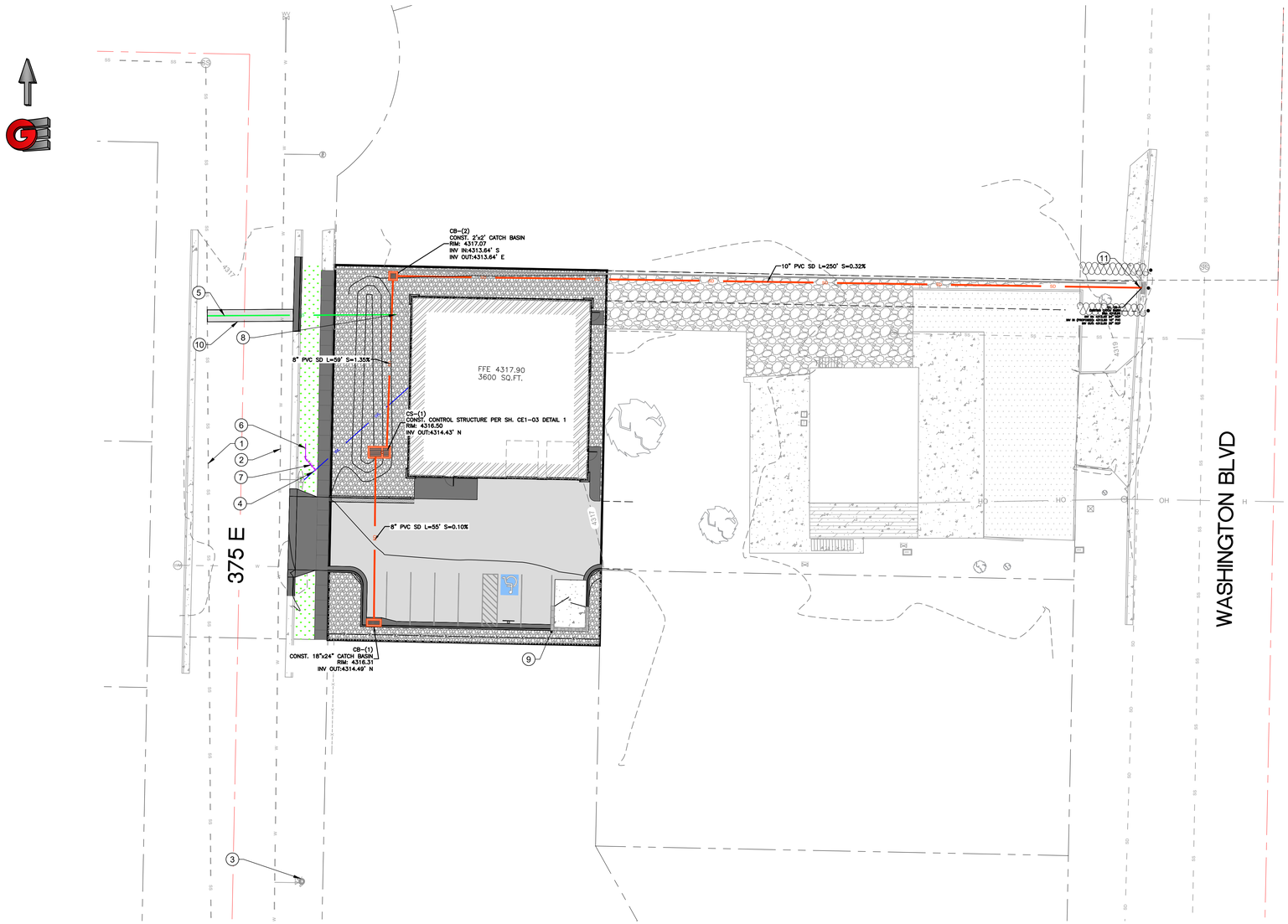
PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SITE PLAN
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

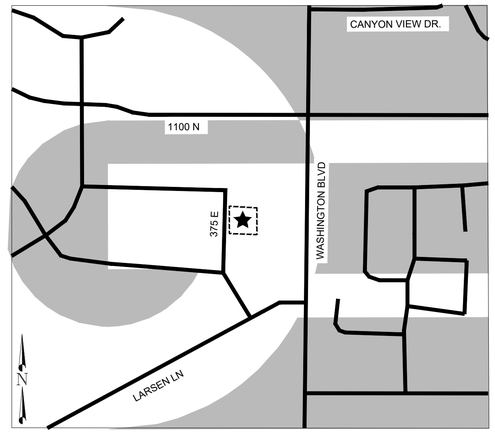
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CE1-01

R:\10810 – HALES\2102 – C & J PROPERTIES\DESIGN\DWG\C AND J PROPERTIES (DESIGN).DWG



VICINITY MAP



UTILITY KEYNOTES:

1. EXISTING 8"ø PVC SANITARY SEWER MAIN
2. EXISTING CULINARY WATER MAIN
3. EXISTING FIRE HYDRANT (144.5' FROM BUILDING)
4. CONNECT 1" SERVICE LATERAL TO EXISTING WATER METER
5. PROPOSED 4"ø SANITARY SEWER LATERAL
6. CONNECT 1" IRRIGATION STUB TO CULINARY LATERAL
7. INSTALL ASSE 1024 DUAL CHECK VALVE FOR BACKFLOW PREVENTION
8. COORDINATE SEWER LATERAL CONNECTION TO BUILDING WITH MECHANICAL ENGINEER
9. INSTALL DRAIN HOLE IN DUMPSTER ENCLOSURE WALL TO ALLOW DRAINAGE TO CURB
10. PROPOSED ASPHALT PATCH PER SH. CE5-01 DETAIL #8
11. STORMWATER TO DISCHARGE TO UDOT CATCH BASIN POST TREATMENT IN DETENTION BASIN

NOTE: STORM PIPE SHALL BE SDR-35 PVC WITH MIN. 2' BURY DEPTH

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SECONDARY WATER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
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- EXISTING SANITARY MANHOLE
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW LAND DRAIN MANHOLE
- NEW STREET LIGHT
- NEW FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED LANDSCAPING

0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 8-22-2022
DESIGN: JKH
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CHECKED: TMN

REVISIONS

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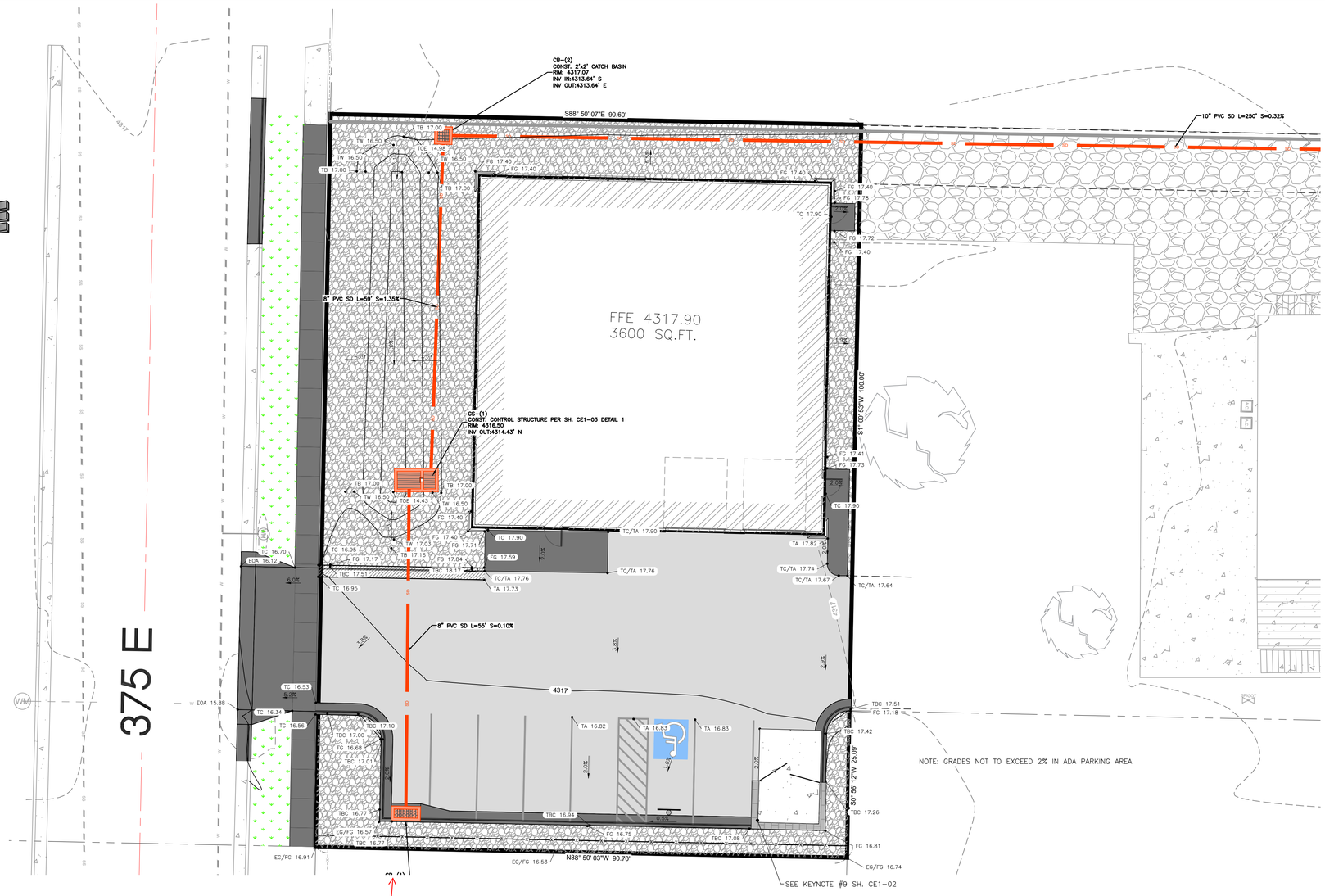
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No. 4859845
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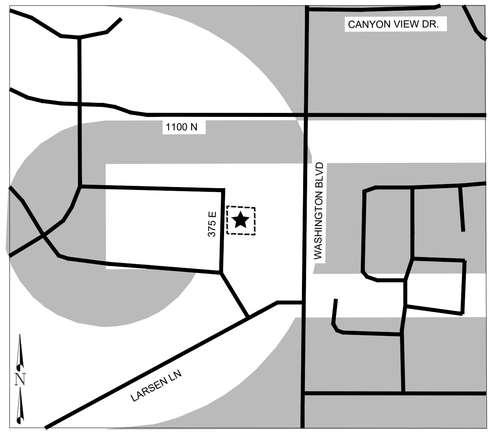
UTILITY PLAN
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

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CE1-02



VICINITY MAP



C AND J PROPERTIES
Harrisville, Weber County, Utah

2/9/2022

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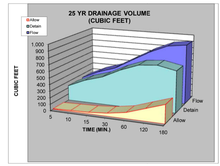
Areas	Detained Area Sq. Ft.	Acre	C
Hard Surface	8,127	0.1866	0.65
Landscape	3,224	0.0740	0.15
Total/Weighted	11,351	0.2606	0.65

Allow Release Rate (cfs/acre) 0.100
Q Allowable (cfs) 0.03

100yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr I25	Total Vol (cf) 25 YEAR	Detain Vol (cf) Difference
5	8	4.75	242	234
10	16	3.61	368	352
15	23	2.99	457	433
30	47	2.01	614	567
60	94	1.25	764	670
120	188	0.722	882	695
180	281	0.501	918	637
360	563	0.306	1,122	559
720	1,126	0.193	1,415	289
1440	1,715	0.117	1,715	0

*NOAA Data



	CUBIC FEET	CUBIC YARDS
25 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	695	26

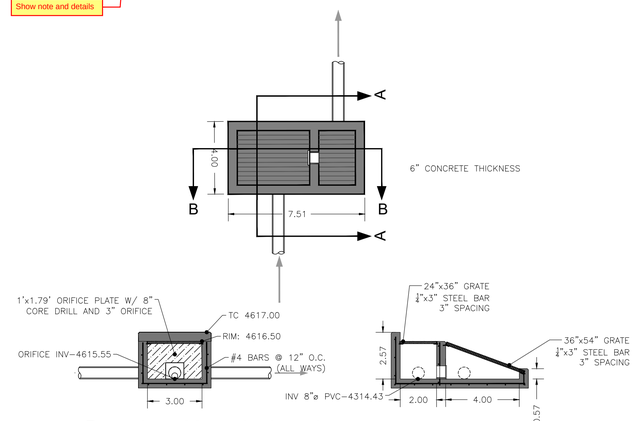
DETENTION VOL. REQUIRED: 695 CU.FT.
DETENTION VOL. PROVIDED BY POND: 719 CU.FT.

