



# HARRISVILLE CITY

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

PLANNING  
COMMISSION:

Nathan Averill  
Chad Holbrook  
Brenda Nelson  
William Smith  
Brad Elmer  
Jordan Read

## Harrisville City Planning Commission Harrisville City Offices Wednesday, July 12, 2023

### AGENDA

[Zoom Meeting Link](#)

Meeting ID: 859 0169 5714

Passcode: 446989

1. **CALL TO ORDER**
2. **OATH OF OFFICE**
3. **CONSENT APPROVAL** – of Planning Commission minutes from June 14, 2023.
4. **DISCUSSION/ACTION/RECOMMEND** – to approve conditional use permit for Majestic Elementary located at 425 W 2550 N.
5. **DISCUSSION/ACTION/RECOMMEND** – to recommend final approval of Ben Lomond Subdivision Phase 2D located at approximately 1975 North 125 West.
6. **PUBLIC COMMENTS - (3 minute maximum)**
7. **COMMISSION/STAFF FOLLOW-UP.**
8. **ADJOURN.**

#### Certificate of Posting and Notice

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



## Harrisville City Planning Commission

Harrisville City Offices

Wednesday, June 14, 2023

**Commissioners:** Nathan Averill  
Chad Holbrook  
William Smith  
Brenda Nelson

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

**Excused:** Brad Elmer  
Jordan Read

**Visitors:** Lisa Beed, Ken Beed, Mark Apuna, Nikki Apuna, Jaime Nunez, Nellie Nunez, Deven Pettit, Sean Wilkinson, Grover Wilhelmsen, Kevin Shakespeare, David Skeen, Debbie.

### 1. CALL TO ORDER

Vice-Chair Averill welcomed all in attendance and excused Commissioner Brad Elmer and Commissioner Jordan Read.

### 2. OATH OF OFFICE

This item was postponed until July 2023 meeting.

### 3. CONSENT APPROVAL – of Planning Commission minutes from May 10, 2023.

**MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from May 10, 2023 as written. Commissioner Nelson seconded the motion.**

|                |     |
|----------------|-----|
| Nathan Averill | Yes |
| Chad Holbrook  | Yes |
| William Smith  | Yes |
| Brenda Nelson  | Yes |

All voted in the affirmative.

### 4. DISCUSSION/ACTION/RECOMMEND – to recommend approval for the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities.

Mark Apuna, developer, presented to the commission a building concept to resemble the height and pitch of the building upon completion. He further explained the benefit of the structure to Harrisville in revenue, as a community event center, and recreational building.

Jennie Knight, City Administrator, updated the commissioner on the changes made to the ordinance based on the comments from last planning commission meeting. She added this ordinance could potentially benefit the commercial access of other parcels that front state roadways and have UDOT access permit requirements.

After discussion between the commissioners regarding public comments received, building overall height, intended use, accesses, and future potential use, Vice-Chair Averill called for a motion.

**MOTION: Commissioner Holbrook motioned to recommend approval for the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities. Commissioner Smith seconded the motion.**

|                |     |
|----------------|-----|
| Nathan Averill | Yes |
| Chad Holbrook  | Yes |
| William Smith  | Yes |
| Brenda Nelson  | Yes |

**All voted in the affirmative.**

**5. DISCUSSION/ACTION/RECOMMEND – to approve conditional use permit for Blu Pearl Aesthetics located at 2174 N 225 W.**

Lisa Beed, owner and Master Esthetician, introduced her business along with access and parking for her clients. The business operation hours will be during the day by appointments with no evening cliental. The business will be contained to an interior room already existing in the home. Any products sold are completed by distributor privilege and shipped to clients' homes.

Jennie Knight added staff recommendation to motion subject to Harrisville City Municipal Code specifically HCMC §11.10.020 (9) – Home Occupation.

**MOTION: Commissioner Nelson motioned to approve conditional use permit for Blu Pearl Aesthetics located at 2174 N 225 W subject to the Harrisville City Code. Commissioner Smith seconded the motion.**

|                |     |
|----------------|-----|
| Nathan Averill | Yes |
| Chad Holbrook  | Yes |
| William Smith  | Yes |
| Brenda Nelson  | Yes |

**All voted in the affirmative.**

**6. PUBLIC COMMENTS - (3 minute maximum)**

No Public Comments

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

Jennie Knight began with Pleasant View City is holding a Land Use Training on June 27, 2023 at 6:30 PM. This will cover the required hours for the commissioners annual training. She handed out a formal invitation for the new Public Works building groundbreaking to be held on June 28, 2023 and a flyer for the Harrisville Senior 55+ Luncheon.

Commissioner Holbrook asked for an update on Ben Lomond Views. Jennie Knight replied the developer gave a presentation to the City Council requesting a Public Infrastructure District (PID) to help them obtain low interest rate financing to further the project.

## **8. ADJOURN.**

**Motion: Commissioner Smith motioned to adjourn. Commissioner Holbrook seconded.**

|                       |            |
|-----------------------|------------|
| <b>Nathan Averill</b> | <b>Yes</b> |
| <b>Chad Holbrook</b>  | <b>Yes</b> |
| <b>William Smith</b>  | <b>Yes</b> |
| <b>Brenda Nelson</b>  | <b>Yes</b> |

**All voted in the affirmative.**

Meeting adjourned at 8:02 PM.

Nathan Averill  
Vice-Chair

Cynthia Benson  
Deputy Recorder





# HARRISVILLE CITY

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PLANNING  
COMMISSION:

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

## Staff Report

Conditional Use Permit Application  
Majestic Elementary Electronic Sign  
June 29, 2023

To: Harrisville Planning Commission  
From: Jennie Knight, City Administrator  
RE: Conditional Use Permit – Electronic Sign  
Parcels: 170630051

### A. Summary and Background.

On June 12, 2023 an application was received for a Conditional Use Permit for an electronic sign at approximately 425 West 2550 North, Harrisville, which is zoned A-1. In accordance with Harrisville Municipal Code 11.23.030(6) a conditional use permit is required for an electronic sign. The application is to replace an existing sign with an electronic sign and to refurbish the sign stand.

### B. Analysis.

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

1. **HCMC §11.23.030(6) Electronic signs.** Electronic signs shall be used to convey messages and provide graphic advertisement. Such signs are allowed as a conditional use granted by the land use authority only if:
  - a. The sign has an automatic dimmer to reduce sign intensity at least to 60% intensity after dusk, or a greater reduction as may be necessary, including turning off the sign to mitigate impacts on nearby residential uses.
  - b. The sign shall not display flashing or rapid blinking that may resemble strobe lighting, mimics police, emergency vehicles, traffic control lighting, or similar.
  - c. Each message shall remain visible for enough time for a person to read said sign without distraction or transition between messages.
  - d. Signs are limited to the commercial zone, manufacturing zone, and nonresidential uses in a residential zone.
  - e. Signs shall follow the requirements for marquee signs.
  - f. The electronic message display area shall not exceed forty percent (40%) of the overall sign face which may include gaps and design space for aesthetic purposes.
  - g. The land use authority can impose conditions to mitigate impact on surrounding residential uses, support dark sky principles common to municipalities, and to mitigate any possible public nuisance impacts.

### C. Conditions.

1. Compliance with HCMC §11.23.030(6), International Building Code, and all other staff or

agency comments.

**D. Recommendation.**

Staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code subject to the outlined conditions in this report being met.



### Conditional Use Application

**Date / Time**

06/12/2023

**Phone Number**

801.473.9448

**Applicant's Address**

1605 E. Oxford Club Cir

**State**

UT

**Property Owner's Name**

Majestic Elementary School

**Present Zoning of Property**

A-1

**Full Name**

William D. Leavitt

**Email Address**

signpr@aol.com

**City**

Draper

**Zip Code**

84020

**Harrisville Property Address**

425 W 2550 N - Harrisville, UT

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

Not aware if any have been given.

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

The school has an existing pole sign with a illuminated sign cabinet that needs to be replaced, in poor shape. The sign has a pencil graphic pole cover that we will leave. We will manufacture (1) new graphics cabinet, with an Electronic Message Center to the pole above the pole cover.

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

**Applicant's Signature**

**Harrisville City Municipal Code §11.18.030**

**Detailed location, Site, and/or Building Plan**

See attached: Council Minutes 9-24-19.pdf

See attached: Dominion Energy Availability Letter.pdf

See attached: IMG\_4552.jpg

See attached: Site & detailed drawings 6.6.2023 AA.pdf

See attached: Subdivision Map - V2.pdf

See attached: Weber-Box Elder Conservation District .pdf

### Customers Information

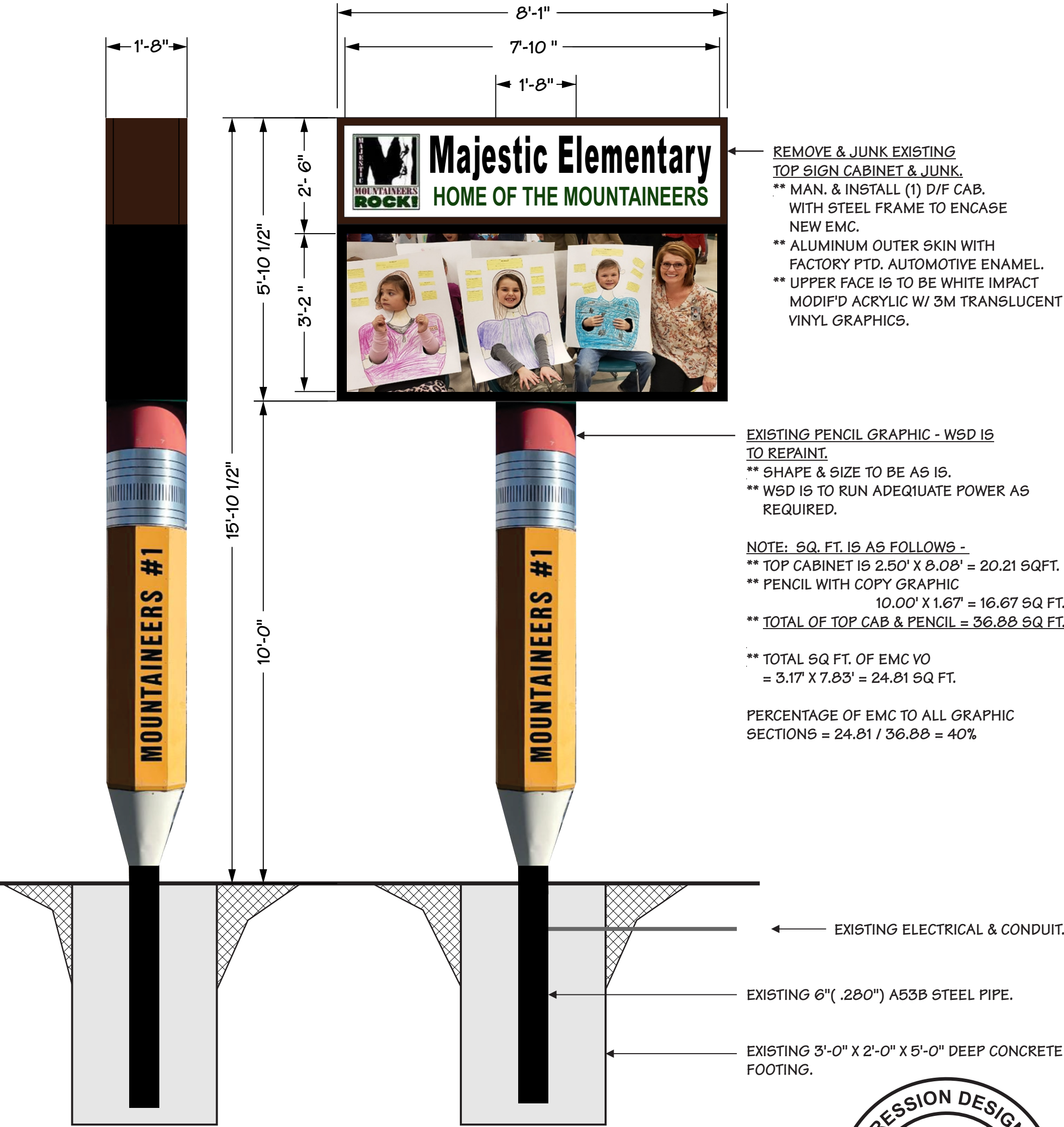
**Company Name**

Signs of Sobriety - 1605 E. Oxford Club Circle - Draper, UT

84020.....Utah Electric Sign Installation Contractor - S440 - #

11218044-5501

Received from: </environmental/customers/show?id=207>



REMOVE & JUNK EXISTING  
TOP SIGN CABINET & JUNK.  
\*\* MAN. & INSTALL (1) D/F CAB.  
WITH STEEL FRAME TO ENCASE  
NEW EMC.  
\*\* ALUMINUM OUTER SKIN WITH  
FACTORY PTD. AUTOMOTIVE ENAMEL.  
\*\* UPPER FACE IS TO BE WHITE IMPACT  
MODIF'D ACRYLIC W/ 3M TRANSLUCENT  
VINYL GRAPHICS.

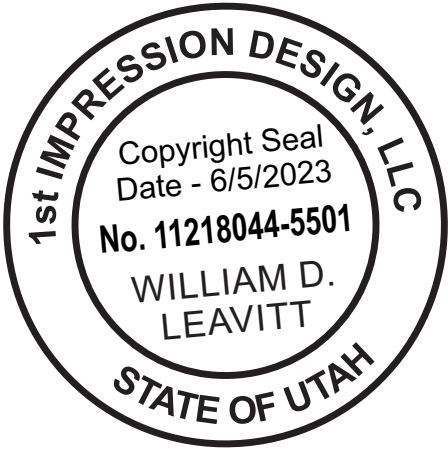
EXISTING PENCIL GRAPHIC - WSD IS  
TO REPAINT.  
\*\* SHAPE & SIZE TO BE AS IS.  
\*\* WSD IS TO RUN ADEQIUATE POWER AS  
REQUIRED.

NOTE: SQ. FT. IS AS FOLLOWS -  
\*\* TOP CABINET IS 2.50' X 8.08' = 20.21 SQFT.  
\*\* PENCIL WITH COPY GRAPHIC  
10.00' X 1.67' = 16.67 SQ FT.  
\*\* TOTAL OF TOP CAB & PENCIL = 36.88 SQ FT.  
  
\*\* TOTAL SQ FT. OF EMC VO  
= 3.17' X 7.83' = 24.81 SQ FT.

PERCENTAGE OF EMC TO ALL GRAPHIC  
SECTIONS = 24.81 / 36.88 = 40%

LICENSED & INSURED UTAH STATE ELECTRIC SIGN INSTALLATION CONTRACTOR, ( SIGNS OF SOBRIETY, LLC # 11218044-5501.)

|                                                                                                                                                                                                              |                                                 |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>1st IMPRESSION<br/>DeSIGNS</b><br>5345 S. 3500 W. - ROY UT 84067<br>WILLIAM D. LEAVITT - 801.473.9448 / signpr@aol.com | CLIENT: MAJESTIC GRADE SCHOOL                   |                                       | <br>Library of Congress<br>U.S. Copyright Office<br>101 Independence Avenue SE<br>Washington, DC 20559<br><small>This Proprietary Sign Design is the Property of William D. Leavitt, Copyright through the<br/>US Library of Congress, (Copyright.gov.) It is only to be viewed by People from Your<br/>Organization, and is illegal to use as a Quoting Tool in Full or Part thereof to Other Companies.<br/>It is Unlawful for the Sign is Built by any other Company the same or similar to this Design.</small> |
|                                                                                                                                                                                                              | DRAWN BY: WILLIAM D. LEAVITT, BSCE              | SALESMAN: WILLIAM D. LEAVITT, BSCE    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                              | DATE: 3/20/2023 DWG NO.: 23-0320.maj1           | ENGINEERING: WILLIAM D. LEAVITT, BSCE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                              | SIGN TYPE: NEW EMC & HEADER TO EXISTING SUPPORT |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

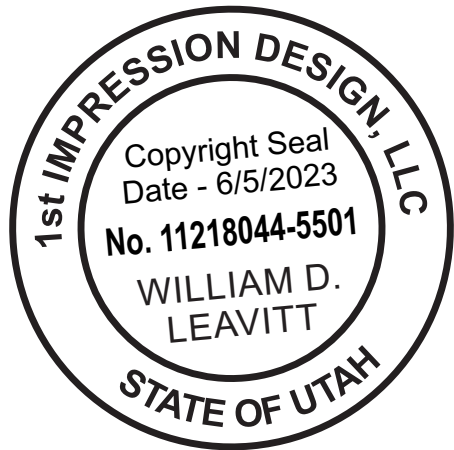






LICENSED & INSURED UTAH STATE ELECTRIC SIGN INSTALLATION CONTRACTOR, ( SIGNS OF SOBRIETY, LLC # 11218044-5501.)

|                                                                                                                                                                                                                         |                                                            |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>1st IMPRESSION<br/>DeSIGNS</b><br><b>5345 S. 3500 W. - ROY UT 84067</b><br>WILLIAM D. LEAVITT - 801.473.9448 / signpr@aol.com | CLIENT: <b>MAJESTIC GRADE SCHOOL</b>                       |                                              | <br>Library of Congress<br>U.S. Copyright Office<br>101 Independence Avenue SE<br>Washington, DC 20559<br><br><small>This Proprietary Sign Design is the Property of William D. Leavitt, Copyright through the US Library of Congress, (Copyright.gov.) It is only to be viewed by People from Your Organization, and is illegal to use as a Quoting Tool in Full or Part thereof to Other Companies. It is Unlawful for the Sign is Built by any other Company the same or similar to this Design.</small> |
|                                                                                                                                                                                                                         | DRAWN BY: <b>WILLIAM D. LEAVITT, BSCE</b>                  | SALESMAN: <b>WILLIAM D. LEAVITT, BSCE</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                         | DATE: <b>3/20/2023</b> DWG NO.: <b>23-0320.maj1</b>        | ENGINEERING: <b>WILLIAM D. LEAVITT, BSCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                         | SIGN TYPE: <b>NEW EMC &amp; HEADER TO EXISTING SUPPORT</b> |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                         |                                                            |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |







REMOVE &  
JUNK EXIST.  
CABINET

EXISTING SIGN





# HARRISVILLE CITY

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

MAYOR:  
Michelle Tait

COUNCIL MEMBERS:  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson  
Kenny Loveland

## Staff Report

Ben Lomond Views Phase 2D  
Final Subdivision Approval  
June 28, 2023

To: Harrisville Planning Commission  
From: Jennie Knight, City Administrator  
RE: Ben Lomond Views Phase 2D Final Subdivision Approval

### A. Summary.

BLD Investments, LLC submitted an application for final subdivision approval for Ben Lomond Views Phase 2D, which includes 123 total units; 29 single family homes and 94 twin homes. On 24.37 acres.

### B. Background.

On October 10, 2022 new updated plans for Ben Lomond Views Phase 2D were submitted for staff and engineer review.

On January 10, 2023, the City Council granted preliminary subdivision approval of Ben Lomond Phase 2D, subject to the City Engineer's Memo dated January 9, 2023.

### C. Analysis.

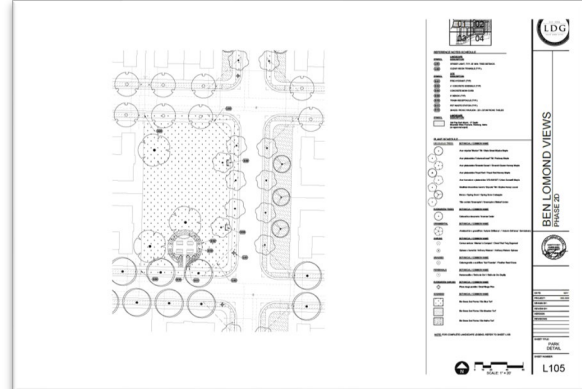
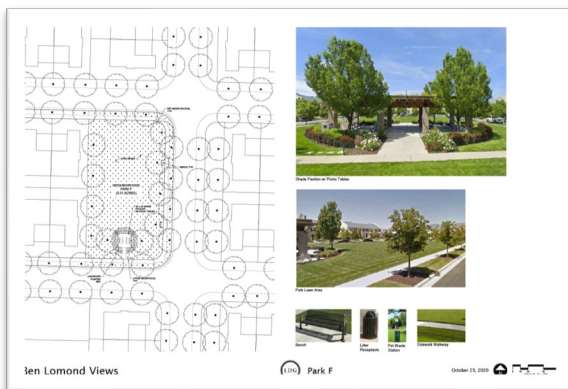
1. Proposed number of lots in relationship to type of lots is consistent with the Master Development Agreement dated June 22, 2021.
  - A. Proposed 47 Twin home lots as recorded in the MDA contrasted with 47 Twin home lots included in the Phase 2D Plat.



- B. Proposed 29 Single Family lots as recorded in the MDA contrasted with 29 Single Family lots included in the Phase 2D Plat.



2. Proposed Park "F" landscaping as adopted in the Master Development Agreement dated June 22, 2021 in relationship to the included landscaping plan in the Phase 2D Plat.



#### **D. Findings.**

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

#### **E. Recommendation.**

Staff recommends approval of Ben Lomond Views Phase 2D subject to the City Engineer's memo, compliance with the standards set forth in the Master Development Agreement dated June 22, 2021, and all other staff and agency comments.



# MEMORANDUM



CONSULTING ENGINEERS

---

TO: Harrisville City Planning Commission and City Council

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

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

Date: July 6, 2023

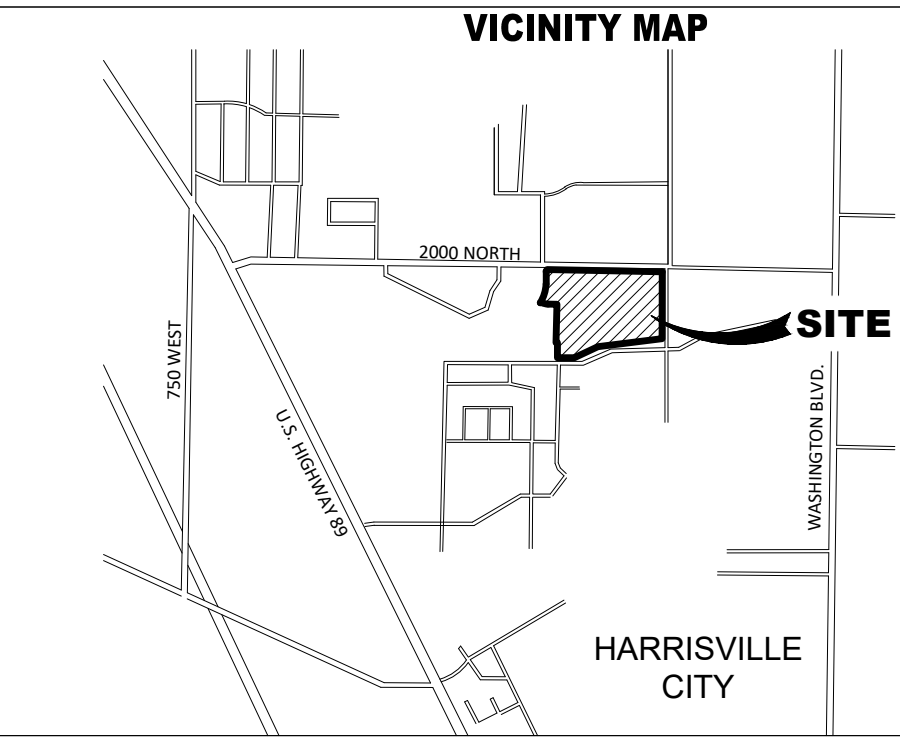
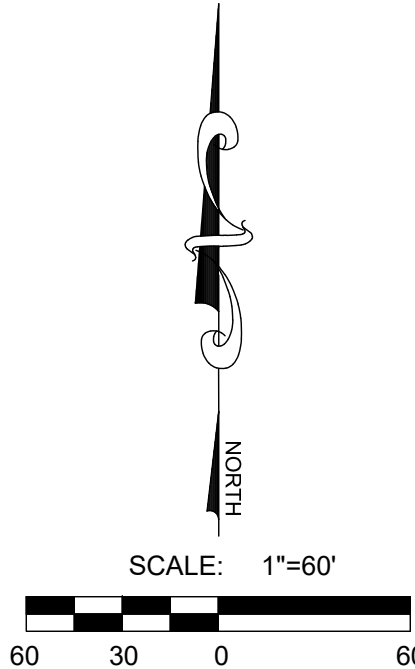
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Our office has completed a review of the final plat and improvement plans for the Ben Lomond Phase 2-D Subdivision located in the golf course mixed use zone. This phase includes the construction of the northeast section of the overall development and 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. We recommend final approval of this phase at this time. The final processing items that are to be completed prior to beginning construction 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



LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

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

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| 1990 N PLAN & PROFILE 6+50 - 13+50           |                         |
| 1960 N PLAN & PROFILE 0+00 - 7+00            |                         |
| 1960 N PLAN & PROFILE 7+00 - 12+00           |                         |
| 1920 N (OFFSITE) PLAN & PROFILE              |                         |
| 1920 N PLAN & PROFILE 6+50 - 15+00           |                         |
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| 160 W PLAN & PROFILE 0+20 - 4+20             |                         |
| 130 W PLAN & PROFILE 0+30 - 7+20             |                         |
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| 2000 NORTH LIP PLAN & PROFILE -18+00 - 24+00 |                         |
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| EC-3                                         | EROSION CONTROL PLAN    |
| EC-4                                         | EROSION CONTROL DETAILS |

BEN LOMOND - PHASE 2-D  
HARRISVILLE, UTAH  
COVER

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

DEVELOPER / OWNER  
BLD INVESTMENTS, LLC

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

PROJECT NAME  
BEN LOMOND PHASE 2-D

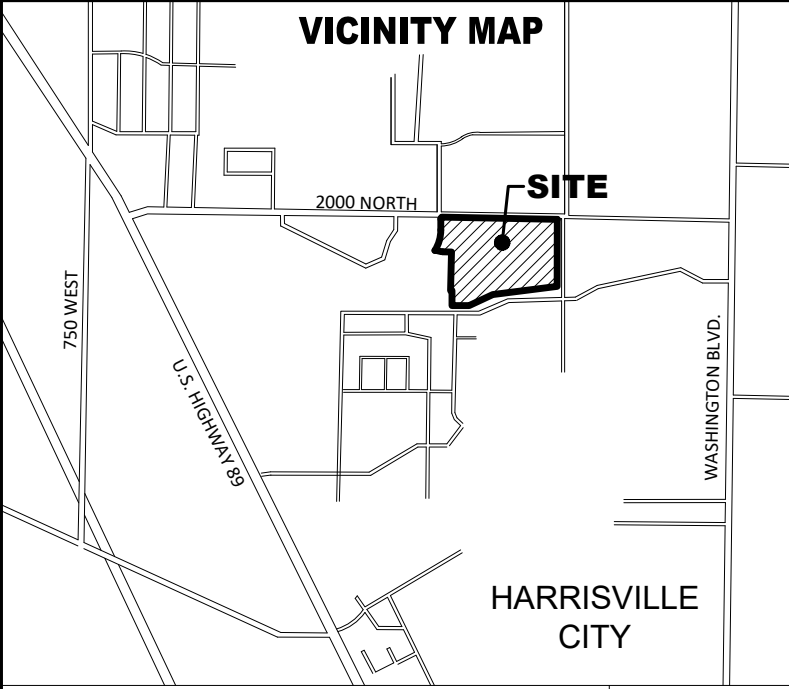
| TABULATIONS        |                 |
|--------------------|-----------------|
| TOTAL ACREAGE      | 24.37 ACRES     |
| SINGLE FAMILY LOTS | 29              |
| TWIN HOMES         | 94              |
| TOTAL              | 123             |
| DENSITY            | 5.71 UNITS/ACRE |

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

LEI PROJECT #:  
2019-0027  
DRAWN BY:  
CJI  
DESIGNED BY:  
BTG  
SCALE:  
1"=60'  
DATE:  
05/26/2023

SHEET  
COVER





LEGEND

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

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES AS REQUIRED BY STATE CODE.
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
- PARCELS A-G ARE COMMON AREAS TO BE DEDICATED TO HOA.
- "R" (RESTRICTED LOT) BASED UPON HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS ONE (1) FOOT BELOW THE CURB AND GUTTER FRONTING THE LOT. THE CURB ELEVATION REFERENCE POINT SHALL BE THE LOWEST TOP BACK OF CURB ELEVATION ON THE LOT FRONTAGE.

