



# HARRISVILLE CITY

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

[www.cityofharrisville.com](http://www.cityofharrisville.com)

## PLANNING COMMISSION:

Chad Holbrook  
Brenda Nelson  
Nathan Averill  
Bill Smith  
Kevin Shakespeare

### Harrisville City Planning Commission Harrisville City Offices Wednesday, November 9, 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 October 12, 2022.



#### 3. DISCUSSION/ACTION/RECOMMEND – to recommend preliminary approval for Ben Lomond View Phase 2D located at approximately 200 W 2000 N.



#### 4. DISCUSSION/ACTION/RECOMMEND – to recommend preliminary approval for Harrisville Fields, a 51-lot cluster development located at approximately 750 N 250 W.



#### 5. DISCUSSION/ACTION/RECOMMEND – to grant approval for a conditional use permit at 2458 N Hwy 89 for Large Vehicle Repair and Service.

#### 6. PRESENTATION UPDATE for the 750 W Municipal Complex.

#### 7. PUBLIC COMMENTS - (3 minute maximum)

#### 8. COMMISSION/STAFF FOLLOW-UP.

#### 9. ADJOURN.

#### Certificate of Posting and Notice

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



**Harrisville City Planning Commission**  
**Harrisville City Offices**  
**Wednesday, October 12, 2022 – 7:00 p.m.**

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

**Staff:** Jennie Knight (City Administrator)  
Cynthia Benson (Deputy Recorder)  
Justin Shinsel (Public Works Director)

**Visitors:** Jeff Hales, Mark Bailey, Chad Bailey, Genneva Blanchard.

**1. CALL TO ORDER**

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

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

**MOTION: Commissioner Smith motioned to approve the Planning Commission Minutes of August 10, 2022 as written. Commissioner Averill seconded the motion. All voted in the affirmative.**

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

Chair Holbrook introduced the item. There were no comments from the commissioners or staff. Commissioner Averill mentioned the engineer's memo had no comments. Chair Holbrook asked if the project will move onto council for final approval. Jennie Knight, City Administrator, clarified the Planning Commission is the final decisionmaker for this project since it is strictly a commercial development. The project will be finalized tonight if the motion is granted.

**MOTION: Commissioner Averill motioned to grant final approval for Hales Commercial Site Plan located at approximately 995 North 375 East subject to compliance with Harrisville Municipal Code, and all other staff or agency requirements. Commissioner Shakespeare seconded the motion. All voted in the affirmative.**

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

Jennie Knight, City Administrator, reviewed the project and explained the application for a Commercial Site Plan was received on January 25, 2022 for the Bailey X Commercial development. All applicable fees have been paid to date. The property is already zoned Commercial. Bailey X has applied for commercial business condos for retail sales as outlined in the staff memo. There is one outstanding issue the city is aware of, Bona Vista has a conflict with the water lines for this project and is working to rectify the issue with the developer.

**MOTION: Commissioner Shakespeare motioned to grant final approval for Bailey X Business Condos Commercial Site Plan located at approximately 2340 North Highway 89 subject to compliance with Harrisville Municipal Code, the Engineering memo dated October 6, 2022, and all other staff or agency requirements. Commissioner Smith seconded the motion. All voted in the affirmative.**

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

Jennie Knight gave an overview of the Conflict of Interest Disclosure Form and explained by completing and signing, the form annually, the city is aligning with the requirements of the Auditors Office. Commissioner Averill asked for an example of what would be a conflict of interest. Ms. Knight explained it could be any monetary gain from being a member of the commission. Example given, of monetary gain through a development would need be disclosed.

Commissioner Averill asked if there were any developments having delays or issues. Justin Shinsel, Public Works Director, explained the Copperwoods Subdivision has become stagnant. He and the developer met to discuss the project onsite. Dominion Energy and Rocky Mountain have created delays by not getting their lines installed. Justin Shinsel noted the developer has other developments in other cities which have taken up his time, though moving forward slowly.

Mr. Shinsel reviewed the current project status of the following subdivisions; Montgomery Farms has asphalt in-place and are getting ready to raise manholes and paint. Ashlar Cove will have curb, and gutter by the end of next week and the city is cautiously optimistic the developer will wait to lay asphalt until next spring, due to the cold temperatures. He explained, Warren Hollow has continuing irrigation issues in the process of being resolved regarding two houses ready for the Certificates of Occupancy. Nearly half of the subdivision is still under construction of one kind or another.

#### **6. ADJOURN.**

Chair Holbrook adjourned the meeting at 7:14 PM.



# 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

## Staff Report

Preliminary Approval  
Ben Lomond Views Phase 2D  
October 27, 2022

To: Harrisville Planning Commission  
From: Jennie Knight, City Administrator  
RE: Preliminary Subdivision Approval  
Applicant: BLD Investments, LLC

### A. Summary.

Applicant, BLD Investments, LLC is requesting preliminary subdivision approval for Ben Lomond View Phase 2D.

### B. Background.

On October 6, 2022, BLD Investments, LLC submitted an application for preliminary subdivision approval for Ben Lomond Views Phase 2D, which includes 24.37 acres with 123 units, 29 single family lots and 94 twin homes. All applicable fees have been paid to date.

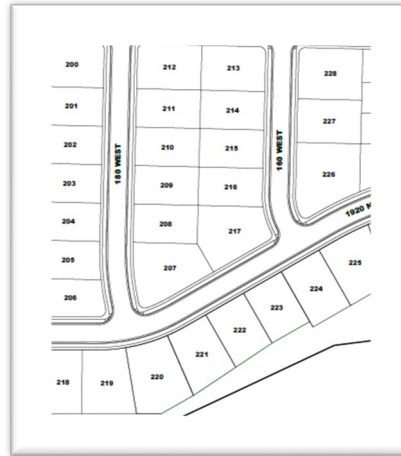
### C. Analysis.

The following Analysis has been conducted when contrasting the preliminary plan application to the recorded Master Development Agreement (MDA):

1. Proposed twin homes (94) included in phase 2D as recorded in the MDA contrasted with the preliminary plan design.

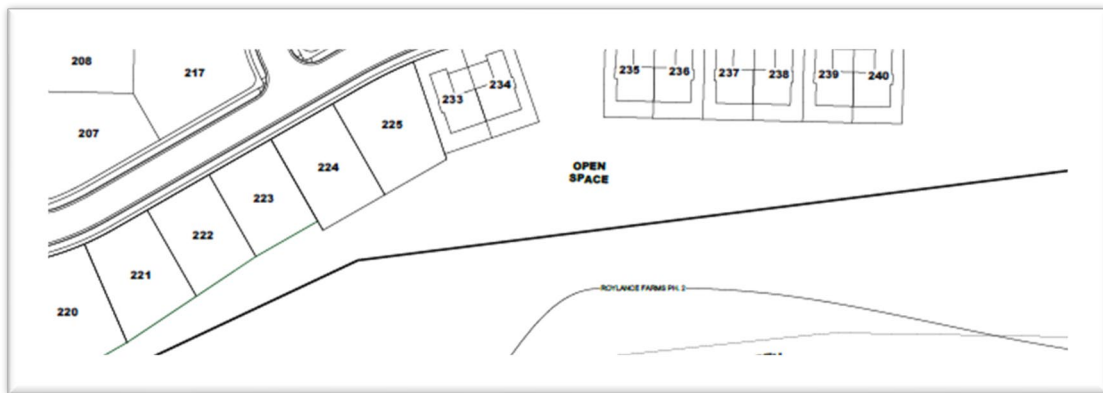
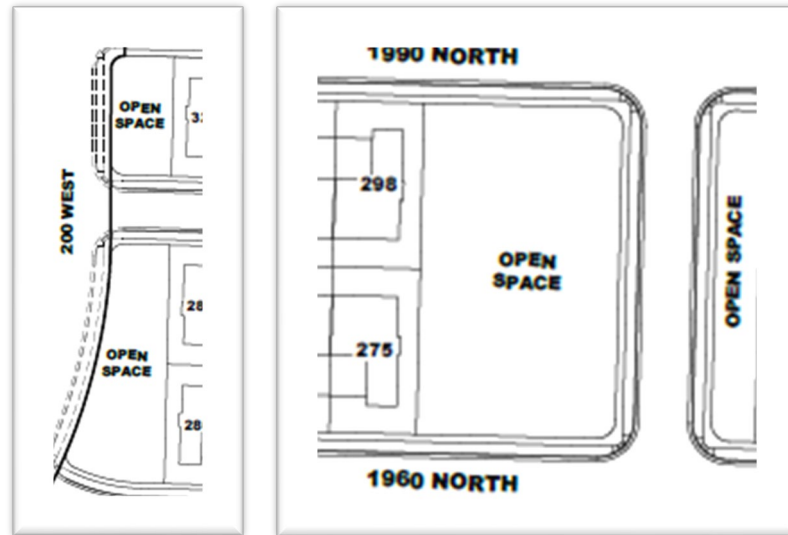


2. Proposed single family units included in phase 2D as recorded in the MDA contrasted with the preliminary plan design.



3. Proposed open space included in phase 2D as recorded in the MDA contrasted with the preliminary plan design.





**D. Conditions.**

1. Submittal of a landscape plan outlining the open space uses in conformance with the MDA.
2. The buildable lot area aligns with the overall standard in the development for each use.

**E. Findings.**

The proposed preliminary plan application is consistent with the Master Development agreement with regard to the number of proposed units and open space.

**F. Recommendation.**

Staff recommends moving forward with a recommendation to Harrisville City Council for preliminary approval of Ben Lomond View Phase 2D based on the findings in this report and subject to the outlined conditions.



## MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

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

RE: **BEN LOMOND PHASE 2-D SUBDIVISION**  
**Preliminary Plat Submittal**

Date: November 4, 2022

Our office has completed a review of the preliminary plat and improvement plans for the Ben Lomond Phase 2-D Subdivision located at the mixed-use zone which covers the old Ben Lomond golf course. This phase includes the construction of the northeast section of the overall development and includes the construction of 122 residential units including single family and multi-family units. 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. Phase 2-A will need to be constructed prior to construction of this phase as several of the street accesses and the utility connections will be built in Phase 2-A. 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:

### **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, boundary description, signature blocks, road dedication and PUE widths, and other required information as shown on the red-lined set of plans.
3. Add street names and addresses for the lots as provided by our office.

### **SITE PLAN/ROADWAY**

4. Clearly show the floodplain and its location in correlation to the improvements in this phase.
5. The City Standard minimum pavement section should be followed on all public streets.
6. Provide justification or a warrant for the (2) 4-way stops shown on the plans on 130 West. These may be better as 2-way stops as recommended by the traffic engineer.
7. Fix grades on 130 West on the south side between 1990 North and 2000 North.
8. Provide grades and elevations of curb and gutter and existing asphalt edge on 2000 North to ensure that the new improvements tie-in properly with the existing road.

### **CULINARY WATER**

9. Obtain final approval of the plans and culinary water system by Bona Vista Water. The water meters are located in close proximity to the pressure irrigation meters and may need to be moved.
10. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

### **SECONDARY WATER**

11. Obtain final approval of plans and pressurized water system by Pine View Water.
12. There are gravity irrigation pipes and ditches across the property that divert out of Coldwater Creek and have users downstream of the development. The ditch is being piped as part of Phase 2-A but this piping should be shown on these plans. Ensure that all open ditches or old pipe is replaced with new piping to deliver the water downstream.

### **SANITARY SEWER**

13. Raise the elevation of the sewer main if possible. The sewer main is fairly deep throughout the majority of this area of the development (9'-12' deep). With the understanding that there won't be any basements on the residential units, it appears that this sewer could be raised to save costs on the installation and on future maintenance.
14. Provide more separation between the pressure irrigation line and the sewer. With the depth of the sewer, it would be difficult to protect the irrigation line if the sewer ever had to be dug up for a repair.
15. Several laterals are shown being connected directly to a manhole which is not allowed.
16. Maintain 10' of horizontal separation between the sewer and culinary water in all locations.
17. Remove unnecessary manhole near 1960 North 200 West intersection.

### **STORM DRAIN**

18. There are multiple spots where the storm drain, culinary water, and secondary water lines conflict with each other requiring the water line to be looped. Raise the storm drain pipe where possible, especially on the lines from the catch basins, to bring the storm drain over the culinary waterline and avoid the need for waterline loops. See red-line notes on the plans.
19. The plans do not show the proposed floodplain through the site and if any improvements (including utilities) are being constructed in the proposed floodplain. If there are sewer improvements within the floodplain, then measures will need to be taken to protect from infiltration into the sewer in the event of flooding.

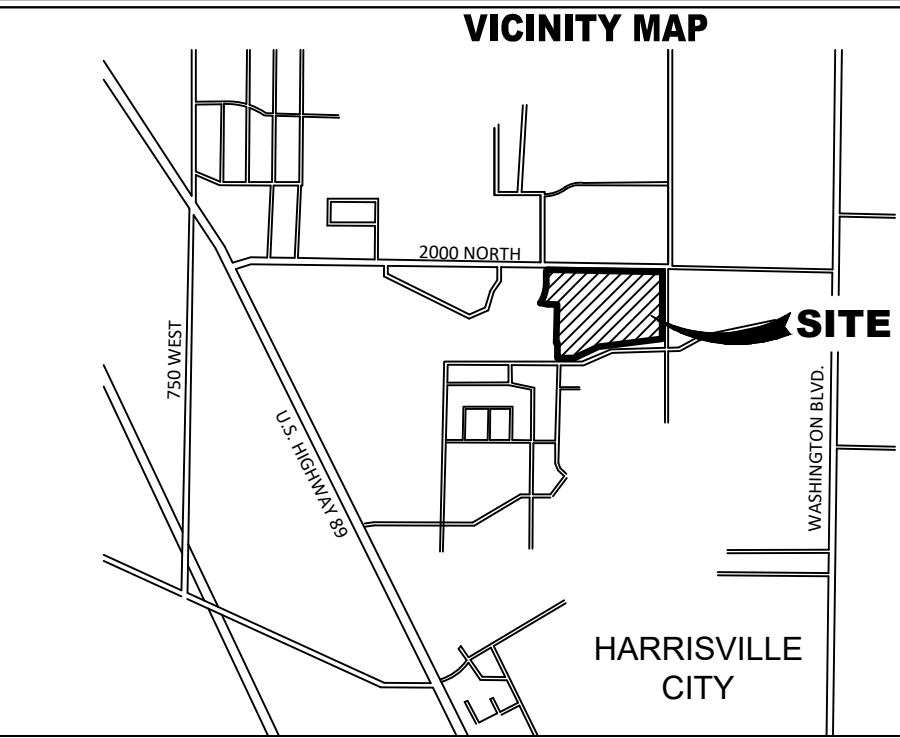
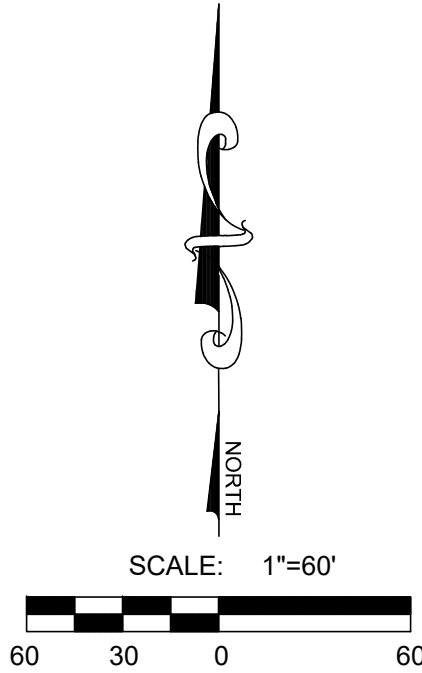
### **GENERAL**

20. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
21. The 1900 North/200 West roadway and the sewer and storm drain outfalls being constructed as part of Phase 2-A will need to be completed before construction of this phase.
22. Provide improvement plans for the parks and open space included in this phase. Also, provide details or a plan for the required landscaping for this phase including street trees.

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.

BEN LOMOND  
PHASE 2-D



**LEI**  
- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

TABLE OF CONTENTS

|       |                                              |
|-------|----------------------------------------------|
|       | COVER                                        |
|       | PLAT 1                                       |
|       | PLAT 2                                       |
|       | PLAT 3                                       |
|       | GENERAL NOTES                                |
|       | EXISTING CONDITIONS                          |
| C-100 | UTILITY PLAN #1                              |
| C-200 | UTILITY PLAN #2                              |
| C-201 | UTILITY PLAN #3                              |
| C-202 | GRADING PLAN #1                              |
| C-300 | GRADING PLAN #2                              |
| C-301 | GRADING PLAN #3                              |
| C-302 | GRADING PLAN DETAILS #4                      |
| C-303 | 1990 N PLAN & PROFILE 0+00 - 6+50            |
| C-400 | 1990 N PLAN & PROFILE 6+50 - 13+50           |
| C-401 | 1960 N PLAN & PROFILE 0+20 - 7+00            |
| C-402 | 1960 N PLAN & PROFILE 7+00 - 12+00           |
| C-403 | 1920 N (OFFSITE) PLAN & PROFILE              |
| C-404 | 1920 N PLAN & PROFILE 6+50 - 15+00           |
| C-405 | 120 W PLAN & PROFILE 15+00 - 21+00           |
| C-406 | 180 W PLAN & PROFILE 0+20 - 5+50             |
| C-407 | 160 W PLAN & PROFILE 0+20 - 4+20             |
| C-408 | 130 W PLAN & PROFILE 0+30 - 7+20             |
| C-409 | 2000 NORTH LIP PLAN & PROFILE -9+80 - 18+00  |
| C-410 | 2000 NORTH LIP PLAN & PROFILE -18+00 - 24+00 |
| C-411 | DETAILS                                      |
| C-600 | SIGNAGE & STRIPING                           |
| C-700 | SIGNAGE & STRIPING                           |
| C-701 | EROSION CONTROL PLAN                         |
| E-1   | EROSION CONTROL PLAN                         |
| E-2   | EROSION CONTROL PLAN                         |
| E-3   | EROSION CONTROL PLAN                         |
| E-4   | EROSION CONTROL PLAN                         |
| E-5   | EROSION CONTROL DETAILS                      |

NOT FOR  
CONSTRUCTION

BEN LOMOND - PHASE 2-D  
HARRISVILLE, UTAH

COVER

| EXISTING | PROPOSED |                        |
|----------|----------|------------------------|
| ---      | ---      | BOUNDARY LINE          |
| ---      | ---      | STREET CENTERLINE      |
| ---      | ---      | EASEMENT LINE          |
| ---      | ---      | LOT LINES              |
| ---      | ---      | SEWER PIPE             |
| ---      | ---      | SEWER MANHOLE          |
| ---      | ---      | SEWER SERVICE          |
| ---      | ---      | STORM DRAIN PIPE (RCP) |
| ---      | ---      | STORM DRAIN MANHOLE    |
| ---      | ---      | CURB INLET             |
| ---      | ---      | COMBO BOX              |
| ---      | ---      | 4x4' CATCH BASIN       |
| ---      | ---      | 3x3' CATCH BASIN       |
| ---      | ---      | INLET/OUTLET W/ GRATE  |
| ---      | ---      | CULINARY WATER PIPE    |
| ---      | ---      | 45" PIPE ELBOW (W)     |
| ---      | ---      | 22.5" PIPE ELBOW (W)   |
| ---      | ---      | 11.25" PIPE ELBOW (W)  |
| ---      | ---      | FIRE HYDRANT           |
| ---      | ---      | SERVICE & METER (W)    |
| ---      | ---      | PRV (W)                |
| ---      | ---      | AIR-VAC VALVE (W)      |
| ---      | ---      | BLOW-OFF (W)           |
| ---      | ---      | TEMP. BLOW-OFF (W)     |
| ---      | ---      | VALVE (W & SW)         |
| ---      | ---      | TEE                    |
| ---      | ---      | CROSS                  |
| ---      | ---      | PRESSURIZED IRRIGATION |
| ---      | ---      | 45" PIPE ELBOW (PI)    |
| ---      | ---      | 22.5" PIPE ELBOW (PI)  |
| ---      | ---      | 11.25" PIPE ELBOW (PI) |
| ---      | ---      | SINGLE SW SERVICE      |
| ---      | ---      | DUAL SW SERVICE        |
| ---      | ---      | AIR-VAC VALVE (PI)     |
| ---      | ---      | BLOW-OFF (SW)          |
| ---      | ---      | TEMP. BLOW-OFF (PI)    |
| ---      | ---      | STOP SIGN              |
| ---      | ---      | STREET SIGN            |
| ---      | ---      | MONUMENT               |
| ---      | ---      | FENCE                  |
| ---      | ---      | STREET LIGHT           |
| ---      | ---      | POWER POLE             |
| ---      | ---      | DITCH                  |
| ---      | ---      | FIBER OPTIC            |
| ---      | ---      | GAS                    |
| ---      | ---      | OVERHEAD POWER         |
| ---      | ---      | FLOW ARROW             |
| ---      | ---      | CONTOURS               |

DEVELOPER / OWNER  
BLD INVESTMENTS, LLC

ENGINEER  
LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801)798-0555

PROJECT NAME  
BEN LOMOND PHASE 2-D

TABULATIONS

|                    |                 |
|--------------------|-----------------|
| TOTAL ACREAGE      | 24.37 ACRES     |
| SINGLE FAMILY LOTS | 29              |
| TWIN HOMES         | 94              |
| TOTAL              | 123             |
| DENSITY            | 5.71 UNITS/ACRE |

| REVISIONS |
|-----------|
| 1 -       |
| 2 -       |
| 3 -       |
| 4 -       |
| 5 -       |
| 6 -       |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

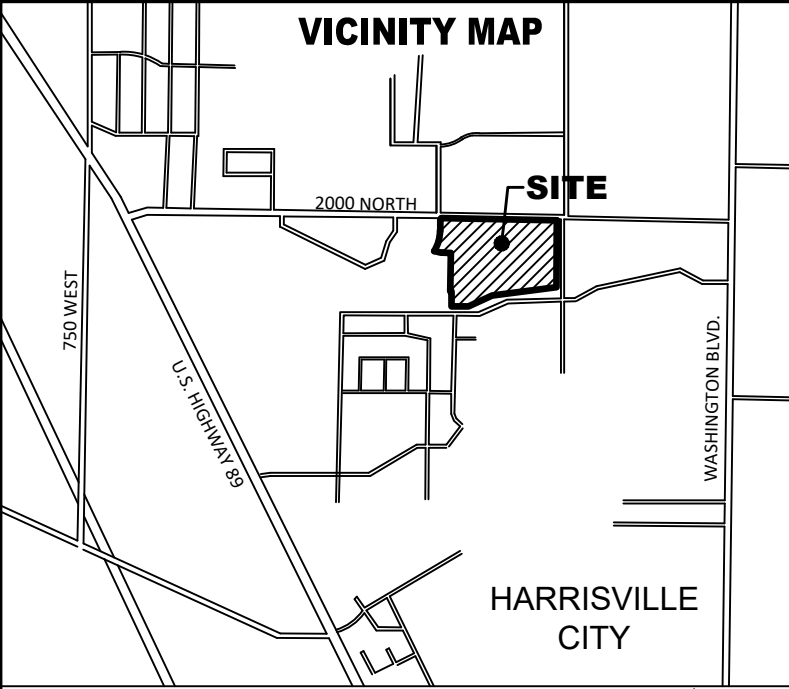
1"=60'

DATE:

10/07/2022

SHEET

COVER



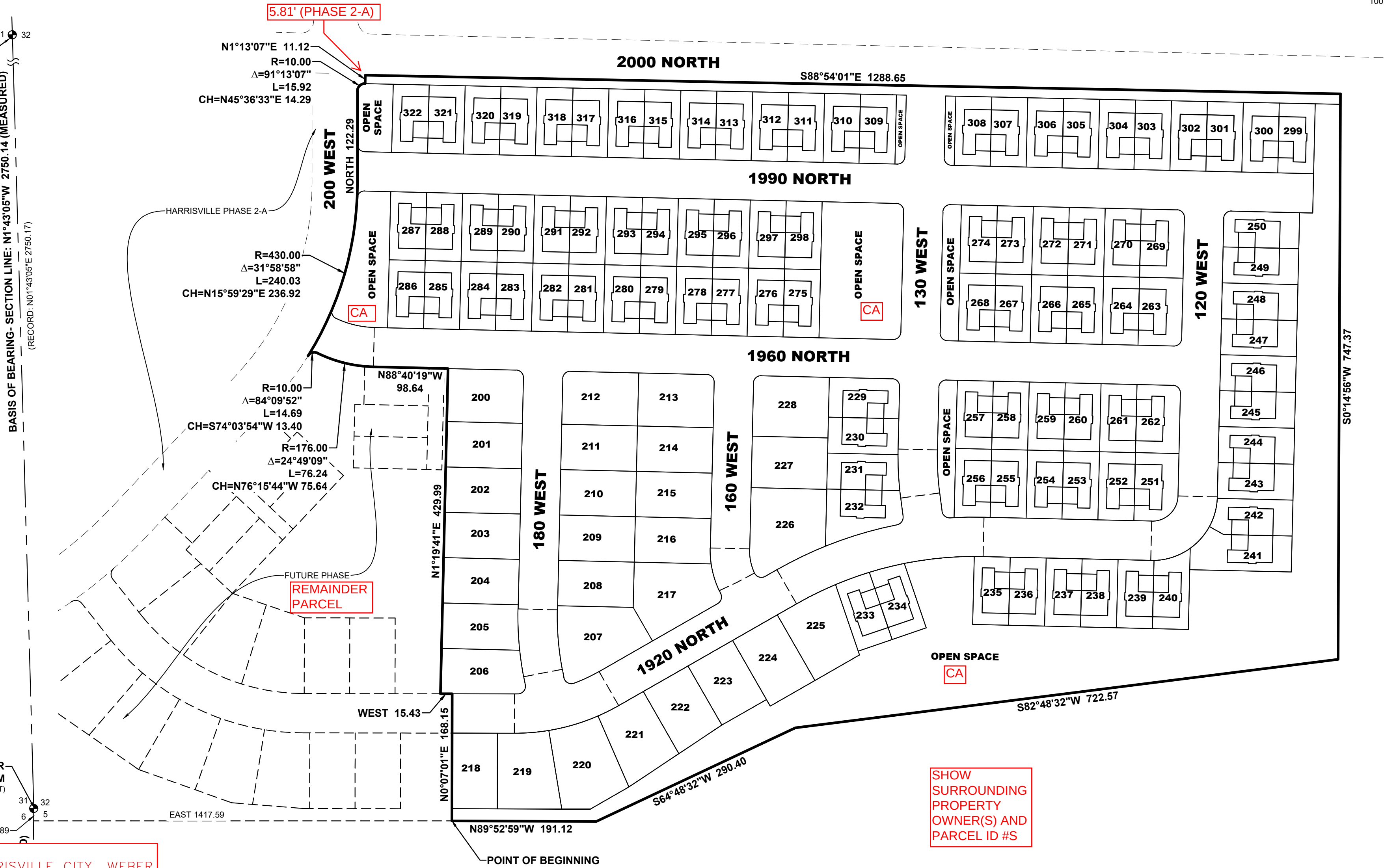
LEGEND

|         |                    |
|---------|--------------------|
| —       | BOUNDARY LINE      |
| - - - - | CENTERLINE         |
| - - - - | EASEMENT LINE      |
| - - - - | FUTURE LOT LINES   |
| - - - - | PROPOSED LOT LINES |
| ⊙       | EXISTING MONUMENT  |
| ⊙       | PROPOSED MONUMENT  |
| N/A     | NO ACCESS          |

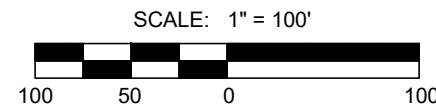
- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
  - ALL PARCELS ARE TO BE DEDICATED TO HOA.
  - WHEN A PLAT INVOLVES THE CONSTRUCTION OF A PRIVATE OR PUBLIC STREET THE DEVELOPER WILL BE REQUIRED TO EXECUTE A MONUMENT IMPROVEMENT AGREEMENT WITH THE COUNTY SURVEYOR TO ENSURE THE INSTALLATION OF SURVEY MONUMENTS IN THE ROADWAYS OF THE DEVELOPMENT PER COUNTY CODE SEC. 45-6. PER THE AGREEMENT THE DEVELOPER WILL PAY AN ESCROW AND AN INSPECTION FEE FOR ALL MONUMENTS INTENDED TO BE INSTALLED. THE INSPECTION FEE IS \$400 PER MONUMENT, WHICH INCLUDES A BRASS CAP, RING, AND LID. THE ESCROW IS \$600 PER MONUMENT. THE ESCROW MAY BE WAIVED FOR MONUMENTS INSTALLED AND INSPECTED PRIOR TO THE RECORDATION OF THE PLAT.
  - THE CONTRACTOR IS REQUIRED TO PULL A MONUMENT ENCROACHMENT PERMIT.

EAST 1/4 CORNER  
SECTION 31, T7N, R1W, SLB&M  
(FOUND 2003 WEBER COUNTY MONUMENT)

SOUTHEAST CORNER  
SECTION 31, T7N, R1W, SLB&M  
(FOUND 1975 WEBER COUNTY MONUMENT)



MISSING FROM PLAT:  
1. NARRATIVE  
2. DEVELOPER CONTACT INFORMATION  
3. ALL LOTS ARE TO BE LABELED WITH AN "R" AND HAVE THE LANGUAGE REGARDING GROUNDWATER AND LOWEST FLOOR ELEVATION LIMITATIONS PER CHAPTER 8.07.010 OF CITY CODE  
4. SHOW OUTLINE OF FLOODPLAIN



WHO IS THE  
PROFESSIONAL  
SURVEYOR SIGNING  
THE PLAT ?

#### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. \_\_\_\_\_ DANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE \_\_\_\_\_ OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

#### BOUNDARY DESCRIPTION

MISSING BOUNDARY DESCRIPTION  
(NOTHING TO REVIEW OR CHECK)

RE-WRITE...OWNER'S  
DEDICATION SHOULD STATE THE  
NAME OF THE DEVELOPMENT

SEAL SHOULD BE  
PLACED WITH  
THE SIGNATURE

DATE \_\_\_\_\_

PLAT

SURVEYOR  
(See Seal Below)

#### OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

OPEN SPACE SHOULD BE DEDICATED TO  
CITY AS A PUE, ROADS DEDICATED  
DIRECTLY TO THE CITY, OPEN SPACE  
SHOULD BE DEDICATED TO THE HOA FOR  
MAINTENANCE....(SEE EXAMPLES PROVIDED)

NAME OF SIGNER \_\_\_\_\_

DATE \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_

S.S.

COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

#### ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ CITY COUNCIL \_\_\_\_\_ OF \_\_\_\_\_ HARRISVILLE CITY, WEBER COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED \_\_\_\_\_

ENGINEER  
(See Seal Below)

ATTEST \_\_\_\_\_

CLERK-RECORDER  
(See Seal Below)

#### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION

DIRECTOR-SECRETARY \_\_\_\_\_

CHAIR, PLANNING COMMISSION \_\_\_\_\_

## BEN LOMOND PHASE 2-D

FINAL PLAT DATE \_\_\_\_\_

COMMA \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, T7N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH)

SCALE: 1" = 100'

SHEET 1 OF 3

|                 |                    |                           |                      |
|-----------------|--------------------|---------------------------|----------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY-ENGINEER SEAL | COUNTY-RECORDER SEAL |
|                 |                    |                           |                      |
|                 |                    |                           |                      |
|                 |                    |                           |                      |

WRONG COUNTY

This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX



#### TABULATIONS

|                    |                 |
|--------------------|-----------------|
| TOTAL ACREAGE      | 24.34 ACRES     |
| SINGLE FAMILY LOTS | 28              |
| DUPLEX             | 93              |
| TOTAL              | 121             |
| DENSITY            | 4.10 UNITS/ACRE |

#### SETBACK TABLES AND DETAILS

| DUPLEX<br>LOTS 229-322               |                            |                               |              |
|--------------------------------------|----------------------------|-------------------------------|--------------|
|                                      | ALLEY LOADED WITH DRIVEWAY | ALLEY LOADED WITHOUT DRIVEWAY | FRONT LOADED |
| FRONT                                | 15 Ft                      | 10 Ft                         | 15 Ft        |
| SIDE FACING CORNER                   | 10 Ft                      | 10 Ft                         | 10 Ft        |
| INTERIOR DISTANCE BETWEEN PLEX GROUP | 10 Ft                      | 10 Ft                         | 10 Ft        |
| FRONT GARAGE                         |                            |                               | 20 Ft        |
| REAR                                 |                            |                               | 10 Ft        |
| REAR- GARAGE WITH DRIVEWAY           | 18 Ft                      |                               |              |
| REAR-GARAGE WITHOUT DRIVEWAY         |                            | 3 Ft                          |              |

#### SINGLE FAMILY LOTS LOTS 200-228

|                                  | LOTS WITH 40 FT TO 60 FT FRONTAGE | LOTS WITH GREATER THAN 60 FT FRONTAGE |
|----------------------------------|-----------------------------------|---------------------------------------|
| FRONT                            | 15 Ft                             | 15 Ft                                 |
| FRONT TO GARAGE DOOR             | 20 Ft                             | 20 Ft                                 |
| FRONT TO SIDE FACING GARAGE DOOR | 15 Ft                             | 15 Ft                                 |
| INTERIOR SIDE                    | 5 Ft                              | 8 Ft                                  |
| SIDE FACING CORNER               | 10 Ft                             | 13 Ft                                 |
| REAR                             | 10 Ft                             | 10 Ft                                 |

#### HARRISVILLE CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER  
AND THE PLANNING DIRECTOR.

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

#### LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF HARRISVILLE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

#### HARRISVILLE CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF HARRISVILLE CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

SHOW WHERE FLOODPLAIN COMES ACROSS THIS AREA - ARE THESE LOTS BUILDABLE AT THIS TIME?

REMAINDER PARCEL

IS THIS AREA BEING DEDICATED AS PART OF 2000 NORTH STREET? SHOULD BE IDENTIFIED AND DEDICATED AS SUCH. SHOULD ALSO SHOW WIDTH OF ROW ON 2000 NORTH AND DISTANCE FROM CENTERLINE TO ROW LINE IN SUBDIVISION.

SHOULD REAR PUE BE WIDER? WHERE FRONTS A STREET?

NO ACCESS FOR LOTS X-X ONTO 2000 NORTH?

