



HARRISVILLE CITY

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

PLANNING
COMMISSION:

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

Harrisville City Planning Commission Harrisville City Offices Wednesday, May 10, 2023

AGENDA

[Zoom Meeting Link](#)

Meeting ID: 859 0169 5714

Passcode: 446989

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission minutes from April 12, 2023.
3. **PUBLIC HEARING** - the Harrisville Planning Commission will hold a public hearing on May 10, 2023 at 7:00 p.m., in the Harrisville City Legislative Chambers located at 363 West Independence Blvd., Harrisville, Utah, to take public comment for and against the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities.
4. **DISCUSSION/ACTION/RECOMMEND** – to recommend approval for the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant final site plan approval for the Public Works Facility located at approximately 1750 North 750 West.
6. **DISCUSSION/ACTION/RECOMMEND** – to grant final subdivision approval for Ben Lomond Views Phase 2D located at approximately 200 West 2000 North.
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, 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, April 12, 2023

Commissioners: Kevin Shakespeare, Chair **Staff:** Jennie Knight (City Administrator)
Nathan Averill Cynthia Benson (Deputy Recorder)
Chad Holbrook Justin Shinsel (Public Works Director)
William Smith
Brad Elmer

Excused: Brenda Nelson

Visitors: Irene Reyna, Luis Reyna, Larry Reyna, Blaine Barrow, Arnold Tait, Michelle Tait,
Dugan Frehner, Doug Russell, Linda Russell.

1. CALL TO ORDER

Chair Shakespeare called the meeting to order and excused Commissioner Brenda Nelson.

2. CONSENT APPROVAL – of Planning Commission minutes from March 8, 2023.

MOTION: Commissioner Holbrook motioned to approve the Planning Commission minutes of March 8, 2023 as written. Commissioner Averill seconded.

Kevin Shakespeare Yes
Nathan Averill Yes
Chad Holbrook Yes
William Smith Yes
Brad Elmer Yes

All voted in the affirmative.

3. DISCUSSION/ACTION/RECOMMEND – to grant approval for a Conditional Use Permit for a proposed used car dealership/tax preparation office located at approximately 1096 North Highway 89.

Jennie Knight, City Administrator, reviewed the staff memo dated April 6, 2023. The proposed use is on the corner of 1100 North and Highway 89 where Mike's Fuel Stop used to be. The City received an application for a Conditional Use Permit for Auto Sales which is an approved use under the commercial code as a conditional use. Commissioner Averill asked if this is a current business in Harrisville. Jennie Knight replied in the affirmative. The applicant has a business already on Washington Boulevard.

Staff has identified two access points for the business and the site plan shows the area of the “for sale” vehicles on the north and west areas, which is away from the residential properties to the

east. Adjacent properties to the south and east are zoned CP-2. They have identified the parking they anticipate for their business on the included site plan. They will be utilizing one of the bays for vehicle prep which is existing on the property with doors.

Hours of Operation are proposed to be Monday through Saturday 10am to 7pm. Anticipated peak hours will be Friday and Saturday 10am to 7pm. They are not proposing any exterior changes or redesign of the building and will be upgrading the signage. This is a requirement by the city as well since the existing sign is currently not in compliance with Harrisville Municipal Code 11.23 Sign Regulations.

Staff recommendations include the following; 1. The issuance of a UDOT access permit to Highway 89 since the use of the business triggers the review for traffic flow, 2. Updating of the sign to meet Harrisville Municipal Code, 3. Compliance with Harrisville Municipal Code, 4. International Building Code requirements for a business license, 5. North View Fire requirements for a business license, and 6. Any other staff or agency requirements.

Chair Shakespeare invited the applicant, Irene Reyna, to stand to answer any questions from the commission. He began the discussion by asking how many cars would be on the lot at any given time. Larry Reyna replied there will be approximately 37 cars in various locations at any given time with customer parking on the north side of the building. The bays will be used for preparing the cars for sale such as placing stickers on the cars, changing license plates, temp tags, etc. There will be no washing of the vehicles, oil changes, etc. on the property since they have another location to do all this. The cars will be driven to the lot once they are ready for sale.

Commissioner Averill asked if the business hours for the tax business will be the same as for the used car lot. Irene Reyna answered she would be conducting her tax business within the same hours as the Auto Sales operation.

Commissioner Holbrook asked for more detail on the type of cars the business would have. Larry Reyna described the cars be rebuilt title cars of newer vehicles. Discussion ensued amongst the commissioner over the number of vehicles. Commissioner Holbrook asked what kind of lighting will be used and how the cars will be delivered. Larry Reyna replied they will be utilizing the current canopy lights on a dim setting and the lights for the new signage. All cars are driven to the physical lot after they are repaired, detailed, prepped, and ready for sale.

Commissioner Elmer asked if the pumps have been removed. Jennie Knight answered the tanks have also been removed along with the pumps and reiterated there is to be no on street parking. Discussion with parking for customers between commissioners and applicant occurred.

Chair Shakespeare asked for more detail on the UDOT access permit. Ms. Reyna replied they have a meeting scheduled with UDOT on April 18, 2023 at 9 am to discuss the access from Highway 89. Jennie Knight added staff does not anticipate there being an issue since there is already a commercial entrance. Ms. Reyna added they will be repainting the lot for the cars and possible tint store windows or change them to privacy glass.

Chair Shakespeare asked when the fire code and building code requirements would take place. Jennie Knight replied they will occur during the business license application. He further asked Public Works if there are any concerns with this type of business.

Justin Shinsel, Public Works Director, explained there is to be no oil changes or washing of vehicles without any Industrial Storm Water Infrastructure on the site and asked this requirement be included on the Conditional Use Permit.

MOTION: Commissioner Averill motioned to grant approval for a Conditional Use Permit for a proposed used car dealership/tax preparation office located at approximately 1096 North Highway 89 subject to compliance with Harrisville Municipal Code, Staff Memo dated April 6, 2023, and any other staff or agency requirements including the recommended conditions which are obtained through an UDOT access permit, updating of signage to current building codes standards, along with no oil changes or washing of vehicles due to no industrial storm water system is in place on the property. Commissioner Elmer seconded.

Kevin Shakespeare	Yes
Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brad Elmer	Yes

All voted in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to grant preliminary site plan approval for the Public Works Facility located at approximately 1750 North 750 West.

Jennie Knight began by stating the project has some exciting news and asked Justin Shinsel to share the news. Justin Shinsel began by stating about a month and half ago, the Mayor and Jennie received an email from Representative Blake Moore about additional funding for a grant which could be utilized for the new Public Works building. After an intensive application process, the City was approved for a \$3.3 million grant to be utilized for the entire infrastructure of the project from 750 West to Highway 89. This grant aligns the budget and allows the city to continue with the project without interruptions between phases for the Public Works building.

Jennie Knight reviewed a brief history of the project and added the development includes a new city street (1750 North) which the Public Works Facility will front. The main entrances and exits will be mostly accessed from 1750 North and will mitigate any traffic congestion on 750 West. The truck loading and unloading facilities will be on the East side with some access on the North. The main circulation patterns will be internal within the boundaries of the facility. All parking will be off-street with lighting directed towards the development to mitigate any light pollution. The development includes low signage which will enhance the appearance and harmony of the area by not creating a traffic hazard or intruding into the skyline. Drought resistant types of vegetation will be utilized along with considerations for xeriscaping due to limited irrigation with this phase. Staff would like the commission to consider this phase to be self-sustaining if future development takes

longer than anticipated. A full review of the utility plan, drainage, and easements is included in the City Engineer's Memo dated April 6, 2023.

Staff is recommending preliminary approval with the following conditions; 1. Approval through Bona Vista Water Improvement District for both culinary and the irrigation plan, 2. Service Letters from utility providers; Dominion Energy and Rocky Mountain Power, 3. International Building Code Requirements, 4. Any other staff or agency requirements, along with Bona Vista's review for water flow and outside irrigation.

Jennie Knight reviewed the engineer's memo for the record. The memo identifies the City has been working with the City Engineer, the project Architect, and the contractor for the design. Plans for the project along with the proposed new city-standard roadway on the south end of the property which will eventually connect to Highway 89. The visitor and employee parking areas and entrances will access this new road. A secondary access off 750 West to the north end of the shops is being proposed as gated and will provide for truck circulation on the site. Necessary water, sewer, and storm drain utilities will be constructed for the site as well.

The following items will need to be addressed prior to final approval: 1) Obtain final approval of the culinary water improvements from Bona Vista Water. This will include submitting water use calculations for outdoor watering and obtaining approval from Bona Vista to have a connection for outdoor use and 2) Obtain final approval from the North View Fire District.

Commissioner Holbrook asked for Dugan Frehner, from Blalock & Associates, to review the architecture design and site plan focusing on how this project will benefit Harrisville City. Dugan Frehner reviewed the landscape, the building design, building finishes, and the monument sign. He added the glass will be intentionally used for monitoring purposes to help reduce long term costs.

Commissioner Holbrook asked how high the ground water table is on this site. Justin Shinsel referred to sections of the GEOTech report. He added the building/site will be built to match the elevation for 750 West since the land currently sits below that elevation. This will mitigate the ground water issues currently on the property.

Commissioner Holbrook asked about earthquake proofing for the building. Dugan Frehner stated the building standards for this building type are one category below the highest level of security for an earthquake. If the building were to be subject to an earthquake the repairs would be superficial.

Commissioner Smith asked about the entrances for the building. Dugan Frehner clarified the multiple entrances will be; one (1) for public, two (2) for public works, and one (1) as an alternative for safety purposes. Commissioner Smith interjected the reason he was asking was for storm water runoff. Dugan Frehner explained the runoff will be into an internal storm water system. There will be a secondary drain as well as an additional outlet for possible clogging of any drain. Heat tracing will be included in the drains to prevent ice build-up. A snow guard system will be provided at various locations to prevent the snow or roof build up sliding off all at once.

Commissioner Averill asked if the new road will be built all at once from 750 West to Highway 89. Staff replied the plan is to build it all at once under the supervision of the City Engineer. Commissioner Averill further asked if there is any question about obtaining access from the surrounding properties in order to build the road. Justin Shinsel replied there is only one other property owner to negotiate with. Staff is already in contact with them about the access.

Commissioner Holbrook asked for the construction timeline. Justin Shinsel responded with a groundbreaking ceremony tentatively planned for June 2023 with the Public Works Department moving into the building in July 2024.

Commissioner Averill asked for clarification on the requirements from Bona Vista on the secondary water connection. Justin Shinsel responded the connection will be a completely new connection which will eliminate any cross contamination. There will be no opportunity for anyone down the line to reconnect to this line. Commissioner Averill inquired if there will be anything to prohibit the other phases of the project being completed. Jennie Knight answered the plan is to continue, under City Council direction, by obtaining all documentation and funding required for the Administration and Public Safety building. Staff has already begun to prepare the next phases.

MOTION: Commissioner Averill motioned to grant preliminary site plan approval for the Public Works Facility located at approximately 1750 North 750 West subject to the subject to compliance with Harrisville Municipal Code, City Engineer's memo dated April 6, 2023, Staff Memo dated April 5, 2023, and any other staff or agency requirements. Commissioner Elmer seconded.

Kevin Shakespeare	Yes
Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brad Elmer	Yes

All voted in the affirmative.

5. PUBLIC COMMENTS - (3 minute maximum)

Chair Shakespeare opened the public comment portion of the meeting.

Blaine Barrow began with his concerns on the road construction from 750 West to Highway 89. He is concerned the access through the private property owners has not been properly addressed. Lastly, he stated his concerns for the reconstruction of 750 West with a new secondary water system sometime in the future.

Chair Shakespeare closed the public comment portion of the meeting.

6. COMMISSION/STAFF FOLLOW-UP.

Jennie Knight stated the staff has been busy meeting deadlines for as RAMP Grant for the replacement of the playground equipment. Also, the City Council is working through the budget for next fiscal year.

Justin Shinsel addressed the public comment concerns. The city is waiting for federal funding for the irrigation project slated for 750 West. This will be a resident base participation project. Also, HHI is onboard with the plans to allow access through their property from the new Public Works Facility to Highway 89. In regards to the flooding for the city. Harrisville is looking good. We have supplied North Ogden with 300 sandbags to help mitigate their flooding issues. There are 1500 sandbags ready to go. Volunteers will be invited for tomorrow night to help fill and tie bags. The city is also working on gathering the information necessary for the Safe Sidewalks Grants. This grant will include the following projects; adding curb, gutter and sidewalk along with widening the narrow strip along 2000 North, and adding a safe drop off zone behind Majestic Elementary.

Overall, this winter Public Works has pushed snow twenty-eight (28) times and has thrown 600 tons of salt. They have completely replaced the headgate at the main park to help mitigate the storm water there. The Public Works department has also been busy clearing out the storm drains throughout the city to be proactive and do all they can for the health and well-being of the residents.

7. ADJOURN.

Chair Shakespeare adjourned the meeting at 8:01 pm.

Kevin Shakespeare
Planning Commission Chair

Cynthia Benson
Deputy Recorder



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PLANNING
COMMISSION:

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Staff Memo

Harrisville Ordinance 540;
CP-2 (Commercial) Zone Amendments
May 4, 2023

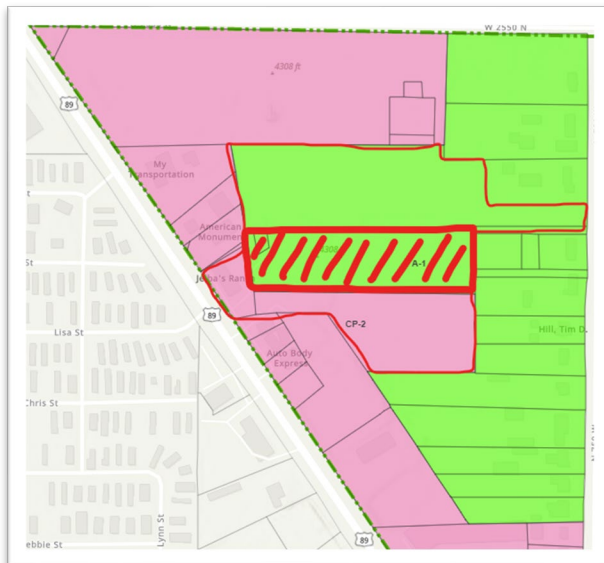
To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Harrisville Ordinance 540; CP-2 (Commercial) Zone Amendments

A. Summary.

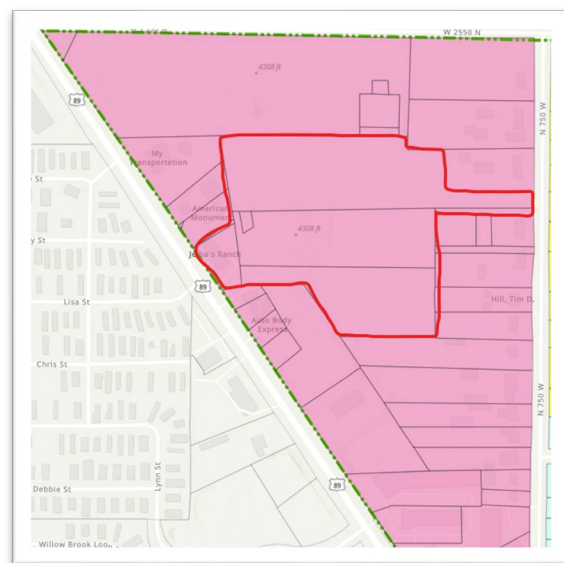
An application was received from applicant, Mark Apuna, for a Text Change Amendment to the Land Use Ordinance. This application is in reference to the Triple Peaks LLC site plan application for property located at approximately 2440 North Highway 89.

B. Application.

On April 26, 2023, an application was received to amend the Land Use Ordinance to allow a Commercial Indoor Athletic Facility as either a “permitted use” or “conditional use” with a maximum height of 70 feet for a facility that has frontage on Highway 89 and is adjacent to property identified as General Commercial on the General Plan Land Use Map. The current height restriction for commercial buildings is 45 feet. The following pictures show the Current Zoning Map and the Future Land Use Map.



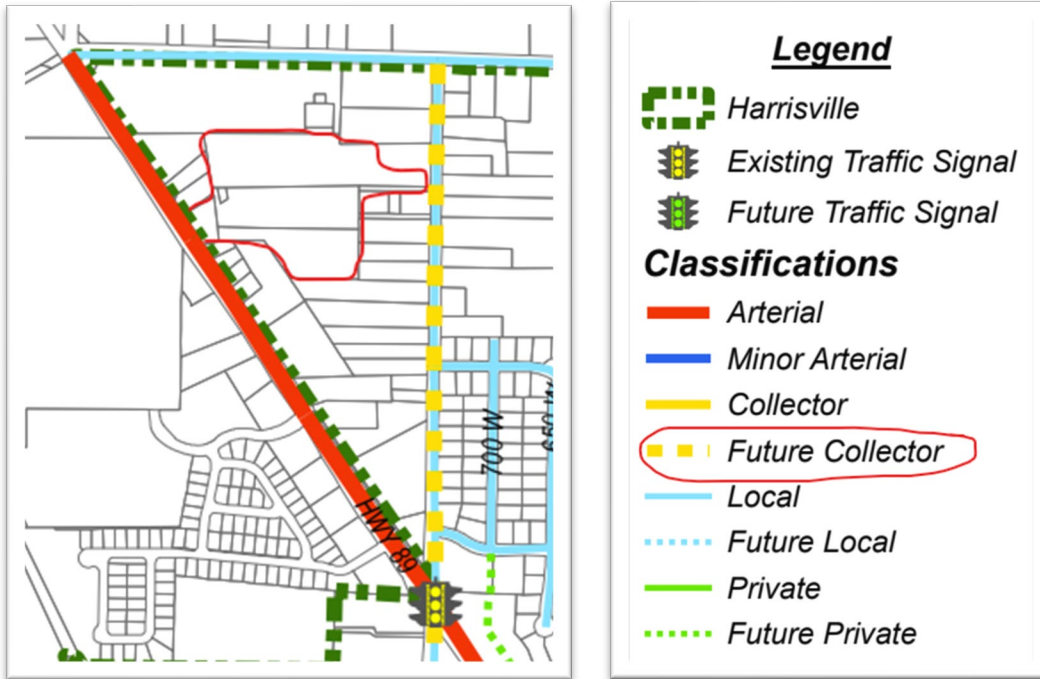
Current Zoning Map



Future Land Use Map

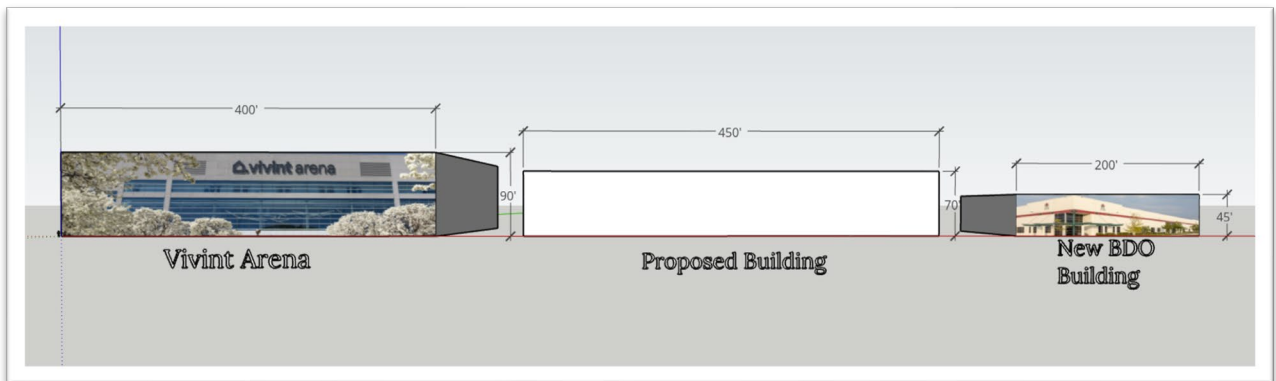
Additionally, the application includes a proposed amendment to the regulation restricting access from commercial uses onto residential subdivisions and streets, where the roadway is identified as a future

collector or arterial on the Transportation Master Plan. The following pictures show the location of the proposed site in relation to the “Future Collector” road 750 West.

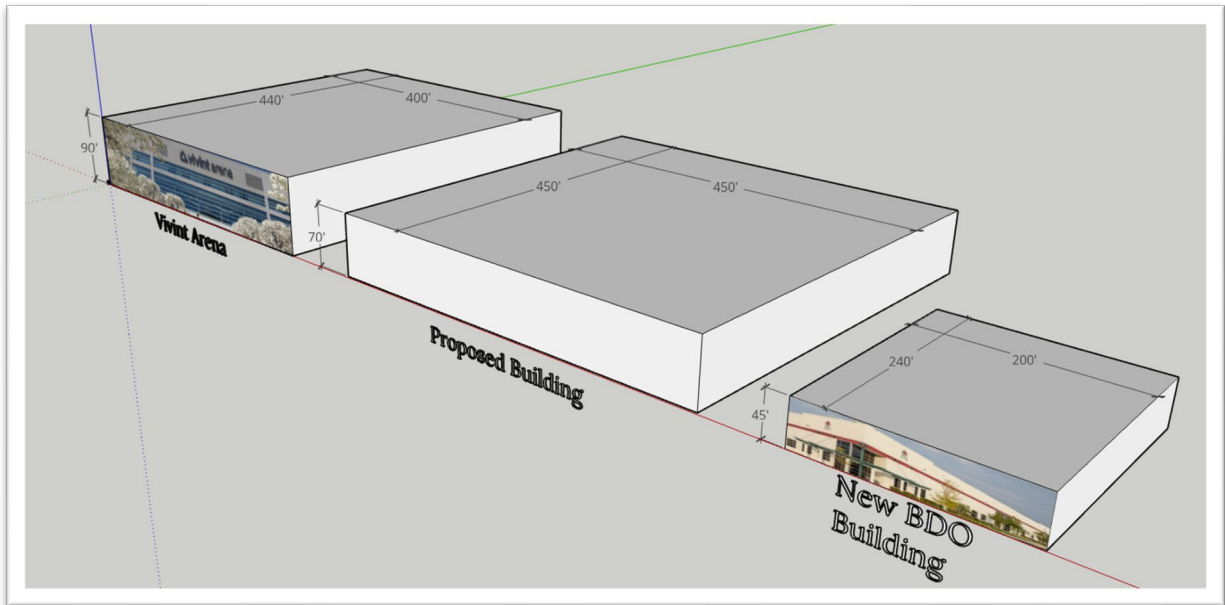
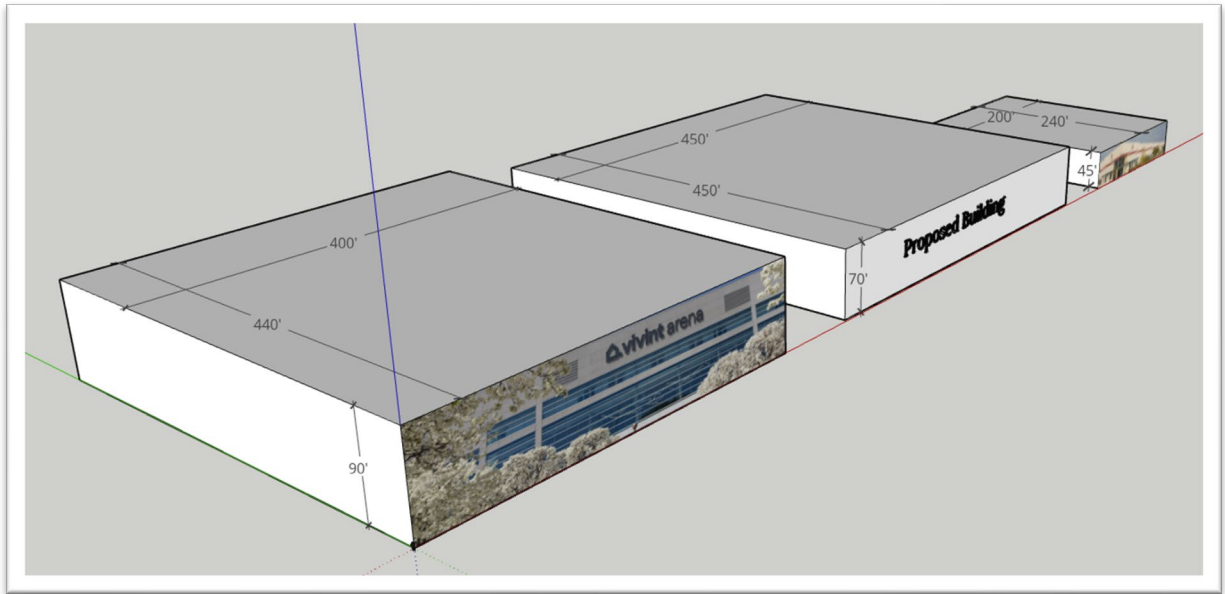


C. Review.

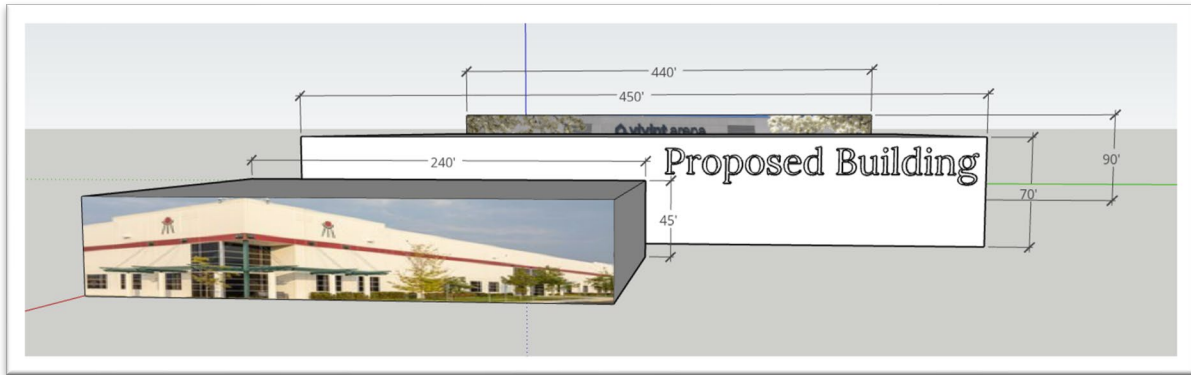
Staff has prepared a review of the proposed height of 70 feet compared to the current code of 45 feet.



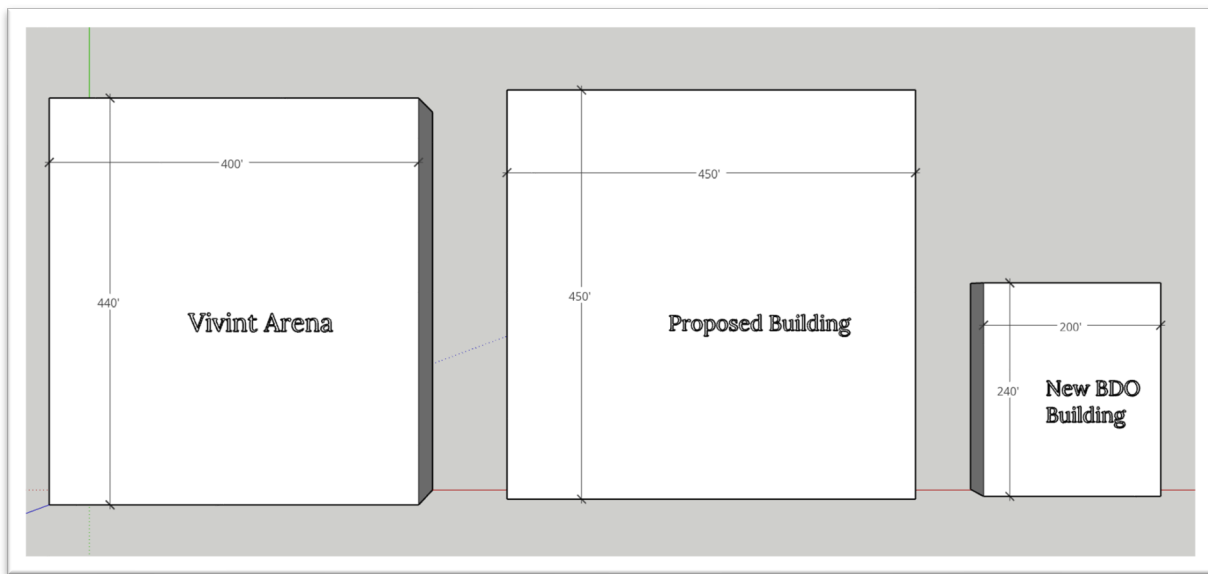
The Vivint Arena in downtown Salt Lake City has an approximate height of 90 feet. The prefabricated concrete building in the Ogden Business Depot has an approximate height of 45 feet. The picture above shows a comparison of the proposed athletic facility to existing buildings as a visual reference.



The Vivint Arena has an approximate length of 440 feet and width of 400 feet. The prefabricated concrete building in the Ogden Business Depot has an approximate length of 240 feet and width of 200 feet. The pictures above show a comparison of the proposed athletic facility with an approximate length of 450 feet and width of 450 feet.



The picture above shows a comparison of the front view.



The picture above shows a comparison from the top view.

D. Compliance with Utah Code Annotated.

In accordance with UCA §10-9a-502 Preparation and adoption of land use regulation.

1. A planning commission shall:

a. provide notice as required by Subsection 10-9a-205(1)(a).

Notice of the public hearing was given on April 27, 2023.

b. hold a public hearing on a proposed land use regulation;

c. if applicable, consider each written objection filed in accordance with 10-9a-205(4) prior to the hearing; and

d. (i) review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or part of the area of the municipality; and
(ii) forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

(Notice of the public meeting shall be provided for at least 24 hours before the meeting.)

**HARRISVILLE CITY
ORDINANCE 540**

CP-2 (COMMERCIAL) ZONE AMENDMENTS

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE CP-2 (COMMERCIAL) USE STANDARDS IN THE CP-2 (COMMERCIAL) ZONE ADDING HEIGHT REQUIREMENTS FOR INDOOR COMMERCIAL ATHLETIC FACILITIES; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, Utah Code Annotated §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Utah Code Annotated Title 10 Chapter 9a enables municipalities to regulate land use and development;

WHEREAS, the City has adopted Commercial Use Standards to governing land use within the City;

WHEREAS, the City desires to amend Commercial Use Standards of Harrisville City as indicated herein;

WHEREAS, after publication of the required notice the planning commission held its public hearing on May 11, 2023, to take public comment on the proposed ordinance, after which the commission gave its recommendation to approve this Ordinance;

WHEREAS, the council received the _____ from the planning commission and held its public meeting on _____;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: 11.12.020 Uses

4. Any use in the following table is permitted if such use has a "P" designation in the zone where the use is listed. A "C" designation indicates that a conditional use permit is required according to the procedures of Chapter 11.18 of this Land Use Ordinance before the use can be allowed. An "N" indicates the use is not allowed in the specific zone where it is listed. If the last column in the use table includes a number this refers to a section in Chapter 11.14 to a specific regulation that is required to be followed in order to allow the use in the specific zone.

Land Use	Zone		Specific Use Regulation
	CP-2	MP-1	
RECREATION AND ENTERTAINMENT			

<u>Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial</u>	<u>C</u>	<u>C</u>	
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Section 2: 11.13.020 Main Building Development Standards

3. Main Building height

Minimum – 10 feet

Maximum – 45 feet, with the following exception:

Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.

Section 3: 11.13.060 Access Limitations

Access directly onto a residential subdivision or a street that is primarily residential in nature to or from commercial and/or manufacturing uses is prohibited, with the following exception:

A commercial use may have access directly onto a residential subdivision or a street that is primarily residential in nature, if the subdivision is within an area identified on the General Plan Land Use Map as General Commercial, and the street is identified as a future collector or arterial on the Transportation Master Plan.

Section 4: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 5: Effective date. This ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2023.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JACK FOGAL
City Recorder

RECORDED this ____ day of _____, 2023.

PUBLISHED OR POSTED this ____ day of _____, 2023.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall, 2) Martin Henderson Harris Cabin and 3) 2150 North on the above referenced dates.

City Recorder

DATE: _____

DRAFT

April 24, 2023

To: Mayor Tait, Harrisville City Council, and Harrisville Planning Commission

From: Mark Apuna, Triple Peaks LLC

Subject: Harrisville City Municipal Code Amendment (CP-2 Zone Height Requirements for indoor commercial athletic facilities)

Triple Peaks LLC is in the process of developing a commercial indoor athletic facility, which includes two regulation-size football fields, multiple volleyball and pickleball courts, seating for spectators, and other amenities. The plans also include a pool, restaurant, and other facilities on the property. The facility will be located at approximately 2440 N Hwy 89 in the CP-2 Zone.

As currently planned, the facility will comply with all of the Land Use Ordinance requirements except the following:

- The maximum height limit of 45 feet in the CP-2 Zone
- The regulation restricting access from commercial uses onto residential subdivisions and streets

The proposed athletic facility has a maximum height of 70 feet instead of 45 feet. This is necessary to allow regulation football games to be played on the fields in the facility. Football involves kicking or punting balls high in the air, and the facility must be tall enough to accommodate this need without interference. Therefore, Triple Peaks LLC has submitted a Municipal Code amendment to add the use of "Commercial Indoor Athletic Facility, specifically including regulation size football fields, with a maximum height of 70 feet, which meet certain criteria (see Exhibit A). The language is purposely restrictive and narrowly tailored to this use. The options for amending the municipal code include:

- Adding a new **permitted use** to the CP-2 Zone for: Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.

OR

- Adding a new **conditional use** to the CP-2 Zone for: Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.

AND

- Changing the main building height standard from 45 feet to 70 feet for: Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.

The Harrisville City Land Use Ordinance states that the purpose of the CP-2 Zone is to “*provide areas of selected commercial activity for the sale of goods and services to the general public in a community and **regional market**. The location of the zone should be along selected locations adjacent to the **arterial streets** which run through Harrisville in order to provide good access with limited disturbance to the residential areas of the community. The physical development of Harrisville requires that uses be considered which do not adversely impact adjacent residential and agricultural land uses and provide a benefit to the community by **providing needed goods and services**.*”

This indoor athletic facility will be a significant addition for northern Weber County, which does not have a facility like this (**needed goods and services**) and can easily host regional events that will draw participants and spectators to Harrisville (**regional market**). The Triple Peaks property has frontage on Highway 89 (**arterial streets**) which can handle additional traffic capacity. The Harrisville General Plan Map shows all of the adjacent property as General Commercial zoning, and this facility provides an anchor for future commercial growth (see Exhibit B). The property is also near Pleasant View City’s commercial corridor (C-2 Zone) on 2550 N, which currently allows a maximum height of 65 feet (see Exhibit C).

The site plan for this facility shows access from both Highway 89 and 750 W (see Exhibit D). However, Section 11.13.060 of the Land Use Ordinance prohibits access directly onto a residential subdivision or a street that is primarily residential in nature to or from commercial and/or manufacturing uses. In order to accommodate for better traffic flow to and from this site, the following land use ordinance amendment is proposed:

- The existing language will remain with the following exception included: A commercial use may have access directly onto a residential subdivision or a street that is primarily residential in nature, if the subdivision is within an area identified on the General Plan Land Use Map as General Commercial, and the street is identified as a future collector or arterial on the Transportation Master Plan.

The proposed access on the site plan is located within A-1 zoning which is identified on the General Plan Land Use Map as General Commercial. In addition, 750 W is identified on the Transportation Master Plan as a future collector street. Several existing commercial uses south of this property have access from both Highway 89 and 750 W, so allowing this exception seems to fit well in this area.

Triple Peaks appreciates the City’s coordination efforts on this project that have taken place over the last year. Your support of this ordinance amendment will be a positive step in the right direction for the community.