TABULATIONS

|                    |                 |
|--------------------|-----------------|
| TOTAL ACREAGE      | 24.34 ACRES     |
| SINGLE FAMILY LOTS | 29              |
| DUPLEX             | 94              |
| TOTAL              | 123             |
| DENSITY            | 4.10 UNITS/ACRE |



DEVELOPER / OWNER

BLD INVESTMENT, LLC  
51 WEST CENTER STREET #644  
OREM, UTAH 84057  
917-863-5151

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

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



SECTION LINE: N1°43'05\"W 2750.14 (MEASURED)  
(RECORD: N01°43'05\"W 2750.17)

SECTION LINE: N0°56'12\"E 2482.01 (MEASURED)

SECTION LINE: N1°43'05\"W 2750.14 (MEASURED)  
(RECORD: N01°43'05\"W 2750.17)

WILDFLOWER ESTATES PHASE 1  
N1°13'07\"E 11.12  
R=10.00  
Δ=91°13'07\"  
L=15.92  
CH=N45°36'33\"E 14.29

SOLE VIEWESTER SUBDIVISION PHASE 2  
R=430.00  
Δ=31°58'58\"  
L=240.03  
CH=N15°59'29\"E 236.92

BE LOMOND PHASE 2-A  
R=10.00  
Δ=84°09'52\"  
L=14.69  
CH=S74°03'54\"W 13.40

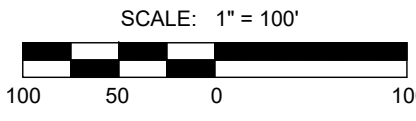
R=176.00  
Δ=24°49'09\"  
L=76.24  
CH=N76°15'44\"W 75.64

N88°40'19\"W 98.64  
N1°19'41\"E 423.99

175 WEST  
150 WEST  
125 WEST  
100 WEST

1910 NORTH  
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POINT OF BEGINNING  
WEST 15.43  
N0°07'01\"E 168.15  
S0°56'12\"W 2.89  
EAST 1417.59  
S82°48'32\"W 722.57  
S64°48'32\"W 290.40  
N89°52'59\"W 191.12



ROYLANCE FARMS PHASE 3

ROYLANCE FARMS PHASE 2

ROYLANCE FARMS PHASE 1

ROYLANCE FARMS PHASE 0

ROYLANCE FARMS PHASE -1

ROYLANCE FARMS PHASE -2

ROYLANCE FARMS PHASE -3

ROYLANCE FARMS PHASE -4

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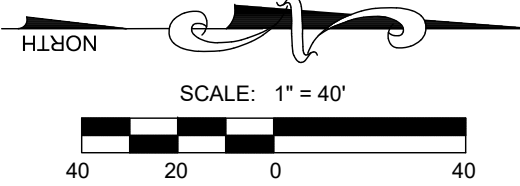
ROYLANCE FARMS PHASE -224

ROYLANCE FARMS PHASE -225</





Area to be dedicated to  
City for 2000 North street

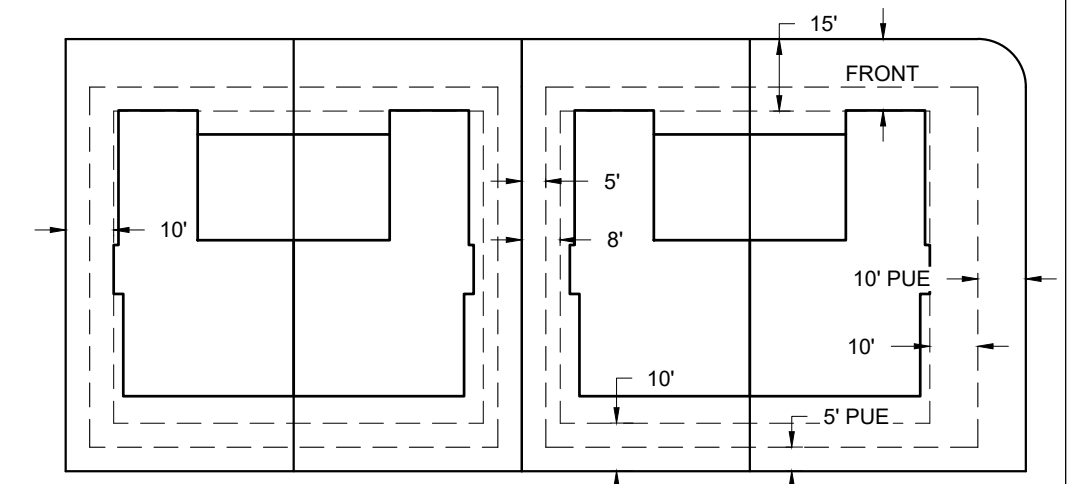


| CURVE TABLE |        |           |        |                    | CURVE TABLE |        |           |        |                    |
|-------------|--------|-----------|--------|--------------------|-------------|--------|-----------|--------|--------------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD              | CURVE       | RADIUS | DELTA     | LENGTH | CHORD              |
| C1          | 10.00  | 88°40'19" | 15.48  | S44°20'09"E 13.98  | C42         | 10.00  | 85°20'14" | 14.89  | N17°31'57"E 13.56  |
| C2          | 10.00  | 88°45'38" | 15.49  | N46°56'53"E 13.99  | C43         | 224.00 | 9°21'13"  | 36.57  | N64°52'41"E 36.53  |
| C3          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  | C44         | 250.00 | 19°02'07" | 83.06  | N69°43'08"E 82.88  |
| C4          | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  | C45         | 276.00 | 6°19'36"  | 30.48  | N63°21'53"E 30.46  |
| C5          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  | C46         | 276.00 | 14°06'59" | 68.00  | N73°35'10"E 67.83  |
| C6          | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  | C47         | 276.00 | 29°54'56" | 144.11 | N75°09'33"E 142.48 |
| C7          | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  | C48         | 276.00 | 9°28'21"  | 45.63  | N85°22'50"E 45.58  |
| C8          | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  | C49         | 250.00 | 29°54'56" | 130.53 | N75°09'33"E 129.05 |
| C9          | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  | C50         | 250.00 | 10°52'49" | 47.47  | N84°40'36"E 47.40  |
| C10         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  | C51         | 10.00  | 99°39'57" | 17.39  | S60°36'44"E 15.28  |
| C11         | 86.00  | 1°19'57"  | 2.00   | N1°59'40"E 2.00    | C52         | 374.00 | 12°06'27" | 79.03  | S4°43'32"E 78.88   |
| C12         | 34.00  | 90°00'00" | 53.41  | S46°19'41"W 48.08  | C53         | 400.00 | 12°06'27" | 84.53  | N4°43'32"W 84.37   |
| C13         | 60.00  | 90°00'00" | 94.25  | N46°19'41"E 84.85  | C54         | 426.00 | 7°21'14"  | 54.68  | S2°20'56"E 54.64   |
| C14         | 86.00  | 90°00'00" | 135.09 | N46°19'41"E 121.62 | C55         | 426.00 | 12°06'27" | 90.02  | S4°43'32"E 89.85   |
| C15         | 86.00  | 26°02'58" | 39.10  | N15°41'08"E 38.76  | C56         | 426.00 | 4°46'13"  | 35.34  | S8°24'09"E 35.33   |
| C16         | 86.00  | 25°37'24" | 38.46  | N89°22'38"E 11.67  | C57         | 10.00  | 99°42'12" | 17.40  | S39°04'21"W 15.29  |
| C17         | 86.00  | 34°09'44" | 51.28  | N71°24'53"E 50.52  | C58         | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C18         | 86.00  | 2°49'57"  | 4.25   | N89°54'43"E 4.25   | C59         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C19         | 474.00 | 1°24'39"  | 11.67  | S89°22'38"E 11.67  | C60         | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  |
| C20         | 474.00 | 11°15'23" | 93.12  | N84°17'21"E 92.97  | C61         | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  |
| C21         | 500.00 | 8°43'52"  | 76.19  | N86°57'45"E 76.12  | C62         | 10.00  | 90°00'00" | 15.71  | N46°19'41"E 14.14  |
| C22         | 526.00 | 4°52'48"  | 44.80  | S88°53'17"W 44.79  | C63         | 10.00  | 90°00'00" | 15.71  | N43°40'19"W 14.14  |
| C23         | 10.00  | 86°08'56" | 15.04  | N50°28'38"W 13.66  | C64         | 10.00  | 90°00'00" | 15.71  | S46°19'41"W 14.14  |
| C24         | 374.00 | 8°43'52"  | 56.99  | N3°02'15"W 56.94   | C65         | 10.00  | 90°00'00" | 15.71  | S43°40'19"E 14.14  |
| C25         | 400.00 | 8°43'52"  | 60.95  | N3°02'15"W 60.90   | C66         | 176.00 | 24°49'09" | 76.24  | N76°15'44"W 75.64  |
| C26         | 426.00 | 8°43'52"  | 64.92  | S3°02'15"E 64.85   | C67         | 150.00 | 27°48'08" | 72.78  | S74°46'16"E 72.07  |
| C27         | 10.00  | 86°08'56" | 15.04  | S35°40'18"W 13.66  | C68         | 124.00 | 24°05'54" | 52.15  | N76°37'21"W 51.77  |
| C28         | 526.00 | 10°46'23" | 88.90  | S73°21'34"W 98.75  | C69         | 10.00  | 87°10'01" | 15.21  | N20°59'24"W 13.79  |
| C29         | 526.00 | 18°32'41" | 170.25 | S69°28'25"W 169.51 | C70         | 426.00 | 1°00'06"  | 7.45   | S0°49'38"W 7.45    |
| C30         | 526.00 | 7°46'18"  | 71.35  | S64°05'14"W 71.29  | C71         | 426.00 | 6°24'33"  | 47.65  | S2°52'42"E 47.63   |
| C31         | 500.00 | 22°23'45" | 195.44 | N71°23'57"E 194.20 | C72         | 426.00 | 1°19'12"  | 9.81   | S6°44'34"E 9.81    |
| C32         | 500.00 | 31°07'37" | 271.63 | N75°45'53"E 268.31 | C73         | 224.00 | 1°11'34"  | 4.66   | S89°31'14"W 4.66   |
| C33         | 474.00 | 31°07'37" | 257.51 | N75°45'53"E 254.35 | C74         | 430.00 | 20°01'33" | 150.29 | N12°34'50"E 149.53 |
| C34         | 474.00 | 5°45'46"  | 47.67  | N75°46'46"E 47.65  | C75         | 430.00 | 4°41'54"  | 35.26  | N29°38'01"E 35.25  |
| C35         | 474.00 | 5°44'43"  | 47.53  | N70°01'32"E 47.51  | C76         | 430.00 | 4°41'27"  | 35.20  | N24°56'20"E 35.19  |
| C36         | 474.00 | 6°57'06"  | 57.51  | N63°40'38"E 57.47  | C77         | 430.00 | 2°34'04"  | 19.27  | N11°17'02"E 19.27  |
| C37         | 10.00  | 95°47'43" | 16.72  | N71°54'04"W 14.84  | C78         | 126.00 | 26°27'51" | 58.20  | N11°54'14"W 57.68  |
| C38         | 74.00  | 25°19'56" | 32.72  | N11°20'16"W 32.45  | C79         | 526.00 | 4°17'53"  | 39.46  | S89°10'45"W 39.45  |
| C39         | 100.00 | 26°27'51" | 46.19  | N11°54'14"W 45.78  | C80         | 526.00 | 0°34'55"  | 5.34   | S86°44'21"W 5.34   |
| C40         | 126.00 | 16°52'47" | 37.12  | N16°41'46"W 36.99  |             |        |           |        |                    |
| C41         | 126.00 | 9°35'04"  | 21.08  | N3°27'51"W 21.05   |             |        |           |        |                    |

| LINE TABLE |             |       |
|------------|-------------|-------|
| L1         | N61°17'23"W | 21.63 |
| L2         | S60°12'05"W | 17.86 |
| L3         | S10°46'45"E | 11.08 |
| L4         | S10°46'45"E | 11.10 |
| L5         | N25°08'10"W | 4.61  |
| L6         | N88°40'19"W | 3.41  |
| L7         | S88°40'19"E | 3.00  |
| L8         | S7°24'10"E  | 24.42 |
| L9         | N7°24'10"W  | 24.42 |

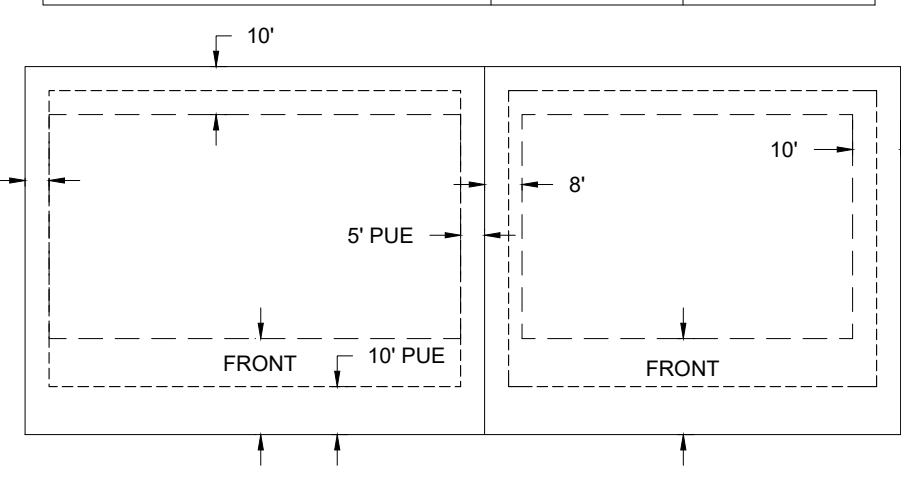
SETBACK TABLES AND DETAILS

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



SINGLE FAMILY LOTS

| LOTS 200-228                     |                                   |                                       |
|----------------------------------|-----------------------------------|---------------------------------------|
|                                  | LOTS WITH 40 FT TO 60 FT FRONTAGE | LOTS WITH GREATER THAN 60 FT FRONTAGE |
| FRONT                            | 15 Ft                             | 15 Ft                                 |
| FRONT TO GARAGE DOOR             | 20 Ft                             | 20 Ft                                 |
| FRONT TO SIDE FACING GARAGE DOOR | 15 Ft                             | 15 Ft                                 |
| INTERIOR SIDE                    | 5 Ft                              | 8 Ft                                  |
| SIDE FACING CORNER               | 10 Ft                             | 13 Ft                                 |
| REAR                             | 10 Ft                             | 10 Ft                                 |



BEN LOMOND PHASE 2-D

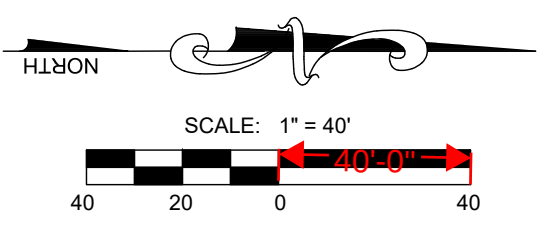
SUBDIVISION  
(LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)  
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)  
(RECORD OF SURVEY NO. 7230, DATED: 12 MAY 2022)  
HARRISVILLE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

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

COUNTY RECORDER





**SETBACK TABLES AND DETAILS**

**DUPLEX**  
LOTS 229-322

|                                      | ALLEY LOADED WITH DRIVEWAY | ALLEY LOADED WITHOUT DRIVEWAY | FRONT LOADED |
|--------------------------------------|----------------------------|-------------------------------|--------------|
| FRONT                                | 15 Ft                      | 10 Ft                         | 15 Ft        |
| SIDE FACING CORNER                   | 10 Ft                      | 10 Ft                         | 10 Ft        |
| INTERIOR DISTANCE BETWEEN PLEX GROUP | 10 Ft                      | 10 Ft                         | 10 Ft        |
| FRONT GARAGE                         |                            |                               | 20 Ft        |
| REAR                                 |                            |                               | 10 Ft        |
| REAR- GARAGE WITH DRIVEWAY           | 18 Ft                      |                               |              |
| REAR-GARAGE WITHOUT DRIVEWAY         |                            | 3 Ft                          |              |

**SINGLE FAMILY LOTS**  
LOTS 200-228

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

Diagram showing setbacks for duplex and single family lots. Duplex setbacks: 10' front, 10' side, 10' rear. Single family setbacks: 10' front, 10' side, 10' rear.

**LEGEND**

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

**BEN LOMOND PHASE 2-D**  
SUBDIVISION  
(LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)  
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)  
(RECORD OF SURVEY NO. 7230, DATED: 12 MAY 2022)  
HARRISVILLE CITY, WEBER COUNTY, UTAH

**WEBER COUNTY RECORDER**

ENTRY NO: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_  
FILED FOR RECORD AND RECORDED: \_\_\_\_\_

AT \_\_\_\_\_ OF \_\_\_\_\_  
IN BOOK \_\_\_\_\_  
OFFICIAL RECORDS, PAGE \_\_\_\_\_

COUNTY RECORDER

SHEET 3 OF 3

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U:\0\_LEI\_PROJECTS\2019-2019-0027 HARRISVILLE PROJECT\CAD\DWG\FINAL\3-D FINAL\2019-0027 HARRISVILLE 3-D COVER.DWG 5/26/2023 9:16 AM

GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

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

BONA VISTA IMPROVEMENT DISTRICT

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



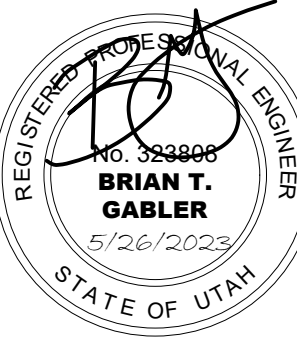
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GENERAL NOTES

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

NONE

DATE:

05/26/2023

SHEET

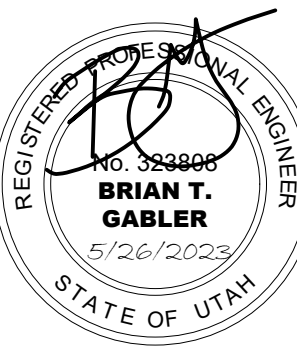
NOTES





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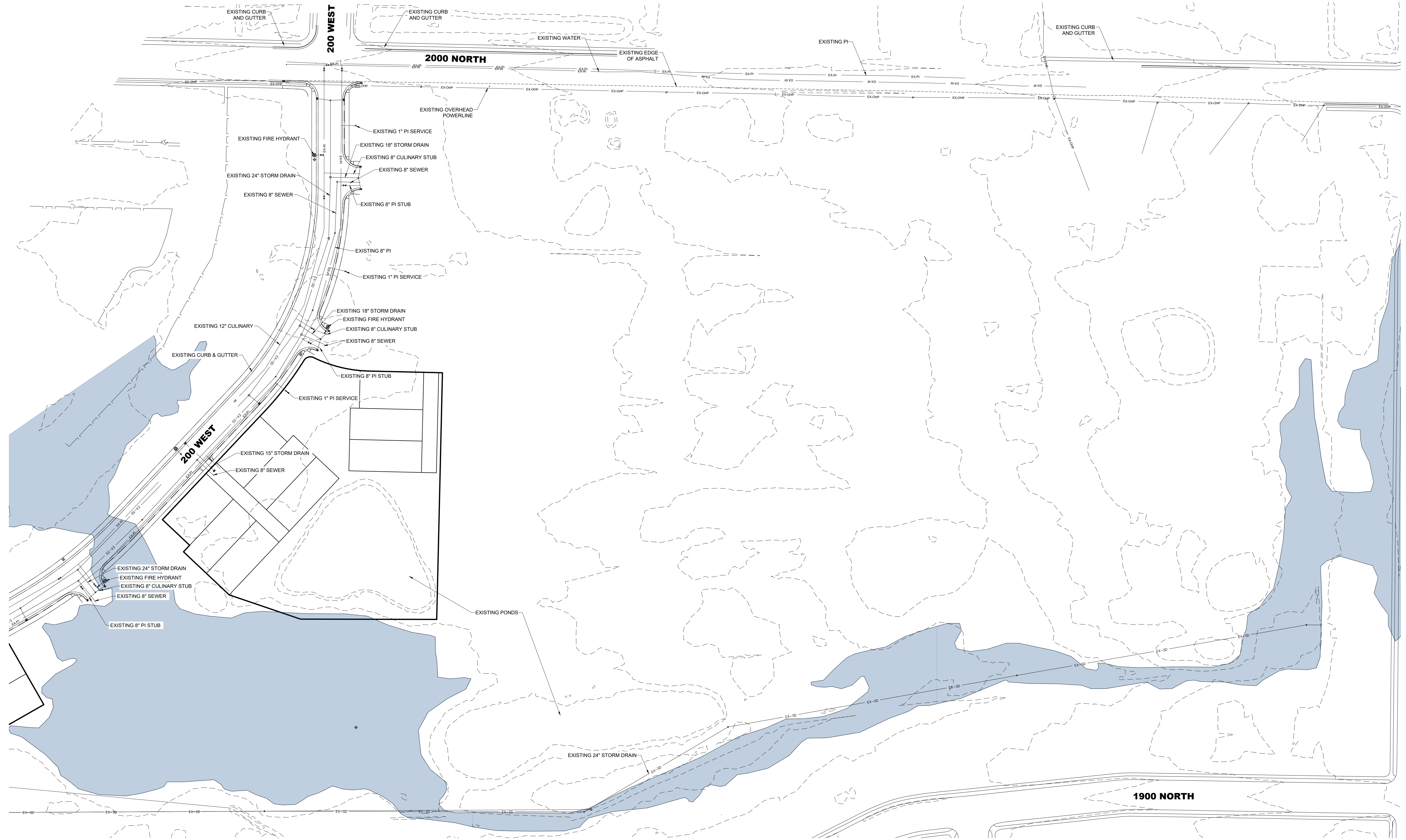
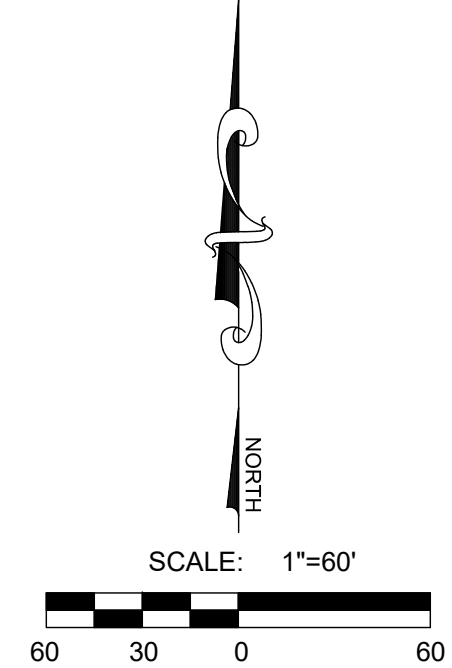


**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**EXISTING CONDITIONS/DEMO PLAN**

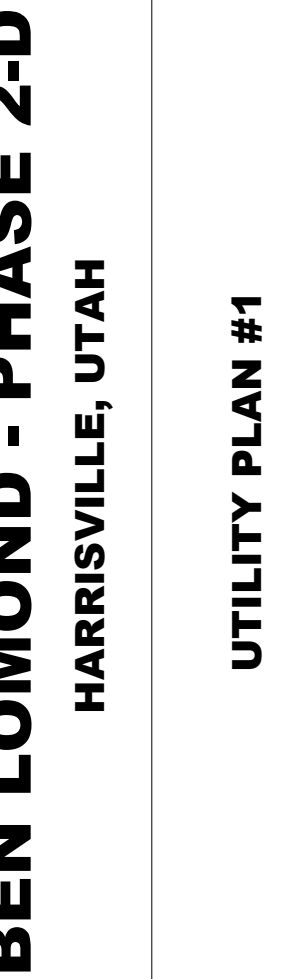
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
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DATE:  
**05/26/2023**

SHEET  
**C-100**







LEI PROJECT #:  
**2019-0027**

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DRAWN BY:  
**CJI**

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DESIGNED BY:  
**BTG**

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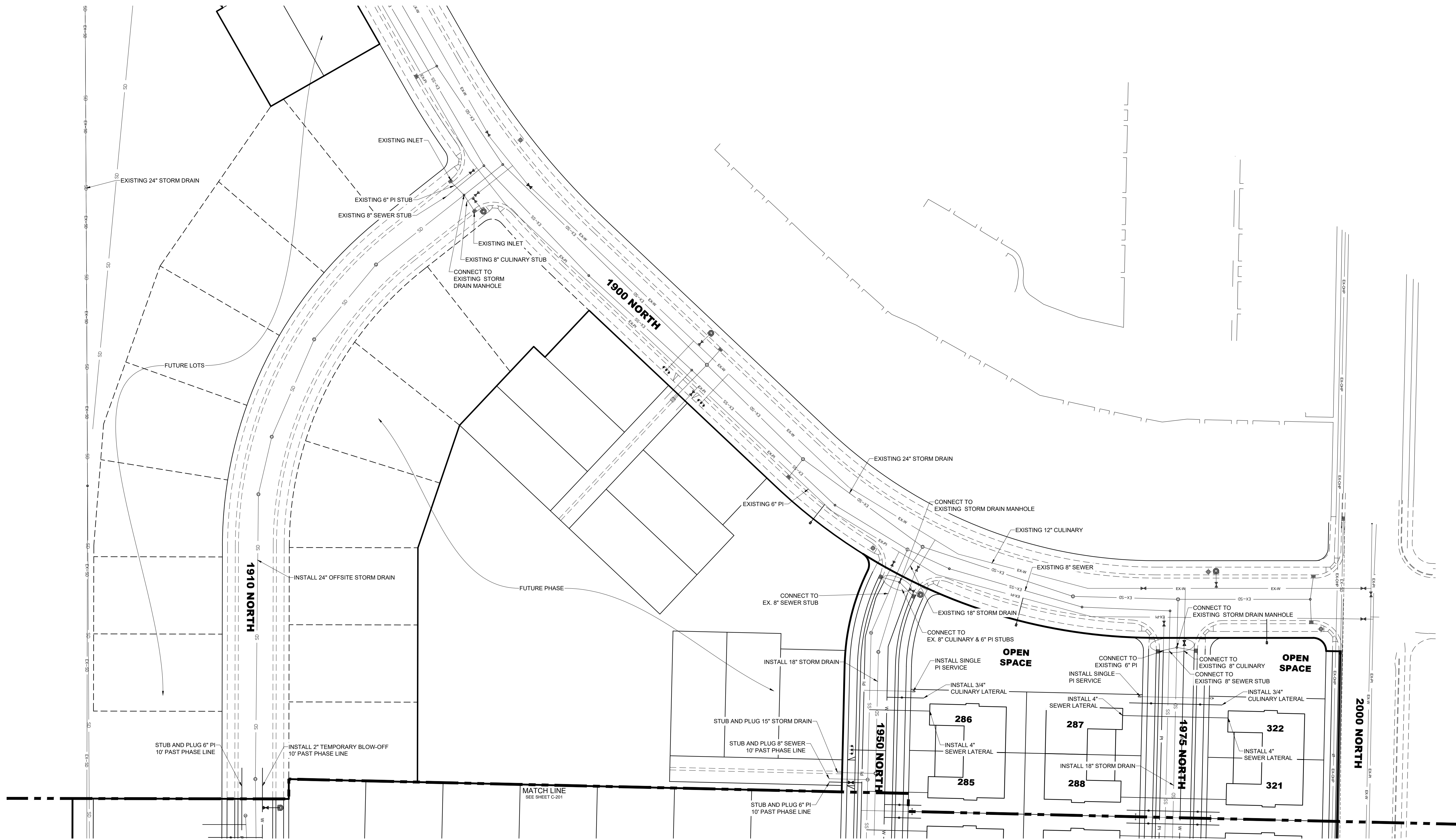
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DATE:  
**05/26/2023**

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

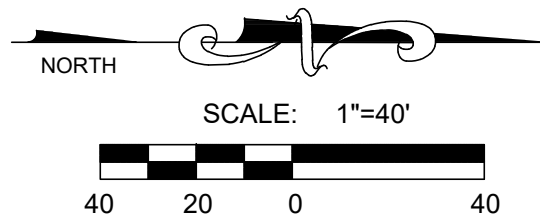
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
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**05/26/2023**

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**C-201**







**LEI**

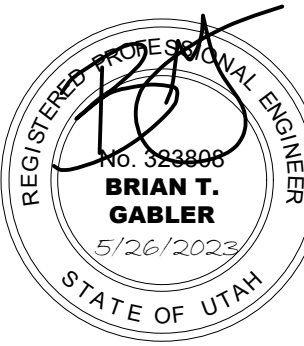
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**BEN LOMOND - PHASE 2-D**

**HARRISVILLE, UTAH**

**UTILITY PLAN #3**

| REVISIONS |  |
|-----------|--|
| 1         |  |
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LEI PROJECT #:  
**2019-0027**