Orifice Calculation

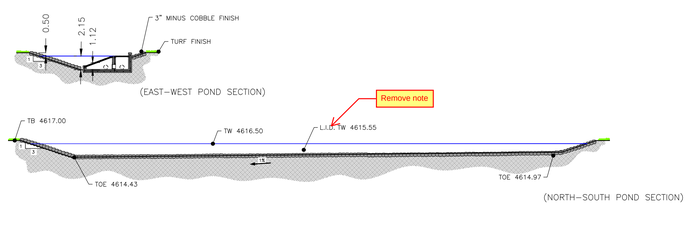
H =	3	Maximum water height (ft)
Q =	0.03	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.003	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	0.75	Orifice Diameter (in)

NOTE:
DUE TO SOIL CONDITIONS, (INFILTRATION RATE OF 0.11 IN/HR PER WEBSOILSURVEY.GOV AND GEOTECHNICAL REPORT) L.I.D. RETENTION IS NOT APPLICABLE AT THIS SITE

Show note and details



1 POND CONTROL STRUCTURE
Scale: NTS



2 DETENTION POND
Scale: NTS

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SECONDARY WATER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
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- NEW LAND DRAIN MANHOLE
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- NEW FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED LANDSCAPING

0' 5' 10' 20' 30'
Scale in Feet
1" = 10'

SCALE: 1" = 10'
DATE: 8-22-2022
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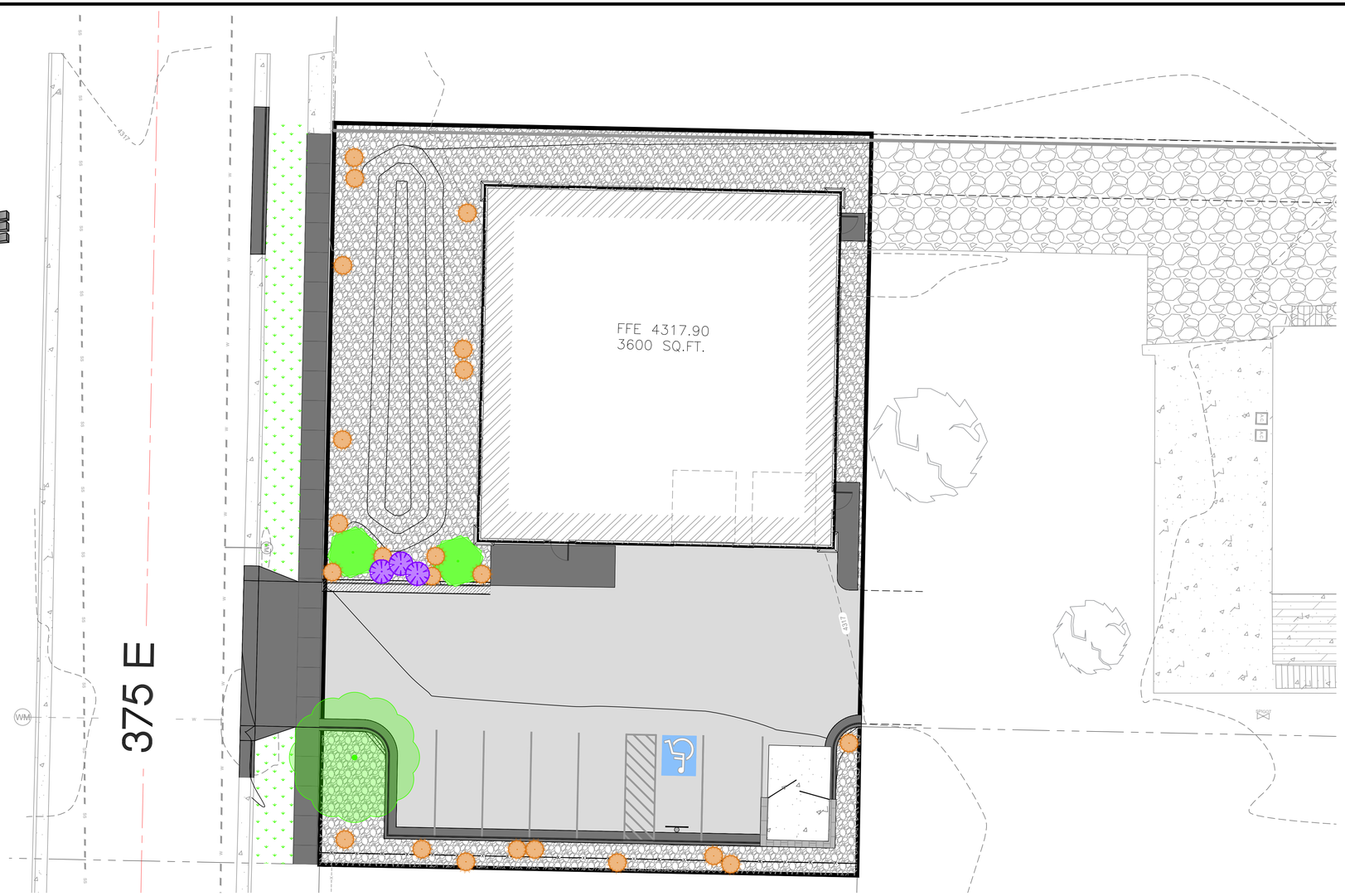
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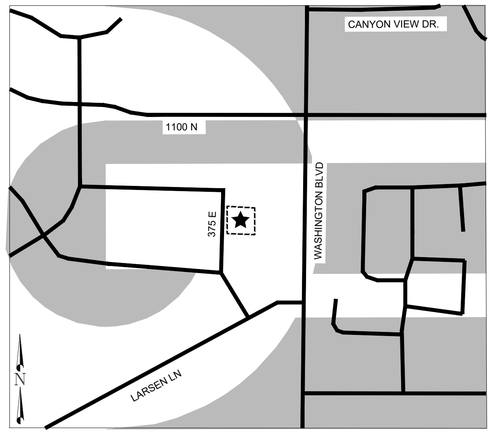
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GRADING AND DRAINAGE
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

CE1-03



VICINITY MAP



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	1
SHRUBS				
	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	5 GAL	2
PERENNIALS				
	LAVENDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	1 GAL	3
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	22
	1" MOJAVE ROCK MULCH	2,530 SQFT @ 3" DEPTH	CYDS	23.5
	PROPOSED SOD AREA	656 SQFT	SQFT	

LEGEND

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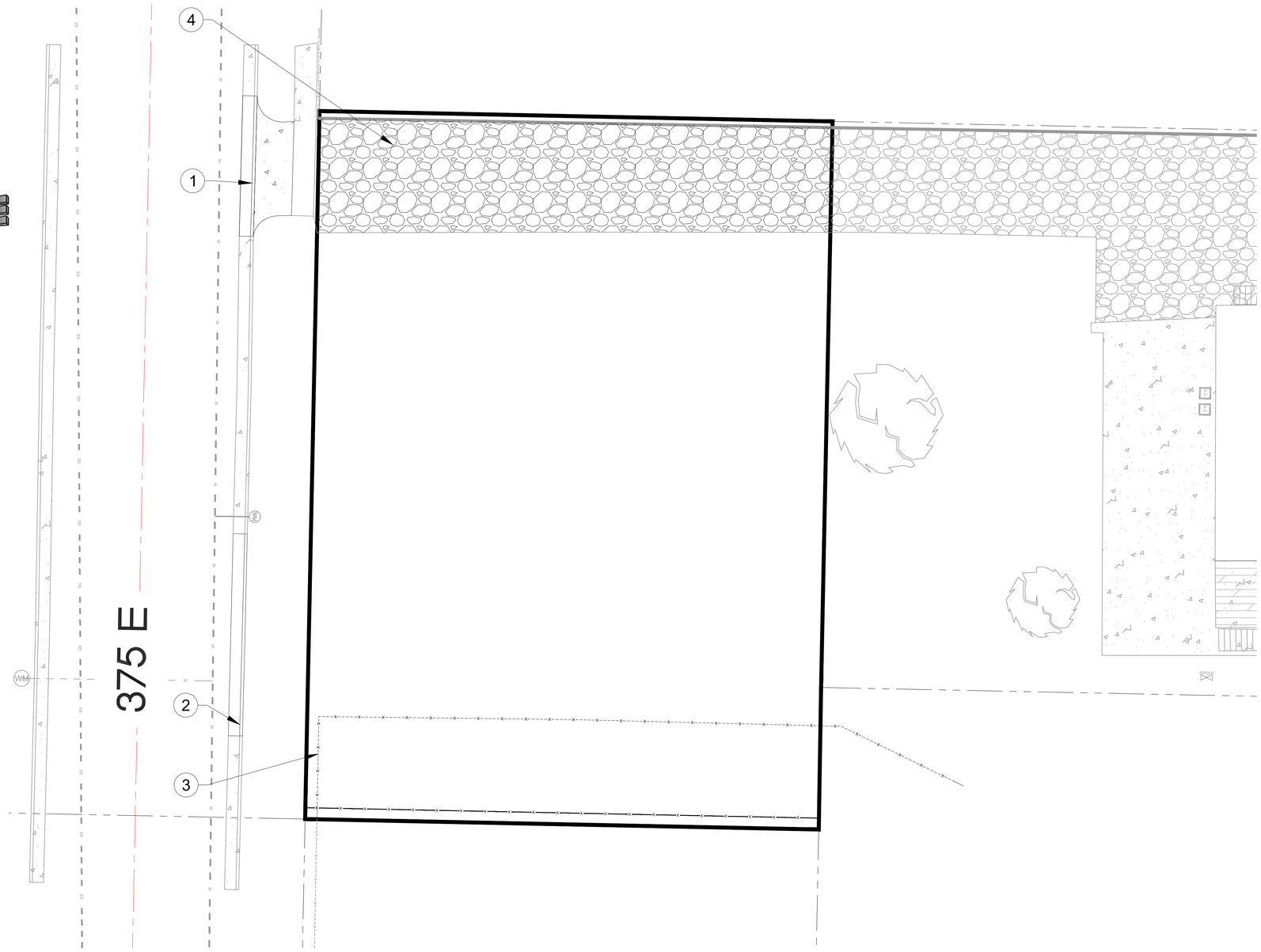
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No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

LANDSCAPING PLAN
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

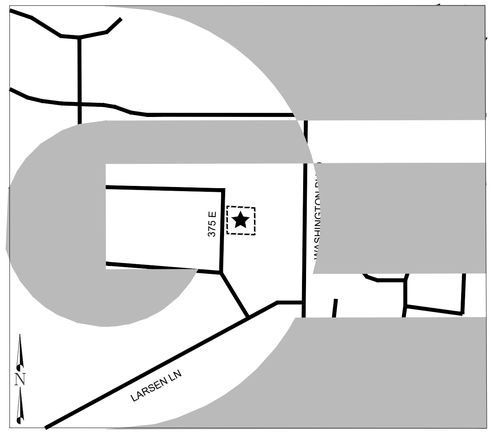
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VICINITY MAP



DEMOLITION KEYNOTES:

1. REMOVE EXISTING DRIVE APPROACH AND REPLACE CURB, GUTTER, AND PARK STRIP AS NEEDED
2. REMOVE AND REPLACE EXISTING CURB
3. REMOVE EXISTING FENCE
4. REMOVE EXISTING GRAVEL ROAD