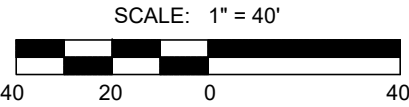
1. SHOW PUE DIMENSIONAL WIDTHS  
2. ADD LOT ADDRESSES OR ADDRESS TABLE

SHOW DUPLEX OUTLINS AS SHOWN ON SHEET 1

| LINE TABLE |             |        |  |
|------------|-------------|--------|--|
| LINE       | DIRECTION   | LENGTH |  |
| L1         | N61°17'23"W | 21.63  |  |
| L2         | S60°12'05"W | 17.86  |  |

| LEGEND |                    |
|--------|--------------------|
|        | BOUNDARY LINE      |
|        | CENTERLINE         |
|        | EASEMENT LINE      |
|        | FUTURE LOT LINES   |
|        | PROPOSED LOT LINES |
|        | EXISTING MONUMENT  |
|        | PROPOSED MONUMENT  |
|        | NO ACCESS          |

| CURVE TABLE |        |           |        |                    |
|-------------|--------|-----------|--------|--------------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD              |
| C1          | 10.00  | 88°40'19" | 15.48  | S44°20'09"E 13.98  |
| C2          | 10.00  | 88°45'38" | 15.49  | N46°56'53"E 13.99  |
| C3          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C4          | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C5          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C6          | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  |
| C7          | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C8          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C9          | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  |
| C10         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C11         | 86.00  | 1°19'57"  | 2.00   | N1°59'40"E 2.00    |
| C12         | 34.00  | 90°00'00" | 53.41  | S46°19'41"W 48.08  |
| C13         | 60.00  | 90°00'00" | 94.25  | N46°19'41"E 84.85  |
| C14         | 86.00  | 25°37'24" | 38.46  | N41°31'19"E 38.14  |
| C15         | 86.00  | 26°02'58" | 39.10  | N15°41'08"E 38.76  |
| C16         | 86.00  | 25°37'24" | 38.46  | N41°31'19"E 38.14  |
| C17         | 86.00  | 34°09'44" | 51.28  | N71°24'53"E 50.52  |
| C18         | 86.00  | 2°49'57"  | 4.25   | N89°54'43"E 4.25   |
| C19         | 474.00 | 1°24'39"  | 11.67  | S89°22'38"E 11.67  |
| C20         | 474.00 | 11°15'23" | 93.12  | N84°17'21"E 92.97  |
| C21         | 500.00 | 8°43'52"  | 76.19  | N86°57'45"E 76.12  |
| C22         | 526.00 | 4°17'53"  | 39.46  | S86°10'45"W 39.45  |
| C23         | 10.00  | 86°08'56" | 15.04  | N50°28'38"W 13.66  |
| C24         | 374.00 | 8°43'52"  | 56.99  | N3°02'15"W 56.94   |
| C25         | 400.00 | 8°43'52"  | 60.95  | N3°02'15"W 60.90   |
| C26         | 426.00 | 6°24'33"  | 47.65  | S2°52'42"E 47.63   |
| C27         | 10.00  | 86°08'56" | 15.04  | S35°40'18"W 13.66  |
| C28         | 526.00 | 10°46'23" | 98.90  | S73°21'34"W 98.75  |
| C29         | 526.00 | 10°46'23" | 98.90  | S73°21'34"W 98.75  |
| C30         | 526.00 | 7°46'18"  | 71.35  | S64°05'14"W 71.29  |
| C31         | 500.00 | 22°23'45" | 195.44 | N71°23'57"E 194.20 |
| C32         | 500.00 | 31°07'37" | 271.63 | N75°45'53"E 268.31 |
| C33         | 474.00 | 5°45'46"  | 47.67  | N75°46'46"E 47.65  |
| C34         | 474.00 | 5°45'46"  | 47.67  | N75°46'46"E 47.65  |
| C35         | 474.00 | 5°44'43"  | 47.53  | N70°01'32"E 47.51  |
| C36         | 474.00 | 6°57'06"  | 57.51  | N63°40'38"E 57.47  |
| C37         | 10.00  | 95°47'45" | 16.72  | N71°54'04"W 14.84  |
| C38         | 74.00  | 25°19'56" | 32.72  | N11°20'16"W 32.45  |
| C39         | 100.00 | 26°27'51" | 46.19  | N11°54'14"W 45.78  |
| C40         | 126.00 | 16°52'47" | 37.12  | N16°41'46"W 36.99  |
| C41         | 126.00 | 9°35'04"  | 21.08  | N3°27'51"W 21.05   |
| C42         | 10.00  | 85°20'14" | 14.89  | N17°31'57"E 13.56  |
| C43         | 224.00 | 9°21'13"  | 36.57  | N64°52'41"E 36.53  |
| C44         | 250.00 | 19°02'07" | 83.06  | N69°43'08"E 82.68  |
| C45         | 276.00 | 6°19'36"  | 30.48  | N63°21'53"E 30.46  |
| C46         | 276.00 | 14°06'59" | 68.00  | N73°35'10"E 67.83  |
| C47         | 276.00 | 14°06'59" | 68.00  | N73°35'10"E 67.83  |
| C48         | 276.00 | 9°28'21"  | 45.63  | N85°22'50"E 45.58  |
| C49         | 250.00 | 29°54'56" | 130.53 | N75°09'33"E 129.05 |
| C50         | 250.00 | 10°52'49" | 47.47  | N84°40'36"E 47.40  |
| C51         | 10.00  | 99°39'57" | 17.39  | S60°36'44"E 15.28  |
| C52         | 374.00 | 12°06'27" | 79.03  | S4°43'32"E 78.88   |
| C53         | 400.00 | 12°06'27" | 84.53  | N4°43'32"W 84.37   |
| C54         | 426.00 | 7°21'14"  | 54.68  | S2°20'56"E 54.64   |
| C55         | 426.00 | 7°21'14"  | 54.68  | S2°20'56"E 54.64   |
| C56         | 426.00 | 4°45'13"  | 35.34  | S8°24'09"E 35.33   |
| C57         | 10.00  | 99°42'12" | 17.40  | S39°04'21"W 15.29  |
| C58         | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C59         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C60         | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  |
| C61         | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  |
| C62         | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C63         | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  |
| C64         | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  |
| C65         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C66         | 176.00 | 24°49'09" | 76.24  | N76°15'44"W 75.84  |
| C67         | 150.00 | 27°48'06" | 72.78  | S74°48'16"E 72.07  |
| C68         | 124.00 | 24°05'54" | 52.15  | N76°37'21"W 51.77  |
| C69         | 10.00  | 87°10'01" | 15.21  | N20°59'24"W 13.79  |
| C70         | 426.00 | 1°00'06"  | 7.45   | S0°49'38"W 7.45    |
| C71         | 426.00 | 6°24'33"  | 47.65  | S2°52'42"E 47.63   |
| C72         | 426.00 | 1°19'12"  | 9.81   | S6°44'34"E 9.81    |



WRONG DIRECTION

## BEN LOMOND PHASE 2-D

DATE

SUBDIVISION

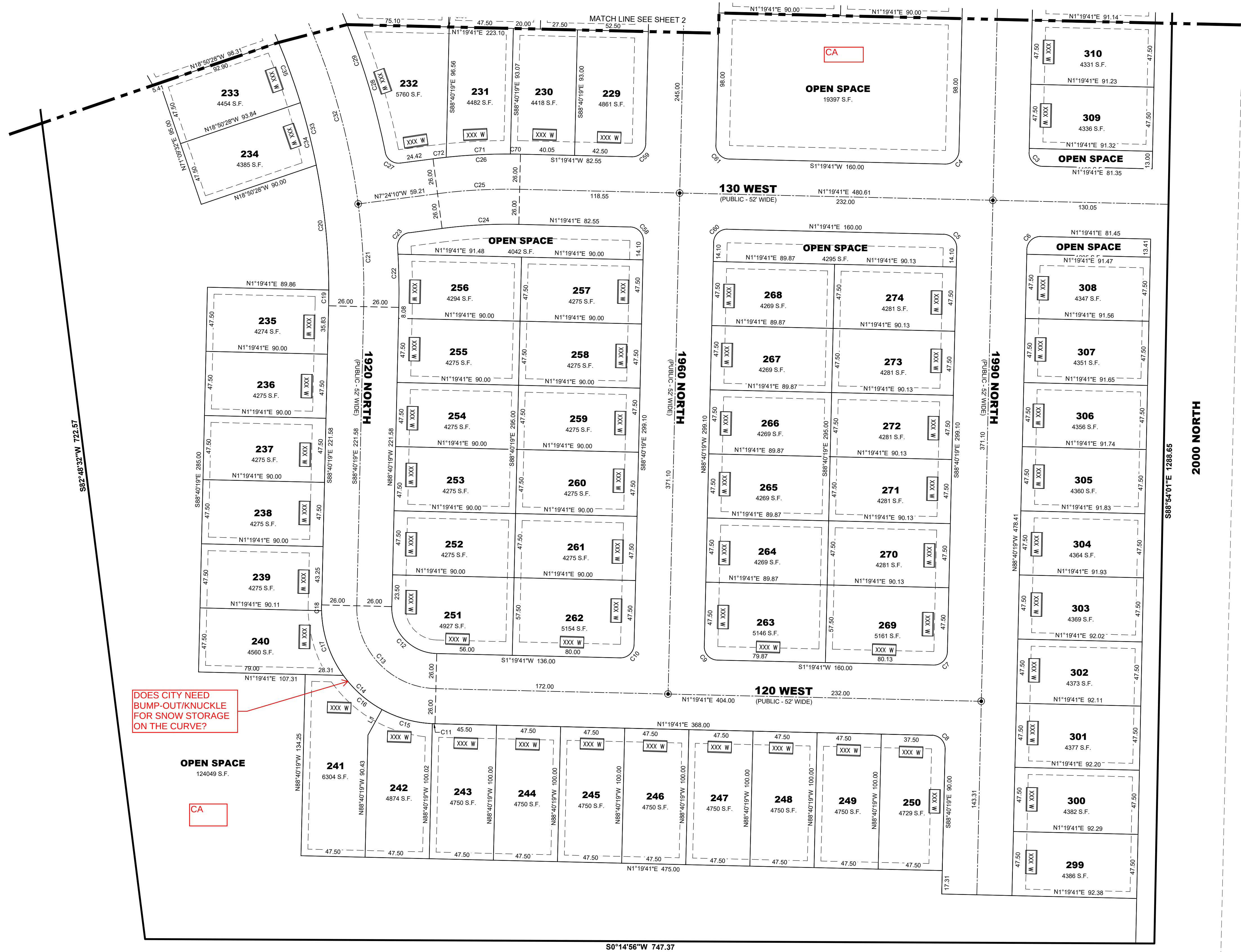
COMMA

(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, T7N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH)

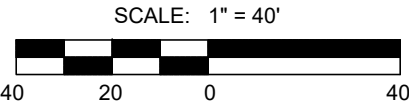
RECORDER'S BLOCK  
REQUIRED ON EACH  
SHEET IN THE BOTTOM  
RIGHT CORNER

CLERK-RECORDER SEAL

BOLD



WRONG  
DIRECTION



1. SHOW PUE DIMENSIONAL  
WIDTHS  
2. ADD LOT ADDRESSES OR  
ADDRESS TABLE

SHOW DUPLEX OUTLINES AS  
IDENTIFIED ON SHEET 1

DOES CITY NEED  
BUMP-OUT/KNUCKLE  
FOR SNOW STORAGE  
ON THE CURVE?

OPEN SPACE  
124049 S.F.

CA

| LEGEND |                    |
|--------|--------------------|
|        | BOUNDARY LINE      |
|        | CENTERLINE         |
|        | EASEMENT LINE      |
|        | FUTURE LOT LINES   |
|        | PROPOSED LOT LINES |
|        | EXISTING MONUMENT  |
|        | PROPOSED MONUMENT  |
|        | NO ACCESS          |

## BEN LOMOND PHASE 2-D

DATE

SUBDIVISION

COMMA

(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, T7N, R1W, SALT LAKE BASE & MERIDIAN CITY OF  
HARRISVILLE, WEBER COUNTY, UTAH)

SHEET 3 OF 3

SURVEYOR'S SEAL

CITY-ENGINEER SEAL

CLERK/REGISTRAR SEAL

RECORDER'S BLOCK  
REQUIRED ON EACH  
SHEET IN THE  
BOTTOM RIGHT  
CORNER

BOLD

This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX



ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

U:\0\_LEI\_PROJECTS\2019-2027 HARRISVILLE PROJECT\CAD\DWG\FINAL\3-D FINAL\2019-0027 HARRISVILLE 3-D COVER.DWG 10/70/2022 10:50 AM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. WHEN A PLAT INVOLVES THE CONSTRUCTION OF A PRIVATE OR PUBLIC STREET THE DEVELOPER WILL BE REQUIRED TO EXECUTE A MONUMENT IMPROVEMENT AGREEMENT WITH THE COUNTY SURVEYOR TO ENSURE THE INSTALLATION OF SURVEY MONUMENTS IN THE ROADWAYS OF THE DEVELOPMENT PER COUNTY CODE SEC. 45-6. PER THE AGREEMENT THE DEVELOPER WILL PAY AN ESCROW AND AN INSPECTION FEE FOR ALL MONUMENTS INTENDED TO BE INSTALLED. THE INSPECTION FEE IS \$400 PER MONUMENT, WHICH INCLUDES A BRASS CAP, RING, AND LID. THE ESCROW IS \$800 PER MONUMENT. THE ESCROW MAY BE WAIVED FOR MONUMENTS INSTALLED AND INSPECTED PRIOR TO THE RECORDATION OF THE PLAT.
3. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
4. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
5. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
6. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
7. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
8. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
9. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
10. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
11. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
12. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
13. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
14. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
15. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.
16. NO HOODED INLETS ARE TO BE USED IN THIS PHASE.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL. DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

BONA VISTA IMPROVEMENT DISTRICT

1. ALL STANDARDS SHALL BE FOLLOWED FOR BONA VISTA IMPROVEMENT DISTRICT AS SET FORTH IN BONA VISTA IMPROVEMENT DISTRICT CONSTRUCTION STANDARDS.



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GENERAL NOTES

REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

NONE

DATE:

10/07/2022

SHEET

NOTES



- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

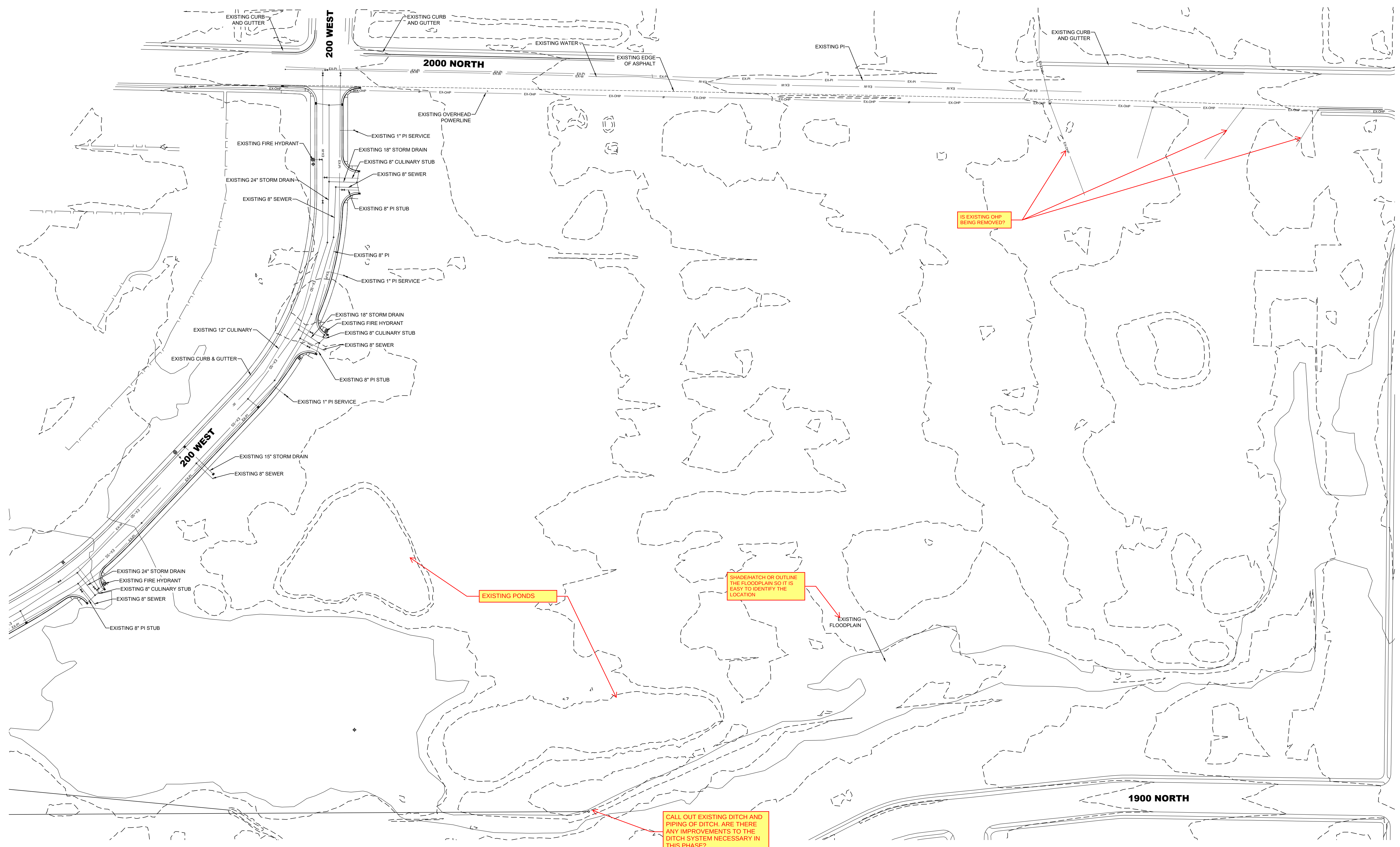
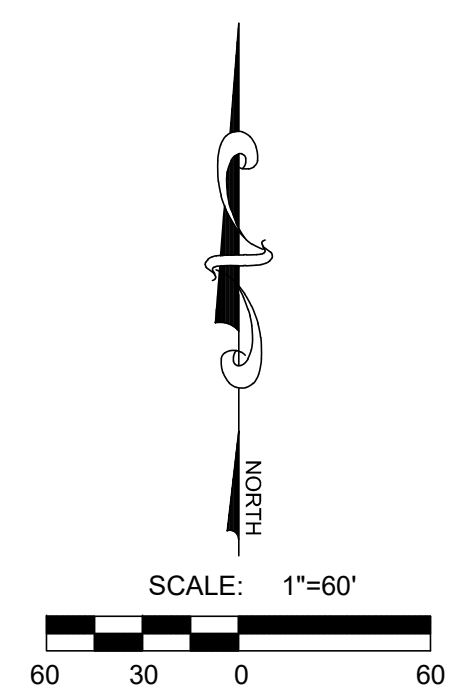
NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**EXISTING CONDITIONS/DEMO PLAN**

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
| 4 -       |  |
| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=60'**  
DATE:  
**10/07/2022**

SHEET  
**C-100**



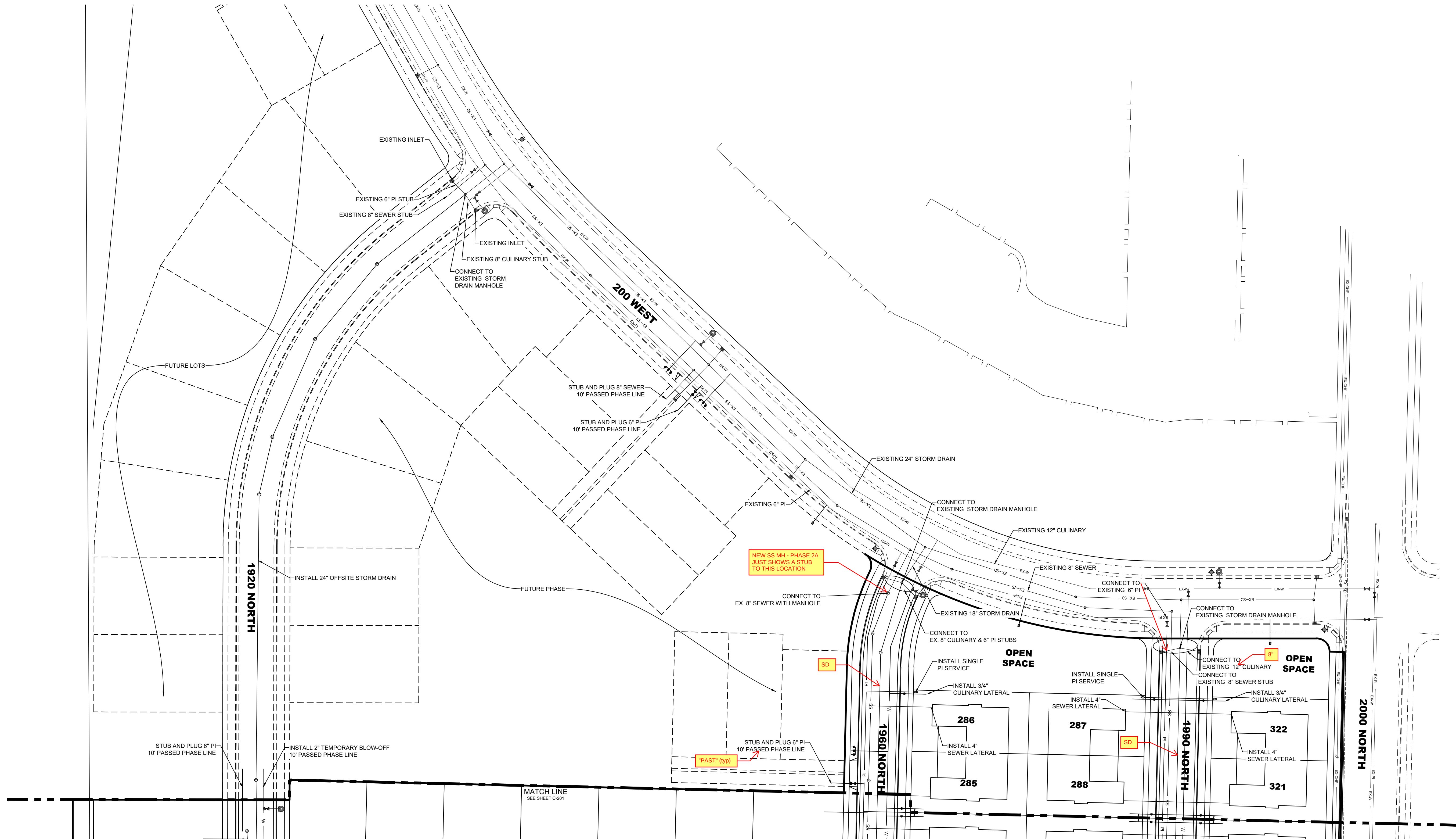
NOT FOR  
CONSTRUCTION

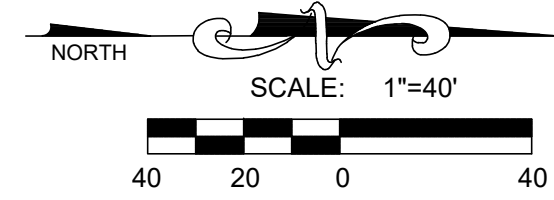
**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**UTILITY PLAN #1**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET  
**C-200**





- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**UTILITY PLAN #2**

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
| 4 -       |  |
| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
**2019-0027**

DRAWN BY:  
**CJI**

DESIGNED BY:  
**BTG**

SCALE:  
**1"=40'**

DATE:  
**10/07/2022**

SHEET

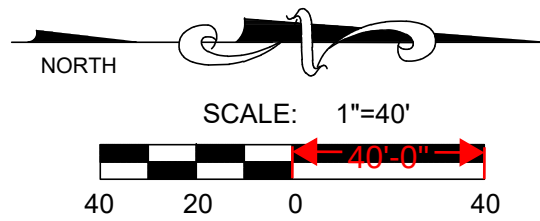
**C-201**



STUB UTILITIES PAST  
PHASE LINE FOR FUTURE  
CONNECTIONS?

OBTAIN APPROVAL FROM BONA VISTA  
FOR LOCATION OF WATER SERVICES.  
THEY MAY WANT IT MORE CENTERED  
IN THE LOT AND WITH MORE SPACING  
FROM THE PI SERVICE (typ)

NEED TO IDENTIFY EXISTING  
GRAVITY IRRIGATION PIPING AND  
IMPROVEMENTS BEING MADE.



- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**UTILITY PLAN #3**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

LEI PROJECT #:  
**2019-0027**

DRAWN BY:  
**CJI**

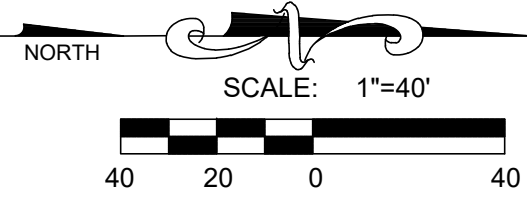
DESIGNED BY:  
**BTG**

SCALE:  
**1"=40'**

DATE:  
**10/07/2022**

SHEET  
**C-202**





**LEI**

- A Utah Corporation -

**ENGINEERS**

**SURVEYORS**

**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**

HARRISVILLE, UTAH

**GRADING PLAN #1**

REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

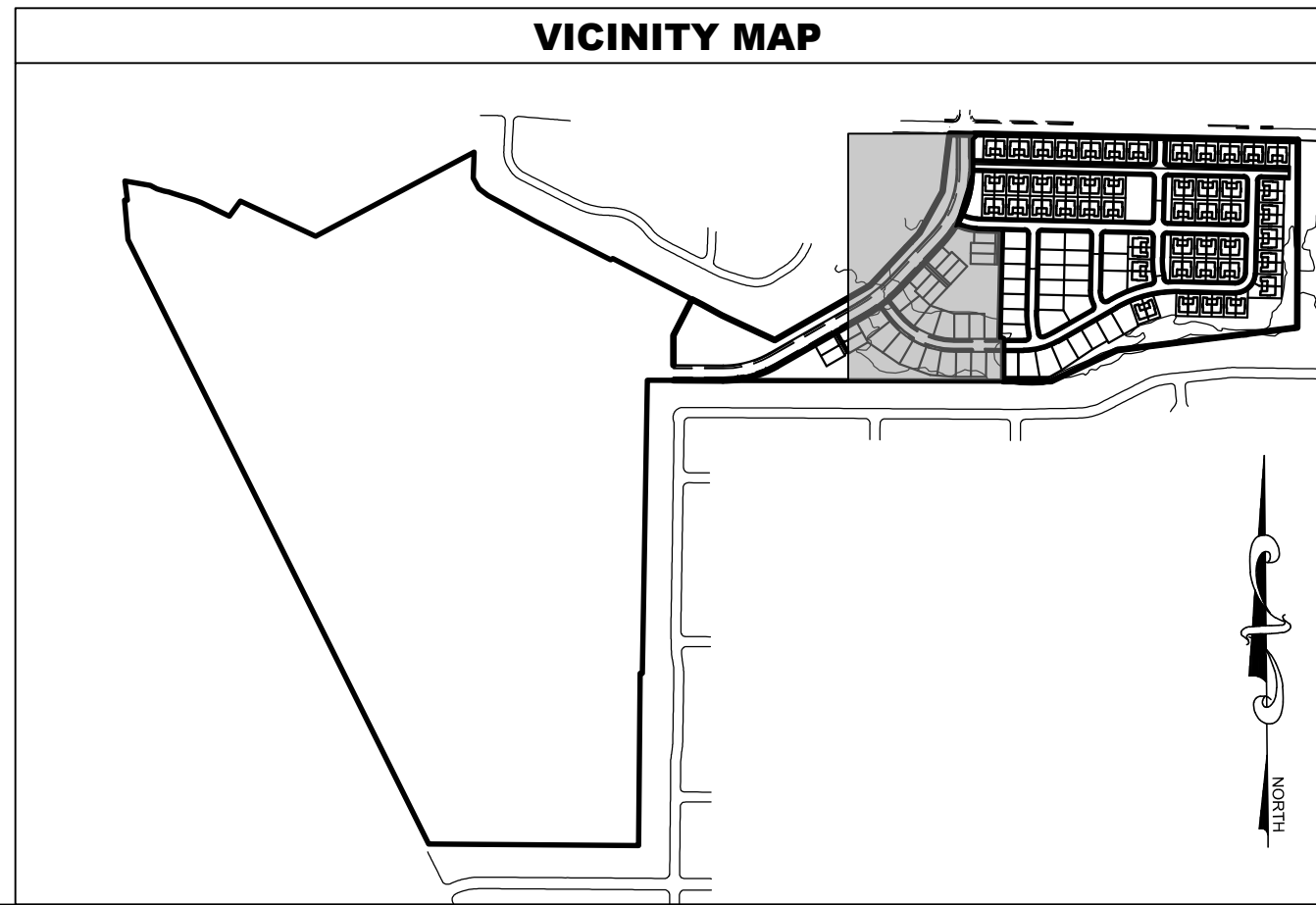
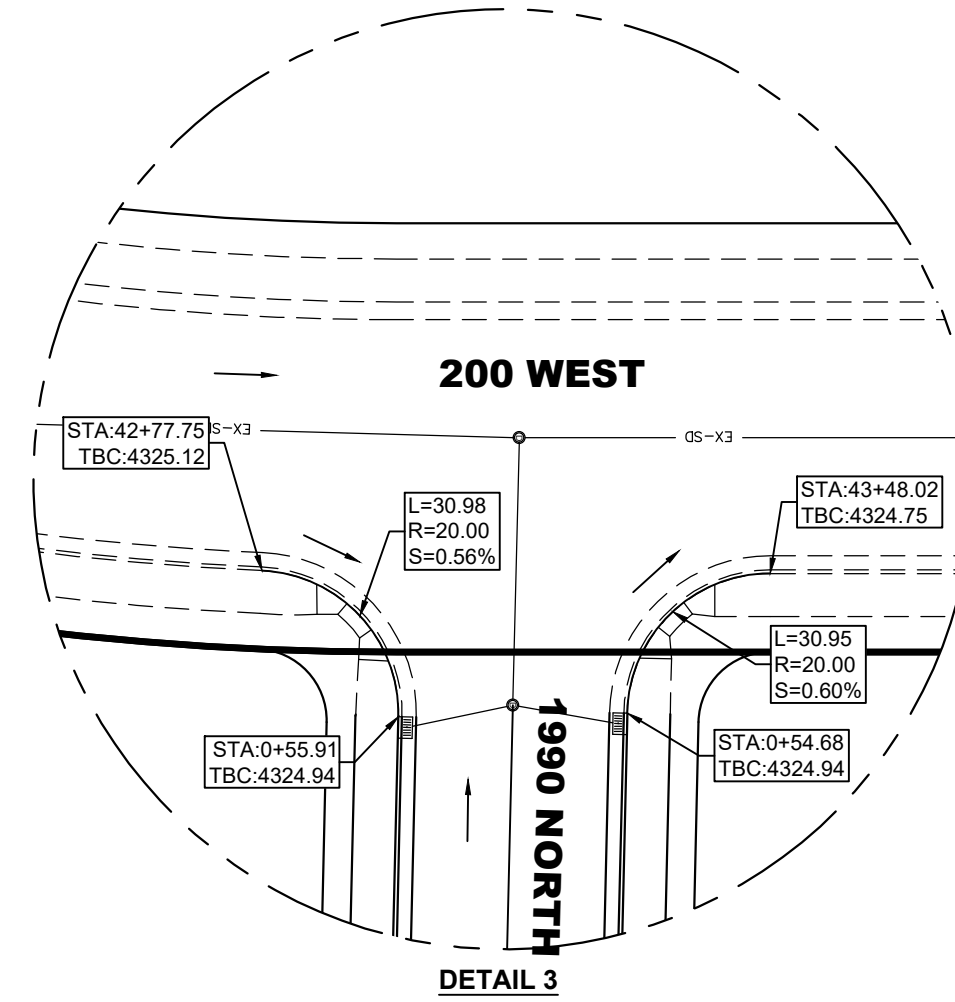
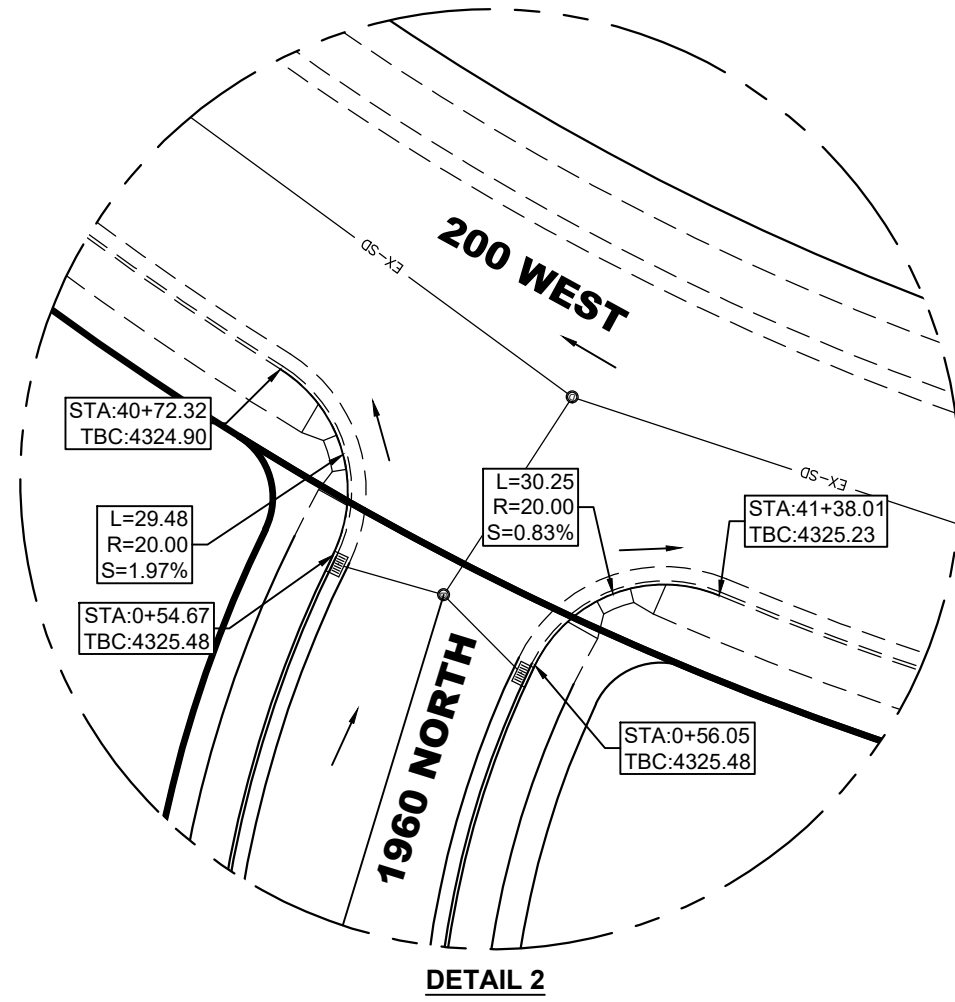
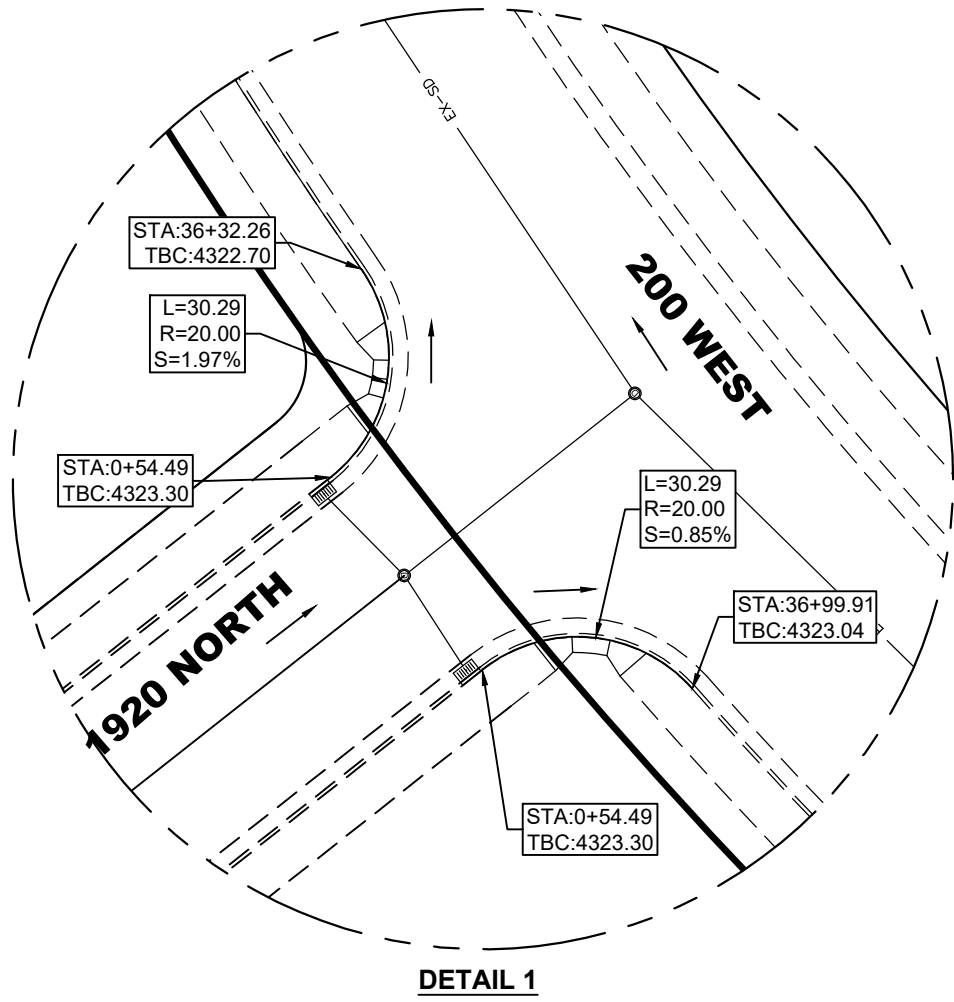
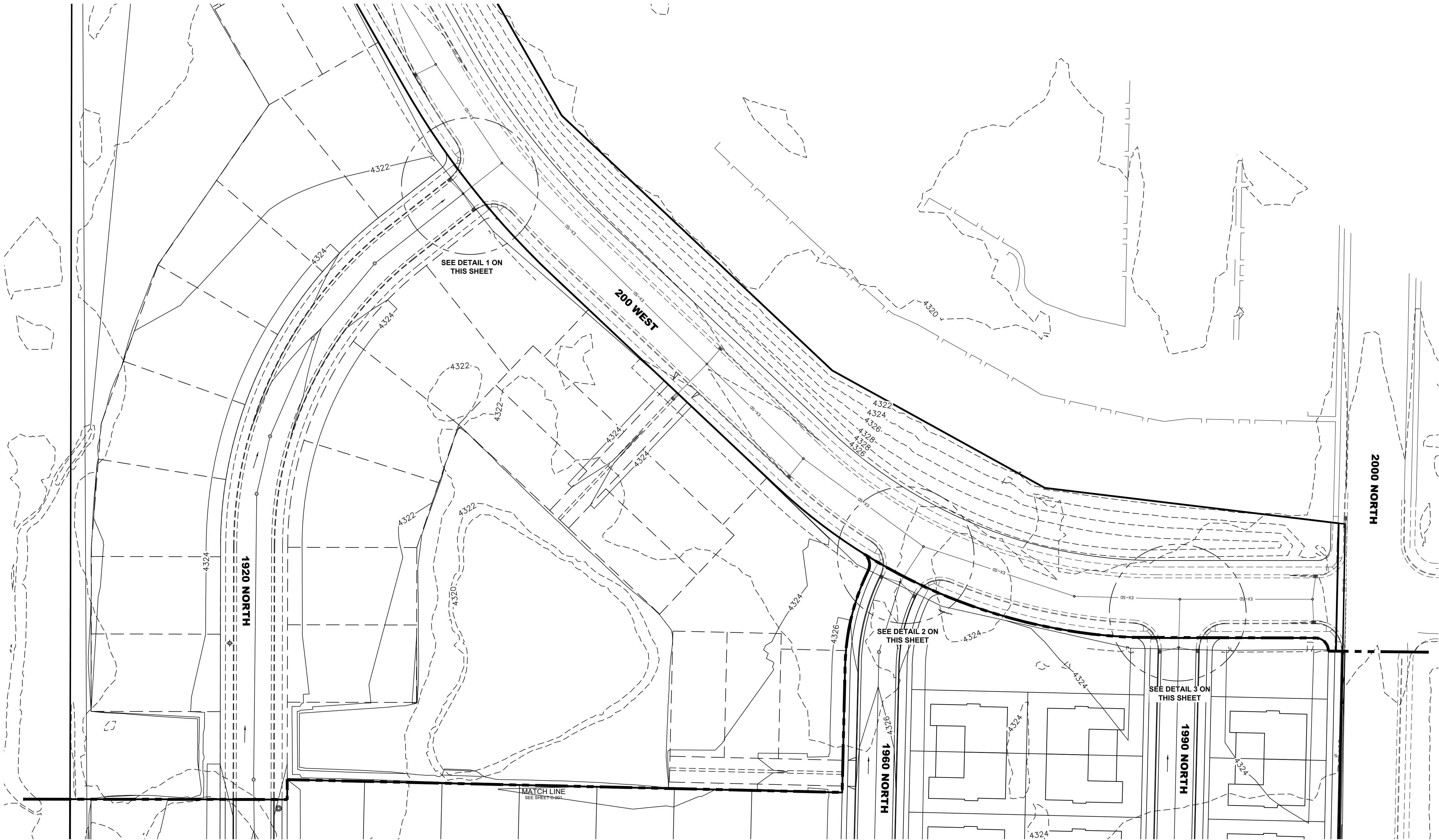
1"=40'