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**CJI**

DESIGNED BY:  
**BTG**

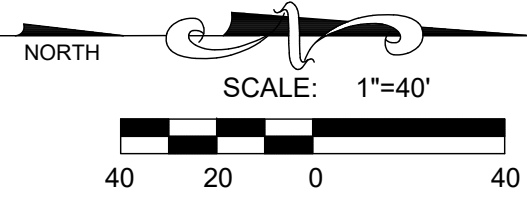
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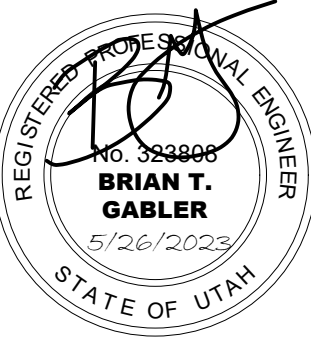
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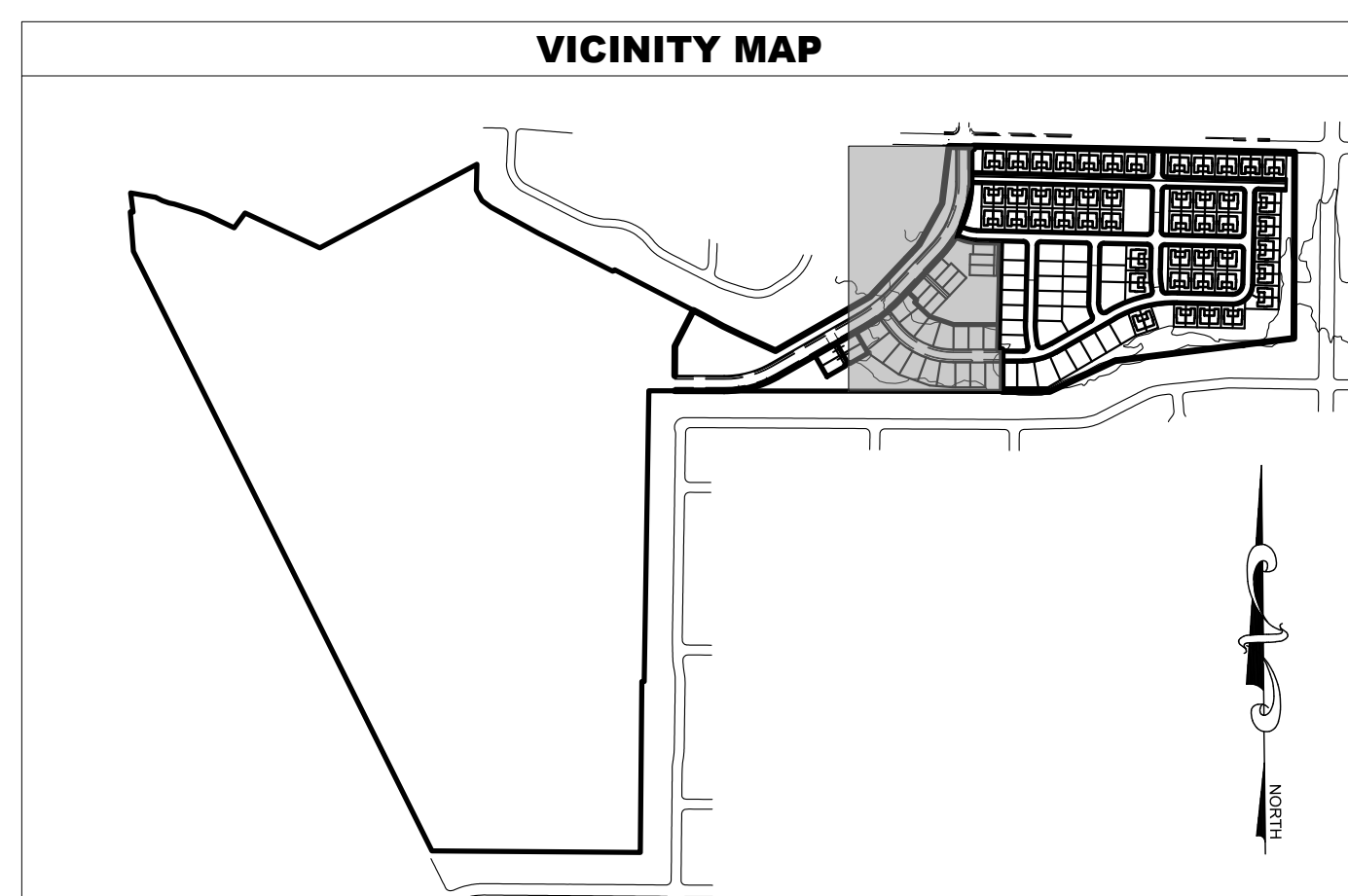
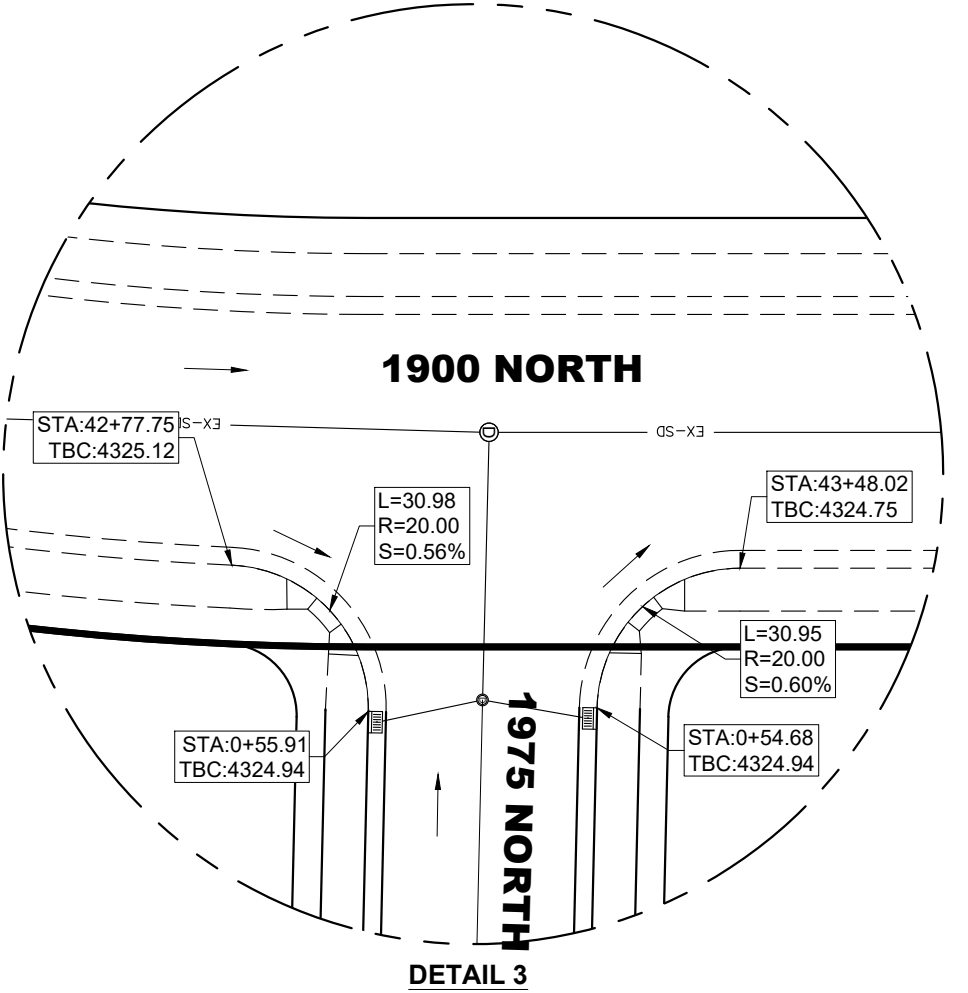
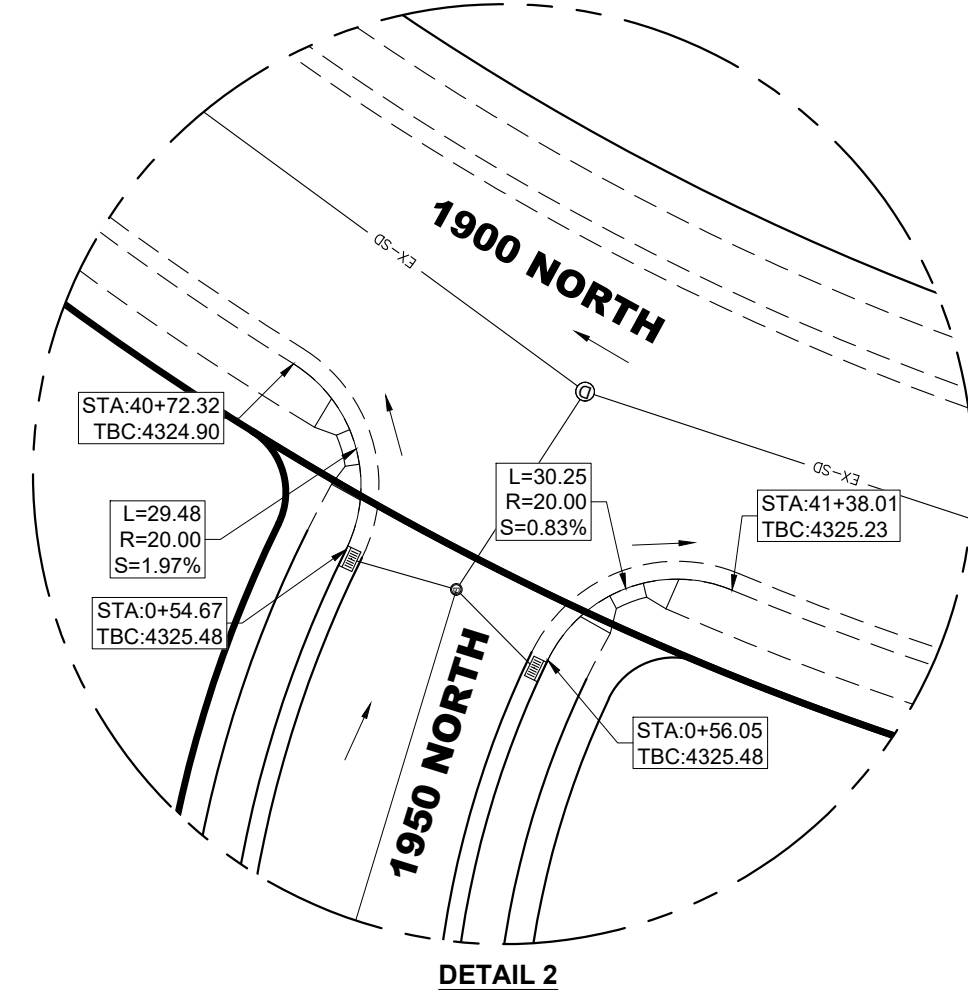
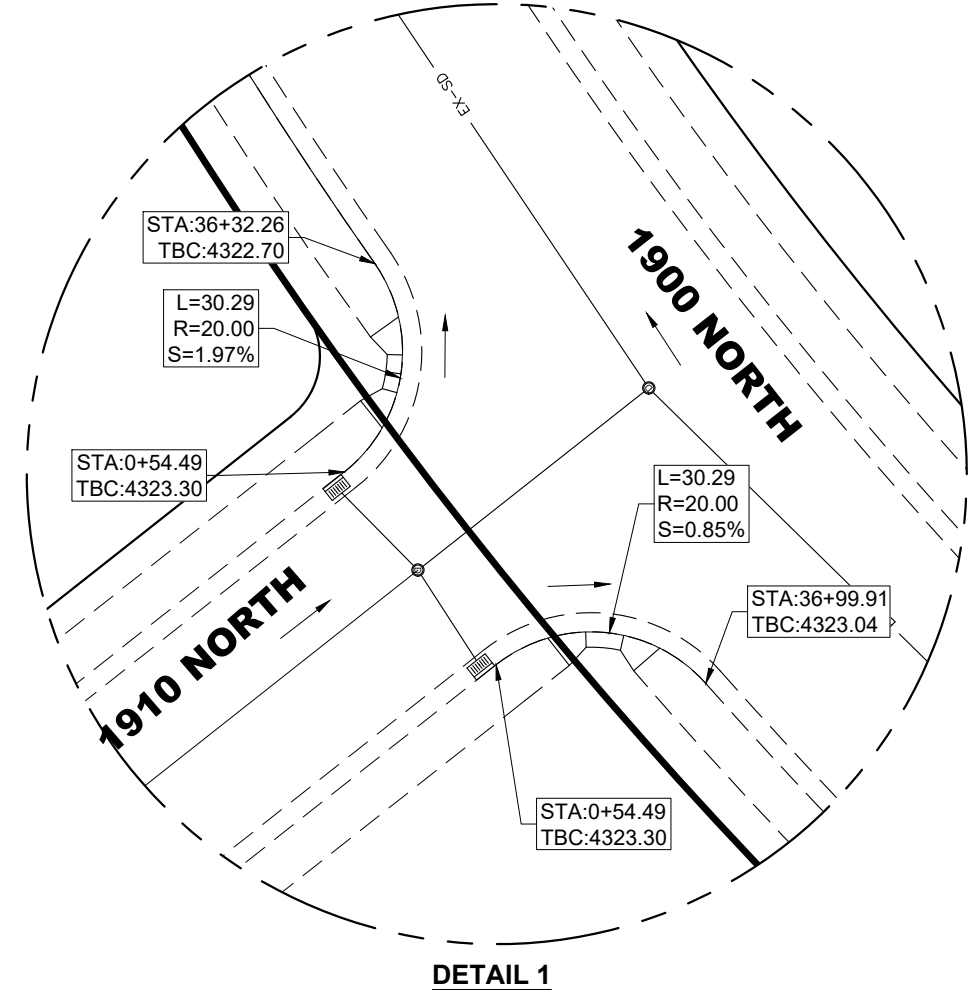
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**BEN LOMOND - PHASE 2-D**

HARRISVILLE, UTAH

**GRADING PLAN #1**



**REVISIONS**

| NO. | DESCRIPTION | DATE |
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LEI PROJECT #:  
**2019-0027**

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**CJI**

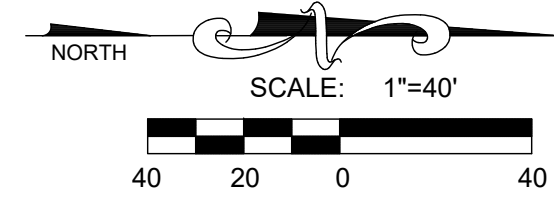
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**BTG**

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DATE:  
**05/26/2023**

SHEET  
**C-300**



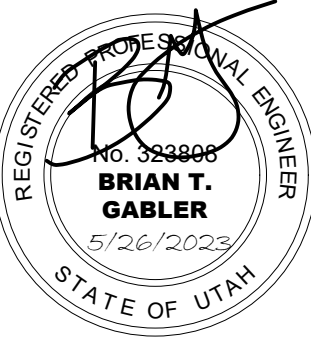


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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
GRADING PLAN #2

| REVISIONS |  |
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**2019-0027**

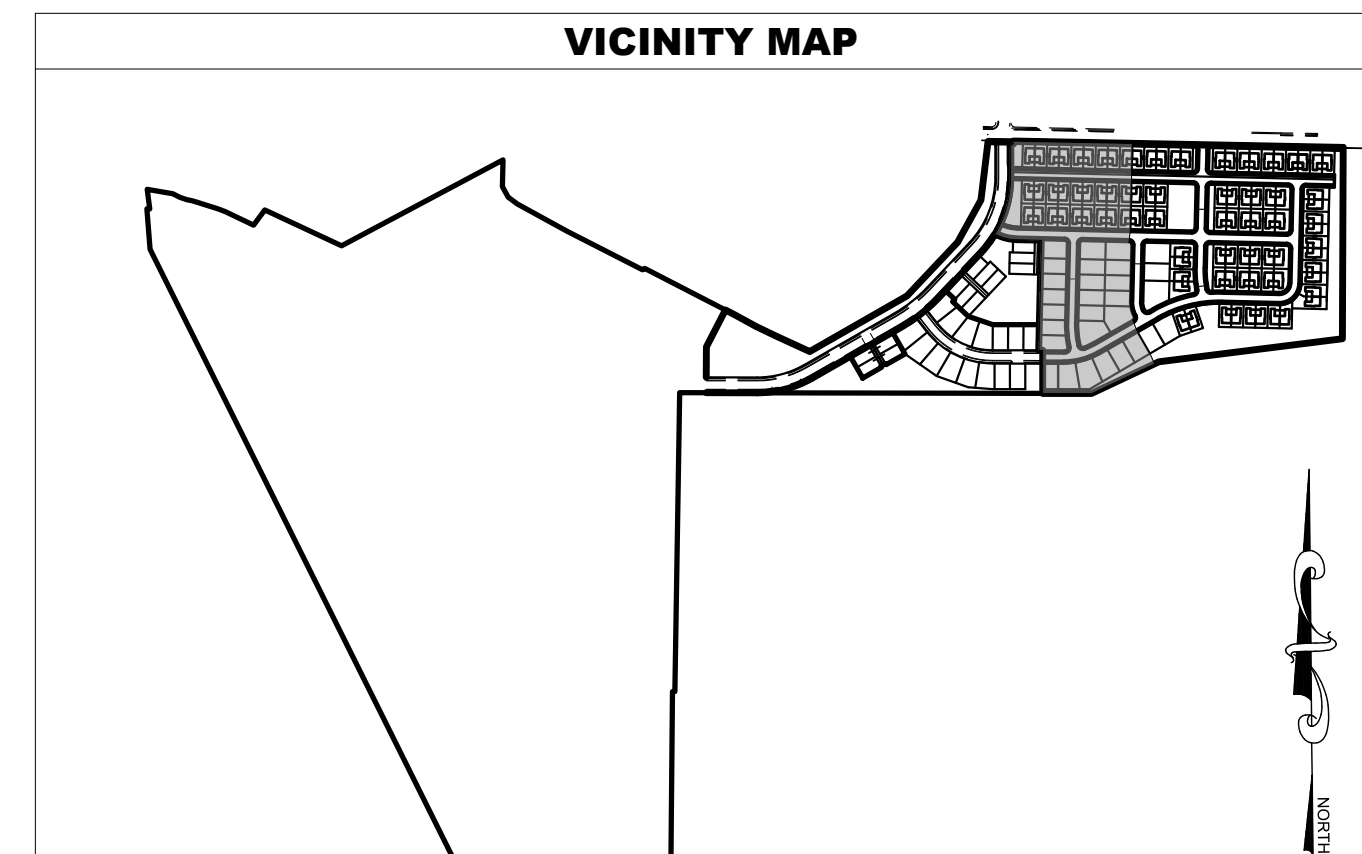
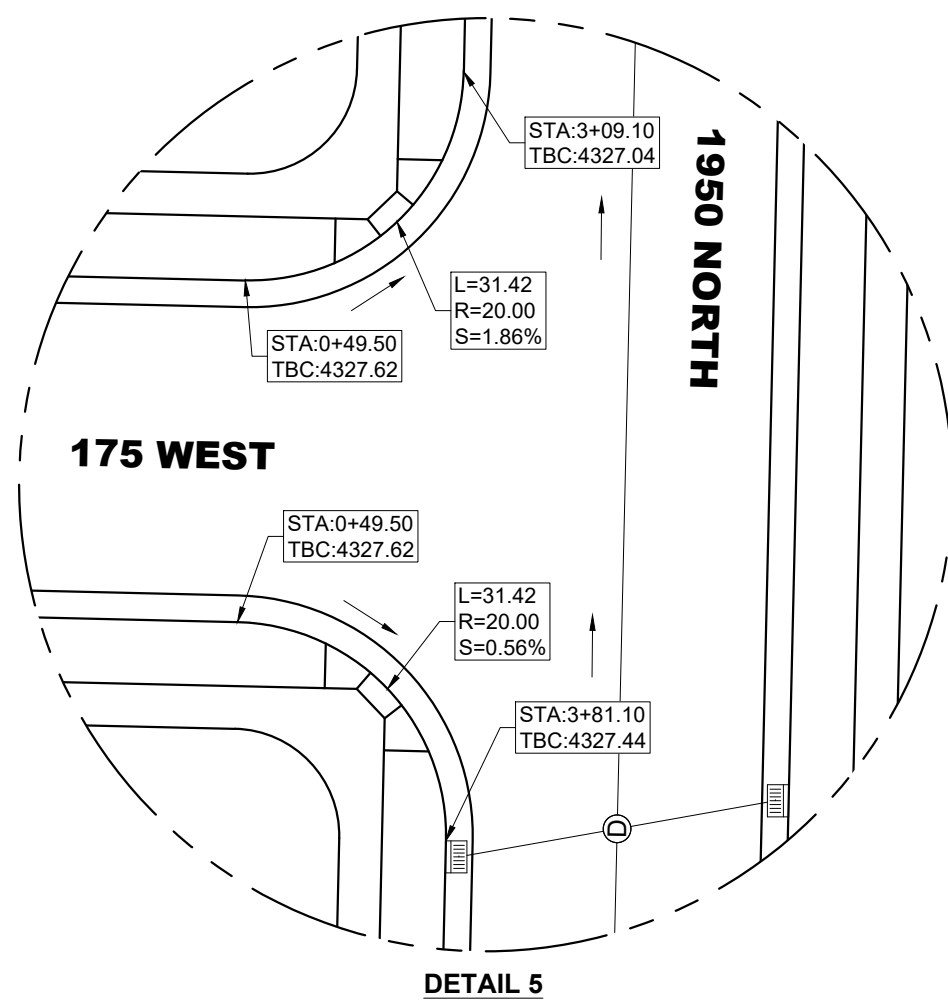
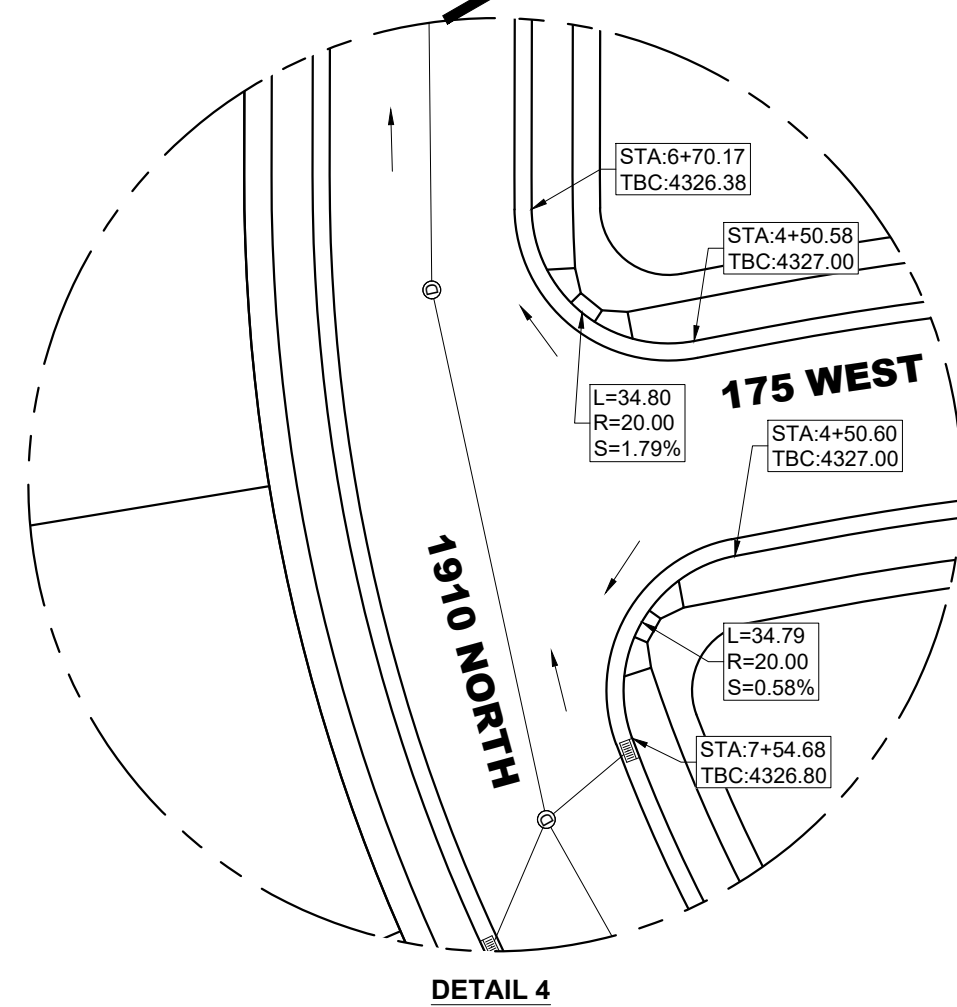
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**CJI**

DESIGNED BY:  
**BTG**

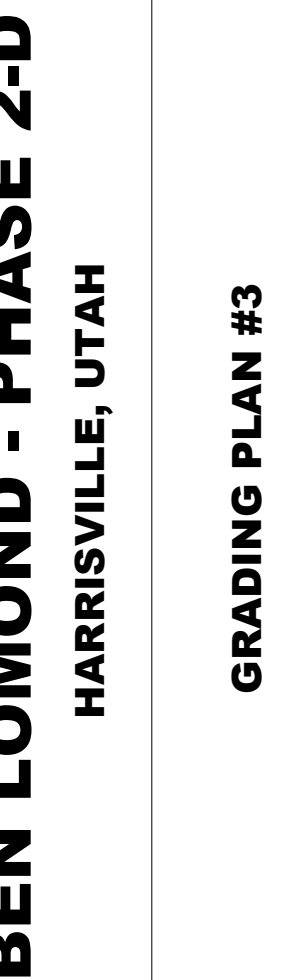
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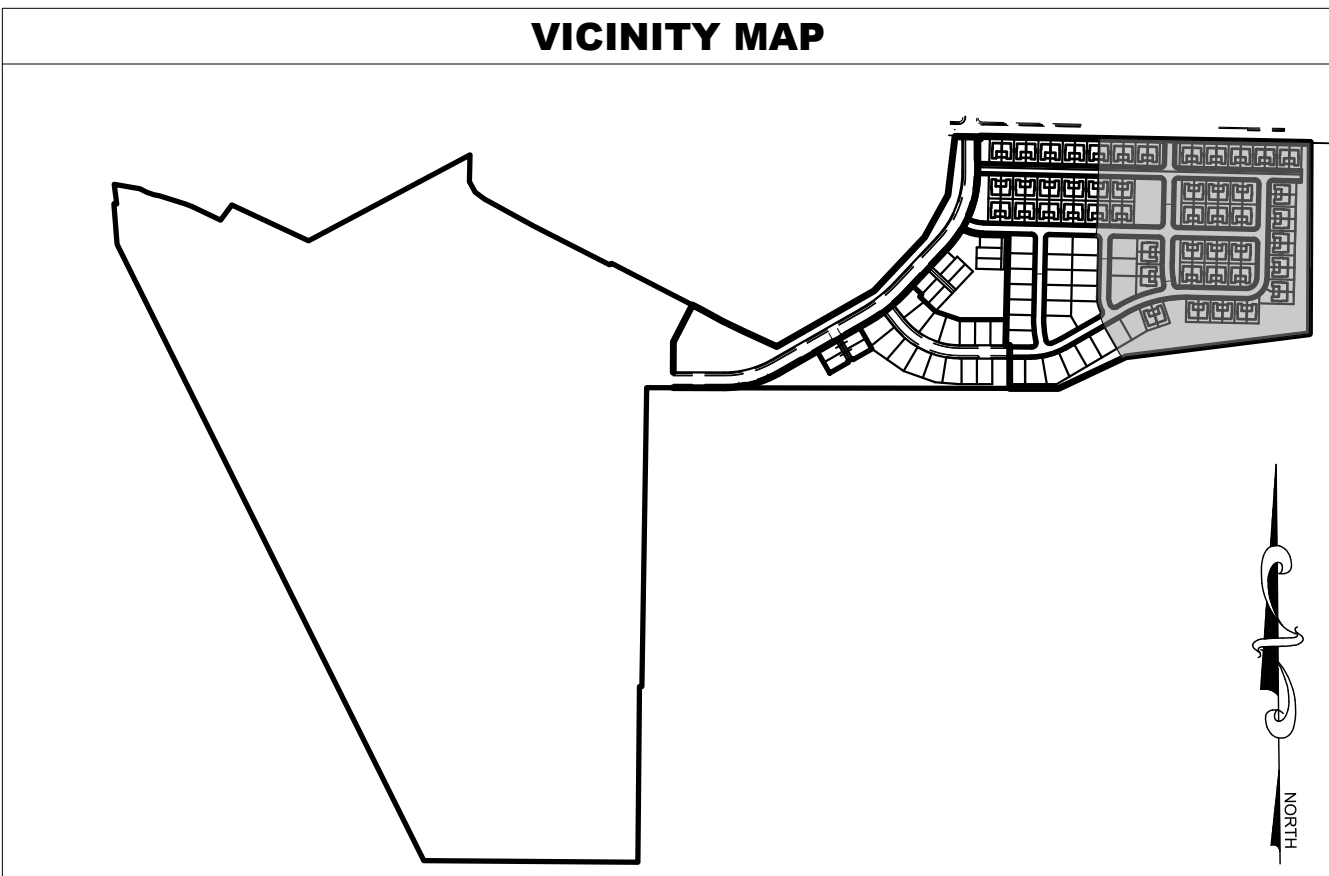
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| REVISIONS                          |                   |
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| LEI PROJECT #:<br><b>2019-0027</b> |                   |
| DRAWN BY:                          | <b>CJI</b>        |
| DESIGNED BY:                       | <b>BTG</b>        |
| SCALE:                             | <b>1"=40'</b>     |
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| <b>C-302</b>                       |                   |







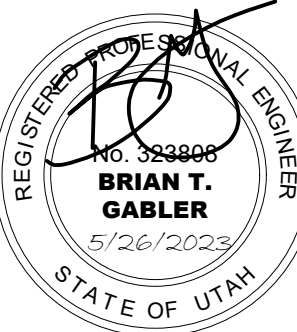
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ENGINEERS