Exhibit A

Harrisville City Municipal Code Amendment

Option 1 – Permitted Use

11.12.020 Uses

Land Use	Zone		Specific Use Regulation
	CP-2	MP-1	
RECREATION AND ENTERTAINMENT			
Commercial indoor recreation facility (e.g. indoor soccer, mini golf, laser tag, etc).	P	P	
<u>Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.</u>	<u>P</u>	<u>P</u>	
Indoor live theater.	P	P	
Outdoor Swimming Pool	C	N	
Privately operated indoor or outdoor movie theater.	P	P	
Public park or recreation facility.	P	P	
Sexually oriented business limited to adult arcade, cabaret or theater.	N	C	11.14.020.1

Option 2 – Conditional Use

11.12.020 Uses

Land Use	Zone		Specific Use Regulation
	CP-2	MP-1	
RECREATION AND ENTERTAINMENT			
Commercial indoor recreation facility (e.g. indoor soccer, mini golf, laser tag, etc).	P	P	
<u>Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.</u>	<u>C</u>	<u>C</u>	
Indoor live theater.	P	P	
Outdoor Swimming Pool	C	N	
Privately operated indoor or outdoor movie theater.	P	P	
Public park or recreation facility.	P	P	
Sexually oriented business limited to adult arcade, cabaret or theater.	N	C	11.14.020.1

11.13.020 Main Building Development Standards

3. Main Building height

Minimum- 10 feet

Maximum- 45 feet, [with the following exception:](#)

[Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial.](#)

11.13.060 Access Limitations

Access directly onto a residential subdivision or a street that is primarily residential in nature to or from commercial and/or manufacturing uses is prohibited, [with the following exception:](#)

[A commercial use may have access directly onto a residential subdivision or a street that is primarily residential in nature, if the subdivision is within an area identified on the General Plan Land Use Map as General Commercial, and the street is identified as a future collector or arterial on the Transportation Master Plan.](#)

Exhibit B

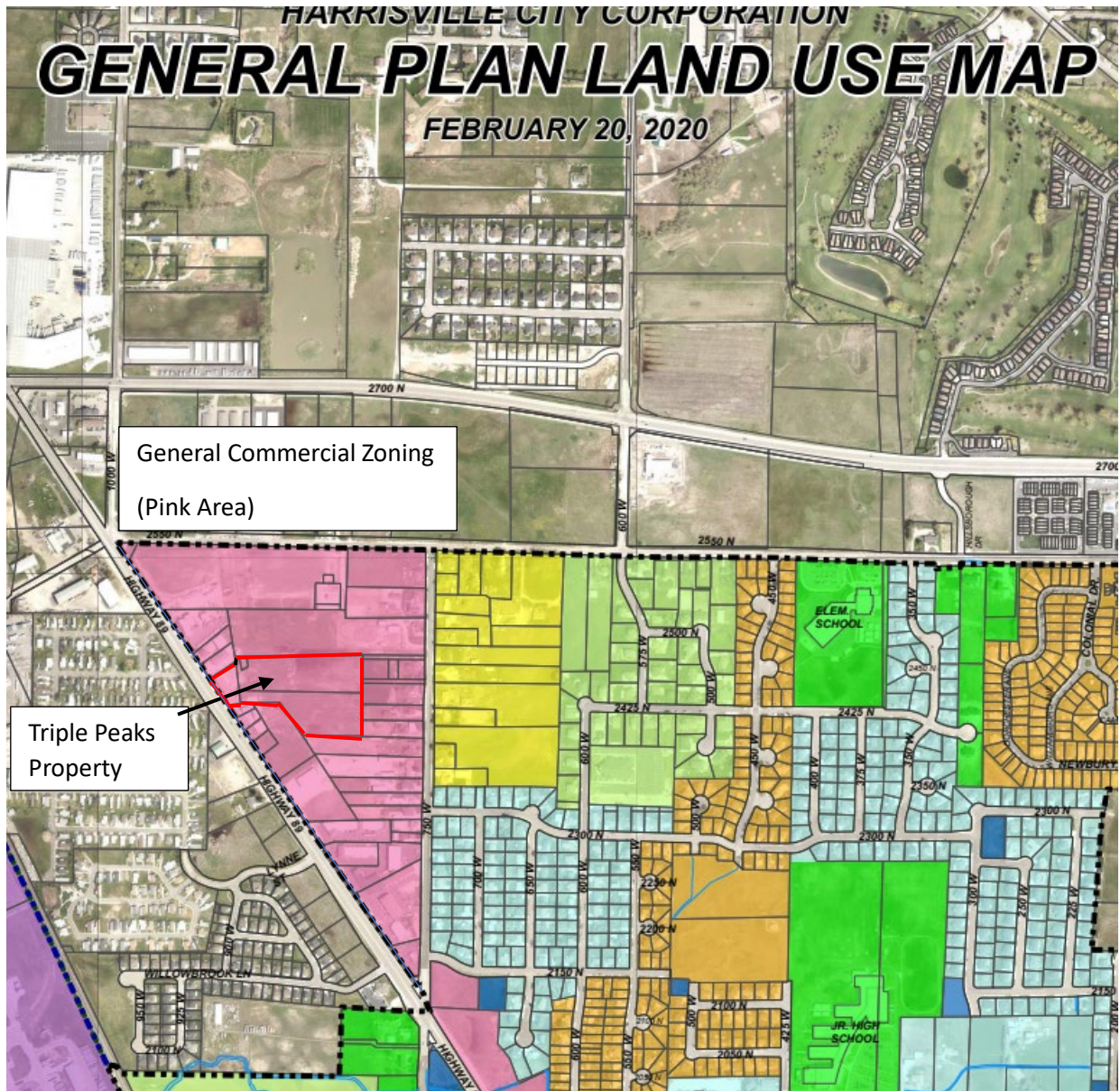
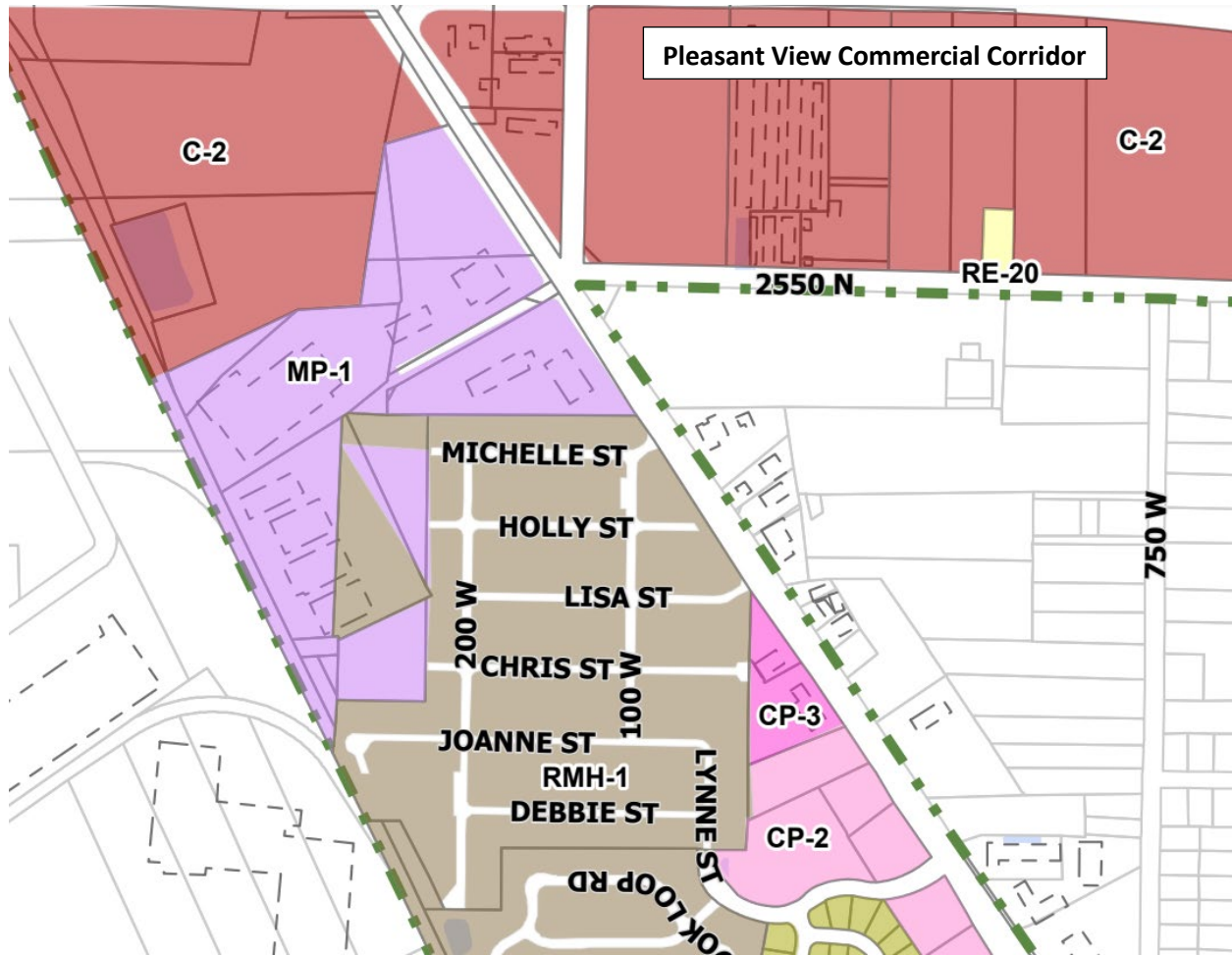


Exhibit C



Site plan of the proposed multi-sport facility at the intersection of Hwy 89 and 750 West. The plan shows a large rectangular building footprint with a green central area and pink side areas. Dimensions are provided for various sections of the building and surrounding parking lots. A scale bar indicates distances from 0 to 100 feet. The plan also shows existing parking lots, a future parking lot, and surrounding streets.

Key features and dimensions:

- Building Footprint:**
 - Central green area: 450' x 30'
 - Side pink areas: 450' x 30' (each)
 - Overall building width: 33.2'
 - Overall building length: 25.7' + 29.7' = 55.4'
- Parking Lots:**
 - Existing parking lot (top left): 24' x 24' spaces, 10' wide access.
 - Future parking lot (bottom left): 24' x 24' spaces, 10.5' wide access.
 - Existing parking lot (bottom right): 24' x 24' spaces, 15' wide access.
- Facilities:**
 - Pickleball courts: 22' x 50' (typ. east & west)
 - Volleyball Courts: 80' x 50' (typ. north & south)
- Streets:**
 - Hwy 89 (bottom left)
 - 750 West (right side)
- Scale:** 0 to 100 feet.

HWY 89

750 West



Text Change Amendment to the Land Use Ordinance

Date

04/24/2023

Address

6214 N Creekside Dr

State

UT

Email Address

utahflyingrealtor@gmail.com

Ordinance You Are Requesting to Amend (Please be specific such as 10.4.2 Section A):

11.12.020 Uses Section 4 or 11.13.020 Main Building
Development Standards Section 3

Full Name

Mark Apuna

City

Mountain green

Zip Code

84050

Phone Number

8018667635

Please upload a .doc file with a draft of the new ordinance you wish to implement. Your draft will be reviewed and edited by the City Attorney. You will be contacted with any questions or concerns during the editing process.

[Harrisville City Municipal Code Amendment.docx](#)

Signature of applicant. By signing below, I agree that the filing fee is not refundable, and I am not guaranteed that the proposed amendment to the Harrisville Municipal Code will be implemented.

A handwritten signature in black ink, appearing to read 'M. Apuna', written over a horizontal line.



HARRISVILLE CITY

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

PLANNING
COMMISSION:

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

Staff Report

Final Site Plan Approval
Harrisville Public Works Facility
May 2, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Final Site Plan Approval – Public Works Facility
Parcels: 110190006 & 110190025

A. Summary.

On April 11, 2023 the preliminary site plan was approved for the Public Works Facility located at approximately 1750 North 750 West. Previously on February 8, 2023 a Conditional Use Permit was issued. The total acreage of the City owned property on 750 West is 12.6 acres. The proposed Public Works facility will develop approximately 3 acres of this property.

B. Background.

On January 11, 2022, Harrisville City Council adopted Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city, which allowed for the sale of the current Public Works facility located at 1385 N. Washington Blvd. The intent of selling this property was to allow for future road alignment with Lockwood Drive on the East side of Washington Blvd in Ogden. This was subsequently sold to the Scott Group LLC and as part of the negotiations the city agreed to vacate the property within 36 months; no later than January 2025.

On May 24, 2022, Harrisville City Council adopted Resolution 22-15; authorizing the issuance of sales tax revenue bonds. Public input was received at a public hearing held on June 14, 2022.

On June 14, 2022, Harrisville City Council awarded a bid to Blalock & Associates for architectural services for the Public Works Facility. Over the last nine (9) months, staff has been working through details of the project with Blalock and Associates.

Additionally, in November 2022, a Construction Manager/General Contractor (SIRQ) was brought to the team to help further our discussions and create a very real picture of associated costs for the project. A work session to introduce the project was held on January 11, 2023 where an overview look at the proposal was presented.

On February 8, 2023, a Conditional Use Permit was approved for the Harrisville Public Works Facility. On April 11, 2023, preliminary site plan approval was granted.

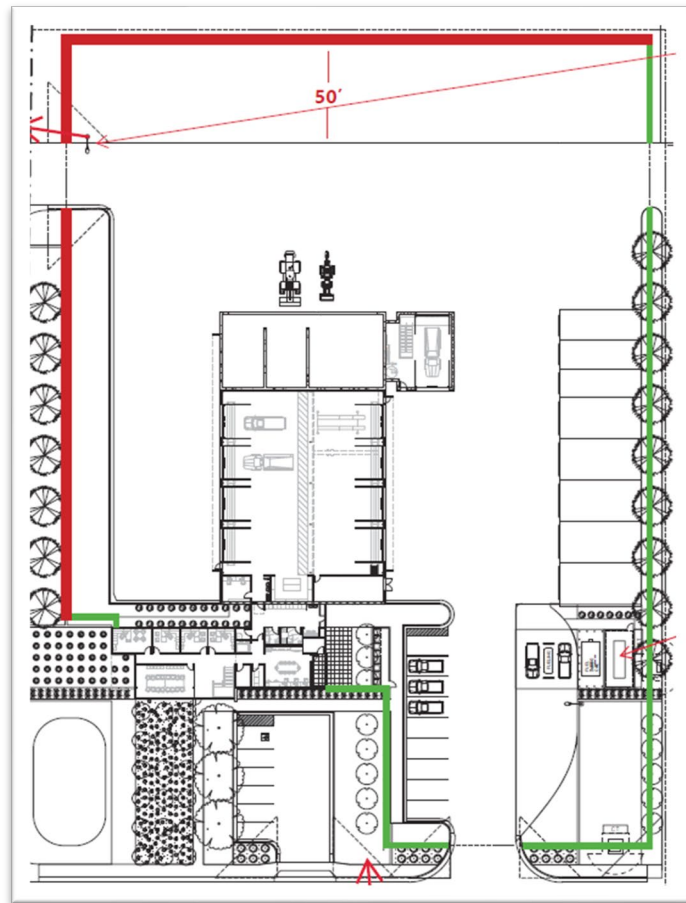
C. Analysis.

Analysis of the application is as follows:

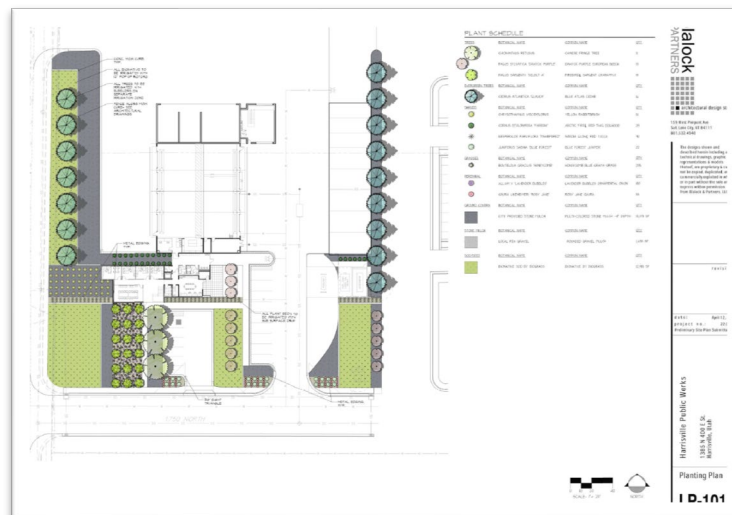
1. HCMC §11.22.040(3) Considerations In Review of Applications

3. Considerations relating to landscaping, including:

- a. The location, height and materials of walls, fences, hedges, and screen landscaping to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.



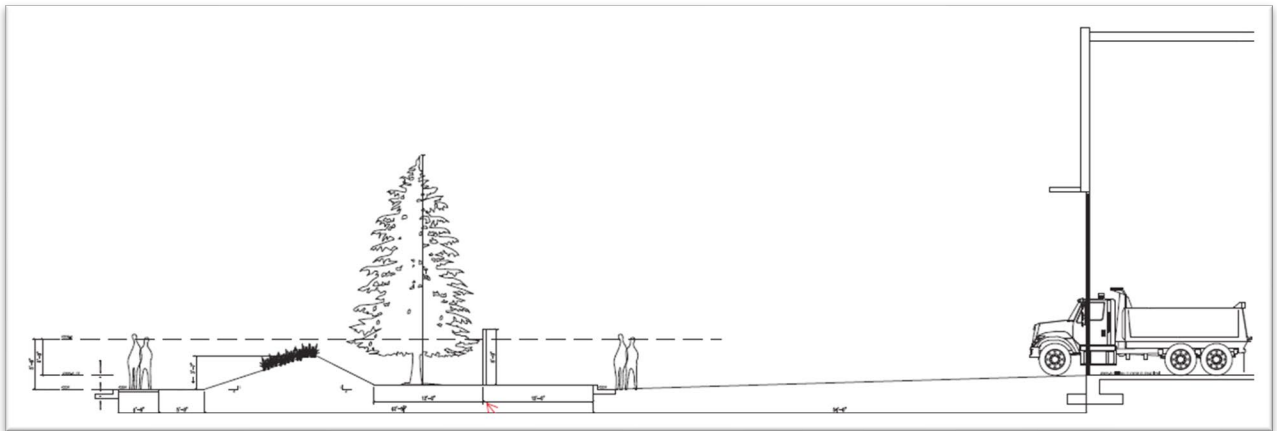
- b. Landscaping and ground cover or other surfacing to prevent dust and erosion, and provide a visual break for the monotony of building materials, concrete, and asphalt.



- c. Compliance with the requirements of the landscape ordinance.
- d. The location, type, and size of an existing trees that are to be removed.

The development includes a precast concrete fence on the perimeter of the north and west sides. (Highlighted by red) and a decorative welded wire fence on the south and east sides. (Highlighted by green). The overall landscape plan is in compliance with HCMC §11.24.060 Landscape Plan Elements regarding the landscape area, type and material, and xeriscaping due to limited available irrigation.

- 4. Considerations relating to buildings and site layout, including:
 - a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining building and the neighborhood concept.



The development includes a landscaped berm with trees lining the precast concrete fence to buffer the bay doors of the shop.

D. Conditions.

- 1. International Building Code Requirements
- 2. Any other staff or agency requirements

E. Recommendation.

Staff recommends granting final approval subject to the City Engineer's Memo and the outlined conditions in this memo.

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **HARRISVILLE CITY PUBLIC WORKS BUILDING**
Final Site Plan Review

Date: May 4, 2023

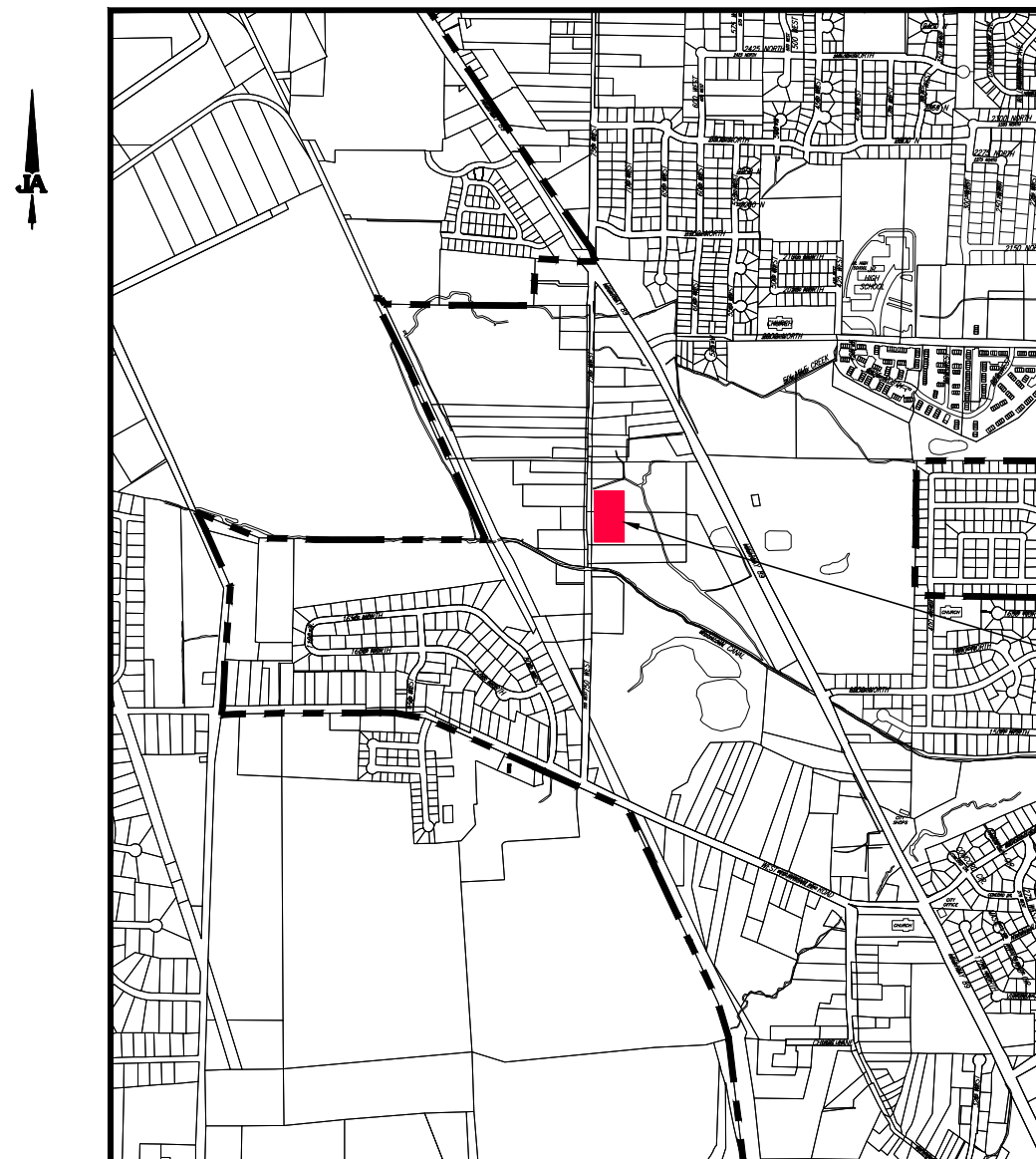
Our office has been working with City Staff, the project Architect, and the Contractor on the design of the new Harrisville City Public Works Building and associated improvements located at approximately 1750 North 750 West. We have worked through review comments with the project design team and utility providers and completed the final site plan and improvement drawings. We recommend final approval of the site plan subject to the following comments:

1. Obtain a Will Serve letter from Bona Vista for the culinary water improvements. Bona Vista has reviewed the plans and we have revised the plans per their recommendations. They are checking their water model with the overall city campus, future manufacturing, and future commercial development in the area in mind and will provide us with the recommended water main size in 1750 North.
2. We are working with Rocky Mountain Power and Dominion Energy on how to run services to the new building. Obtain final approval from these utility providers for the new services.

We will continue to work with these utility providers for these new services and this will be completed prior to construction. Please let me know if you have any questions.

HARRISVILLE CITY CORPORATION

PUBLIC WORKS BUILDING SITE PLAN



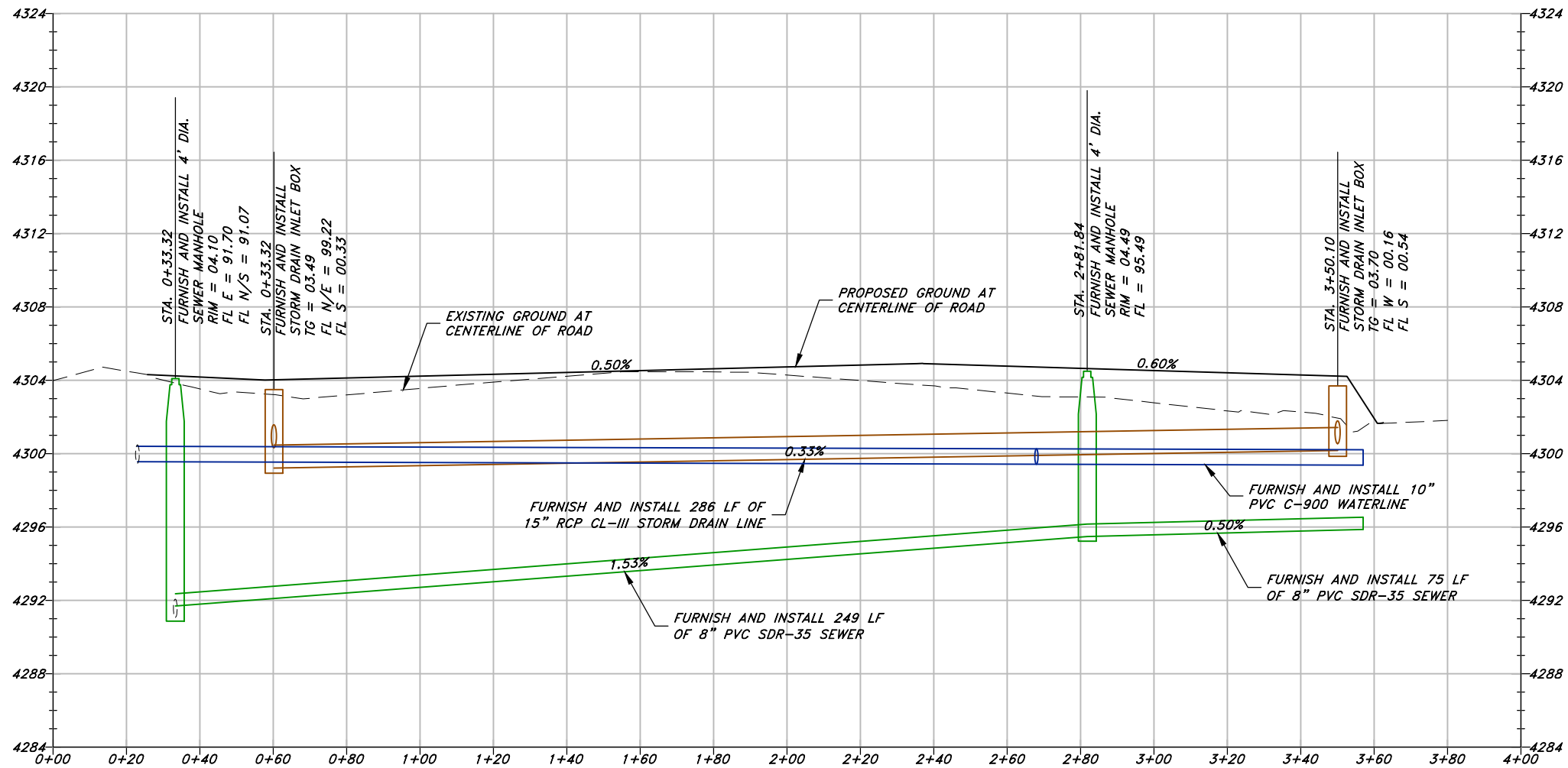
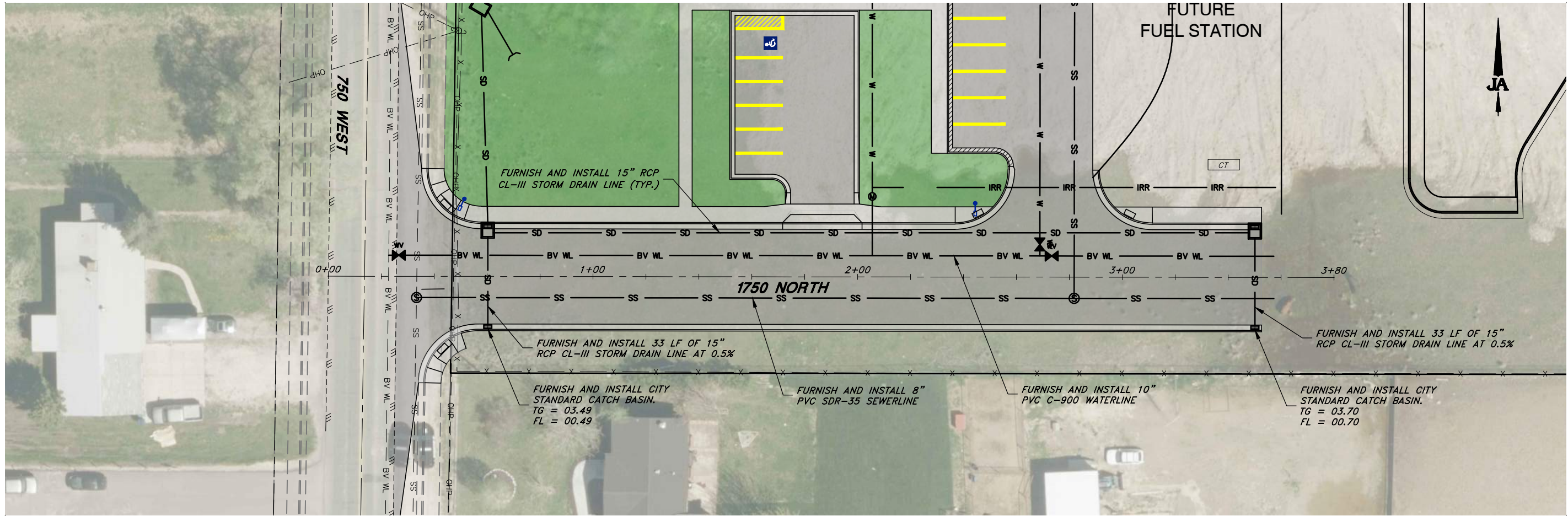
PROJECT
LOCATION

MAY 2023

JA JONES &
ASSOCIATES
CONSULTING ENGINEERS

Index

0	<i>COVER SHEET</i>
1	<i>EXISTING CONDITIONS AND DEMOLITION PLAN</i>
2	<i>SITE PLAN</i>
3	<i>UTILITY PLAN</i>
4	<i>GRADING AND DRAINAGE PLAN</i>
5	<i>1750 NORTH PLAN AND PROFILE STA. 0+00 TO 4+00</i>
6	<i>POSSIBLE SWPPP - EROSION CONTROL PLAN</i>
7	<i>POSSIBLE SWPPP - NOTES AND DETAILS</i>
LP-101	<i>PLANTING PLAN</i>
AS101	<i>OVERALL ARCHITECTURAL SITE PLAN</i>
AS102	<i>ARCHITECTURAL SITE PLAN</i>
AE101	<i>ARCHITECTURAL FLOOR PLAN</i>
AE201	<i>EXTERIOR ELEVATION VIEWS</i>
AE202	<i>EXTERIOR ELEVATION VIEWS</i>



CONSULTING ENGINEERS

6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

HARRISVILLE CITY CORPORATION

PUBLIC WORKS BUILDING

1750 NORTH PLAN AND PROFILE

STA. 0+00 TO 4+00

SCALE:	MLR DESIGNED	TWE TIME	MLR DRAWN	MLR CHECKED	REV.	DATE	APPR.
24" x 36"							
H:1"=20'							
V:1"=4'							
11" x 17"							
H:1"=40'							
V:1"=8'							

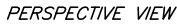
SHEET:

5

OF 1 SHEETS

GENERAL NOTES AND PROCEDURES FOR CONSTRUCTION SITE ACTIVITIES:

- PAINTS, SOLVENTS AND CLEANERS CAN BE A SOURCE OF POLLUTION.
1. TRAIN PERSONNEL ON THE PROPER STORAGE AND HANDLING OF THESE MATERIALS. EDUCATE THEM ON PREVENTION AND CLEAN-UP TECHNIQUES. KEEP CONTAINERS CLOSED AND OUT OF THE WAY WHEN NOT IN USE.
2. ALWAYS USE SECONDARY CONTAINMENT SUCH AS A DROP CLOTH TO CATCH SPILLS AND PREVENT SPREADING.
3. THE LOCATION FOR CLEANING STATIONS SHALL NOT BE NEAR STREAMS, RIVERS, RESERVOIRS, WELLS, OR ADJACENT TO THE STORM WATER COLLECTION SYSTEM. THIS AREA MUST PROVIDE CONTAINMENT OF WASHOUT MATERIALS AND PREVENT THEM FROM ENTERING INTO THE STORM DRAIN SYSTEM. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS WHEN USING ANY PRODUCT.
4. KEEP CLEANUP MATERIALS ON HAND TO ABSORB SPILLS. CLEAN UP SPILLS IMMEDIATELY AND REMEDY CAUSE.
5. EXCAVATE AND DISPOSE OF CONTAMINATED SOILS AS HAZARDOUS WASTE. CONTACT STATE AND LOCAL OFFICIALS FOR ANY SPILL OF REPORTABLE QUANTITY.
- H. EXCESSIVE USE OF LANDSCAPING FERTILIZERS, NUTRIENTS, CHEMICALS AND PESTICIDES CAN LEAD TO UNNECESSARY POLLUTION.
1. ONLY USE THE REQUIRED OR MINIMUM AMOUNTS OF THESE MATERIALS. ALWAYS FOLLOW MANUFACTURER'S RECOMMENDATION.
2. MINIMIZE IRRIGATION RUNOFF BY NOT OVER WATERING FERTILIZED OR TREATED LANDSCAPE AREAS.
3. CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS CAN ENTER THE STORM DRAIN SYSTEM WHEN NOT DISPOSED OF PROPERLY.
4. PROVIDE ADEQUATE AND CONVENIENT TRASH RECEPTACLES AROUND THE CONSTRUCTION SITE.
5. KEEP TRASH CONTAINERS COVERED.
6. EMPTY CONTAINERS IN A TIMELY MANNER TO PREVENT SPILLING OVER.
- I. ON-SITE STORM DRAIN INLETS CAN PERMIT SEDIMENTS TO ENTER OFFSITE STORM DRAIN FACILITIES.
1. INLETS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION TO PREVENT BACKFILL MATERIAL FROM ENTERING PIPES AND BOXES.
2. WHERE ON-SITE COLLECTION BOXES ARE LIKELY TO COLLECT WATER CONTAINING SEDIMENTS, A FILTERING SYSTEM SHALL BE CONSTRUCTED OVER OR AROUND THE INLET GRATE TO TRAP SEDIMENTS AND ALLOW THEM TO SETTLE OUT BEFORE THE WATER ENTERS THE STORM DRAIN SYSTEM.
- ④. ALL PREVENTATIVE MEASURES DESIGNED TO ELIMINATE OR MINIMIZE POLLUTION ENTERING THE STORM DRAIN SYSTEM SHALL BE MAINTAINED AND INSPECTED REGULARLY BY THE CONTRACTOR. INSPECTION SHOULD ALSO BE PLANNED BEFORE AND AFTER STORM EVENTS TO VERIFY IF THESE MEASURES ARE WORKING PROPERLY. REPORT OF INSPECTIONS SHOULD BE MAINTAINED AT THE JOB SITE.
- A. WHEN PREVENTATIVE MEASURES ARE FOUND TO BE INADEQUATE THEY ARE TO BE BROUGHT TO THE ATTENTION OF THE CITY. ALTERATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN MAY BE REQUIRED.
- B. WHEN A POSSIBLE POLLUTION SOURCE HAS BEEN OVERLOOKED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY. ADDITIONAL PREVENTATIVE MEASURES MAY BE INCORPORATED INTO THE STORM WATER POLLUTION PREVENTION PLAN.
- ⑤. THE CITY SHALL ALSO CONDUCT PERIODIC INSPECTIONS TO VERIFY THAT THE SITE COMPLIES TO ALL APPLICABLE STANDARDS AND TO CONFIRM THAT THE STORM WATER POLLUTION PREVENTION PLAN IS BEING IMPLEMENTED.
- ⑥. ALL REPORTABLE RELEASES OF ANY POLLUTANT SHALL BE DOCUMENTED BY THE CONTRACTOR AND PROMPTLY BROUGHT TO THE ATTENTION OF THE CITY. REPORTABLE RELEASES ARE DEFINED BY TITLE 40 OF THE CODE OF FEDERAL REGULATIONS (CFR), PART 117, SECTION 3 OR TITLE 40, PART 302, SECTION 4.
- ⑦. IF THERE IS A VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN, IT SHALL BE REMEDIED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE CITY. ALL VIOLATIONS SHALL BE DOCUMENTED PROPERLY.
- ⑧. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TRAIN AND FAMILIARIZE ALL PERSONNEL ON THE CONSTRUCTION SITE WITH RESPECT TO THE STORM WATER POLLUTION PREVENTION PLAN. BY THE CONTRACTOR SHALL KEEP A COPY OF THE PLAN ON SITE AND MAKE IT AVAILABLE UPON REQUEST TO A REPRESENTATIVE OF THE REGIONAL WATER BOARD OR OTHER RELATED AGENCIES.
- ⑨. ALL DISCHARGES INTO THE STORM WATER SYSTEM MUST COMPLY WITH THE REGULATIONS ESTABLISHED BY CITY, COUNTY, STATE, FEDERAL AND OTHER RELATED AGENCIES.
- ⑩. HAZARDOUS OR TOXIC WASTE SHALL BE DISPOSED OF PROPERLY. REGULATIONS RELATED TO THE PROPER HANDLING AND DISPOSAL OF HAZARDOUS OR TOXIC WASTE ARE NOT COVERED IN THIS PLAN.