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING FENCE
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- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
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0' 5' 10' 20' 30'

Scale in Feet
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SCALE: 1" = 10'
DATE: 8-22-2022
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REVISIONS

DATE	DESCRIPTION

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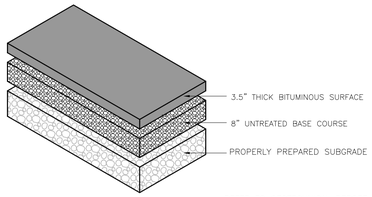
PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

DEMOLITION PLAN
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

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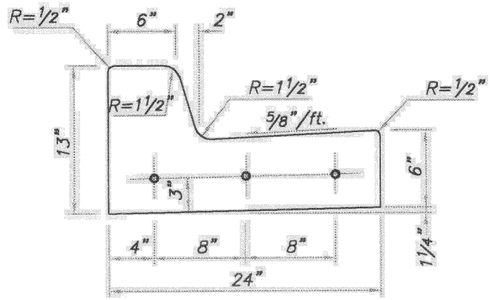
CE1-05

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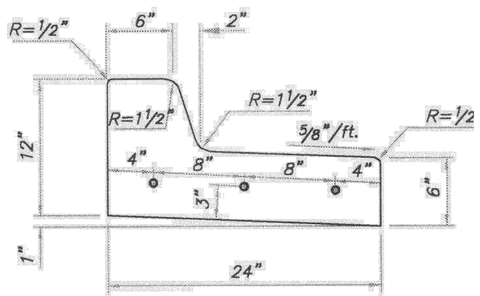
1 ASPHALT SECTION

Scale: NTS



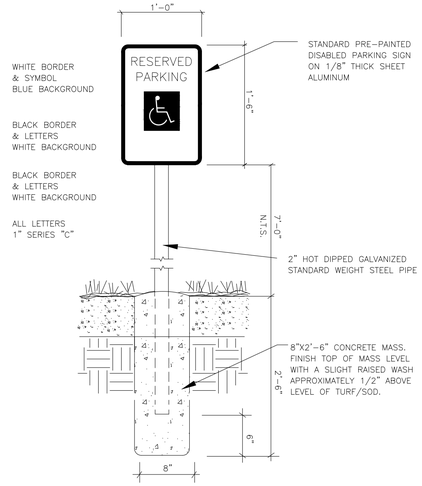
2 TYPICAL 24" CURB AND GUTTER

Scale: NTS



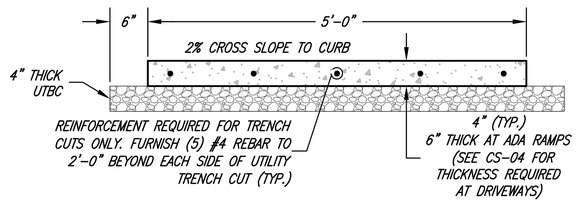
3 TYPICAL 24" OPEN FACE CURB AND GUTTER

Scale: NTS



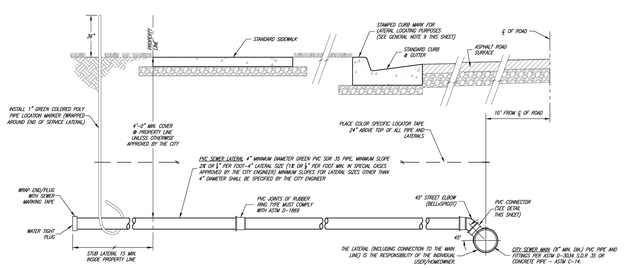
4 TYPICAL ADA PARKING SIGN

Scale: NTS



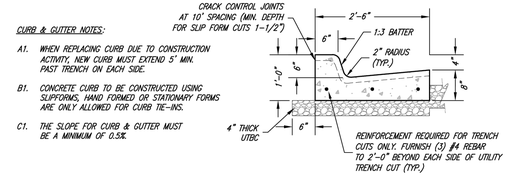
5 TYPICAL CONCRETE SIDEWALK

Scale: NTS



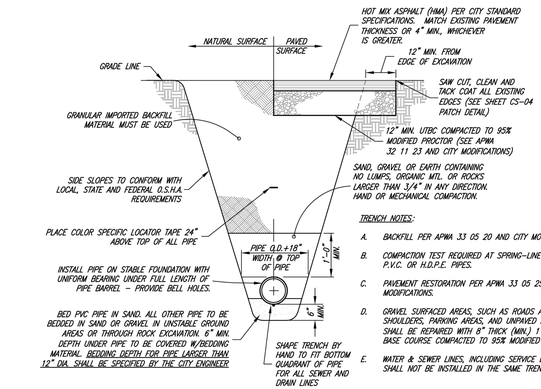
6 TYPICAL SANITARY SEWER CONNECTION

Scale: NTS



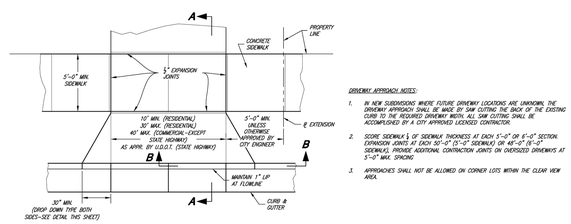
7 STANDARD 30" CURB AND GUTTER

Scale: NTS



8 TYPICAL TRENCH SECTION

Scale: NTS



9 STANDARD DROP STYLE DRIVE APPROACH

Scale: NTS

SCALE: NTS
DATE: 8-22-2022
DESIGN: JKH
DRAWN: JKH
CHECKED: TWH

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PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

STANDARD DETAILS

HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

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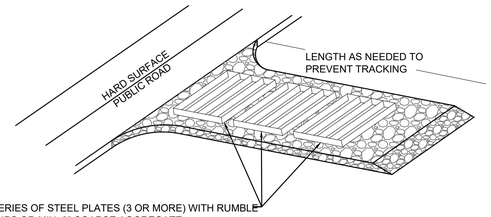
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:

a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

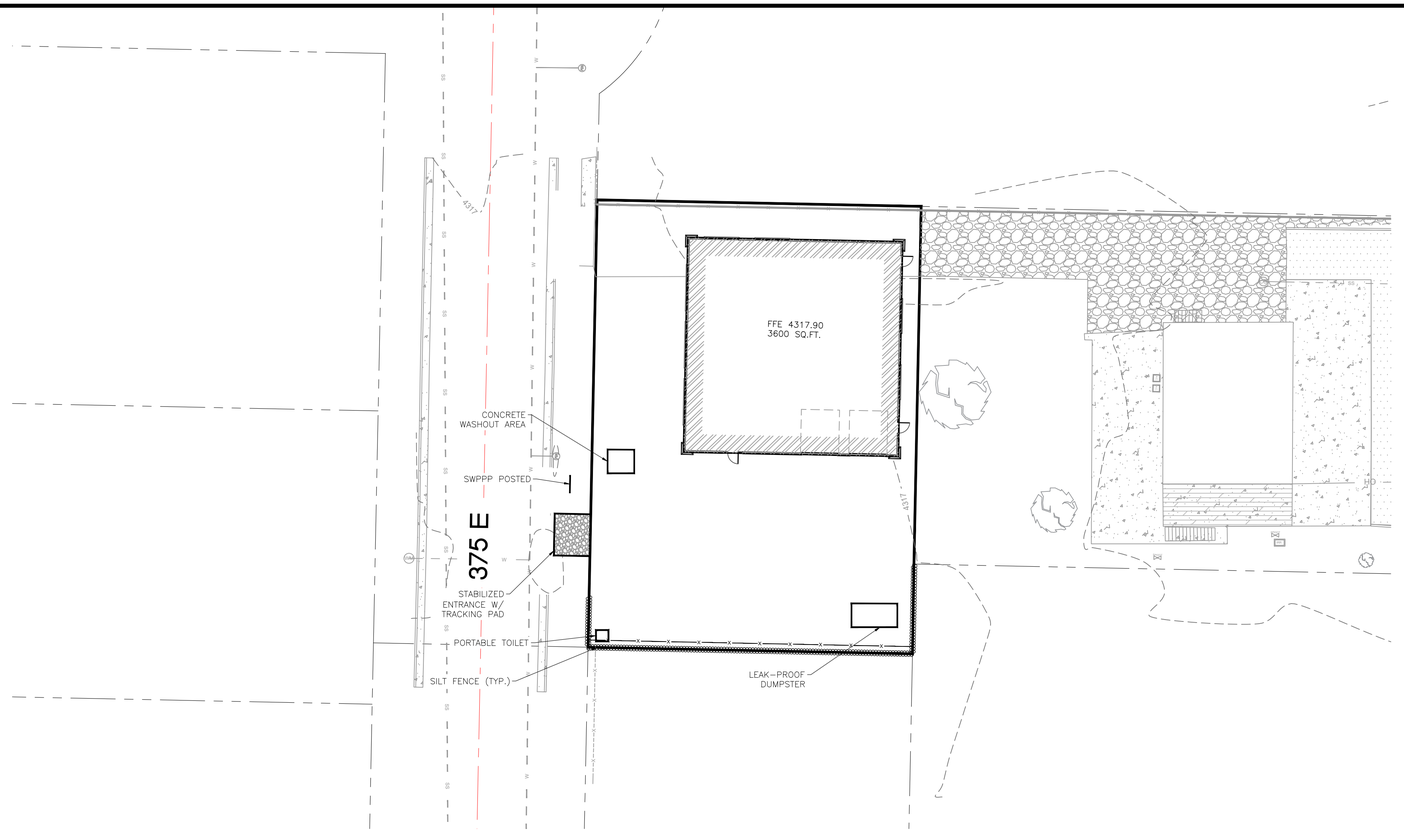
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

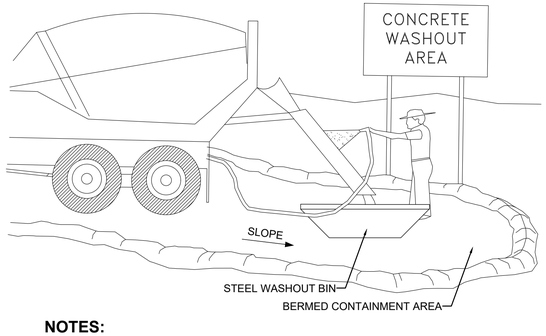
STREET MAINTENANCE NOTES:

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

NOTE:

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





NOTES:

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

INLET PROTECTION (EITHER OPTION)

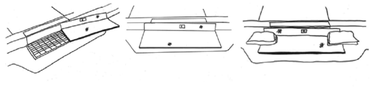
SILT FENCE

INSTALLATION NOTES

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

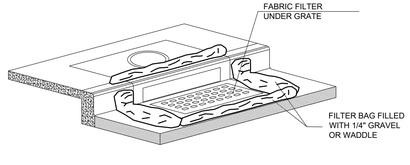


ERTEC© Combo Guard™ Protected drainage inlet



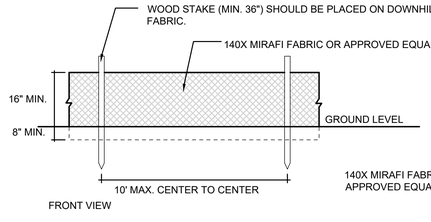
1A INLET PROTECTION - OPTION 1

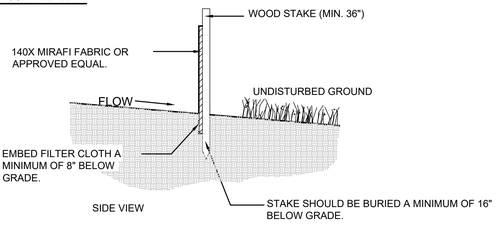
Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS





2 SILT FENCE

Scale: NTS

REVISIONS

DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 8-22-2022
DESIGN: JKH
DRAWN: JKH
CHECKED: TWH
DWG: R:\3810 - HALES\2102 - C & J PROPERTIES\DESIGN\DWG\C AND J PROPERTIES (DESIGN).DWG