SURVEYORS

PLANNERS

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



BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #4

REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

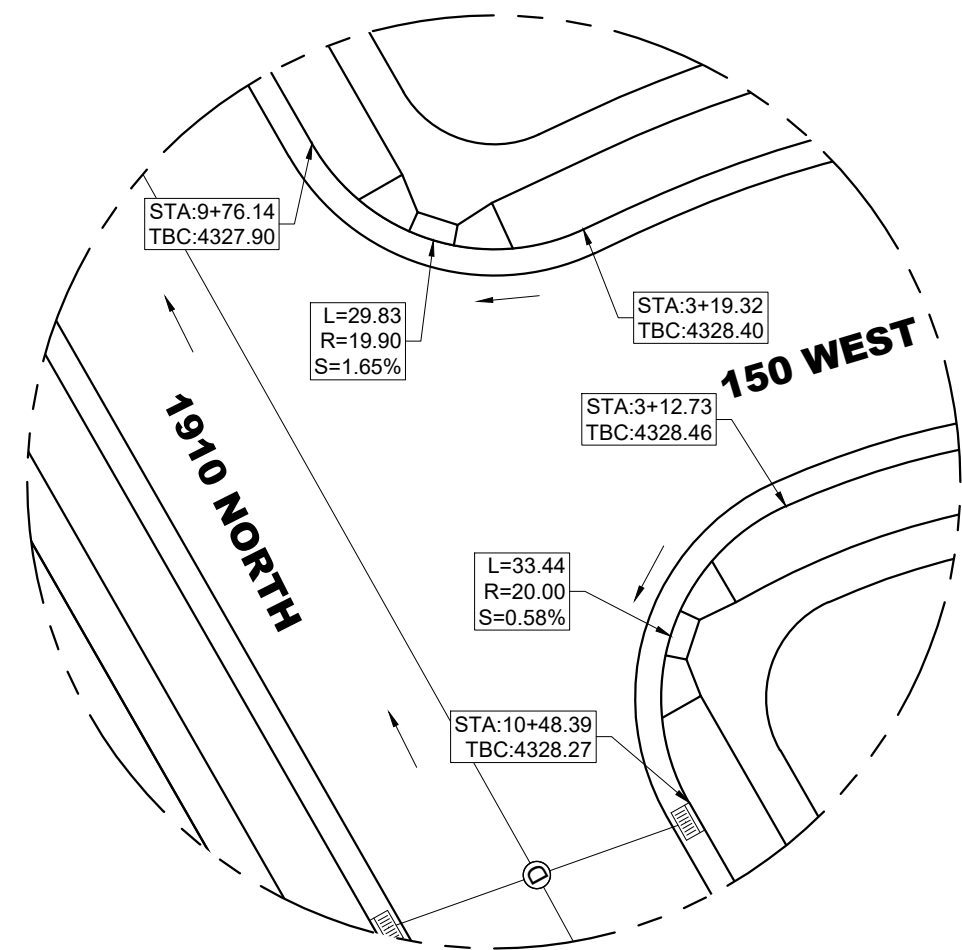
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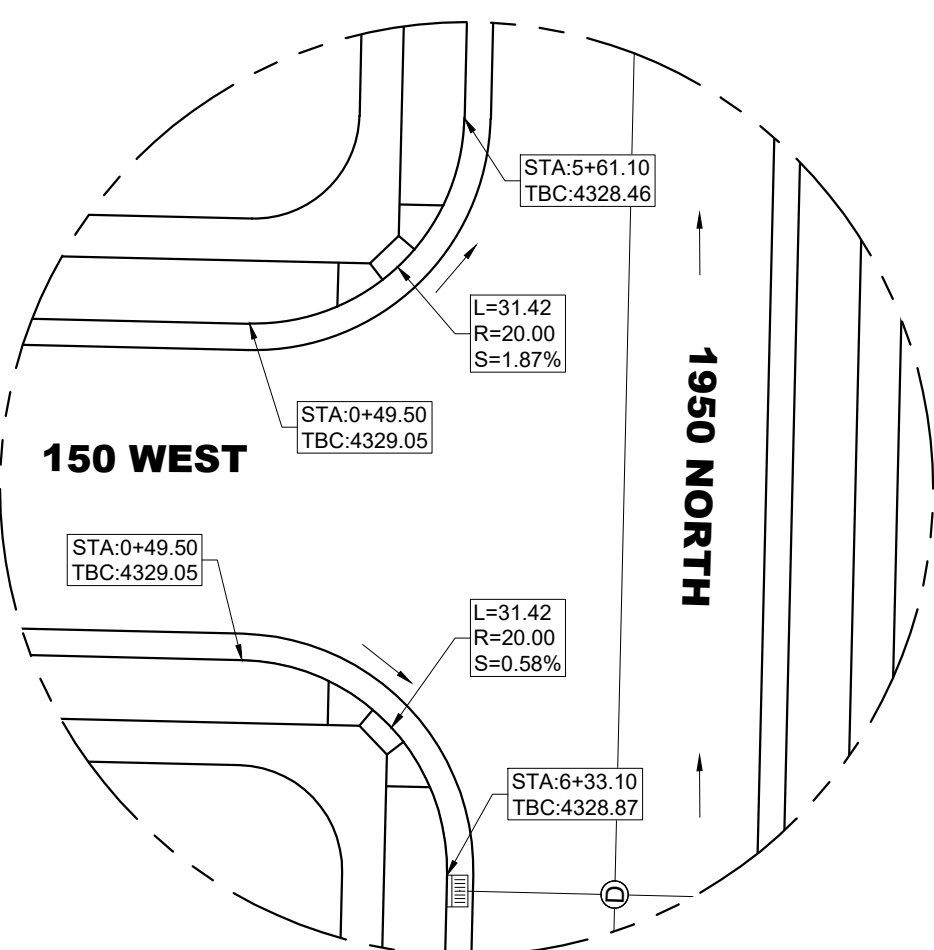
05/26/2023

SHEET

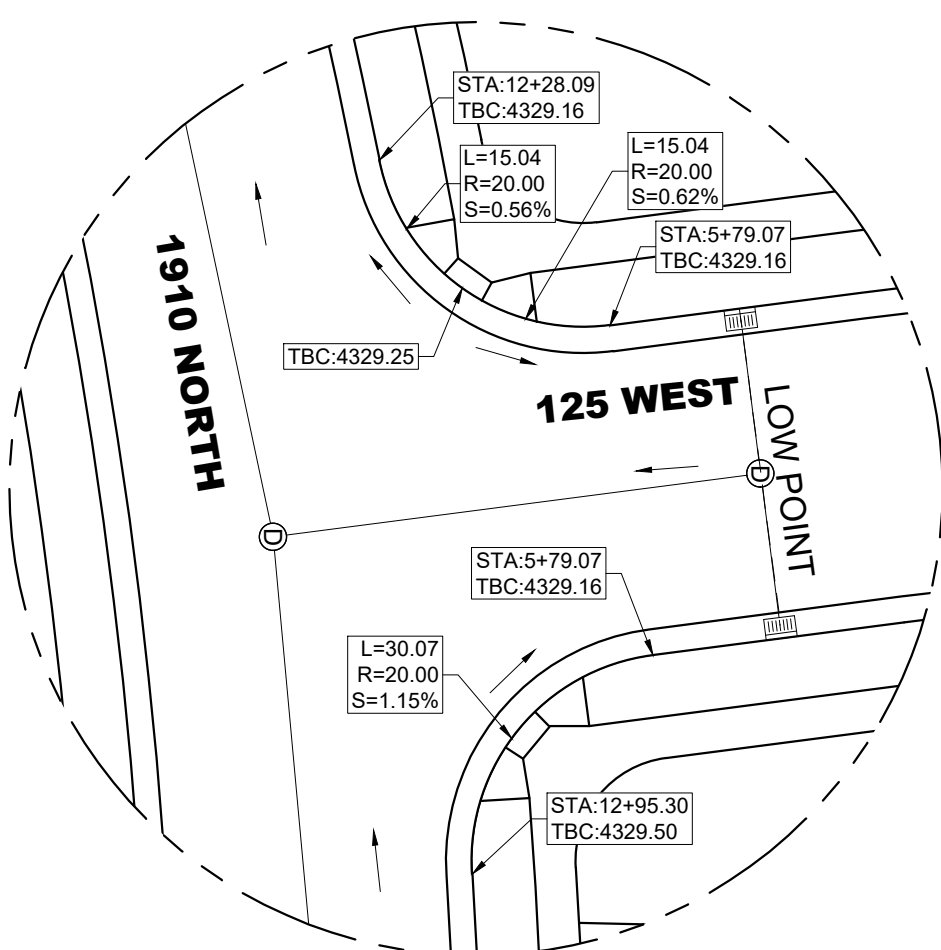
C-303



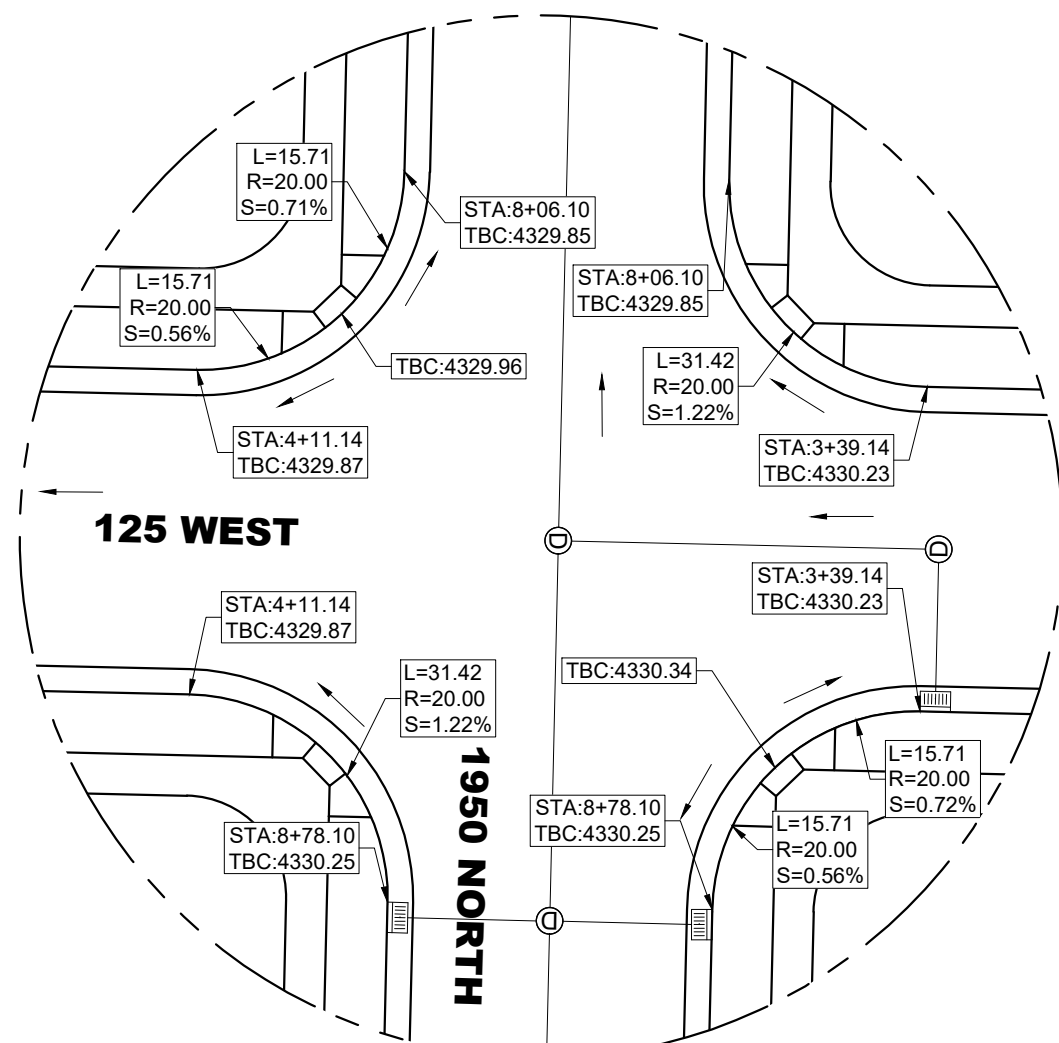
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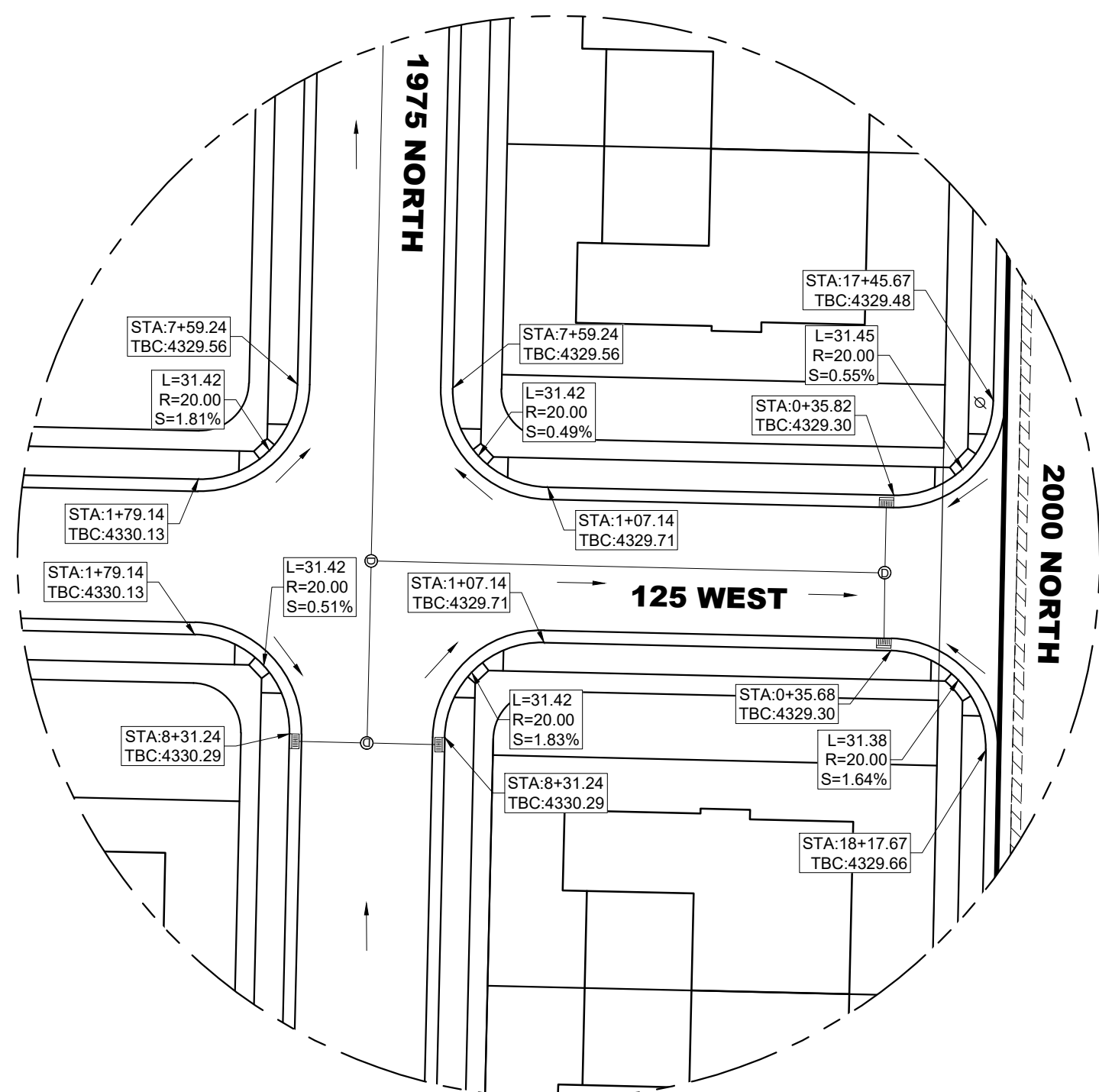
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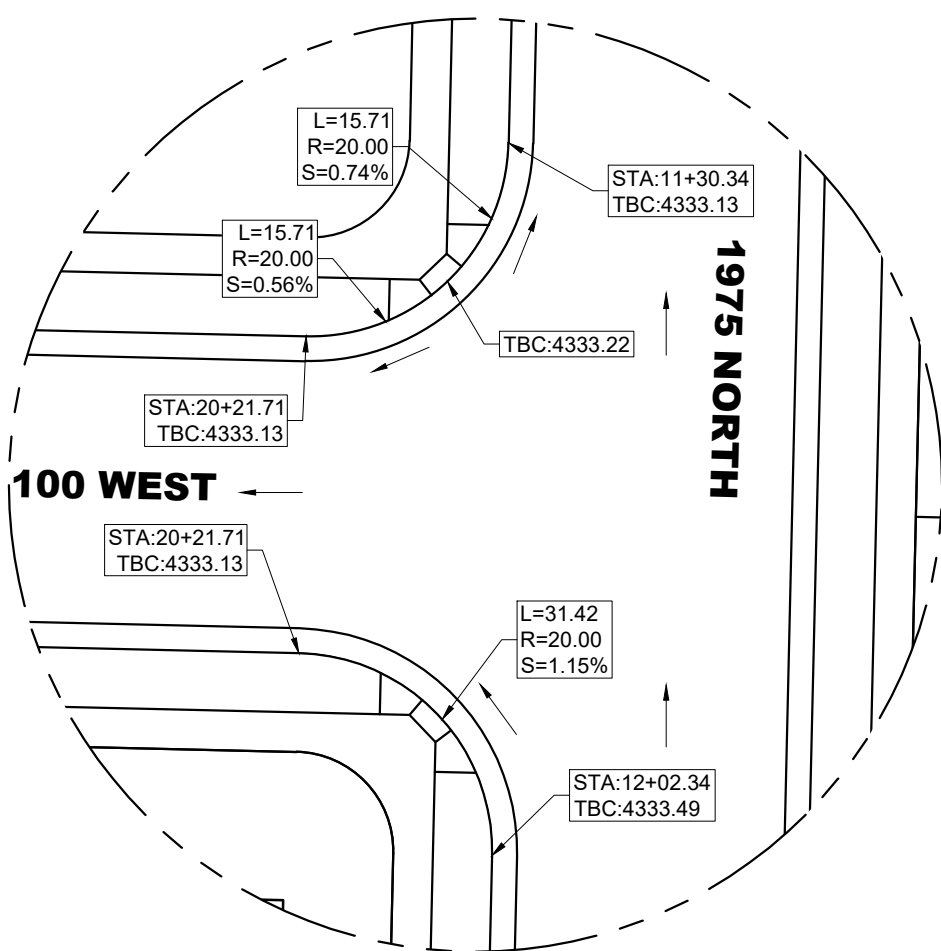
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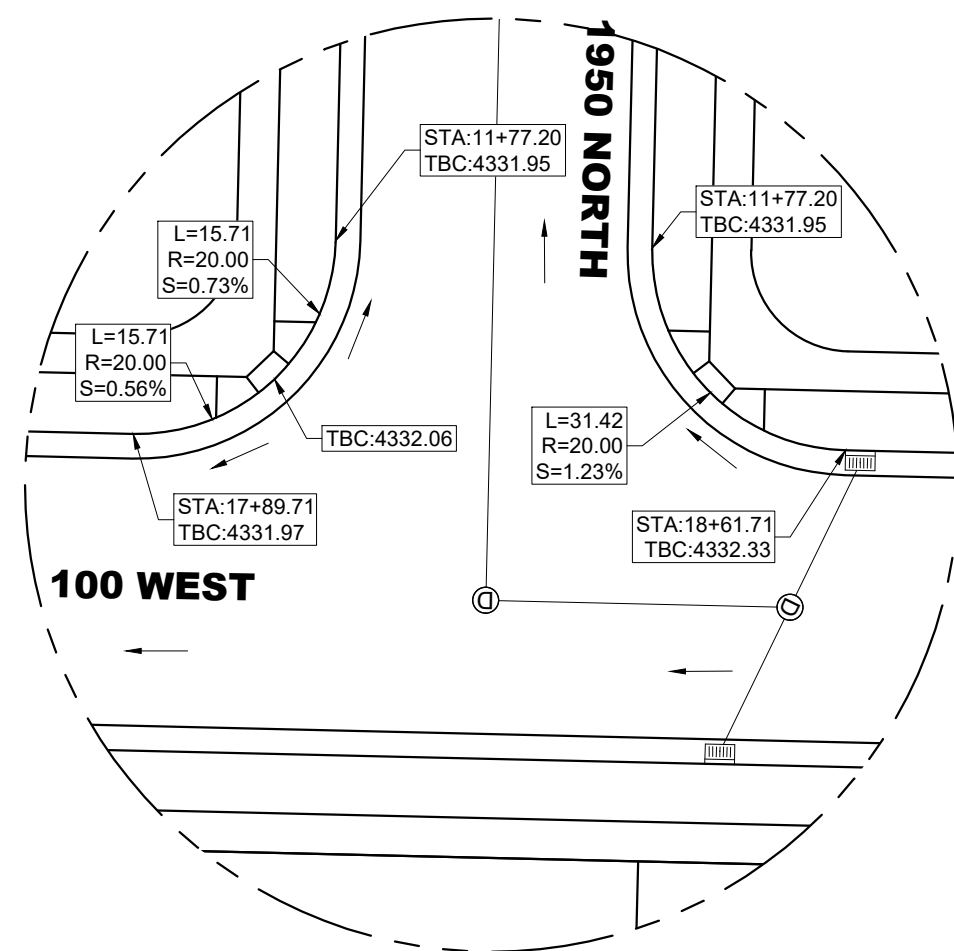
DETAIL 9



DETAIL 10

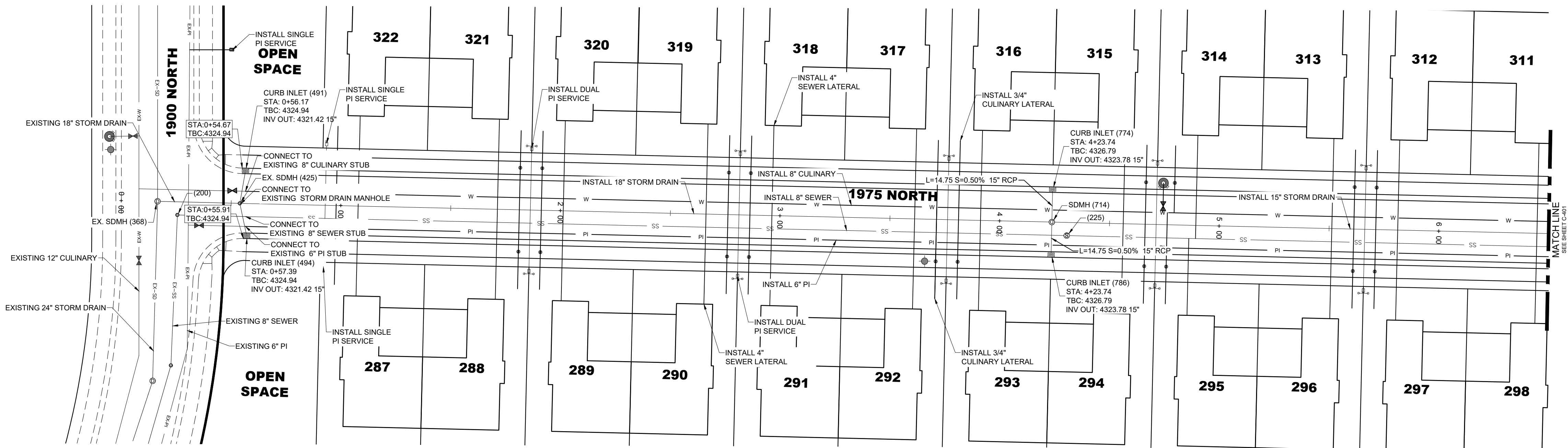


DETAIL 11



DETAIL 12

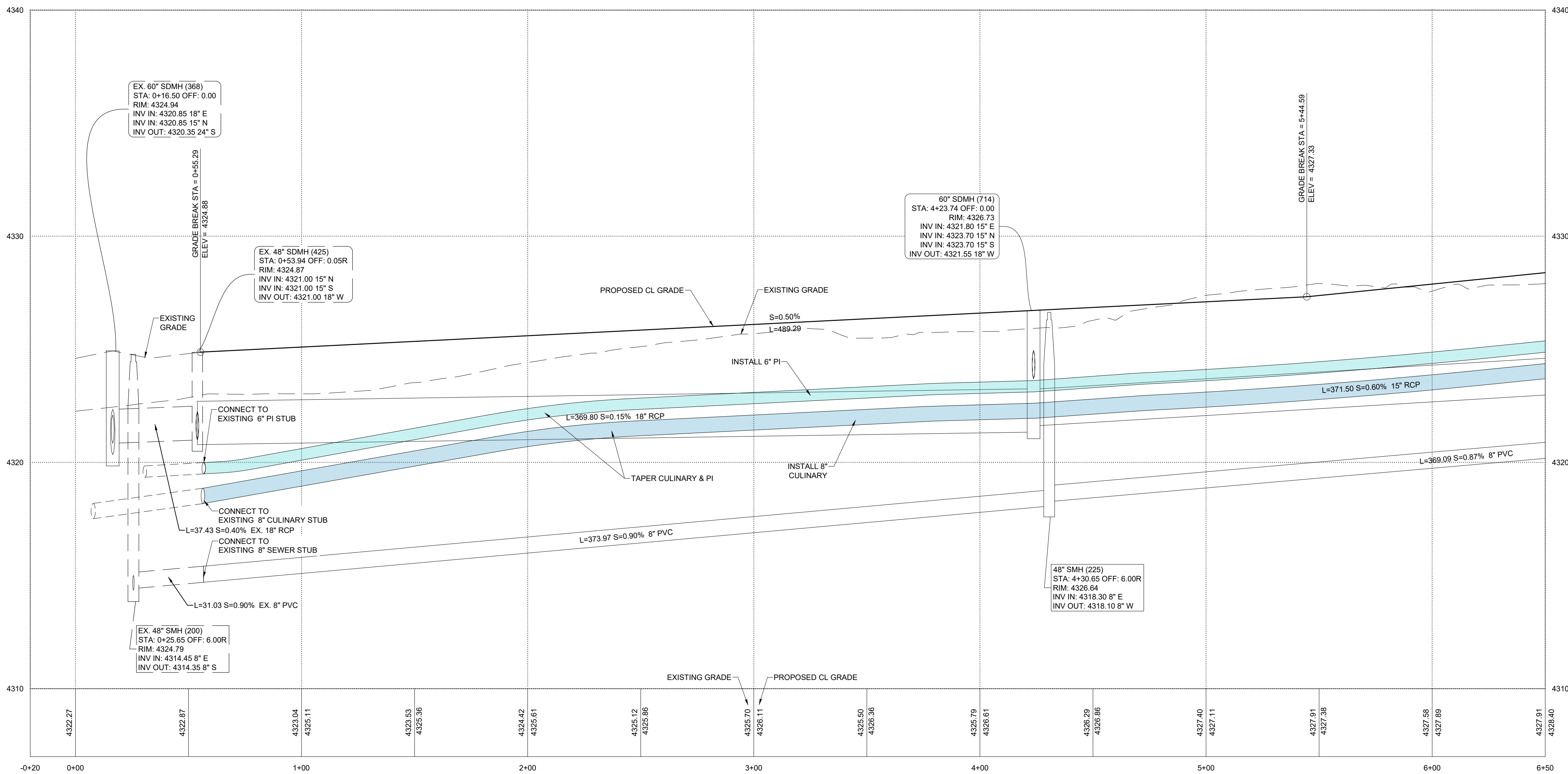




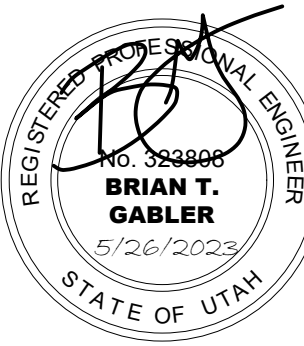
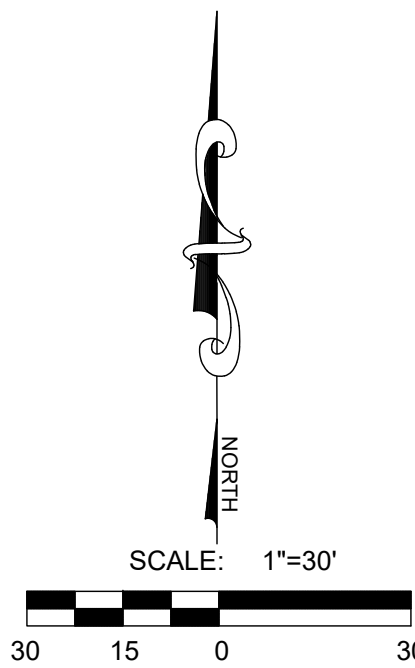
1975 NORTH PLAN VIEW  
CENTERLINE OMITTED FOR CLARITY

BONA VISTA IMPROVEMENT DISTRICT NOTES

1. ALL STANDARDS SHALL BE FOLLOWED FOR BONA VISTA IMPROVEMENT DISTRICT AS SET FORTH IN BONA VISTA IMPROVEMENT DISTRICT CONSTRUCTION STANDARDS.
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5. ALL 8" WATER LINES SHALL BE PVC C-900 DR-18.