SILT FENCE
NOT TO SCALE



SEE INDIVIDUAL BMP INFORMATION SHEETS FOR
INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER
& SILT FENCE

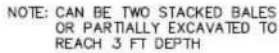
INLET PROTECTION (IP)
NOT TO SCALE



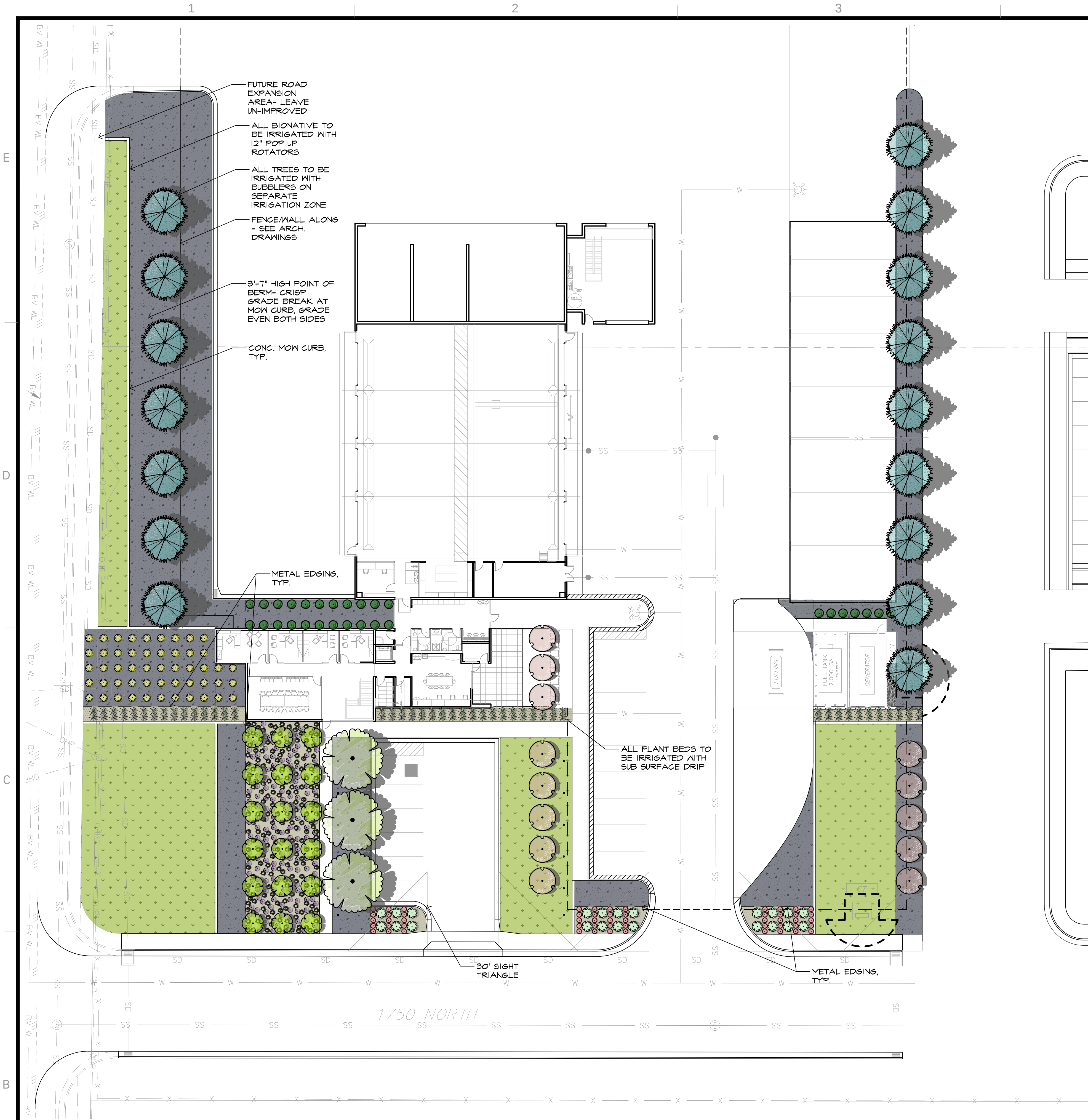
INLET SEDIMENT FILTER
NOT TO SCALE

- ## PLAN

FIBER ROLL INLET PROTECTION
NOT TO SCALE



CONCRETE WASHOUT AREA
NOT TO SCALE



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	3
	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE EUROPEAN BEECH	13
	MALUS SARGENTII 'SELECT A'	FIREBIRD SARGENT CRABAPPLE	18
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	QTY
	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	16
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	CHRYSOHAMINUS VISCIDIFLORUS	YELLOW RABBITERUSH	51
	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED THIG DOGWOOD	29
	HESPERALOE PARVIFLORA 'MSMNPRED'	SANDIA GLOW RED YUCCA	90
	JUNIPERUS SABINA 'BLUE FOREST'	BLUE FOREST JUNIPER	22
GRASSES	BOTANICAL NAME	COMMON NAME	QTY
	BOUTELOUA GRACILIS 'HONEYCOMB'	HONEYCOMB BLUE GRAMA GRASS	205
PERENNIAL	BOTANICAL NAME	COMMON NAME	QTY
	ALLIUM X 'LAVENDER BUBBLES'	LAVENDER BUBBLES ORNAMENTAL ONION	180
	GAURA LINDHEIMERI 'ROSY JANE'	ROSY JANE GAURA	55
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	CITY PROVIDED STONE MULCH	MULTI-COLORED STONE MULCH -4' DEPTH	15,042 SF
STONE MULCH	BOTANICAL NAME	COMMON NAME	QTY
	LOCAL PEA GRAVEL	ROUNDED GRAVEL MULCH	1,638 SF
SOD/SEED	BOTANICAL NAME	COMMON NAME	QTY
	BIONATIVE SOD BY BIOGRASS	BIONATIVE BY BIOGRASS	10,105 SF

PRELIMINARY LANDSCAPE WATER ALLOWANCE

ETo = 31.18 INCHES
TOTAL IRRIGATED LANDSCAPE = 25,258 SF
MIXED PLANTINGS = 31.18 X .5 X 0.62 X 25,258 X 12,277 SQ. FT.
BIO NATIVE GRASS 31.18 X.25 X 0.62 X 25,258 X 12,981 SQ. FT.
TOTAL YEARLY ESTABLISHED LANDSCAPE WATER ALLOWANCE ESTIMATE = 182,400 GALLONS
TOTAL FIRST YEAR ESTABLISHMENT PERIOD LANDSCAPE WATER ALLOWANCE ESTIMATE = 285,300 GALLONS

DESIGN CALCULATIONS

TOTAL PROJECT AREA: 114,342 SF
TOTAL LANDSCAPED AREA: 29,309 SF
TOTAL NUMBER OF TREES: 50
TOTAL NUMBER OF EVERGREEN TREES: 16

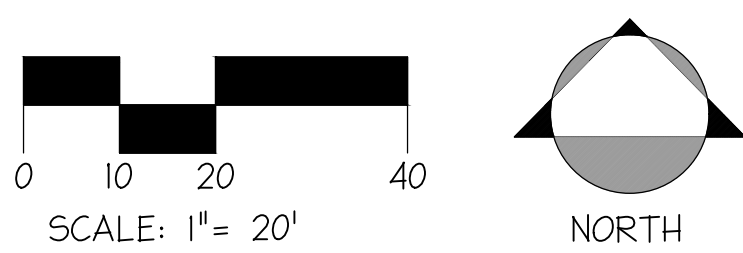
The designs shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Blalock and Partners, LLC.

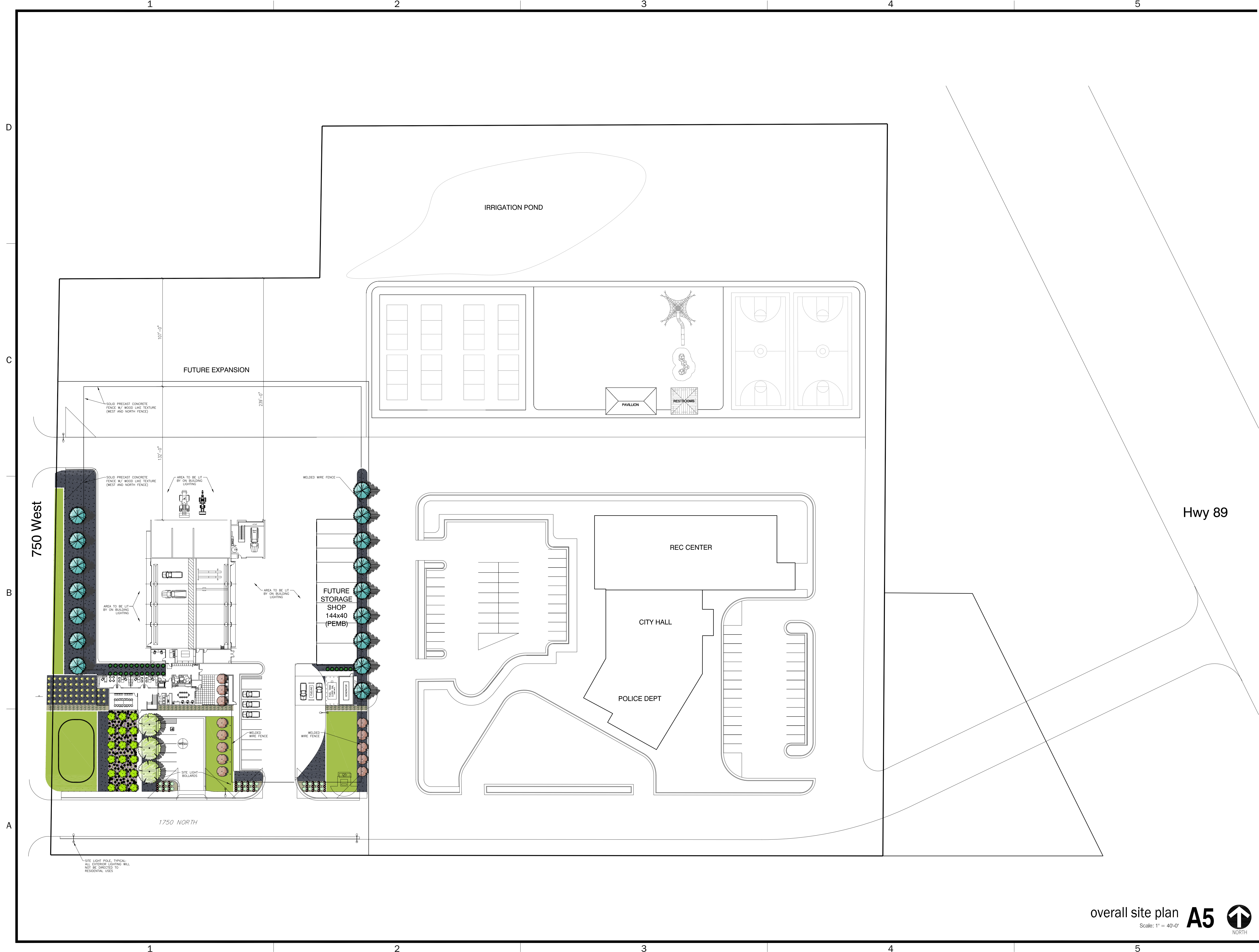
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revisions

date: May 10, 2023
project no.: 22.06.07
Final Site Plan Submittal

Harrisville Public Works
1385 N 400 E St.
Harrisville, Utah





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revisions

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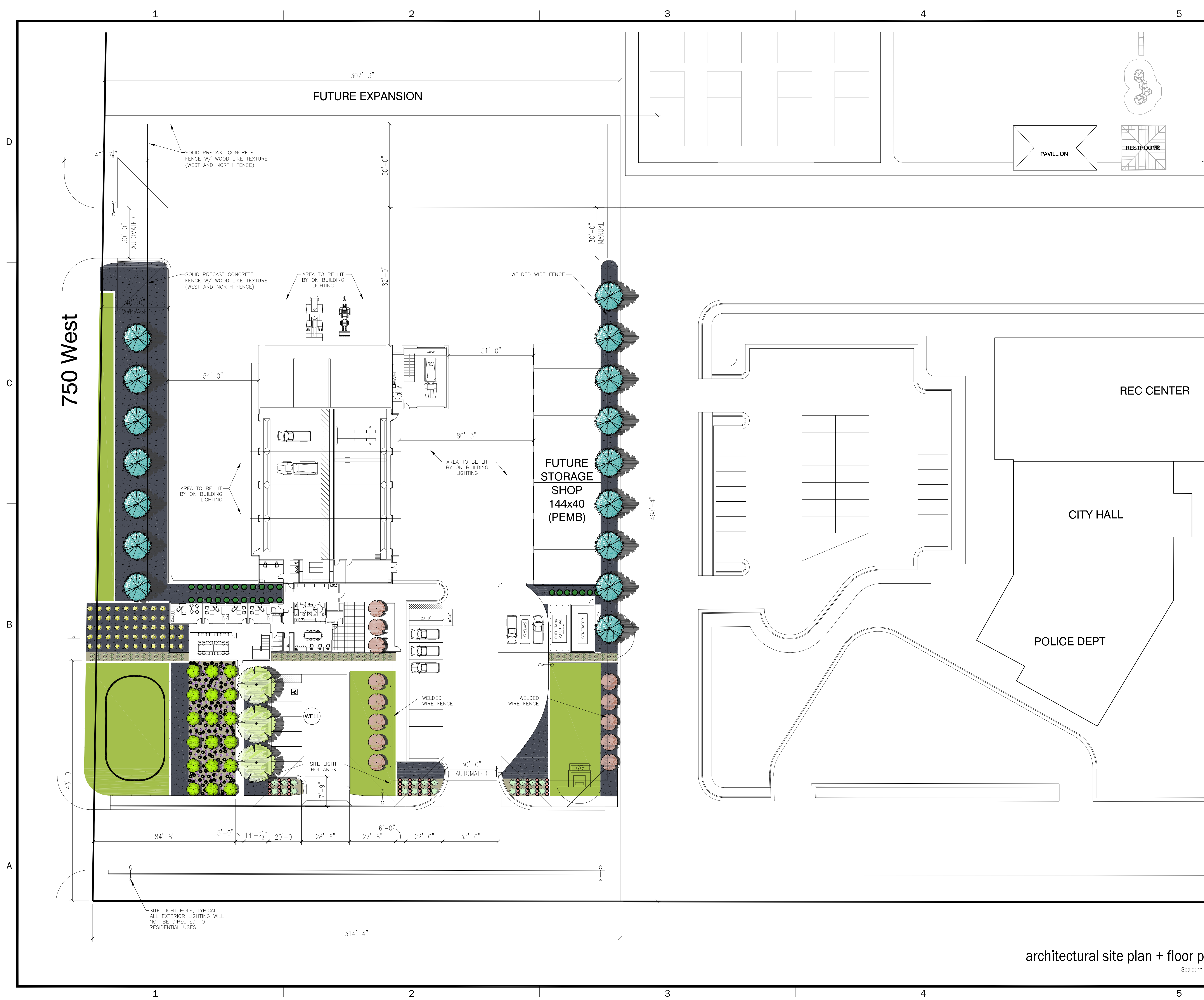
Harrisville Public Works

overall
architectural
site plan
AS101

overall site plan
Scale: 1" = 40'-0"

A5





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revisions

date: May 10, 2023
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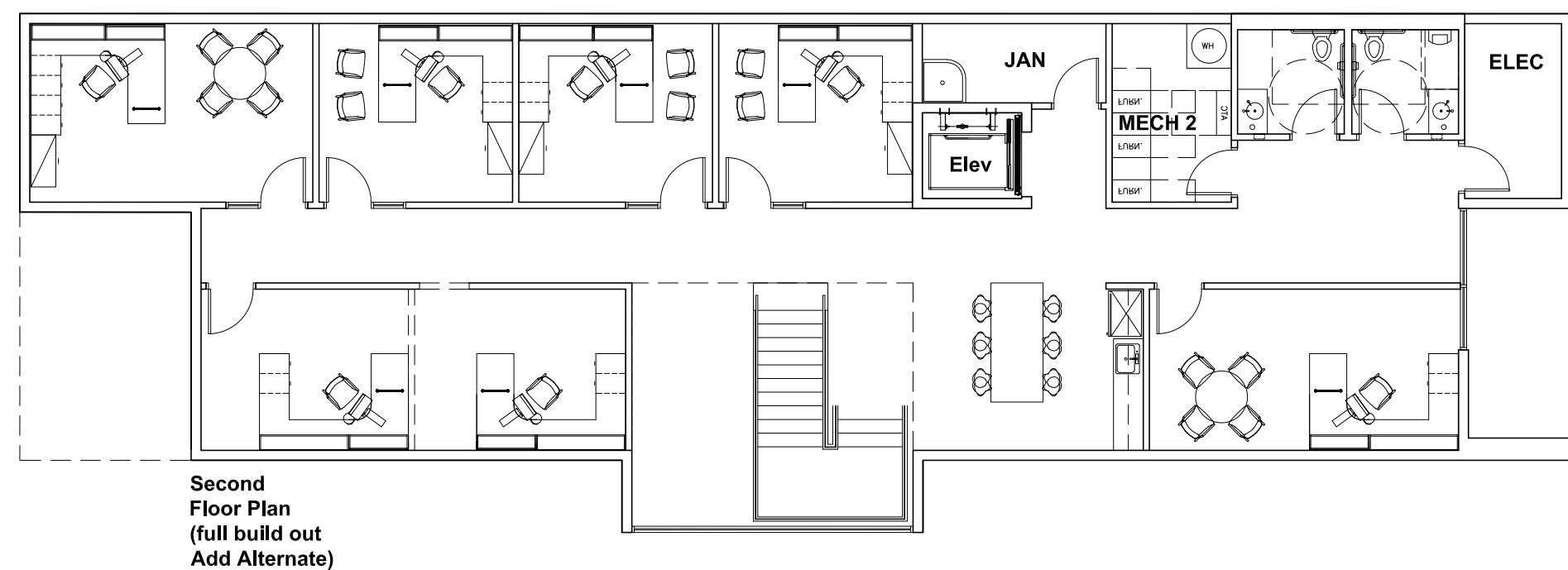
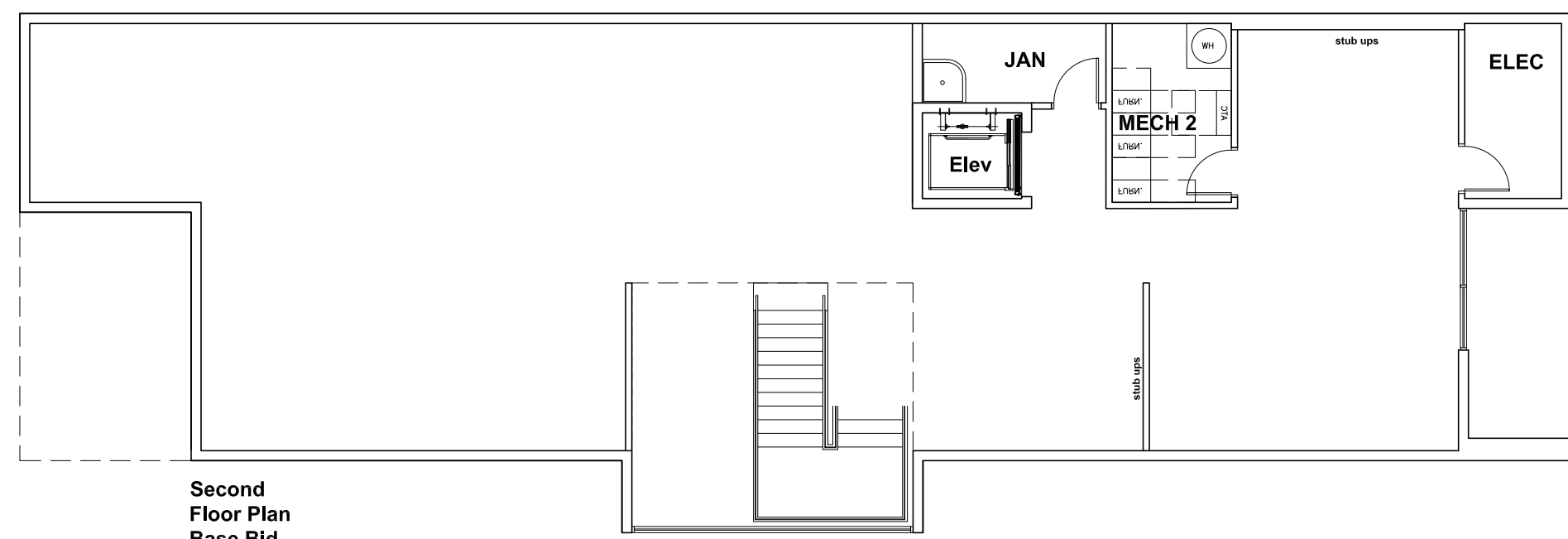
Harrisville Public Works

D

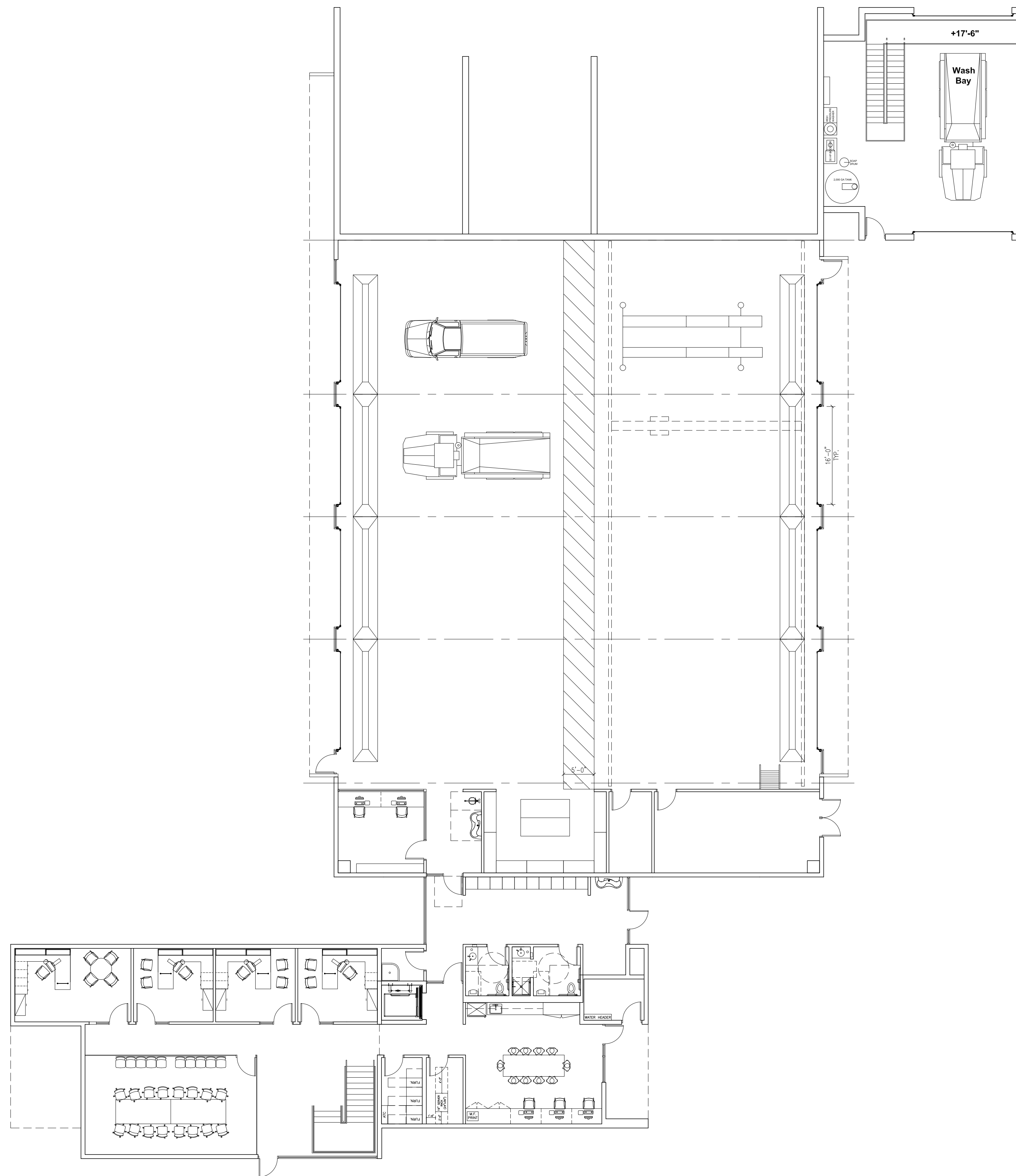
C

B

A



architectural second floor plans **A2** 
Scale: 3/32" = 1'-0"



architectural first floor plan **A5** 
Scale: 3/32" = 1'-0"

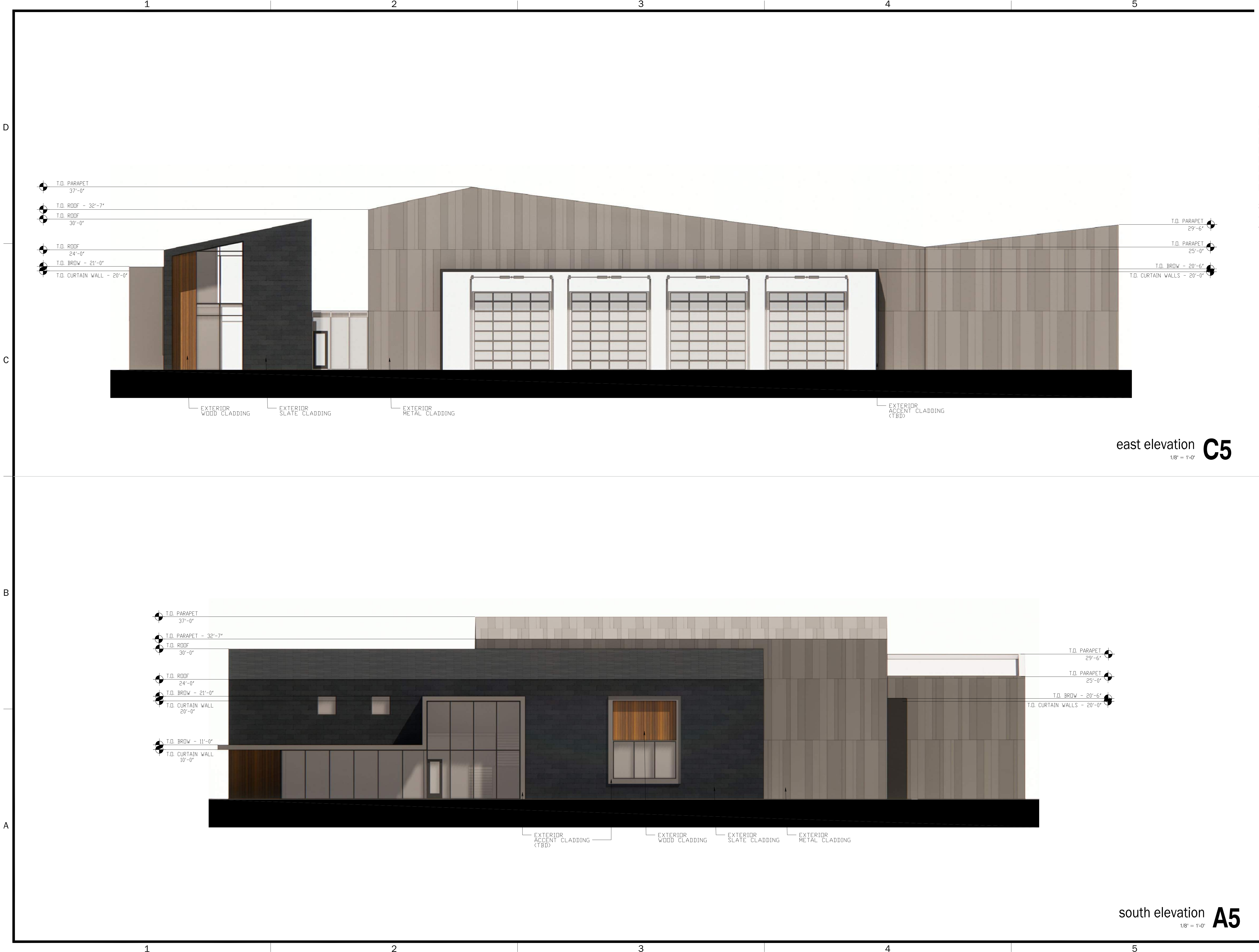
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revisions

date: May 10, 2023
project no.: 22.06.07
Final Site Plan Submittal

Harrisville Public Works

architectural
floor plan
AE101



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east elevation **C5**

1/8" = 1'-0"

revisions

date: May 10, 2023
project no.: 22.06.07
Final Site Plan Submittal

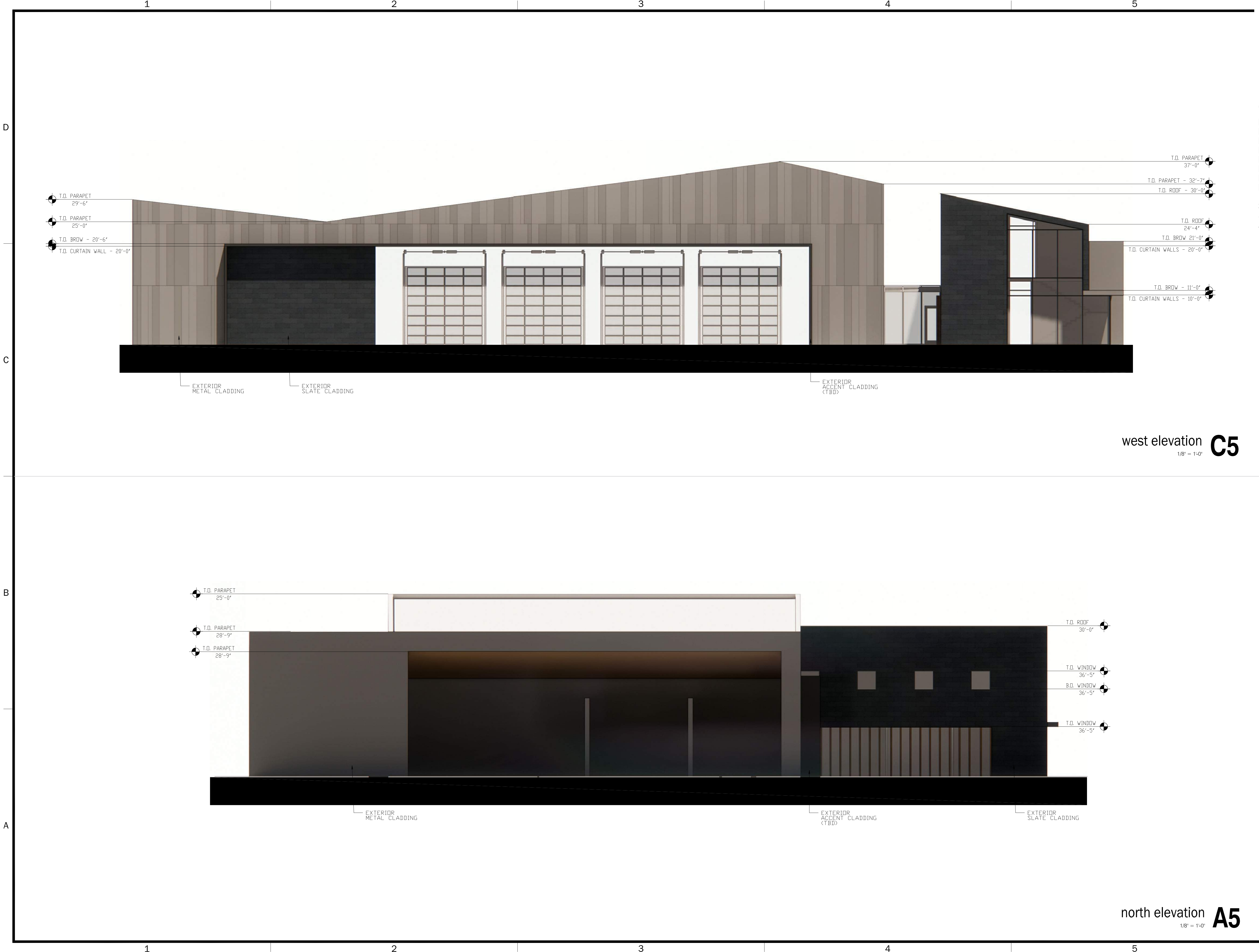
Harrisville Public Works

south elevation **A5**

1/8" = 1'-0"

exterior
elevation
views

AE201



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west elevation C5

1/8" = 1'-0"

revisions

date: May 10, 2023
project no.: 22.06.07
Final Site Plan Submittal

Harrisville Public Works

north elevation A5

1/8" = 1'-0"



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

April 14, 2023

To whom it may concern:

RE: AVAILABILITY LETTER – Harrisville City Shop

The Bona Vista Water District does have culinary water available for the project located at 750 West 1750 North Harrisville

This letter states that the above named project is in the boundaries of the Bona Vista Water Improvement District. The information will be evaluated with our review process when formal application is made by the Developer and fees are paid to the District.