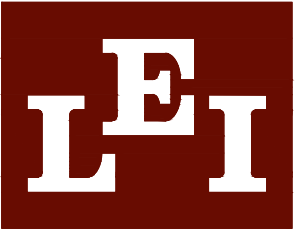
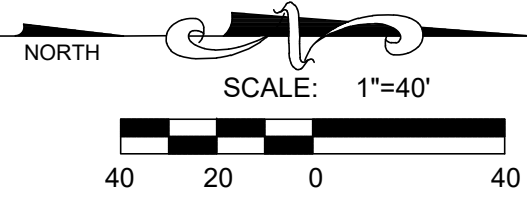
DATE:

10/07/2022

SHEET

**C-300**





- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

GRADING PLAN #2

REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

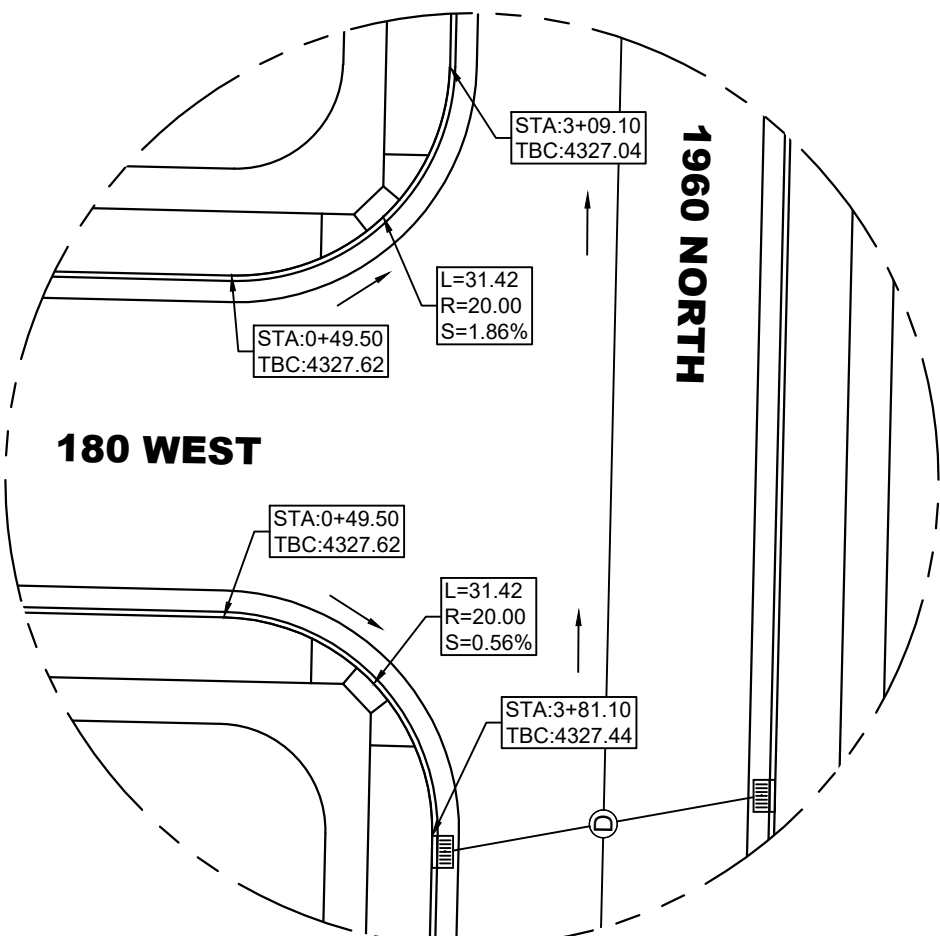
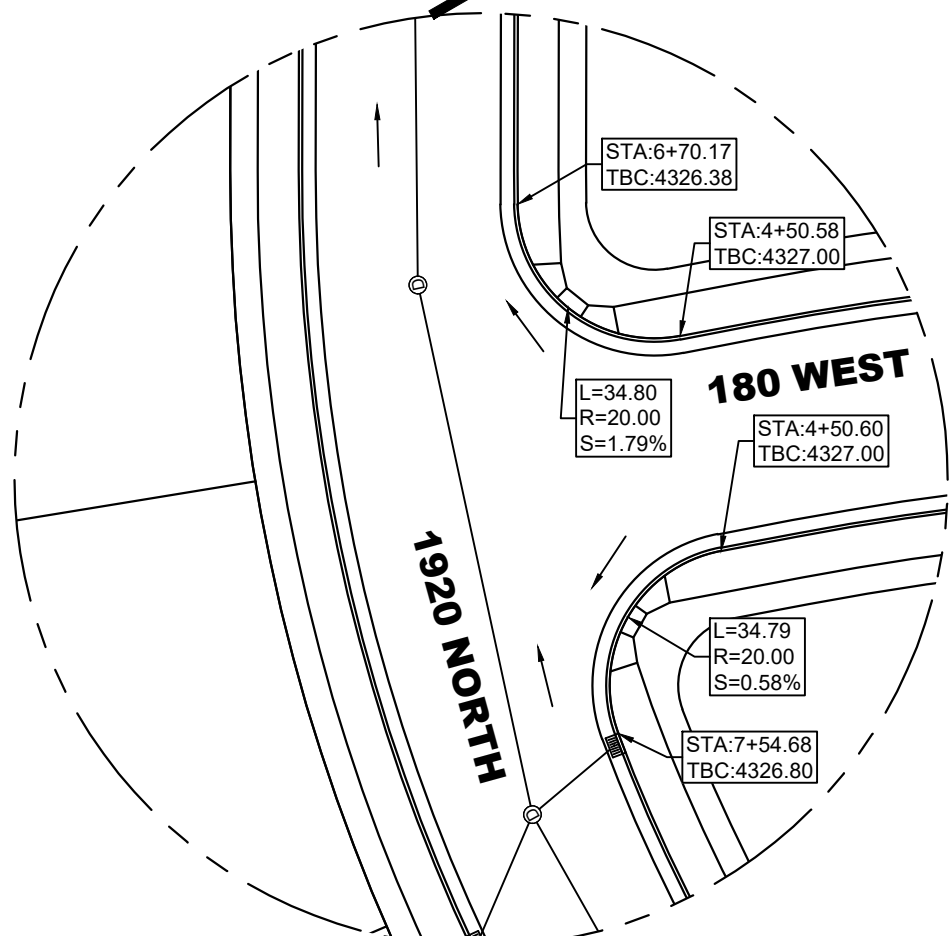
1"=40'

DATE:

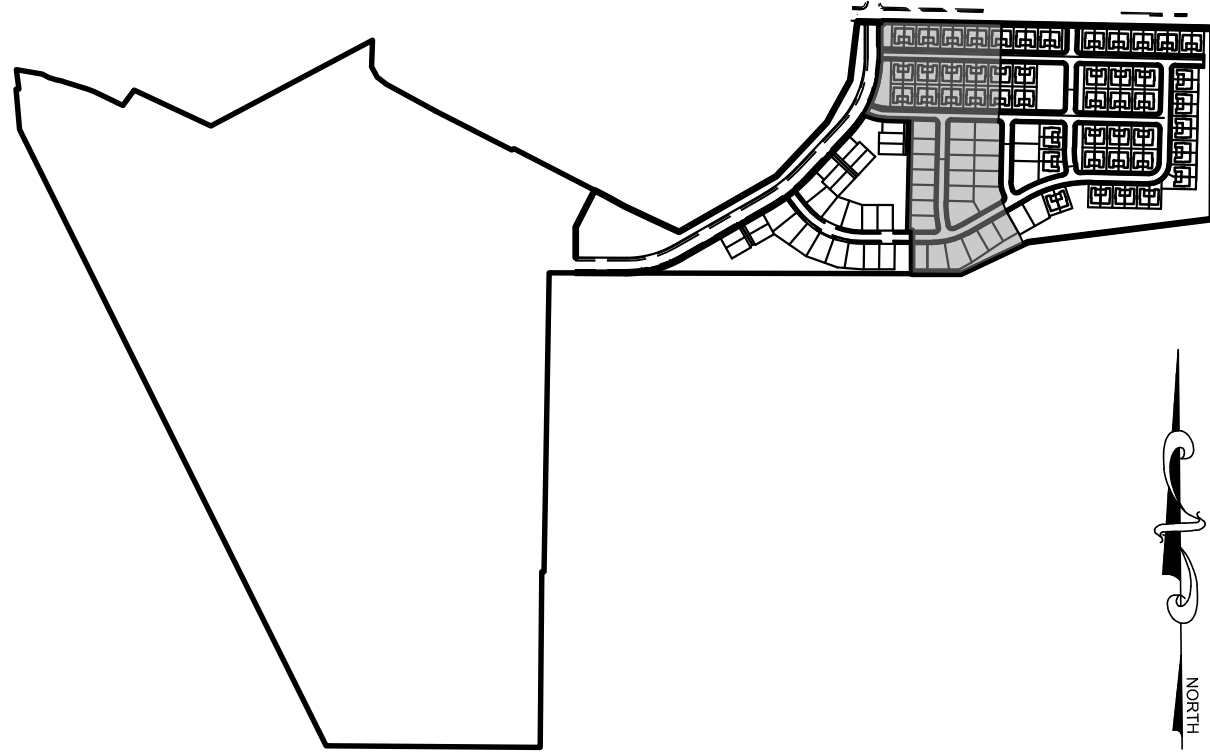
10/07/2022

SHEET

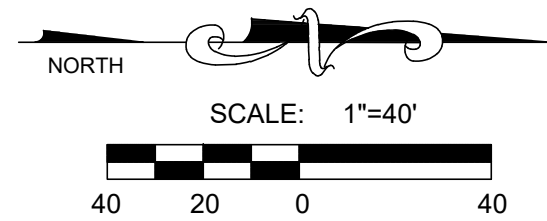
**C-301**



**VICINITY MAP**



U:\0\_LEI PROJECTS\2019-2027 HARRISVILLE PROJECT\A01\DWG\FINAL\3-D FINAL\2019-0027 C-302 HARRISVILLE 2-D GRADING PLAN.DWG 10/10/2022 10:14 AM





- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**GRADING PLAN #3**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

LEI PROJECT #:  
**2019-0027**

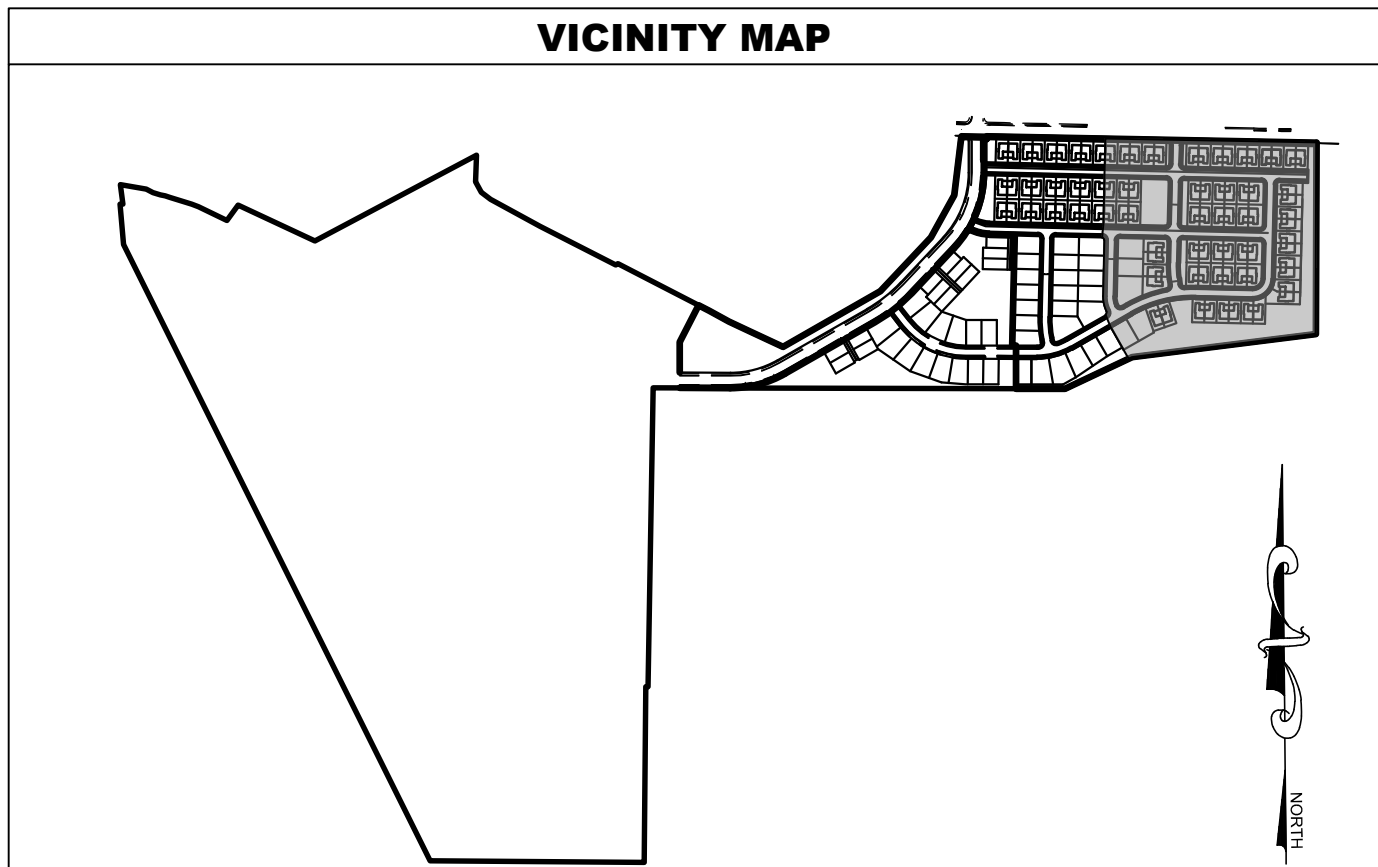
DRAWN BY:  
**CJI**

DESIGNED BY:  
**BTG**

SCALE:  
**1"=40'**

DATE:  
**10/07/2022**

SHEET  
**C-302**





- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #4

REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

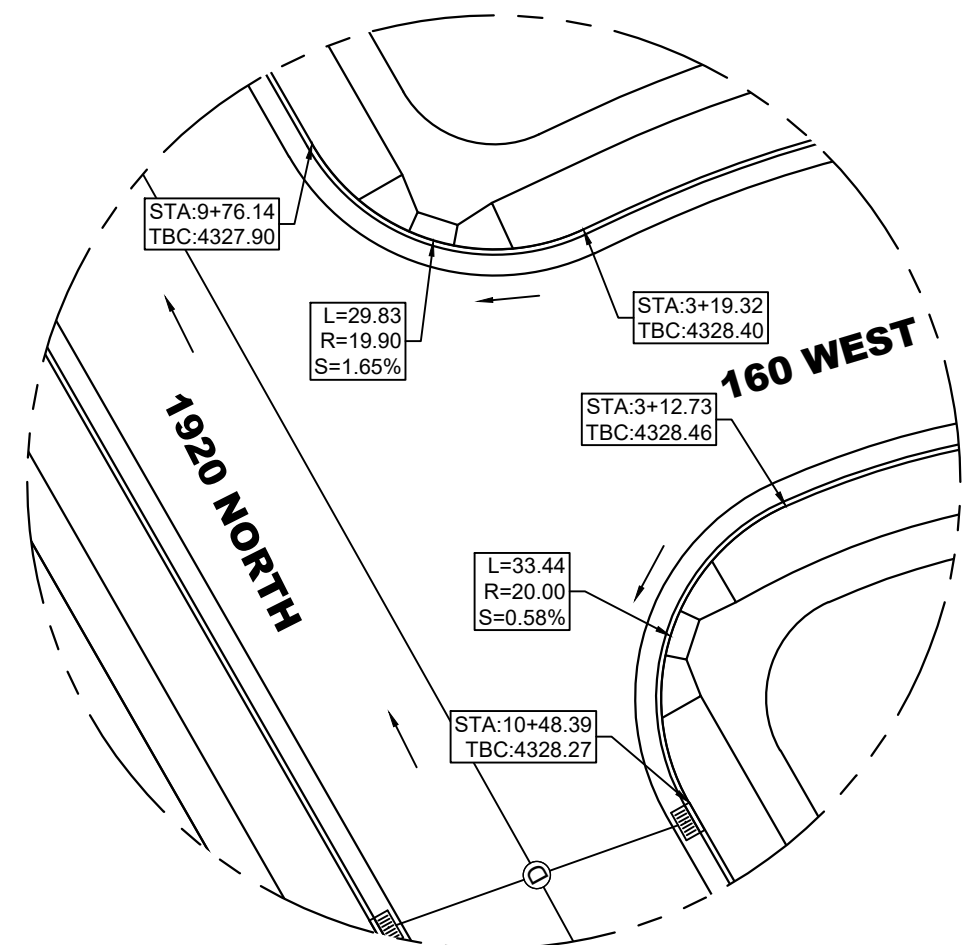
N/A

DATE:

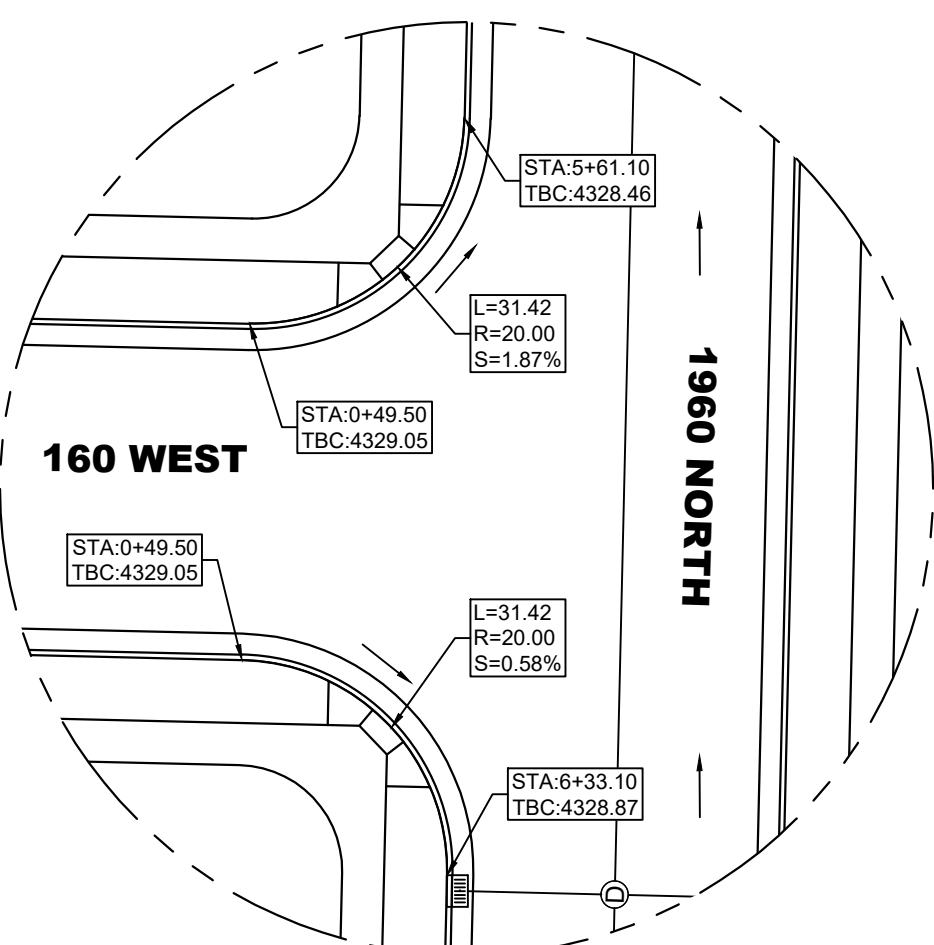
10/07/2022

SHEET

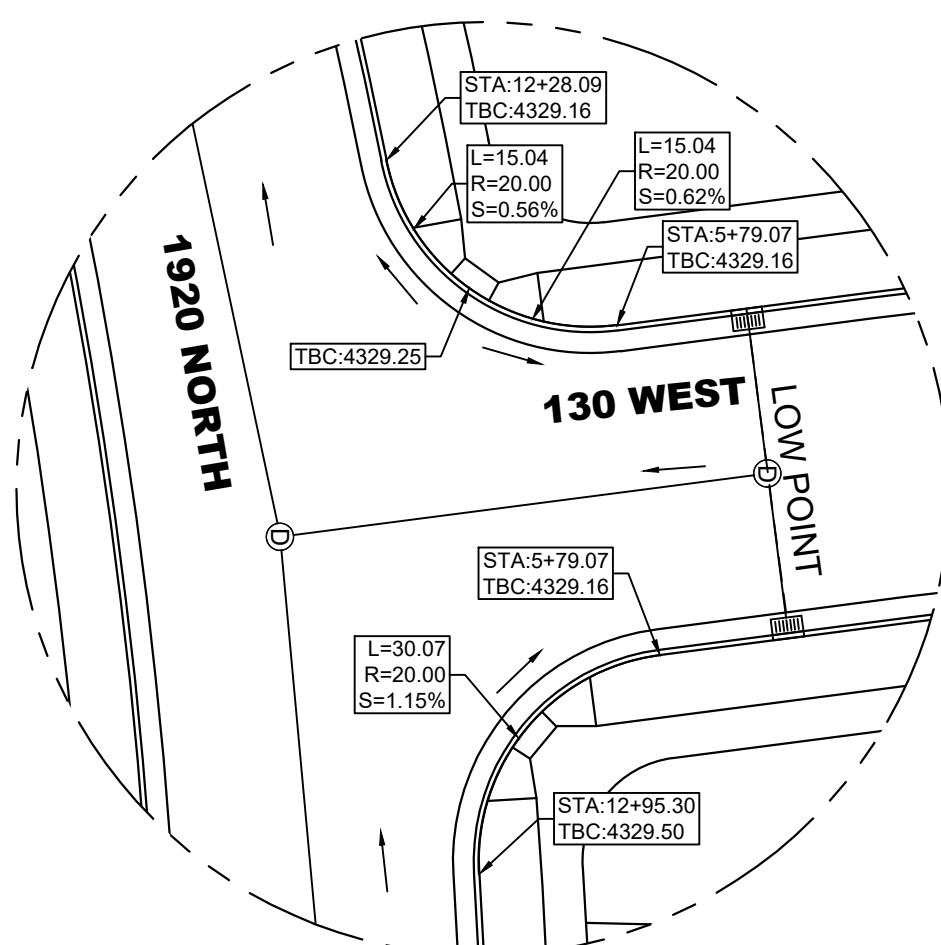
C-303



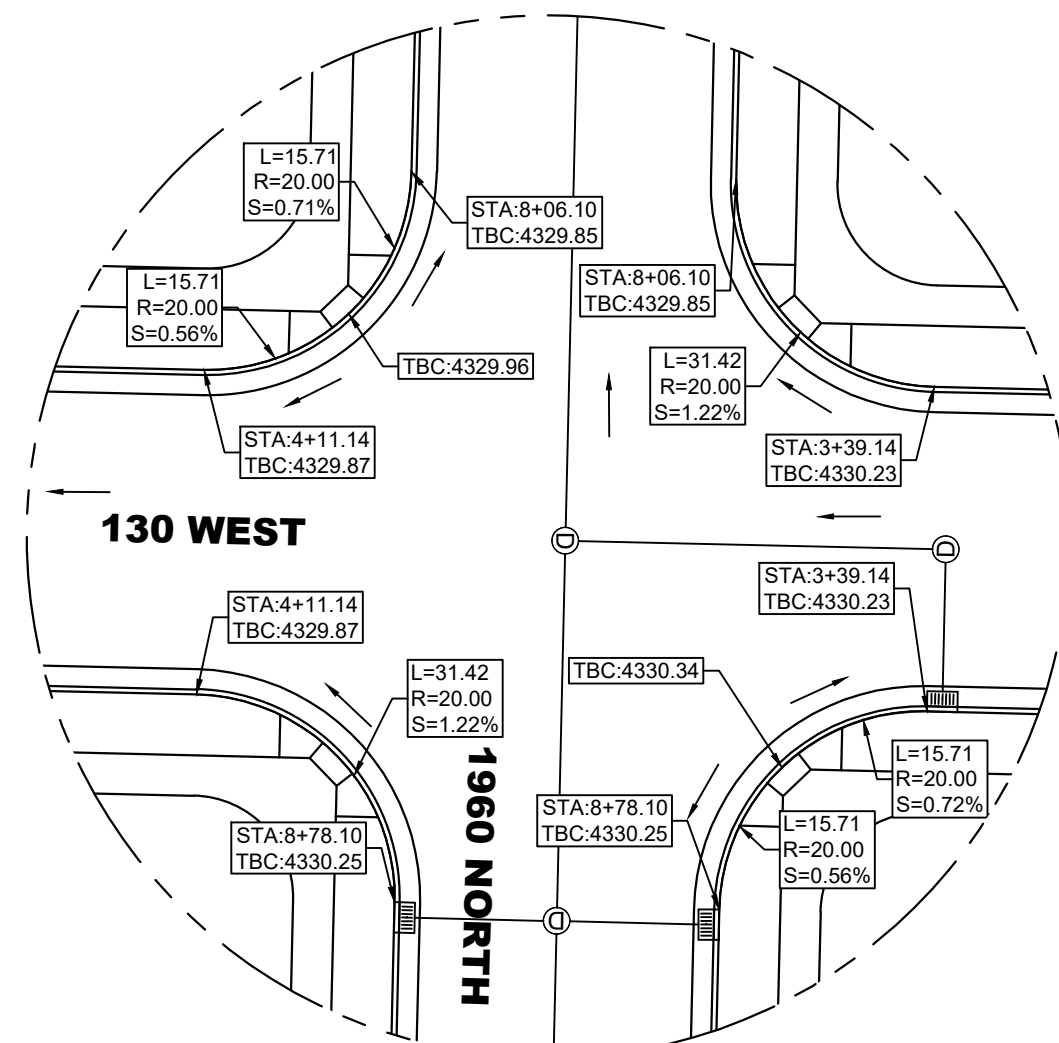
DETAIL 6



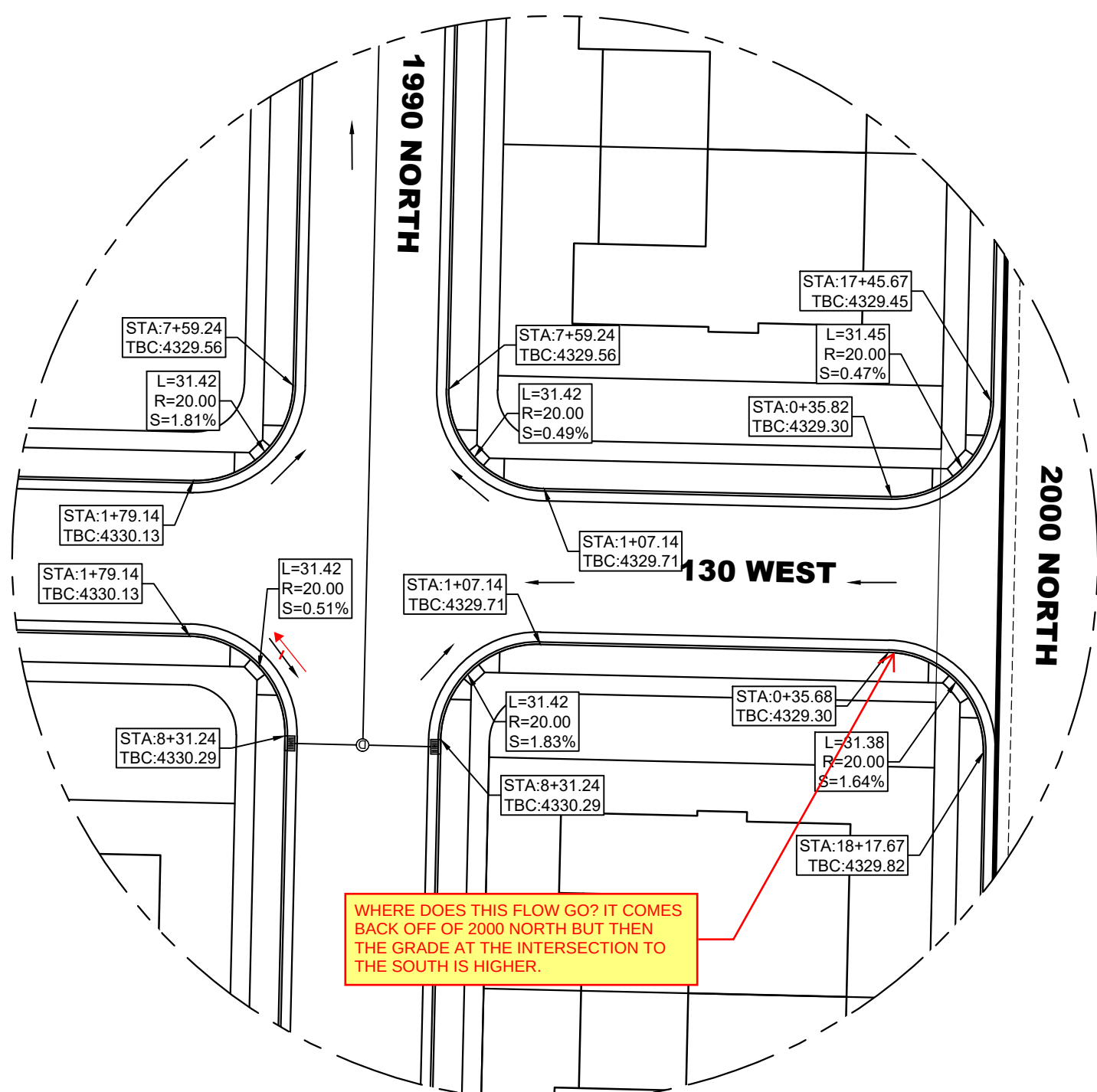
DETAIL 7



DETAIL 8

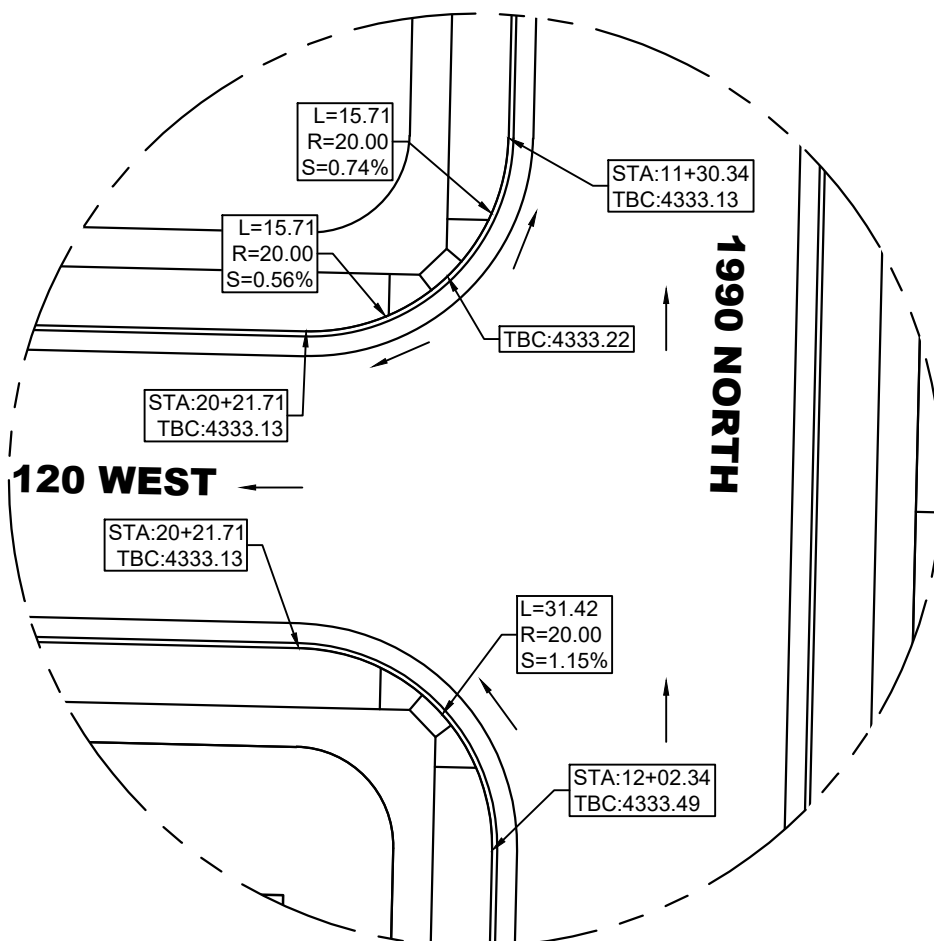


DETAIL 9

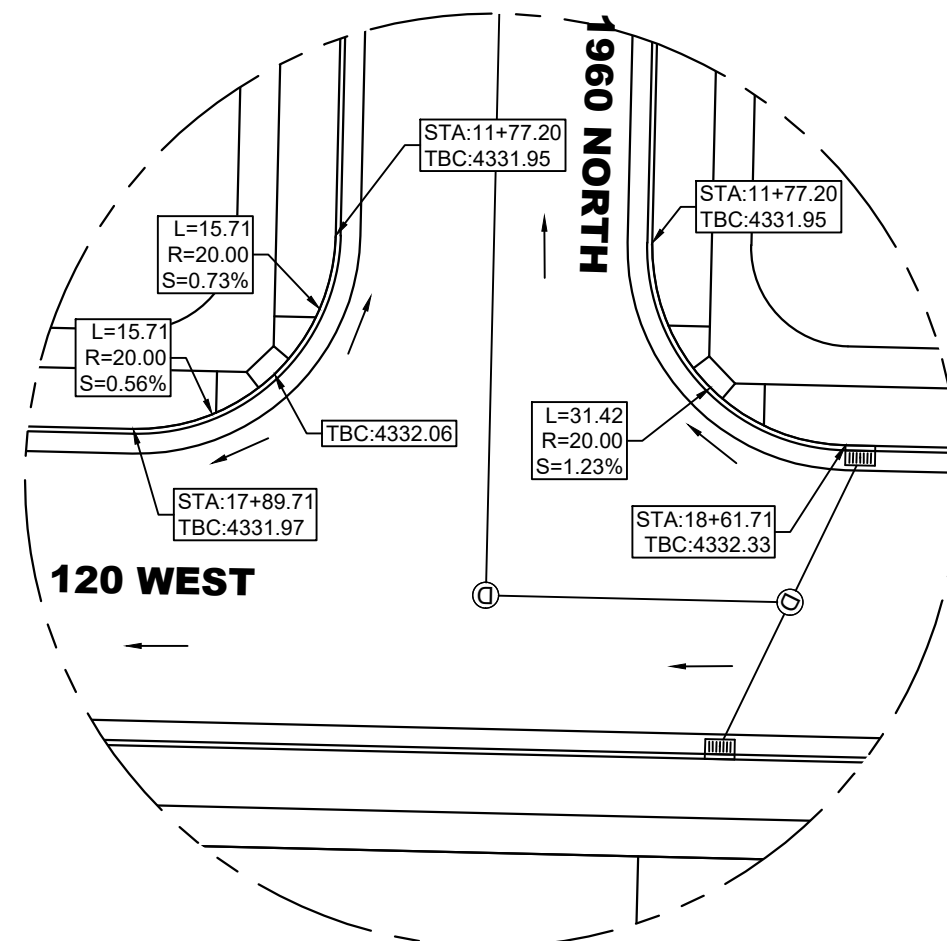


DETAIL 10

WHERE DOES THIS FLOW GO? IT COMES  
BACK OFF OF 2000 NORTH BUT THEN  
THE GRADE AT THE INTERSECTION TO  
THE SOUTH IS HIGHER.