1975 NORTH PROFILE VIEW



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

1975 NORTH PLAN & PROFILE STA. 0+00 - 6+50

| REVISIONS |  |
|-----------|--|
| 1         |  |
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| 3         |  |
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| 5         |  |
| 6         |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

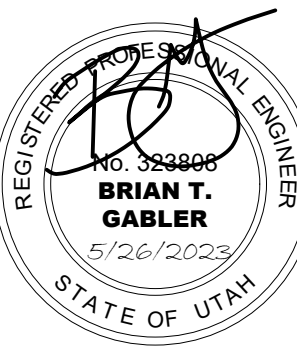
SHEET  
**C-400**





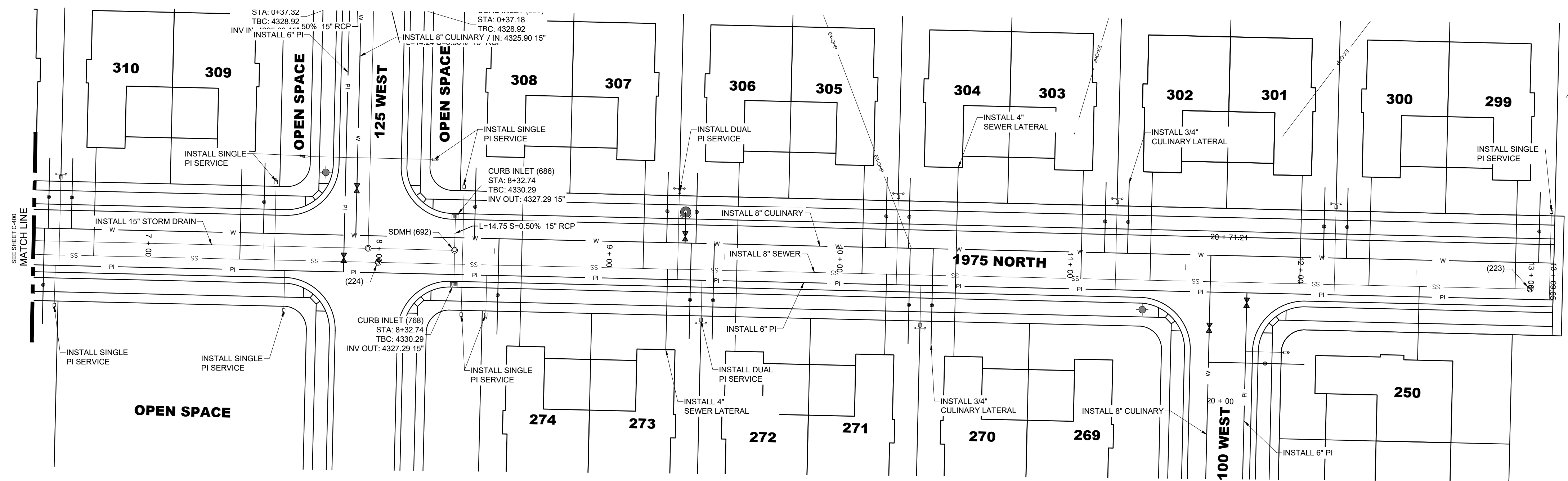
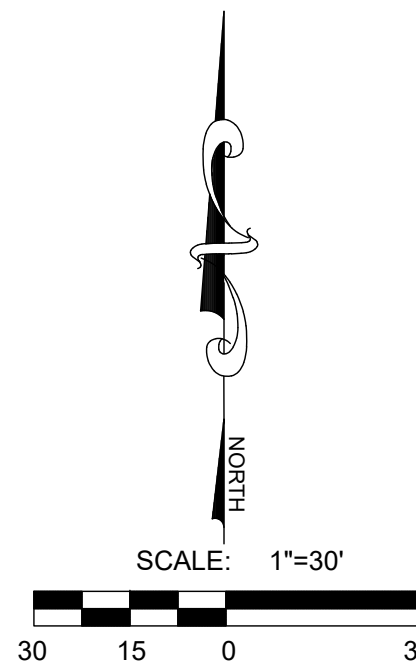
- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

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

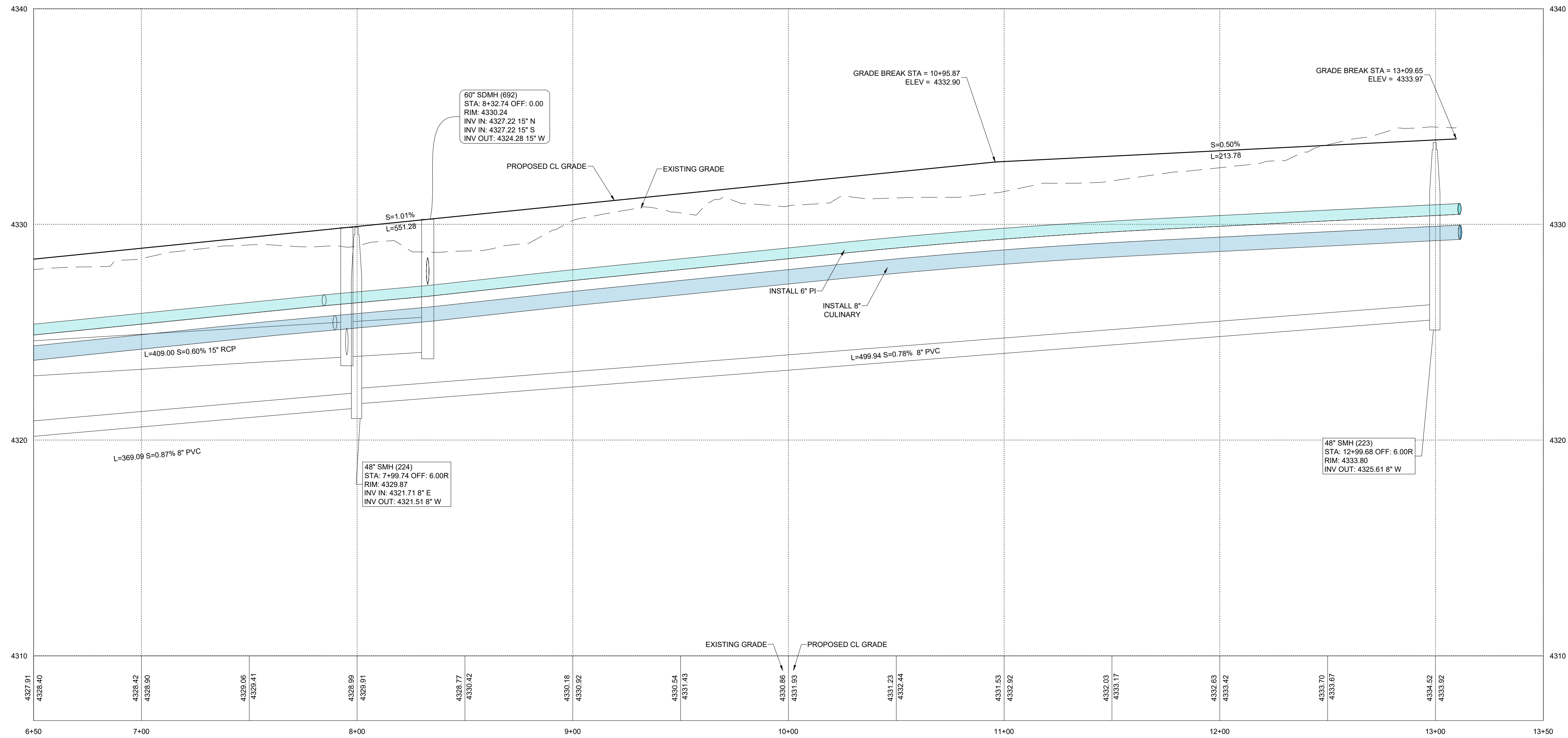
1975 NORTH PLAN & PROFILE STA. 6+50 - 13+50



**1975 NORTH PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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**1975 NORTH PROFILE VIEW**

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

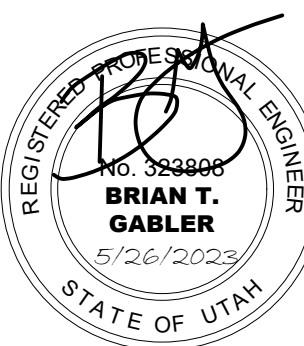
SHEET  
**C-401**





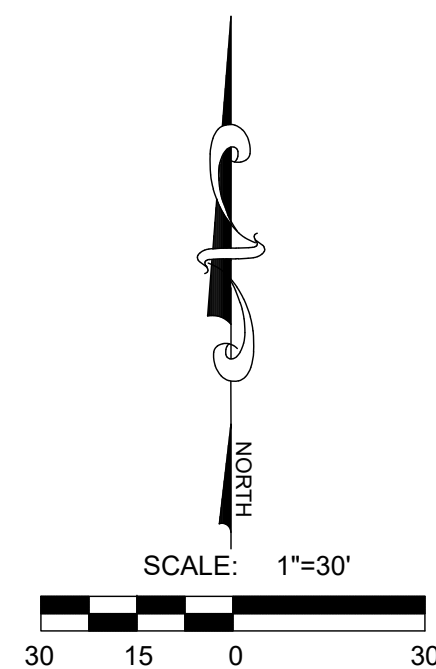
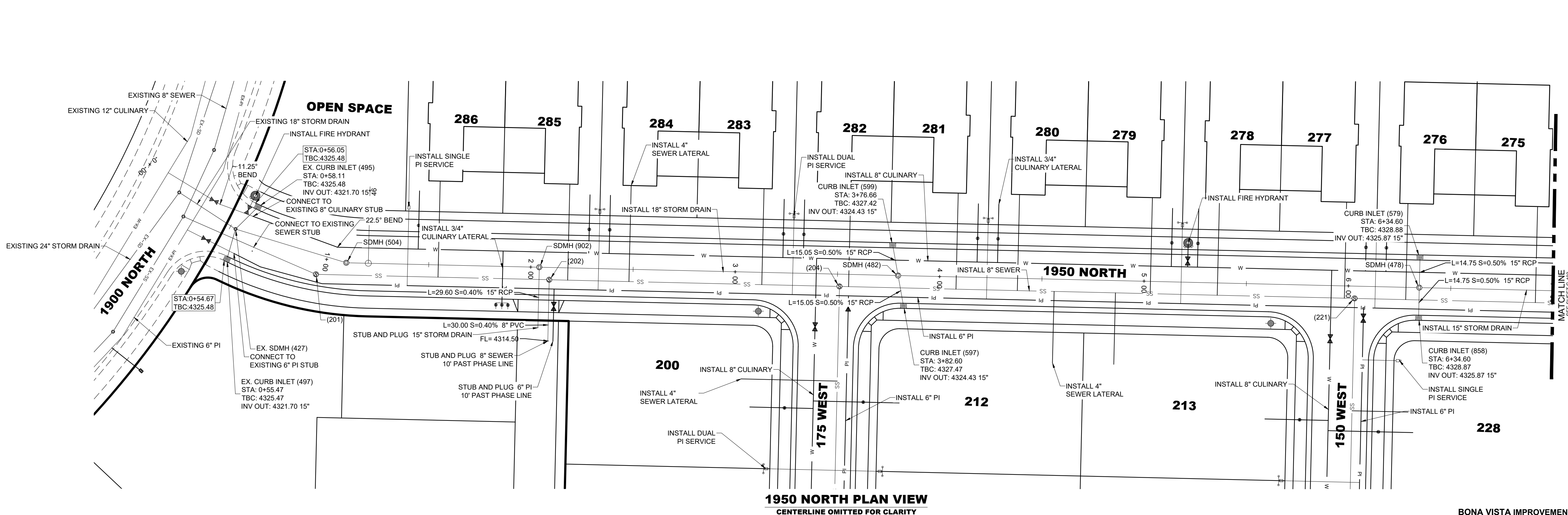
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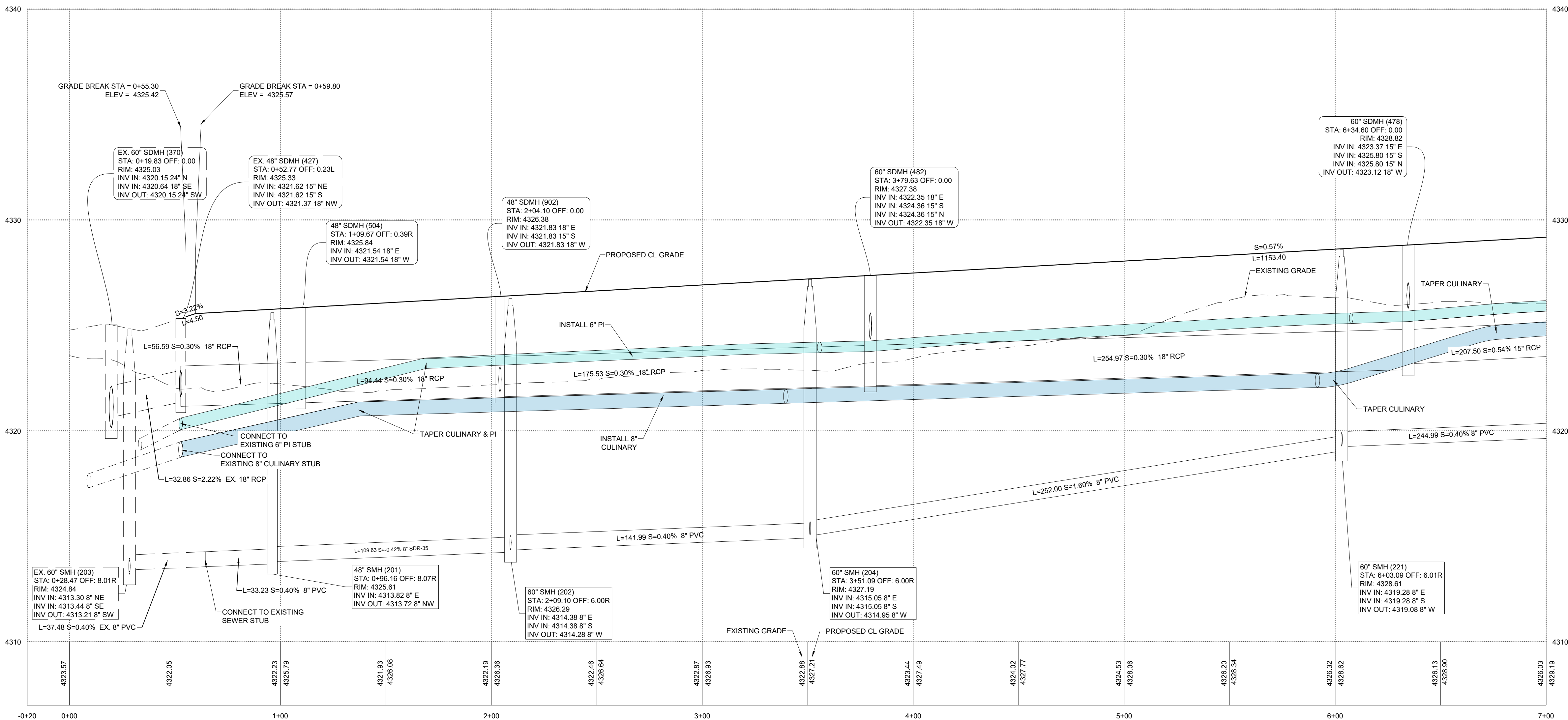
**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**

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



**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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**1950 NORTH PROFILE VIEW**

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

SHEET

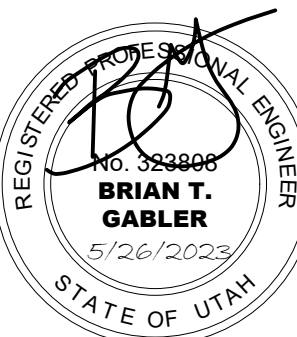
**C-402**





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**PLANNERS**

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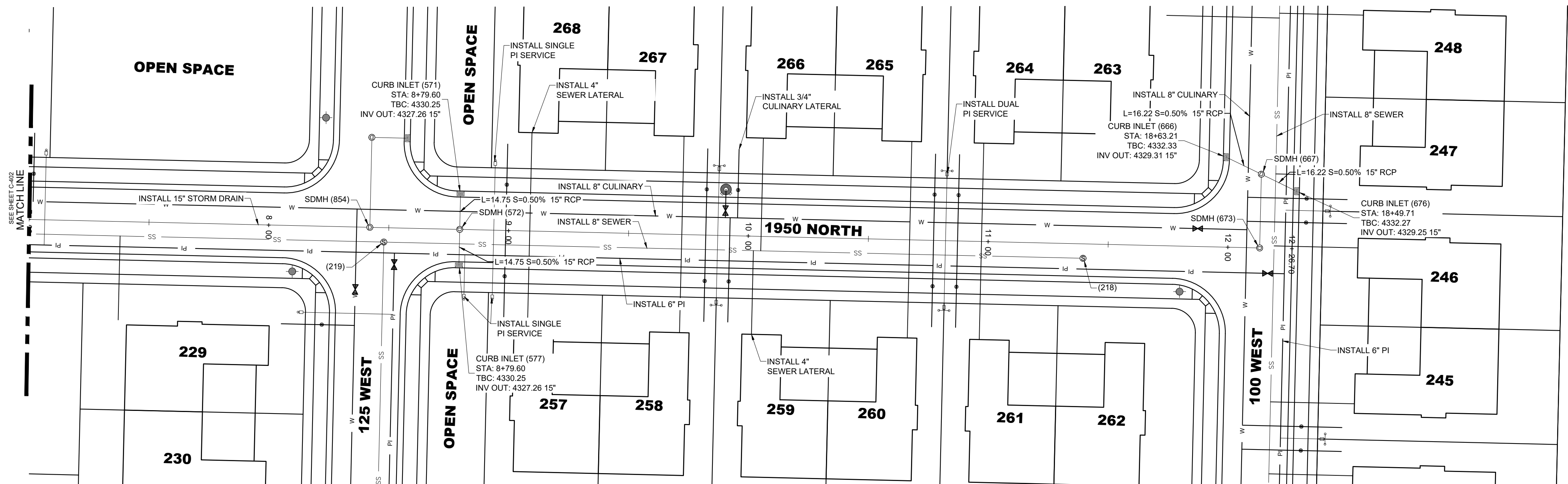
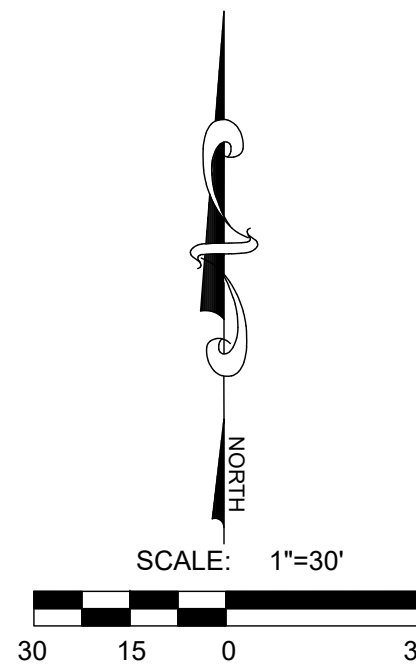
**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**

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

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

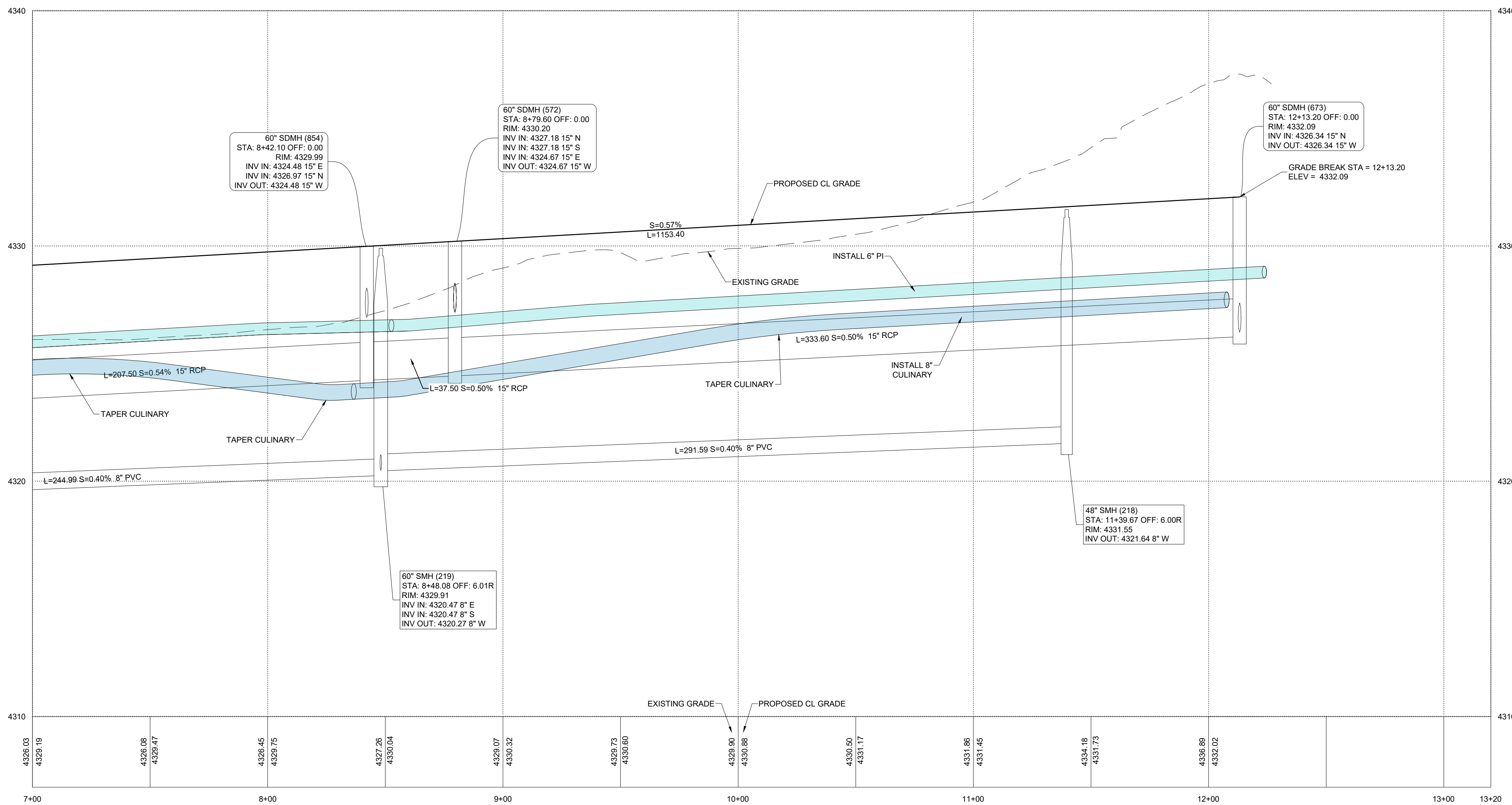
SHEET  
**C-403**



**1950 NORTH PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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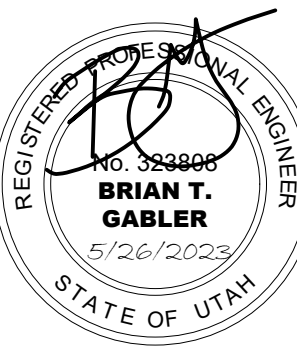
**1950 NORTH PROFILE VIEW**





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

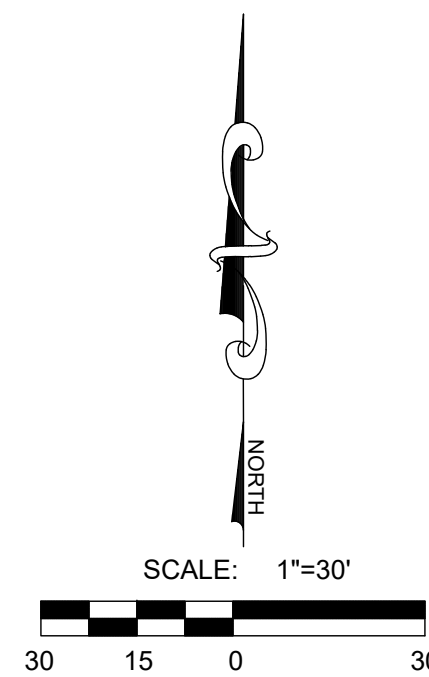
1910 NORTH OFFSITE PLAN & PROFILE STA. -0+20 - 6+50

| REVISIONS |   |
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| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

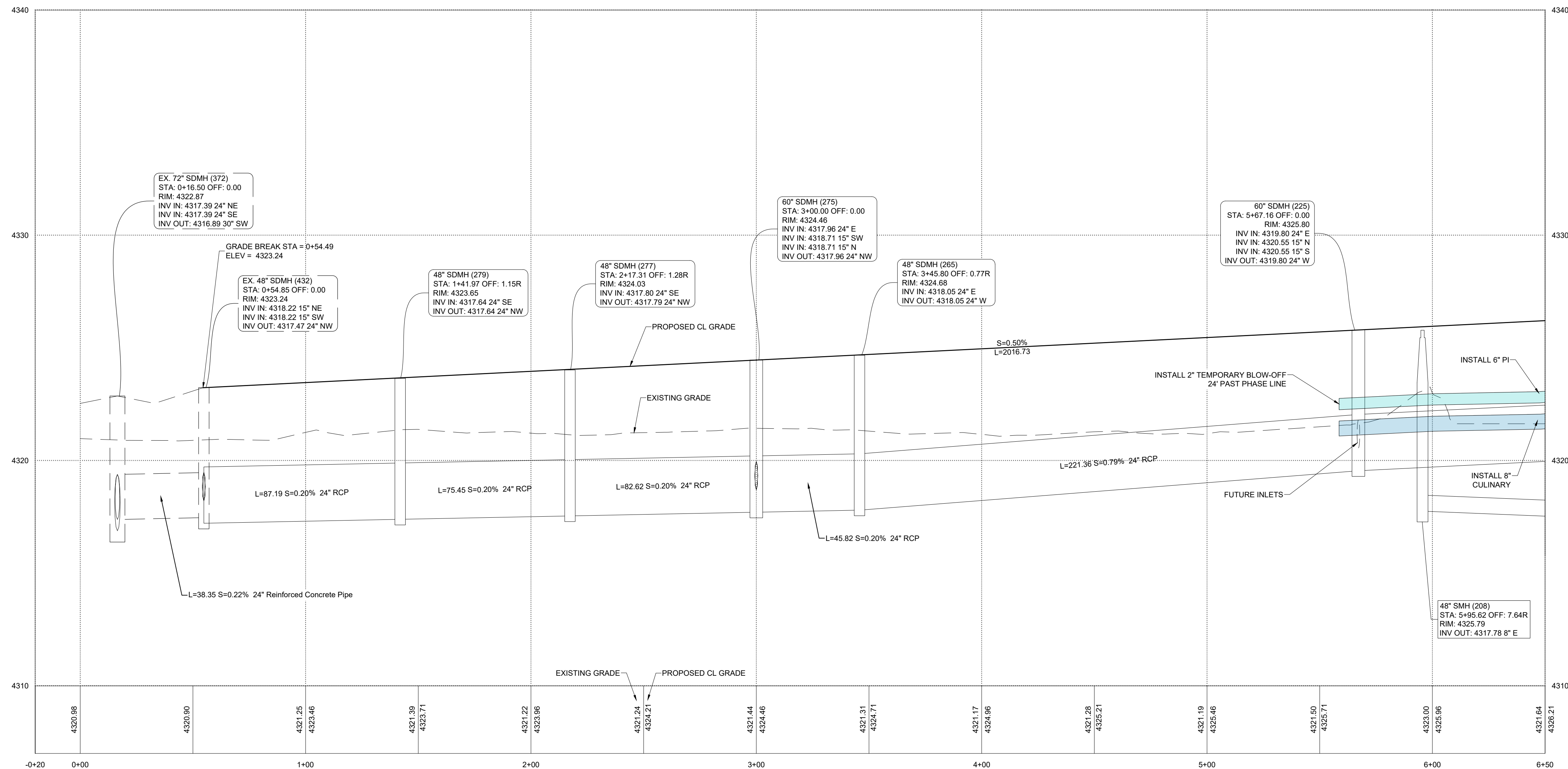
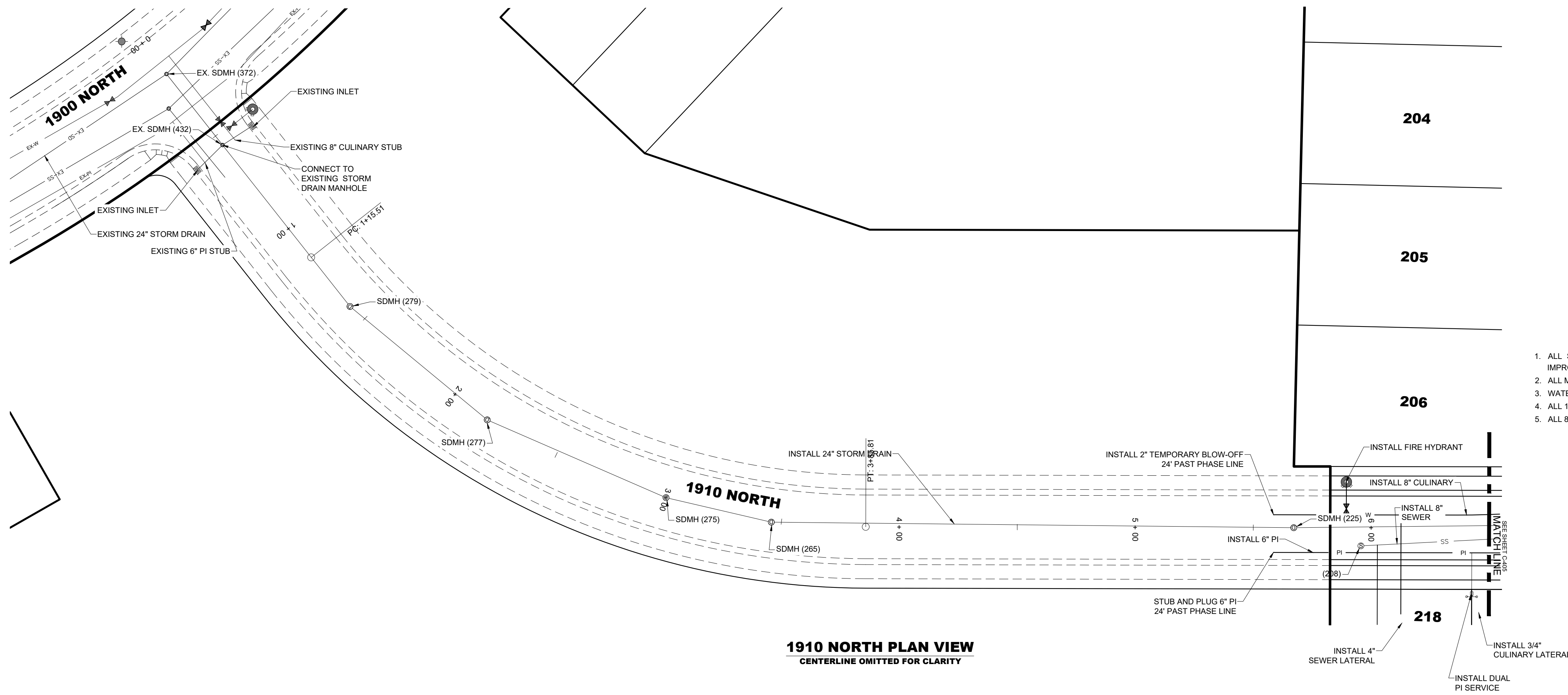
SHEET

**C-404**



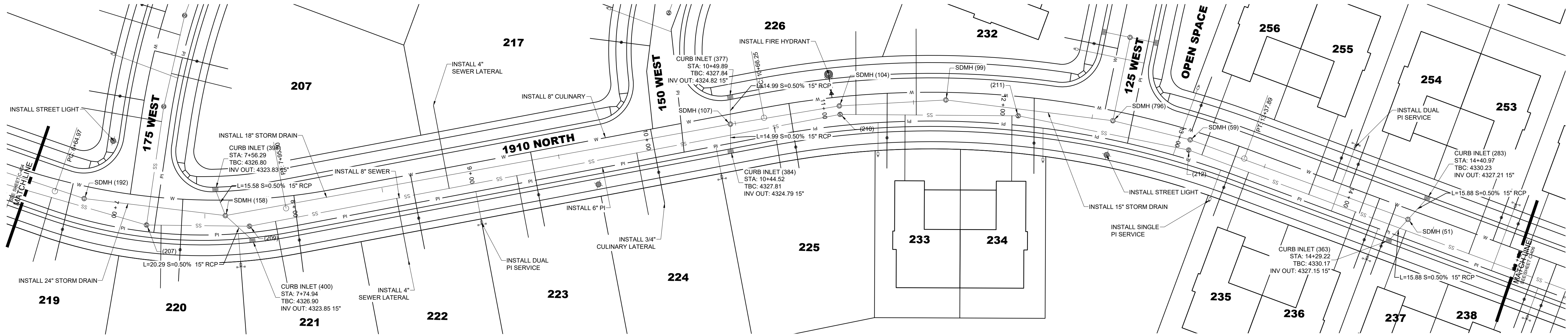
**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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**1910 NORTH PROFILE VIEW**