The plan review fee for commercial is \$1,000 plus \$300 per acre and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service and only for a period of one year from the date of the District approval, if not constructed.

Connection fees and fire line fees are based on meter and line size. All water mains, service lines, fire hydrants, etc. must be constructed according to the district's specifications. Those specifications can be found on the district's website: <https://www.bonavistawater.com/construction-standards>.

Proof of secondary water will need be shown when available. Connection to the culinary needs disconnected when connected to the secondary system. Allowable proof of secondary water is a connection receipt from a pressurized secondary water provider or a letter clearly stating that there are 3-acre feet of water available for each acre of undeveloped property (water shares must be in owner's name).

The connection receipt will serve as verification from the district for building permit purposes.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Michelle Tait, Chairwoman - Harrisville
Jon Beesley, Vice Chairman – Plain City
Ronald Stratford – Unincorporated Area
Scott Van Leeuwen – Marriott/Slaterville
Ken Phippen – Farr West

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Administrative Manager

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

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

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

Date: May 4, 2023

Our office has completed a review of the final plat and improvement plans for the Ben Lomond Phase 2-D Subdivision located in the golf course mixed use zone. This phase includes the construction of the northeast section of the overall development and has 122 residential units including single family and multi-family units. Phase 2-A of the overall site 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. There are still several outstanding items that need to be addressed for Phase 2-D:

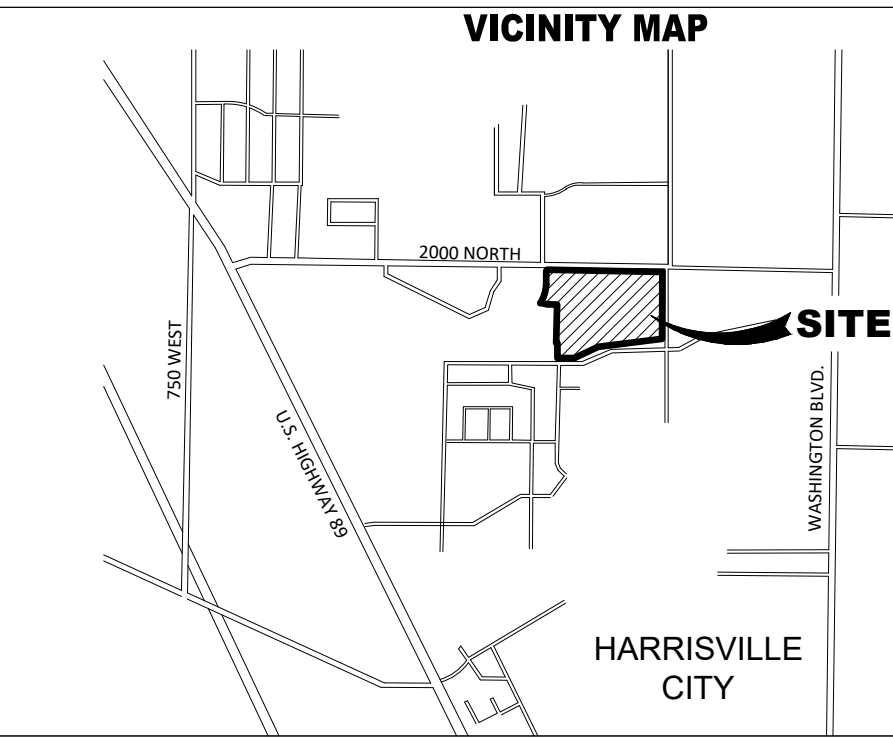
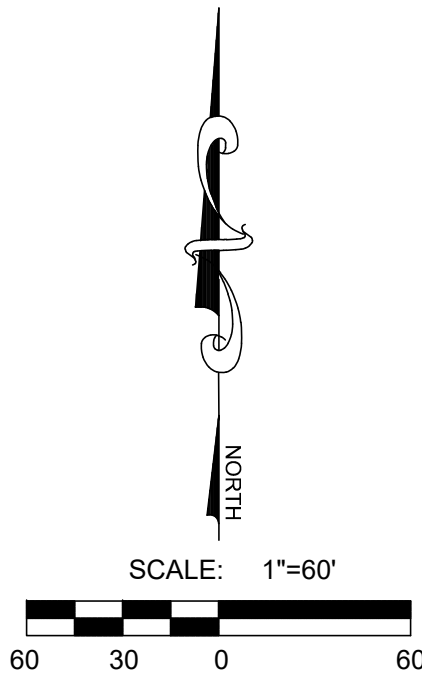
1. The asphalt tie-in and new curb and gutter elevations on 2000 North need to be portrayed in more detail on the plans. Additional asphalt and grading work may be required on the existing 2000 North roadway to ensure that it drains properly and matches the proposed curb and gutter.
2. The pavement section for the new roadways should match the City Standard (which is also what was approved in Phase 2-A).
3. Provide a "Will Serve" letter from Bona Vista Water for the culinary water improvements.
4. Provide a final approval letter from North View Fire District.
5. 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.

Once the items are addressed, the final processing items include:

1. Complete a Storm Water Pollution Prevention Plan (SWPPP), file a Notice of Intent (NOI) with the State, and obtain a Stormwater Activity Permit from the City before any construction begins.
2. An engineer's estimate for the cost of the public improvements needs to be submitted and approved by our office before the pre-construction meeting and will be the basis for the developer's agreement and the associated construction guarantee.
3. The final set of plans will have a "City Engineer Acceptance" stamp and will be the only set of plans to be used during construction.
4. Prior to construction, the Developer and the Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.

BEN LOMOND
PHASE 2-D



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NOT FOR
CONSTRUCTION

BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

COVER

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LEGEND

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:

02/28/2023

SHEET

COVER

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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.
2. ALL METER GANGS REQUIRE A 2" GATE VALVE W/ A BOX.
3. WATER MUST BE INSTALLED A MINIMUM OF 10' AWAY FROM SEWER AND 18" ABOVE SEWER.
4. ALL 12" VALVES SHALL BE 12" BUTTERFLY VALVES.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

1. ALL STANDARDS SHALL BE FOLLOWED FOR CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AS SET FORTH IN DISTRICT CONSTRUCTION STANDARDS.
2. CONTRACTOR SHALL NOTIFY THE CLAY MARRIOTT AT THE SEWER DISTRICT 24 HOURS BEFORE WORK IS TO BE COMPLETED (OFFICE 801.731.3011 - CELL 801.389.2283).



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GENERAL NOTES

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

NONE

DATE:

02/28/2023

SHEET

NOTES



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

EXISTING CONDITIONS/DEMO PLAN

REVISIONS

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LEI PROJECT #:

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DESIGNED BY:

BTG

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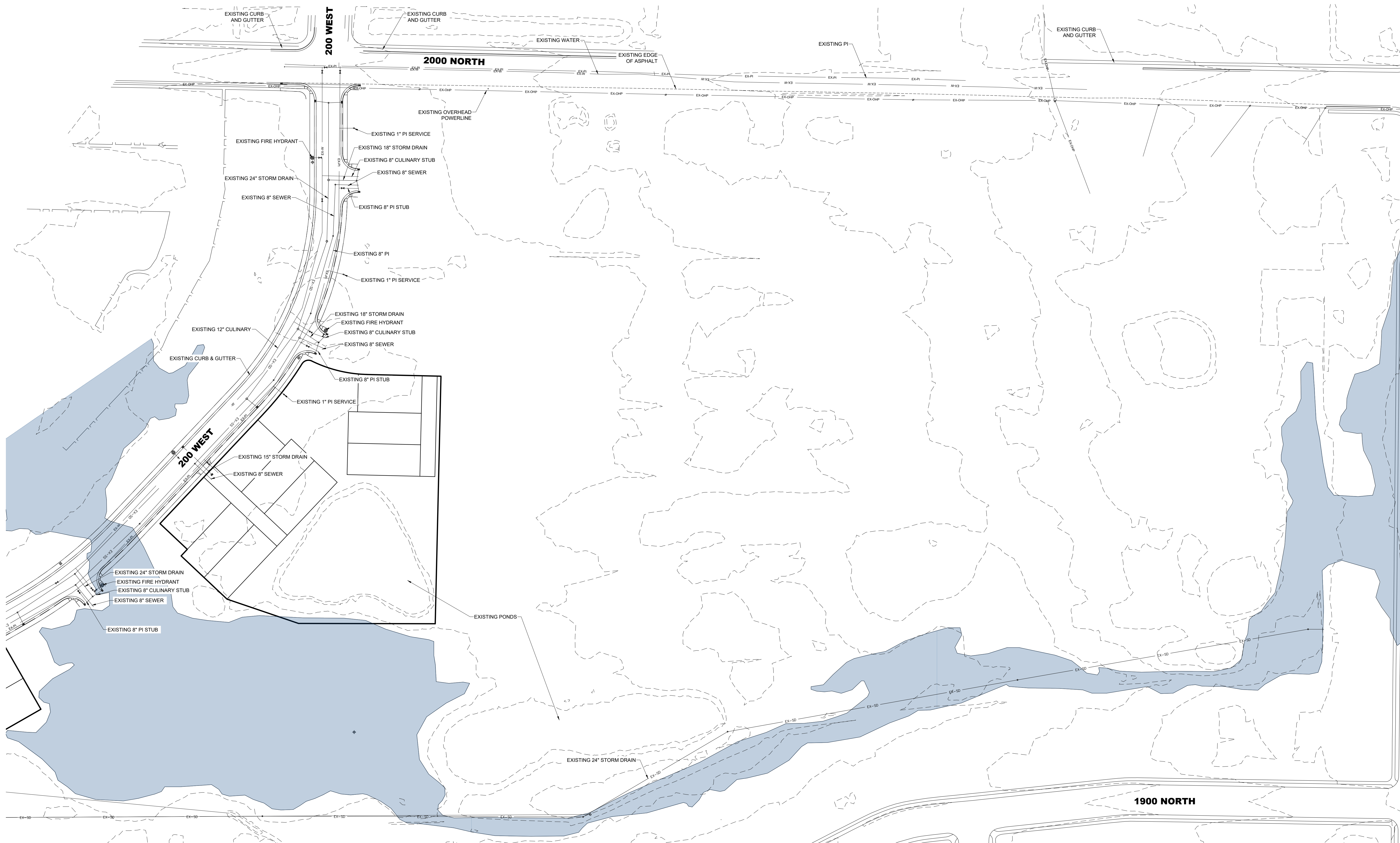
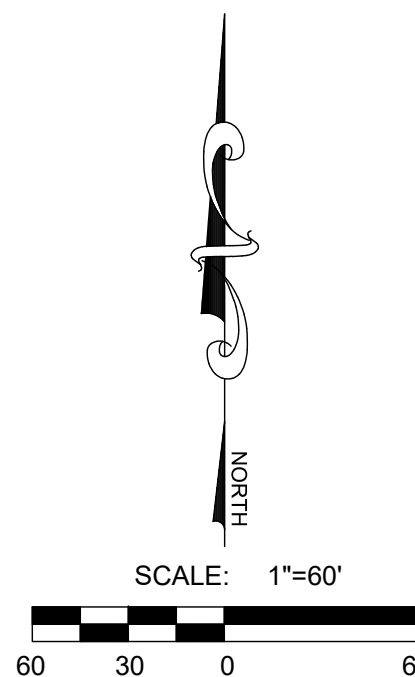
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

UTILITY PLAN #1

REVISIONS

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LEI PROJECT #:

2019-0027

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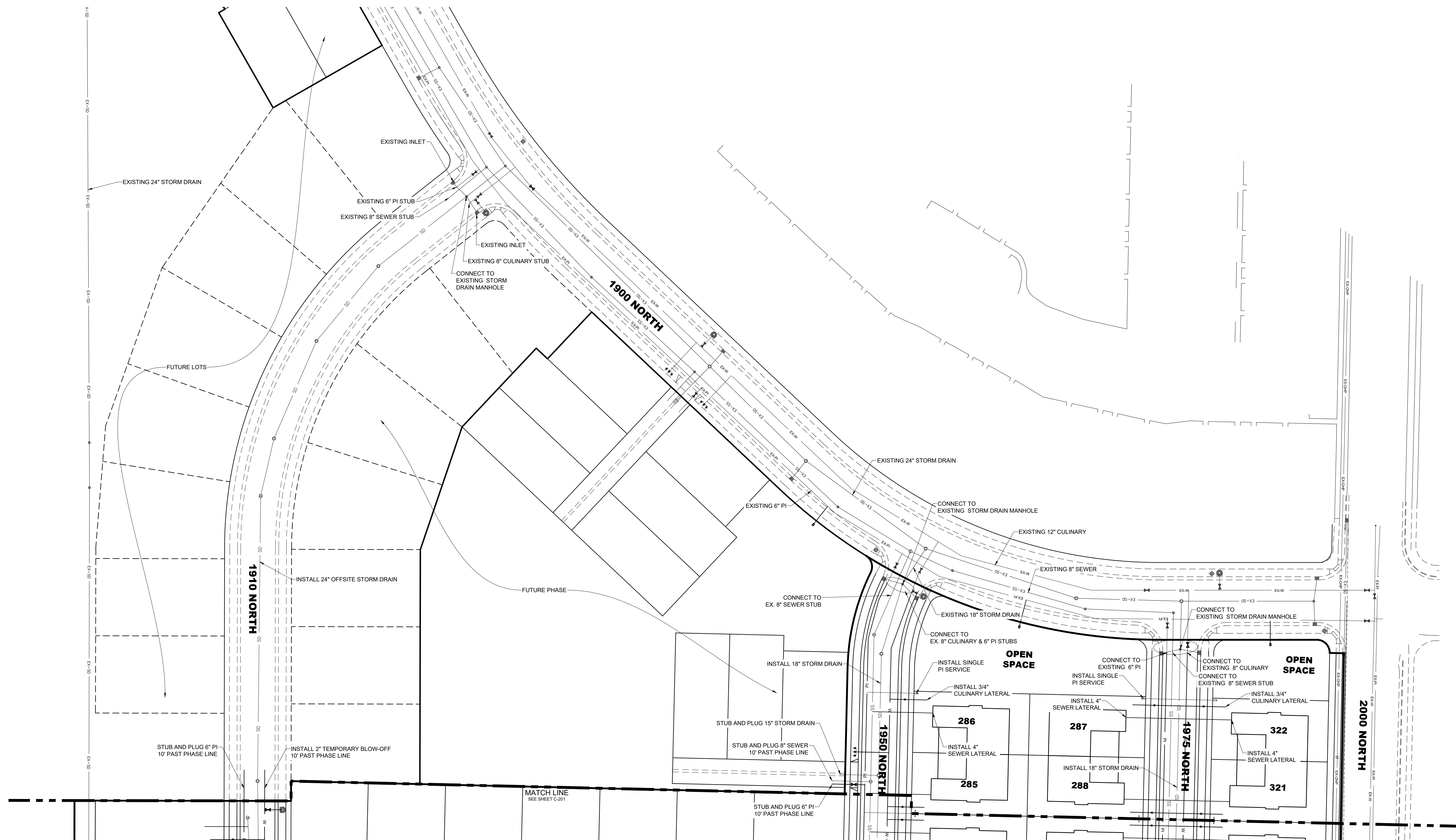
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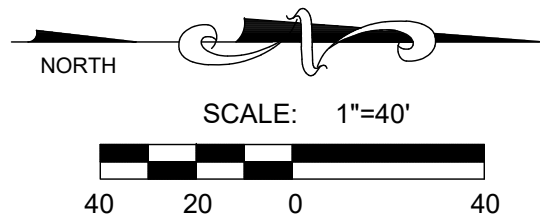


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LEI PROJECT #:
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DRAWN BY:
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BTG
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

UTILITY PLAN #3

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

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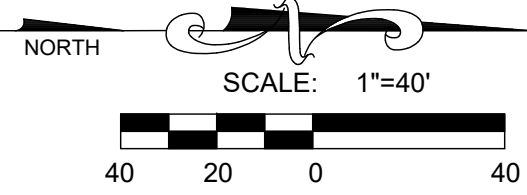
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NOT FOR
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #1

REVISIONS

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LEI PROJECT #:
2019-0027

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CJI

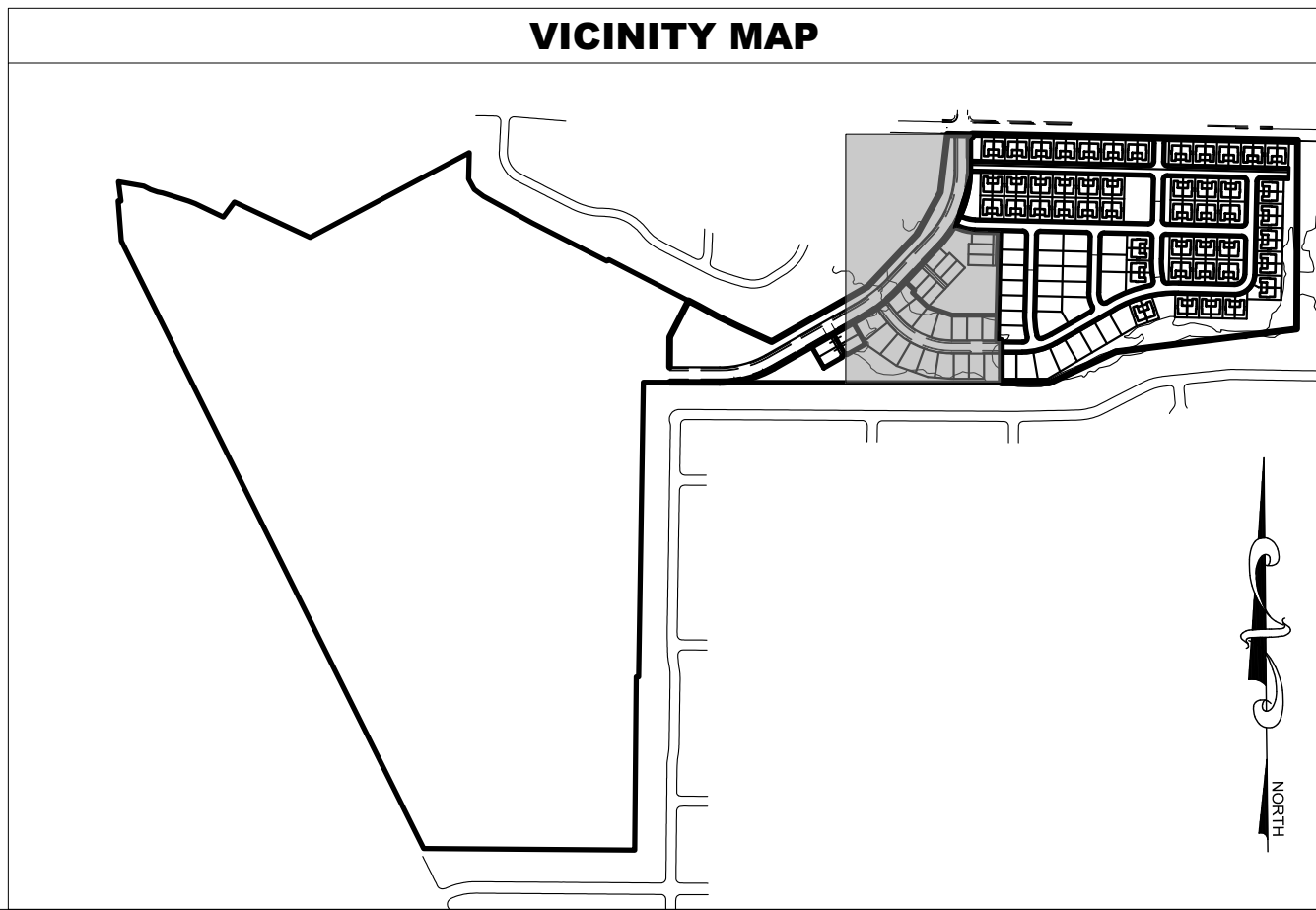
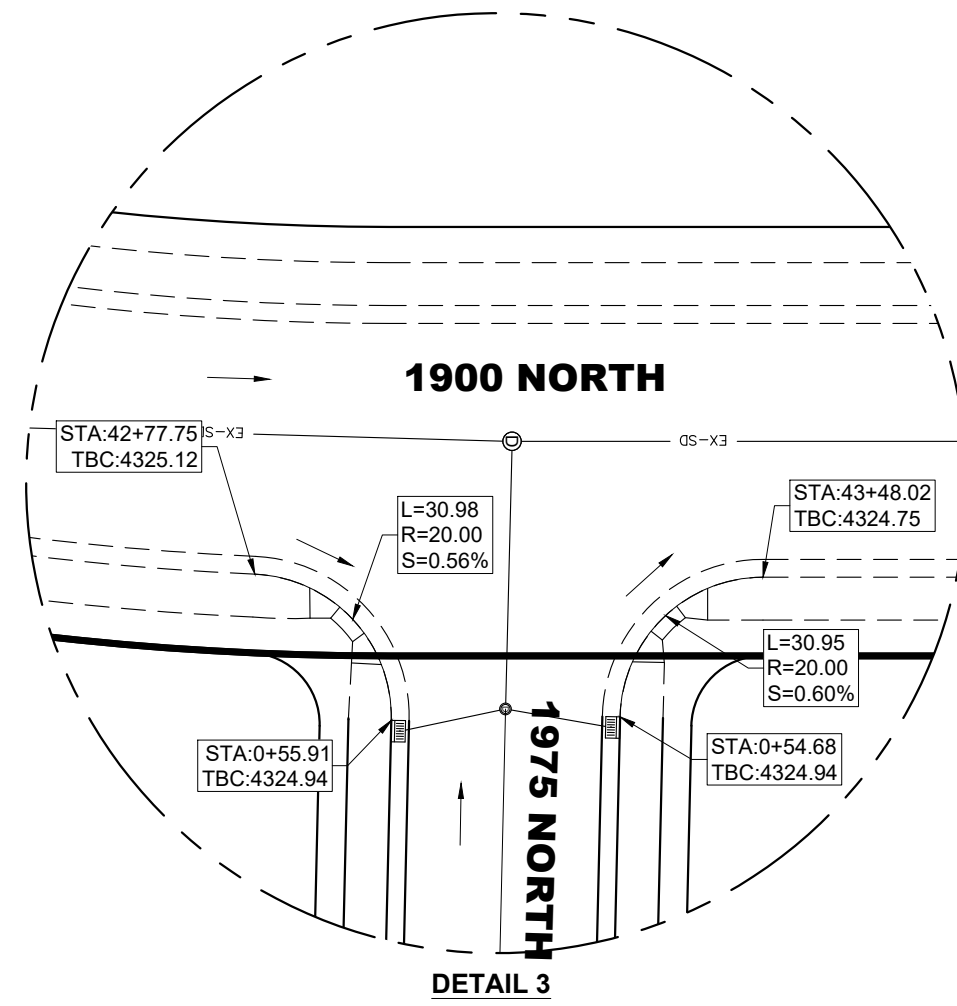
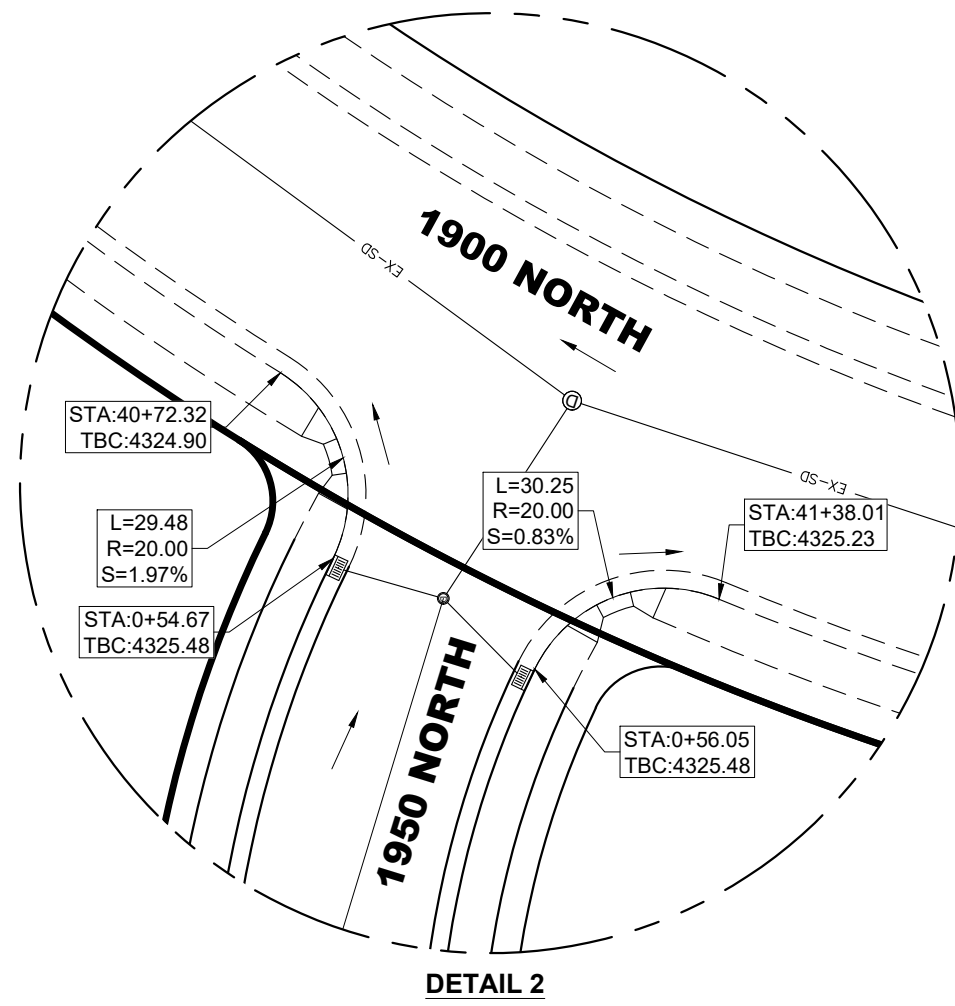
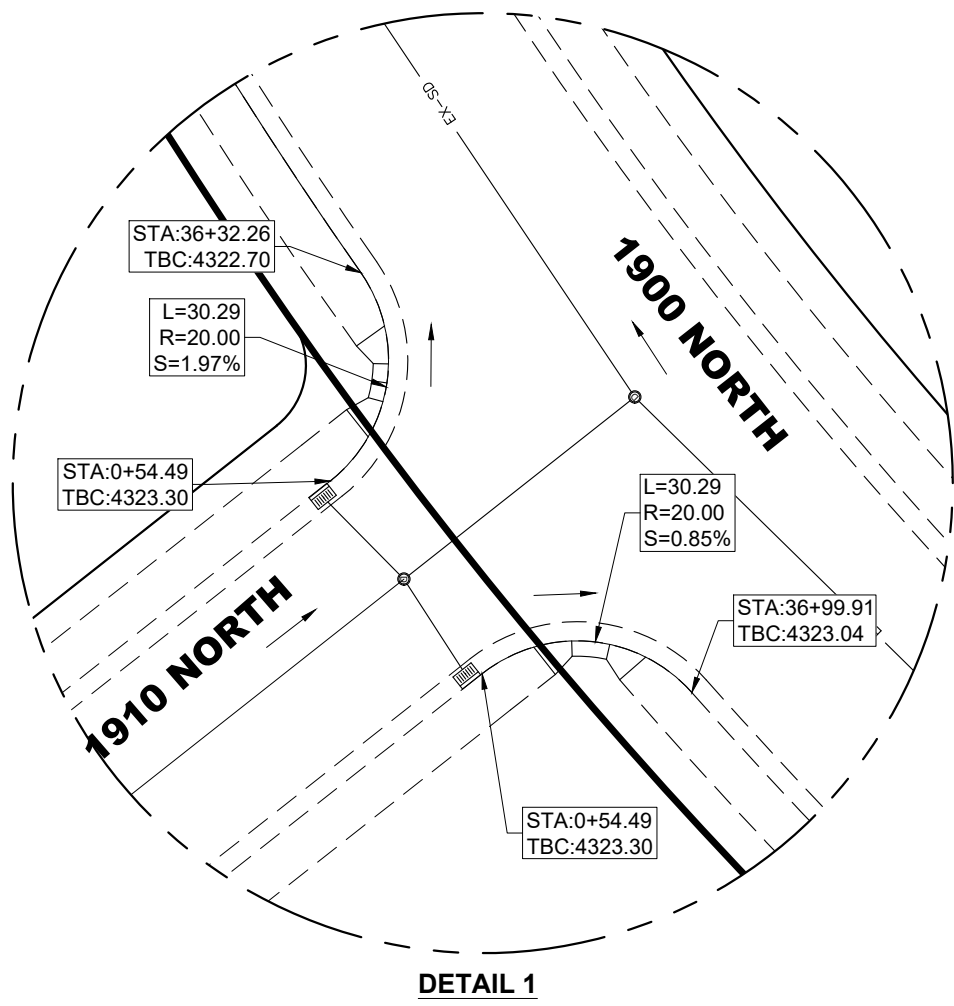
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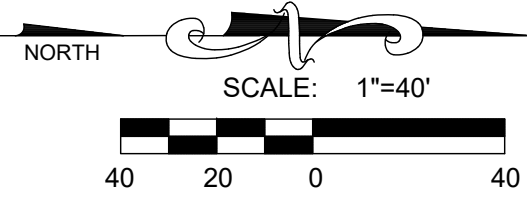
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SHEET

C-300





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NOT FOR
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

GRADING PLAN #2

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

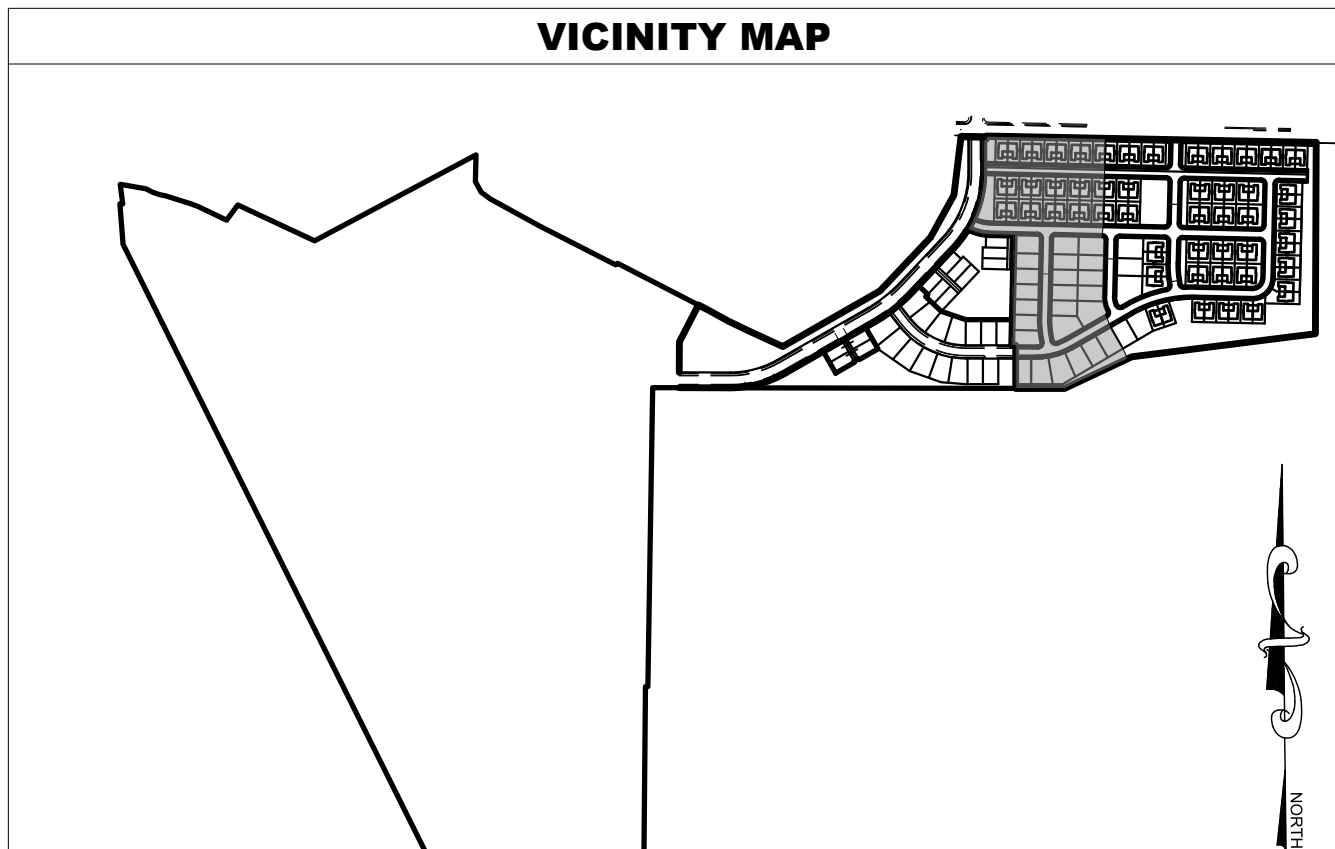
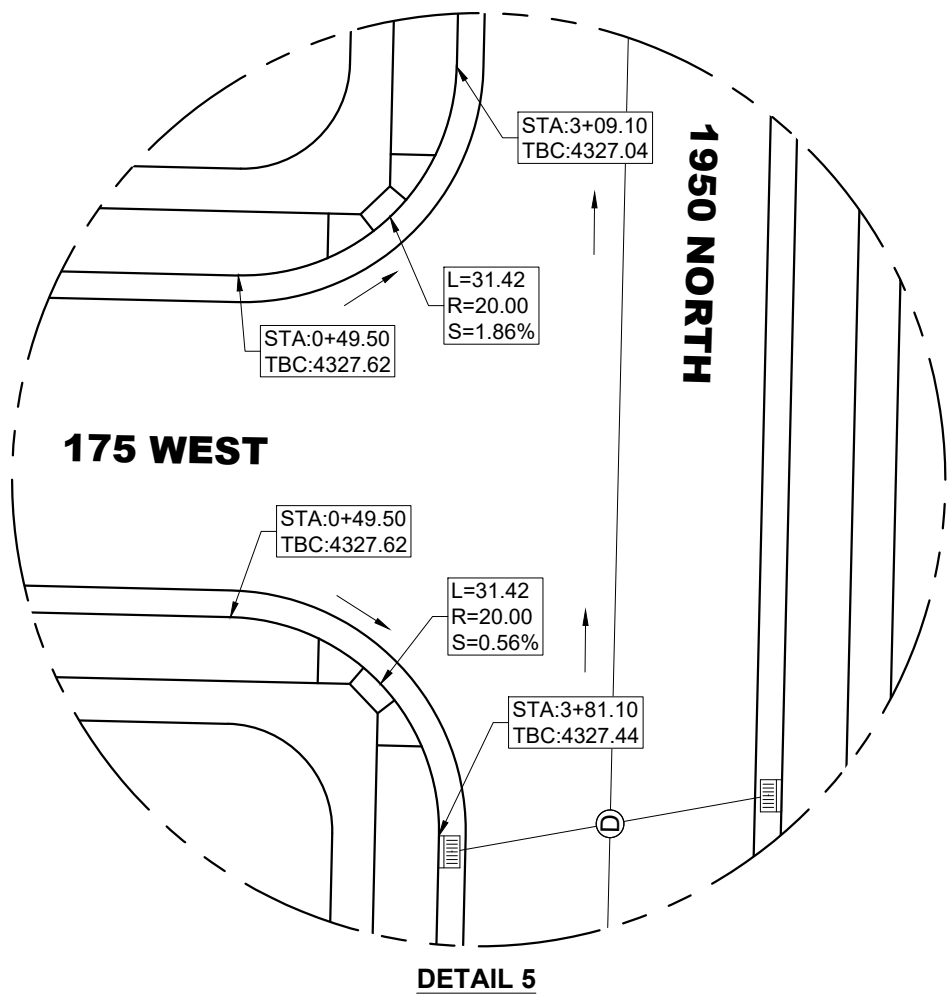
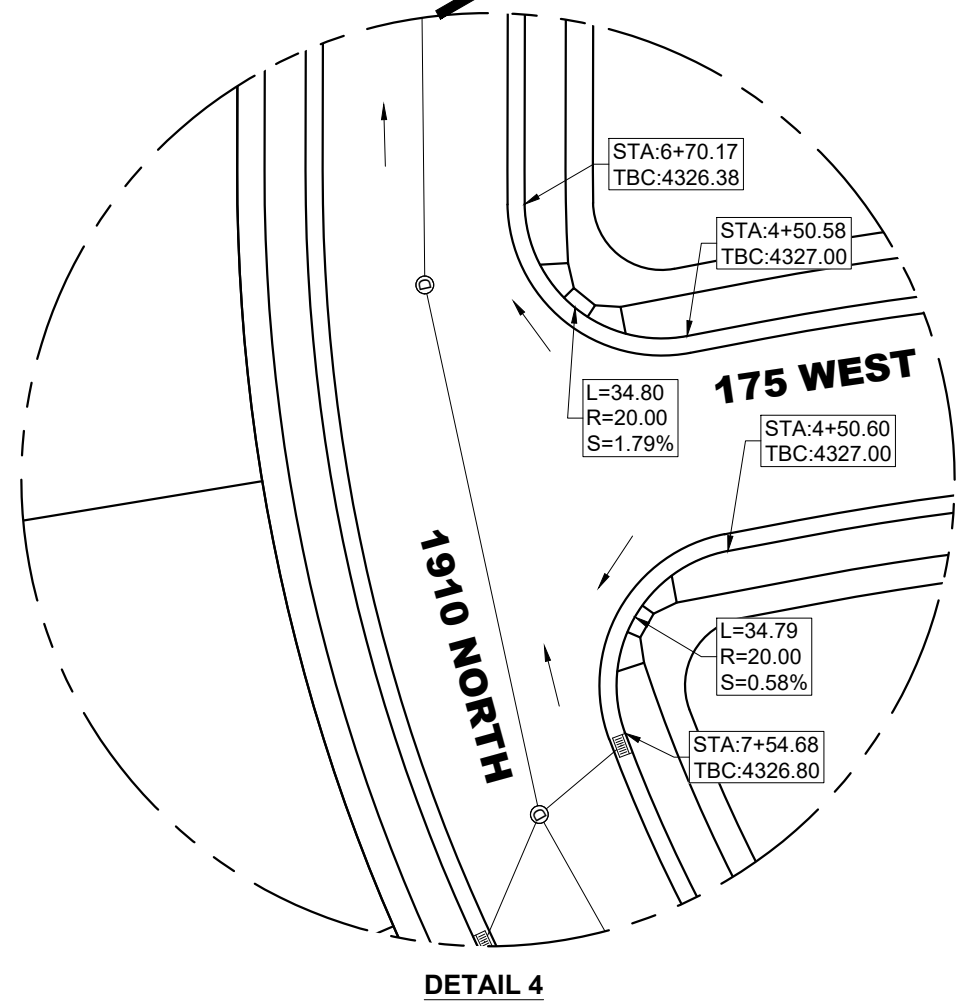
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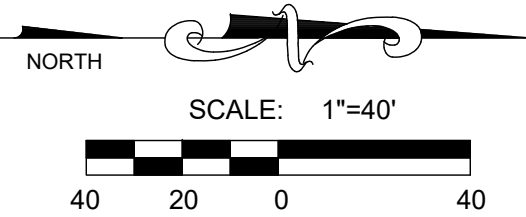
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
GRADING PLAN #3