DETAIL 11

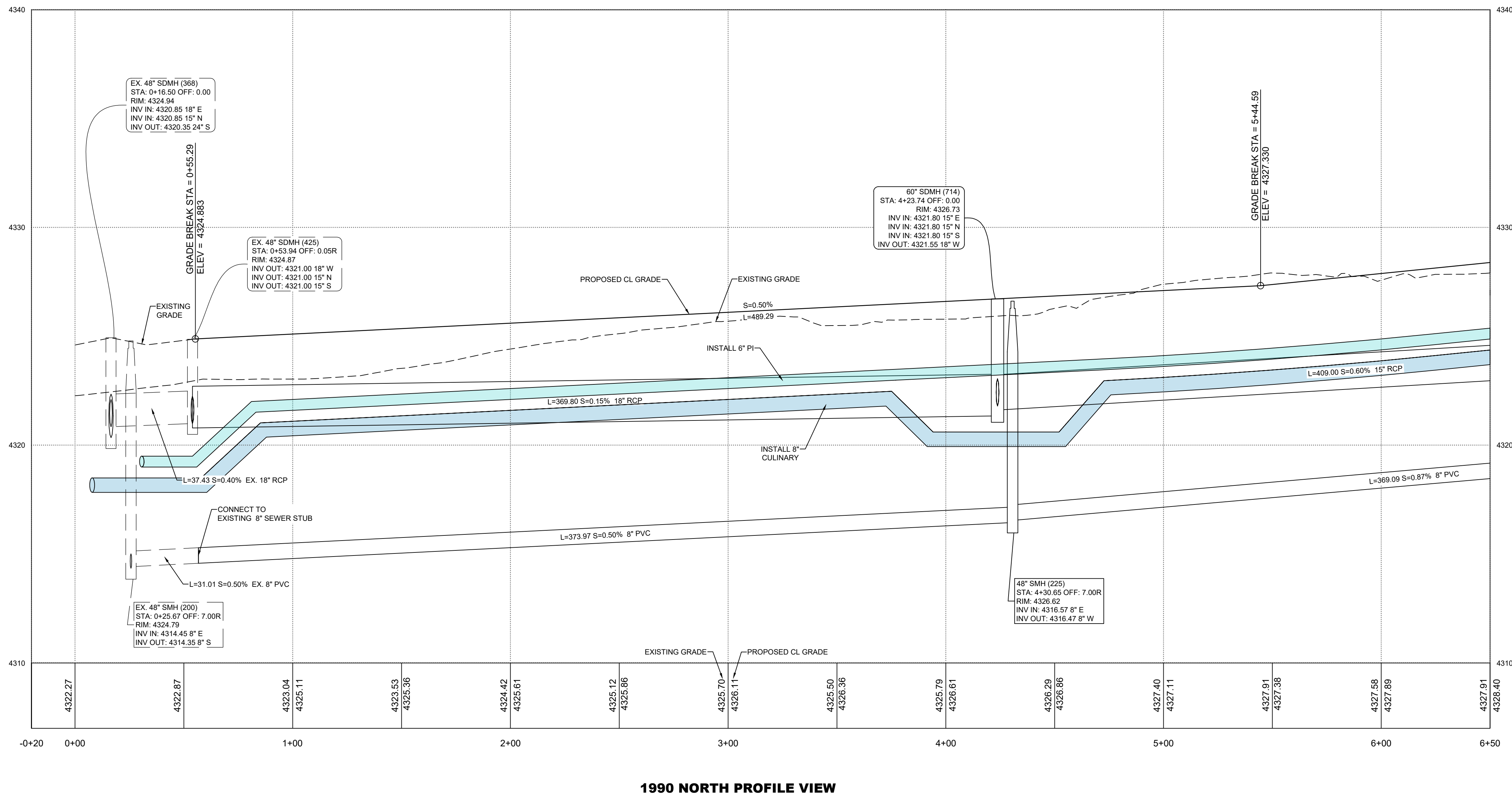
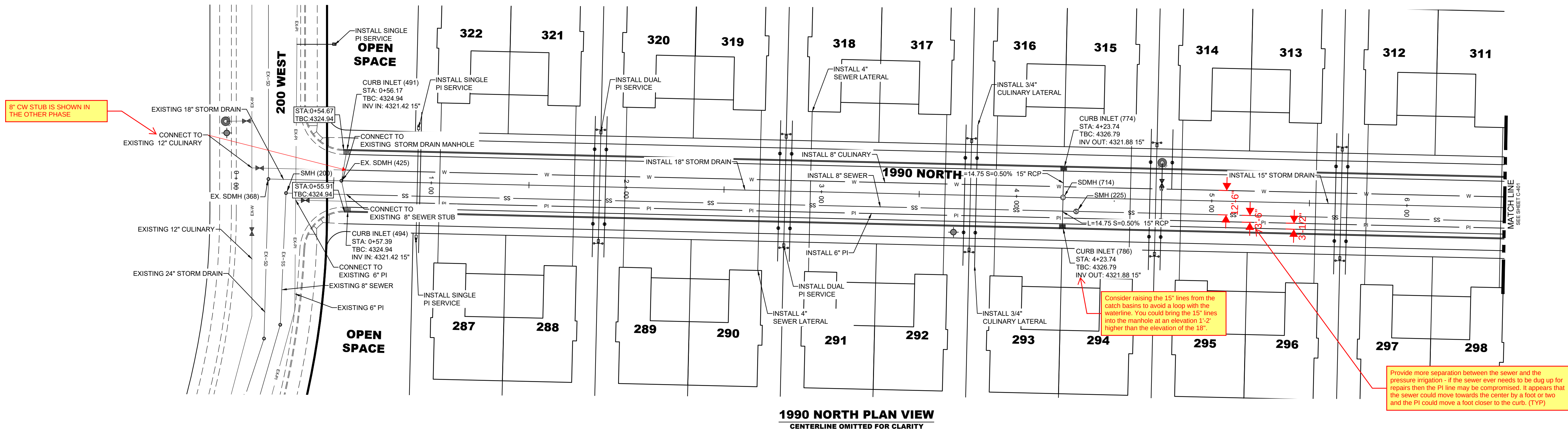
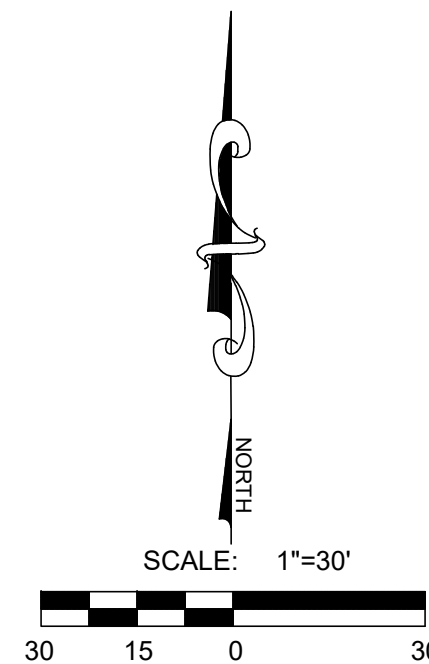


DETAIL 12



A Utah Corporation  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**1990 NORTH PLAN & PROFILE STA. 0+00 - 6+50**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET  
**C-400**



- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

1990 NORTH PLAN & PROFILE STA. 6+50 - 13+50

REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

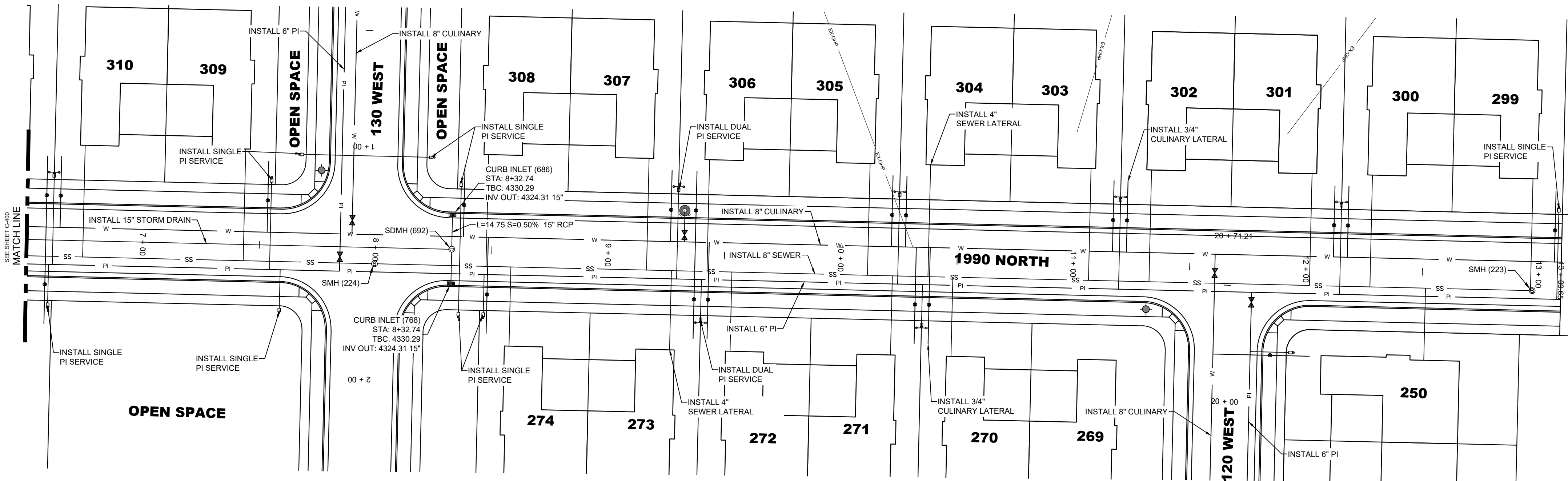
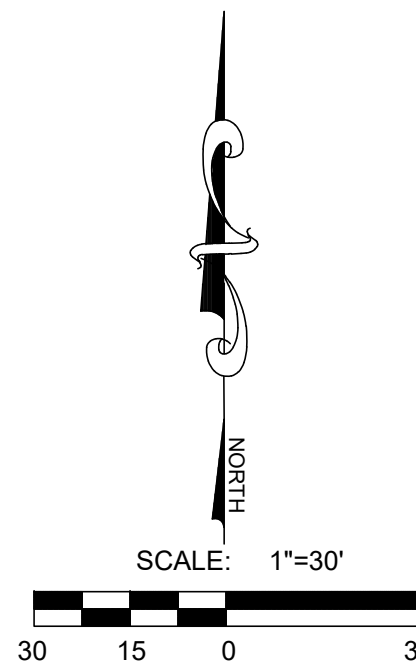
1"=30'

DATE:

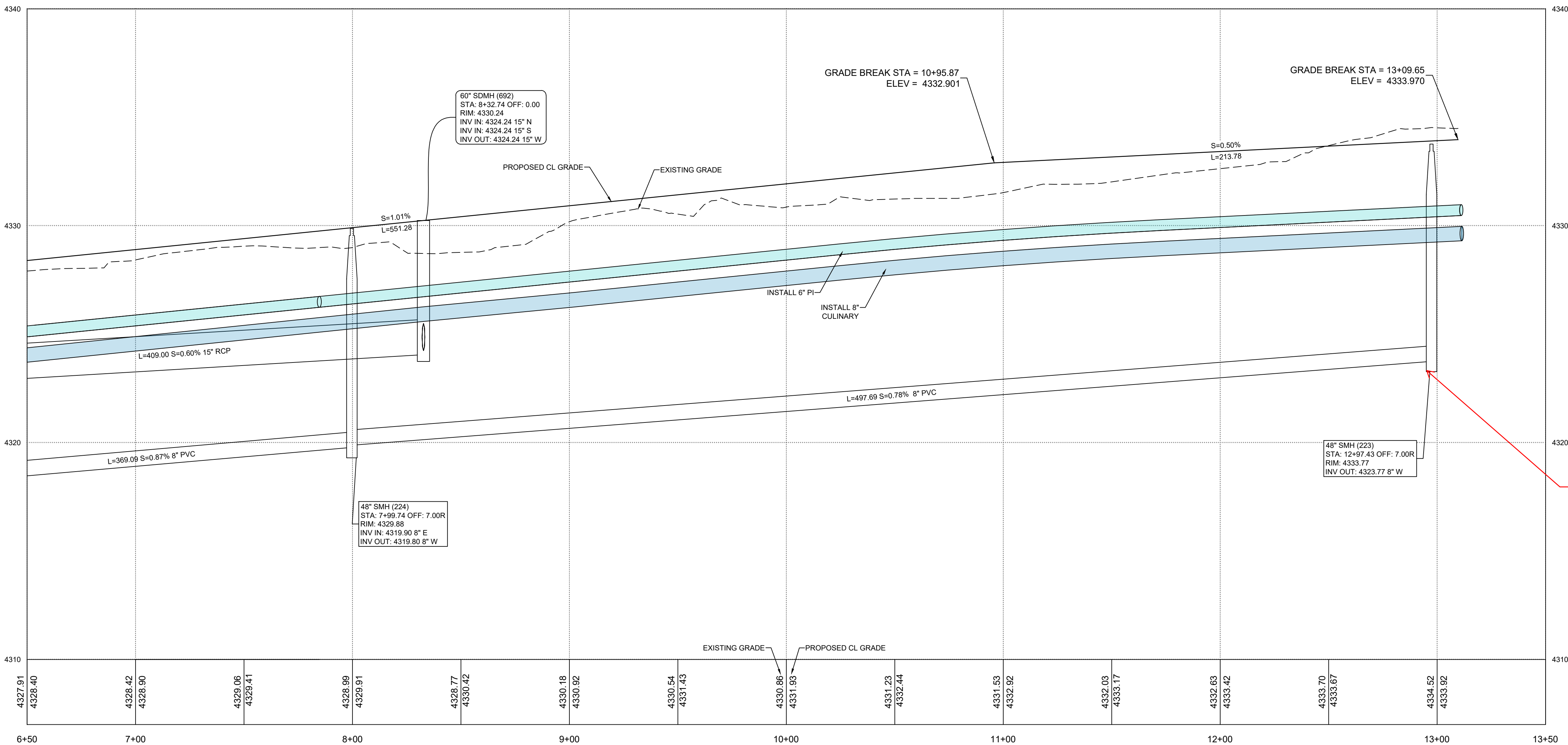
10/07/2022

SHEET

**C-401**



**1990 NORTH PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY



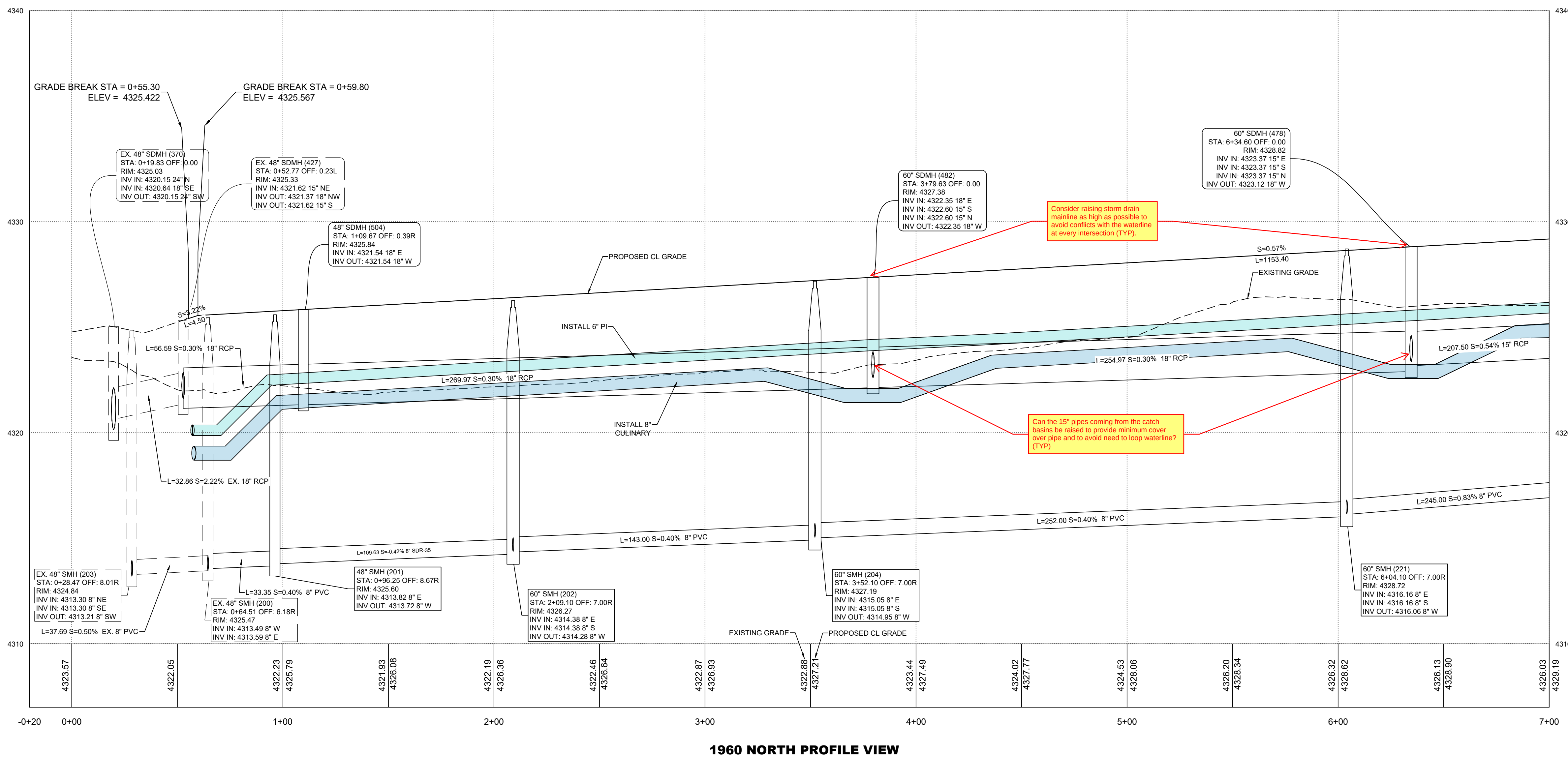
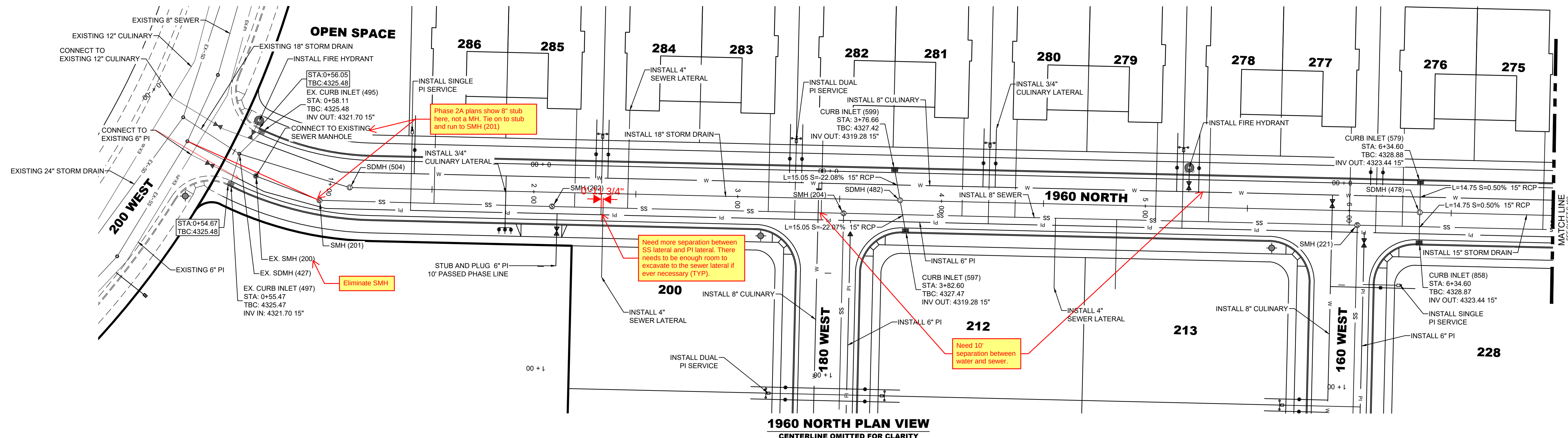
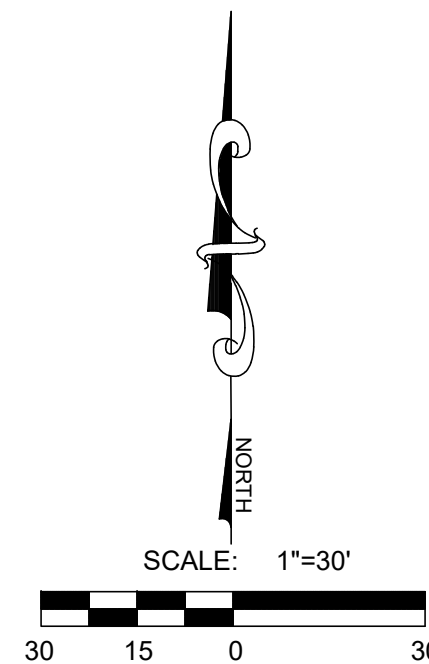
**1990 NORTH PROFILE VIEW**

IS THERE ANY REASON TO HAVE THIS SEWER 10' DEEP? WHY NOT PLACE IT AT 6'-8' DEEP TO MINIMIZE THE AMOUNT OF EXCAVATION AND MAKE IT EASIER TO MAINTAIN IN THE FUTURE?



- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
1960 NORTH PLAN & PROFILE STA. -0+20 - 7+00

| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET  
**C-402**



- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

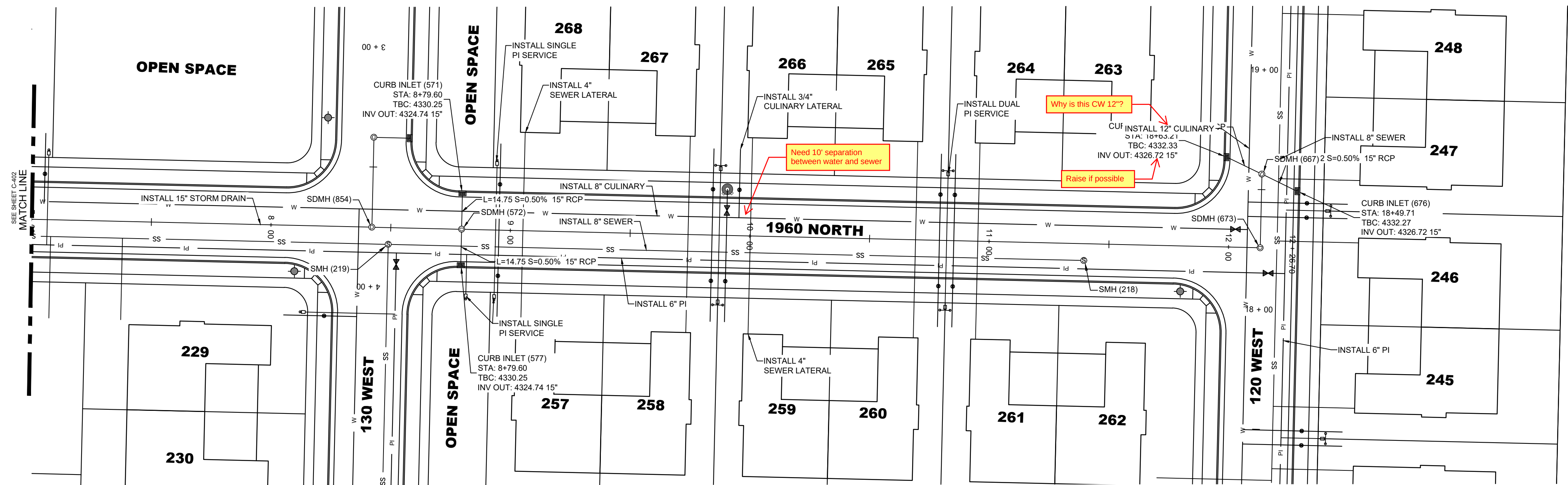
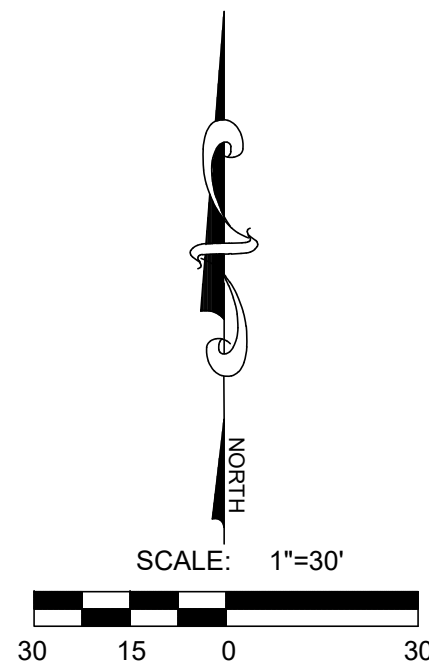
1960 NORTH PLAN & PROFILE STA. 7+00 - 12+00

| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

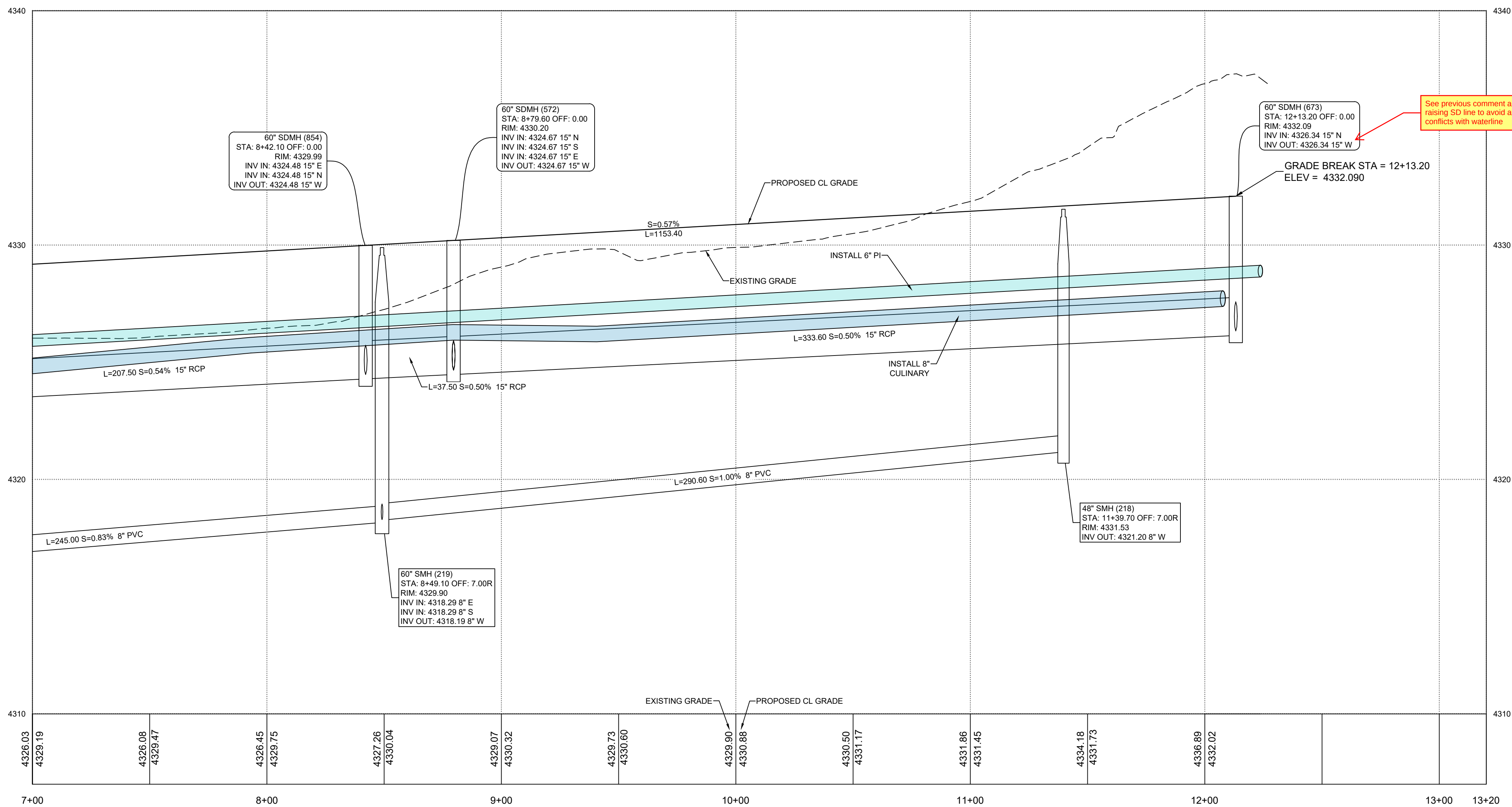
LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

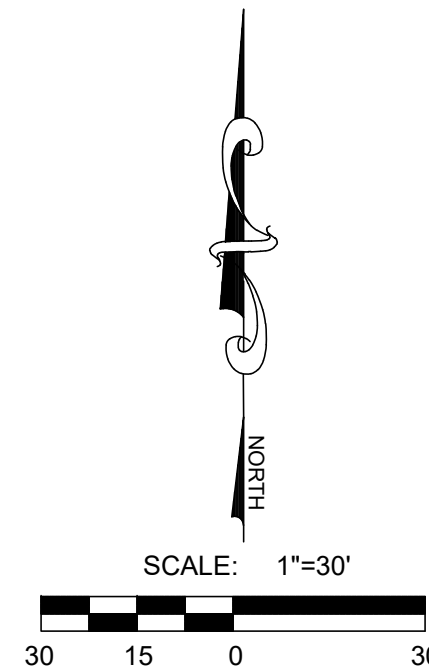
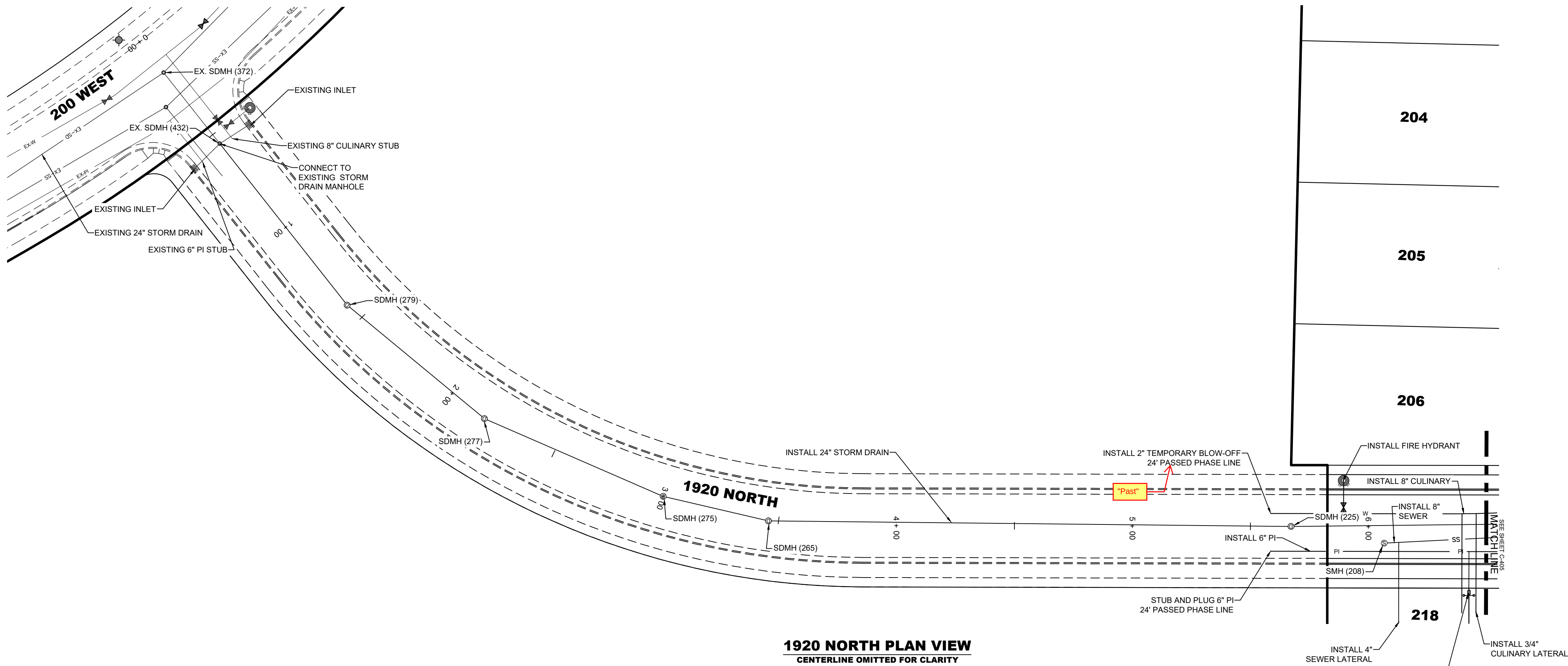
**C-403**



**1960 NORTH PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

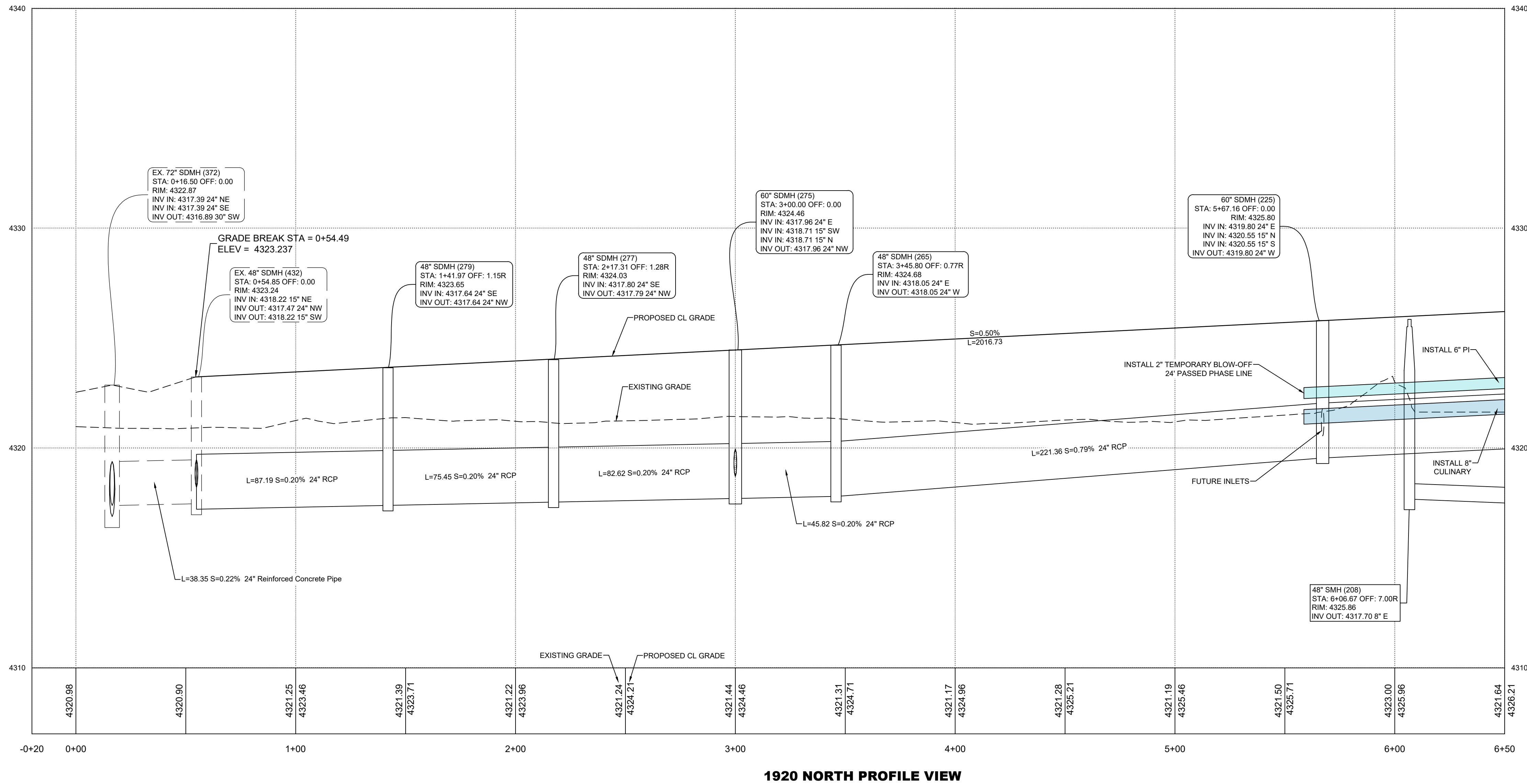


**1960 NORTH PROFILE VIEW**



NOT FOR  
CONSTRUCTION

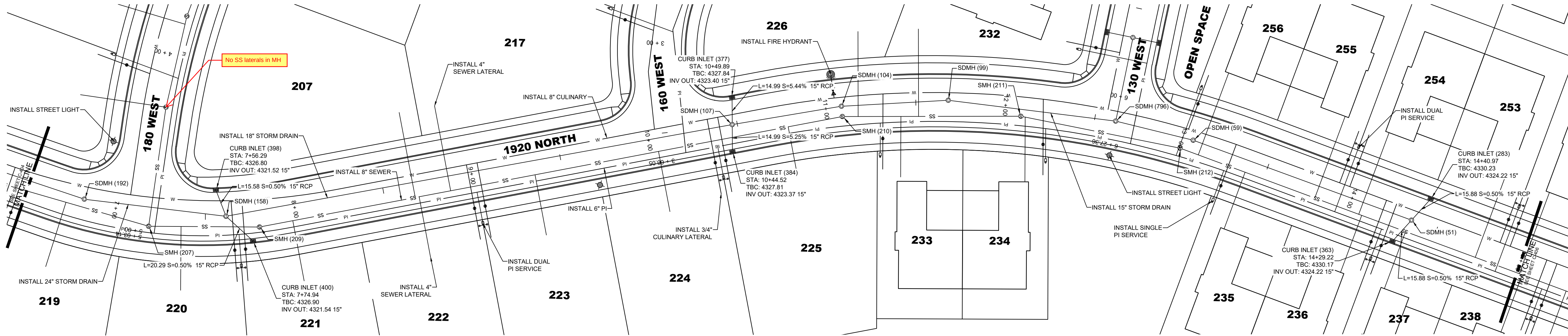
**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
1920 NORTH OFFSITE PLAN & PROFILE STA. -0+20 - 6+50