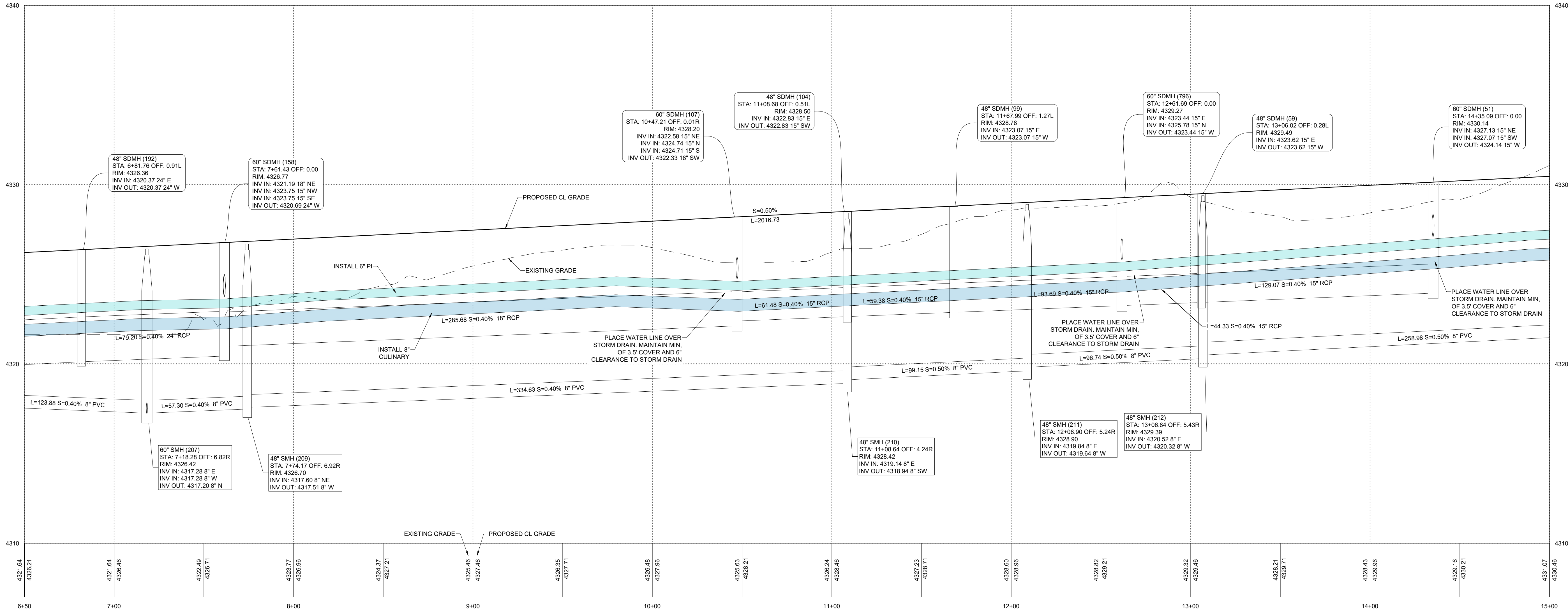




1910 NORTH PLAN VIEW  
CENTERLINE OMITTED FOR CLARITY

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

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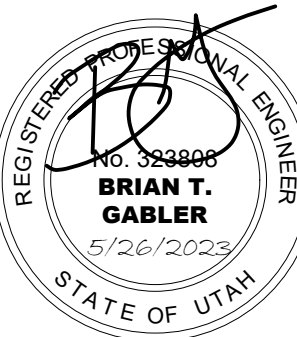


1910 NORTH PROFILE VIEW



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**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

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

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

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

LEI PROJECT #:  
**2019-0027**

DRAWN BY:  
**CJI**

DESIGNED BY:  
**BTG**

SCALE:  
**1"=30'**

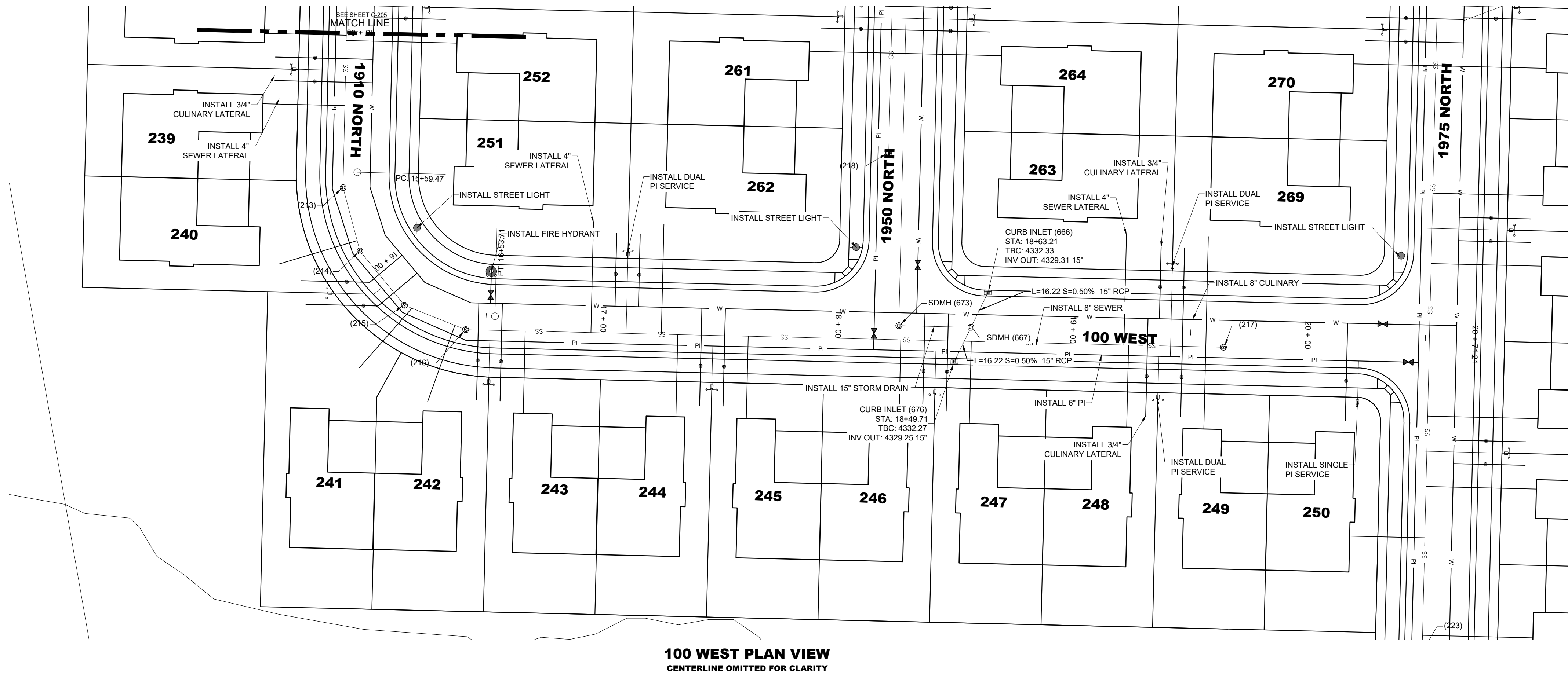
DATE:  
**05/26/2023**

SHEET

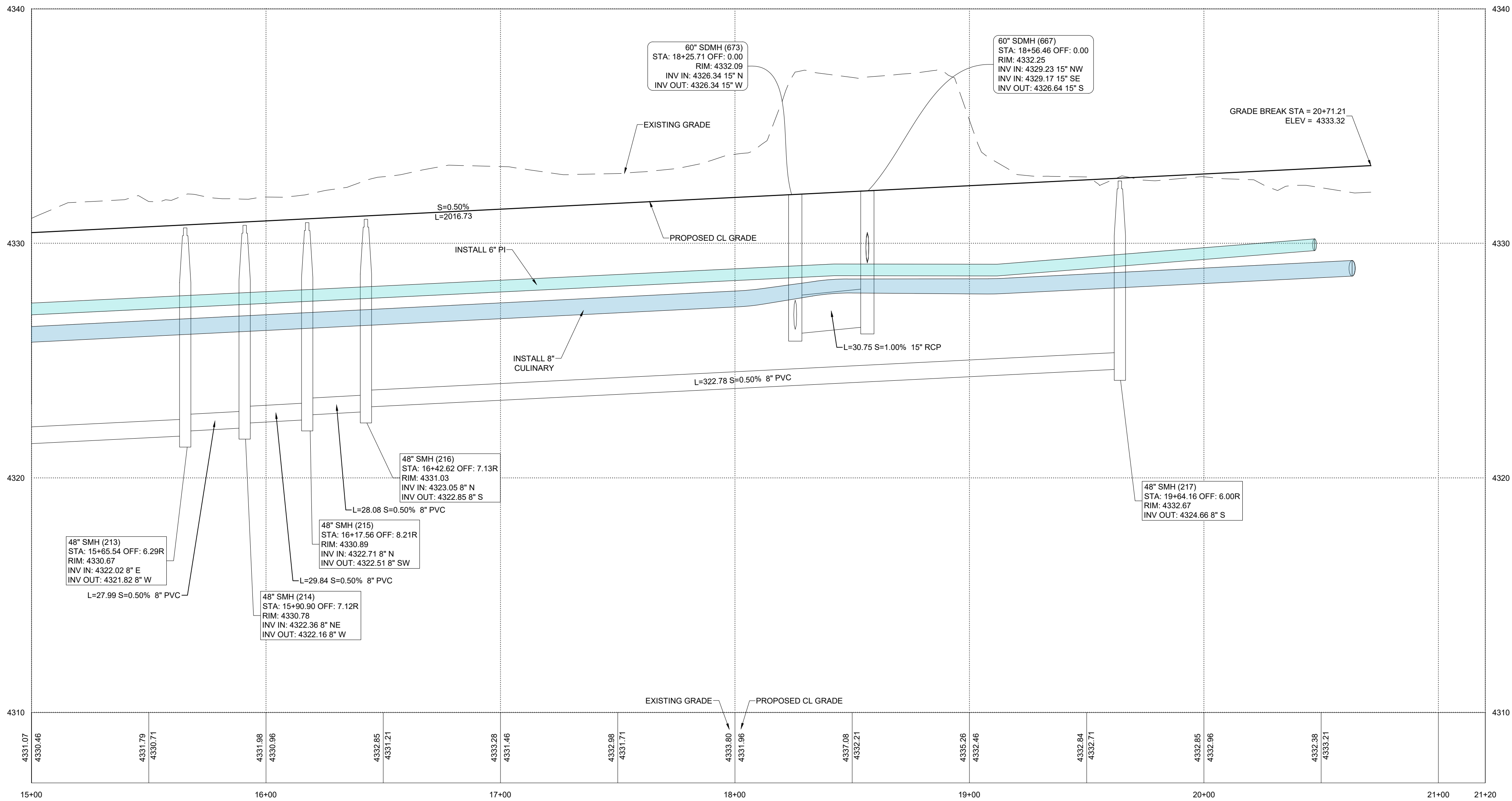
**C-405**



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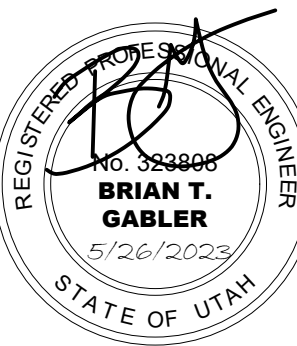


- BONA VISTA IMPROVEMENT DISTRICT NOTES**
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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

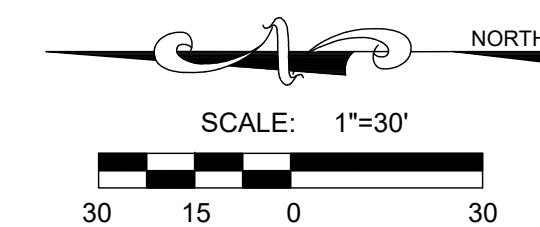
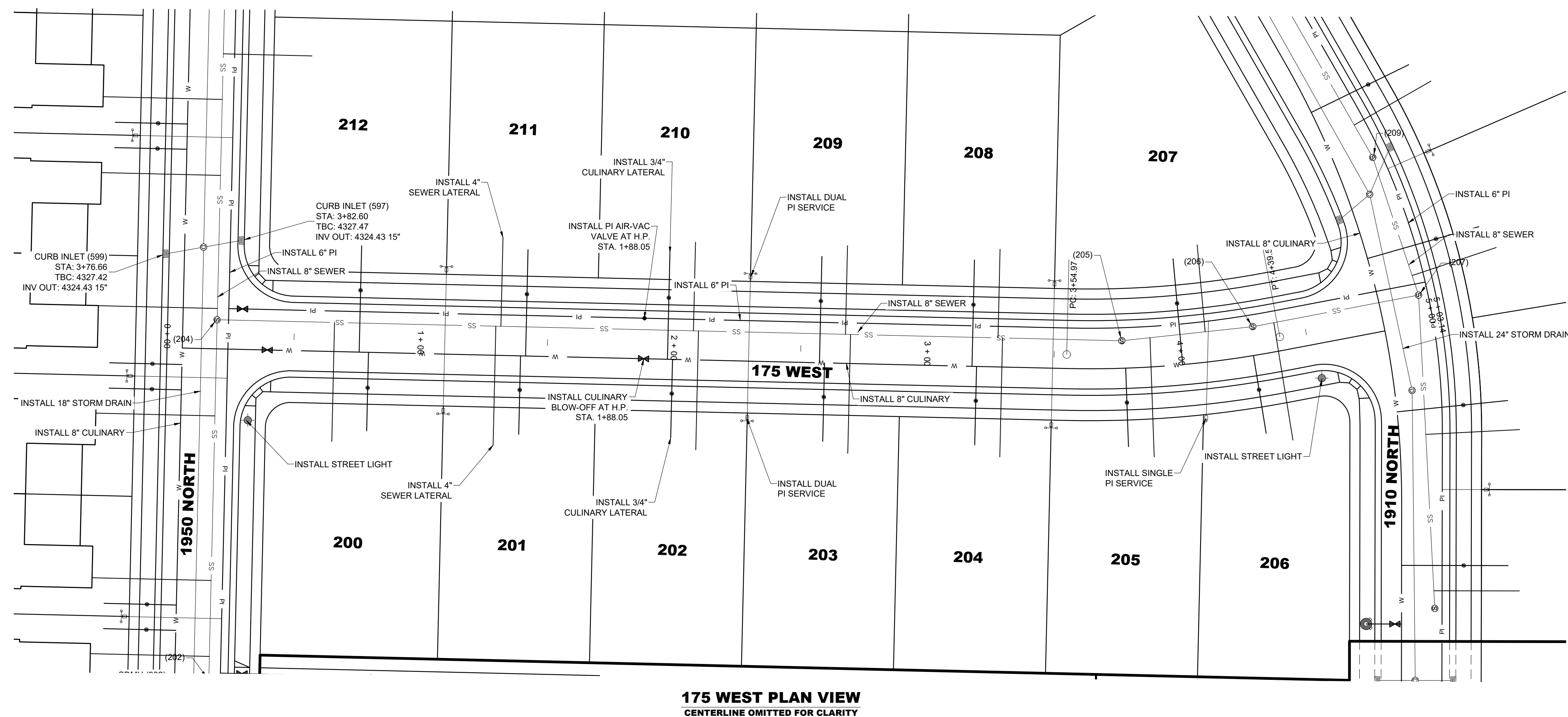
100 WEST PLAN & PROFILE STA. 15+00 - 21+00

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

SHEET  
**C-406**





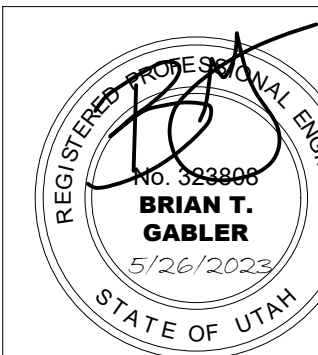
- A Utah Corporation

## ENGINEERS

## SURVEYORS

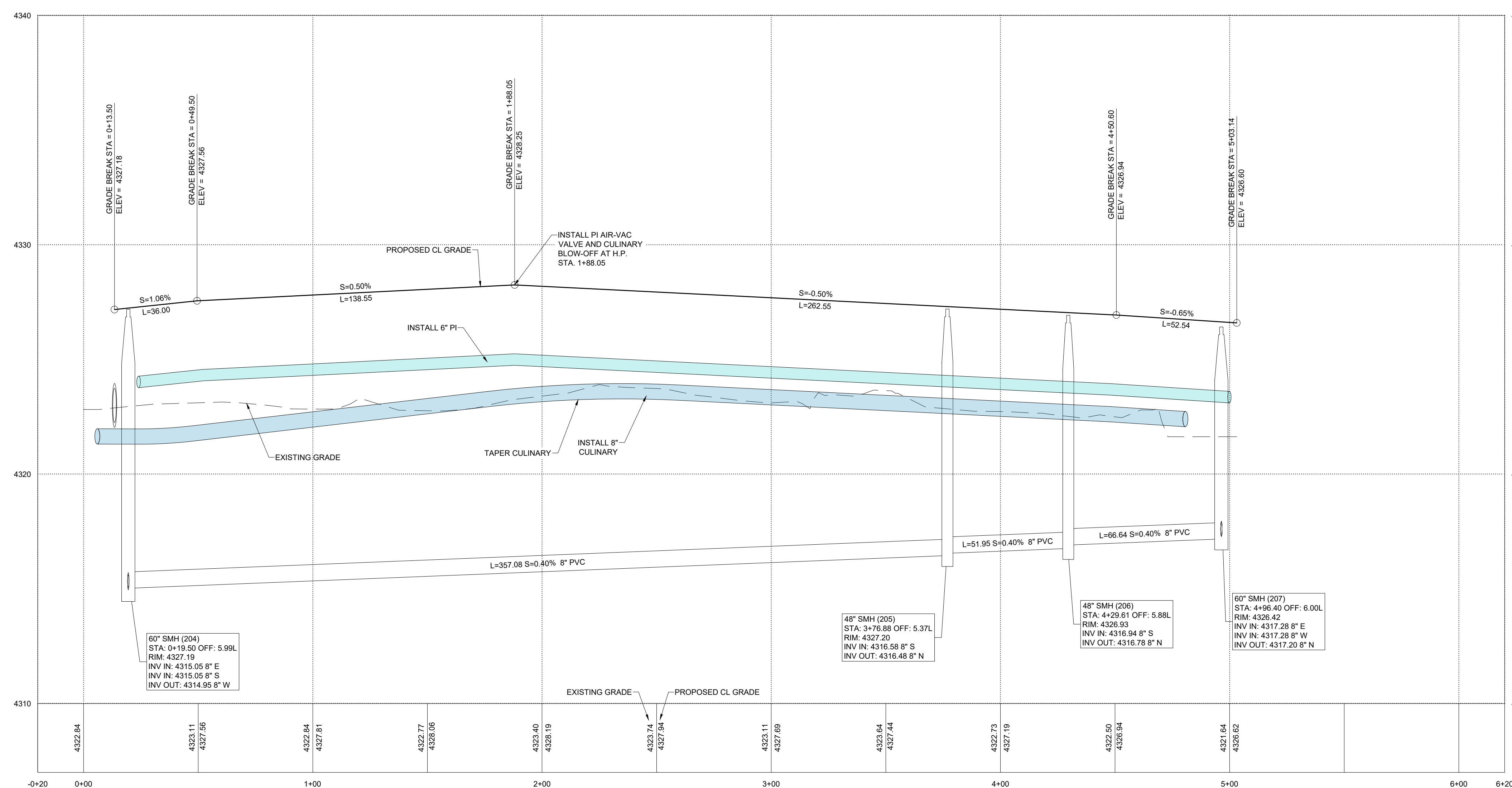
## PLANNERS

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**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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| REVISIONS |   |
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| 1         | - |
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LEI PROJECT #:

2019-0027

**DRAWN BY:**

CJI

DESIGNED BY:

**BTG**

**SCALE:**

**1"=30'**

DATE: \_\_\_\_\_

05/26/2023

**SHEET**

**C-407**





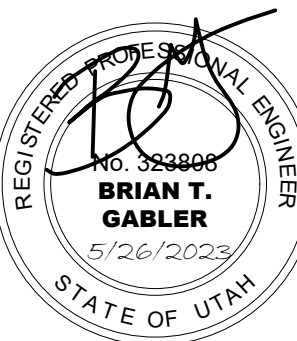
- A Utah Corporation -

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

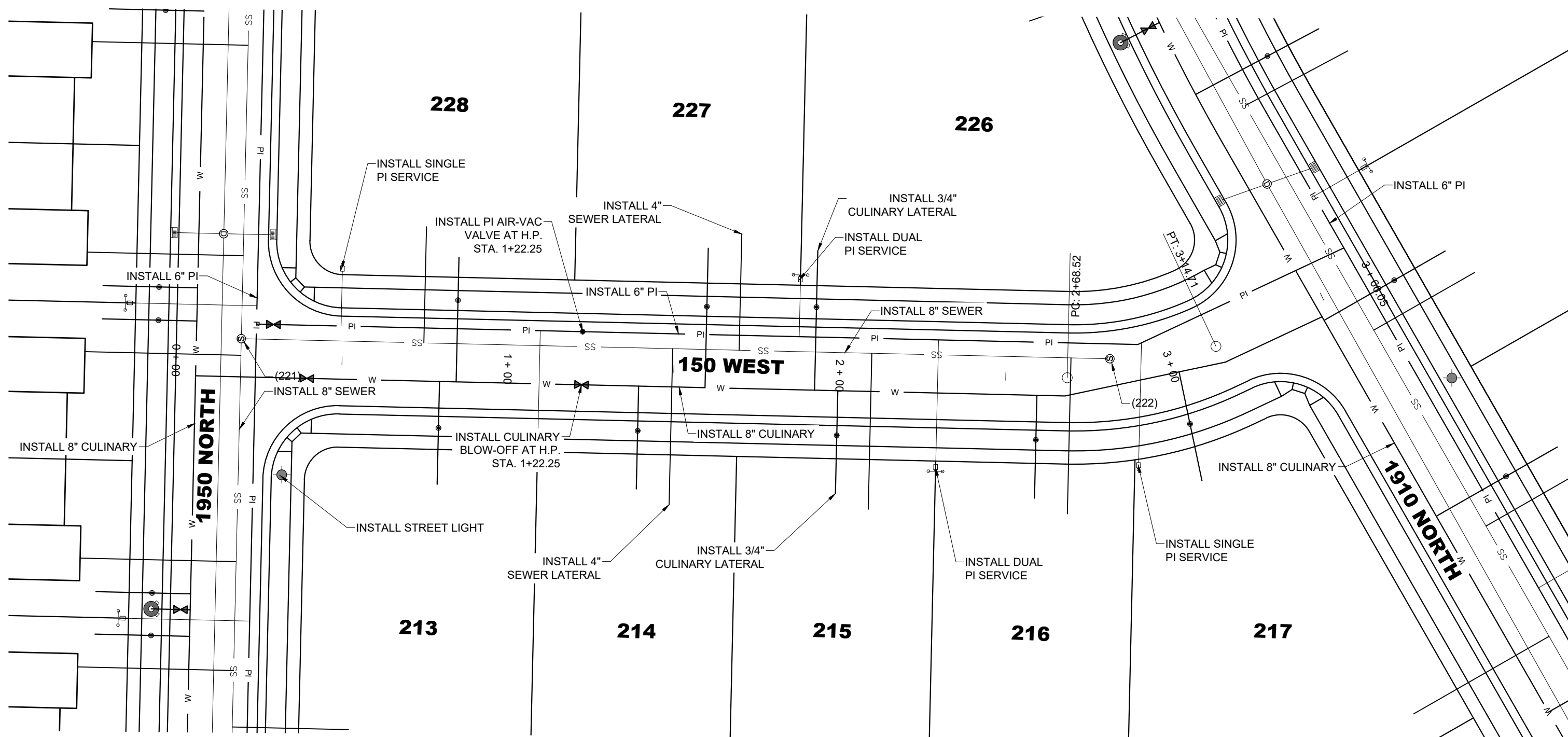
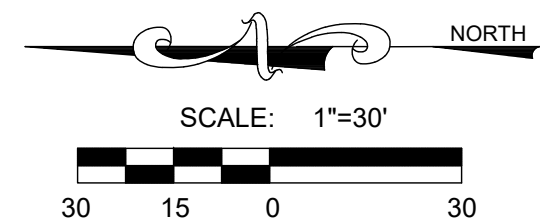
150 WEST PLAN & PROFILE STA. -0+20 - 4+20

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

SHEET

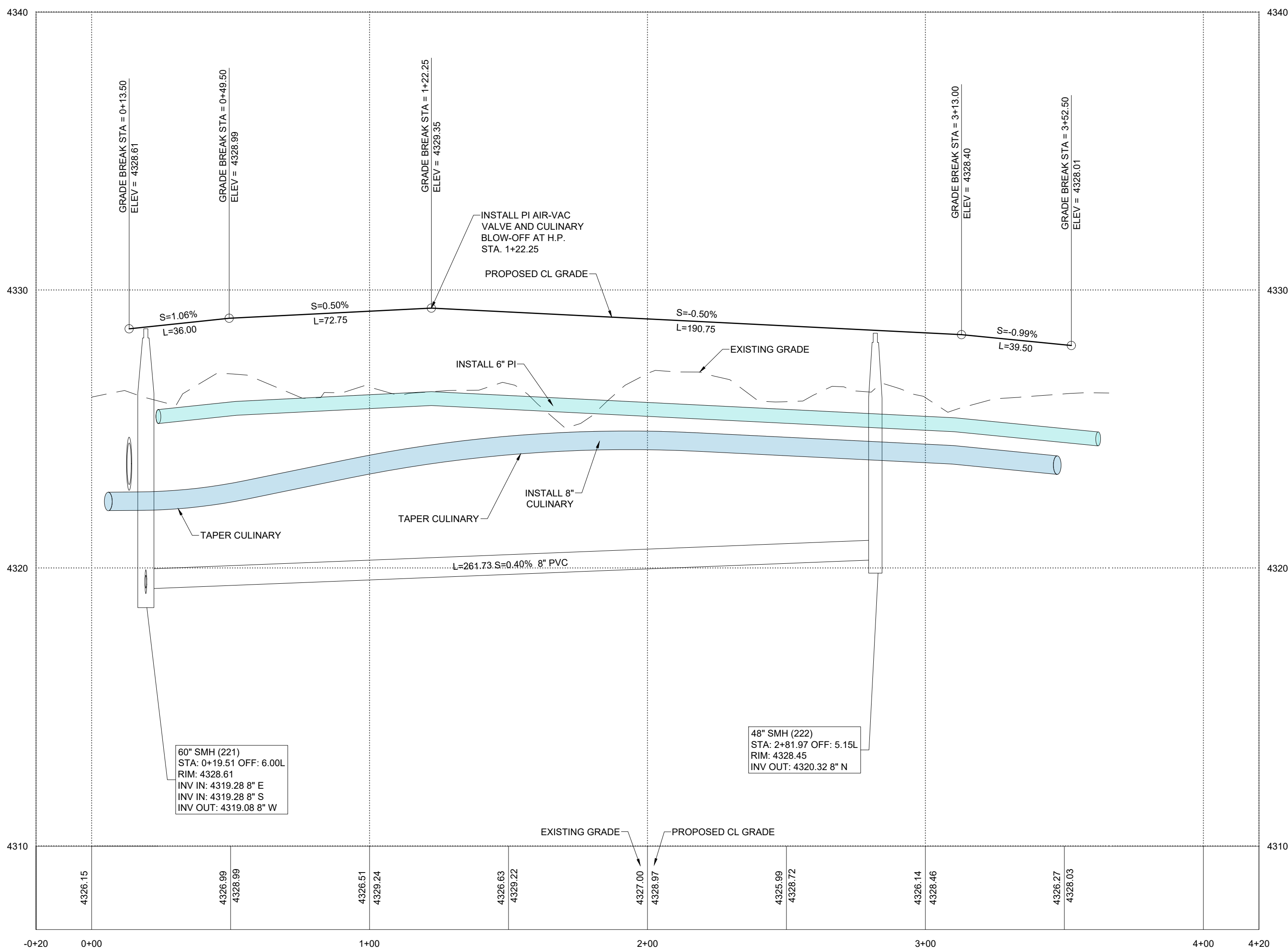
**C-408**



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

**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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**150 WEST PROFILE VIEW**





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**BEN LOMOND - PHASE 2-D**

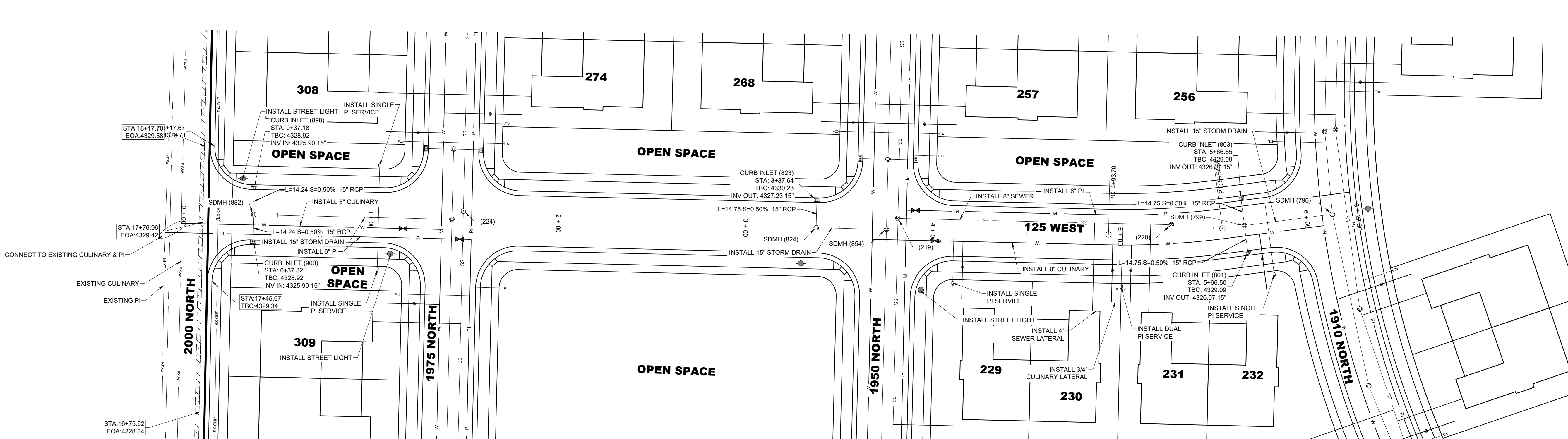
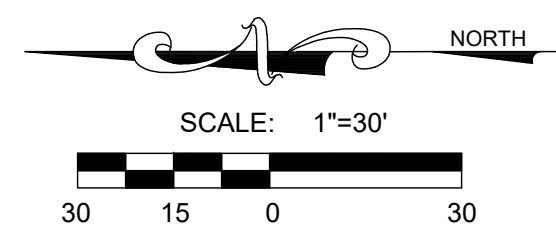
HARRISVILLE, UTAH