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2019-0027

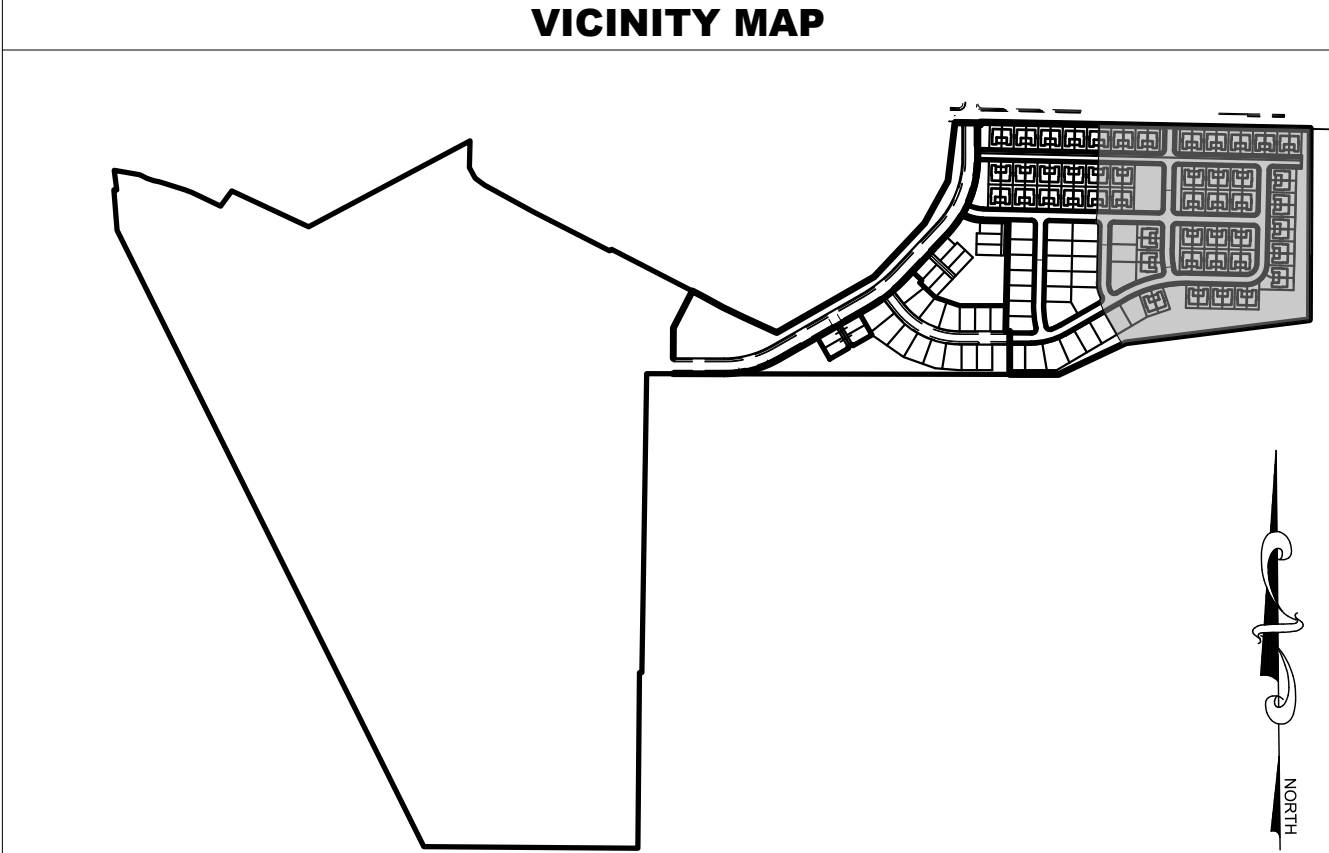
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DESIGNED BY:
BTG

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SHEET
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NOT FOR
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
GRADING PLAN #4

REVISIONS

1	-	-
2	-	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

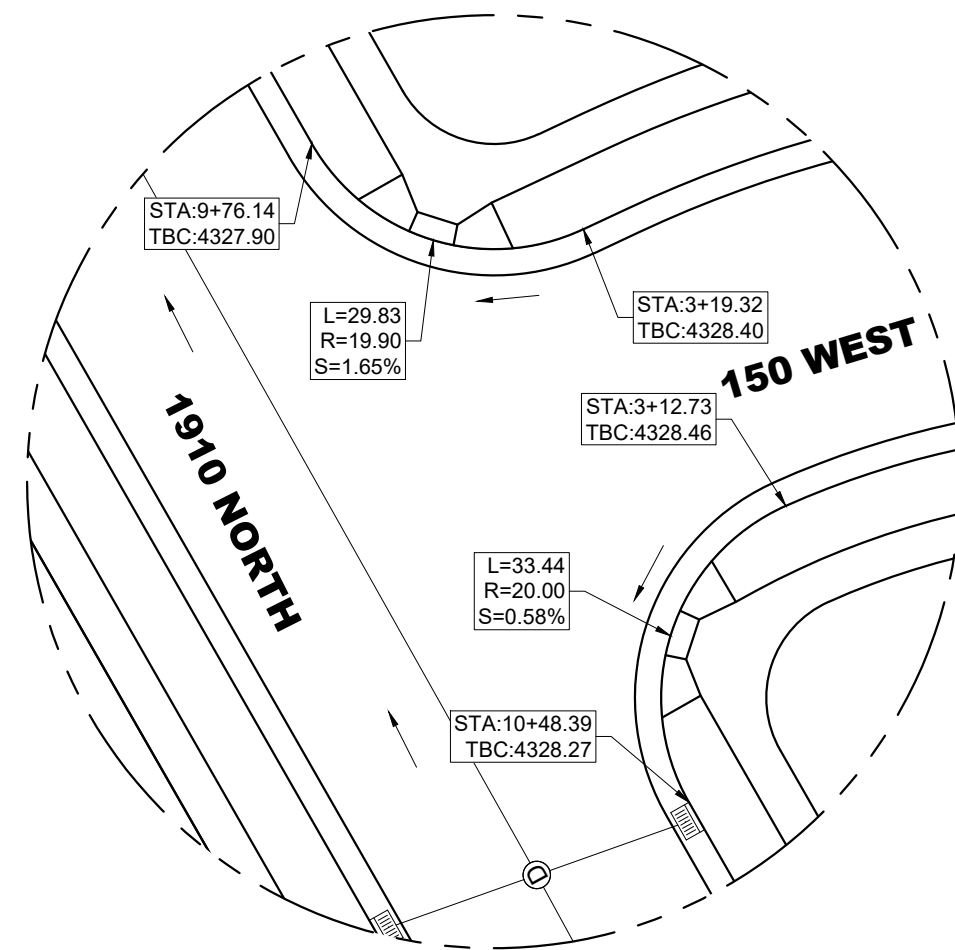
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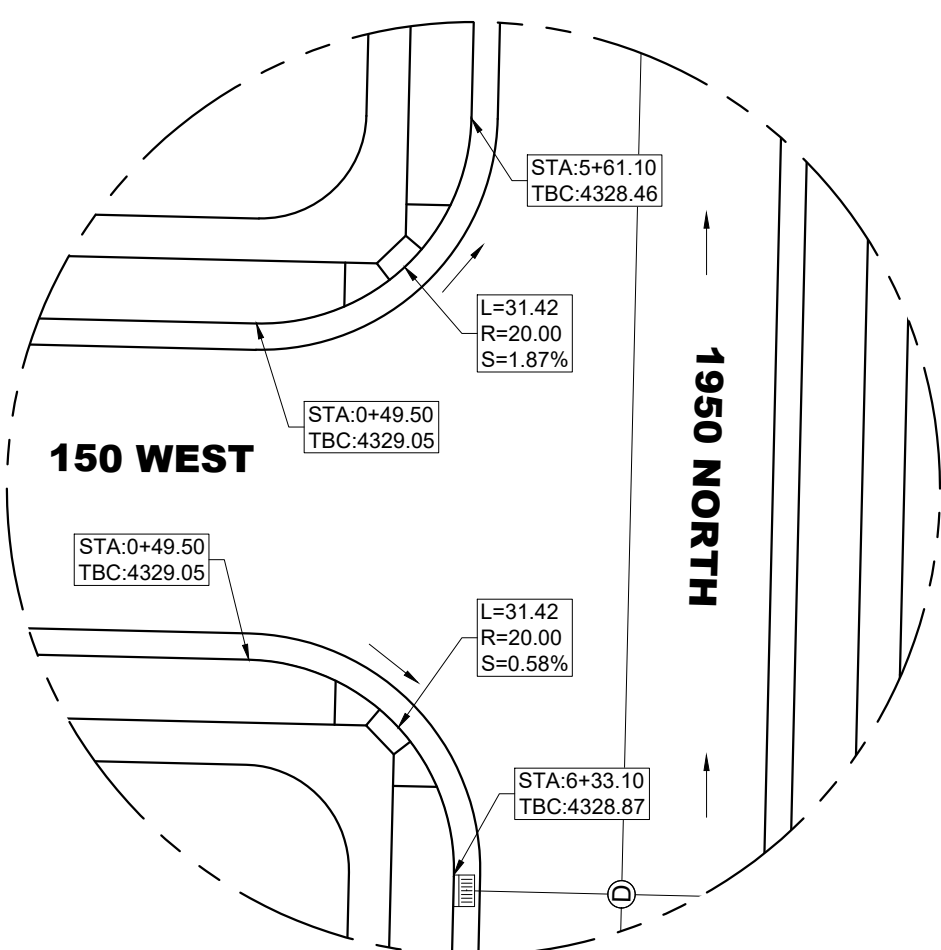
02/28/2023

SHEET

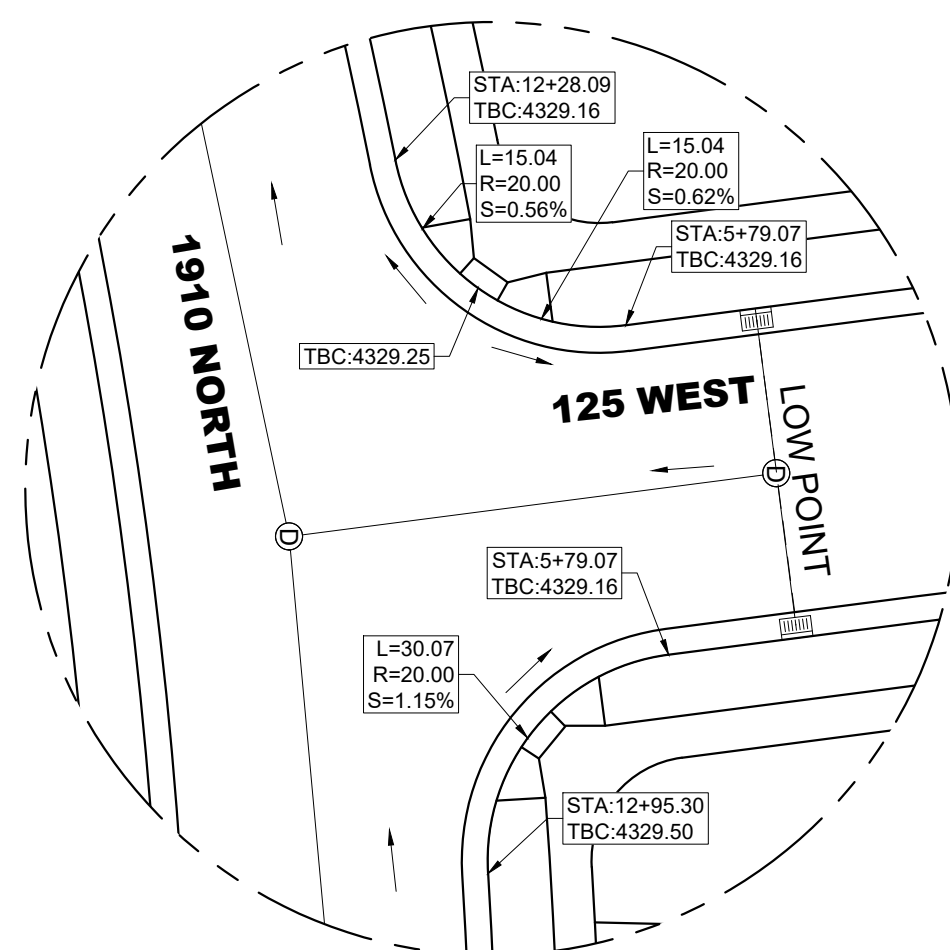
C-303



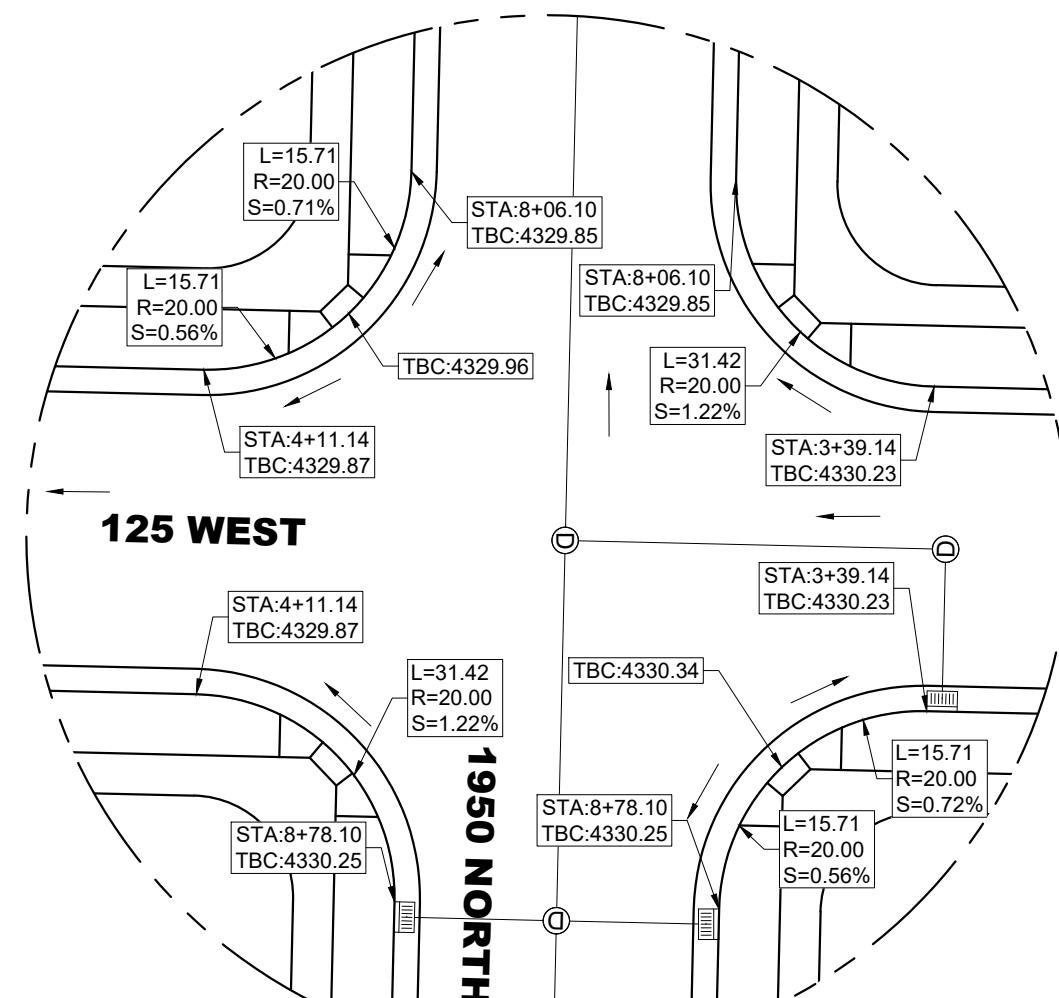
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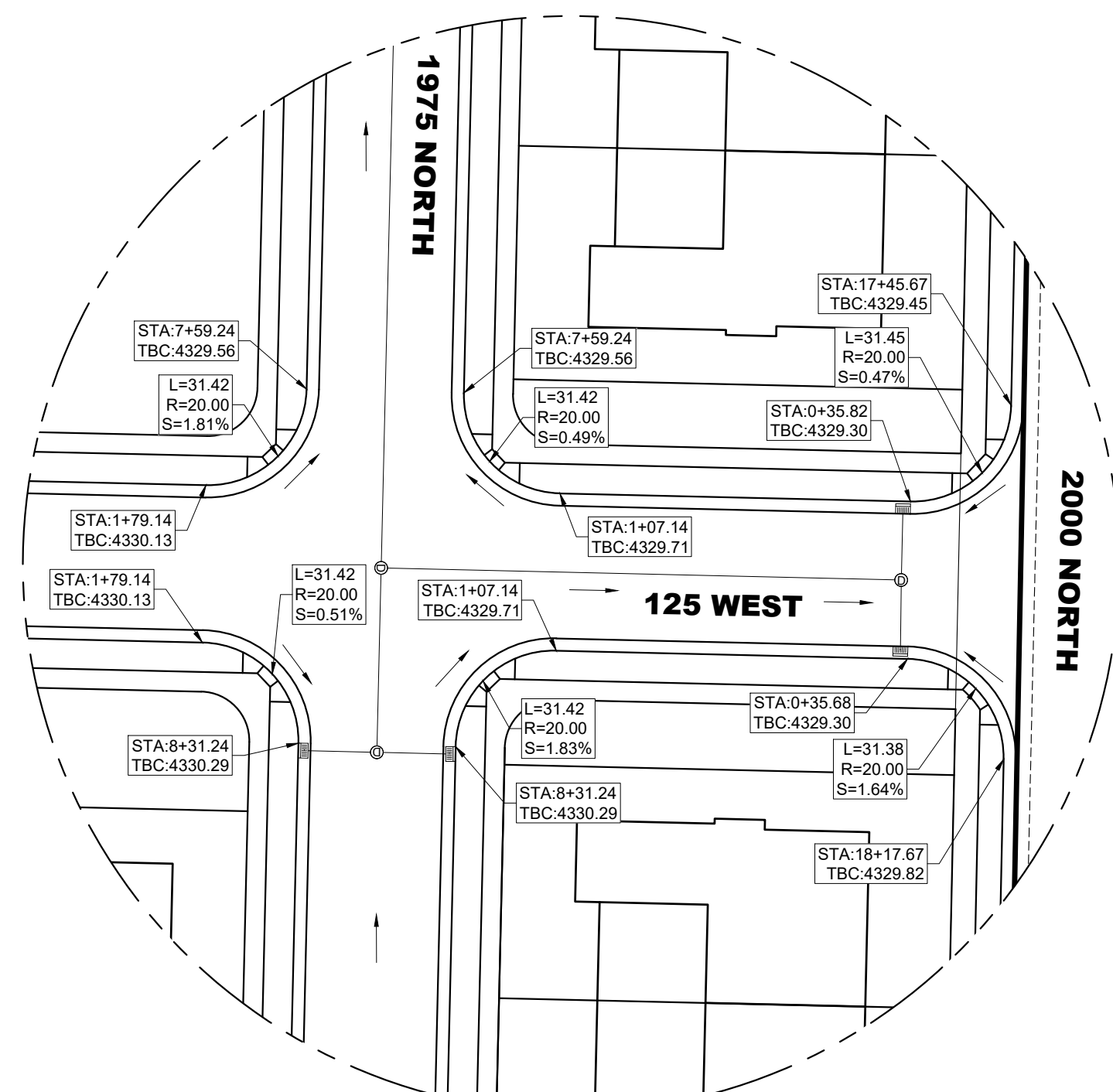
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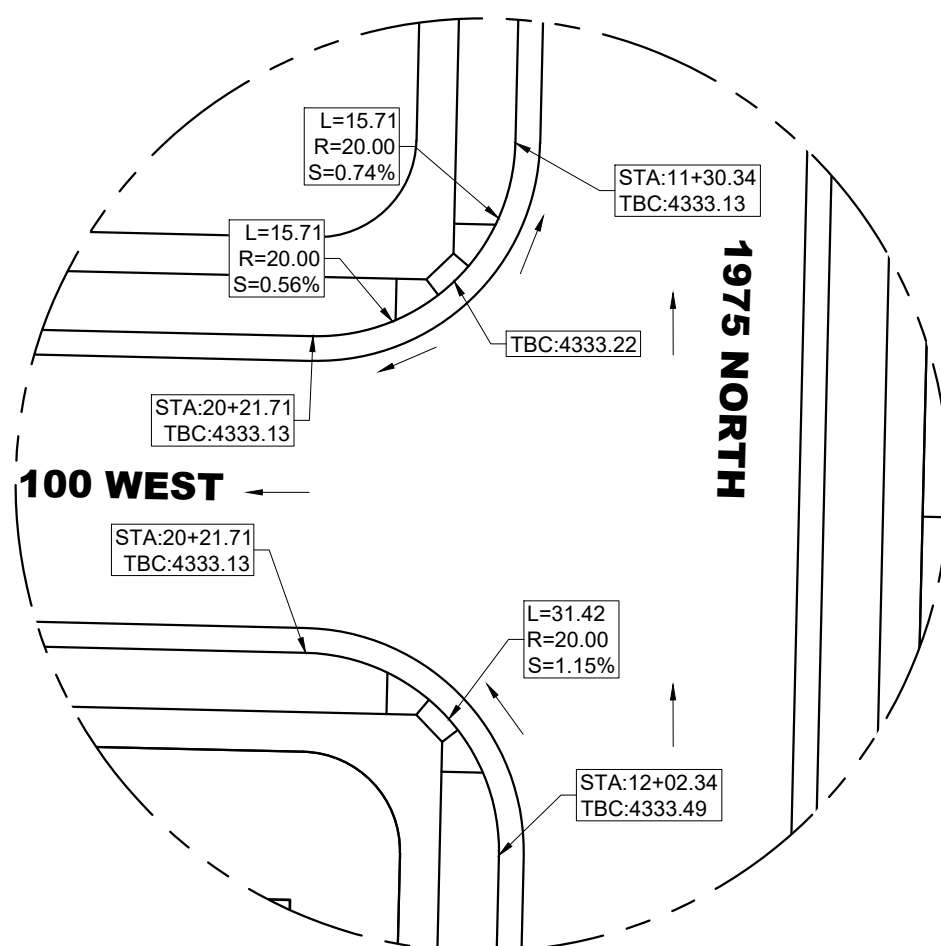
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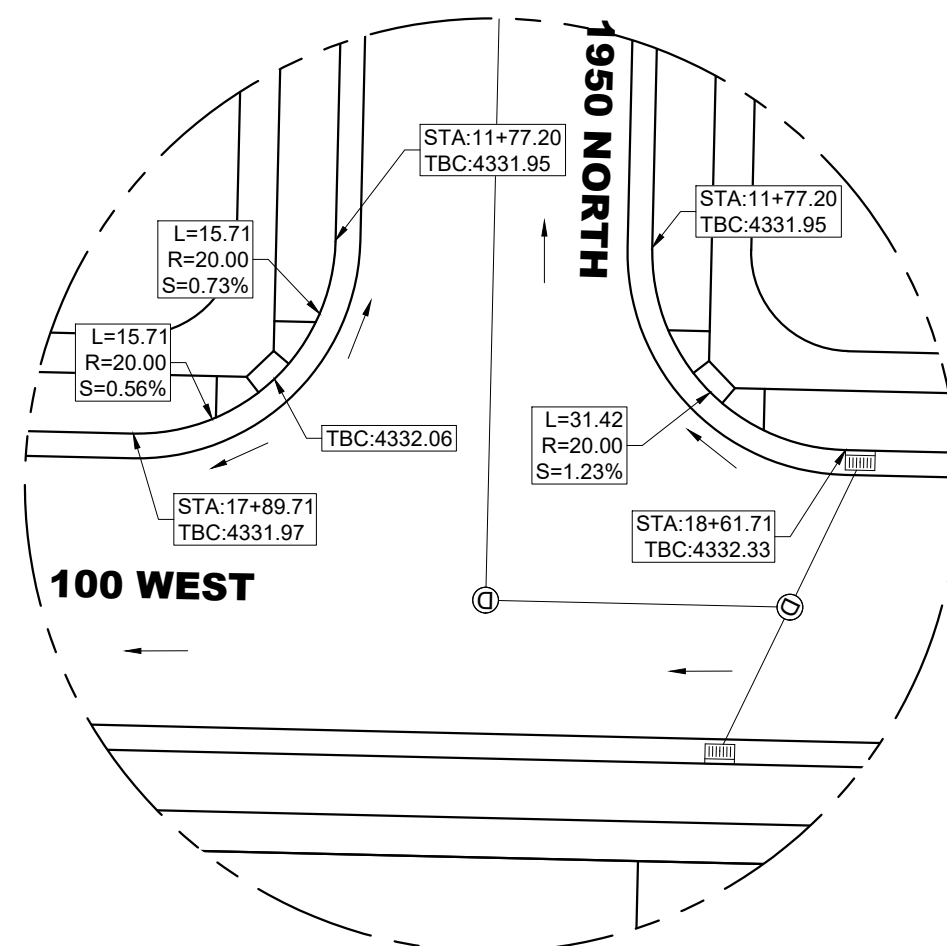
DETAIL 9



DETAIL 10



DETAIL 11

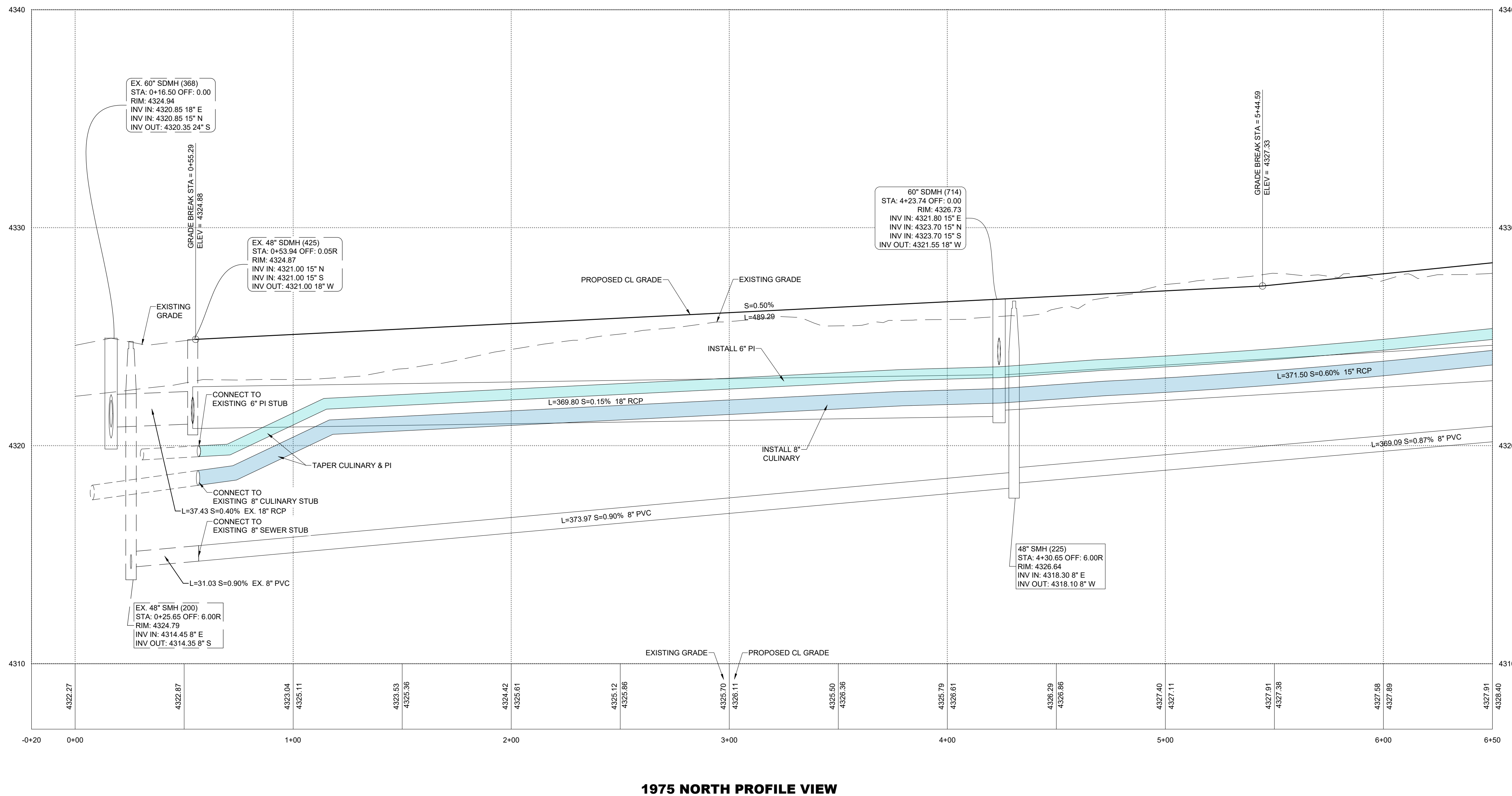
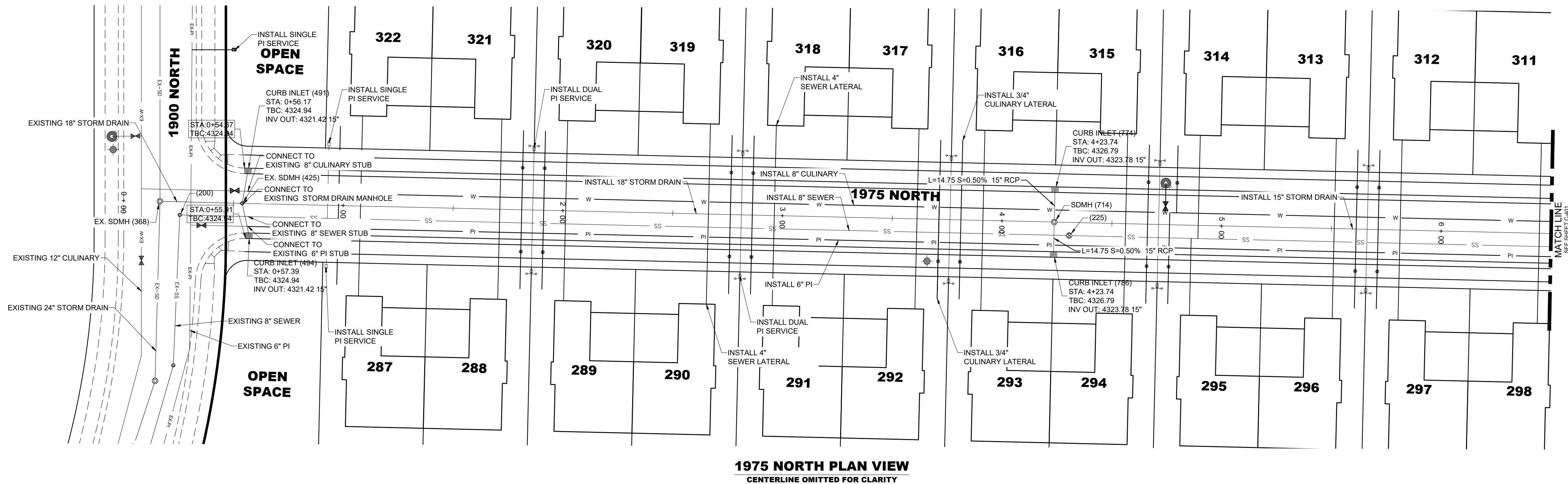
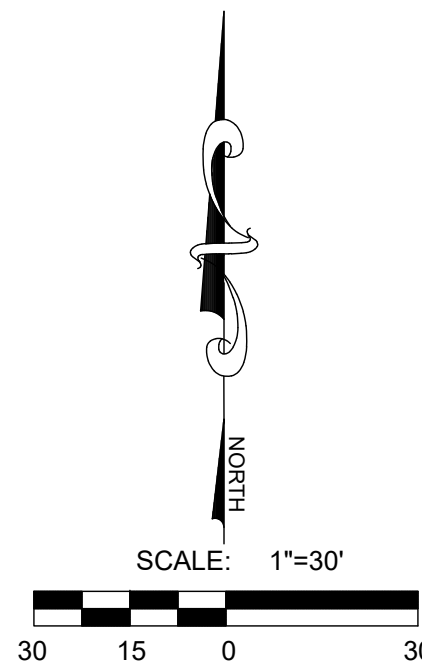