SWPPP
HALES BUILDING
991 N 375 E
HARRISVILLE, WEBER, UTAH

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

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

CE1-02

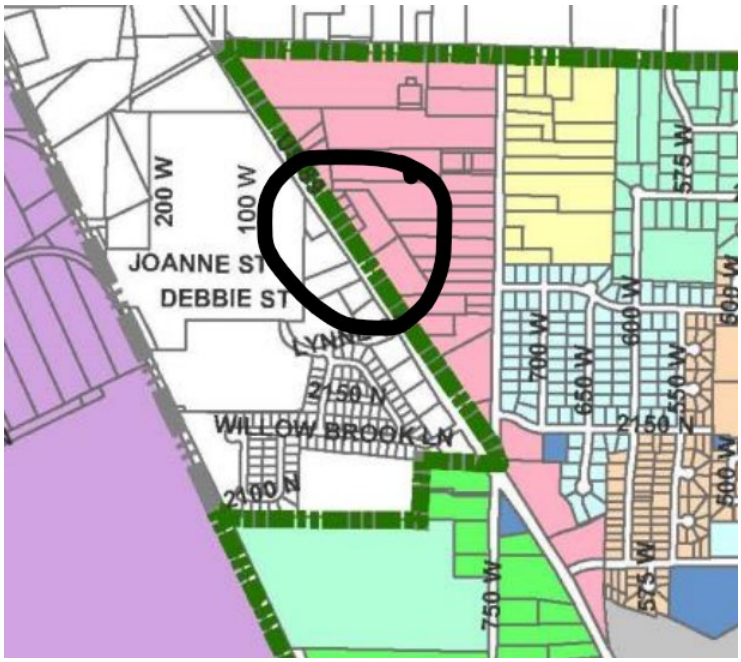
MEMORADUM

To:	Harrisville Planning Commission
From:	Jennie Knight, City Administrator
Date:	October 3, 2022
RE:	Commercial Site Plan for Bailey X Business Condos
Zone:	CP-2
Parcels:	17-066-0054, 17-066-0055
Acreage:	2.26 acres

Application for a Commercial site plan was received on January 25, 2022 for the Bailey X Commercial development located at approximately 2340 North Highway 89. All applicable fees have been paid to date.

The complete application is consistent with the following findings:

1. Compliance with 2019 Harrisville Future Land Use Map



2. Compliance with HCMC §11.12.020 Commercial Uses

SALES			
Automobile and recreational vehicle sales.	C	P	
Retail sales includes any establishment primarily engaged in the sale or rental of common used goods sold completely inside an enclosed building with no outdoor storage or display and merchandise for personal or	P	P	

household use, but excluding those classified more specifically in this title. Typical uses include furniture stores, variety stores, direct sales, dry goods, general merchandise, home furnishings, appliances, wall or floor covering, books, clothing, grocery, and auto parts.			

3. The following **conditions** have been met:
   - Required service letters were received from the following service providers: North View Fire, Rocky Mountain Power, Dominion Energy.
   - UDOT approved access letter
   - Compliance with HCMC §11.22.030(6)(xxiv) *Landscaping plan to be provided showing a minimum 20% site landscape, which may include the required natural surface storm water detention, along with tree and plant types and placement in accordance with the landscape ordinance.*

Recommendation:
Staff recommends granting final approval subject to compliance with Harrisville City Municipal Code, the City Engineer's Memo dated October 6, 2022 and all other staff or agency comments.

M E M O R A N D U M

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Harrisville Planning Commission

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

RE: BAILEY X (HARRISVILLE BUSINESS CONDOS) SITE PLAN
Final Site Plan Review

Date: October 5, 2022

Our office has completed a review of the final plans for the proposed Bailey X Site Plan located at approximately 2350 North Hwy 89. Previous comments have been addressed and we recommend final approval with the following comments that will need to be completed prior to the preconstruction meeting or issuance of any permits:

1. Obtain final approval and a "Will Serve" letter from Bona Vista Water. From our understanding, all comments from Bona Vista's review haven been addressed but they are waiting for a variance approval from the State for the sewer laterals that are too close to the waterline.
2. Record an easement at the County for the utility easement shown over the new 8" sewer that will be owned by Harrisville City.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State.

Prior to construction, the Developer and Contractor must hold a pre-construction meeting with City staff. Should you any questions, please let us know.

HARRISVILLE BUSINESS CONDOS

PROJECT NOTES

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF FIVE MULTI-UNIT TRADESMAN SHOP BUILDINGS (20 TOTAL UNITS) AND A PARKING LOT. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN DETENTION AND SITE GRADING. THE SITE IS LOCATED AT 2340 NORTH HIGHWAY 89 IN HARRISVILLE, UT.

PHASING:
THE PROJECT CONSISTS OF A SINGLE PHASE FOR THE BUILDINGS, UTILITIES AND PARKING LOT.

CONSTRUCTION NOTES:
ALL CONSTRUCTION TO BE TO HARRISVILLE CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

WATER / FIRE PROTECTION:
THE WATER SYSTEM WILL BE PRIVATE. BONA VISTA WATER WILL MAINTAIN ONLY THE WATER METERS LOCATED NEAR THE BUILDINGS. THE PROJECT WILL HOT TAP CONNECT TO THE EXISTING SIXTEEN-INCH WATER MAIN LOCATED IN THE EAST SIDE OF HIGHWAY 89 & WILL EXTEND AN EIGHT-INCH WATER LINE IN FRONT OF THE BUILDINGS, & WILL THEN CONNECT TO THE EXISTING 8-INCH WATER MAIN STUB PROVIDED BY OTHERS NEAR THE NORTHWEST ENTRANCE. A TWO-INCH SERVICE LATERAL WILL TEE OFF TO EACH BUILDING AS SHOWN.

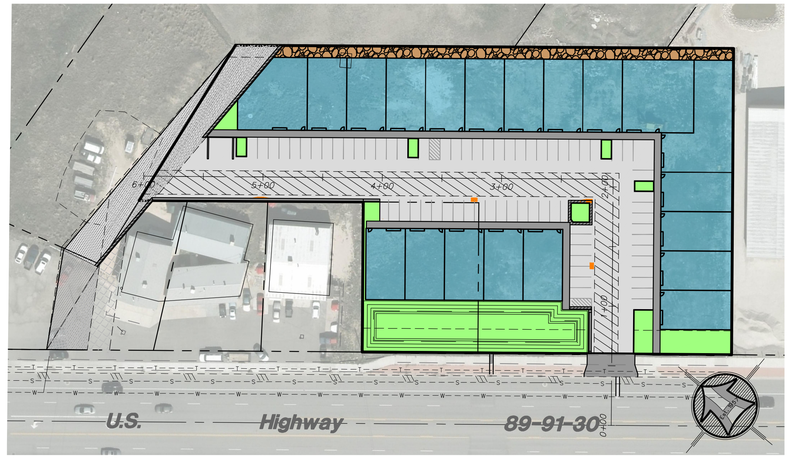
PIPE TYPE: 8" PVC C-900 DR18

FIRE HYDRANTS TO BE INSTALLED PER FIRE MARSHAL DICTATES.

GENERAL 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).

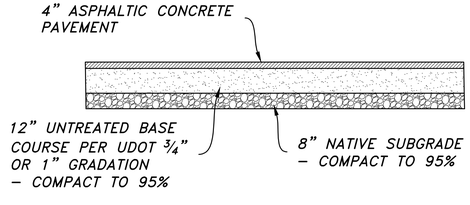
SHEET INDEX:

1 ..... PROJECT DATA
2 ..... OVERALL SITE & UTILITY
2a..... OVERALL PROFILE
3 ..... GRADING PLAN
4 ..... SWPPP
5 ..... LANDSCAPE PLAN
6 ..... DETAILS
7 ..... DETAILS (2)



VICINITY MAP





TYPICAL ON-SITE PAVEMENT SECTION

SECONDARY WATER / IRRIGATION:
SECONDARY WATER WILL BE PROVIDED BY BONA VISTA.

SEWER:
THE PROJECT WILL CONNECT TO THE EXISTING SEWER MAIN PROVIDED BY OTHERS IN THE ACCESS EASEMENT ALONG THE NORTHWEST PROPERTY LINE & WILL EXTEND AN EIGHT-INCH PVC SEWER LINE BETWEEN THE BUILDINGS.

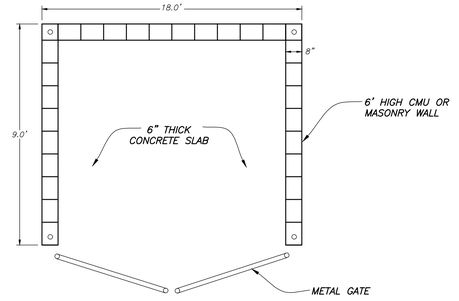
A SIX-INCH SEWER LATERAL WILL TEE OFF TO EACH BUILDING AS SHOWN.

STORM DRAINAGE:
THE EXISTING GROUND IS FORMED AS A SLIGHT HILL NEAR THE CENTER OF THE PROJECT CREATING MODERATE GRADES IN ALL DIRECTIONS. STORM WATER WILL SURFACE FLOW ACROSS THE PARKING LOT WILL BE COLLECTED IN FOUR STORM DRAIN BOXES WHICH WILL FLOW INTO THE DETENTION POND. FLOWS ACROSS THE FIRST 35-FEET AFTER THE SOUTHEAST ENTRANCE WILL FLOW INTO THE POND THROUGH A CURB CUT. ANY FLOWS NOT CAUGHT IN THE CURB CUT WILL FLOW INTO THE STORM DRAIN INLET BOX.

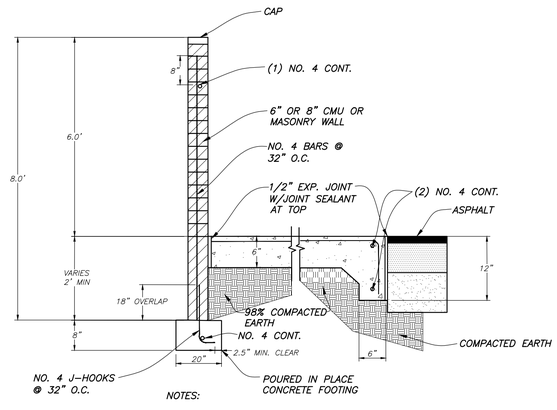
THE DETENTION POND WILL OUTLET THROUGH AN OUTLET CONTROL DEVICE (SEE DETAIL ON SHEET 3) WHICH WILL FLOW INTO THE EXISTING CENTER STORM DRAIN INLET BOX IN HIGHWAY 89.

ELECTRICAL / TELEPHONE / GAS:
EXISTING DRY UTILITIES ARE FOUND AS SHOWN ON PLANS. PROJECT WILL CONNECT TO DRY UTILITIES AT APPROXIMATELY THE MAIN ENTRANCE AS SHOWN.

PAVEMENT STRUCTURAL SECTION:
CONTRACTOR TO BID STRUCTURAL SECTION AS SHOWN HEREON. SECTION TO BE CONFIRMED BY OWNER.