**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:  
**1"=30'**  
DATE:  
**05/26/2023**

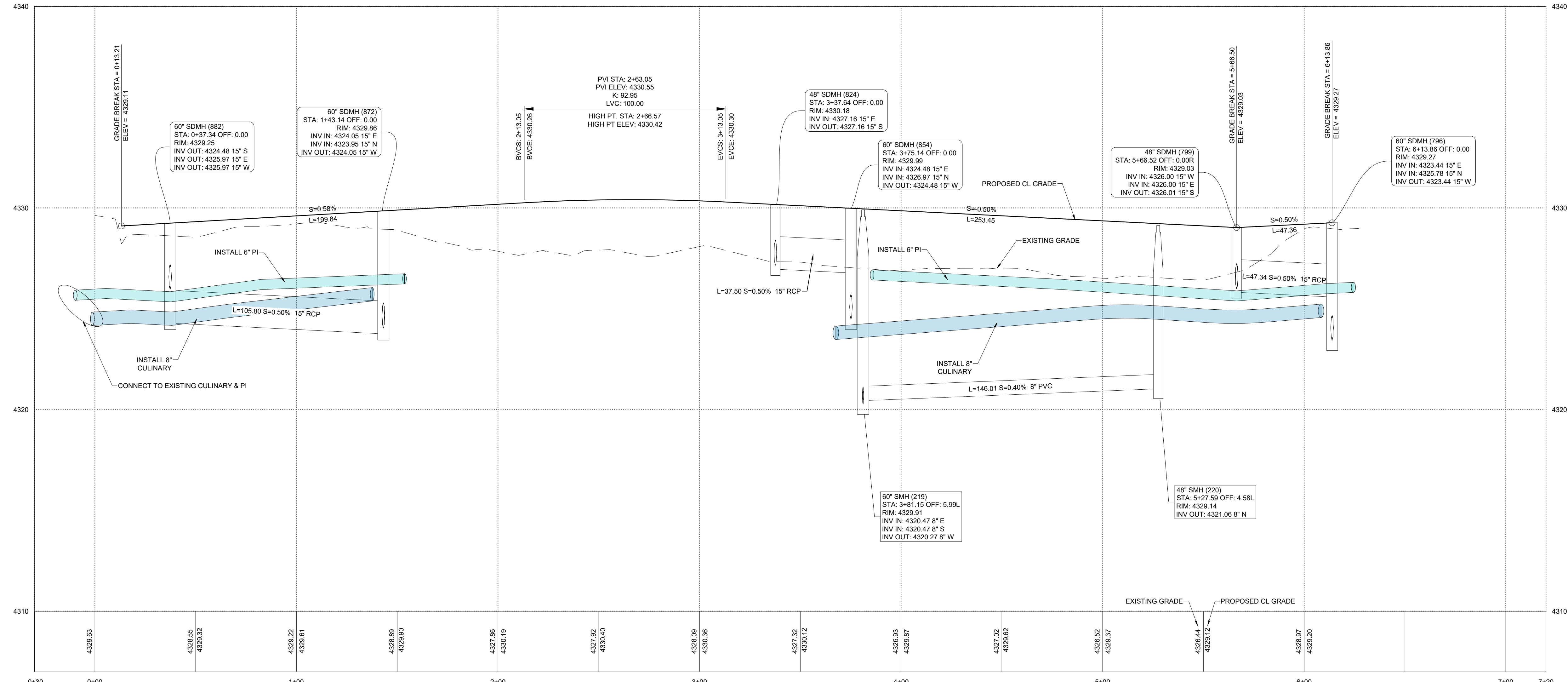
SHEET  
**C-409**



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

**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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.
5. ALL 8" WATER LINES SHALL BE PVC C-900 DR-18.



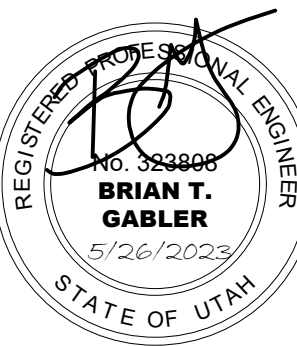
**125 WEST PROFILE VIEW**





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

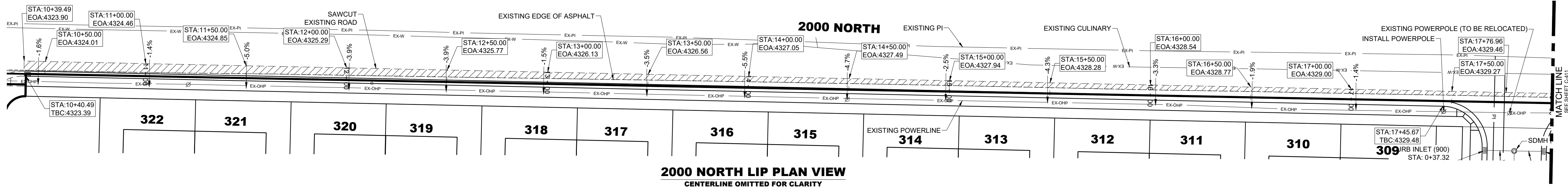
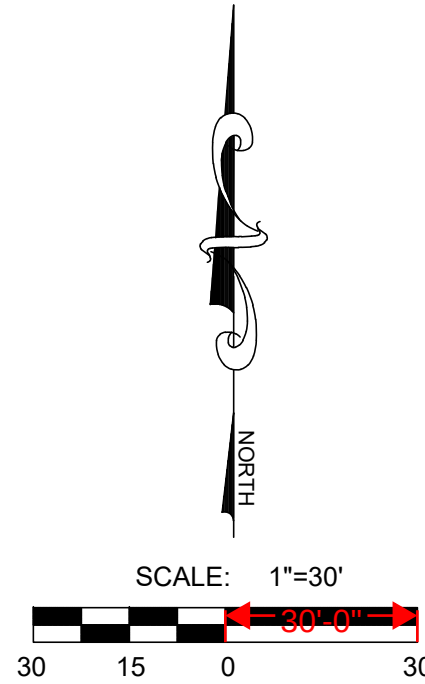
**2000 NORTH LIP PLAN & PROFILE STA. 9+80 - 18+00**

| REVISIONS |  |
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| 1 -       |  |
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| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

SHEET

**C-410**

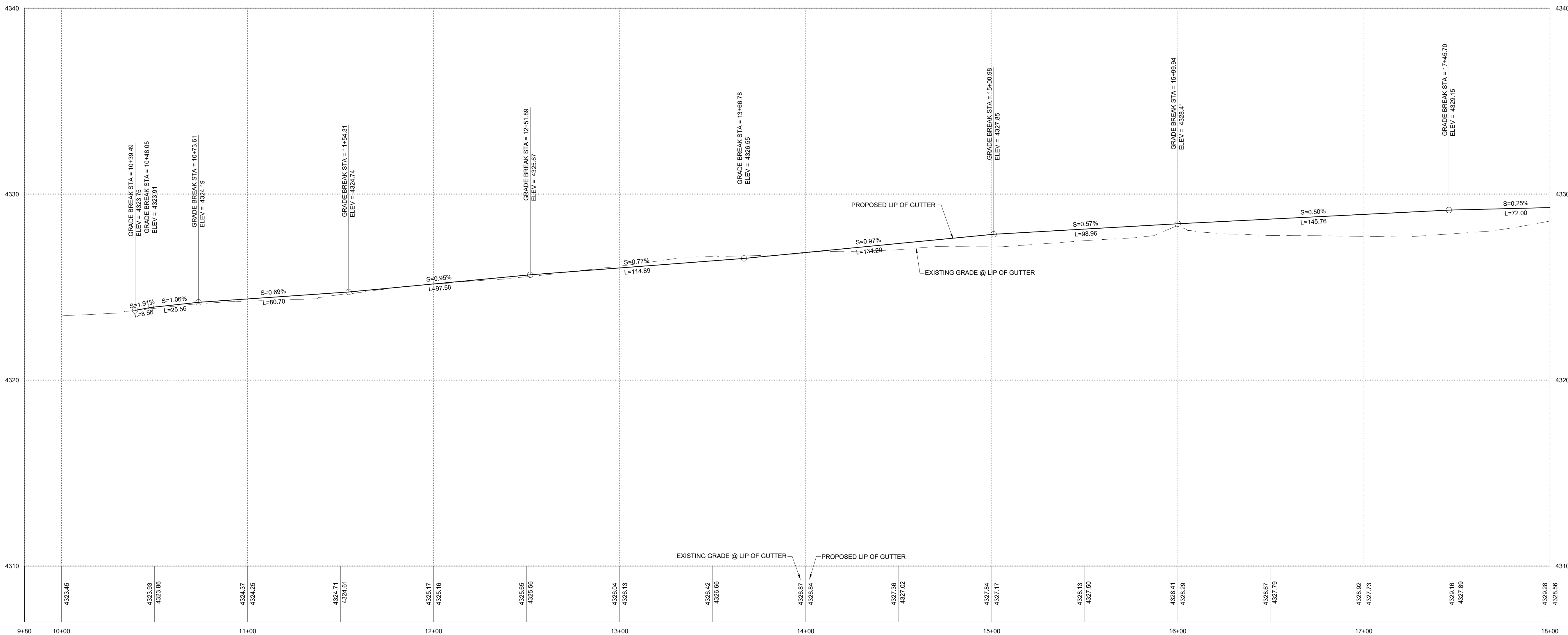


**2000 NORTH LIP PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

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NOTE:  
TBC IS 4" ABOVE LIP OF GUTTER



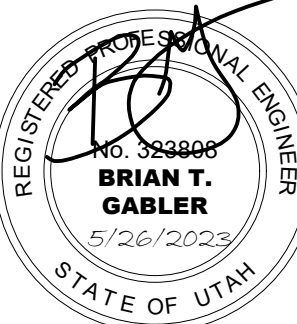
**2000 NORTH LIP PROFILE VIEW**





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

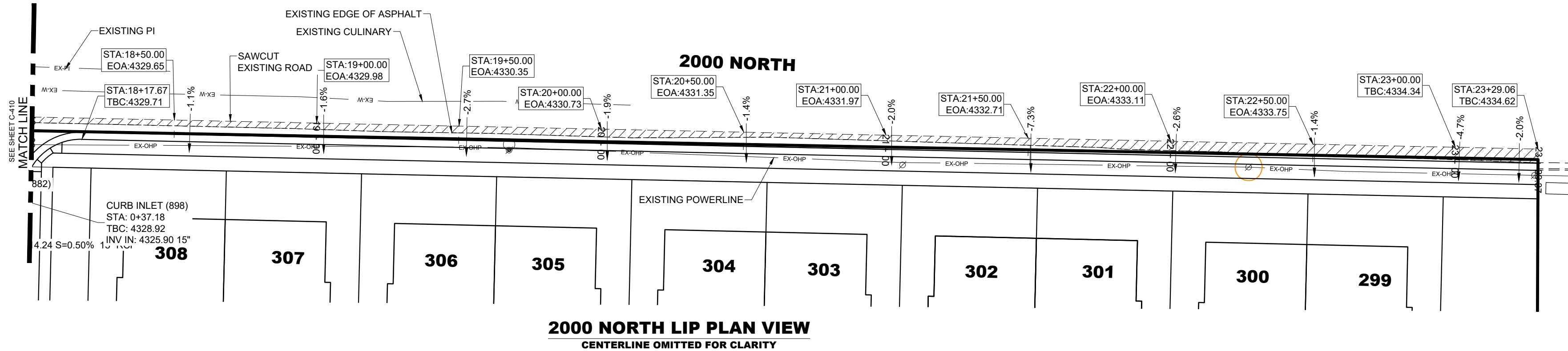
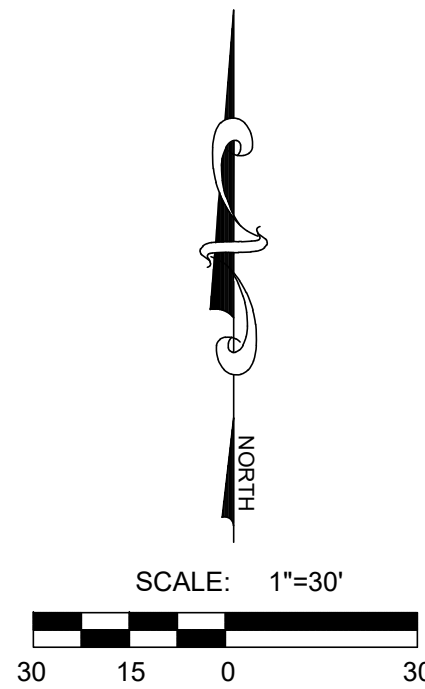
2000 NORTH LIP PLAN & PROFILE STA. 18+00 - 24+00

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

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**05/26/2023**

SHEET

**C-411**

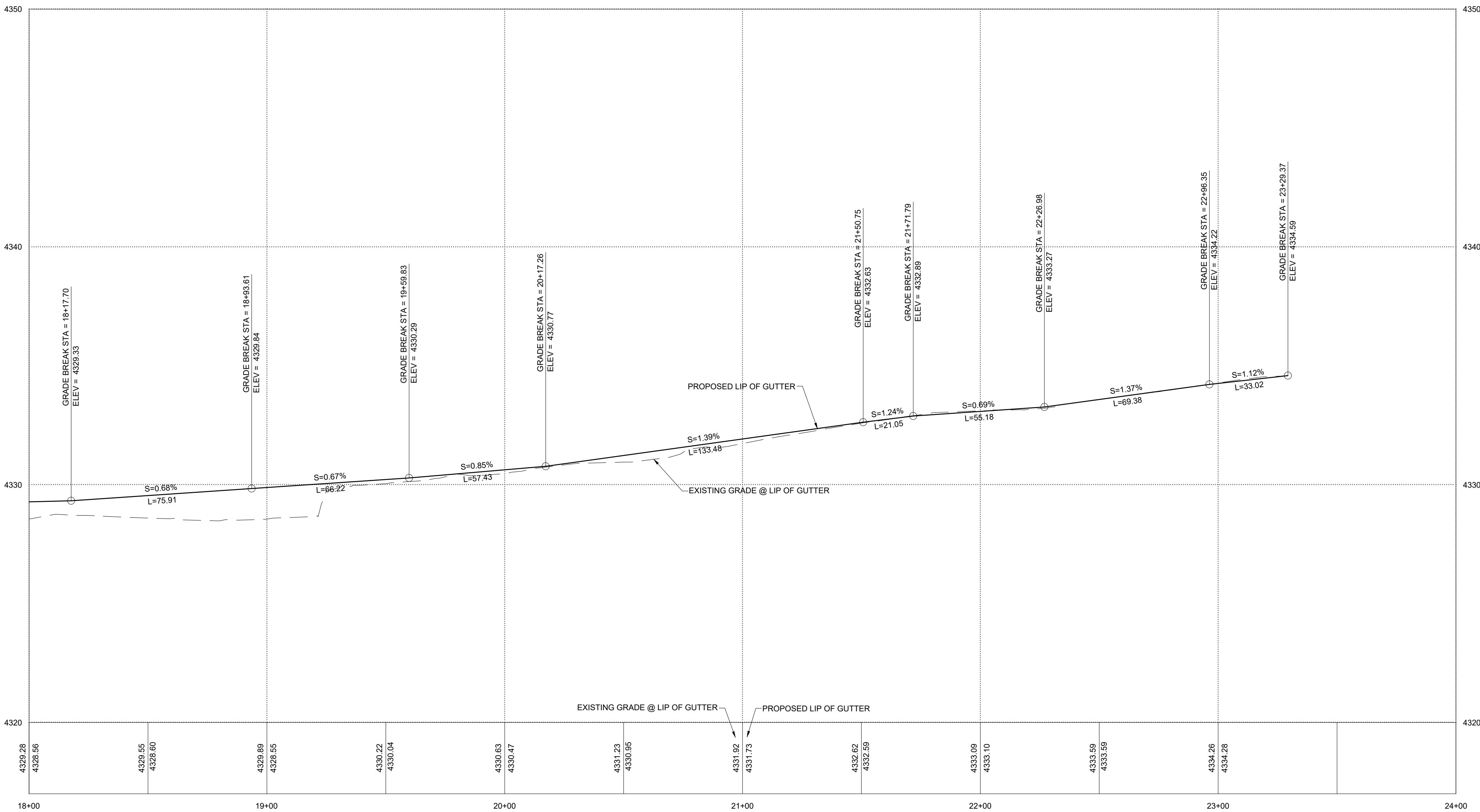


**2000 NORTH LIP PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

**BONA VISTA IMPROVEMENT DISTRICT NOTES**

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**2000 NORTH LIP PROFILE VIEW**





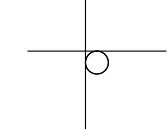




STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



R8-3A  
NO PARKING



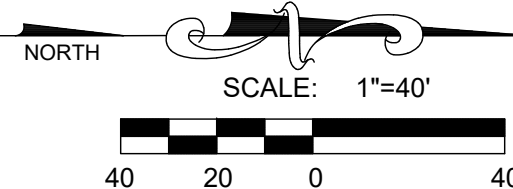
STREET SIGN - SS-1  
PER HARRISVILLE STANDARD CS-03



STOP BAR  
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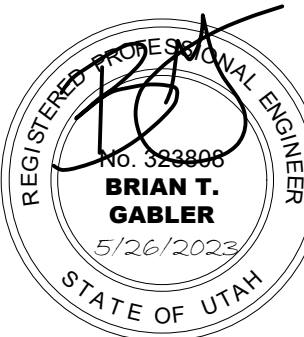


PAINT RED CURB



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## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

SIGNAGE AND STRIPING PLAN

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
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| 6 -       |  |

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**05/26/2023**

SHEET  
**C-700**



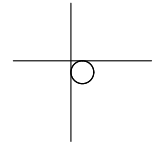




STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



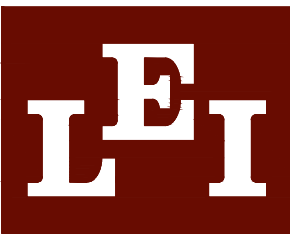
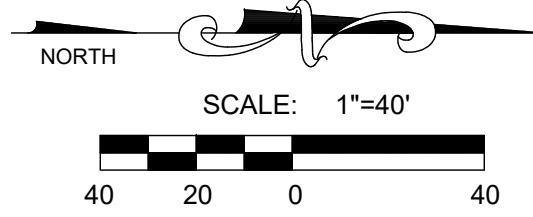
R8-3A  
NO PARKING



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

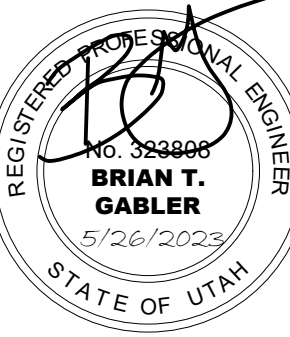
STOP BAR  
PAINTED 2' WIDE WHITE STRIPE

PAINT RED CURB



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# BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

SIGNAGE AND STRIPING PLAN

## REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=40'

DATE:

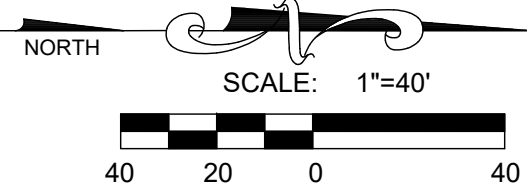
05/26/2023

SHEET

# C-701







LEI

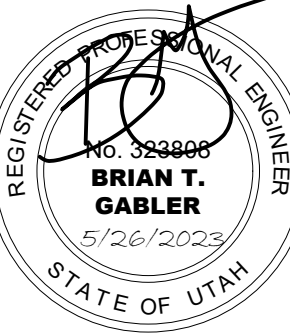
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

EROSION CONTROL PLAN

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
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LEI PROJECT #:  
2019-0027

DRAWN BY:  
CJI

DESIGNED BY:  
BTG

SCALE:  
1"=40'

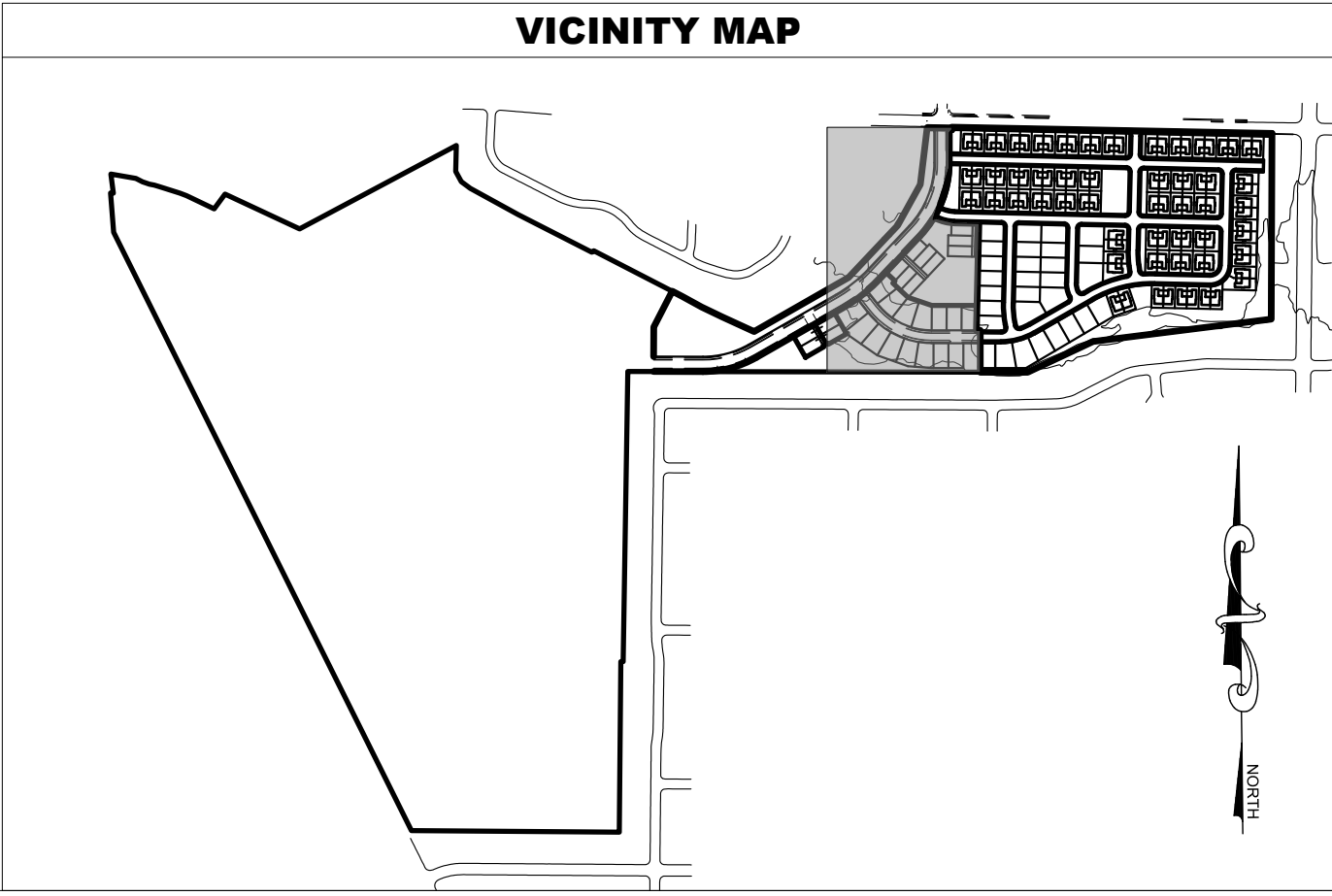
DATE:  
05/26/2023

SHEET

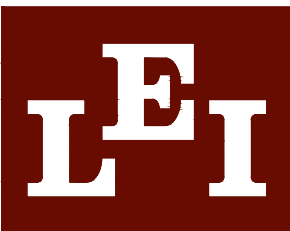
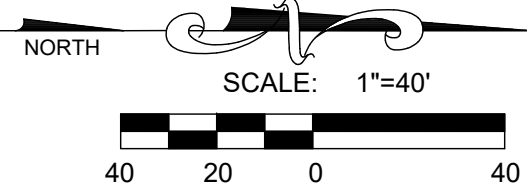
EC-1



| 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              |

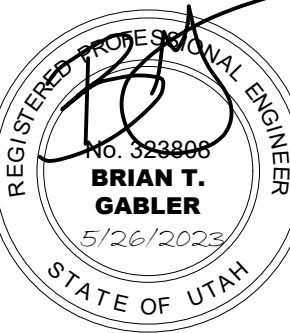






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**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**EROSION CONTROL PLAN**

| REVISIONS |  |
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| 1 -       |  |
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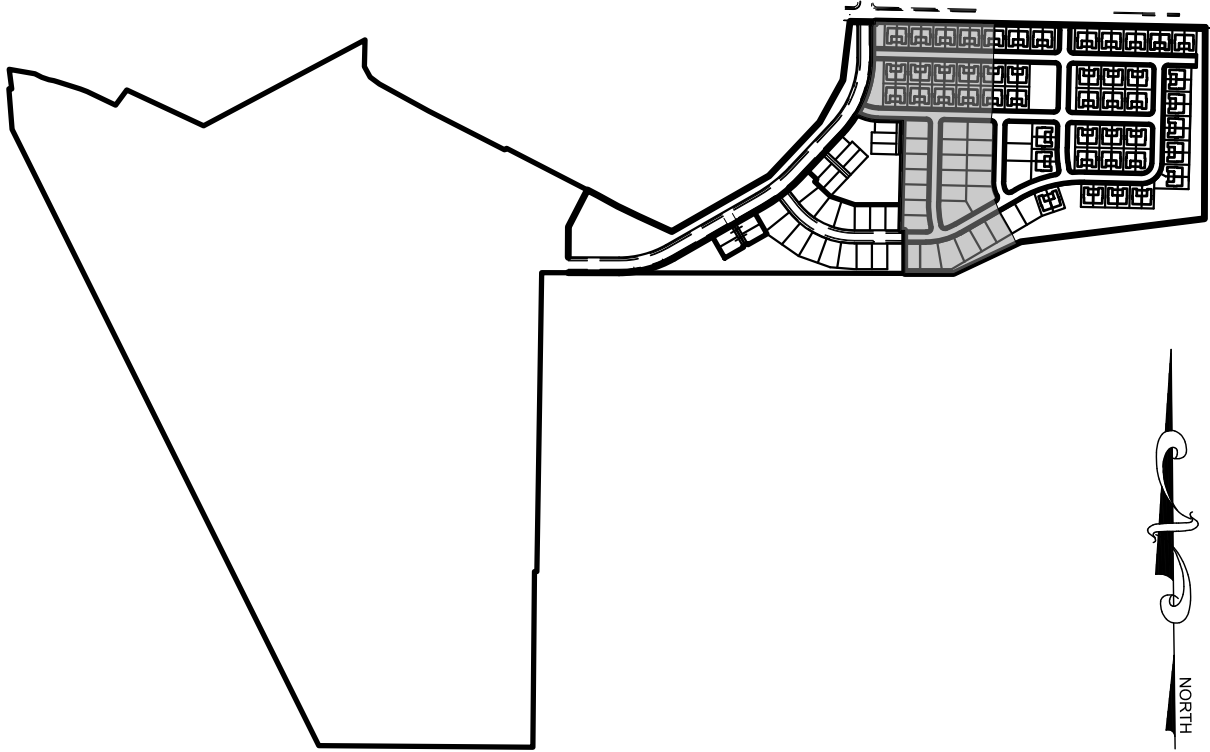
LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**05/26/2023**

SHEET  
**EC-2**

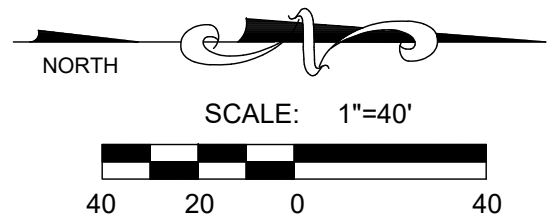


| CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP) |            |                                  |                           |                                                                              |
|------------------------------------------------------------------------------------------|------------|-----------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