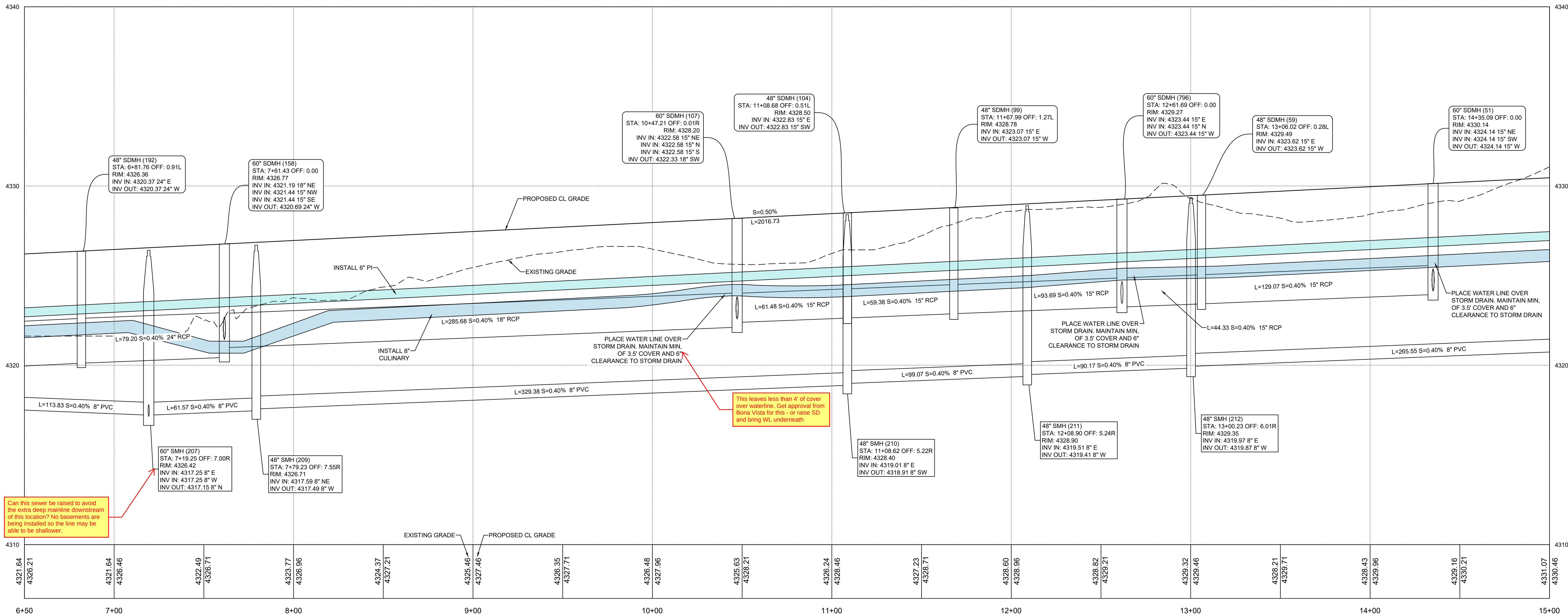
| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET  
**C-404**



1920 NORTH PLAN VIEW  
CENTERLINE OMITTED FOR CLARITY



1920 NORTH PROFILE VIEW

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

1920 NORTH PLAN & PROFILE STA. 6+50 - 15+00

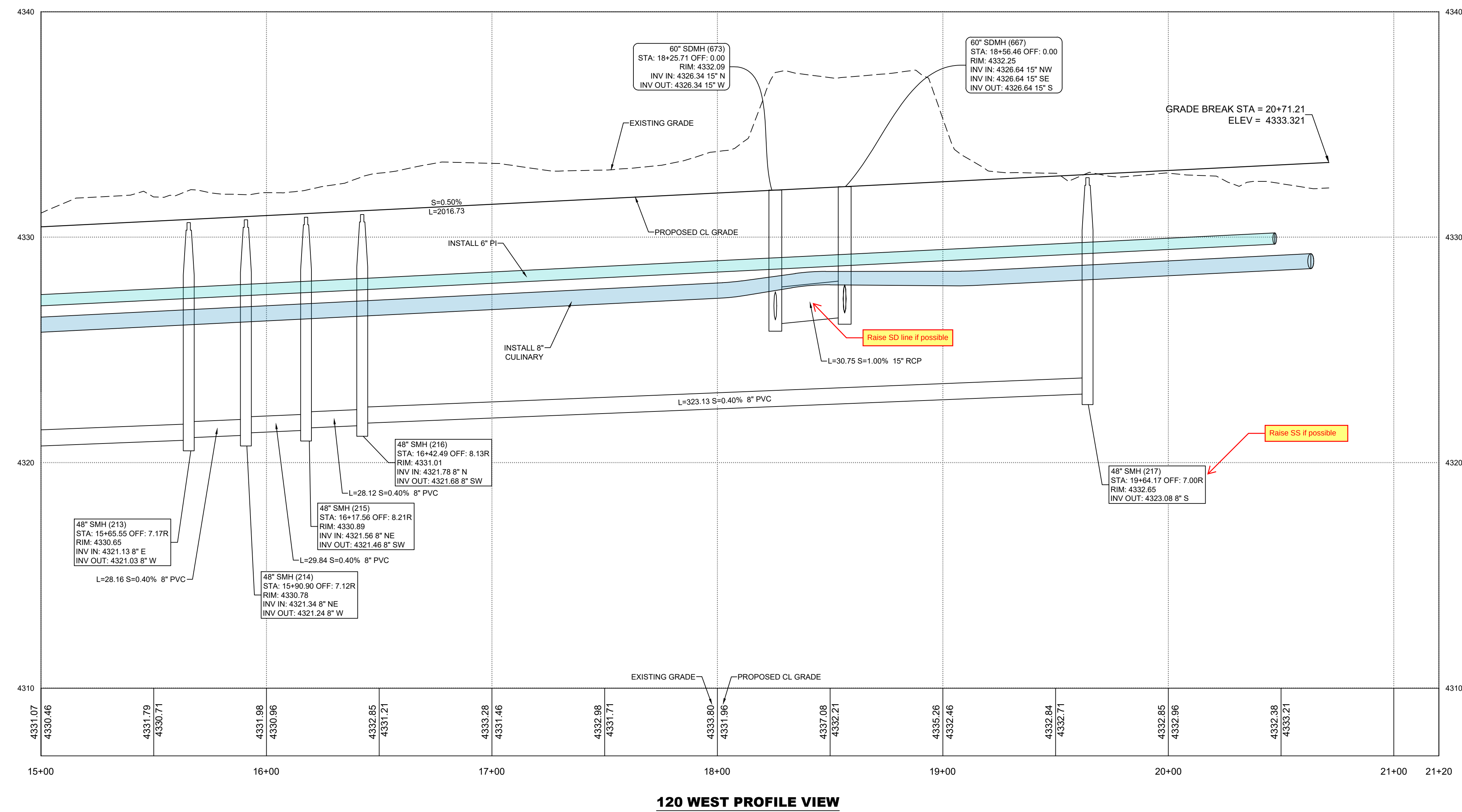
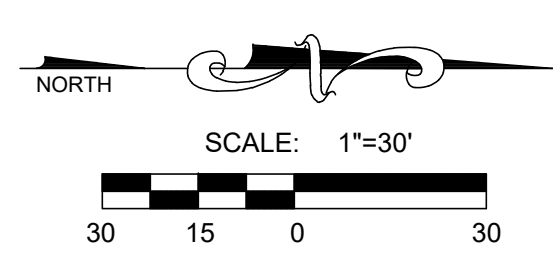
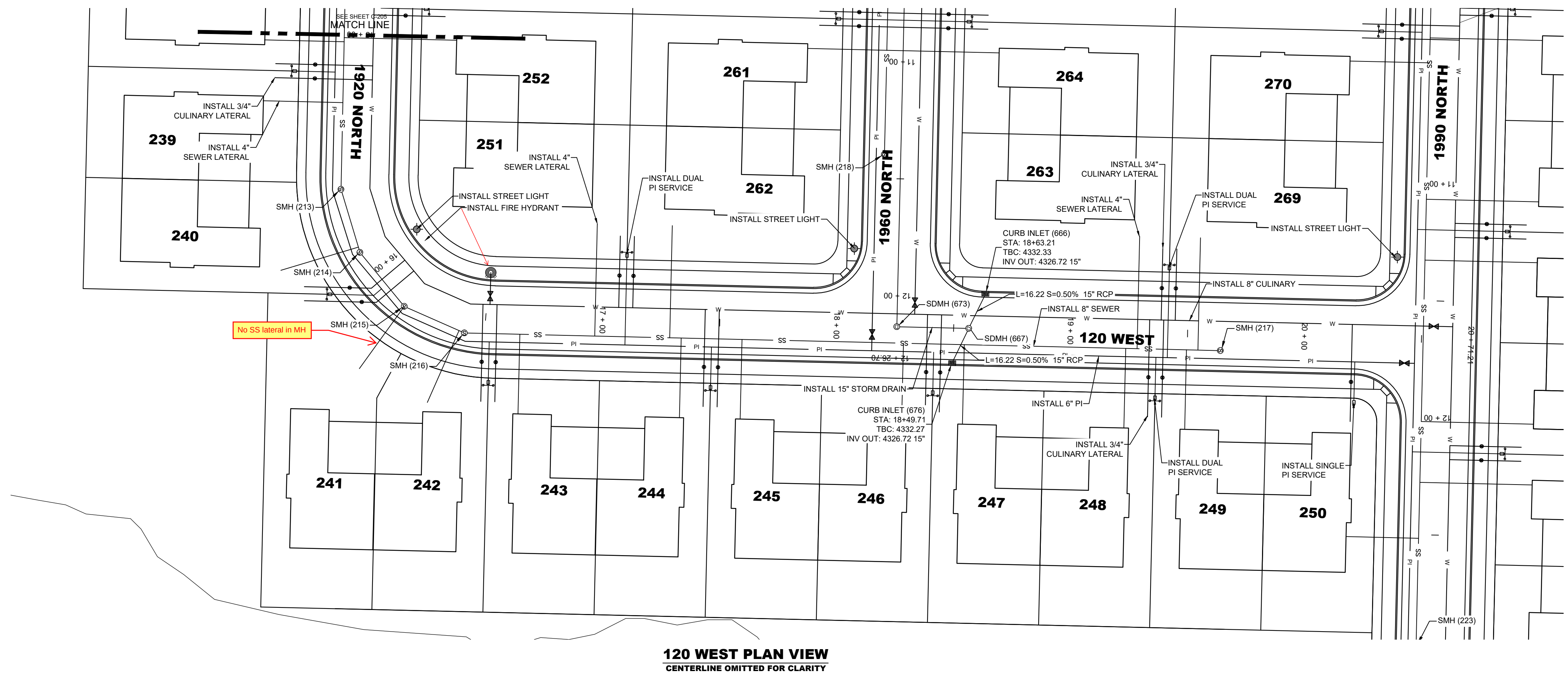
| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

**C-405**

U:\PROJECTS\2019-2027 HARRISVILLE PROJECT\2019-0027 C-400 HARRISVILLE 2-D PLAN & PROFILES.DWG 10/10/2022 11:18 AM





- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

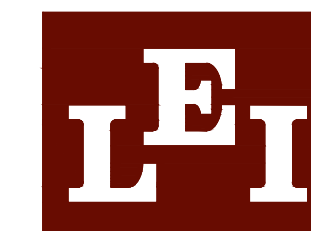
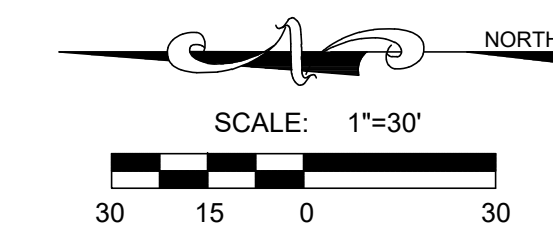
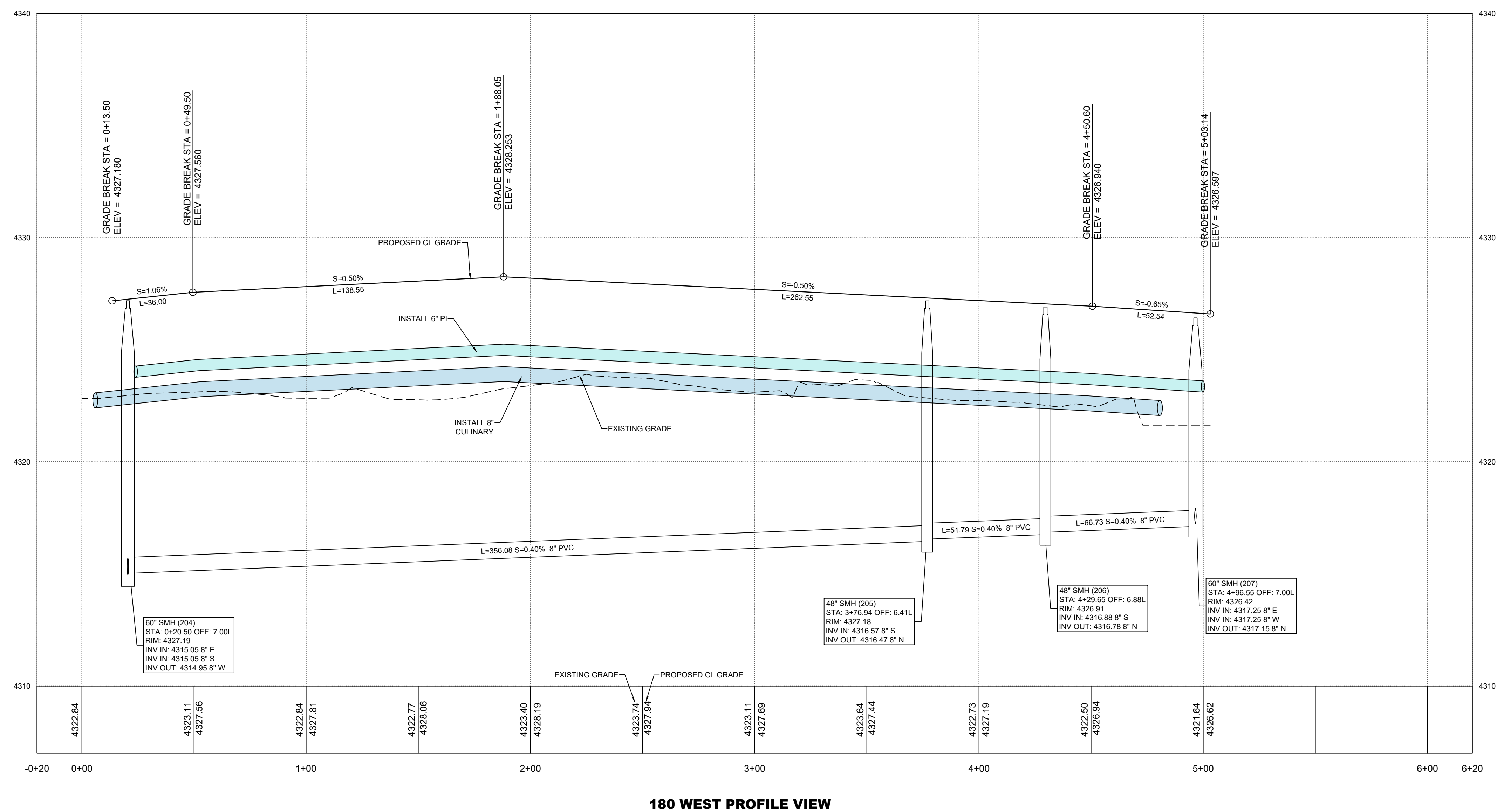
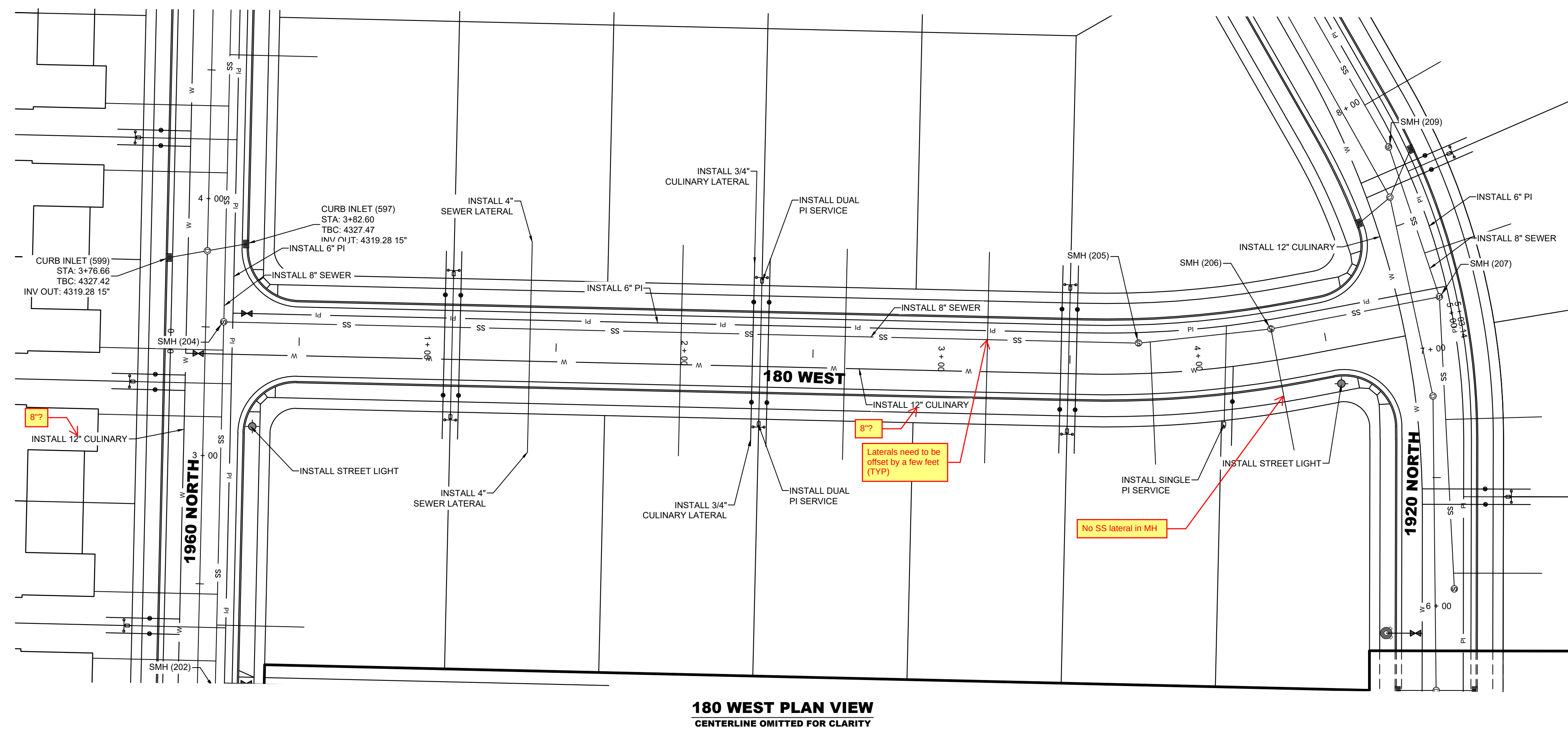
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**120 WEST PLAN & PROFILE STA. 15+00 - 21+00**

| REVISIONS                          |   |
|------------------------------------|---|
| 1                                  | - |
| 2                                  | - |
| 3                                  | - |
| 4                                  | - |
| 5                                  | - |
| 6                                  | - |
| LEI PROJECT #:<br><b>2019-0027</b> |   |
| DRAWN BY:<br><b>CJI</b>            |   |
| DESIGNED BY:<br><b>BTG</b>         |   |
| SCALE:<br><b>1"=30'</b>            |   |
| DATE:<br><b>10/07/2022</b>         |   |

SHEET  
**C-406**



- A Utah Corporation

## ENGINEERS

## SURVEYORS

## PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9399  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**

**180 WEST PLAN & PROFILE STA. -0+20 - 5+50**

| REVISIONS |   |
|-----------|---|
| 1         | - |
| -         |   |
| 2         | - |
| -         |   |
| 3         | - |
| -         |   |
| 4         | - |
| -         |   |
| 5         | - |
| -         |   |

LEI PROJECT #:  
**2019-0027**

---

DRAWN BY:  
**CJI**

---

DESIGNED BY:  
**BTG**

---

SCALE:  
**1"=30'**

---

DATE:  
**10/07/2022**

SHEE

C-407



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

160 WEST PLAN & PROFILE STA. -0+20 - 4+20

REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

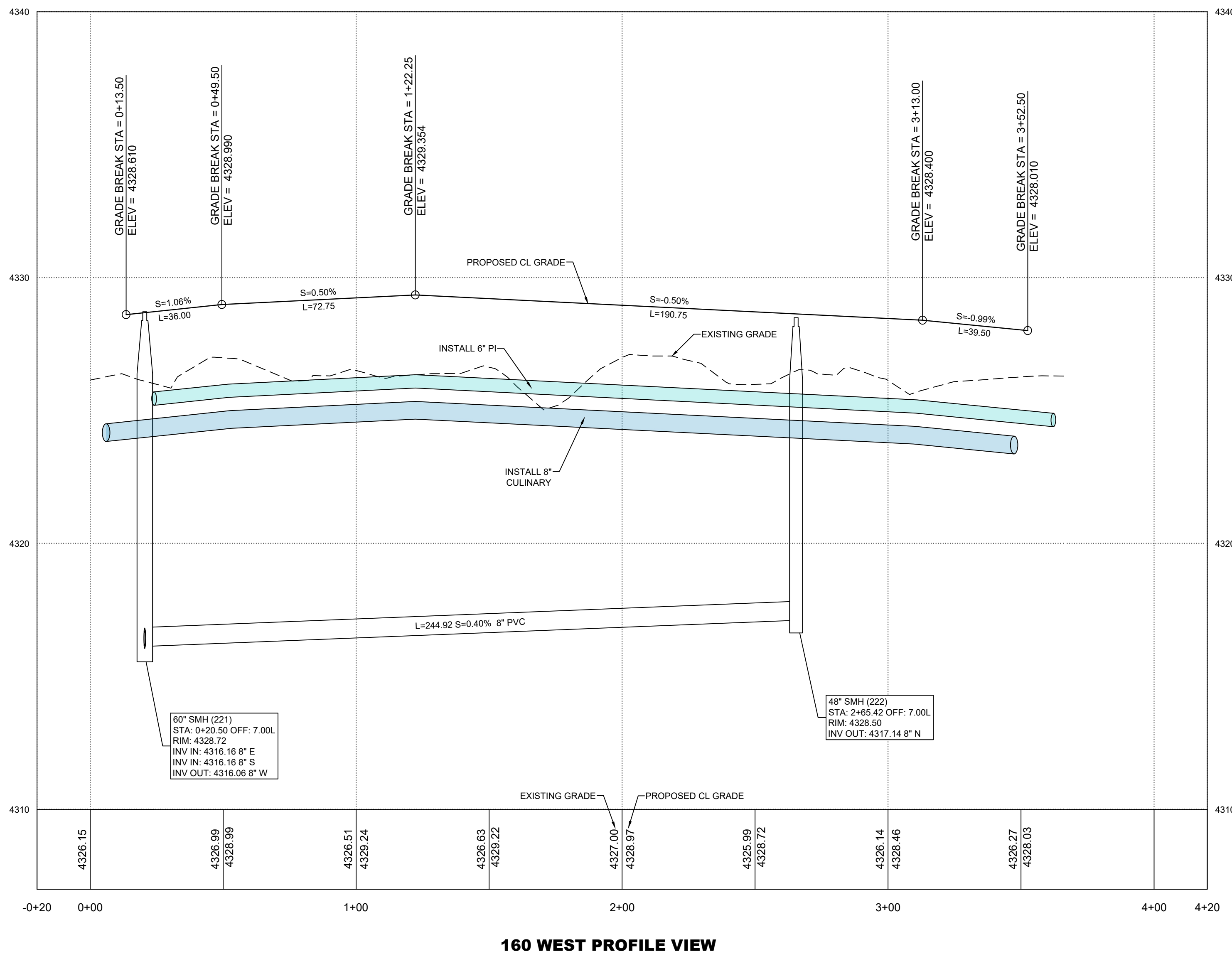
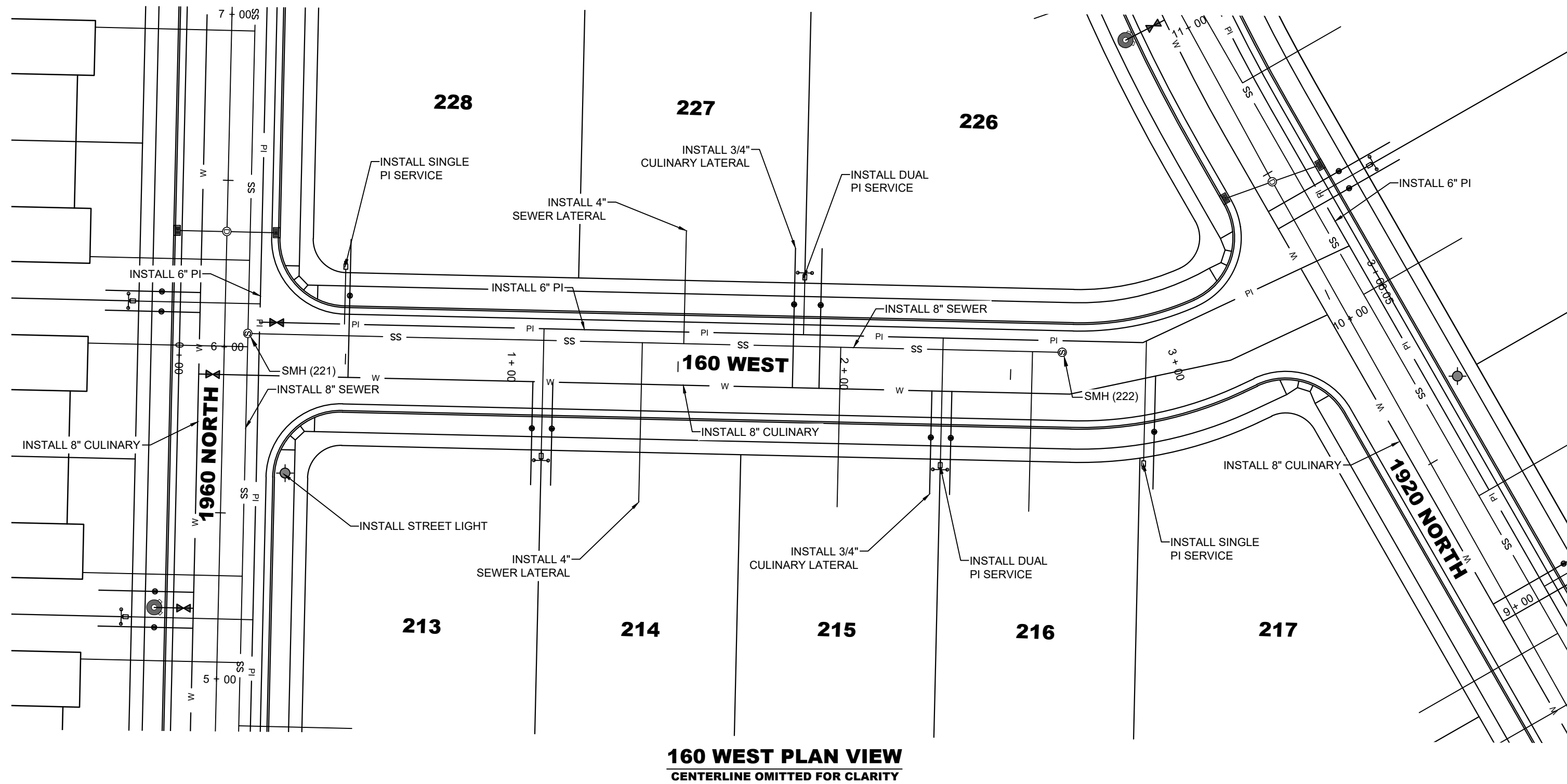
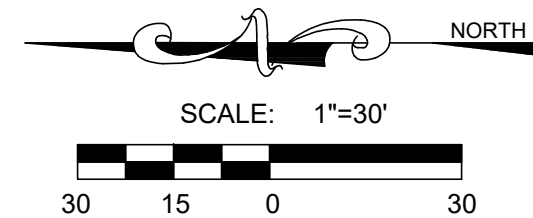
1"=30'

DATE:

10/07/2022

SHEET

**C-408**





- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

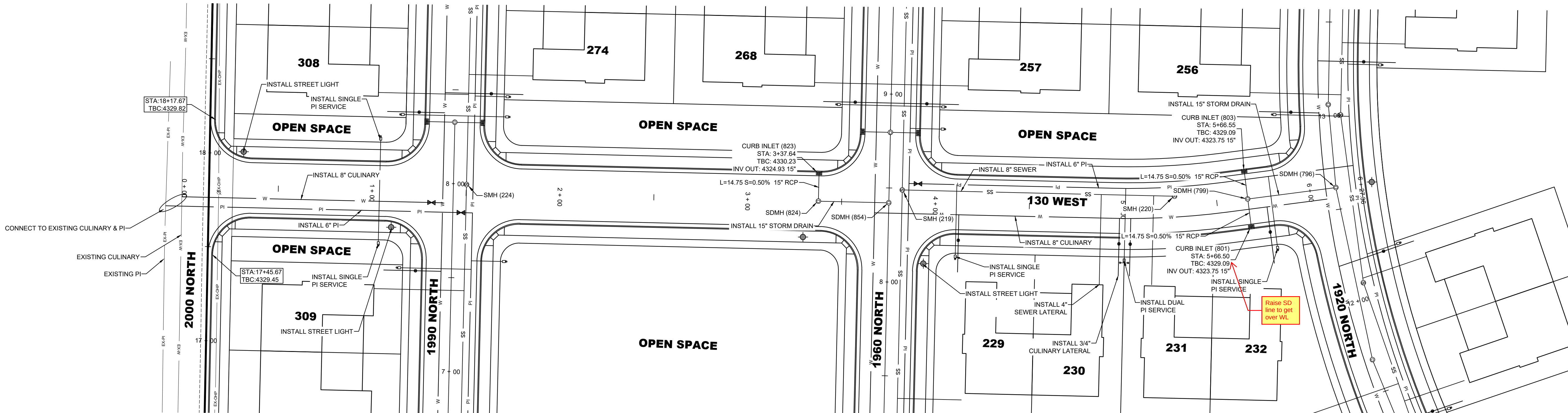
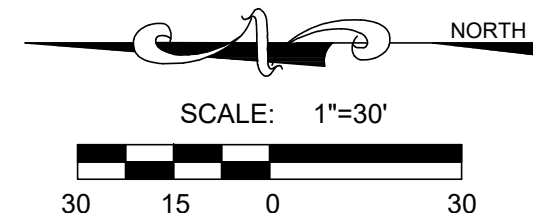
130 WEST PLAN & PROFILE STA. -0+30 - 7+20

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

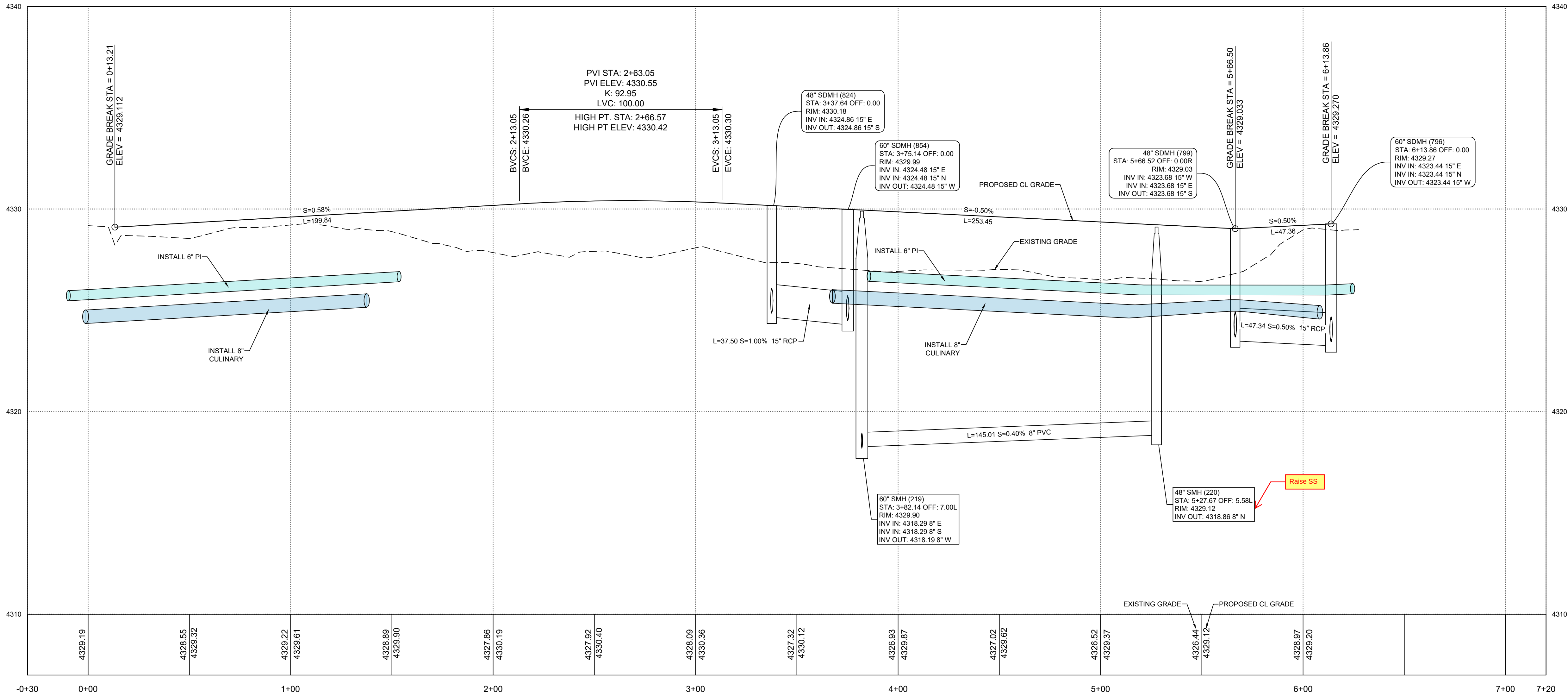
LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