DETAIL 12



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
1975 NORTH PLAN & PROFILE STA. 0+00 - 6+50

REVISIONS	
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
02/28/2023

SHEET
C-400



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

1975 NORTH PLAN & PROFILE STA. 6+50 - 13+50

REVISIONS

1	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

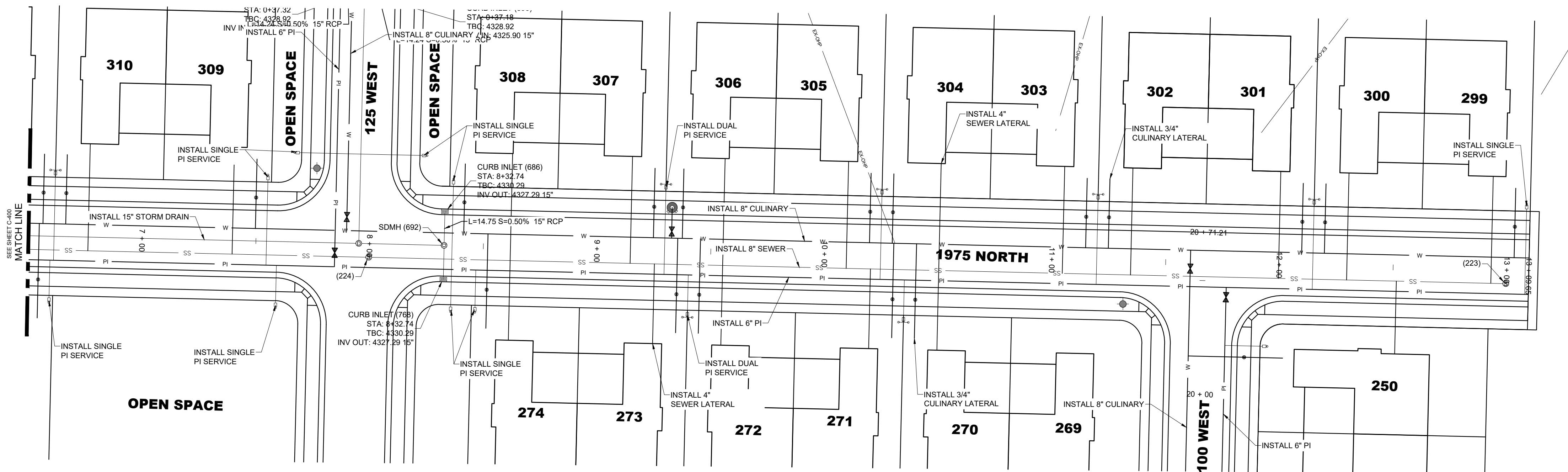
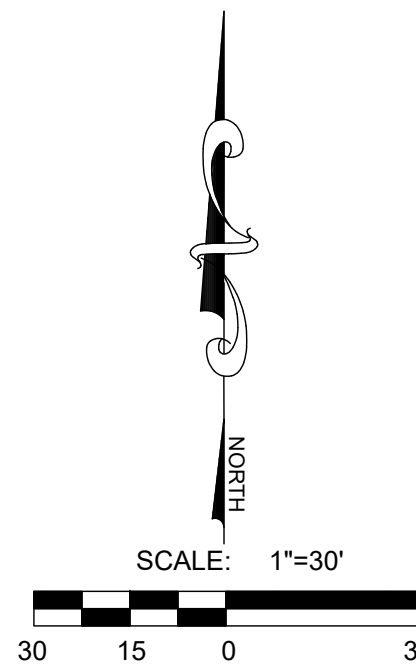
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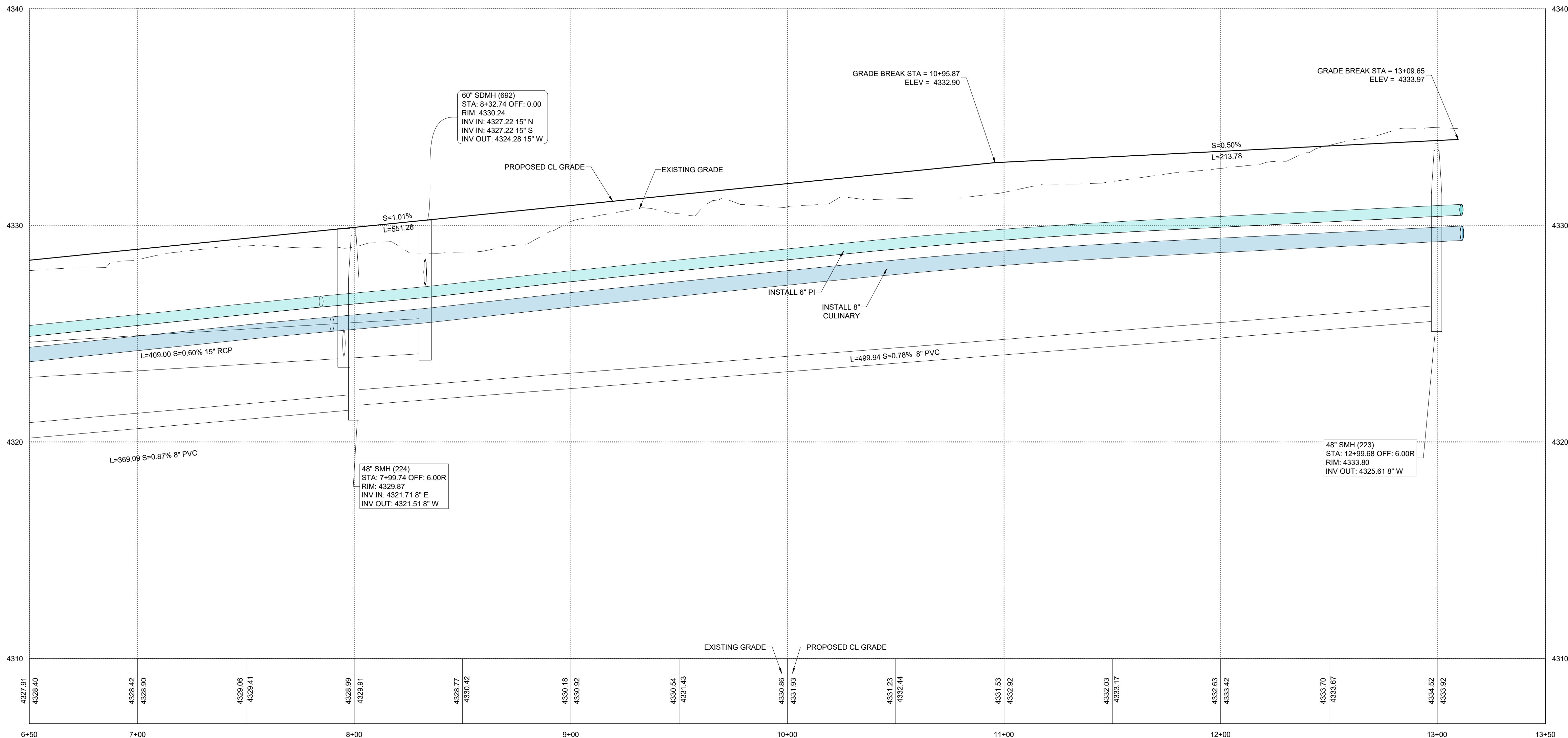
02/28/2023

SHEET

C-401



1975 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

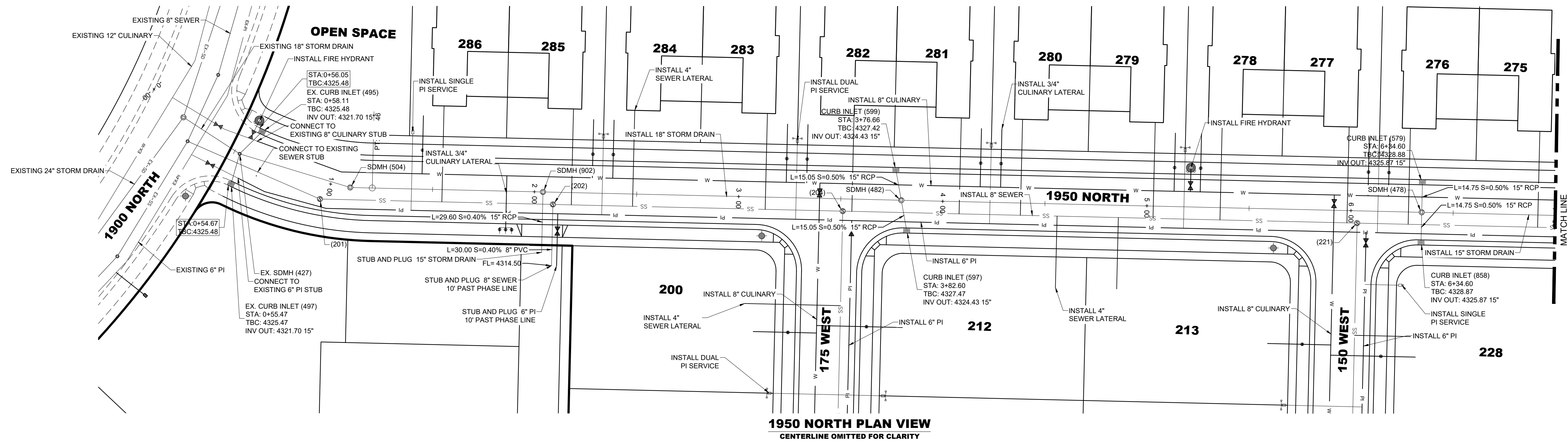
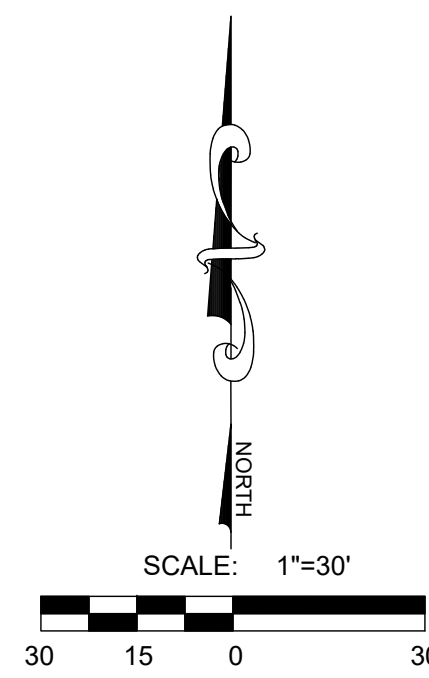


1975 NORTH PROFILE VIEW

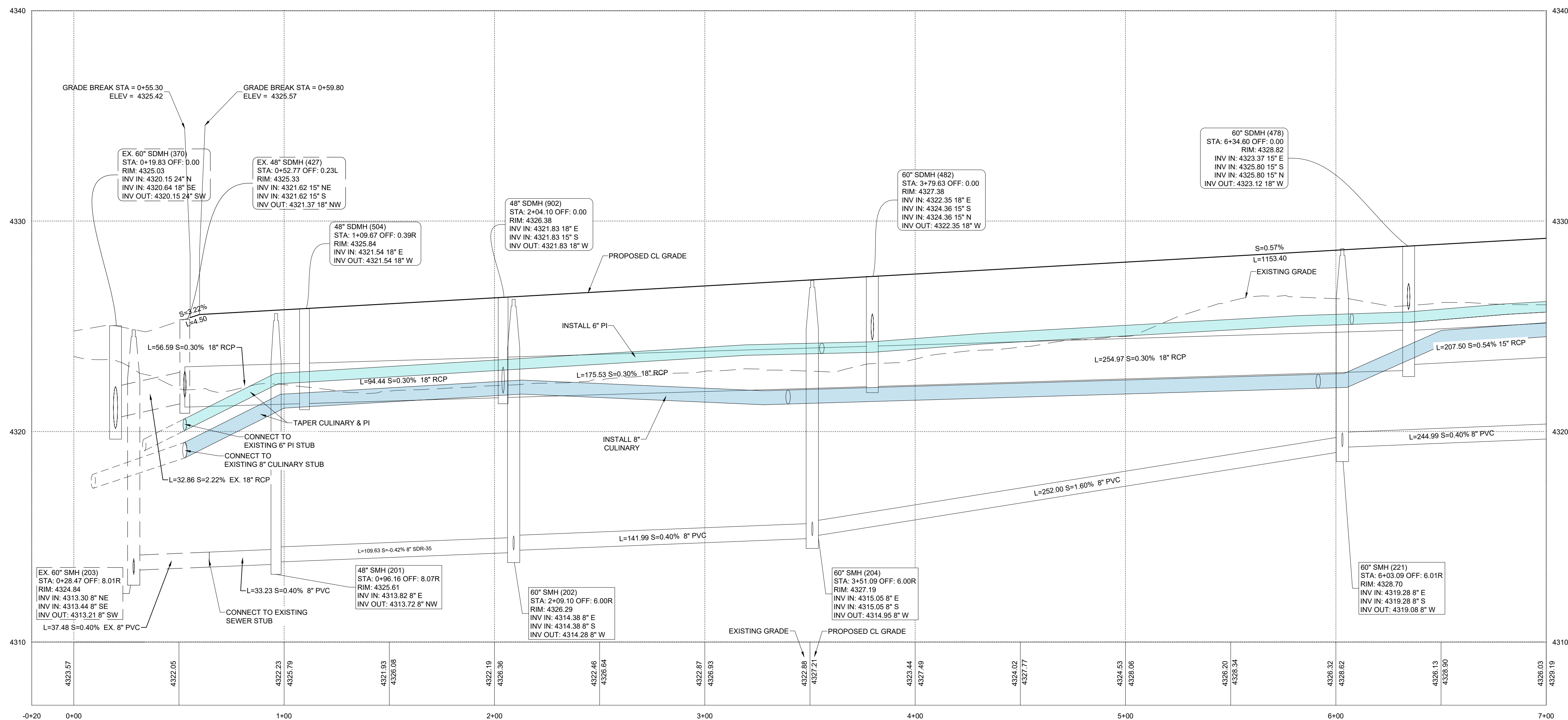


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1950 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1950 NORTH PROFILE VIEW

BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

1950 NORTH PLAN & PROFILE STA. -0+20 - 7+00

REVISIONS	
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
02/28/2023

SHEET

C-402



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

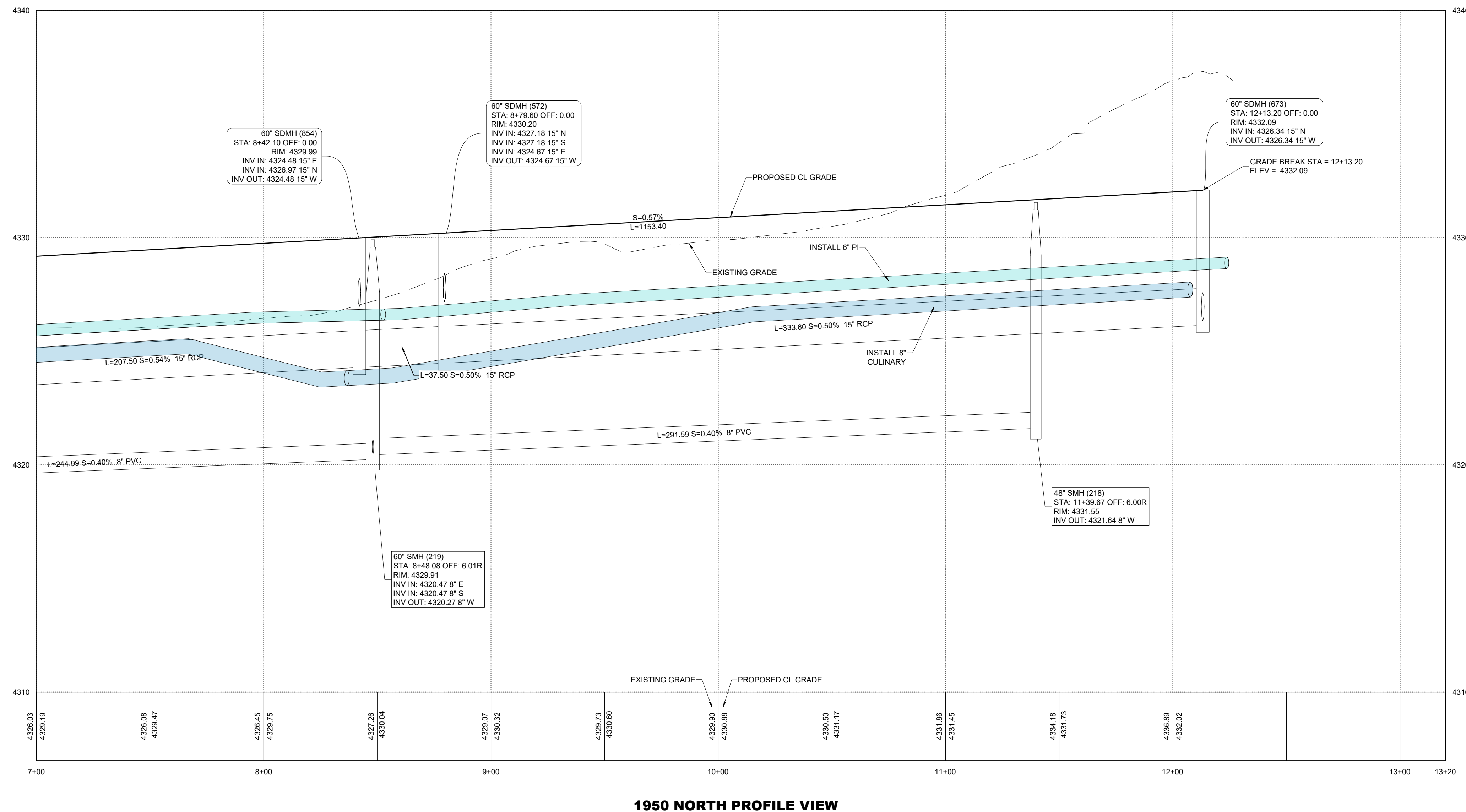
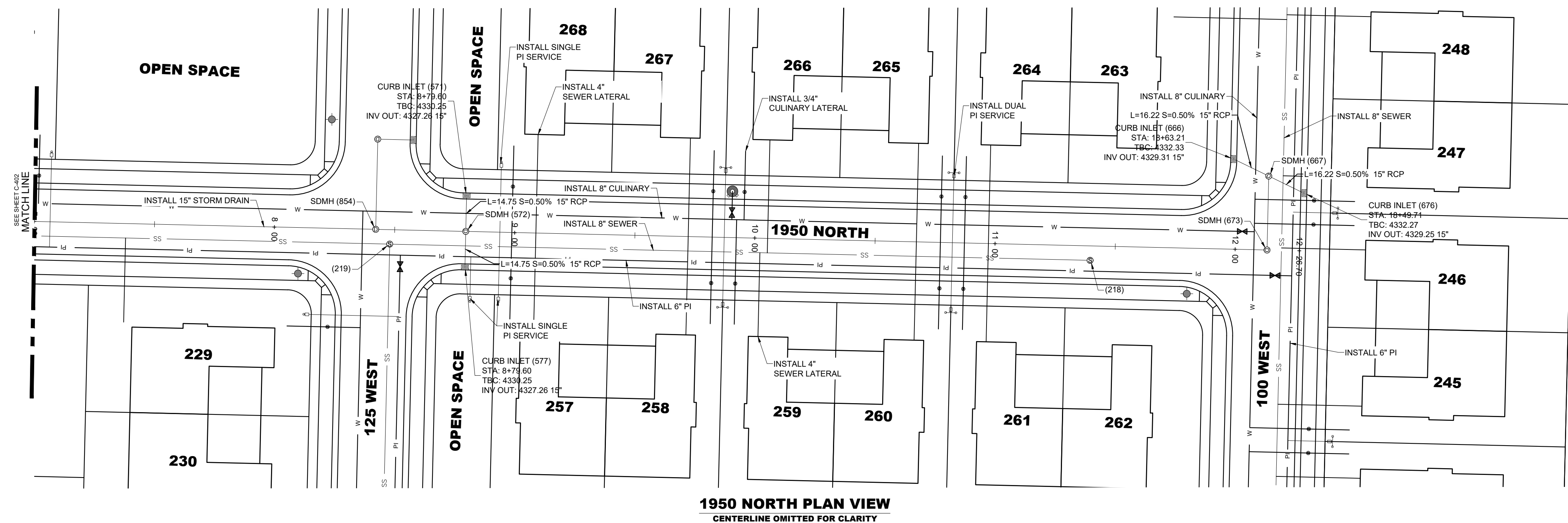
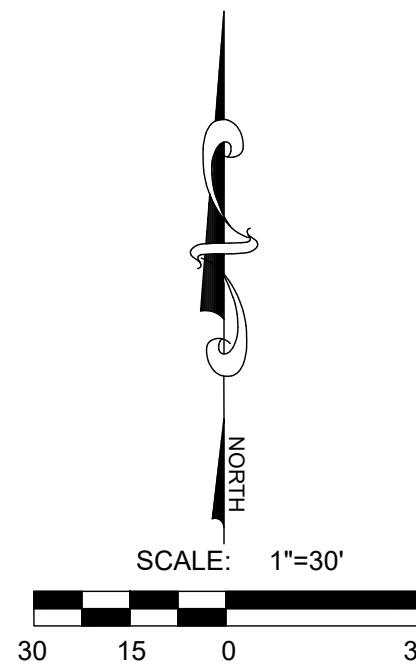
1950 NORTH PLAN & PROFILE STA. 7+00 - 12+00

REVISIONS	
1	-
2	-
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
02/28/2023

SHEET

C-403





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NOT FOR
CONSTRUCTION

BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

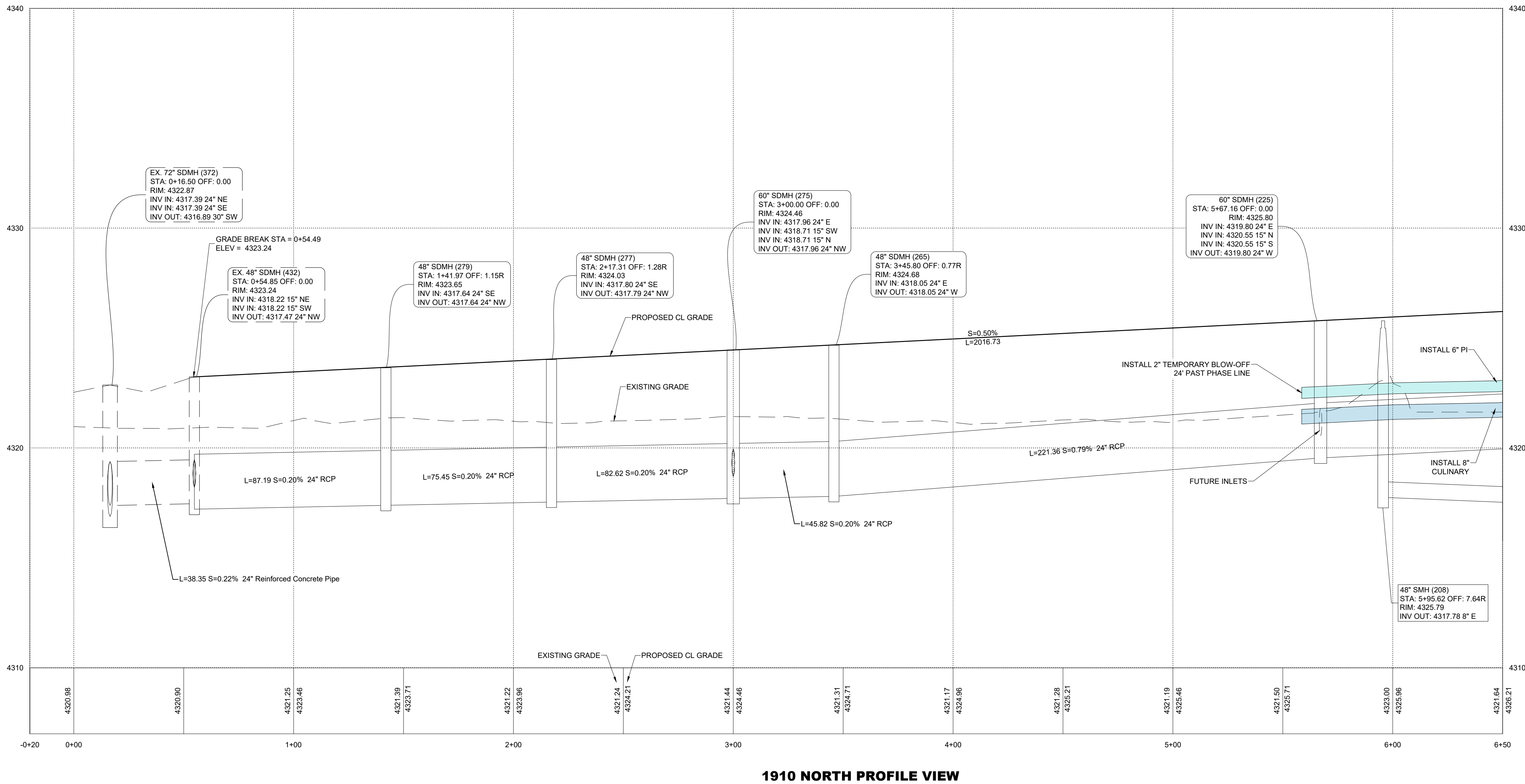
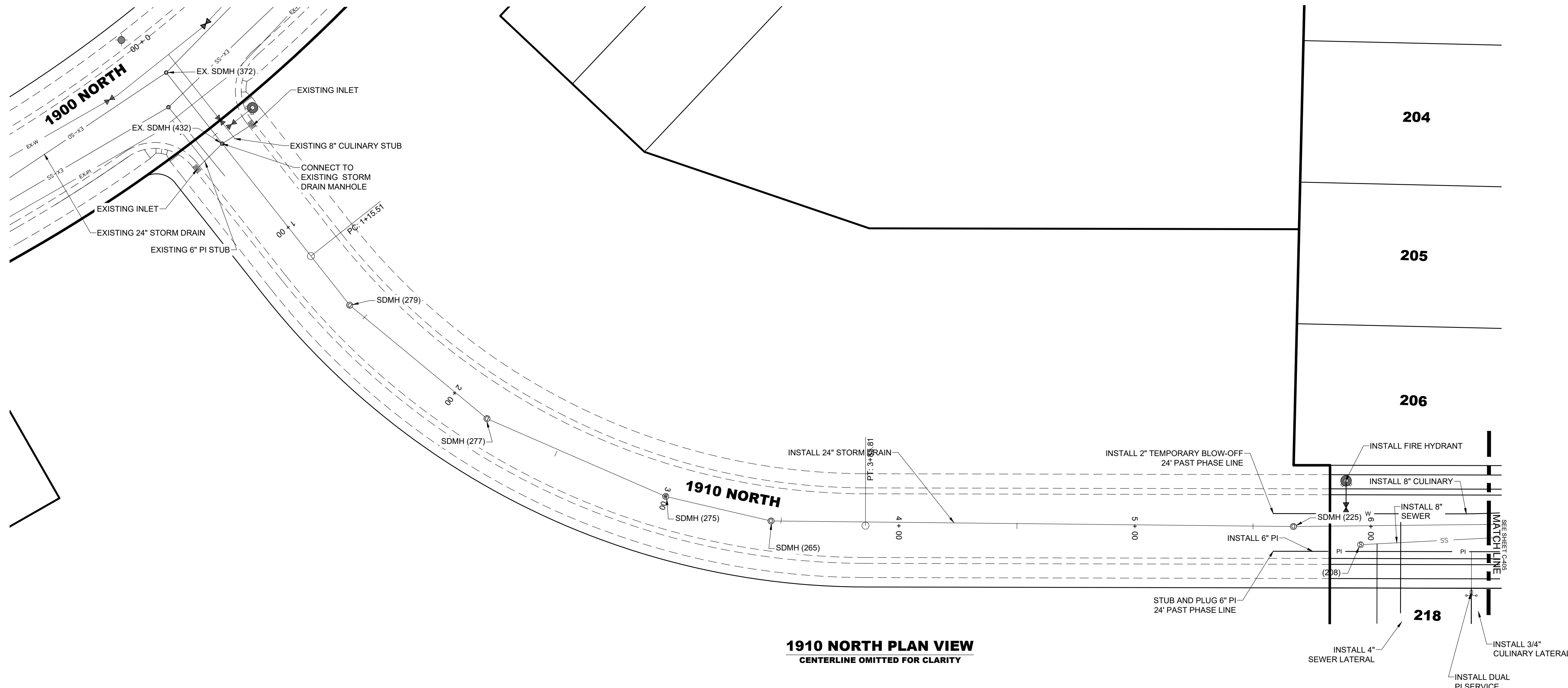
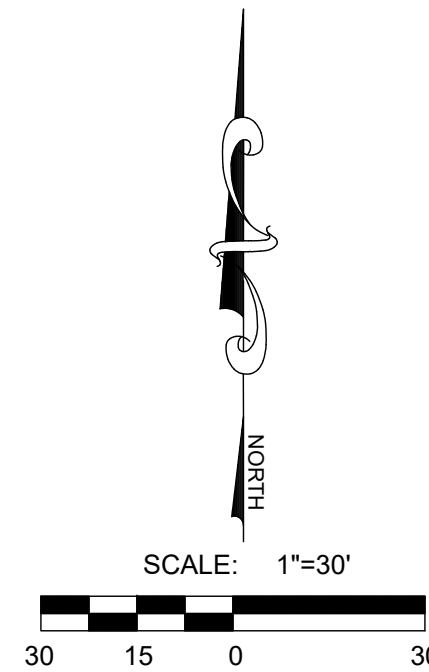
1910 NORTH OFFSITE PLAN & PROFILE STA. -0+20 - 6+50

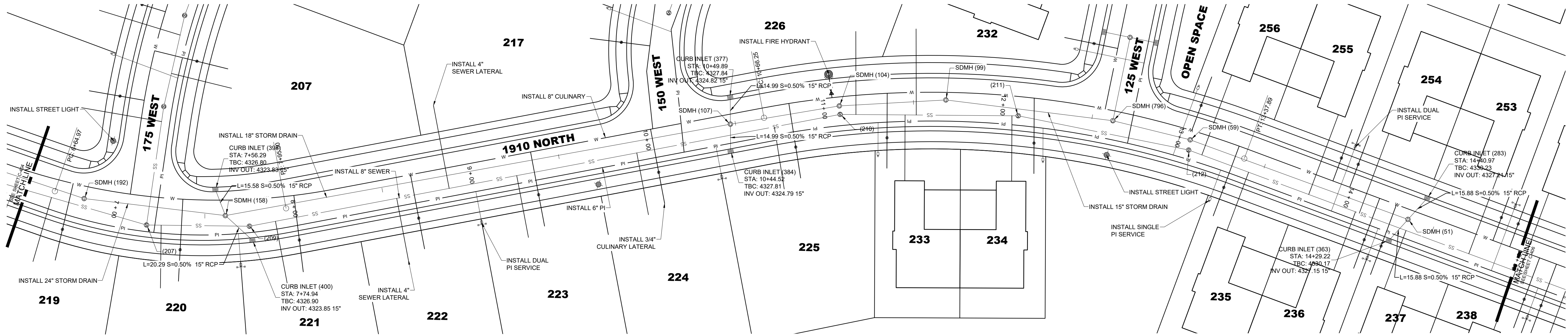
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
02/28/2023

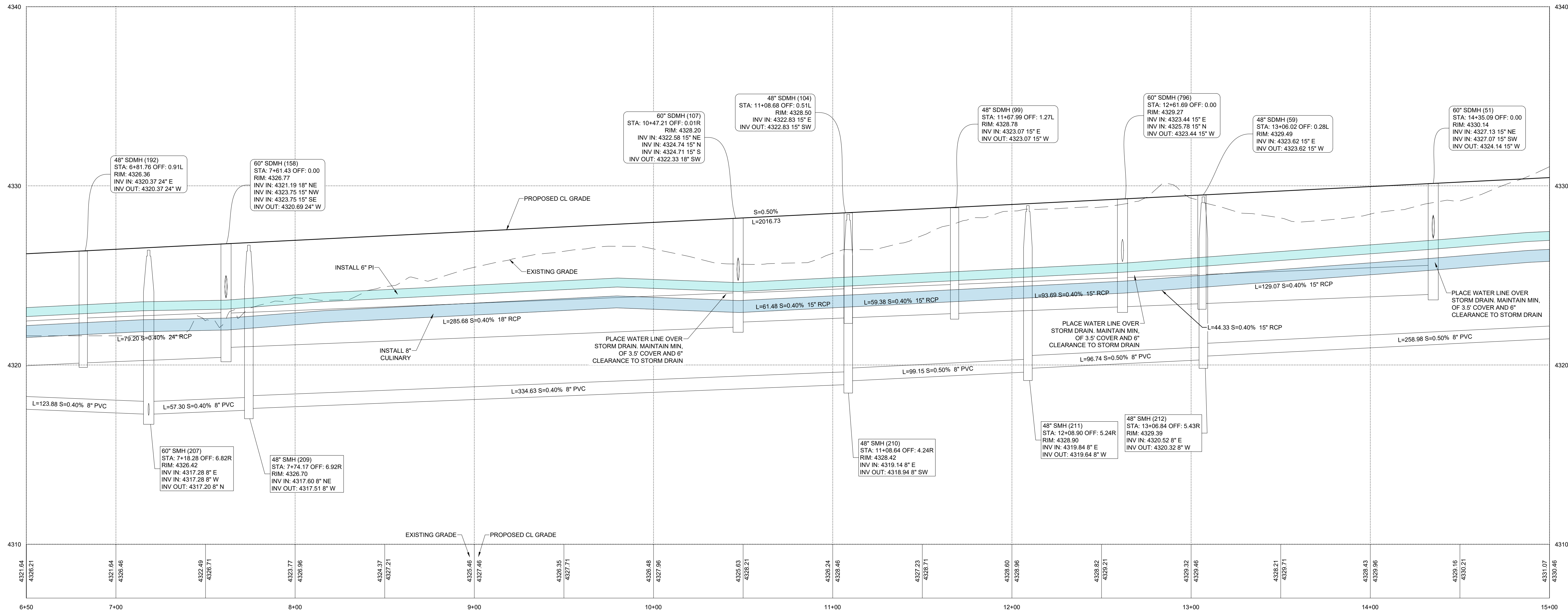
SHEET

C-404

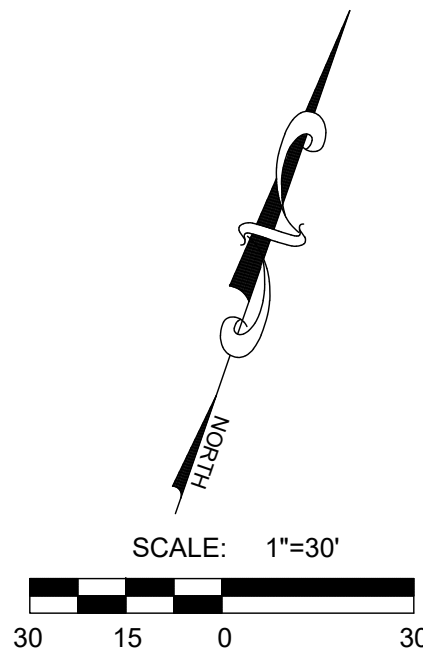




1910 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1910 NORTH PROFILE VIEW



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

1910 NORTH PLAN & PROFILE STA. 6+50 - 15+00

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=30'