SINGLE TRASH ENCLOSURE
NOT TO SCALE



DUMPSTER PAD DETAIL
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
7906334
JAMES B. FLINT
9/29/22
STATE OF UTAH

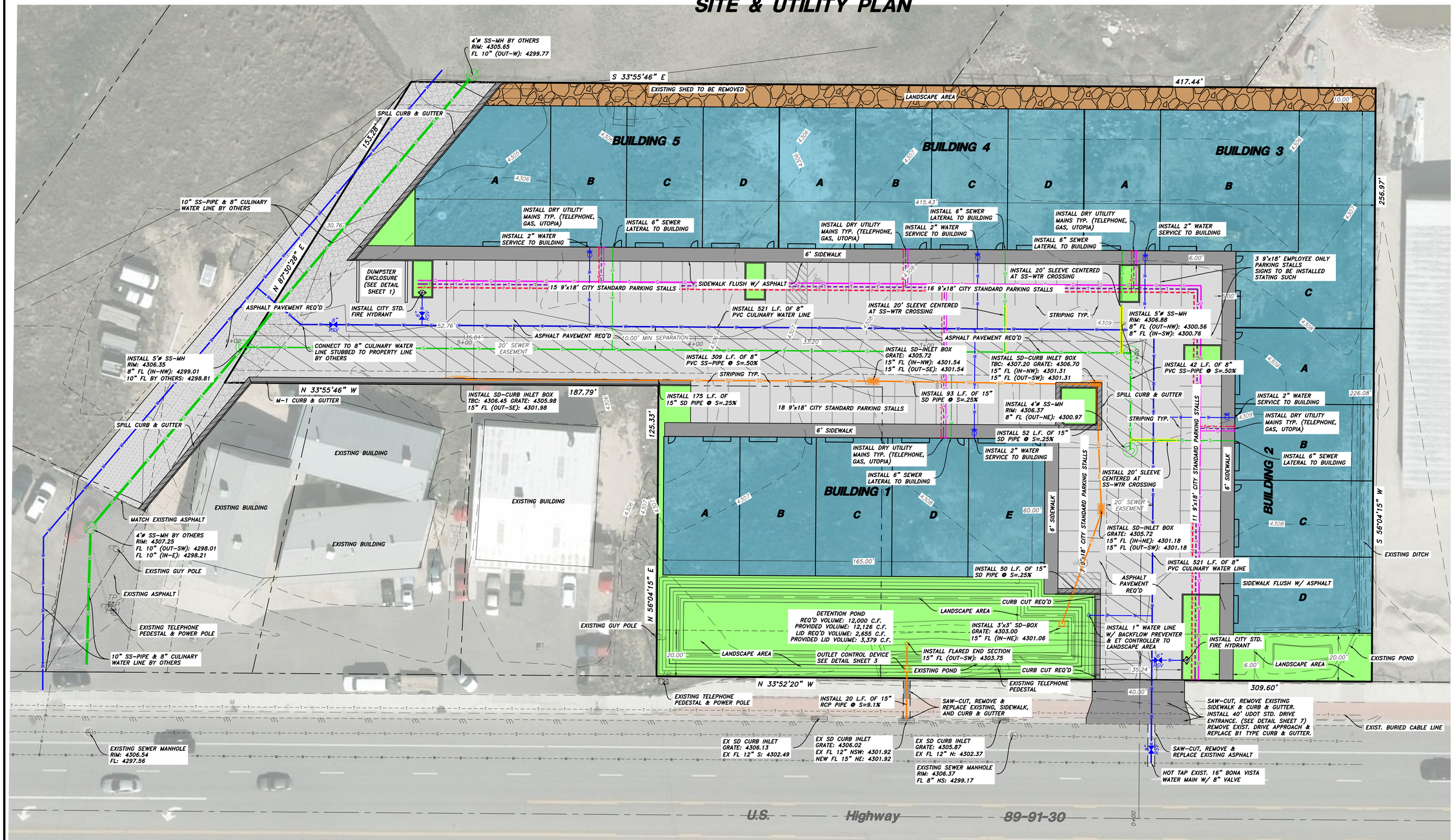
No.	Date	By	Revision

Drawn By: BTC Date: 09/30/22
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

PROJECT NOTES FOR
Harrisville Business Condos
APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE
A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet 1 of 7 Sheets

SITE & UTILITY PLAN



UDOT NOTES:
PATCHES FOR SMALL UTILITY TRENCHES AT MAIN ENTRANCE LOCATION ARE TO MEET THE FOLLOWING UDOT REQUIREMENTS:
- ARE TO BE PERPENDICULAR TO THE TRAVEL LANES
- AT LEAST A 2" ROTOMILLING APPROACHING & LEAVING THE PATCH IN ALL TRAVEL LANDS IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE THE "T PATCH".
- ALL FINAL PARALLEL SAW-CUT LINES OR ROTOMILLING MUST BE LOCATED EITHER AT DESIGNED LAND LINES OR DESIGNED CENTER OF LAND. SAW-CUTS MUST BE CLEANED AND A TACK-COAT APPLIED BEFORE ASPHALT PLACEMENT.
- ALL TRENCHES FOR LATERALS WITHIN A 100' DISTANCE MUST HAVE A 2" MILL & REPLACED AS A SINGLE PATCH. SINGLE LATERALS WILL REQUIRE A 2" MILL FOR 20' IN EACH DIRECTION.

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Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE

CP-2 ZONE REQUIREMENTS

MINIMUM LOT SIZE:	3,000 S.F.
FRONT SETBACK:	20 FEET
REAR SETBACK:	10 FEET
SIDE SETBACK AT STREET:	20 FEET
TYPICAL SIDE SETBACK:	0 FEET
REQUIRED PARKING:	70 STALLS
WAREHOUSING (BACK) AREA:	27,222 S.F.
PARKING REQ'D. (1 STALL PER 1,000 S.F. FOR FIRST 10,000 S.F. & 1 PER 10,000 FOR EACH ADDITIONAL 10,000 S.F.)	12 STALLS
LOW IMPACT RETAIL (FRONT) AREA:	17,400 S.F.
PARKING REQ'D. (1 STALLS PER 300 S.F.):	58 STALLS
REQ'D STORM POND VOLUME:	12,000 C.F.
100 YR STORM W/ .1 CFS/Ac. RELEASE	

PROJECT DATA

TOTAL PROJECT AREA:	98,839 S.F.
LANDSCAPE AREA PROVIDED:	15,200 S.F. (15%)
TOTAL BUILDING FOOTPRINT AREA:	44,622 S.F.
WAREHOUSING (BACK) AREA:	27,222 S.F.
PARKING REQ'D. (1 STALL PER 1,000 S.F. FOR FIRST 10,000 S.F. & 1 PER 10,000 FOR EACH ADDITIONAL 10,000 S.F.)	12 STALLS
LOW IMPACT RETAIL (FRONT) AREA:	17,400 S.F.
PARKING REQ'D. (1 STALLS PER 300 S.F.):	58 STALLS
TOTAL PARKING REQ'D:	70 STALLS
PARKING STALLS PROVIDED:	70 STALLS
ASPHALT AREA:	36,133 S.F.
CONCRETE AREA:	6,736 S.F.

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED POWER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA

SCALE: 1" = 20'
0 20 40
Scale in Feet

No.	Revision	By	Date

REGISTERED PROFESSIONAL ENGINEER
7606331
-2202
JAMES B. FLINT
09/29/22
STATE OF UTAH

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OVERALL SITE & UTILITY PLAN FOR

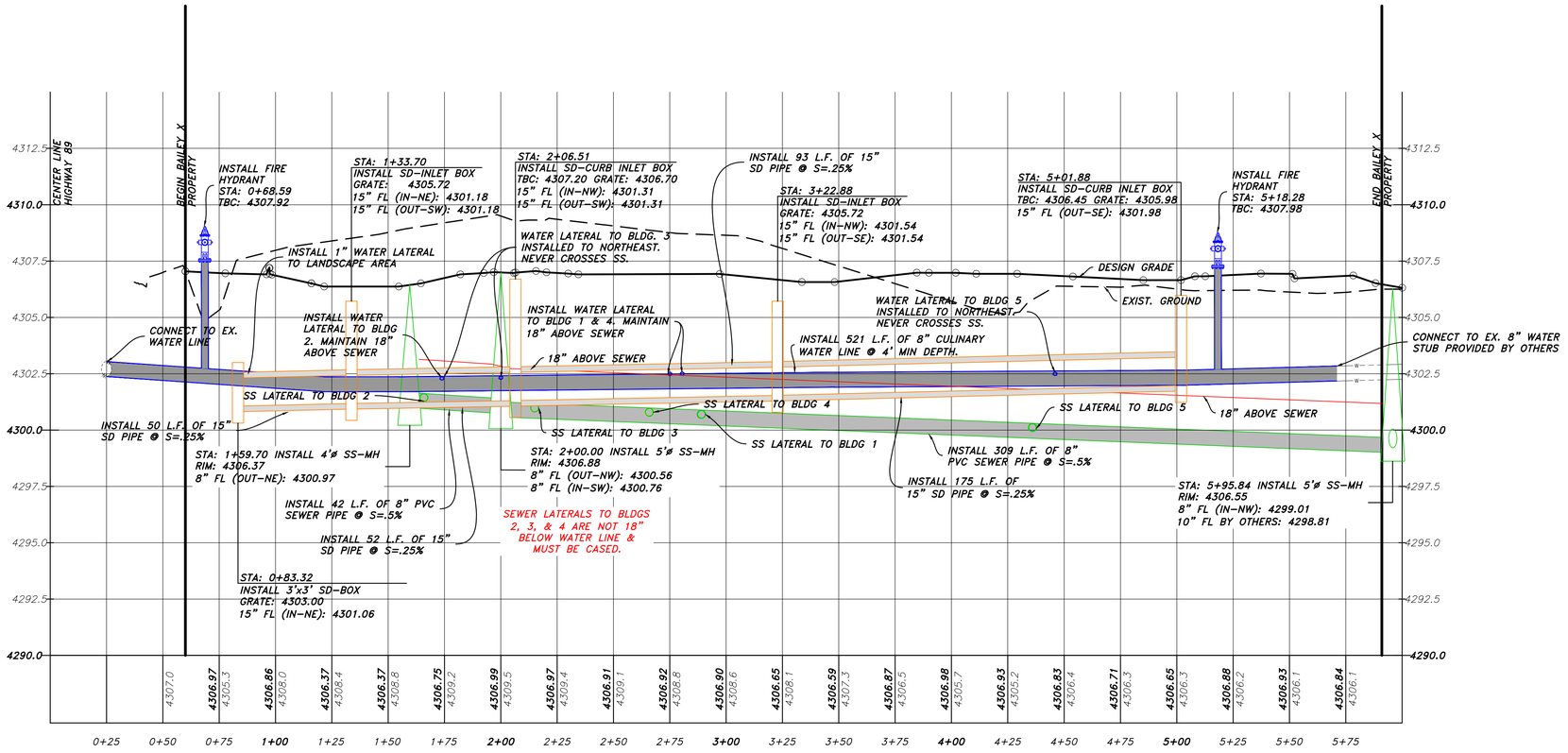
Harrisville Business Condos

APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE

A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet **2** of **7** Sheets

OVERALL PROFILE



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- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA

SCALE: 1" = 30'

0 30 60

Scale in Feet

No.	Date	By	Revision

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
7606324-2202
JAMES B. FLINT
09/22/22