**C-409**



**130 WEST PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY



**130 WEST PROFILE VIEW**



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

2000 NORTH LIP PLAN & PROFILE STA. 9+80 - 18+00

### REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

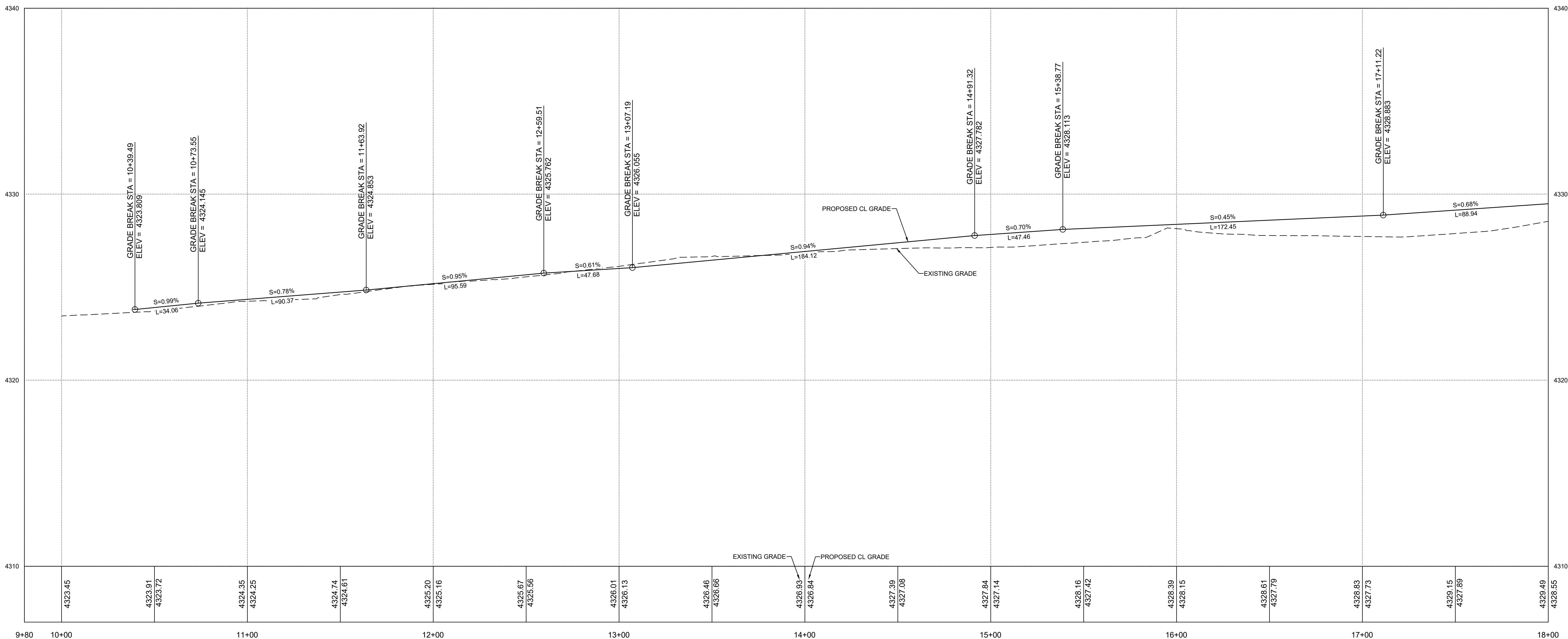
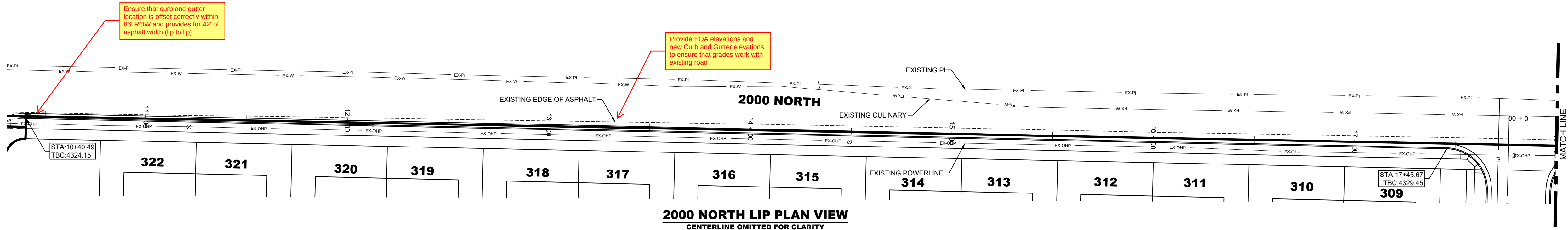
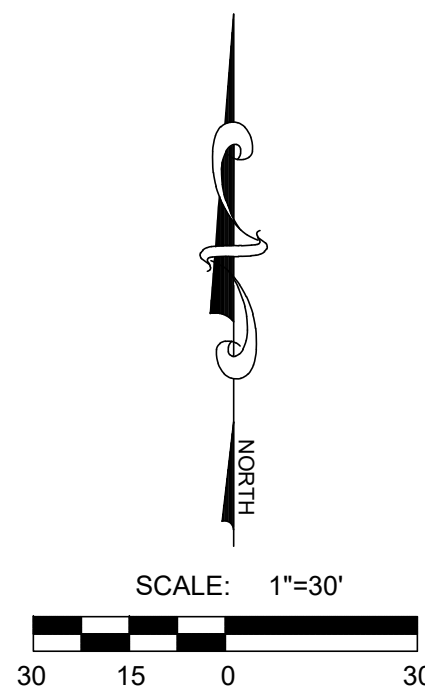
1"=30'

DATE:

10/07/2022

SHEET

C-410



2000 NORTH LIP PROFILE VIEW



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

2000 NORTH LIP PLAN & PROFILE STA. 18+00 - 24+00

### REVISIONS

|   |   |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

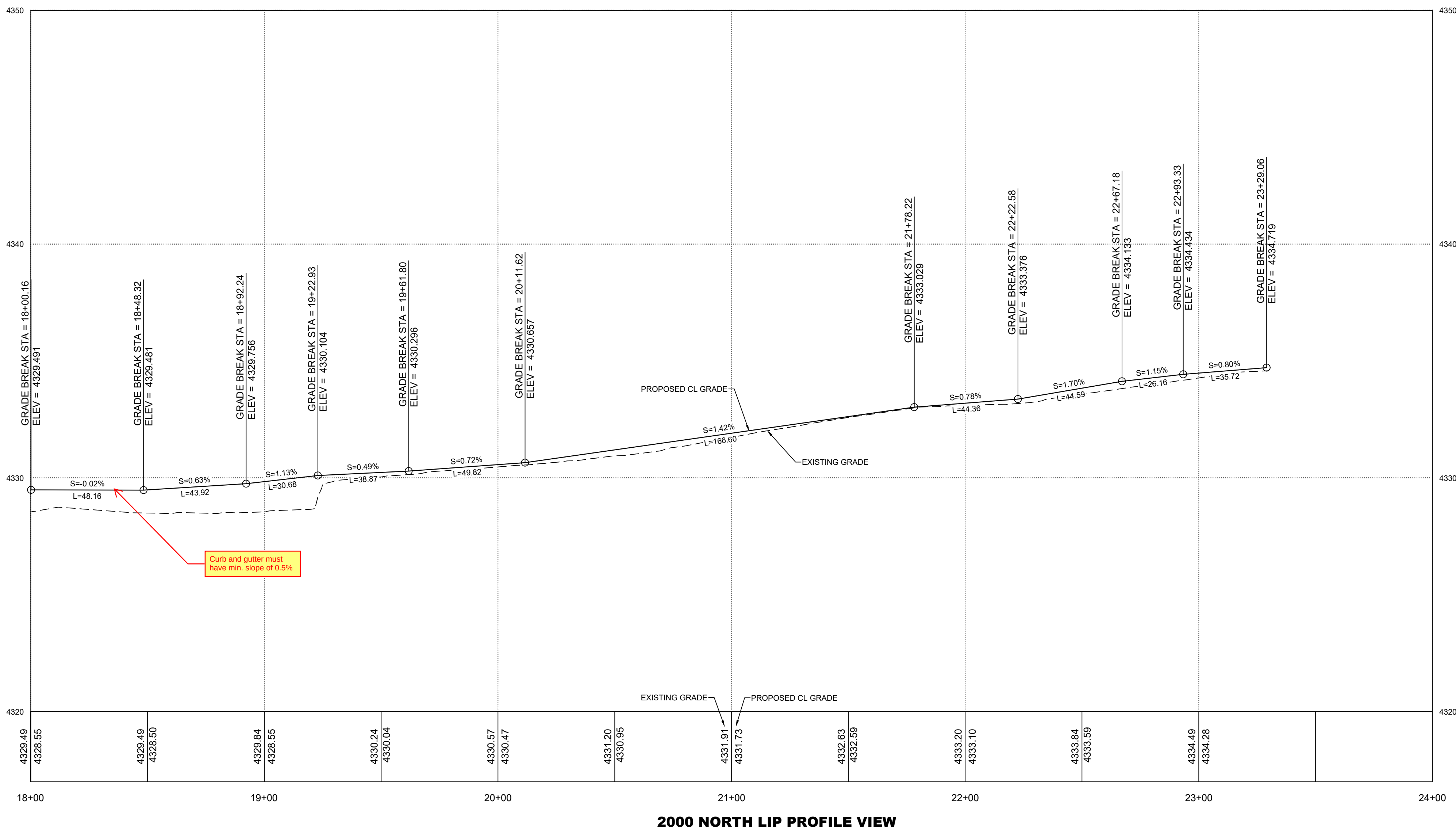
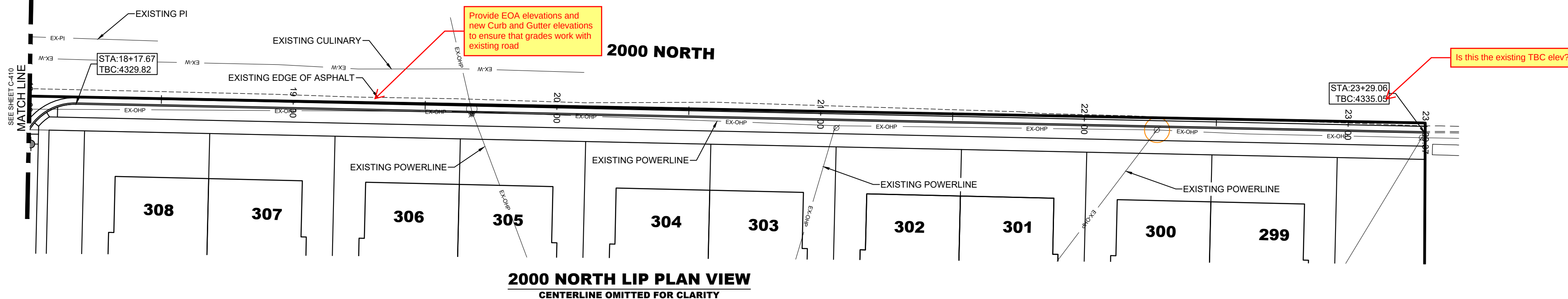
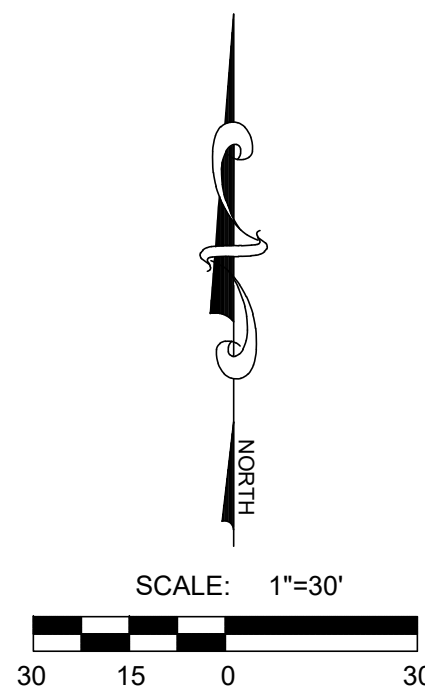
1"=30'

DATE:

10/07/2022

SHEET

C-411



U:\0\_LEI\_PROJECTS\2019-2027 HARRISVILLE PROJECT\DWG\FINAL\3-D FINAL\2019-0027 C-600 HARRISVILLE DETAILS.DWG 10/7/2022 11:18 AM

CRACK CONTROL JOINTS AT 10' SPACING (MIN. DEPTH FOR SLIP FORM CUTS 1-1/2")

CATCH CURB

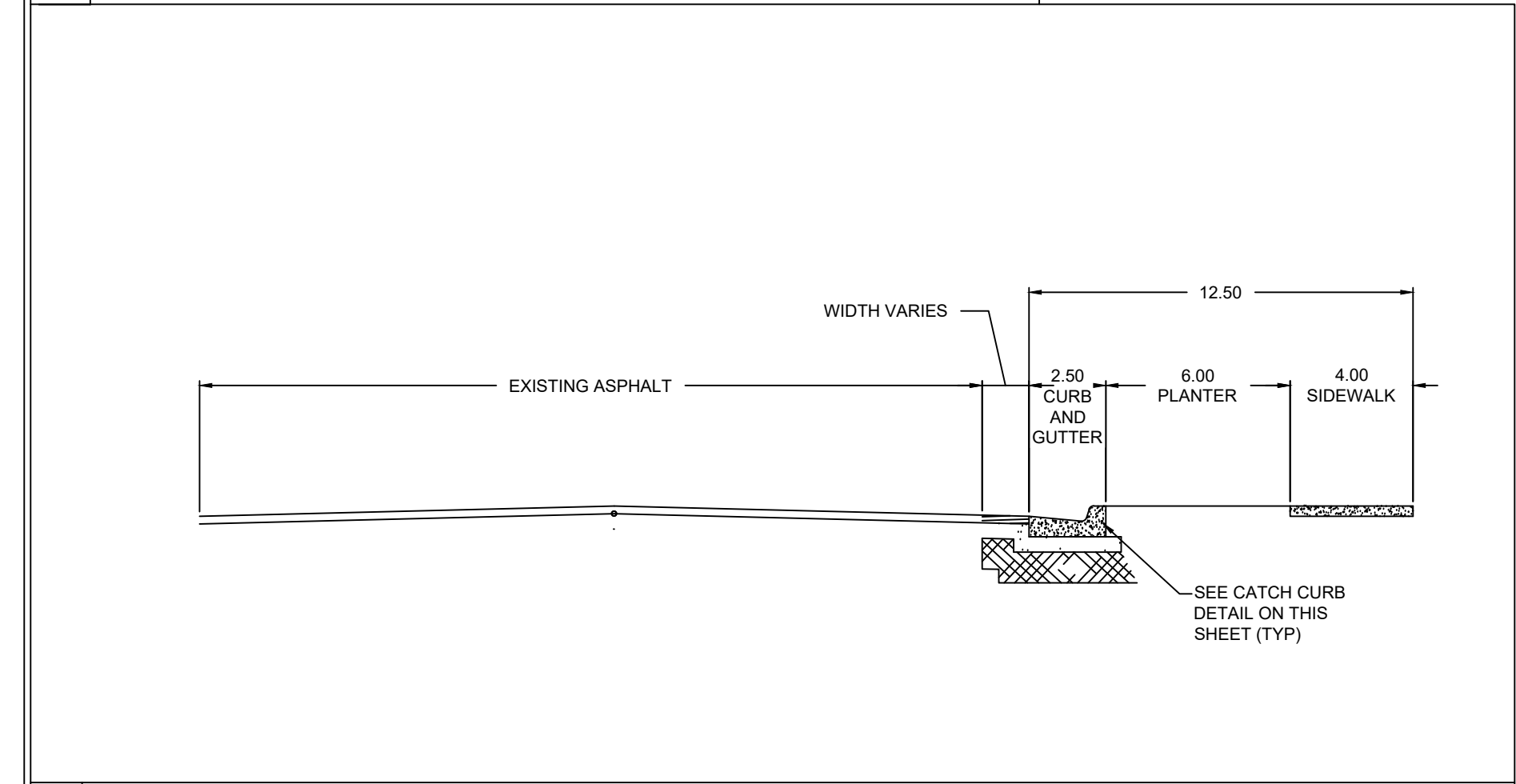
CURB AND GUTTER NOTES

1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE

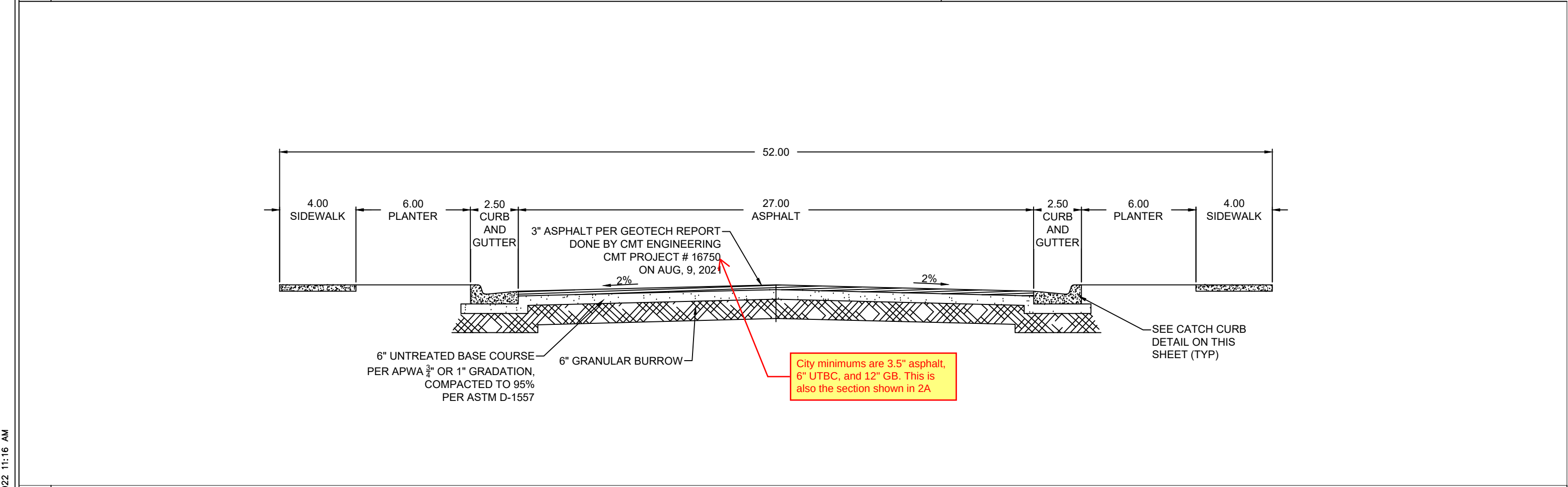
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS. HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.

3. THE SLOPE FOR CURB AND GUTTER MUST BE A MIN. OF 0.5%

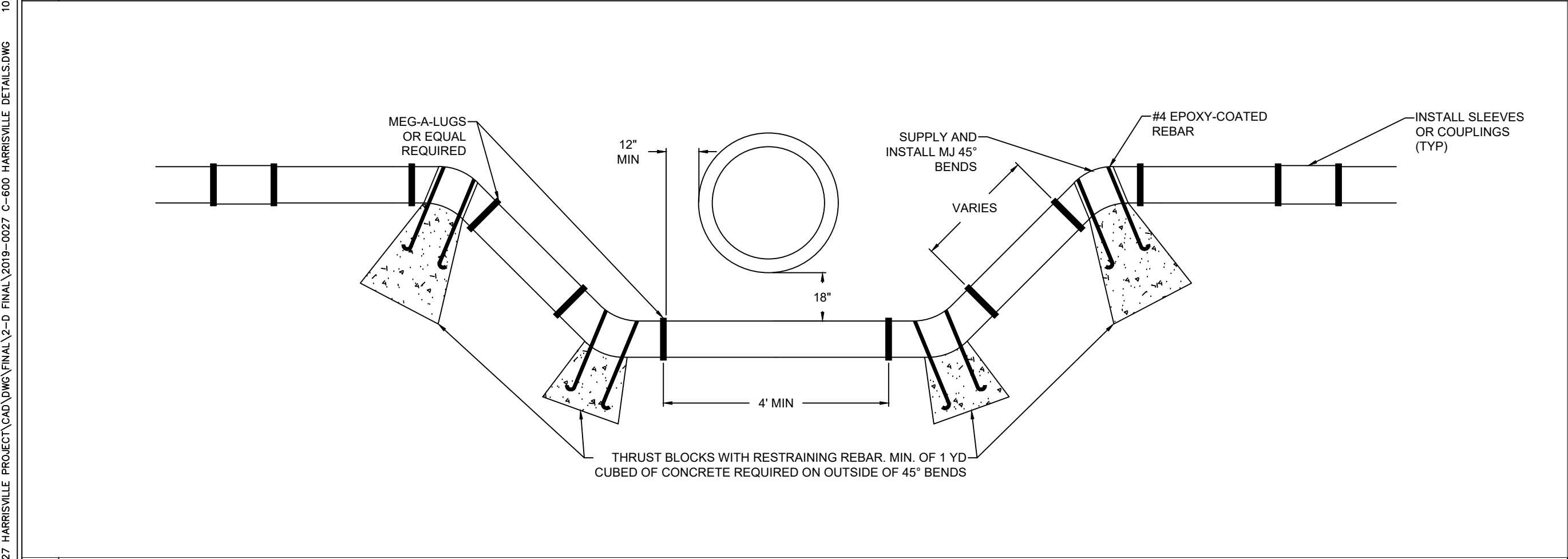
1CURB & GUTTER DETAIL



22000 NORTH LIP DETAIL



352' RESIDENTIAL ROADWAY



8WATERLINE LOOP DETAIL

LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street

Spanish Fork, UT 84660

Phone: 801.798.0555

Fax: 801.798.9393

office@lei-eng.com

www.lei-eng.com

NOT FOR  
CONSTRUCTION

BEN LOMOND PHASE 2-D

HARRISVILLE, UTAH

DETAILS

REVISIONS

1 -

2 -

3 -

4 -

5 -

6 -

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

N/A

DATE:

10/07/2022

SHEET

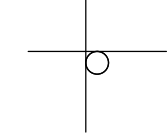
C-600



STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



R8-3A  
NO PARKING



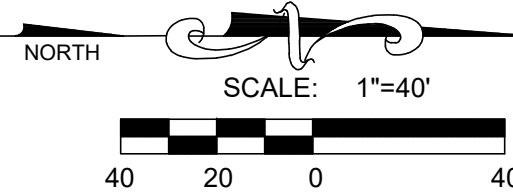
STREET SIGN - SS-1  
PER HARRISVILLE STANDARD CS-03



STOP BAR  
PAINTED 2" WIDE WHITE STRIPE



PAINT RED CURB



- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
SIGNAGE AND STRIPING PLAN

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
| 4 -       |  |
| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET  
**C-700**

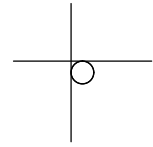




STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



R8-3A  
NO PARKING



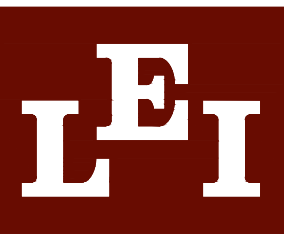
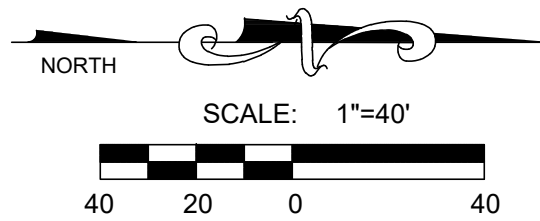
STREET SIGN - SS-1  
PER HARRISVILLE STANDARD CS-03



STOP BAR  
PAINTED 2' WIDE WHITE STRIPE



PAINT RED CURB



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
SIGNAGE AND STRIPING PLAN

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
| 4 -       |  |
| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET

**C-701**





# 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

## Staff Report

Preliminary Approval  
Harrisville Fields Cluster Subdivision  
October 26, 2022

**To:** Harrisville Planning Commission  
**From:** Jennie Knight, City Administrator  
**Date:** October 26, 2022  
**RE:** Preliminary Approval  
**Applicant:** Craig North  
**Owner:** David & Nancy Stephenson, Turing Property Management, LLC

### A. Summary.

The applicant is requesting preliminary approval of the proposed Harrisville Fields Cluster Subdivision, which is a 51-lot cluster development located at approximately 750 North 250 West.

### B. Background.

On November 30, 2021, a proposal was received for a cluster development on property located at approximately 863 North Harrisville Road. At the December 9<sup>th</sup>, 2021 Project Management meeting, the Committee denied the application because the length of the proposed cul-de-sac exceeded the city standard of 600 ft. and the maximum of eight (8) lots allowed on a cul-de-sac in the A-1 (Agricultural) Zone.

On December 15, 2021, an application for a variance was received and a variance hearing was held on January 18, 2022. The decision of the hearing officer was to grant the variance *“to allow the construction of about 20 homes on a cul-de-sac”* and *“to allow a cul-de-sac exceeding 600 feet in length”*. (See exhibit “A”)

In the months following, discussion was given to extend the subdivision beyond the initial parcels south to a connection on 400 North in Ogden City. On July 8, 2022, application was made for preliminary approval of Harrisville Fields Cluster subdivision expanding the initial project from approximately 24.98 acres to 36.93 acres.

The Project Management Committee recommended preliminary approval based on the following findings from their October 13, 2022 meeting.

### C. Findings.

HCMC §11.16.030 General Regulations for Cluster Development include:

1. Minimum of ten (10) acres.
2. Maximum density allowed under clustered development is equal to the number of units in the current zone (A-1).

- a. HCMC §11.16.050
  - (1) Open space preservation – Up to 50% density bonus for 50% remaining open space.
  - (10) Performance – 10% density bonus for energy efficient homes.
- 3. Lot area, lot widths, and lot coverage are consistent with the R-1-10 (Residential) zone.
  - a. HCMC §11.16.030(8)(c) *“Site development. Lot layout, setbacks, and site development in a clustered development shall be consistent with the zone closest to the overall average lot size. For example, if the average lot size in the clustered development is 15,000 square feet, then the site development standards of the RE-15 zone (or its successor) apply.”*
- 4. Open Space Preservation will be incorporated into recreation areas and/or set aside with sensitive lands or other policies of the city.
- 5. General design standards are compliant with the City’s public works standards.
- 6. Service capabilities. Service letters will be required for all utility services and a sewer and road connection agreement with Ogden City for connections on 400 North Street.
- 7. A variance was granted for the cul-de-sac.

**D. Conditions.**

- a. Utility service letters are required from the following providers: North View Fire, Bona Vista, Rocky Mountain Power, Dominion Energy, and Central Weber Sewer (if any of the subdivision will be connecting to Central Weber Sewer)
- b. Sewer and Road connection agreement with Ogden City for connections on 400 North Street.
- c. All lots must meet the minimum frontage requirement for the R-1-10 zone of 90 ft.
- d. All lots must meet the minimum lot size requirement for the R-1-10 zone of 10,000 sq. ft.

**E. Recommendation.**

Staff recommends moving forward with a recommendation to Harrisville City Council for preliminary approval of Harrisville Fields Cluster Subdivision based on the findings in this report and subject to the outlined conditions.



## MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

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

RE: **HARRISVILLE FIELDS SUBDIVISION**  
**Preliminary Plat Submittal**

Date: November 4, 2022

Our office has completed a review of the preliminary plat and improvement plans for the Harrisville Fields Subdivision located in between North Harrisville Road and 400 North at approximately 375 West. The development is a cluster development and includes 51 single family homes and a large open space area. The Developer is proposing to break up the development into two phases but is requesting preliminary approval of the overall site at this time. If preliminary approval of the entire subdivision 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 subdivision 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. Provide a proper subdivision plat with notes, narrative, dedications, curve and line tables, signature blocks, and all other required information.
3. Show existing buildings, easements, floodplains, etc. on the plat.
4. Parcels C and D are shown on the plat and are parcels created to protect existing easements for the creek. Show whether they are to be dedicated to the City and what improvements (landscape or others) are being made to the property.
5. It appears that an access easement is needed for the existing gravel driveway on the south side of the subdivision to access the adjacent property. Show the easement on the plat and how that gravel driveway is to be protected and maintained.
6. There are multiple lots that do not meet the frontage or size requirement for the R-1-10 zone. Revise lots to have 90' min. of frontage and a min. of 10,000 sf total area.
7. Add street names and addresses for the lots as provided by our office.

### **SITE PLAN/ROADWAY**

8. Obtain approval from Ogden City to connect to 400 North with a new road access.
9. Provide existing asphalt elevations on the connections to North Harrisville Road and to 400 North and show how the new road will blend and tie-in with the existing roads.
10. Provide horizontal and vertical curve information and ensure that the curves meet City Standards.
11. Add streetlights at all intersections and at a 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.

### **SECONDARY WATER**

14. This development will need to construct its own pressurized secondary water system using existing water shares and turnouts to provide the water. This system will need to follow the standards listed in the City Standards and will be annexed into the Four Mile Special Service District which is operated by the City. Provide the calculations for the sizing of the pond, pumps, and distribution system and show the design and secondary water system on the plans.
15. It appears that there is a turnout and ditch coming from the Lynn Irrigation system on the south side of the project on 400 North – verify if this is needed or can be removed. If there are any ditches that need to be maintained to provide water to downstream users, they will need to be piped throughout the development and designed to ensure delivery of the water to those users.

### **SANITARY SEWER**

16. Obtain approval from Ogden City to connect the sewer outflow from the development to their line on 400 North.
17. Extend the sewer in the 425 North Circle to the back of the cul-de-sac as shown in the City Standards.

### **STORM DRAIN**

18. The plans show removal of the existing stream (Dixon Creek). Show how this is being done and obtain a Stream Alteration Permit from the State, approval from the US Corps of Engineers, and approval from FEMA for a floodplain map revision if this will change the existing floodplain.
19. Provide a drainage report with all calculations for the storm drain design. Low Impact Design should also be evaluated per State Rules – provide a Storm Water Quality Report as outlined in the State LID Manual which will identify LID measures used or provide rationale as to why they are technically infeasible.
20. Provide details of all detention or other drainage structures that differ from City Standards.
21. Show the elevation of the floodplain in the project area.
22. Work with the City to determine if a dual-purpose pond for stormwater runoff and secondary water is feasible or desired.
23. Keep the storm drain pipe either under the gutter or in the roadway and not through the park strip.

### **GENERAL**

24. Final plan approvals from Bona Vista Water, other utility companies, and North View Fire District are required prior to final subdivision approval.
25. Provide a geotechnical report for the entire site which contains, at a minimum, the information listed in the City Standards. Adjust and/or update plans accordingly per recommendations in the geotechnical report.

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.

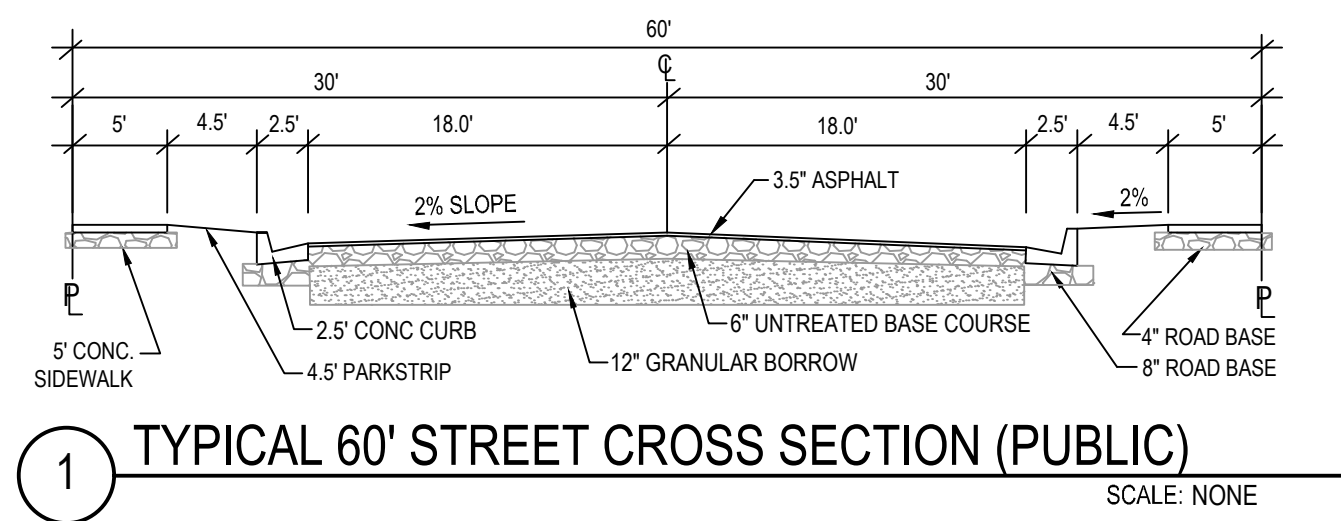
811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'

| LEGEND                                                        |                          |  |                        |
|---------------------------------------------------------------|--------------------------|--|------------------------|
|                                                               | SECTION CORNER           |  | ELECTRICAL BOX         |
|                                                               | MONUMENT                 |  | UTILITY MANHOLE        |
|                                                               | EXIST REBAR AND CAP      |  | UTILITY POLE           |
|                                                               | SET ENSIGN REBAR AND CAP |  | LIGHT                  |
|                                                               | WATER METER              |  | CABLE BOX              |
|                                                               | WATER MANHOLE            |  | TELEPHONE BOX          |
|                                                               | WATER VALVE              |  | GAS METER              |
|                                                               | FIRE HYDRANT             |  | TREE                   |
|                                                               | SECONDARY WATER VALVE    |  | SHRUB                  |
|                                                               | IRRIGATION VALVE         |  | ADJACENT RIGHT OF WAY  |
|                                                               | SANITARY SEWER MANHOLE   |  | RIGHT OF WAY           |
|                                                               | STORM DRAIN CLEAN OUT    |  | CENTERLINE             |
|                                                               | STORM DRAIN CATCH BASIN  |  | PROPERTY LINE          |
|                                                               | STORM DRAIN COMBO BOX    |  | ADJACENT PROPERTY LINE |
|                                                               | STORM DRAIN CULVERT      |  | DEED LINE              |
|                                                               | SIGN                     |  | TANGENT LINE           |
| NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET. |                          |  |                        |



- GENERAL NOTES:
- 1) ALL LOTS WILL RECEIVE A SANITARY SEWER LATERAL, A CULINARY WATER LATERAL, A SECONDARY WATER LATERAL. A LAND DRAIN LATERAL WILL BE PROVIDED IF NEEDED.
  - 2) CULINARY WATER WILL BE CONNECTED TO EXISTING CULINARY WATER IN HARRISVILLE ROAD AND IN 400 NORTH STREET.
  - 3) SANITARY SEWER WILL BE CONNECTED TO EXISTING SANITARY SEWER IN 400 NORTH STREET.
  - 4) STORM DRAIN WILL BE DIRECTED TO A NEW POND TO BE CONSTRUCTED WITHIN THE WETLANDS AREA. THIS POND WILL BE SUPPLIED WATER BY STORM DRAIN RUN OFF AND FROM THE EXISTING STREAM (IRRIGATION DITCH) TO THEN BE PRESSURIZED AND DELIVERED TO EACH LOT AS PRESSURE IRRIGATION.
  - 5) EACH LOT WILL RECEIVE A CONNECTION TO THE PRESSURE IRRIGATION SYSTEM.
  - 6) FIRE HYDRANTS TO BE INSTALLED PER DIRECTION OF THE HARRISVILLE-FIRE DEPARTMENT.
  - 7) CURB, GUTTER AND SIDEWALK (NOT SHOWN DUE TO SCALE OF DRAWING) WILL BE INSTALLED ON ALL ROADWAYS PER THE HARRISVILLE CITY APPROVED STREET CROSS SECTION.
  - 8) DISCHARGE STORM RAIN WATER INTO DETENTION BOND/SECONDARY WATER POND FOR USE IN SECONDARY WATER SYSTEM.
  - 9) DIVERT WATER FROM 4 MILE CREEK INTO SECONDARY WATER POND FOR SECONDARY WATER USE.
  - 10) OVERFLOW STRUCTURE TO REGULATE HIGH WATER MARK OF DETENTION/SECONDARY WATER POND.

Is a combined pond being proposed? Some plans show a detention basin in Parcel B and a secondary pond in the open space.

North View Fire District and Bona Vista Water

What shares does the property have? From 4-Mile or Dixon Creek? Provide more information.

Contains 1,608,841 square feet, 36.934 acres, 46 Lots, 2 Phases: Phase1 - 22 Lots - Phase 2 - 24 Lots.

51

PROVIDE A SUBDIVISION DEDICATION PLAT WITH DESCRIPTIONS, ALL MEASUREMENTS AND CURVE INFORMATION, EASEMENTS, ADDRESSES, SIGNATURE BLOCKS, ETC. THIS PLAT MUST BE REVIEWED BY OUR OFFICE AND BY THE WEBER COUNTY SURVEYOR.

IF THE DEVELOPMENT IS TO BE SPLIT INTO DIFFERENT PHASES - SHOW THE DIFFERENT PHASES ON THIS OVERALL PLAN

LOTS ARE TO BE RESTRICTED PER 8.07.010 OF THE CITY CODE

Who are these parcels being dedicated to for maintenance? Are there any improvements being proposed?

Show all drainage easements. Existing Hart Subdivision shows easements for Dixon Creek and Four-Mile Creek. Are those being maintained or moved? (TYP)

Show location of existing buildings and pond. Are they to be removed?

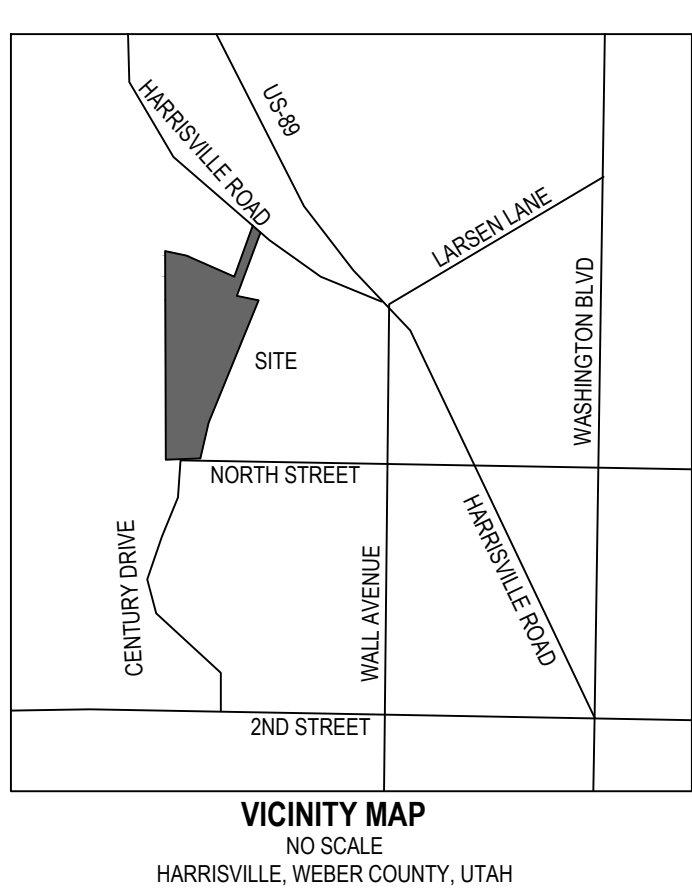
Provide curve information and ensure that it meets City Standard for horizontal curves (TYP)

Obtain approval from Ogden City for street connection

Is an access easement needed here for the existing gravel driveway?