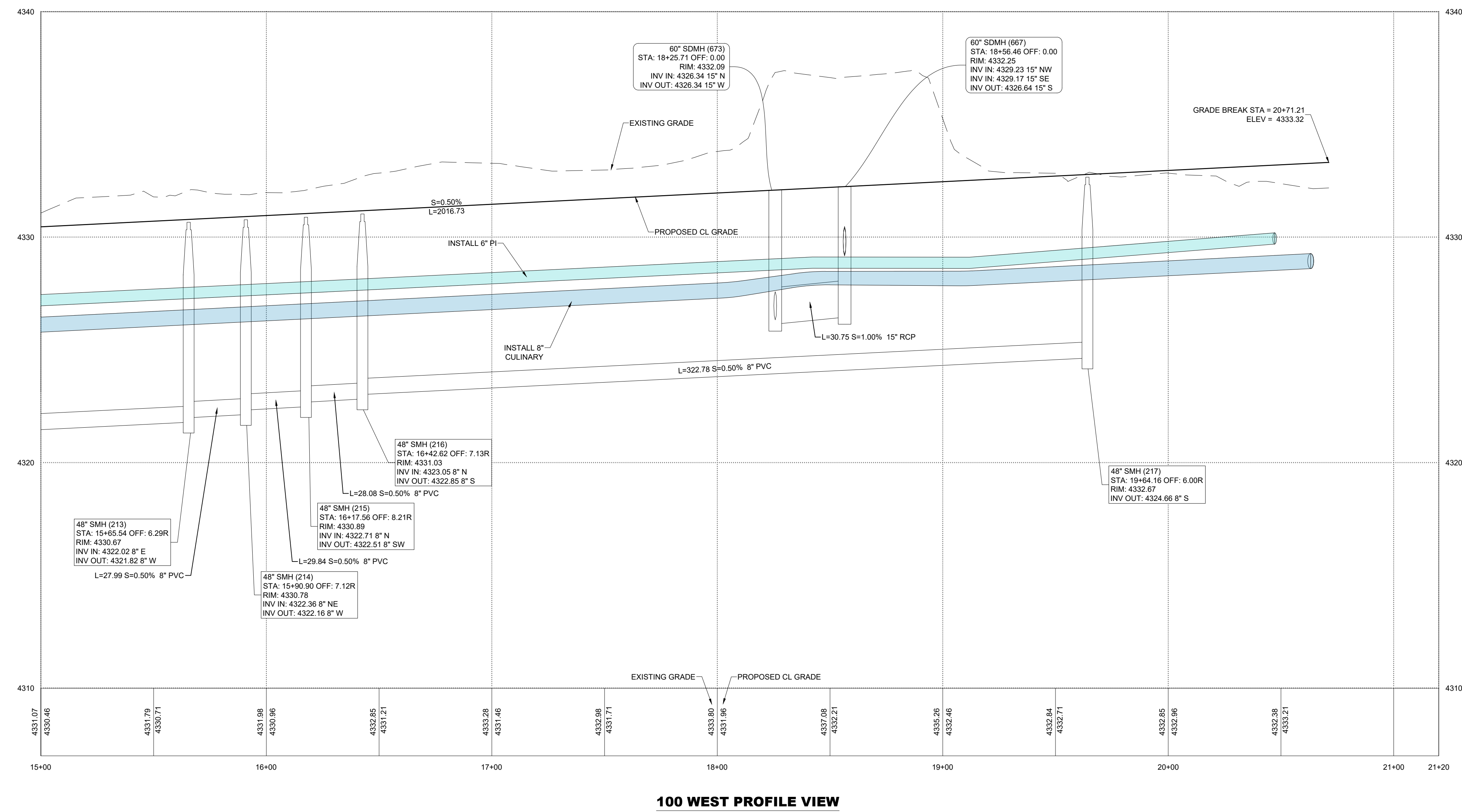
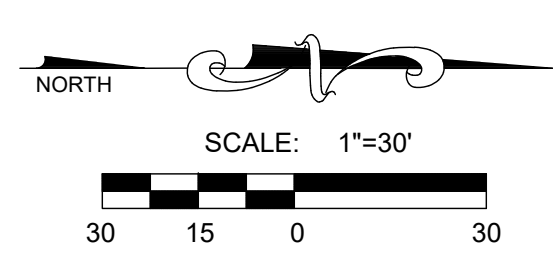
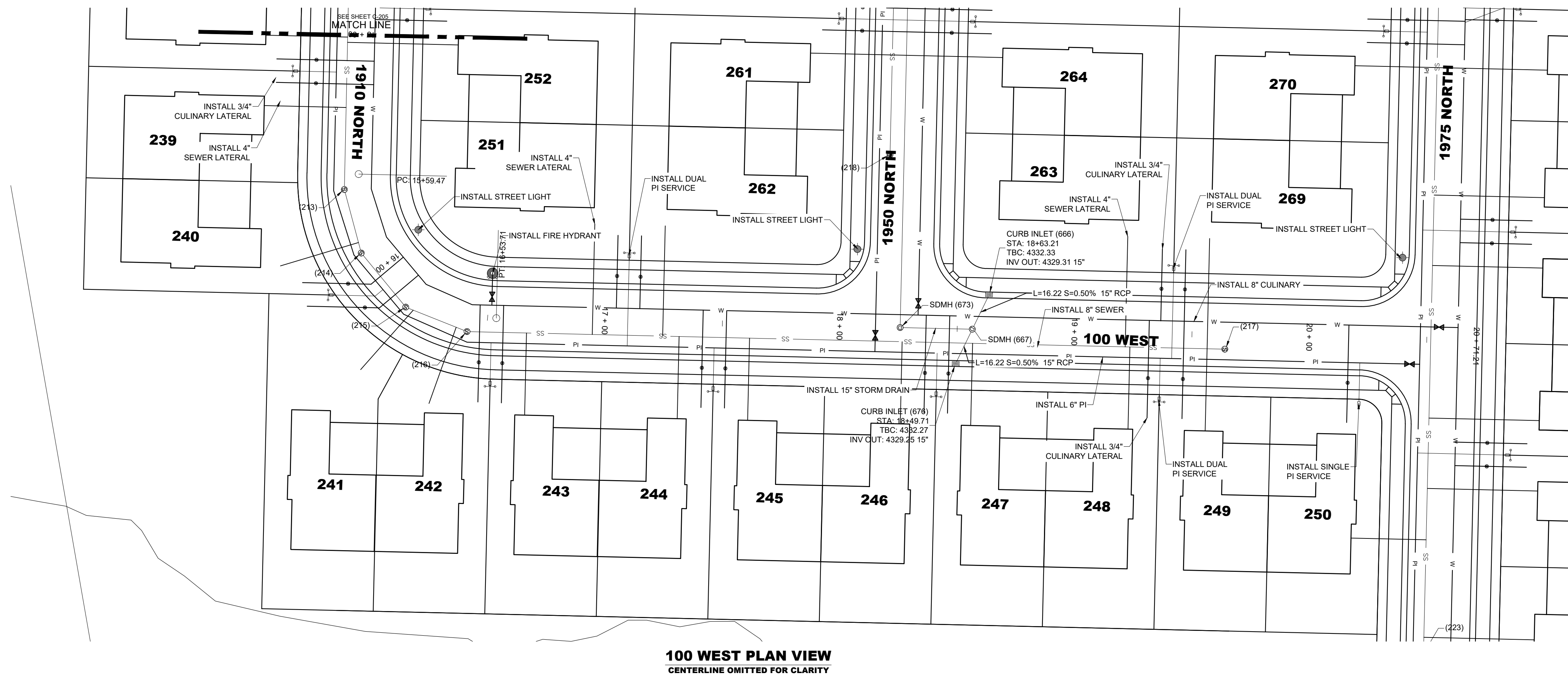
DATE:

02/28/2023

SHEET

C-405

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LEI

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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

100 WEST PLAN & PROFILE STA. 15+00 - 21+00

REVISIONS	
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LEI PROJECT #: 2019-0027	
DRAWN BY: CJI	
DESIGNED BY: BTG	
SCALE: 1"=30'	
DATE: 02/28/2023	

SHEET
C-406



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

REVISIONS

1	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

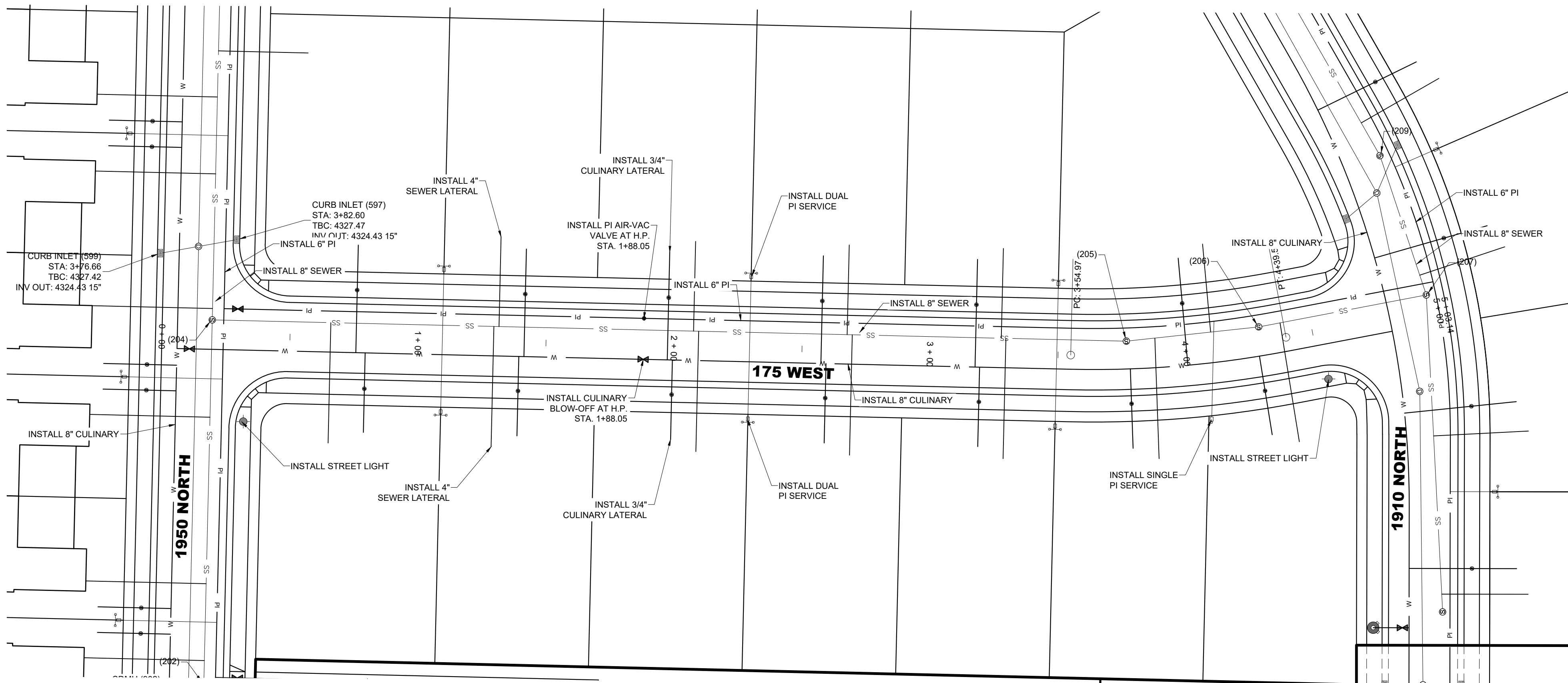
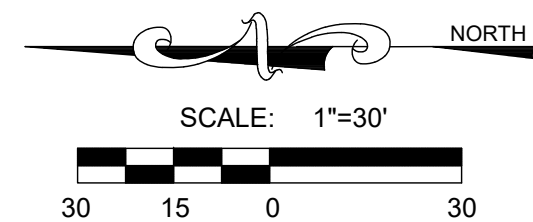
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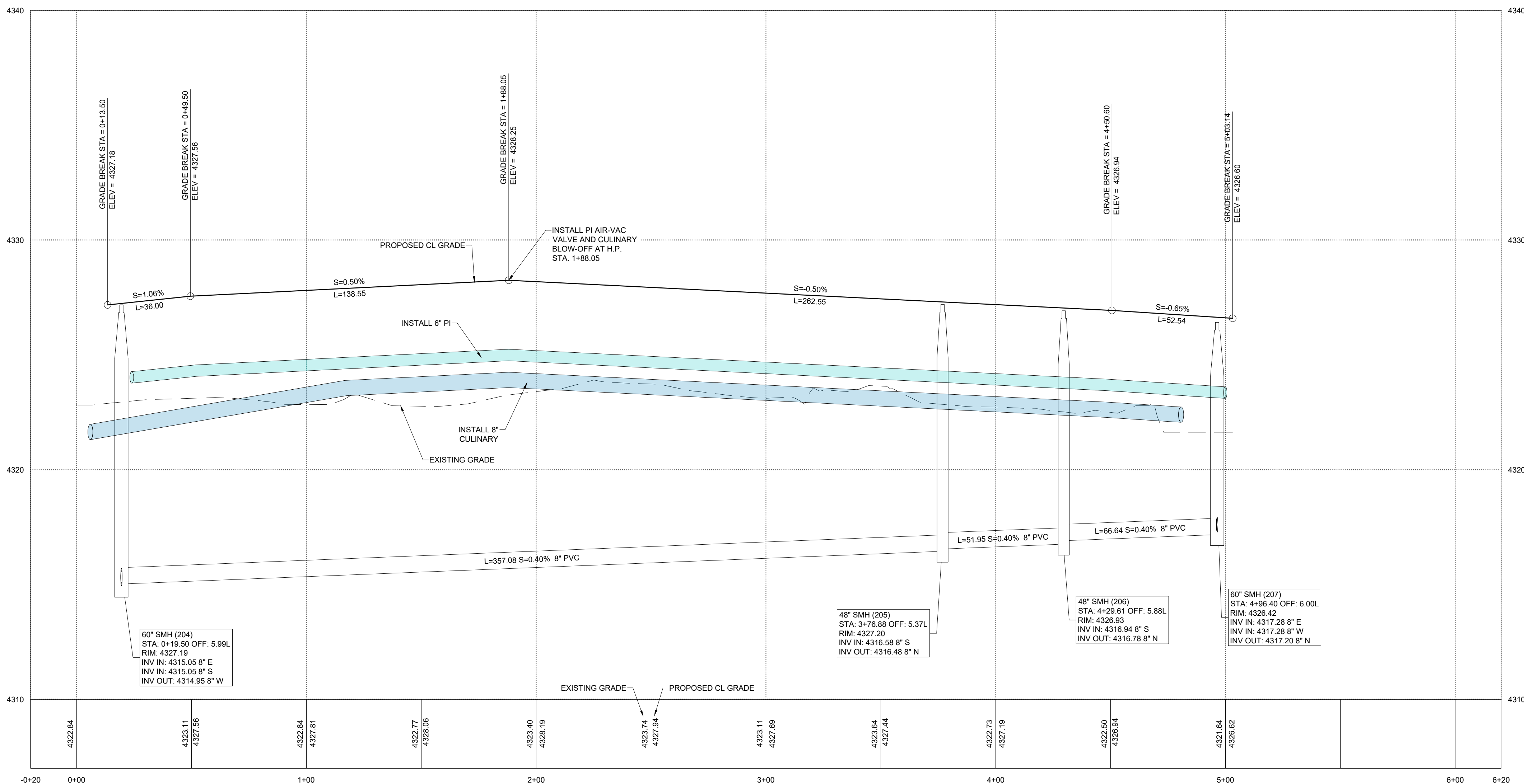
02/28/2023

SHEET

C-407



175 WEST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



175 WEST PROFILE VIEW



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

REVISIONS

1	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

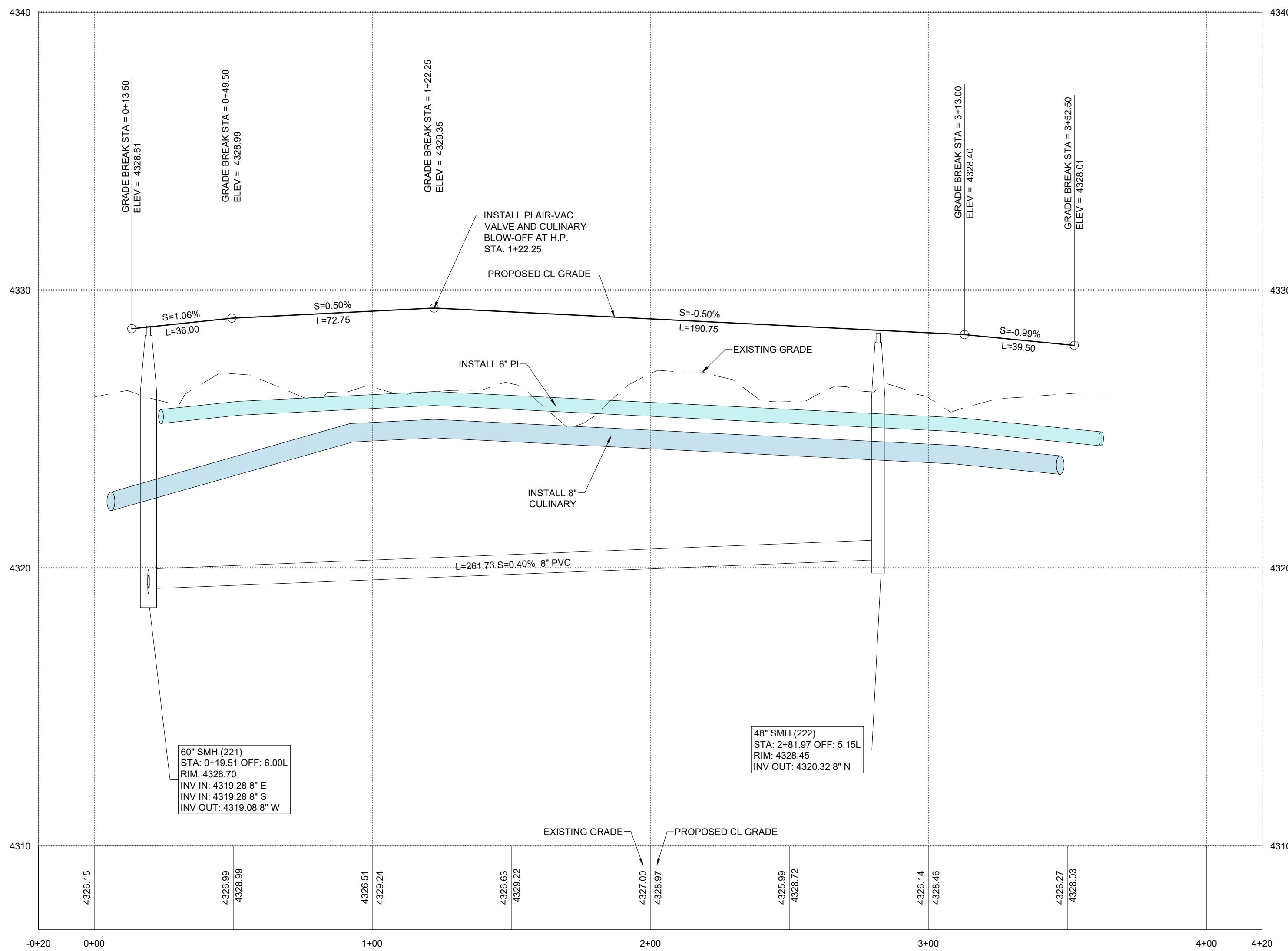
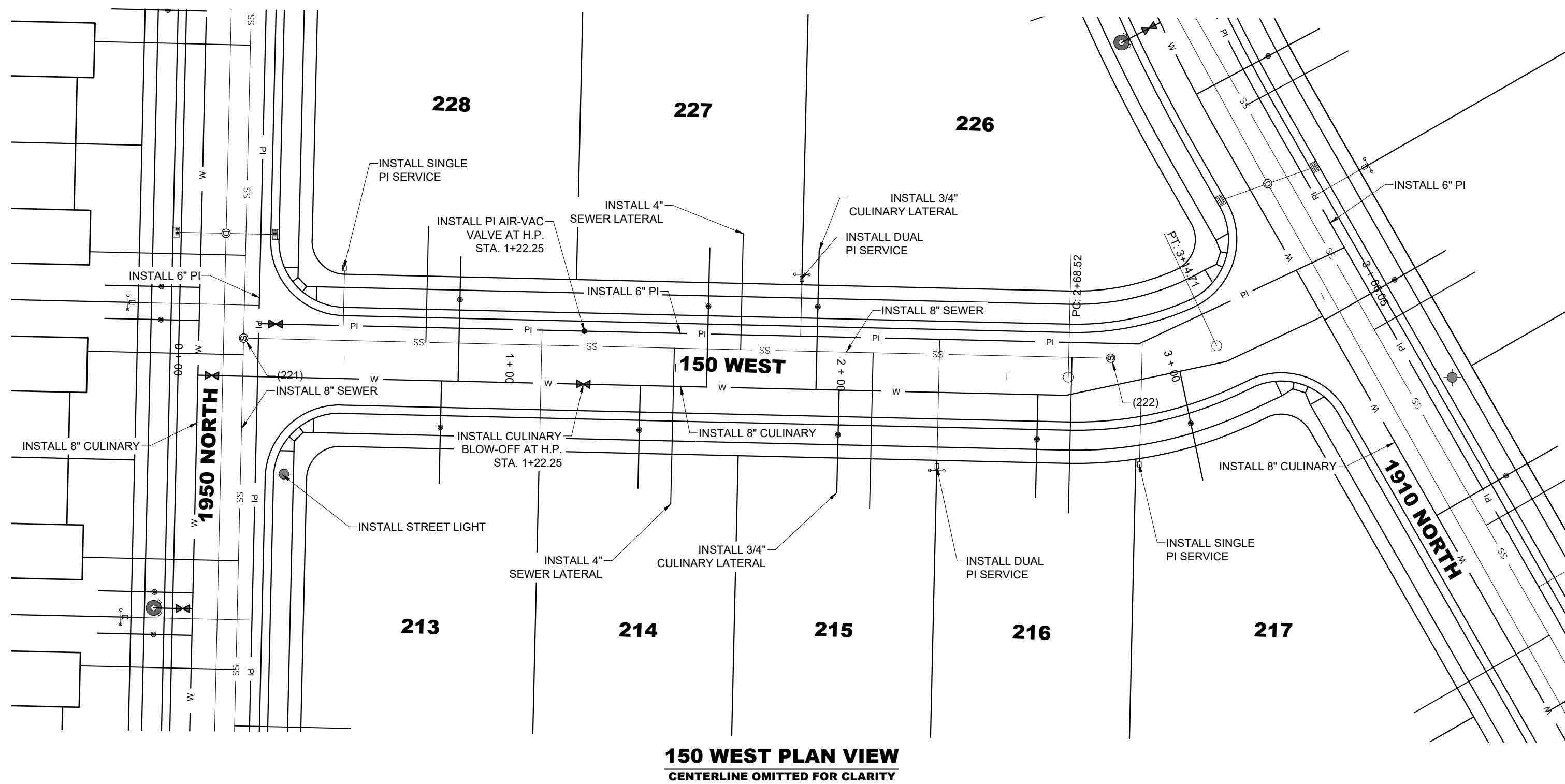
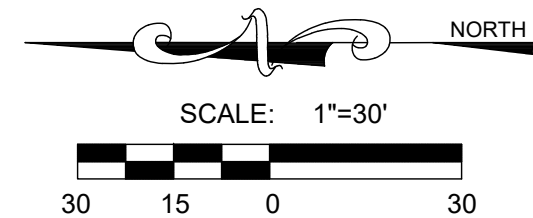
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DATE:

02/28/2023

SHEET

C-408





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CONSTRUCTION

BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

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

REVISIONS	
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

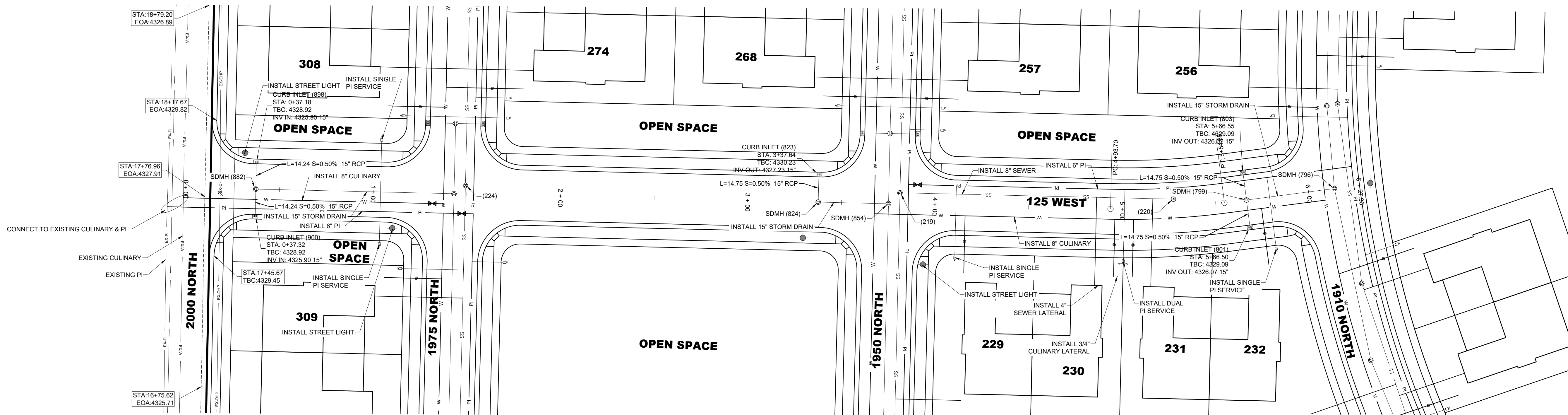
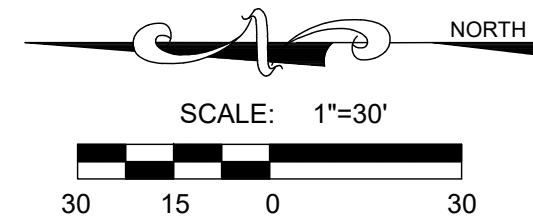
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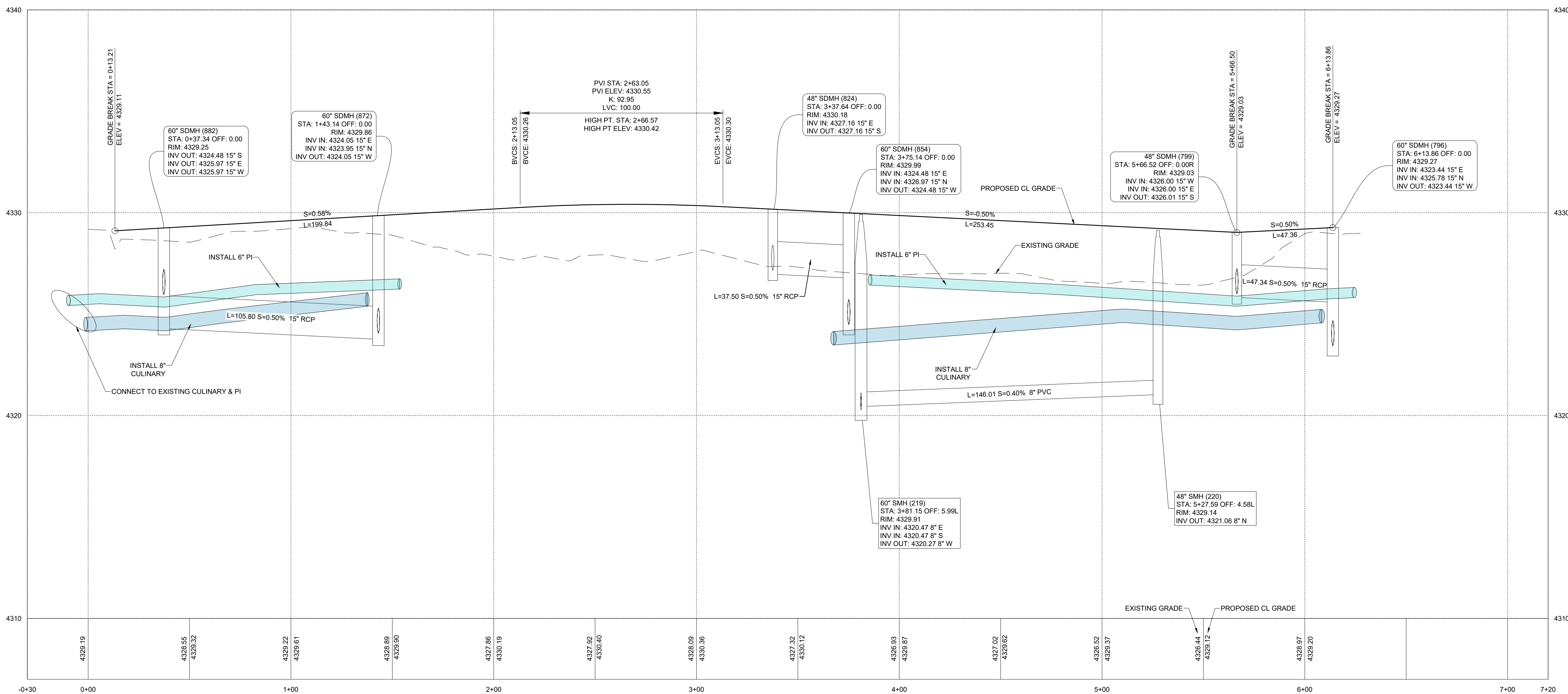
02/28/2023

SHEET

C-409



125 WEST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



125 WEST PROFILE VIEW



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

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

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

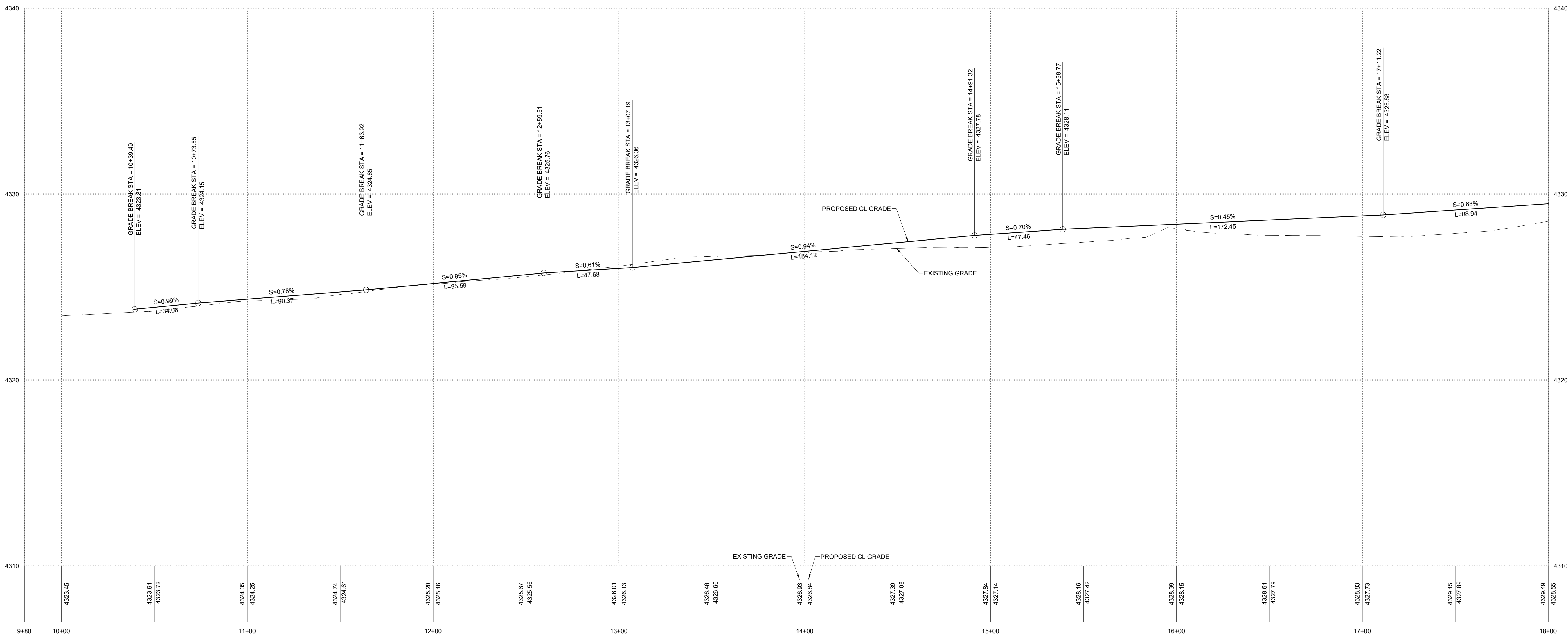
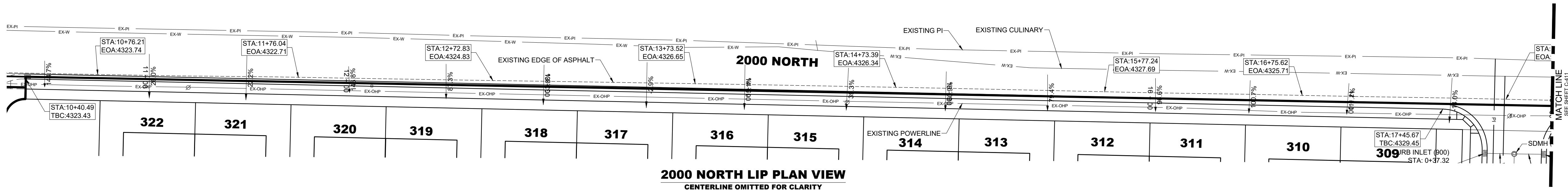
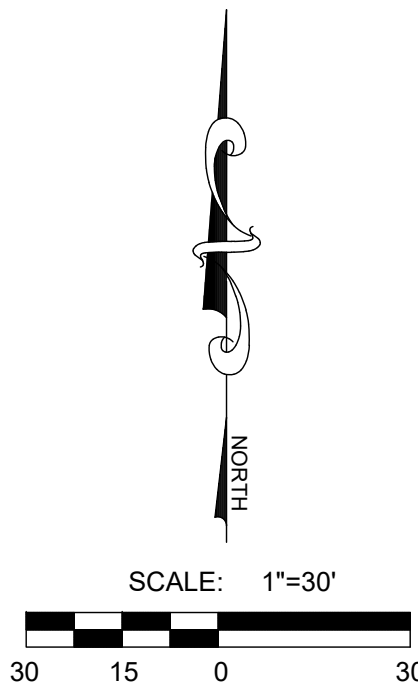
1"=30'

DATE:

02/28/2023

SHEET

C-410



2000 NORTH LIP PROFILE VIEW



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

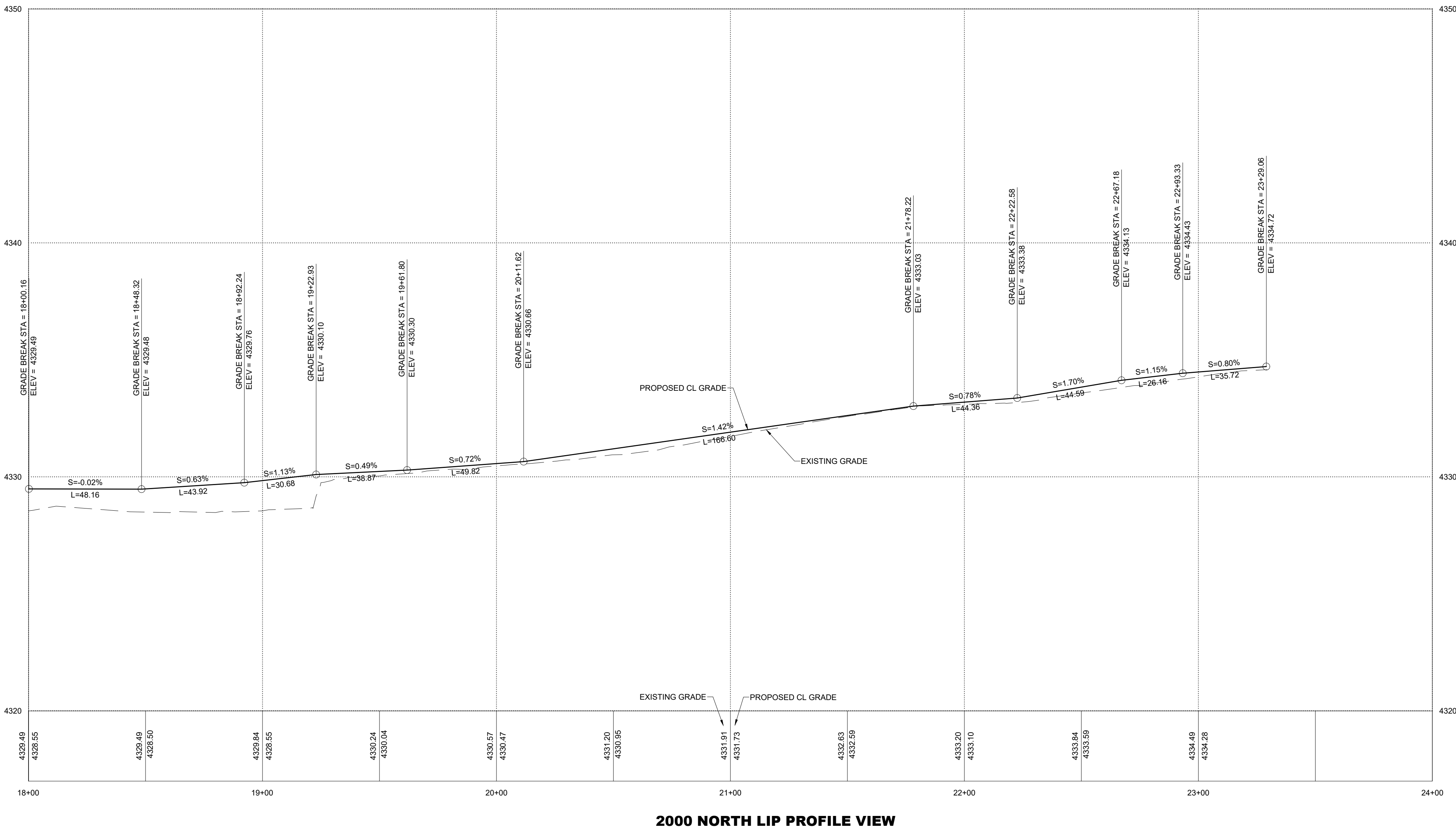
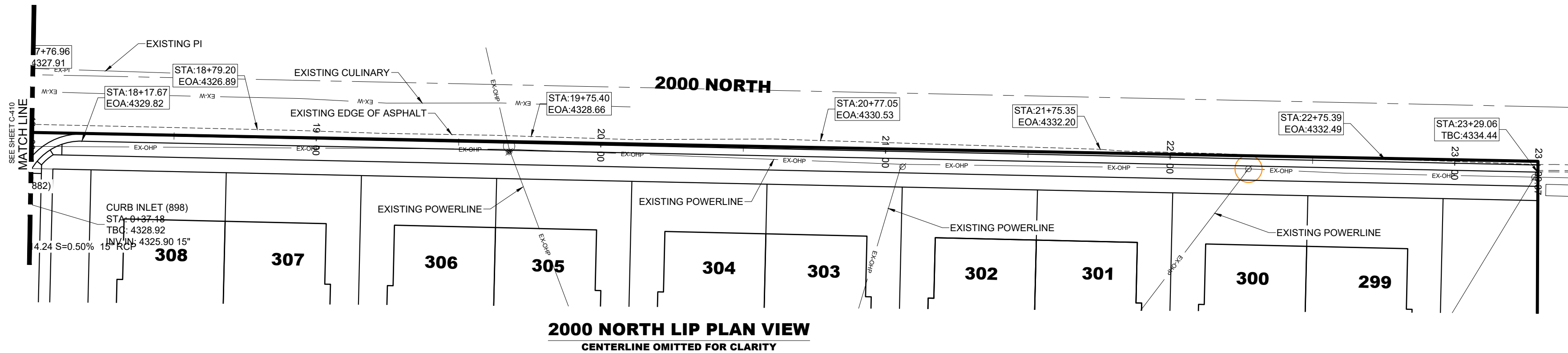
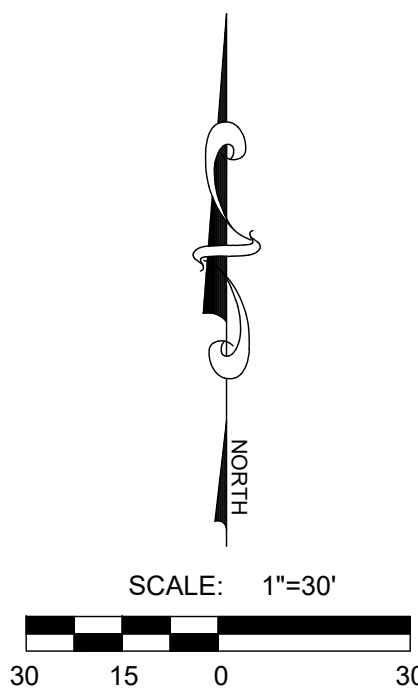
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DATE:

02/28/2023

SHEET

C-411



U:\0_LEI PROJECTS\2019-2027 HARRISVILLE PROJECT\DWG\FINAL\2-D FINAL\2019-0027 C-600 HARRISVILLE DETAILS.DWG 2/27/2022 2:30 PM

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%

1 CURB & GUTTER DETAIL

2 2000 NORTH LIP DETAIL

3 52' RESIDENTIAL ROADWAY

8 WATERLINE LOOP DETAIL

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NOT FOR
CONSTRUCTION

BEN LOMOND PHASE 2-D

HARRISVILLE, UTAH

DETAILS

REVISIONS	
1	-
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LEI PROJECT #:
2019-0027

DRAWN BY:
CJI

DESIGNED BY:
BTG

SCALE:
N/A

DATE:
02/28/2022

SHEET

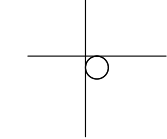
C-600



STOP SIGN R1-1
PER HARRISVILLE STANDARD CS-03



R8-3A
NO PARKING



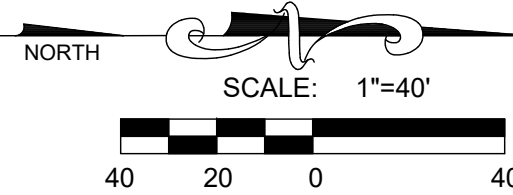
STREET SIGN - SS-1
PER HARRISVILLE STANDARD CS-03



STOP BAR
PAINTED 2' WIDE WHITE STRIPE



PAINT RED CURB



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CONSTRUCTION

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

REVISIONS	
1 -	
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=40'
DATE:
02/28/2023

SHEET
C-700

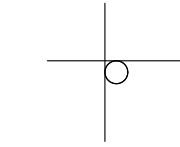




STOP SIGN R1-1
PER HARRISVILLE STANDARD CS-03



R8-3A
NO PARKING



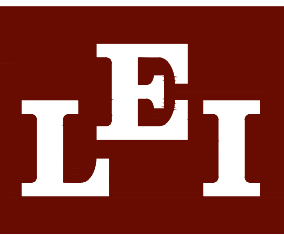
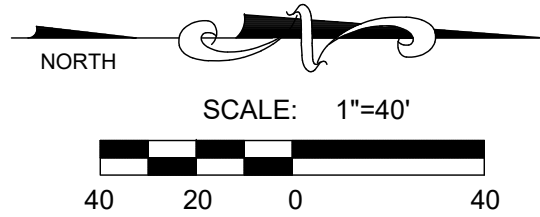
STREET SIGN - SS-1
PER HARRISVILLE STANDARD CS-03



STOP BAR
PAINTED 2' WIDE WHITE STRIPE



PAINT RED CURB



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SURVEYORS

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NOT FOR
CONSTRUCTION

BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

SIGNAGE AND STRIPING PLAN

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=40'

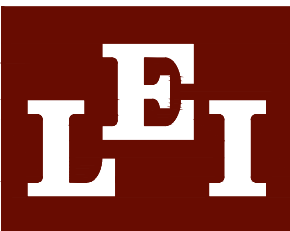
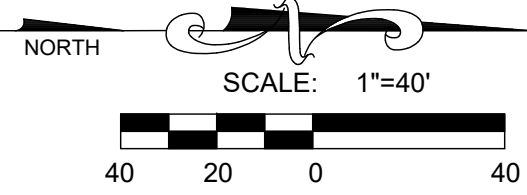
DATE:

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SHEET

C-701





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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

EROSION CONTROL PLAN

REVISIONS

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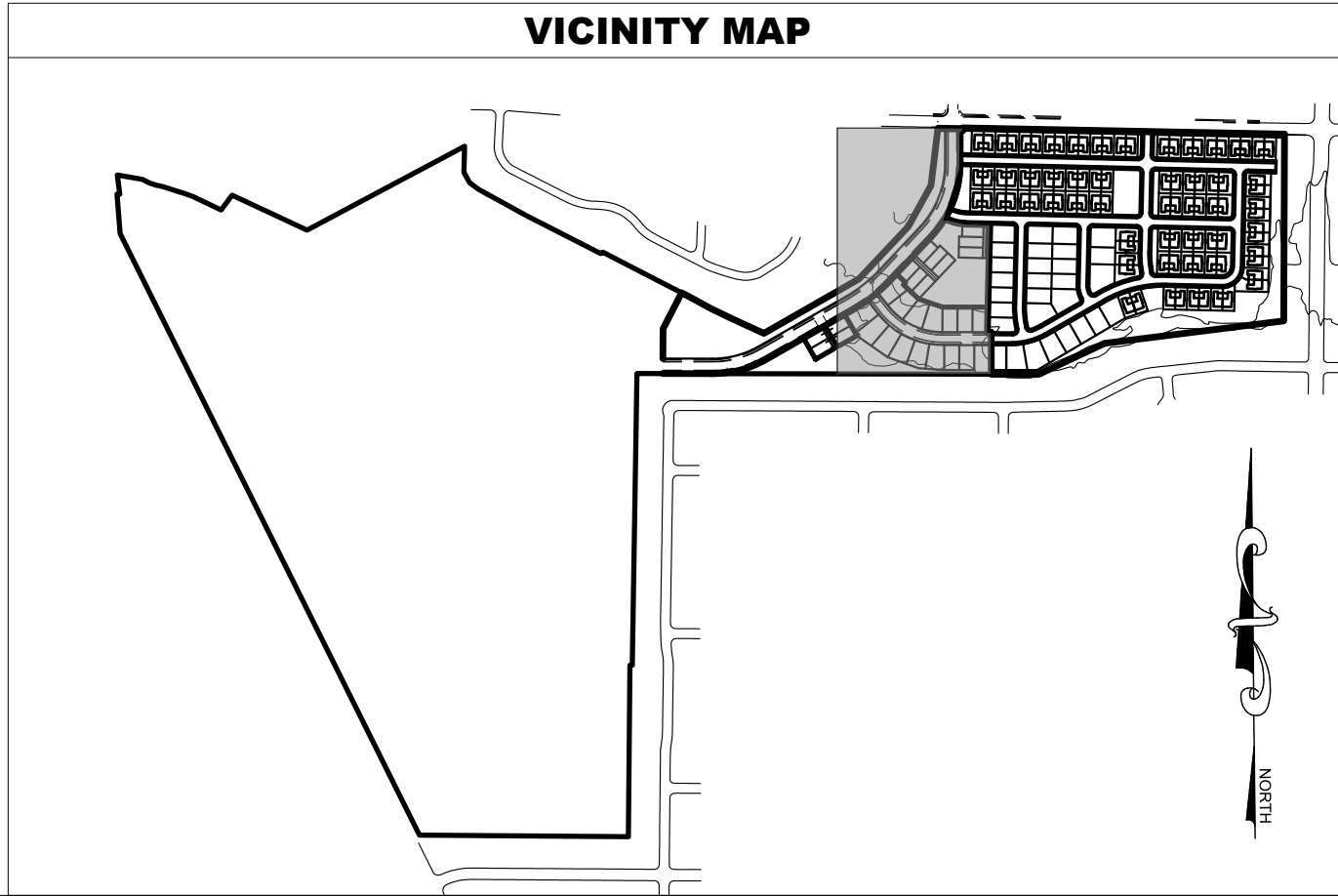
SHEET

EC-1

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

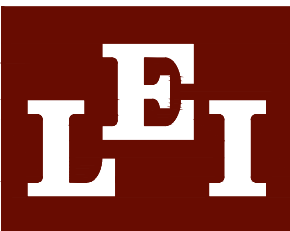
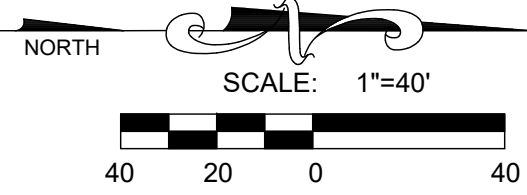
BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	(101)	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	(105)	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	(106)	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	(190)	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	(140)	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	(151)	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	(220)	STORM DRAIN INLET PROTECTION	AS SHOWN	BEGINNING OF CONSTRUCTION OF PHASE 1 THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	(233)	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

VICINITY MAP



MATCH LINE
SEE SHEET EC-2

U:\0 - LEI PROJECTS\2019-2027 HARRISVILLE PROJECT\2019-0027 HARRISVILLE - PHASE 2-D FINAL\2019-0027 HARRISVILLE - PHASE 2-D EROSION CONTROL PLAN.DWG 2/27/2023 2:52 PM



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
EROSION CONTROL PLAN

REVISIONS

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5	-
6	-

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2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=40'

DATE:

02/28/2023

SHEET

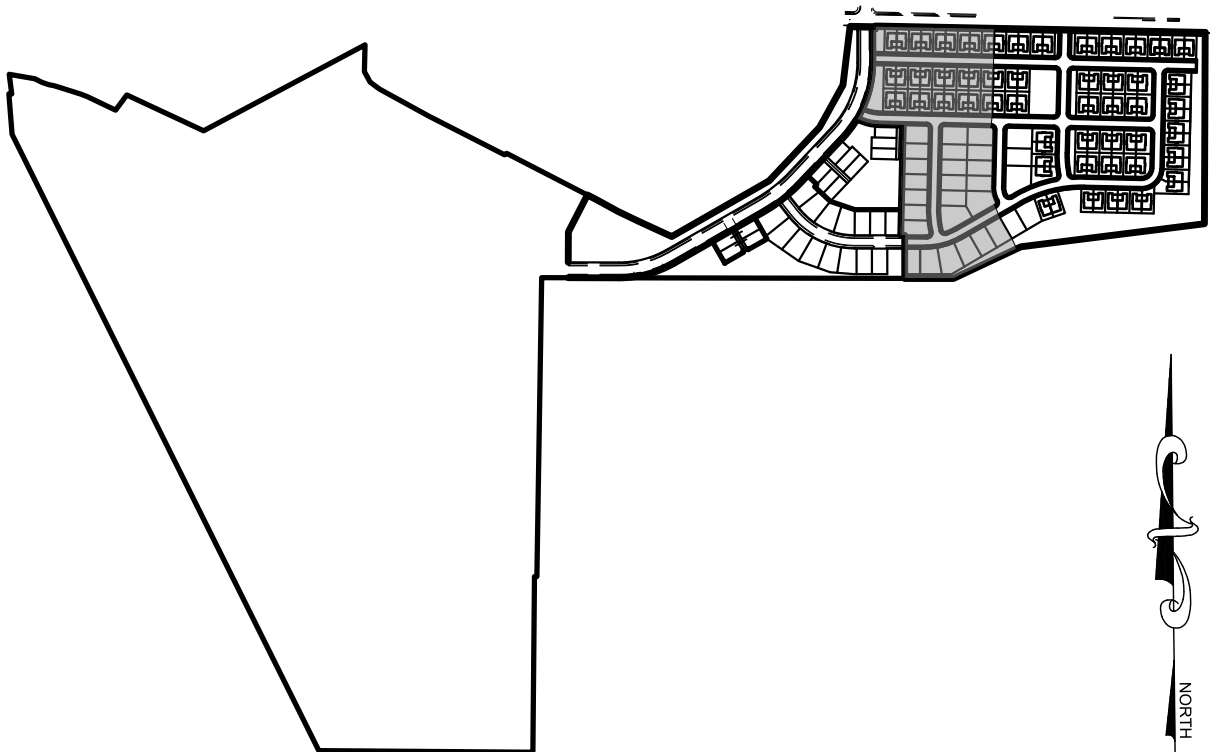
EC-2

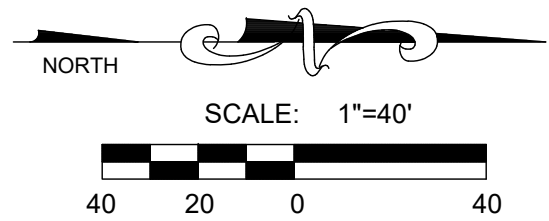


CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

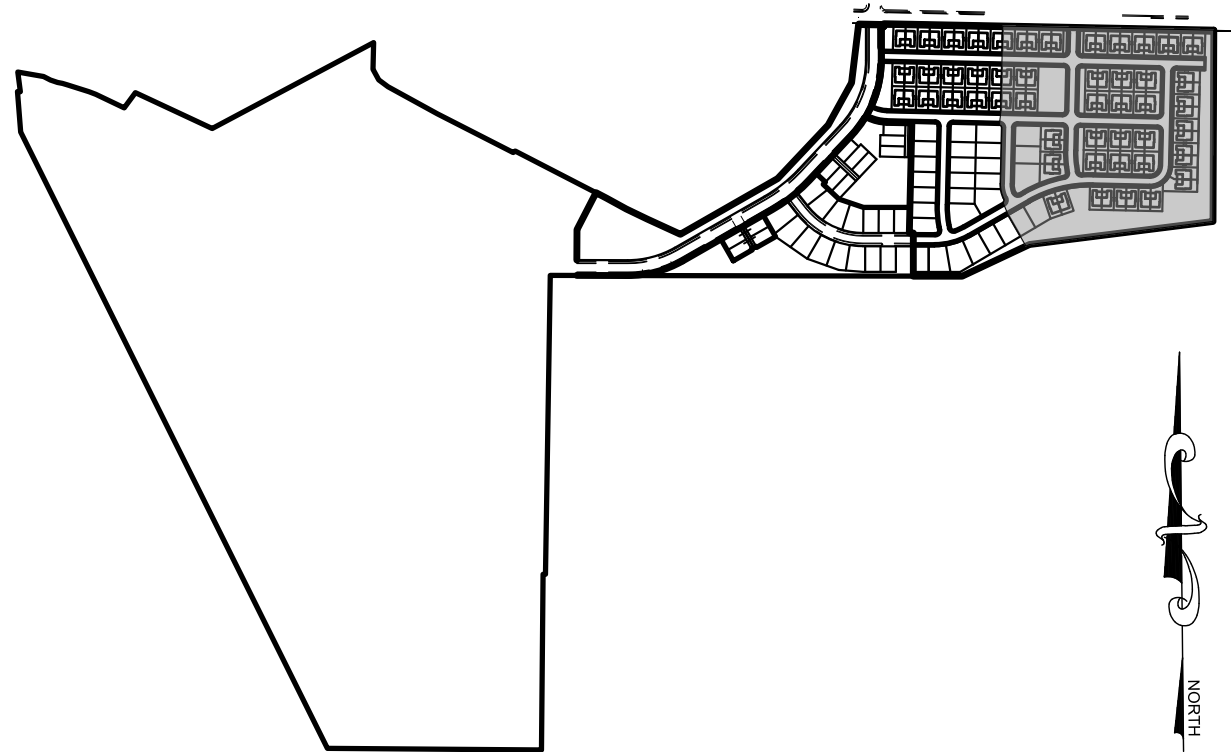
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VICINITY MAP





VICINITY MAP



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

EROSION CONTROL PLAN

REVISIONS

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LEI PROJECT #:

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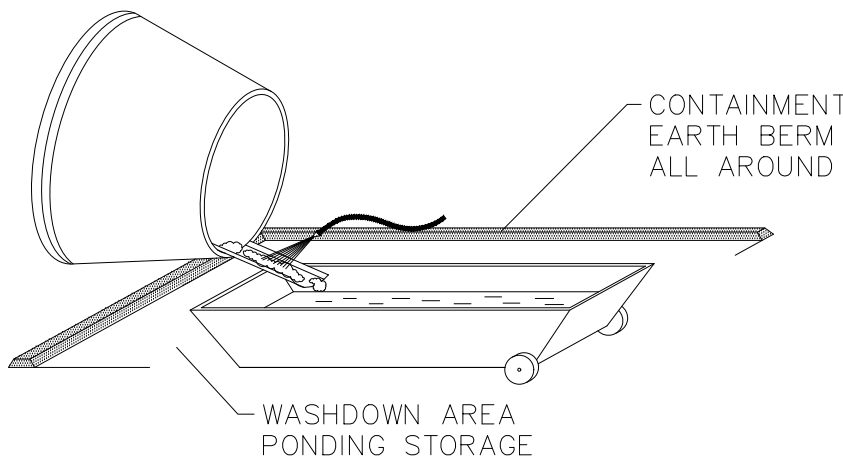
02/28/2023

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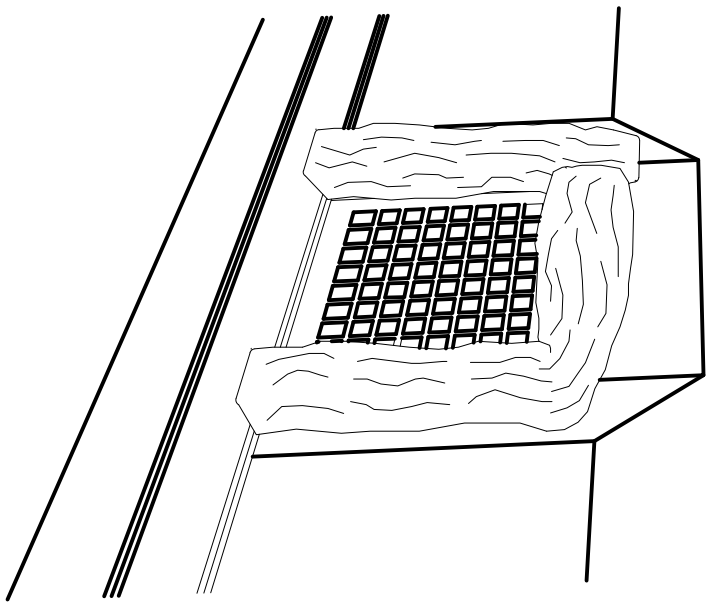
EC-3

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. 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.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.
17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

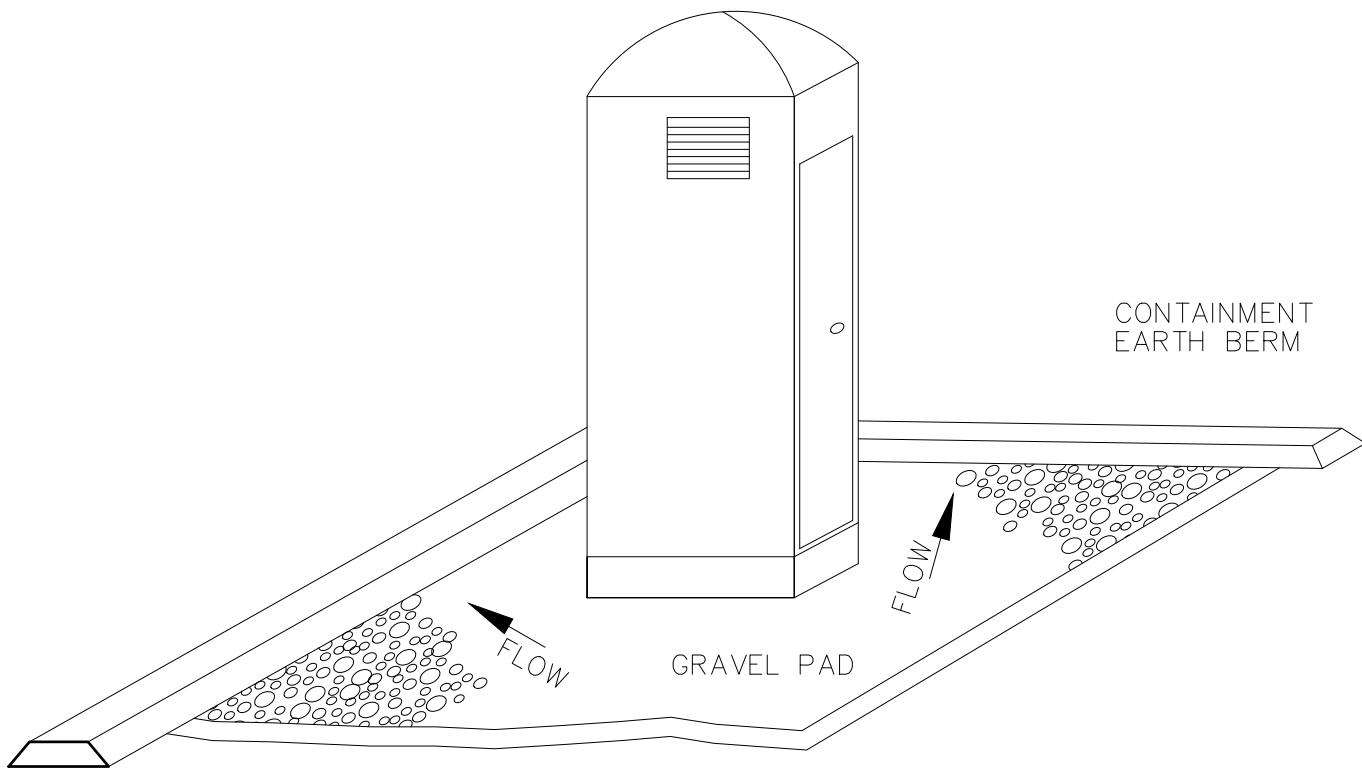


CONCRETE WASTE MANAGEMENT



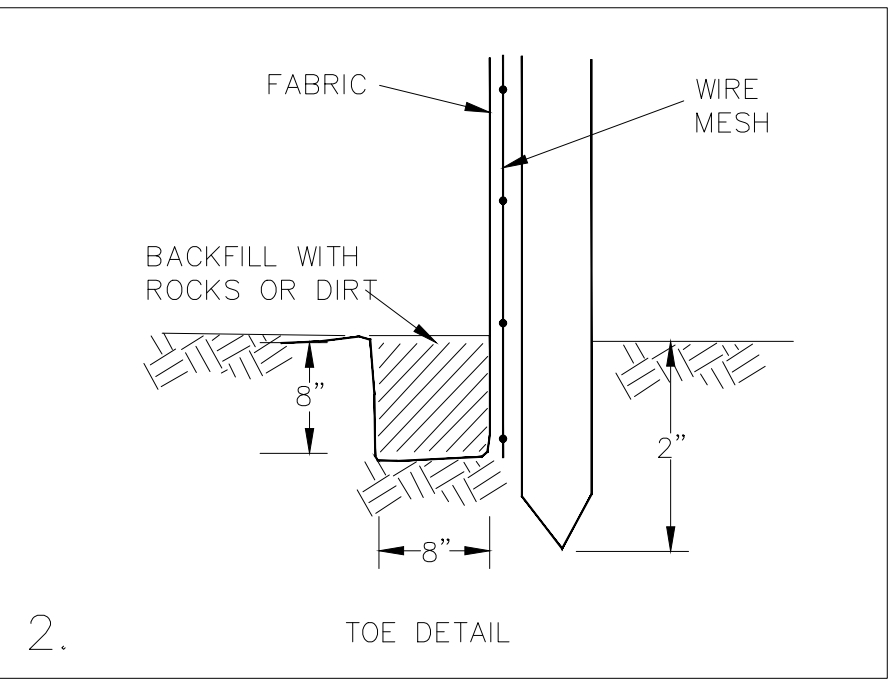
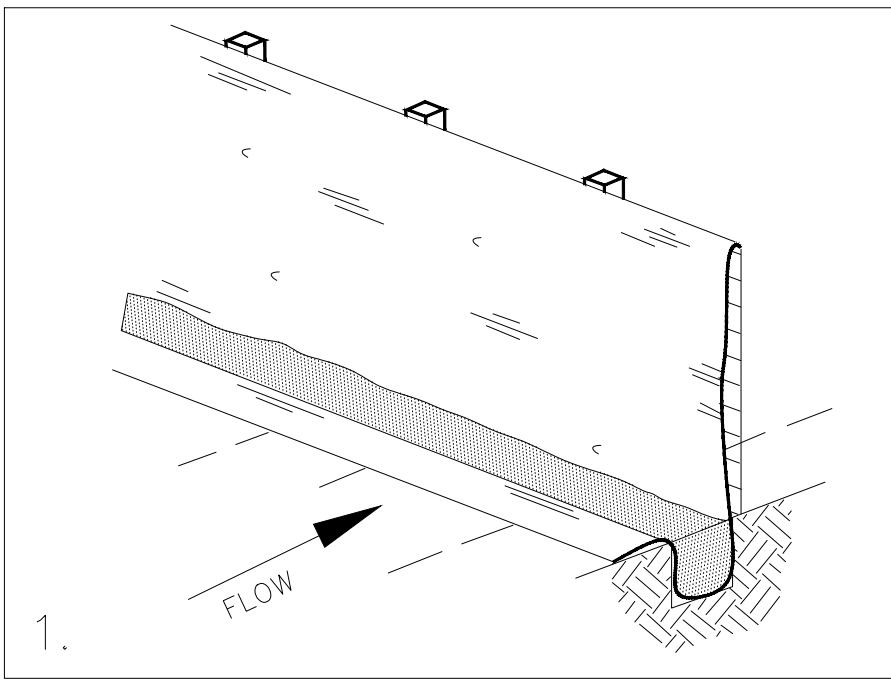
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



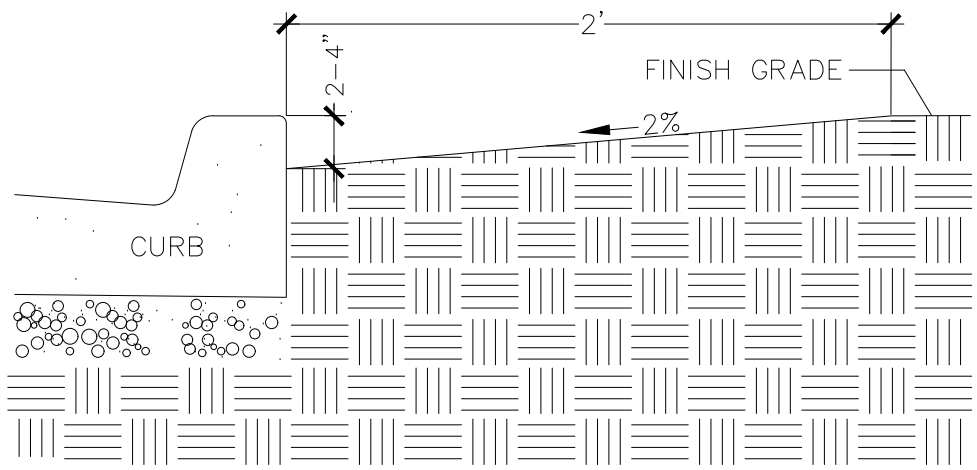
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

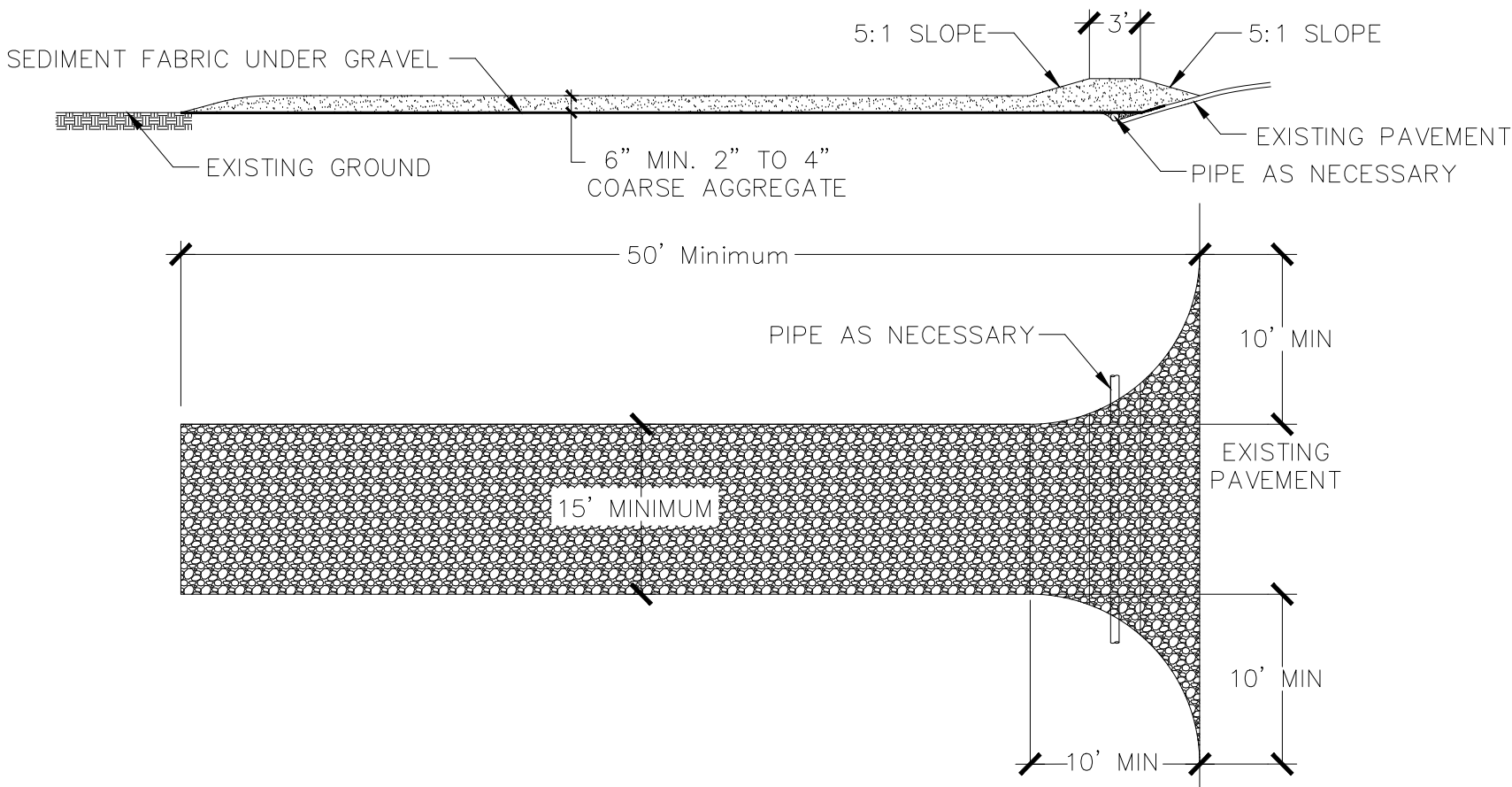


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

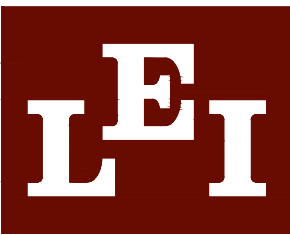


CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012



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EROSION CONTROL DETAILS

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