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OVERALL PROFILE FOR

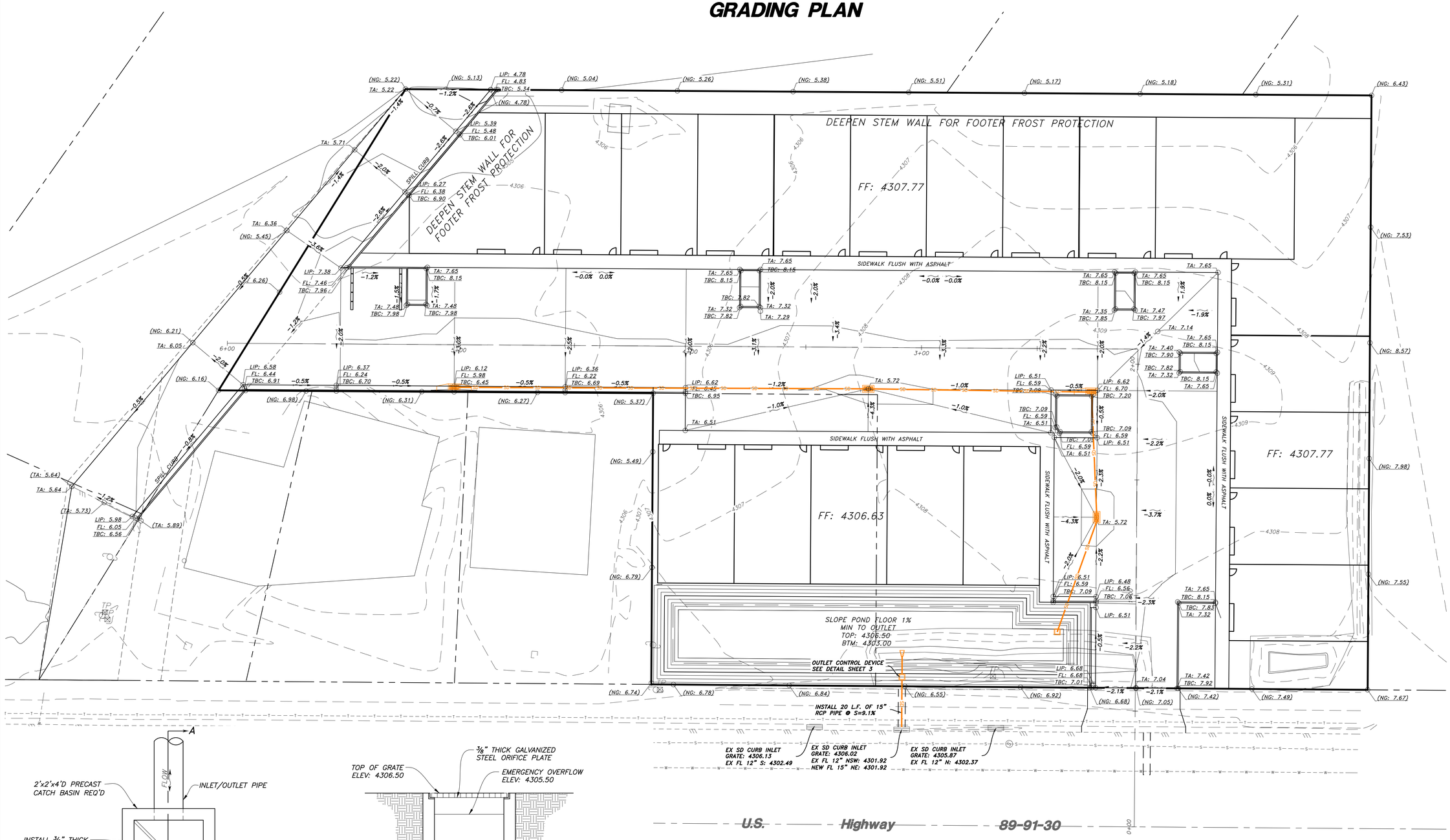
Harrisville Business Condos

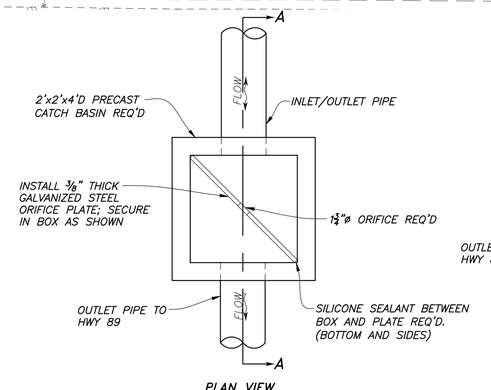
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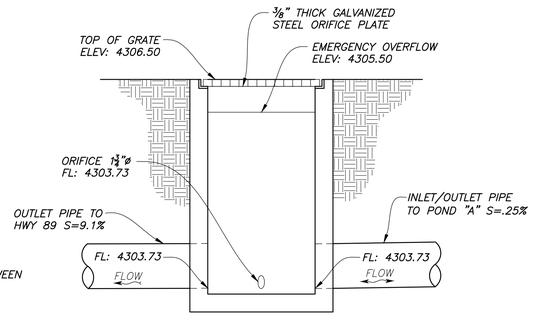
Sheet **2a** of **7** Sheets

GRADING PLAN





PLAN VIEW



SECTION VIEW A–A

NOTES:

1. ALL PIPE CONNECTIONS TO BOX TO BE WATER TIGHT USING NON–SHRINK GROUT.

OUTLET CONTROL BOX

NOT TO SCALE

GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TG = TOP OF GRAVEL
NG = NATURAL GROUND
FL = FLOWLINE
(EG = EXISTING ELEVATION)

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
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- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA

No.	Revision	By	Date

REGISTERED PROFESSIONAL ENGINEER
7834
7806324
-2202
JAMES B. FLINT
09/29/22
STATE OF UTAH

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Ogden Logan
Brigham City
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 09/30/22
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

OVERALL GRADING PLAN FOR

Harrisville Business Condos

APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE

A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet 3 of 7 Sheets

SWPPP PLAN



LOCATION:

LOCATION: HARRISVILLE, WEBER COUNTY, UTAH
SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M
LATITUDE: 41°18'04" N LONGITUDE: 111°59'58" W
APPROXIMATE ELEVATION: 4309'

PROJECT DATA:

TAX ID #: 170660054 & 55
PARCEL ACREAGE: 2.26 ACRES

BRENT BAILEY
APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE, UTAH

OVERVIEW:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO (2) TRADESMAN SHOP BUILDINGS AND A PARKING LOT. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN RETENTION, AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE NORTH-EAST & SOUTH-WEST BOUNDARIES OF THE PROJECT. A CONCRETE WASHOUT AREA IS LOCATED NEAR THE SOUTHERLY ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

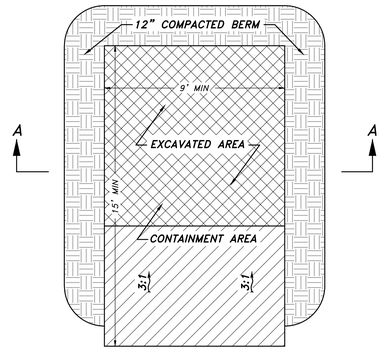
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITED BUT PARTICULARLY UNDER THE AUSPICES OF HARRISVILLE CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY HARRISVILLE CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS HARRISVILLE CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING HARRISVILLE CITY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

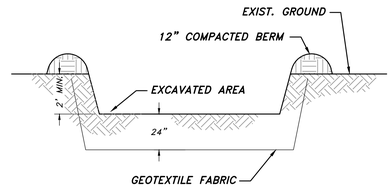
PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA

NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

LABELS

(SF) - SILT FENCE OR BERM
(SCE) - STABILIZATION CONSTRUCTION ENTRANCE
(IP) - INLET PROTECTION
(CW) - CONCRETE WASHOUT

QUANTITIES

SILT FENCE/BERM - 974 LF
STABILIZED CONSTRUCTION ENTRANCE - 2
INLET PROTECTION - 4
CONCRETE WASHOUT - 1

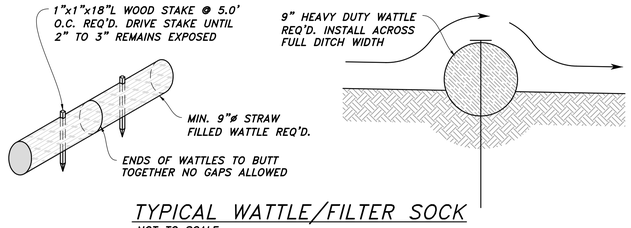
L E G E N D

PROPERTY BOUNDARY LINE
SILT FENCE OR BERM REQ'D
TRACKING PAD
CONCRETE WASHOUT AREA & SIGNAGE
INLET PROTECTION



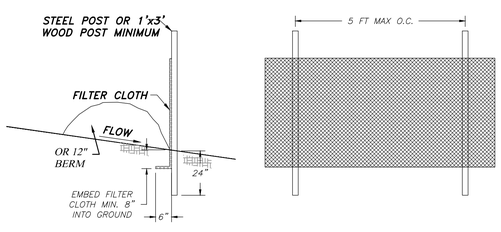
SCALE: 1" = 30'

0 30 60
Scale in Feet



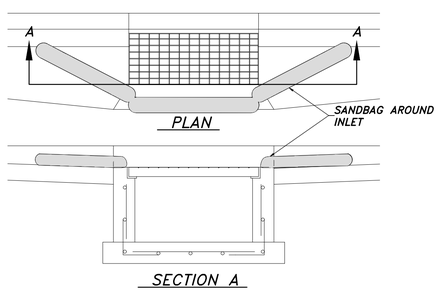
TYPICAL WATTLE/FILTER SOCK

NOT TO SCALE



SILT FENCE DETAIL

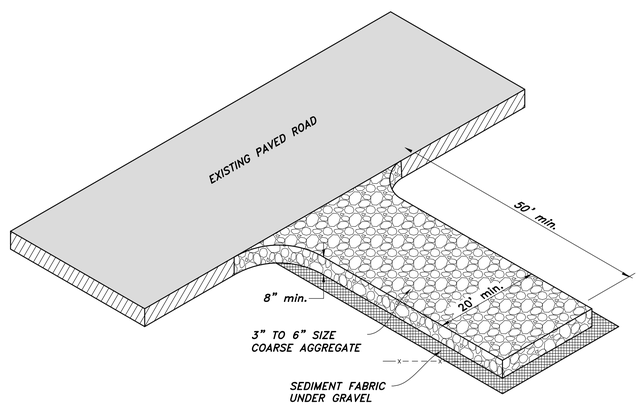
NOT TO SCALE



SECTION A

CURB INLET PROTECTION DETAIL

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.

2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)

3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.

2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.

2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.

3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.

4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

No.	Date	By	Revision

REGISTERED PROFESSIONAL ENGINEER
178247
-2202
JAMES B. FLINT
09/12/22
STATE OF UTAH

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Celebrating over 60 Years of Business

HAI

Drawn By: BTC Date: 09/30/22
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

SWPPP FOR
Harrisville Business Condos
APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE
A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet
4
of
7
Sheets

LANDSCAPE PLAN



LANDSCAPE REQUIREMENTS

TOTAL PROJECT AREA:	98,839 S.F.
REQUIRED LANDSCAPING:	15% OF TOTAL AREA
LANDSCAPE AREA PROVIDED:	15,200 S.F. (15%)

INTERIOR SIDE AND REAR SETBACKS NOT ADJACENT TO RESIDENTIAL ZONES MAY BE LANDSCAPED WITH DECORATIVE NON LIVING COVERS SUCH AS ROCKS, GRAVEL OR WOOD MULCHES THAT ALLOW WATER TO INFILTRATE THE GROUND AND REDUCE STORM WATER RUNOFF.

WHEN LANDSCAPED ISLANDS ARE REQUIRED, A MINIMUM OF ONE DECIDUOUS TREE SHALL BE PLANTED IN EACH ISLAND.

DECIDUOUS SHADE TREES SHALL HAVE A MIN. CALIPER SIZE OF ONE AND A HALF INCHES (1.5") AS DEFINED BY INDUSTRY STANDARDS.
EVERGREEN TREES SHALL BE A MIN. OF FOUR FEET (4') TALL.
SHRUBS SHALL BE OF AT LEAST A ONE GALLON CONTAINER.

LANDSCAPE ROCK (3,816 S.F.)
(3" DEEP OF 4" RIVER ROCK)

LANDSCAPE GRASS (11,384 S.F.)

DECORATIVE GRASS MAIDEN GRASS (18)

KARL FORERSTER GRASS (17)

RUSSIAN SAGE BUSH (25)

SPIREA (14)

BLUE POINT JUNIPER EVERGREEN (6)

CRIMSON KING NORWAY MAPLE (10)

LEGEND:

SUBDIVISION BOUNDARY
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING SECONDARY WATER LINE
EXISTING STORM DRAIN PIPE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED SECONDARY WATER LINE
PROPOSED STORM DRAIN PIPE
SAW-CUT REQ'D.
EXISTING FENCE
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN INLET
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED STORM DRAIN INLET
PROPOSED WATER METER
PROPOSED FIRE HYDRANT
EXISTING CURB & GUTTER
EXISTING SIDEWALK
PROPOSED M-1 CURB & GUTTER
PROPOSED SIDEWALK
PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20'

0 20 40
Scale in Feet

No.	Date	By	Revision

REGISTERED PROFESSIONAL ENGINEER
7806324-2202
JAMES B. FLINT
09/29/22
STATE OF UTAH

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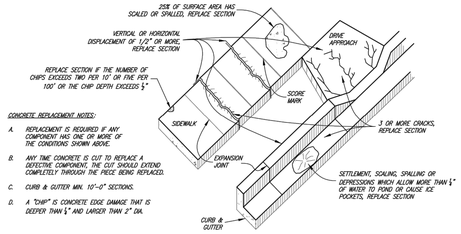
HAI

Drawn By: BTC Date: 09/30/22
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

LANDSCAPE PLAN FOR
Harrisville Business Condos
APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE
A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet 5 of 7 Sheets

CITY STD. DETAILS



CONCRETE REPLACEMENT NOTES:

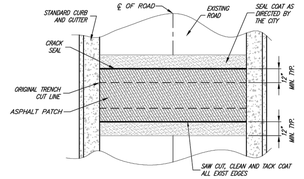
A. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS SHOWN ABOVE.