Is the total open space area listed anywhere? To verify cluster development requirements

Are any improvements being proposed in the open space? Or to remain as-is? The City's park and trails master plan shows a potential nature park and walking paths in this area



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

# HARRISVILLE FIELDS SUBDIVISION PRELIMINARY PLAT

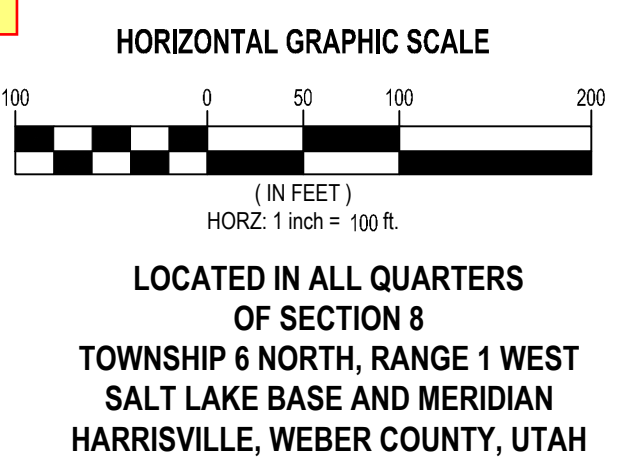
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

| NO. | DATE | REVISION FOR REVIEW |
|-----|------|---------------------|
|-----|------|---------------------|

OVERALL SITE PLAN

|                               |                           |
|-------------------------------|---------------------------|
| PROJECT NUMBER<br>11293       | PRINT DATE<br>2022-10-04  |
| PROJECT MANAGER<br>K. RUSSELL | DESIGNED BY<br>K. RUSSELL |

C-100



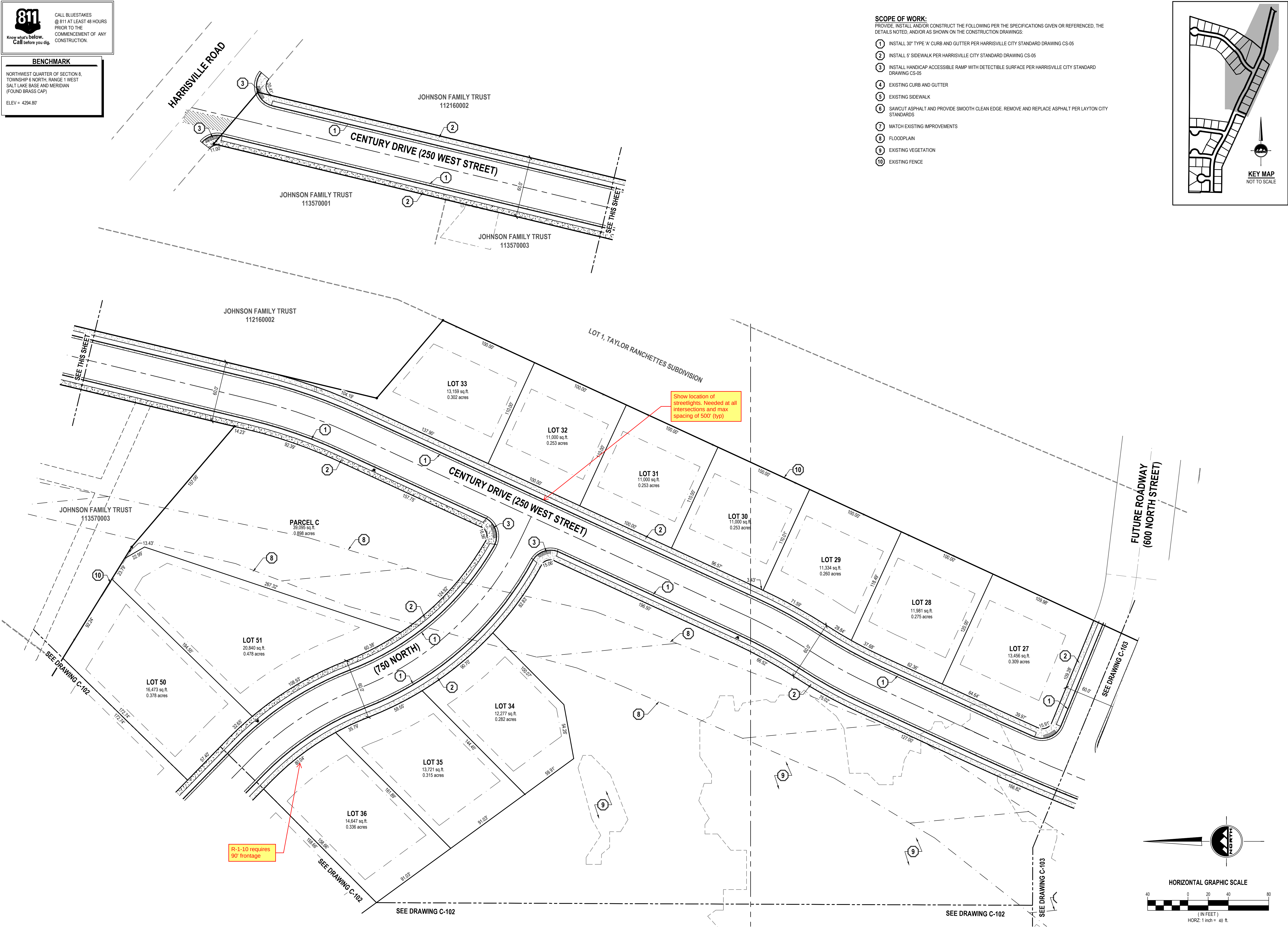
811

Know what's below.  
Call before you dig.

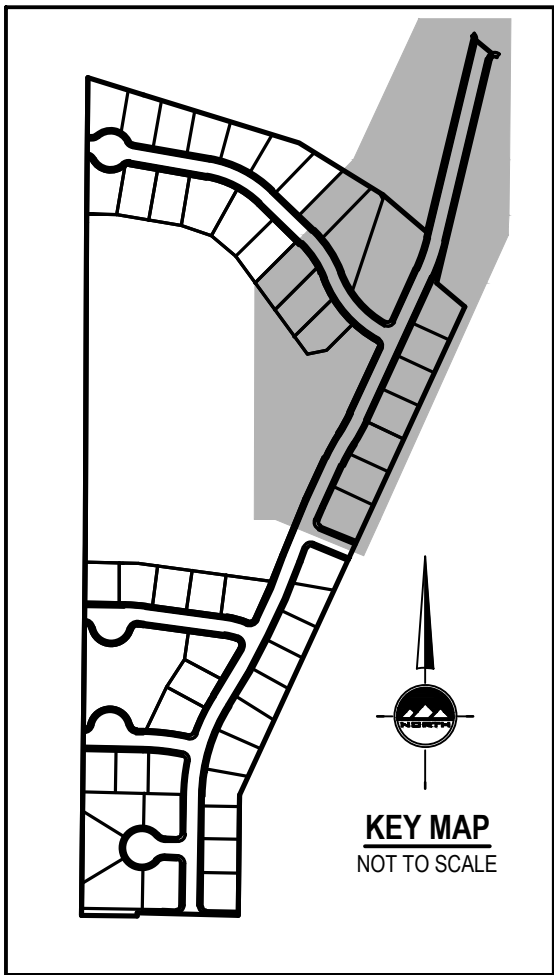
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INSTALL 30" TYPE 'A' CURB AND GUTTER PER HARRISVILLE CITY STANDARD DRAWING CS-05
  - 2 INSTALL 5' SIDEWALK PER HARRISVILLE CITY STANDARD DRAWING CS-05
  - 3 INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER HARRISVILLE CITY STANDARD DRAWING CS-05
  - 4 EXISTING CURB AND GUTTER
  - 5 EXISTING SIDEWALK
  - 6 SAWCUT ASPHALT AND PROVIDE SMOOTH CLEAN EDGE. REMOVE AND REPLACE ASPHALT PER LAYTON CITY STANDARDS
  - 7 MATCH EXISTING IMPROVEMENTS
  - 8 FLOODPLAIN
  - 9 EXISTING VEGETATION
  - 10 EXISTING FENCE



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

**HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH**

NO. DATE REVISION  
FOR REVIEW

SITE PLAN

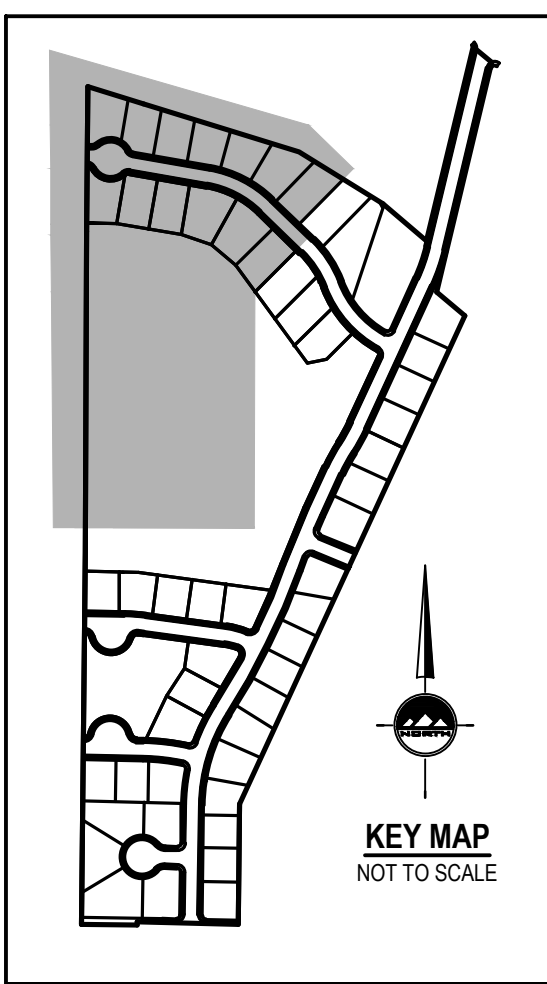
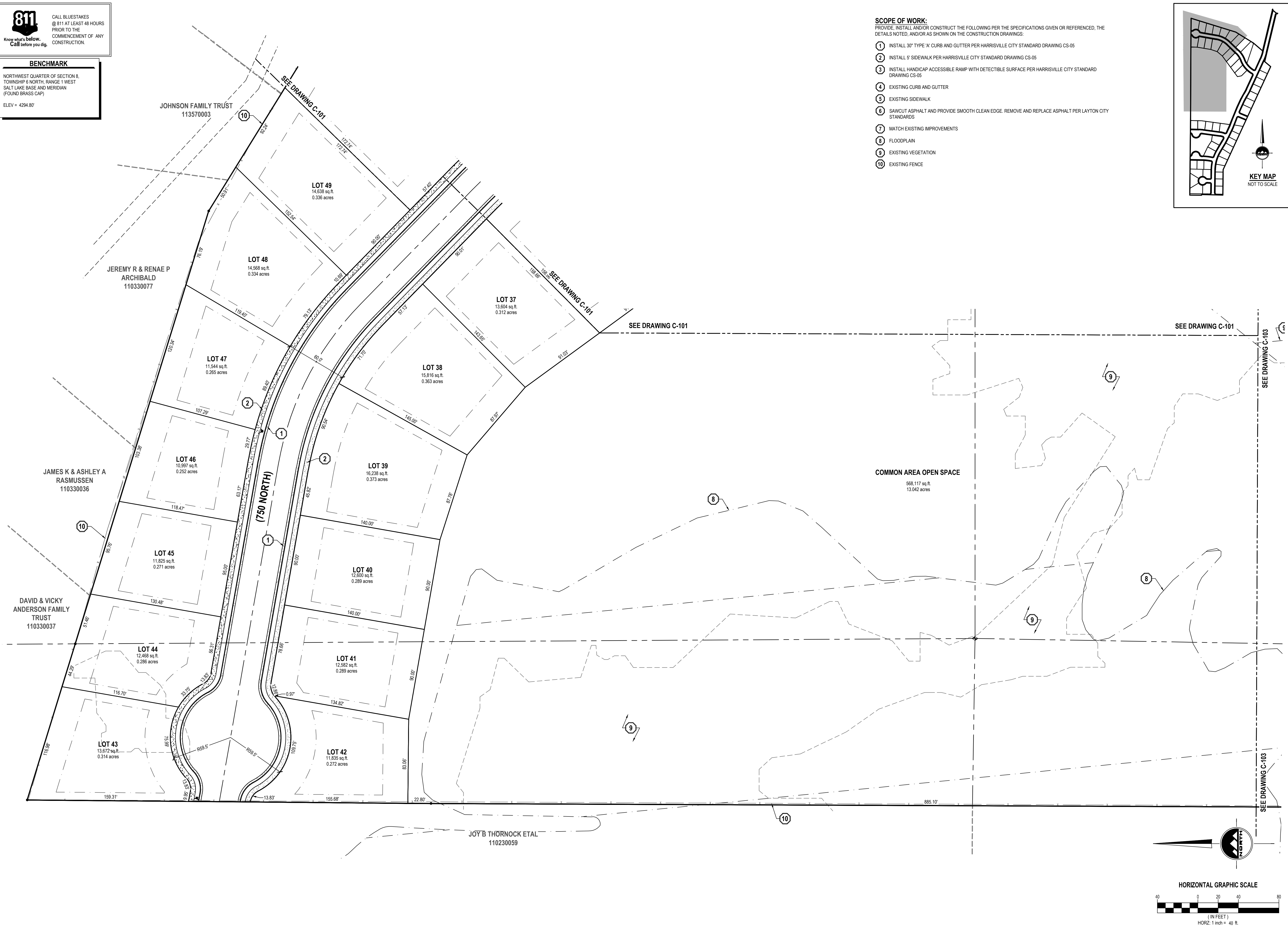
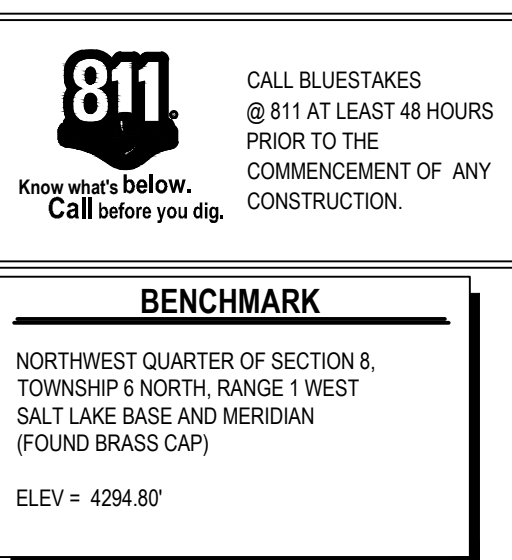
PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-101



**ENSIGH**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

**FOR:**  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

**CONTACT:**  
CRAIG NORTH  
PHONE: 801-452-3299

**HARRISVILLE FIELDS SUBDIVISION**  
**PRELIMINARY PLAT**  
**863 NORTH HARRISVILLE ROAD**  
**HARRISVILLE, UTAH**

| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|
|-----|------|------------------------|

## SITE PLAN

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>11293      | PRINT DATE<br>2022-10-04 |
| PROJECT MANAGER<br>K.RUSSELL | DESIGNED BY<br>K.RUSSELL |

**C-102**

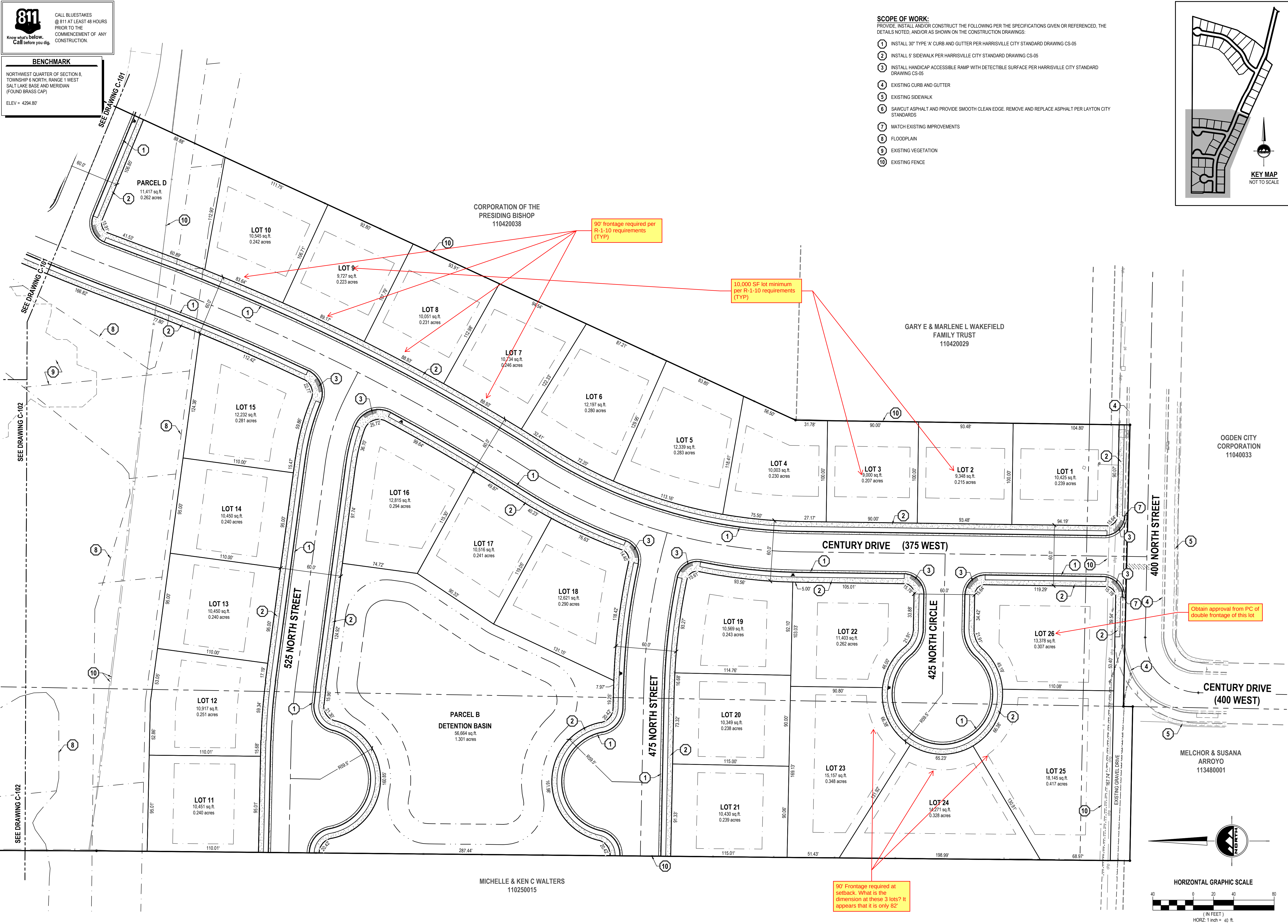
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1

INSTALL 30" TYPE 'A' CURB AND GUTTER PER HARRISVILLE CITY STANDARD DRAWING CS-05

2

INSTALL 5' SIDEWALK PER HARRISVILLE CITY STANDARD DRAWING CS-05

3

INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER HARRISVILLE CITY STANDARD DRAWING CS-05

4

EXISTING CURB AND GUTTER

5

EXISTING SIDEWALK

6

SAWCUT ASPHALT AND PROVIDE SMOOTH CLEAN EDGE. REMOVE AND REPLACE ASPHALT PER LAYTON CITY STANDARDS

7

MATCH EXISTING IMPROVEMENTS

8

FLOODPLAIN

9

EXISTING VEGETATION

10

EXISTING FENCE

KEY MAP  
NOT TO SCALE

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

|     |      |                        |
|-----|------|------------------------|
| NO. | DATE | REVISION<br>FOR REVIEW |
|     |      |                        |
|     |      |                        |
|     |      |                        |
|     |      |                        |

SITE PLAN

PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K.RUSSELL

DESIGNED BY  
K.RUSSELL

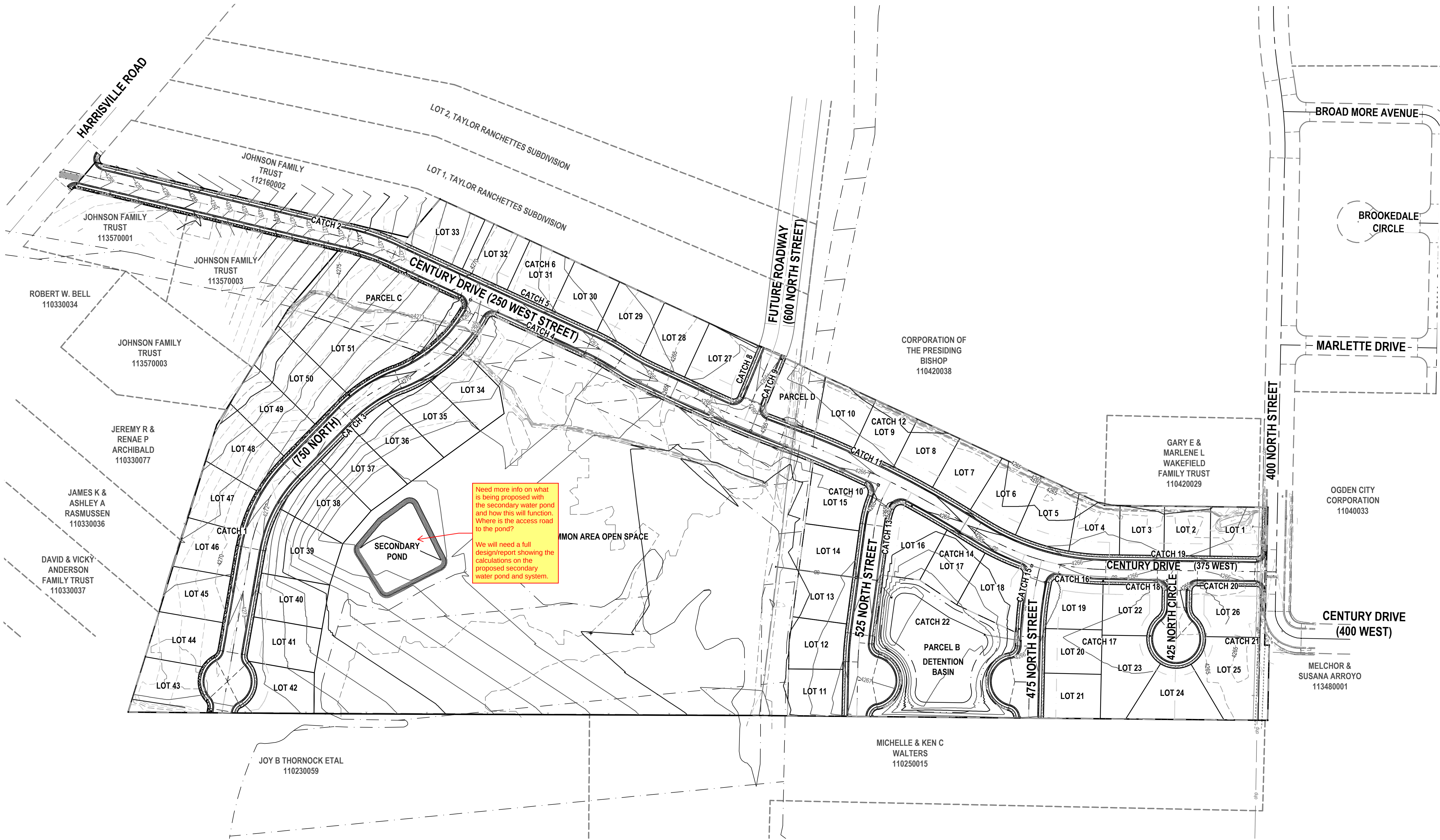
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

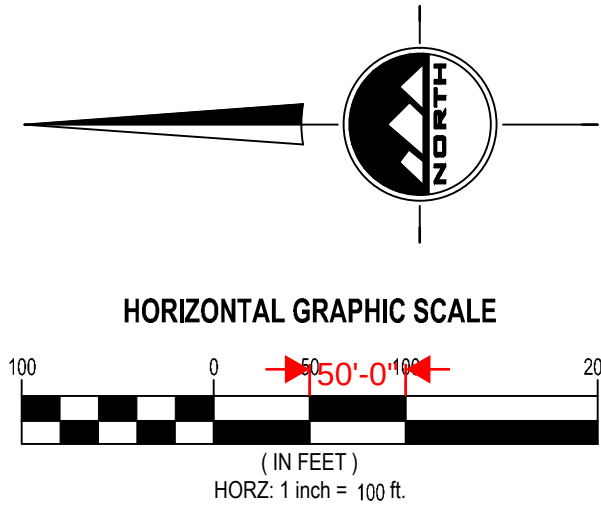
BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



Need more info on what is being proposed with the secondary water pond and how this will function. Where is the access road to the pond?

We will need a full design/report showing the calculations on the proposed secondary water pond and system.



EN SIGN

THE STANDARD IN ENGINEERING

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO. DATE REVISION  
FOR REVIEW

OVERALL GRADING AND  
DRAINAGE PLAN

PROJECT NUMBER  
11293  
PROJECT MANAGER  
K. RUSSELL

PRINT DATE  
2022-10-04  
DESIGNED BY  
K. RUSSELL

C-200

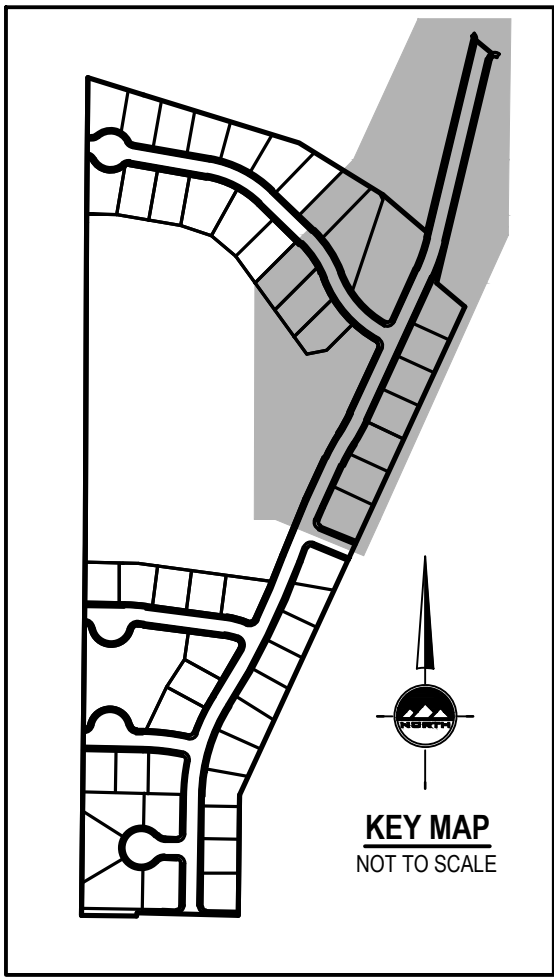
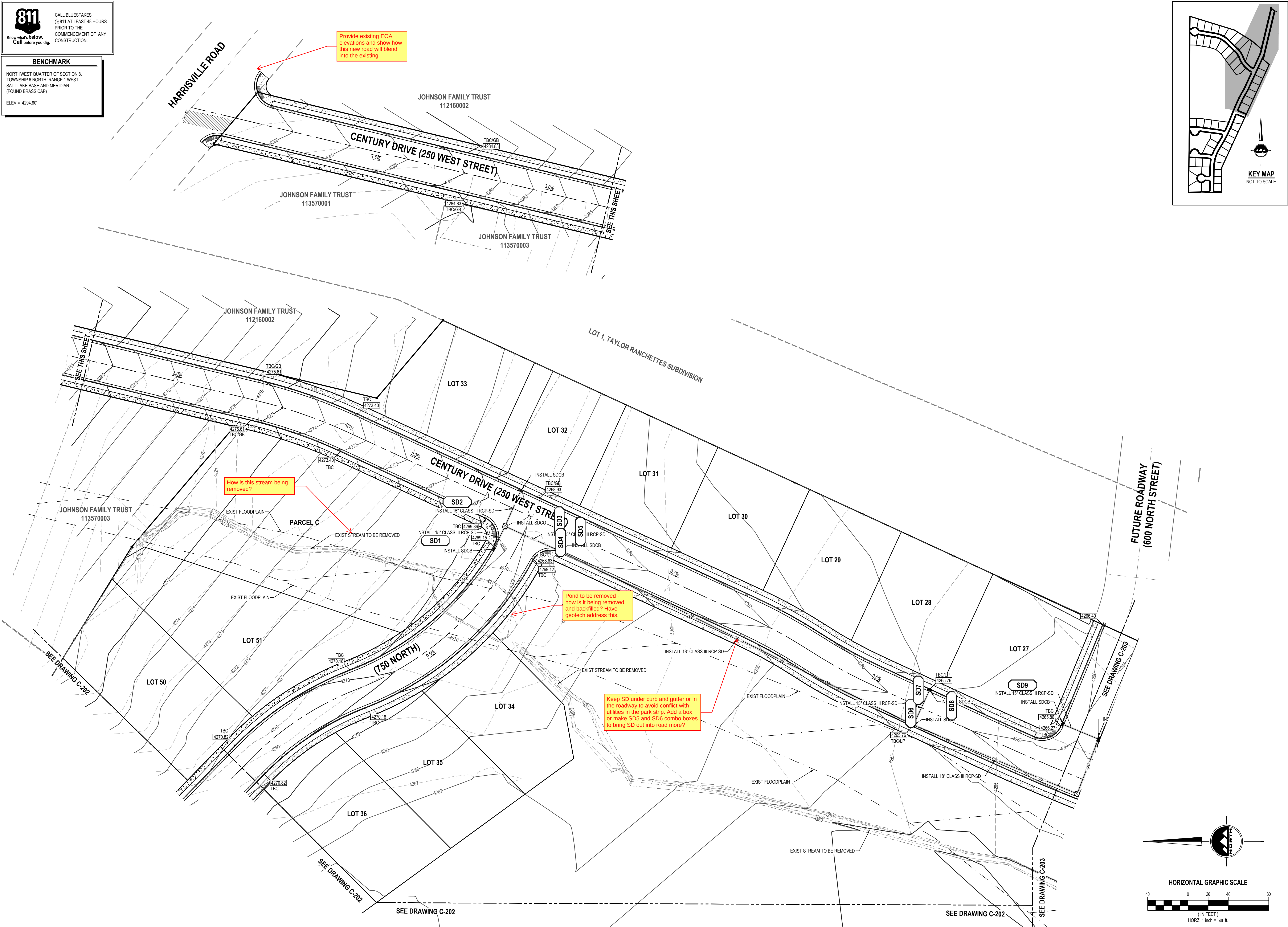
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO. DATE

REVISION  
FOR REVIEW

GRADING AND  
DRAINAGE PLAN

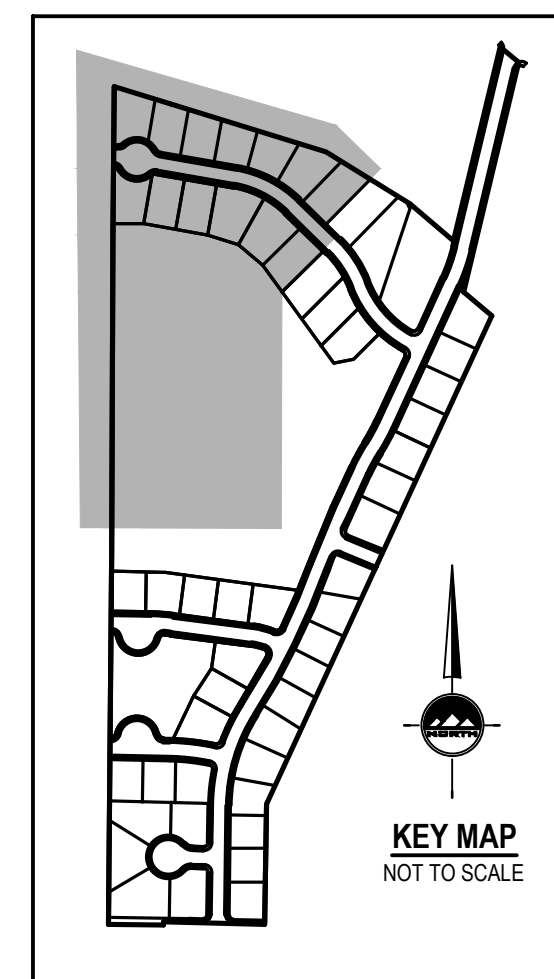
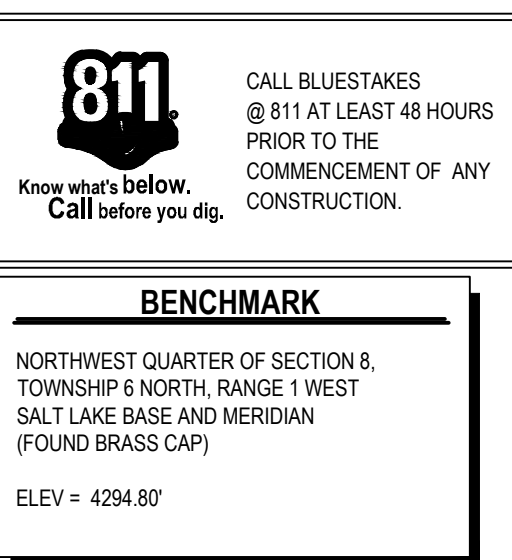
PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-201



**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

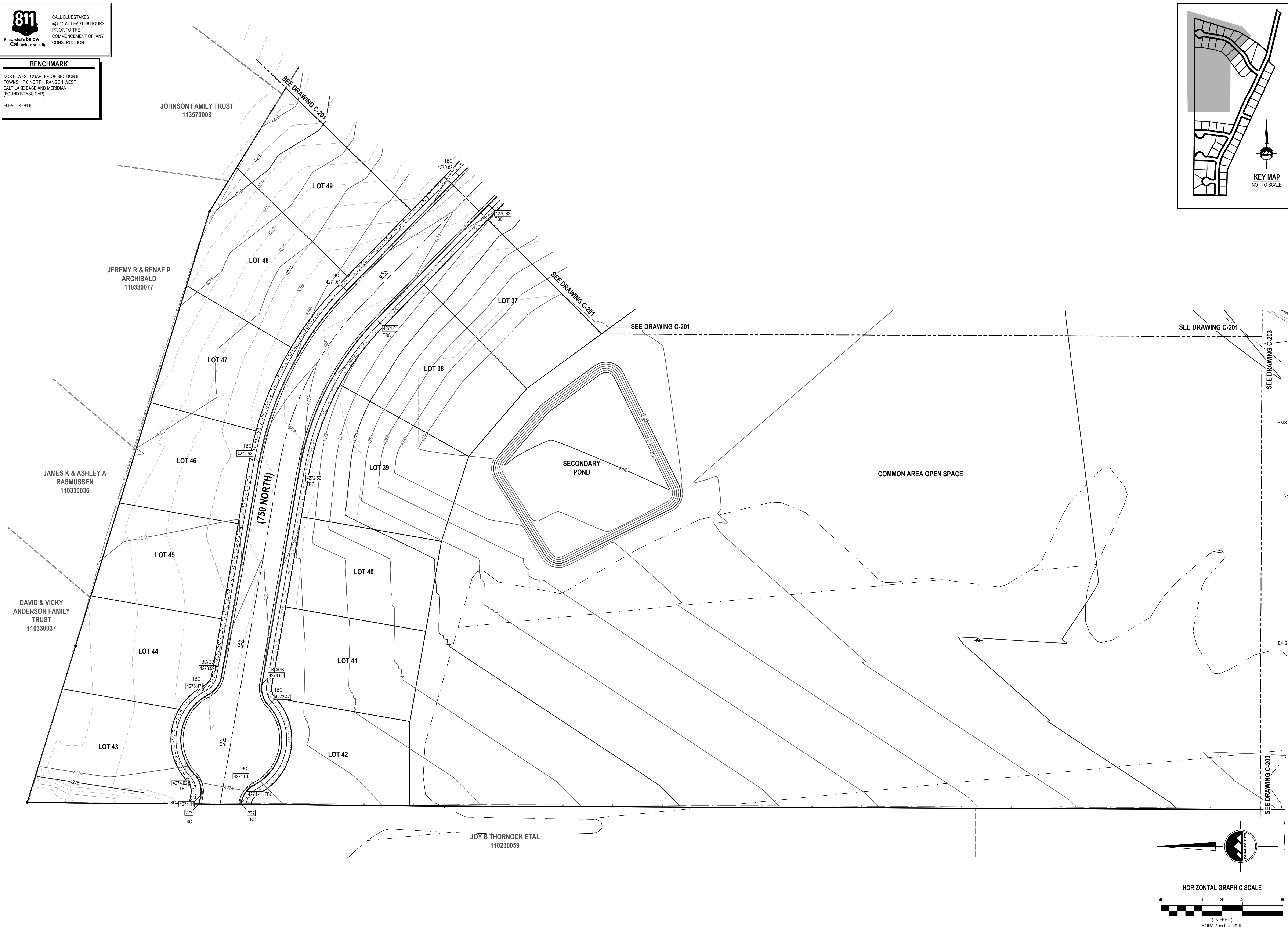
**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**