B. ANY TIME CONCRETE IS CUT TO REPLACE A DEFECTIVE COMPONENT, THE CUT SHOULD EXTEND COMPLETELY THROUGH THE PIECE BEING REPLACED.

C. CURB & GUTTER MIN. 10'-0" SECTIONS.

D. A "CHIP" IS CONCRETE EDGE DAMAGE THAT IS DEEPER THAN ¼" AND LARGER THAN 2" DIA.

DEFECTIVE CONCRETE REPLACEMENT CRITERIA

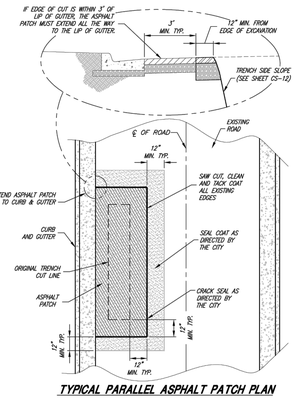


TYPICAL HORIZONTAL ASPHALT PATCH PLAN

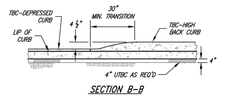
ASPHALT PATCH NOTES:

A1. ON ANY ROAD PAVED OR OVERLAYED WITHIN THE LAST 10 YEARS, THE PATCH MUST BE COMPLETED PER APWA PLAN 253 (BITUMINOUS PAVEMENT 1-PATCH).

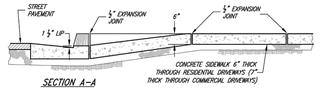
A2. NO ANGLED ASPHALT PATCHING ALLOWED.



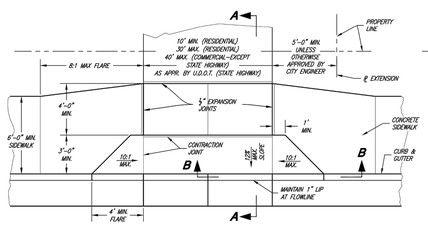
TYPICAL PARALLEL ASPHALT PATCH PLAN



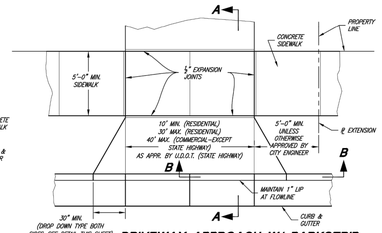
SECTION B-B



SECTION A-A



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



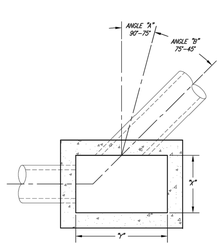
DRIVEWAY APPROACH W/ PARKSTRIP

DROP DOWN STYLE (CITY STANDARD)

DRIVEWAY APPROACH NOTES:

1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK'S OF SIDEWALK THICKNESS AT EACH 5'-0" OR 6'-0" SECTION. EXPANSION JOINTS AT EACH 30'-0" (5'-0" SIDEWALK) OR 48'-0" (6'-0" SIDEWALK), PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZED DRIVEWAYS AT 5'-0" MAX. SPACING
3. APPROACHES SHALL NOT BE ALLOWED ON CORNER LOTS WITHIN THE CLEAR VIEW AREA.

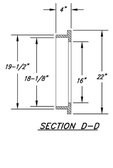
				SCALE: N.T.S.	DESIGNED	JA JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com
PROJECT ENGINEER 3/3/2021 DATE	REV.	DATE	APPR.		DRAWN		HARRISVILLE CITY CORPORATION / PUBLIC WORKS STANDARDS / PUBLIC ROADS - TYPICAL DRIVE APPROACH, ASPHALT PATCH & DEFECTIVE CONCRETE REPLACEMENT DETAILS
					CHECKED		SHEET: CS-04 OF 21 SHEETS



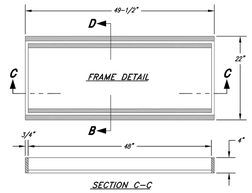
DRAINAGE DITCH INLET BOX DIMENSION TABLE				
PIPE SIZE (IN.)	"X"	INLET BOX "Y" (ANGLE A)	INLET BOX "Y" (ANGLE B)	"Z" MIN.
15	2'-8"	4'-0"	4'-0"	2'-0"
18	2'-8"	4'-0"	4'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	3'-6"
36	5'-0"	5'-0"	6'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	5'-6"

GENERAL NOTE:

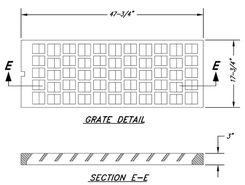
STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.



SECTION D-D



SECTION C-C



SECTION E-E

FRAME & GRATE DETAILS

FRAME AND GRATE NOTES:

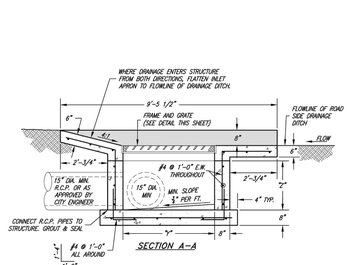
A1. GRATE AND FRAME SHALL BE AS MANUFACTURED BY "DAL SUPPLY" I-1803

B1. BICYCLE SAFE GRATE REQUIRED.

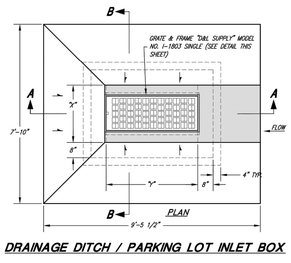
C1. "OR EQUAL" GRATES AND FRAMES WILL BE CONSIDERED AS APPROVED BY THE CITY ENGINEER.

DRAINAGE BOX NOTES:

1. ALL BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES. (SEE TABLE THIS SHEET)
2. CAST-IN-PLACE CONCRETE STRUCTURES CAN BE REPLACED WITH PRECAST CONCRETE STRUCTURES WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
3. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.

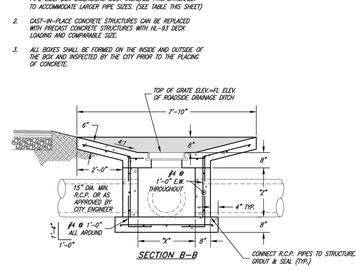


SECTION A-A



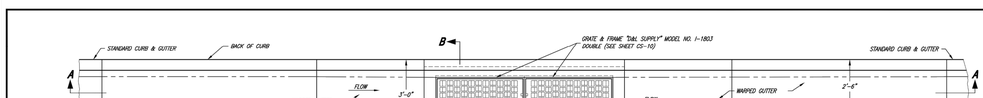
PLAN

DRAINAGE DITCH / PARKING LOT INLET BOX

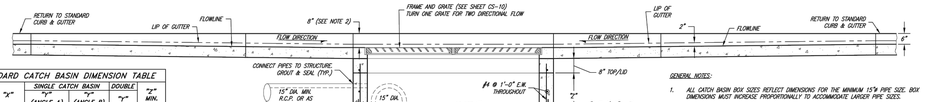


SECTION B-B

				SCALE: N.T.S.	DESIGNED	JA JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com
PROJECT ENGINEER 3/3/2021 DATE	REV.	DATE	APPR.		DRAWN		HARRISVILLE CITY CORPORATION / PUBLIC WORKS STANDARDS / STORM DRAIN - DRAINAGE INLET BOX AND GRATE AND FRAME DETAILS
					CHECKED		SHEET: CS-10 OF 21 SHEETS



PLAN



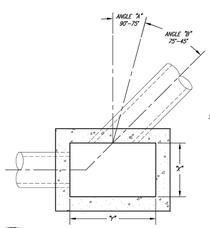
SECTION A-A

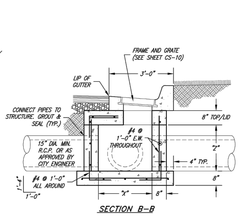
STANDARD CATCH BASIN DIMENSION TABLE					
PIPE SIZE (IN.)	SINGLE CATCH BASIN "X"	SINGLE CATCH BASIN "Y" (ANGLE A)	SINGLE CATCH BASIN "Y" (ANGLE B)	DOUBLE "Y"	"Z" MIN.
15	2'-8"	4'-0"	4'-0"	6'-0"	2'-0"
18	2'-8"	4'-0"	4'-0"	6'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	6'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	6'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	6'-0"	3'-6"
36	5'-0"	5'-0"	6'-0"	6'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	8'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	8'-0"	5'-6"

DOUBLE CATCH BASIN

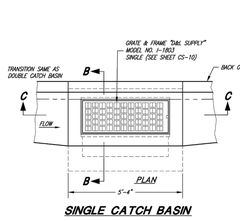
GENERAL NOTES:

1. ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES.
2. DEPTH MAY VARY FROM 6" TO 10" AS DIRECTED BY THE CITY ENGINEER.
3. CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
4. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.
5. DOUBLE CATCH BASINS WILL BE REQUIRED IN LOCATIONS SPECIFIED BY THE CITY ENGINEER (TYPICALLY IN LOW SPOTS OR WHERE ADDITIONAL INLET CAPACITY IS NEEDED).
6. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
7. CURB INLET WITH A GRATE & CURB HOOD MAY BE USED AS REQUIRED AND/OR APPROVED BY THE CITY.
8. ALTERNATE STRUCTURE (E.G. COMBO BOXES) MAY BE USED WITH APPROVAL OF THE CITY ENGINEER. STRUCTURES SHALL FOLLOW APWA STANDARD PLANS AND BE A COMMON SIZE.



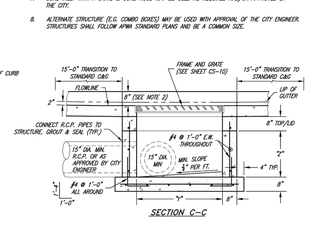


SECTION B-B



PLAN

SINGLE CATCH BASIN



SECTION C-C

				SCALE: N.T.S.	DESIGNED	JA JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com
PROJECT ENGINEER 3/3/2021 DATE	REV.	DATE	APPR.		DRAWN		HARRISVILLE CITY CORPORATION / PUBLIC WORKS STANDARDS / STORM DRAIN - SINGLE AND DOUBLE CATCH BASIN DETAILS
					CHECKED		SHEET: CS-09 OF 21 SHEETS

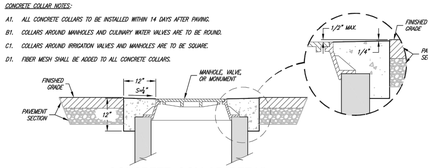
CONCRETE COLLAR NOTES:

A1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.

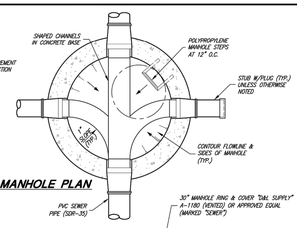
B1. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.

C1. COLLARS AROUND IRRIGATION VALVES AND MANHOLES ARE TO BE SQUARE.

D1. FIBER MESH SHALL BE ADDED TO ALL CONCRETE COLLARS.



CONCRETE COLLAR DETAIL



MANHOLE PLAN

GENERAL NOTES:

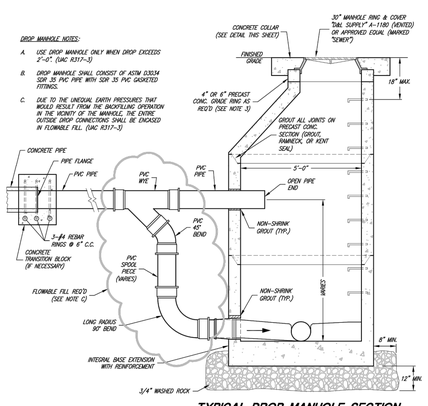
1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE DESIGN ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
4. ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
8. FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.

DROP MANHOLE NOTES:

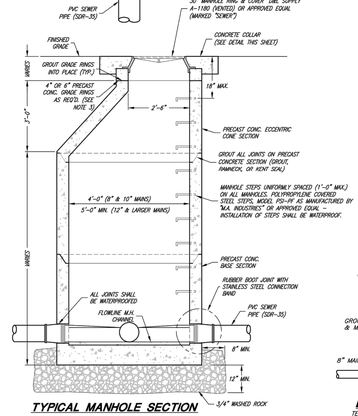
A. USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0". (SAC R317-3)

B. DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.

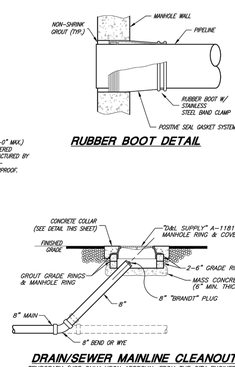
C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN FLOWABLE FILL. (SAC R317-3)



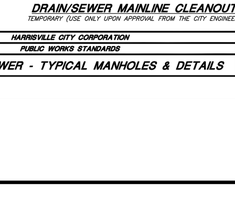
TYPICAL DROP MANHOLE SECTION



TYPICAL MANHOLE SECTION



RUBBER BOOT DETAIL



DRAIN/SEWER MAINLINE CLEANOUT

TEMPORARY (USE ONLY UPON APPROVAL FROM THE CITY ENGINEER)

				SCALE: N.T.S.	DESIGNED	JA JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com
PROJECT ENGINEER 3/3/2021 DATE	REV.	DATE	APPR.		DRAWN		HARRISVILLE CITY CORPORATION / PUBLIC WORKS STANDARDS / SANITARY SEWER - TYPICAL MANHOLES & DETAILS
					CHECKED		SHEET: CS-08 OF 21 SHEETS

No.	Date	By	Revision

REGISTERED PROFESSIONAL ENGINEER 7760632-2202 JAMES B. FLINT 09/24/2021 STATE OF UTAH

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 (801) 399-4905 Ogden Logan (435) 752-8272
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Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

Harrisville Business Condos

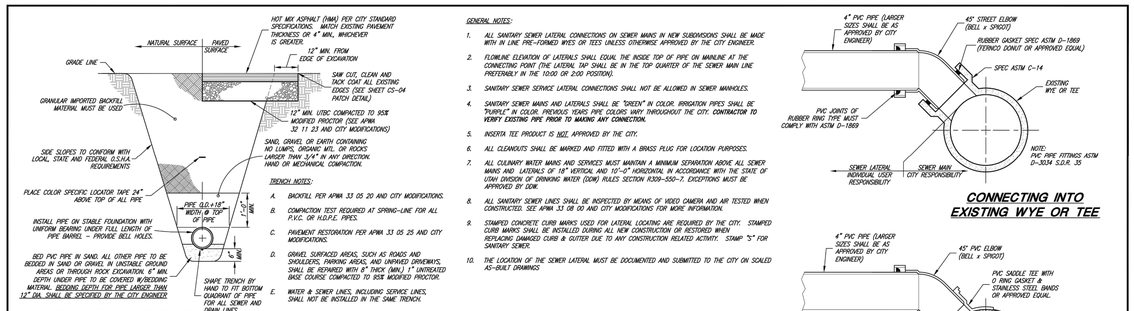
STANDARD DETAILS FOR

APPROX. 2340 NORTH HIGHWAY 89
HARRISVILLE

A Part of the Northwest Quarter of Section 31
Township 7 North, Range 1 West, S.L.B.&M.

Sheet 6 of 7 Sheets

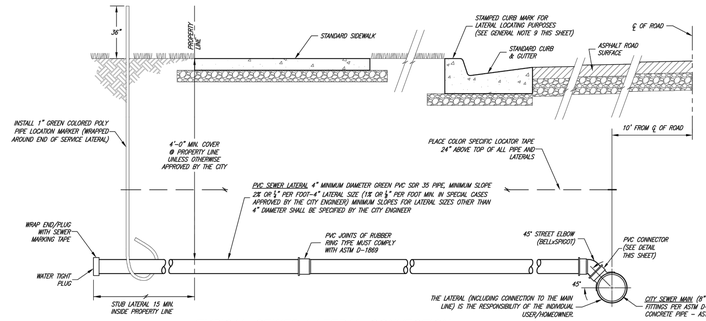
CITY & UDOT STD. DETAILS



TYPICAL TRENCH SECTION
(SEWER AND STORM DRAIN)

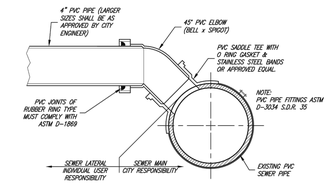
GENERAL NOTES:

1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT (THE LATERAL TAP SHALL BE IN THE TOP QUARTER OF THE SEWER MAIN LINE PREFERABLY IN THE 10:00 OR 2:00 POSITION).
3. SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
4. SANITARY SEWER MAINS AND LATERALS SHALL BE "GREEN" IN COLOR. IRRIGATION PIPES SHALL BE "PURPLE" IN COLOR. PREVIOUS YEARS PIPE COLORS VARY THROUGHOUT THE CITY. CONTRACTOR TO VERIFY EXISTING PIPE PRIOR TO MAKING ANY CONNECTION.
5. INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY.
6. ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A BRASS PLUG FOR LOCATION PURPOSES.
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
8. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
9. STAMPED CONCRETE CURB MARKS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. STAMPED CURB MARKS SHALL BE INSTALLED DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. STAMP "S" FOR SANITARY SEWER.
10. THE LOCATION OF THE SEWER LATERAL MUST BE DOCUMENTED AND SUBMITTED TO THE CITY ON SCALED AS-BUILT DRAWINGS.

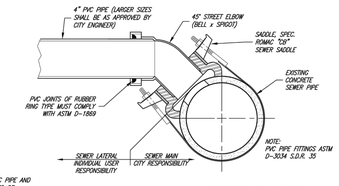


TYPICAL SEWER LATERAL CONNECTION

CONNECTING INTO EXISTING WYE OR TEE



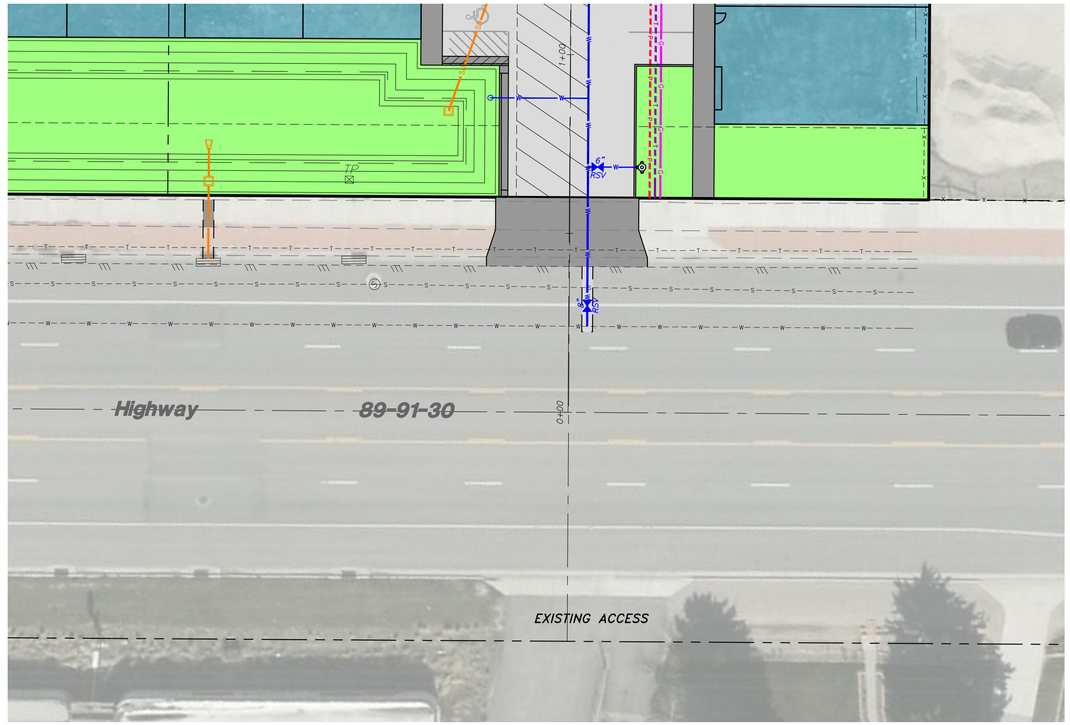
TAPPING INTO EXISTING PVC PIPE

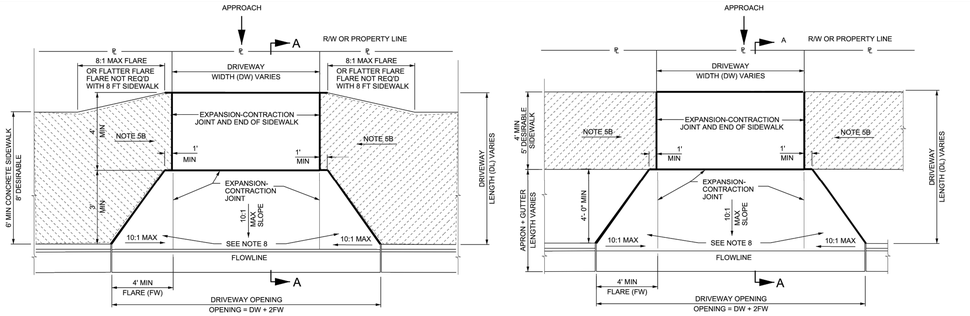


TAPPING INTO EXISTING CONCRETE PIPE

		CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	HARRISVILLE CITY CORPORATION PUBLIC WORKS STANDARDS SANITARY SEWER - SEWER LATERAL & MAIN LINE CONNECTION DETAILS

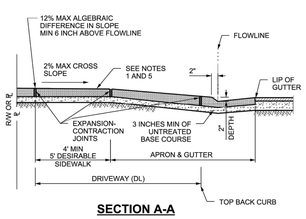
PROJECT ENGINEER — DATE 3/3/2021 — SCALE: N.T.S. — DESIGNED — DRAWN — CHECKED — REV. DATE APPR. — SHEET: CS-07 OF 21194275 0





FLARED DRIVEWAY WITH ADJACENT SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft²
4 FT	24 ft²
6 FT	36 ft²
8 FT	48 ft²
10 FT	60 ft²
ADD (DL)(DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

REVISIONS — NO. | DATE | BY | REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
RECOMMENDED FOR APPROVAL — DATE: JAN. 01, 2017
STANDARDS STANDARDS COMMITTEE CHAIRMAN — DATE: JAN. 01, 2017
APPROVED — DEPUTY DIRECTOR

CONCRETE DRIVEWAYS AND SIDEWALKS — STANDARD DRAWING TITLE

STD. DWG. NO. GW 3A

26-JAN-2016 S:\Std Drawings\Drawings\GW3 Assembled\GW3 Drawings\GW3A.dgn

Implementation 01-09-2017

Revision | By | Date | No.

REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — 7806382 -2202 — JAMES B. FLINT — 09/29/22 — DATE OF LICENSE

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Scale: 1" = **
Drawing File: 21-5-59 PP v19
JOB NUMBER: 21-5-59

STANDARD DETAILS FOR

Harrisville Business Condos

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Sheet 7 of 7 Sheets