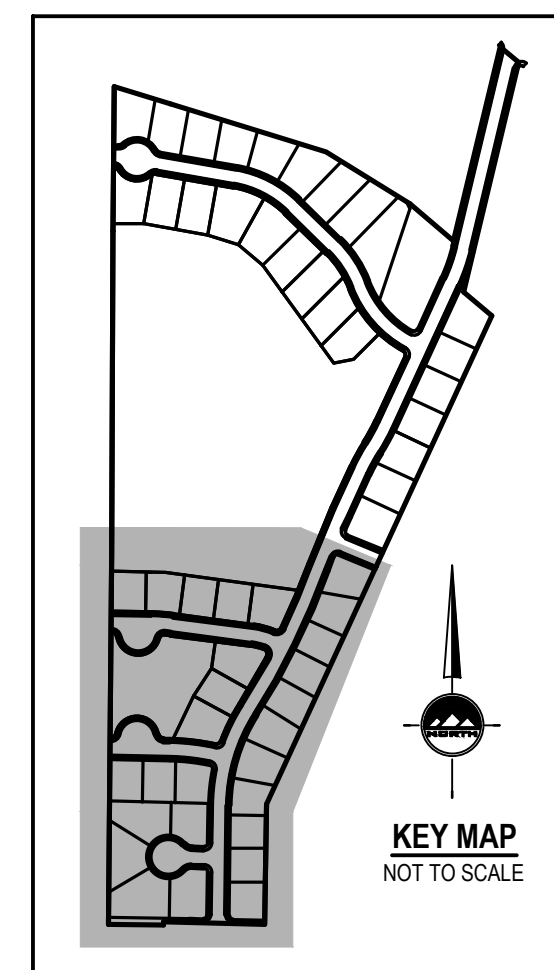
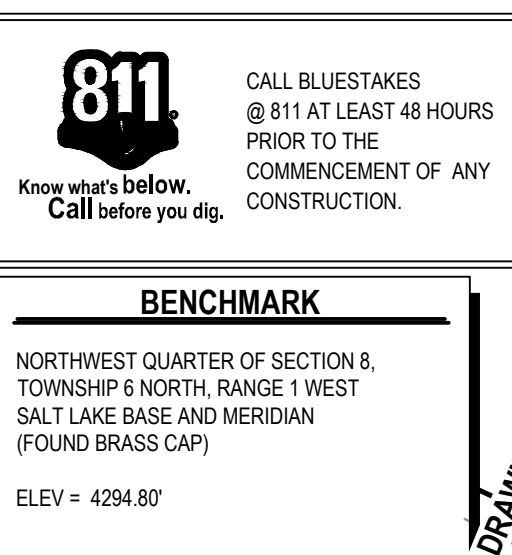
**HARRISVILLE FIELDS SUBDIVISION**  
**PRELIMINARY PLAT**  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

|     |      |                        |
|-----|------|------------------------|
| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|

## GRADING AND DRAINAGE PLAN

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>11293      | PRINT DATE<br>2022-10-04 |
| PROJECT MANAGER<br>K.RUSSELL | DESIGNED BY<br>K.RUSSELL |

**C-202**



**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

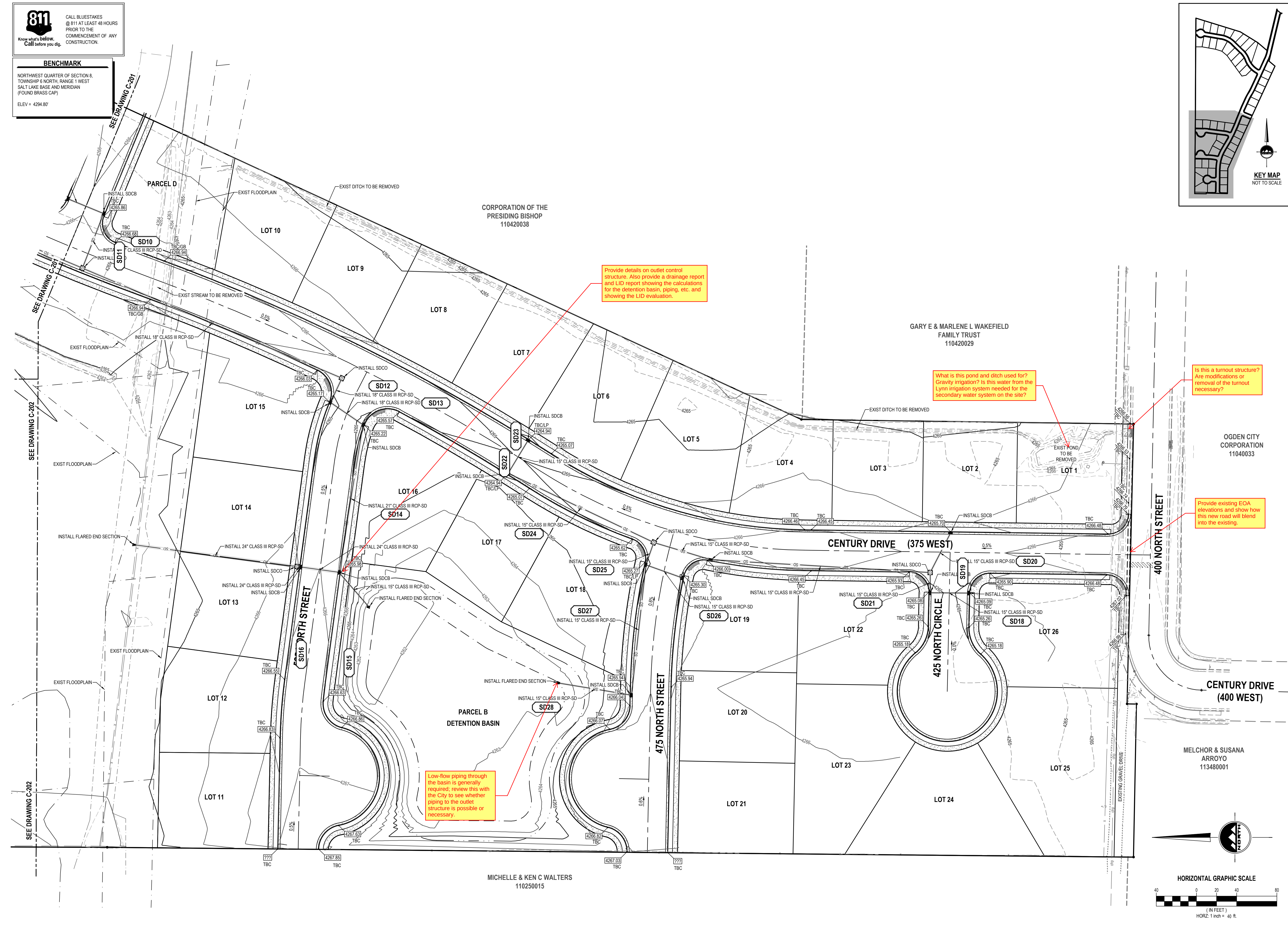
**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

*CONTACT:*  
CRAIG NORTH  
PHONE: 801-452-3299



**SVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
8633 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH**

|     |      |            |
|-----|------|------------|
| NO. | DATE | REVISION   |
|     |      | FOR REVIEW |

## GRADING AND DRAINAGE PLAN

|                 |             |
|-----------------|-------------|
| PROJECT NUMBER  | PRINT DATE  |
| 11293           | 2022-10-04  |
| PROJECT MANAGER | DESIGNED BY |
| K.RUSSELL       | K.RUSSELL   |

**C-203**

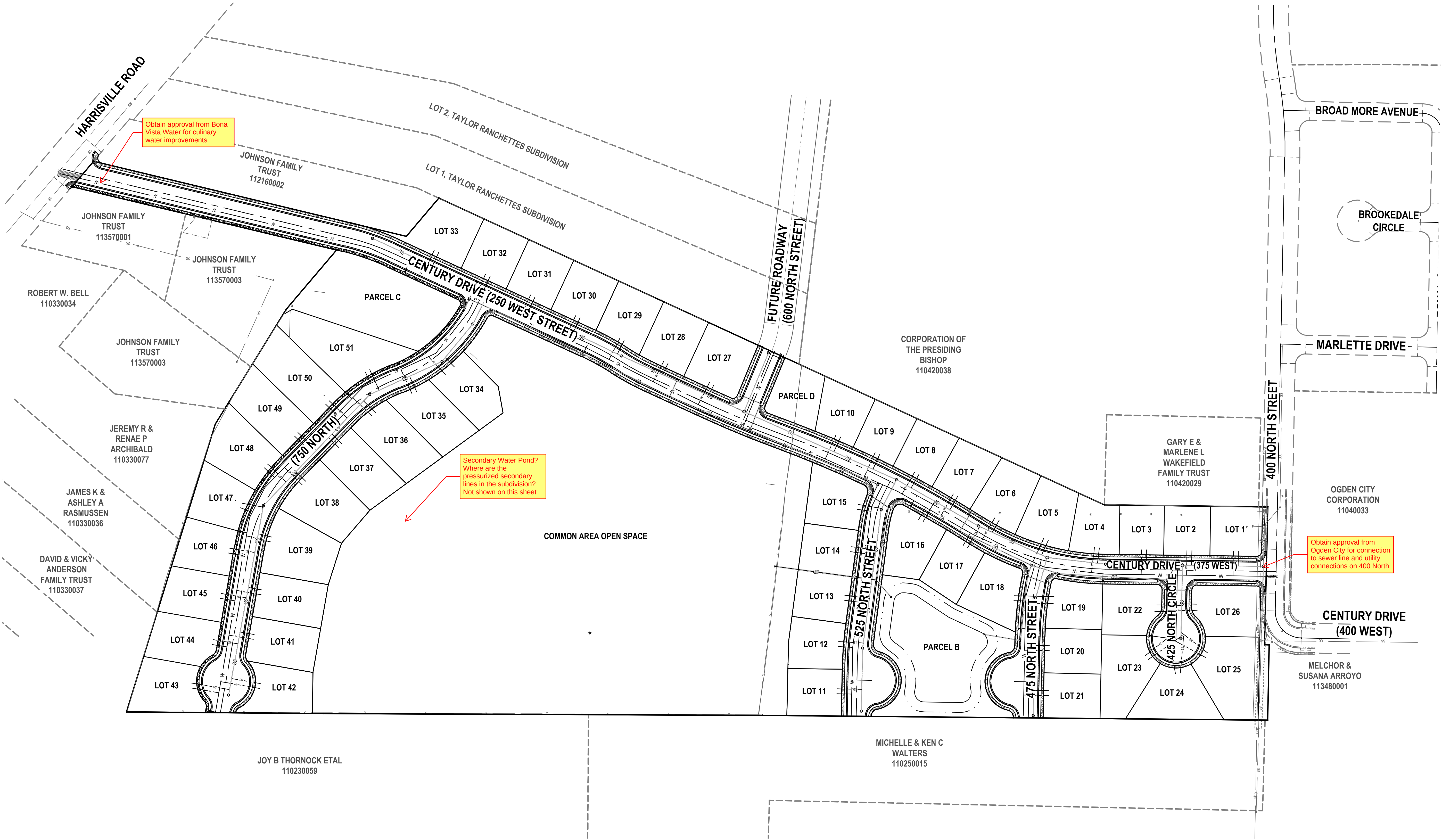
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'





THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|
|     |      |                        |

OVERALL UTILITY  
PLAN

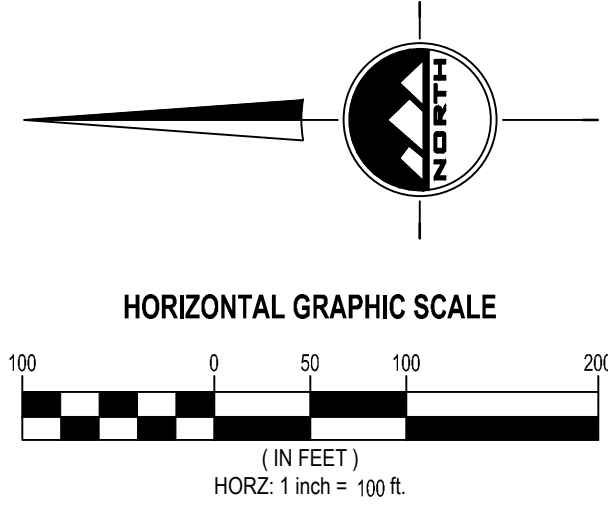
PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-300



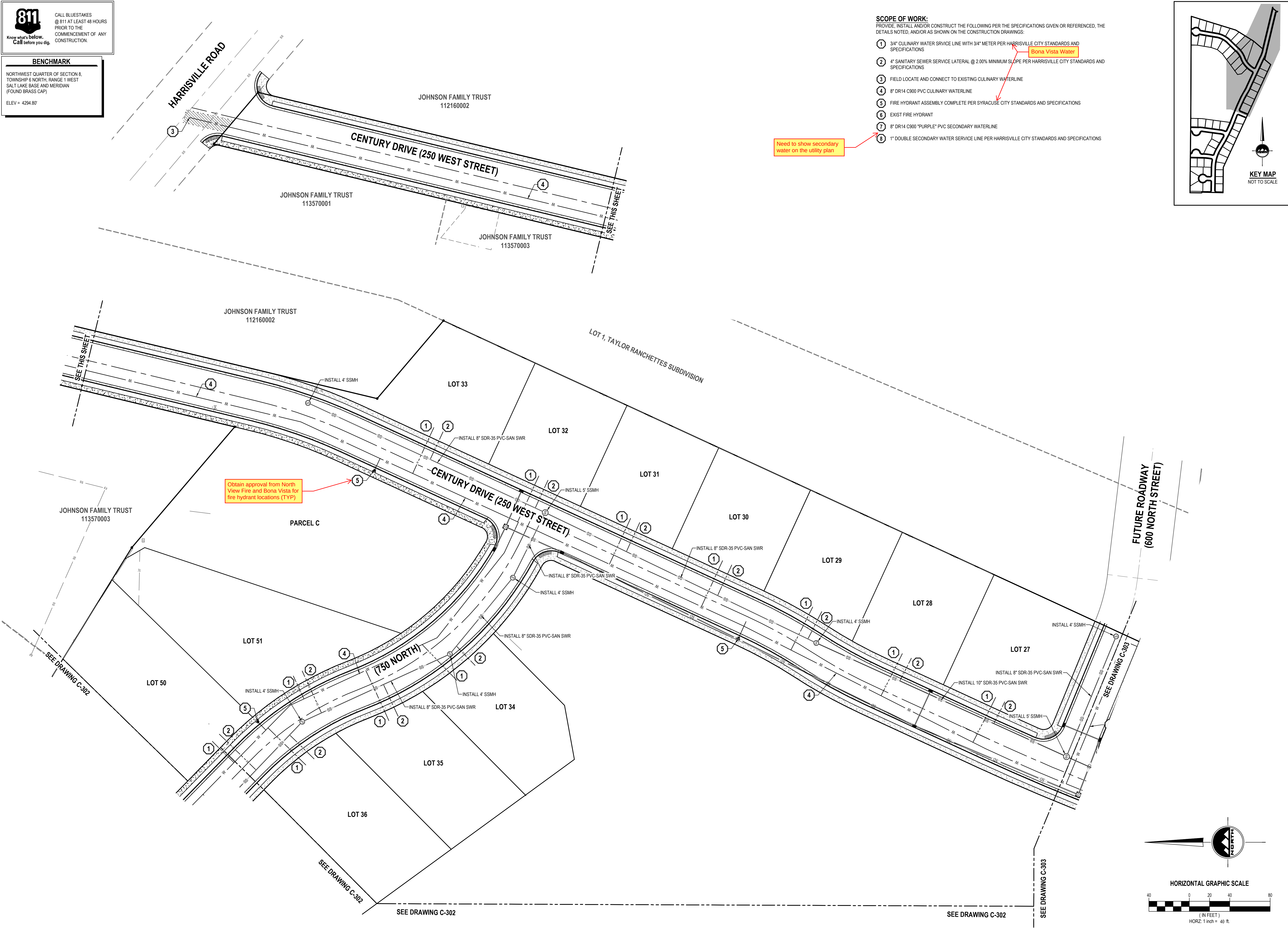
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

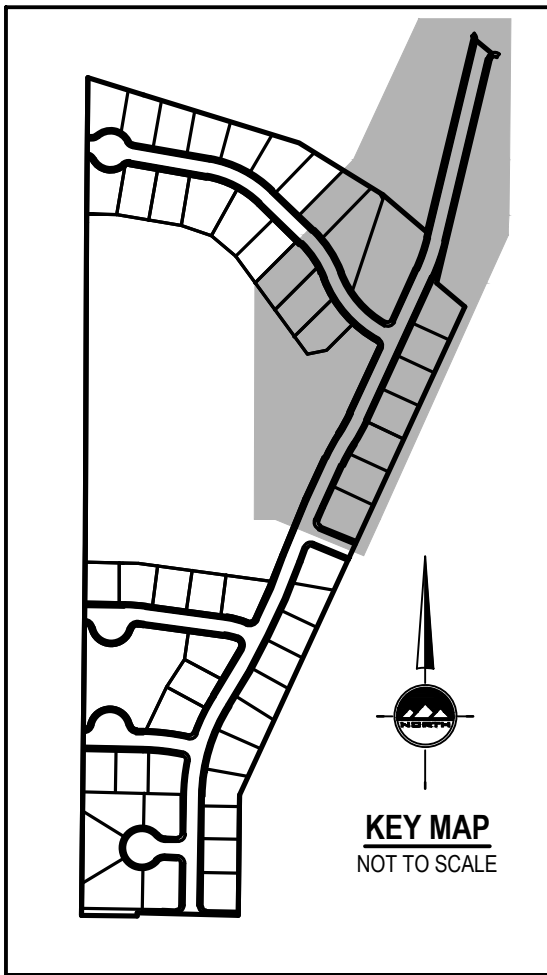
BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 3/4" CULINARY WATER SRVICE LINE WITH 3/4" METER PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 2 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 3 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
  - 4 8" DR14 C900 PVC CULINARY WATERLINE
  - 5 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 EXIST FIRE HYDRANT
  - 7 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
  - 8 1" DOUBLE SECONDARY WATER SERVICE LINE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS

Need to show secondary water on the utility plan



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

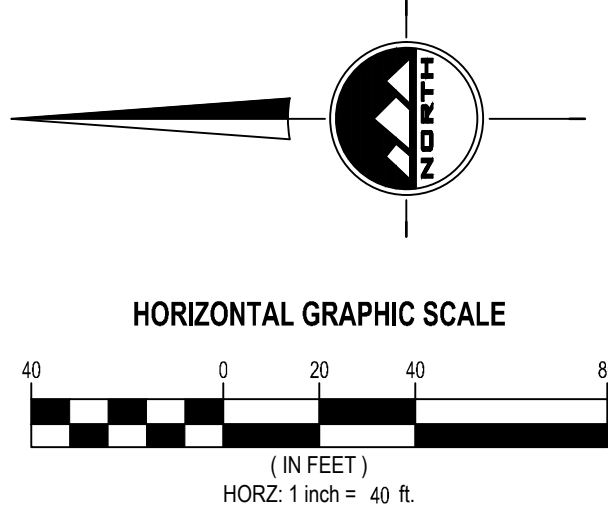
HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

| NO | DATE | REVISION<br>FOR REVIEW |
|----|------|------------------------|
|----|------|------------------------|

UTILITY PLAN

|                               |                           |
|-------------------------------|---------------------------|
| PROJECT NUMBER<br>11293       | PRINT DATE<br>2022-10-04  |
| PROJECT MANAGER<br>K. RUSSELL | DESIGNED BY<br>K. RUSSELL |

C-301



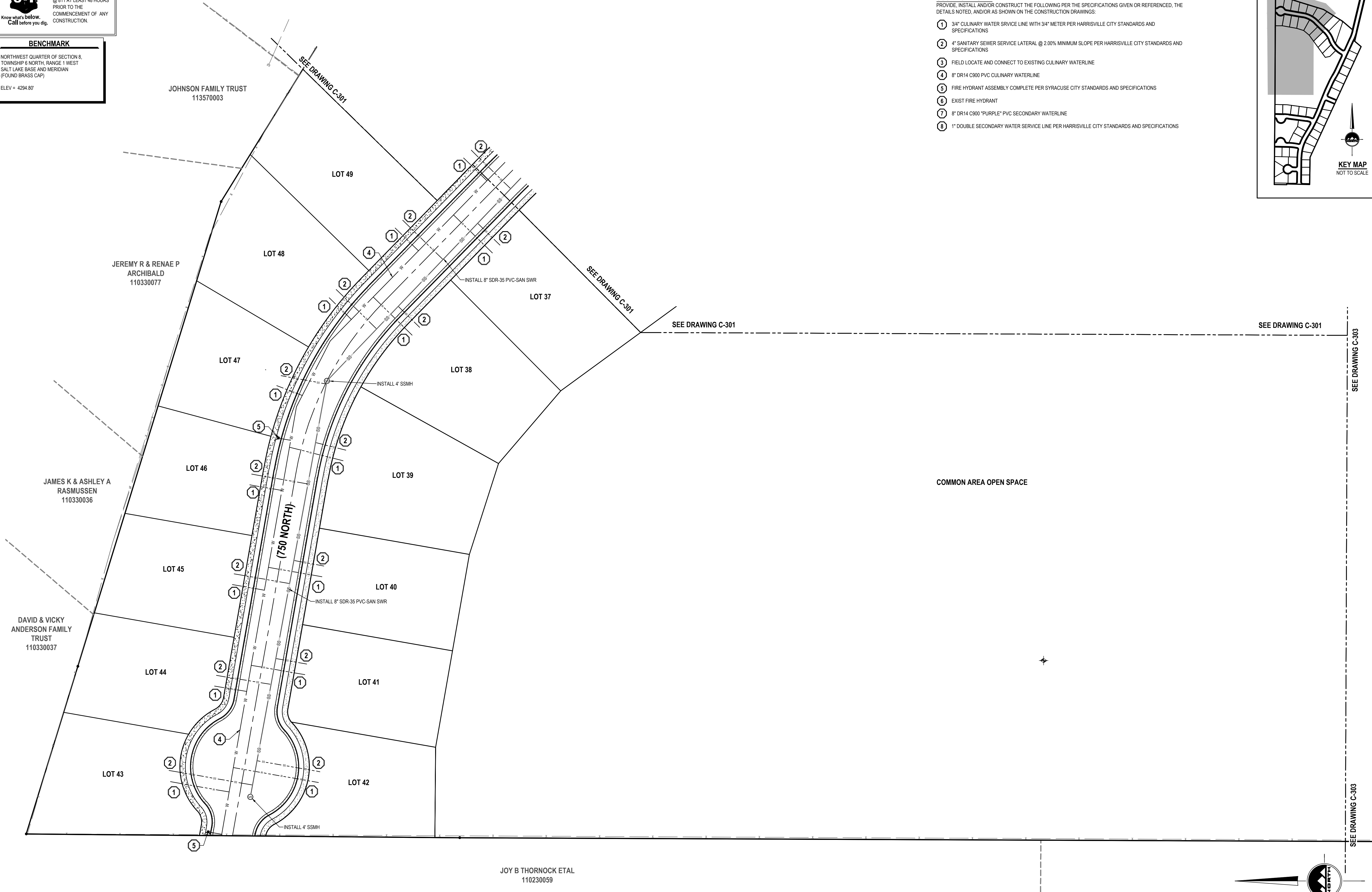
811

Know what's below.  
Call before you dig.

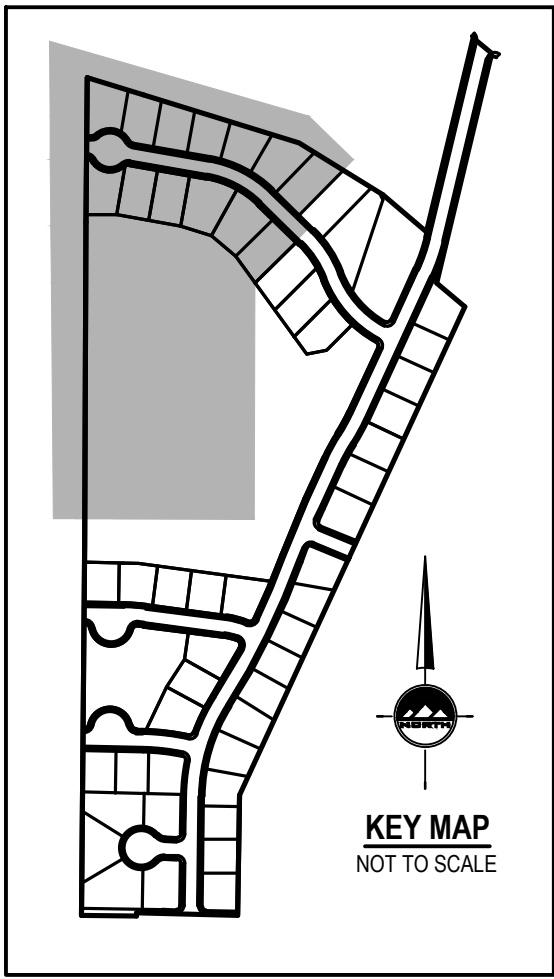
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 3/4" CULINARY WATER SRVICE LINE WITH 3/4" METER PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 2 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 3 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
  - 4 8" DR14 C900 PVC CULINARY WATERLINE
  - 5 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 EXIST FIRE HYDRANT
  - 7 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
  - 8 1" DOUBLE SECONDARY WATER SERVICE LINE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

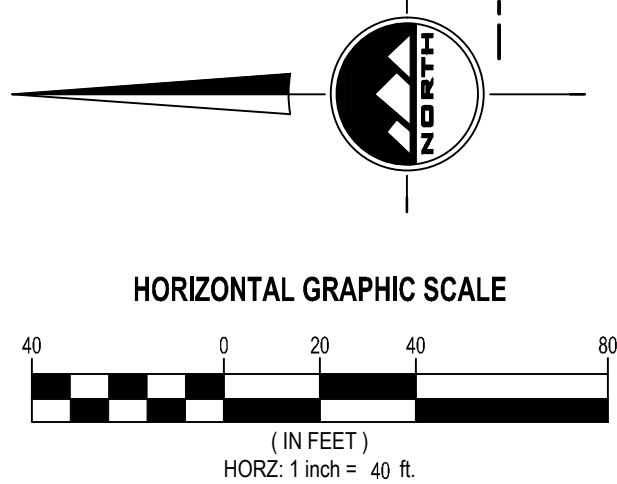
HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|
|-----|------|------------------------|

UTILITY PLAN

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>11293      | PRINT DATE<br>2022-10-04 |
| PROJECT MANAGER<br>K.RUSSELL | DESIGNED BY<br>K.RUSSELL |

C-302

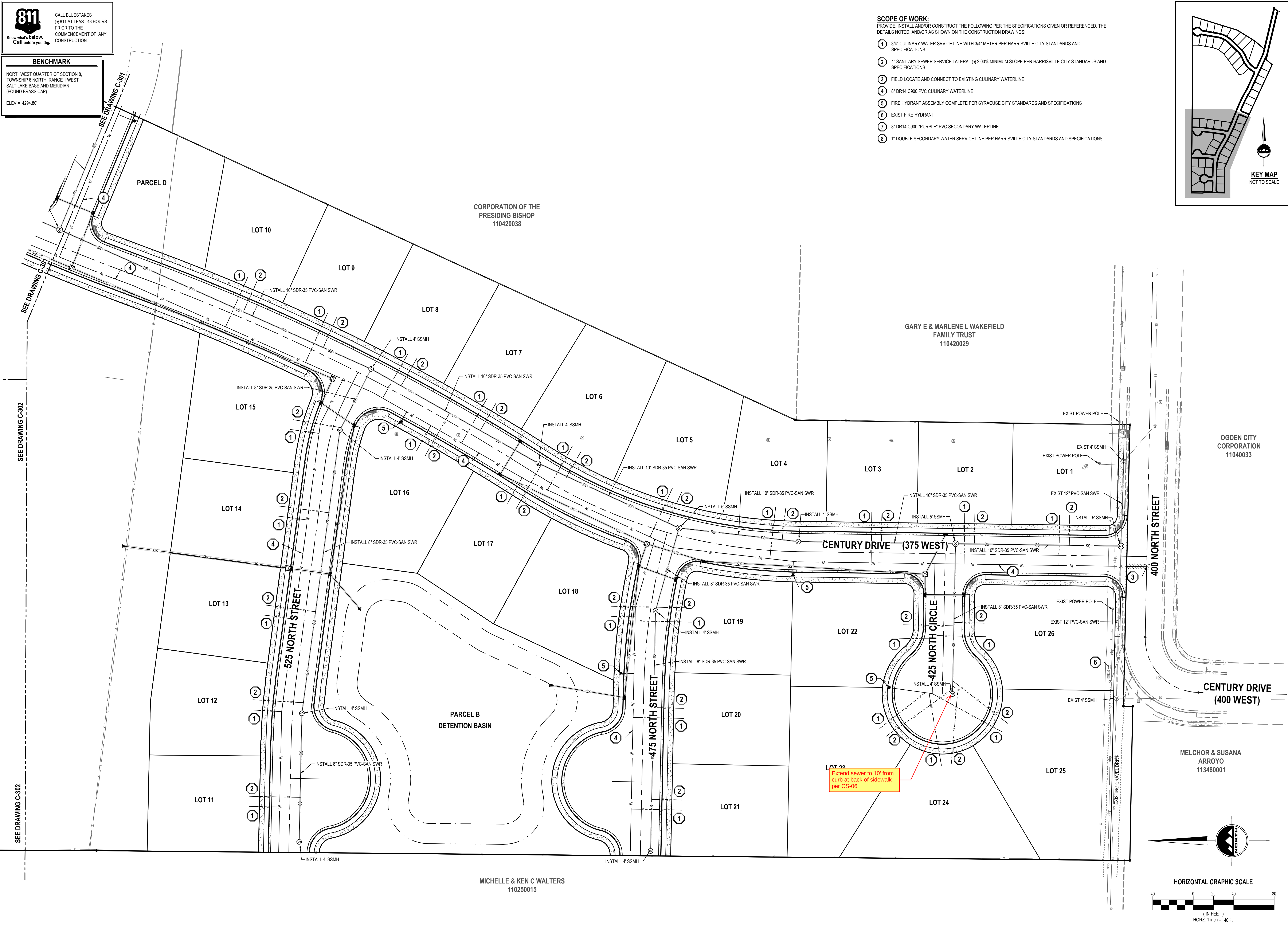


811

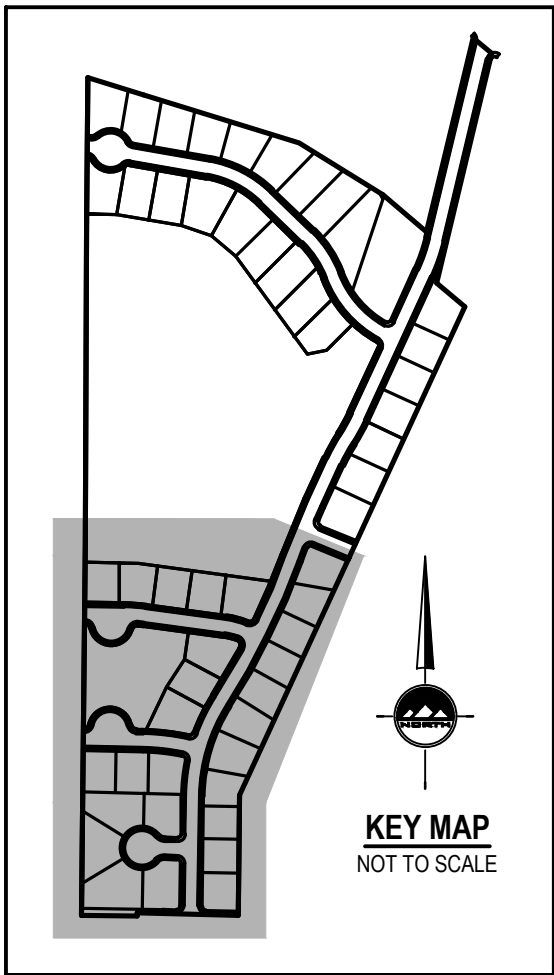
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 3/4" CULINARY WATER SRVICE LINE WITH 3/4" METER PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 2 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 3 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
  - 4 8" DR14 C900 PVC CULINARY WATERLINE
  - 5 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 EXIST FIRE HYDRANT
  - 7 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
  - 8 1" DOUBLE SECONDARY WATER SERVICE LINE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

HARRISVILLE FIELDS SUBDIVISION

PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD

HARRISVILLE, UTAH

| NO. | DATE | REVISION FOR REVIEW |
|-----|------|---------------------|
|-----|------|---------------------|

UTILITY PLAN

|                               |                           |
|-------------------------------|---------------------------|
| PROJECT NUMBER<br>11293       | PRINT DATE<br>2022-10-04  |
| PROJECT MANAGER<br>K. RUSSELL | DESIGNED BY<br>K. RUSSELL |

C-303



# 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

## Staff Report

Conditional Use Permit Application  
Barrett Trucking, LLC  
November 2, 2022

To: Harrisville Planning Commission  
From: Jennie Knight, City Administrator  
RE: CUP Application  
Applicant: Barrett Trucking, LLC

### A. Summary.

Applicant, Barrett Trucking, LLC is requesting a conditional use permit for a Large Vehicle Repair and Service business at property located at 2458 N. Highway 89, Harrisville.

### B. Background.

On October 22, 2022, Barrett Trucking, LLC submitted an application for a conditional use permit for property located at 2458 N. Highway 89. All applicable fees have been paid to date and permission has been received from David Skeen, property owner.

### C. Analysis.

Analysis of the application with regard to the Municipal Code is as follows:

#### 1. HCMC §11.12.020 Uses

"Services" includes "Truck or large vehicle repair or service" as a "Conditional Use" in the Commercial Zone.

#### 2. HCMC §11.18.050 Basis for Issuance of a Conditional Use Permit

- a. That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:
  - i. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts;
  - ii. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:

1. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street;
  2. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
  3. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
- iii. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties;
  - iv. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses;
  - v. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and
  - vi. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.
- b. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
  - c. That the proposed location does not have any unresolved actual or alleged violations of the municipal code.
  - d. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City.
  - e. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

### **3. HCMC §11.14.020(7) Vehicle repair services**

- a. Repair work on vehicles shall take place inside an enclosed building and is limited to the hours of 8 a.m. to 8 p.m.
- b. Outdoor storage of junk vehicles intended for restoration or limited salvage for repair may be allowed as an accessory use to a vehicle repair service provided the following conditions are met:
  - i. The area dedicated to outdoor storage does not exceed ten percent (10%) of the lot in the CP-2 zone and twenty percent (20%) of the lot in an MP-1 zone and the storage area is located behind the main building on the lot.
  - ii. All such outdoor storage shall be in a completely enclosed area screened by a seven foot (7') tall screening fence made of the following materials:

1. Solid wood, vinyl or other fencing material having the appearance of wood of one inch by four-inch (1" x 4") to one inch by eight-inch (1" x 8") members spaced no further apart than one-eighth inch (1/8");
  2. A decorative masonry wall; or
  3. Other fence materials and construction approved by the Planning Commission that provides adequate screening of the storage area similar to the above fencing materials.
- iii. When adjacent to a residential zone the screen requirements are those required in 17-5.
  - iv. Limited salvage of parts from such vehicles shall be permitted only as necessary for the repair of other vehicles on-site and not as part of any other type of salvage operation.

**D. Conditions.**

1. State Industrial Storm Water Permit in accordance with HCMC §11.18.050(e)
2. Hours of operation limited to: 8am to 8pm in accordance with HCMC §11.14.020(7)(a)
3. Outdoor storage to be screened in accordance with HCMC §11.14.020(7)(b)
4. Compliance with Harrisville Municipal Code
5. Any other staff or agency requirements

**E. Findings.**

The proposed commercial use is allowed with the issuance of a conditional use permit as long as the outlined conditions are met.

**F. Recommendation.**

Staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code with the outlined conditions.



Conditional Use Permit Application (Commercial & Manufacturing Zones)

**Date / Time**

10/22/2022

**Phone Number**

801-232-5444

**Applicant's Address**

2458 no. hwy 89 suite 2

**State**

Utah

**Property Owner's Name**

DAVID SKEEN

**Present Zoning of Property**

CP-2

**Full Name**

Barrett Trucking llc

**Email Address**

cathy@barretttrucking.net

**City**

ogden

**Zip Code**

84404

**Harrisville Property Address**

2458 no. hwy 89 suite 1

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

SKEEN CONSTRUCTION INC

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

TRUCK OR LARGE VEHICLE REPAIR OR SERVICE. AND SOME SMALL VEHICLE SERVICE. BASIC SERVICE BRAKE AND TIRES OTHER BASIC MAINTENANCE 4 TO 6 TRACTOR SEMIS. 8 TO 12 CONSTRUCTION TRAILER. BASIC FORK LIFT OR SKID STEER WITH ATTACHMENTS

**Property Owner Signature and Authorization (If you are not the property owner, please upload a signed letter from the property owner giving authorization to process this conditional use permit with Harrisville City)**

David Skeen

**Applicant's Signature**

Thou Barrett

**Please upload a digital copy of your site plan. The site plan needs to show an aerial view of the business, marking where the business is located on the property and where parking or additional storage will be located on site.**

No file(s) uploaded

CURRENT MV OFFICE /  
YARD

89

Family Transmission

Reed Muffler & Brake

American Monument

Barrett Trucking  
Skeen Const  
InterFitness

125-135 14-150  
35-135

LANDLORDS E



**Customer:** DAVID SKEEN  
**Billing Address:** 2458 no. hwy 89 suite 1, ogden, Utah 84404  
**Payment Method:** N/A  
**Card Number:** XXXX-XXXX-XXXX-2591

|                                                                                                 |          |          |
|-------------------------------------------------------------------------------------------------|----------|----------|
| <b>Conditional Use Permits (Commercial &amp; Manufacturing Zones)</b><br><i>Form Submission</i> | Qty. 1   | \$300.00 |
|                                                                                                 | Subtotal | \$300.00 |

**Total: \$300.00**