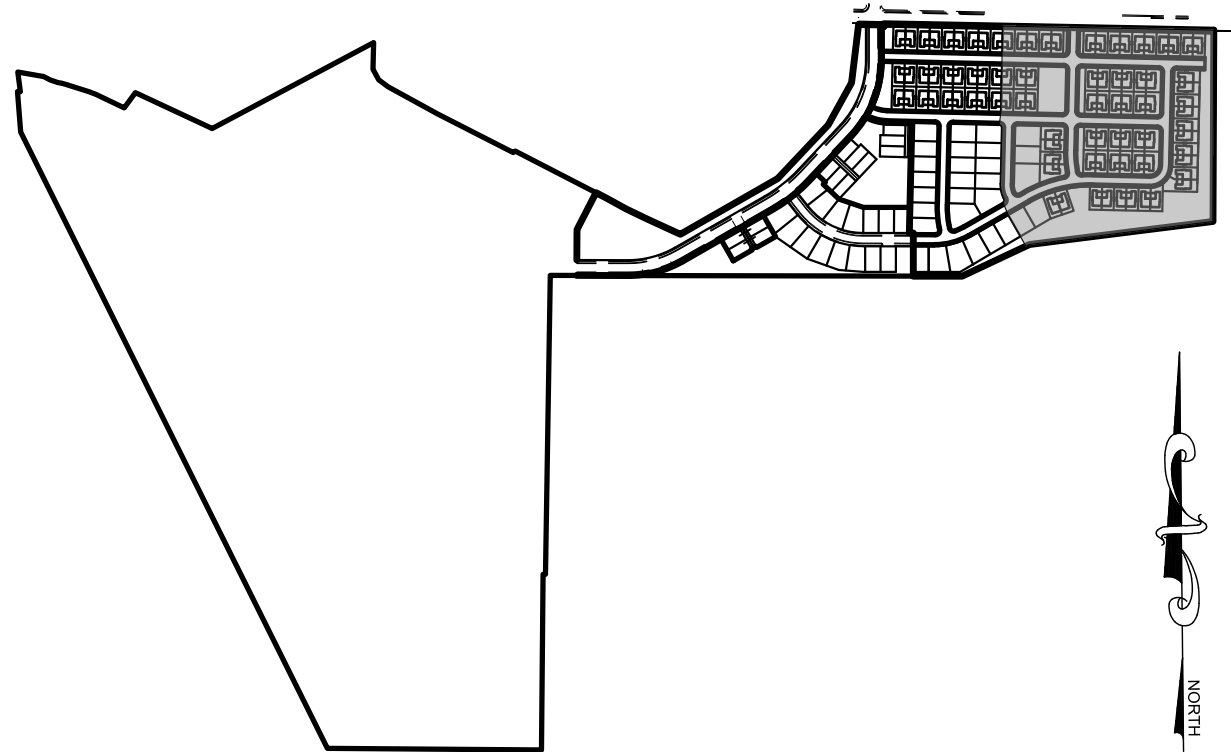
**VICINITY MAP**







VICINITY MAP



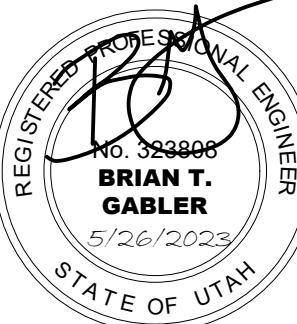
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

| 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              |



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**BEN LOMOND - PHASE 2-D**

**HARRISVILLE, UTAH**

**EROSION CONTROL PLAN**

REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=40'

DATE:

05/26/2023

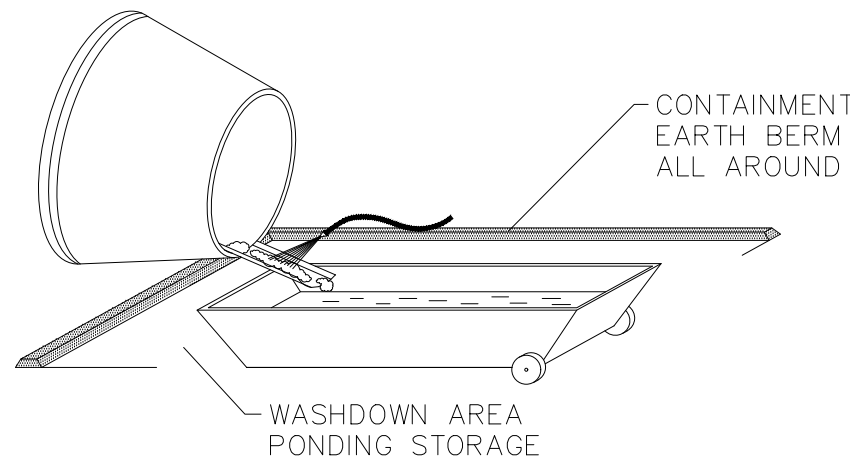
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**EC-3**

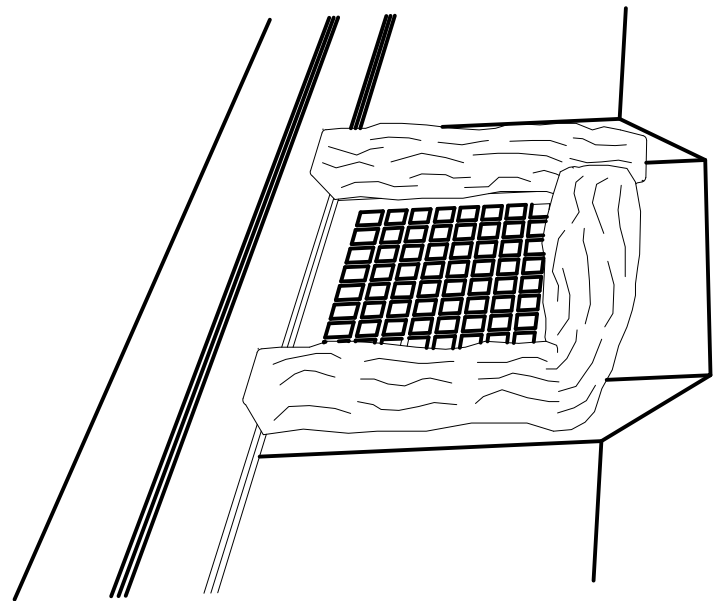


EROSION CONTROL NOTES:

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.

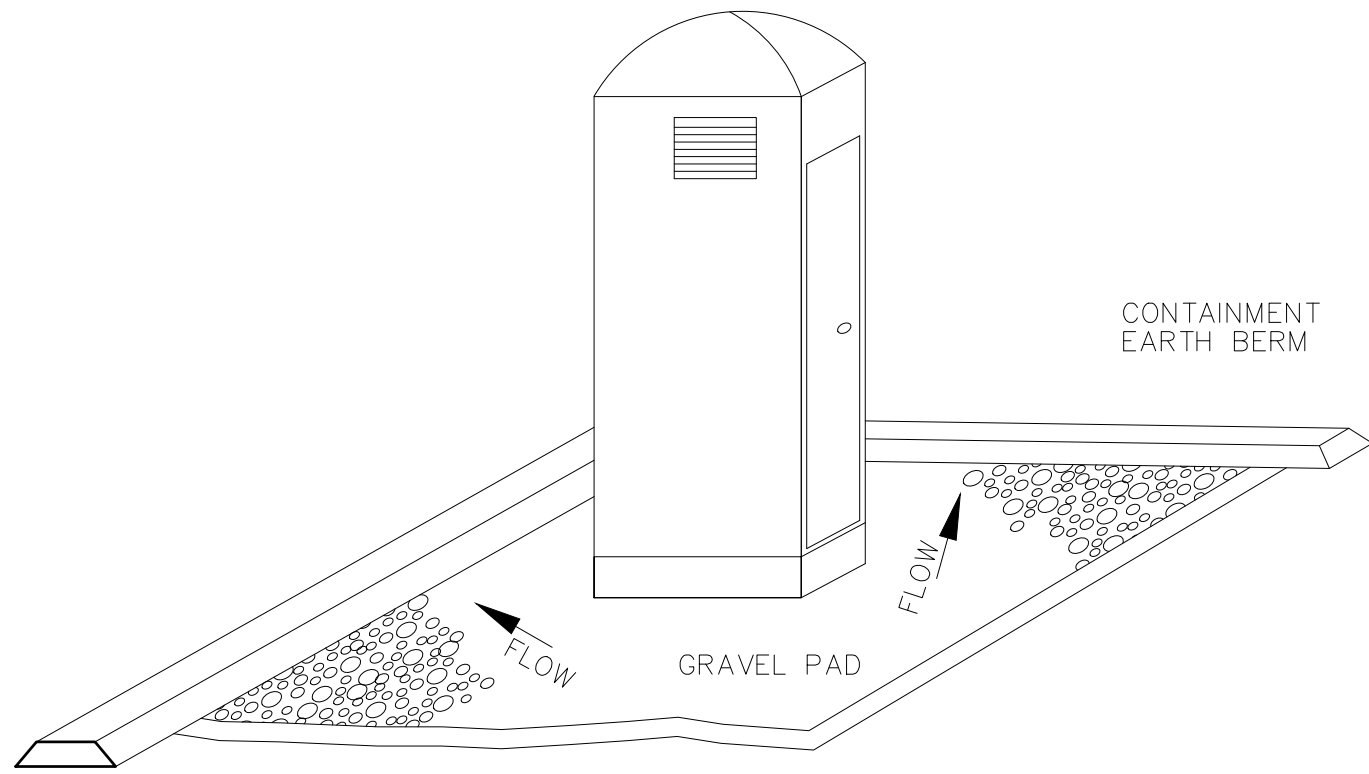


CONCRETE WASTE MANAGEMENT



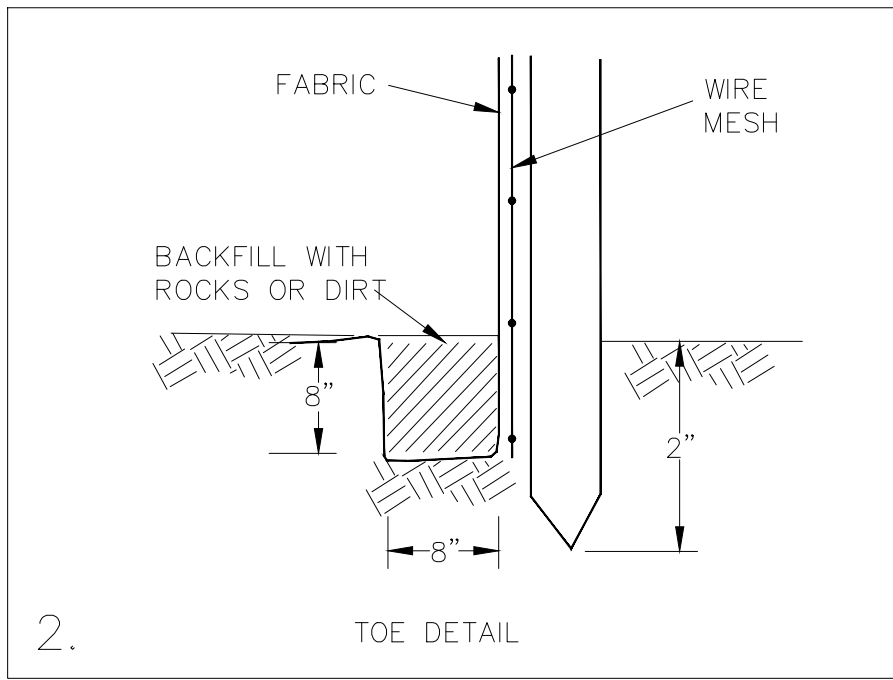
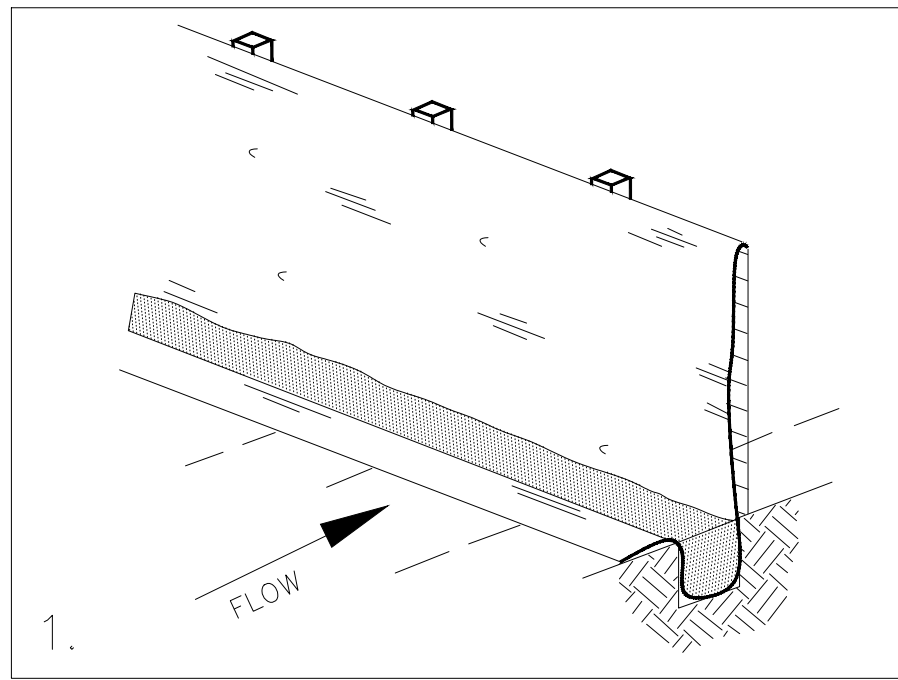
INLET PROTECTION - WATTLE

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



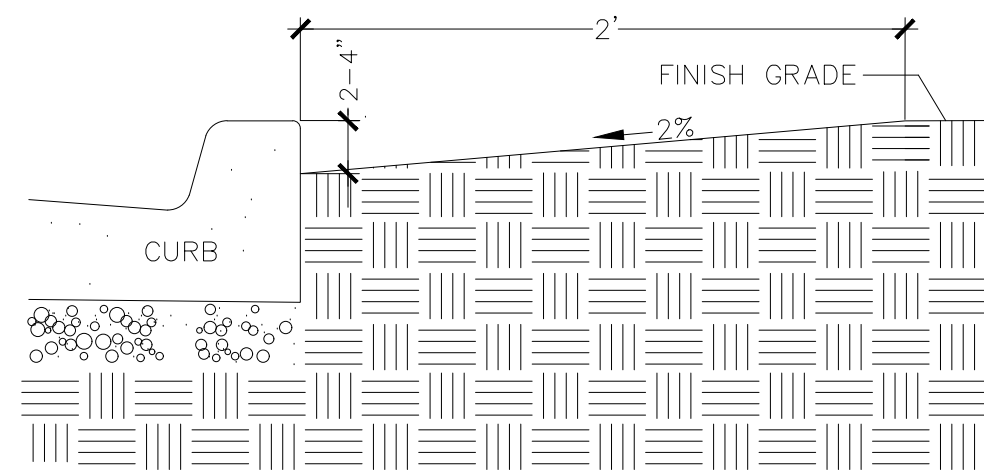
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

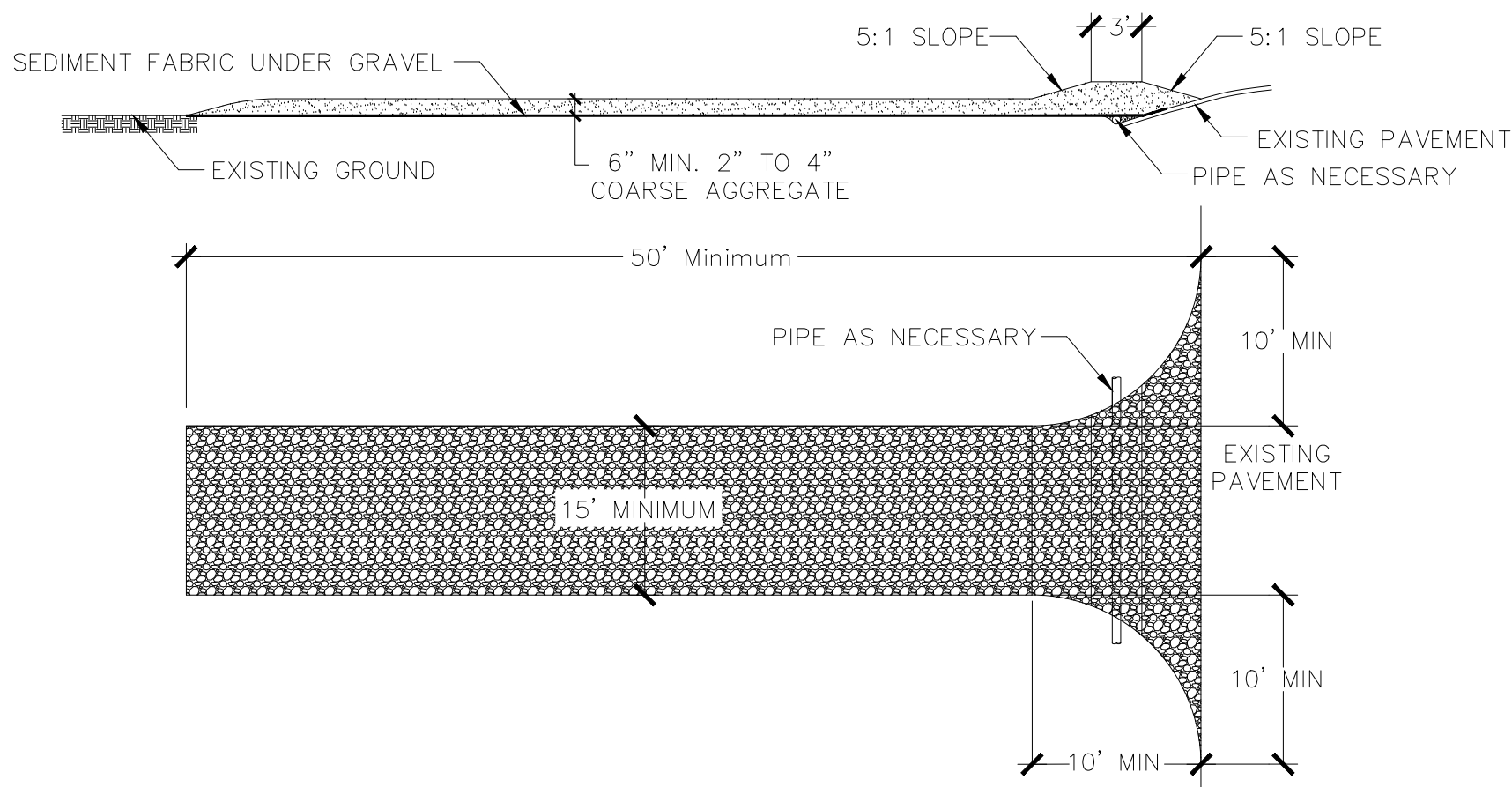


SILT FENCE

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



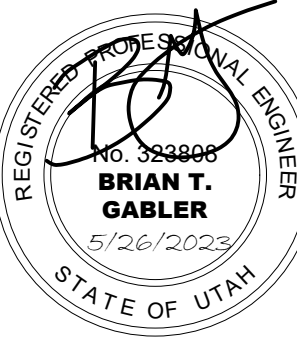
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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



BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

EROSION CONTROL DETAILS

REVISIONS

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

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=##'

DATE:

05/26/2023

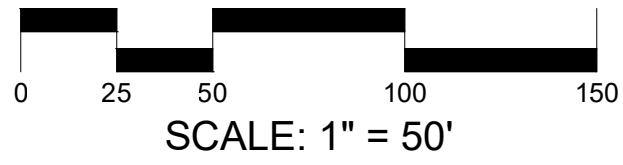
SHEET

EC-4





2000 NORTH



# BEN LOMOND VIEWS

## PHASE 2D

HARRISVILLE CITY, UTAH

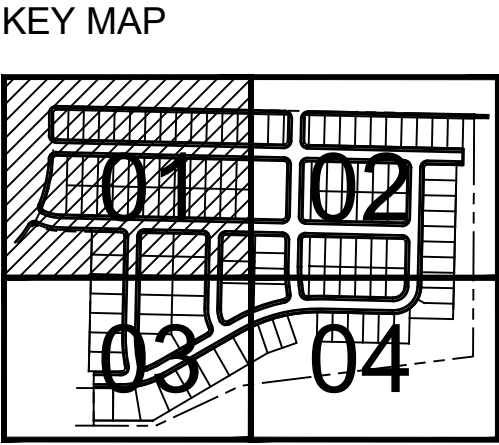


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| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |
|            |              |
|            |              |

SHEET TITLE:  
**OVERALL SITE &  
LANDSCAPE PLAN**

SHEET NUMBER:  
**L100**





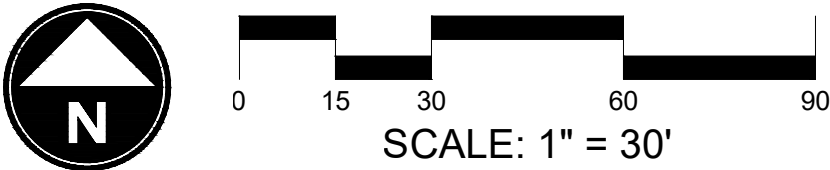
REFERENCE NOTES SCHEDULE

| SYMBOL | LANDSCAPE DESCRIPTION                                                                           |
|--------|-------------------------------------------------------------------------------------------------|
|        | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |
|        | CLEAR VISION TRIANGLE (TYP.).                                                                   |
| SYMBOL | SITE DESCRIPTION                                                                                |
|        | FIRE HYDRANT (TYP)                                                                              |
|        | 4' CONCRETE SIDEWALK (TYP)                                                                      |
|        | CONCRETE MOW CURB                                                                               |
|        | 6' BENCH (TYP)                                                                                  |
|        | TRASH RECEPTACLE (TYP.)                                                                         |
|        | PET WASTE STATION (TYP.)                                                                        |
|        | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |
| SYMBOL | LANDSCAPE DESCRIPTION                                                                           |
|        | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) |

PLANT SCHEDULE

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME                                                          |
|------------------|----------------------------------------------------------------------------------|
|                  | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             |
|                  | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              |
|                  | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    |
|                  | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            |
|                  | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   |
|                  | Gleditsia triacanthos inermis 'Skycote' TM / Skyline Honey Locust                |
|                  | Malus x 'Spring Snow' / Spring Snow Crabapple                                    |
|                  | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME                                                          |
|                  | Calocedrus decurrens / Incense Cedar                                             |
| ORNAMENTAL       | BOTANICAL / COMMON NAME                                                          |
|                  | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| SHRUBS           | BOTANICAL / COMMON NAME                                                          |
|                  | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood                      |
|                  | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea                    |
| GRASSES          | BOTANICAL / COMMON NAME                                                          |
|                  | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  |
| PERENNIALS       | BOTANICAL / COMMON NAME                                                          |
|                  | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME                                                          |
|                  | Pinus mugo pumilio / Dwarf Mugo Pine                                             |
| SOD/SEED         | BOTANICAL / COMMON NAME                                                          |
|                  | Bio Grass Sod Farms / Bio Blue Turf                                              |
|                  | Bio Grass Sod Farms / Bio Meadow Turf                                            |
|                  | Bio Grass Sod Farms / Bio Native Turf                                            |

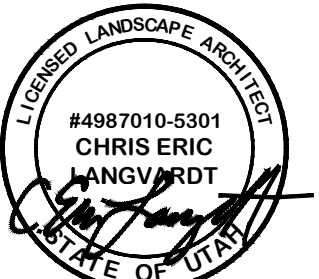
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



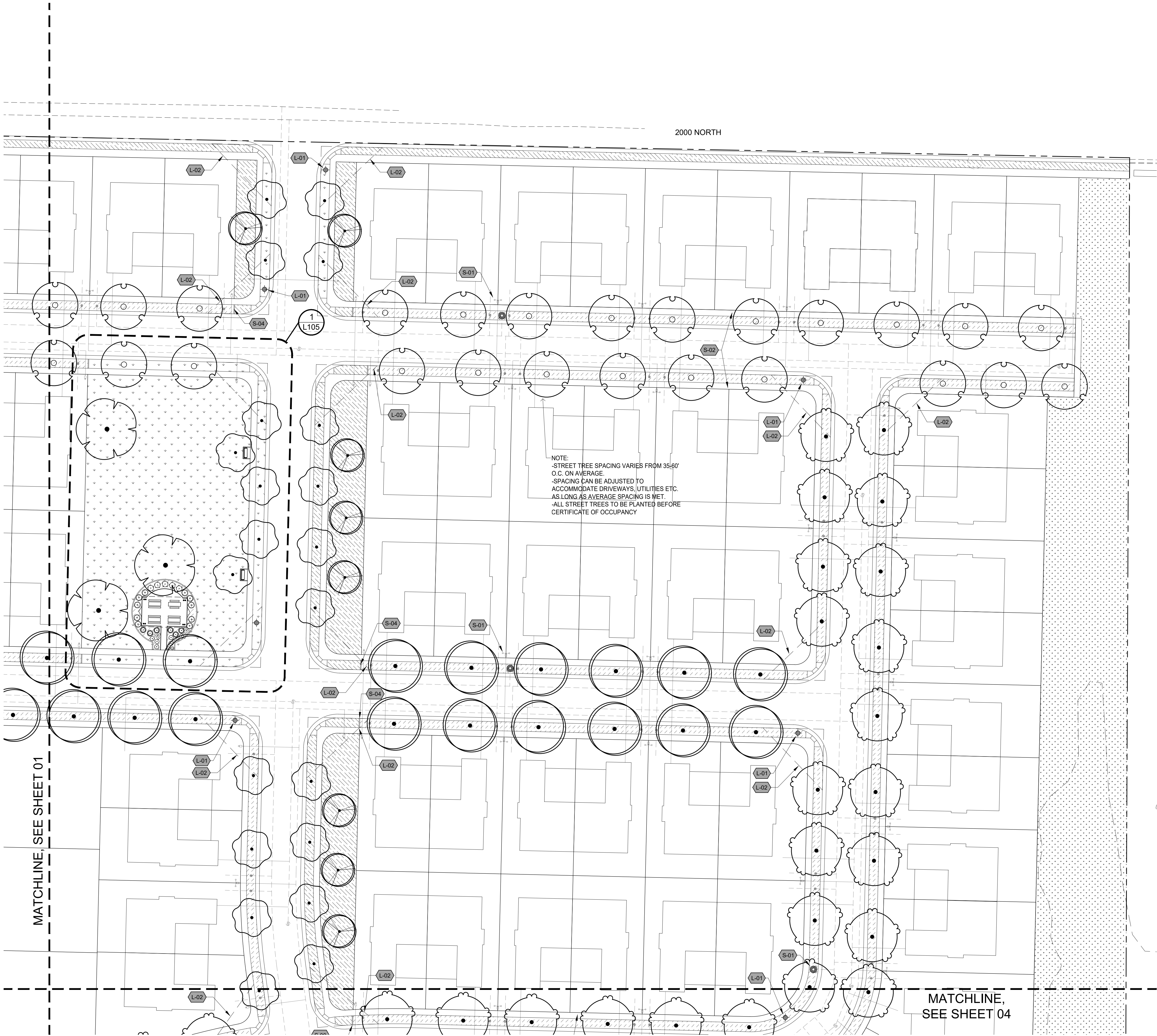
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| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |

SHEET TITLE:  
SITE & LANDSCAPE PLAN

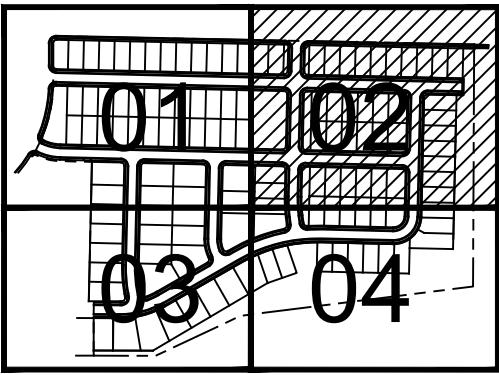
SHEET NUMBER:

L101





KEY MAP



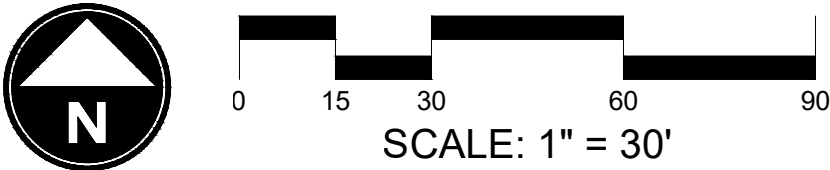
REFERENCE NOTES SCHEDULE

| SYMBOL    | LANDSCAPE DESCRIPTION                                                                           |
|-----------|-------------------------------------------------------------------------------------------------|
| L-01      | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |
| L-02      | CLEAR VISION TRIANGLE (TYP.).                                                                   |
| S-01      | FIRE HYDRANT (TYP)                                                                              |
| S-02      | 4' CONCRETE SIDEWALK (TYP)                                                                      |
| S-04      | CONCRETE MOW CURB                                                                               |
| S-09      | 6' BENCH (TYP)                                                                                  |
| S-10      | TRASH RECEPTACLE (TYP.)                                                                         |
| S-11      | PET WASTE STATION (TYP.)                                                                        |
| S-12      | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |
| SYMBOL    | LANDSCAPE DESCRIPTION                                                                           |
| [Pattern] | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) |

PLANT SCHEDULE

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME                                                          |
|------------------|----------------------------------------------------------------------------------|
| [Symbol]         | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             |
| [Symbol]         | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              |
| [Symbol]         | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    |
| [Symbol]         | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            |
| [Symbol]         | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   |
| [Symbol]         | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust                |
| [Symbol]         | Malus x 'Spring Snow' / Spring Snow Crabapple                                    |
| [Symbol]         | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Calocedrus decurrens / Incense Cedar                                             |
| ORNAMENTAL       | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| SHRUBS           | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood                      |
| [Symbol]         | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea                    |
| GRASSES          | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  |
| PERENNIALS       | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Pinus mugo pumilio / Dwarf Mugo Pine                                             |
| SOD/SEED         | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Bio Grass Sod Farms / Bio Blue Turf                                              |
| [Symbol]         | Bio Grass Sod Farms / Bio Meadow Turf                                            |
| [Symbol]         | Bio Grass Sod Farms / Bio Native Turf                                            |

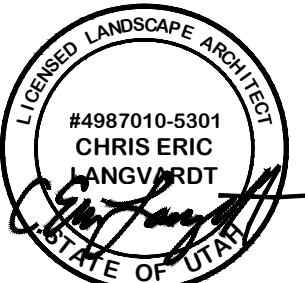
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



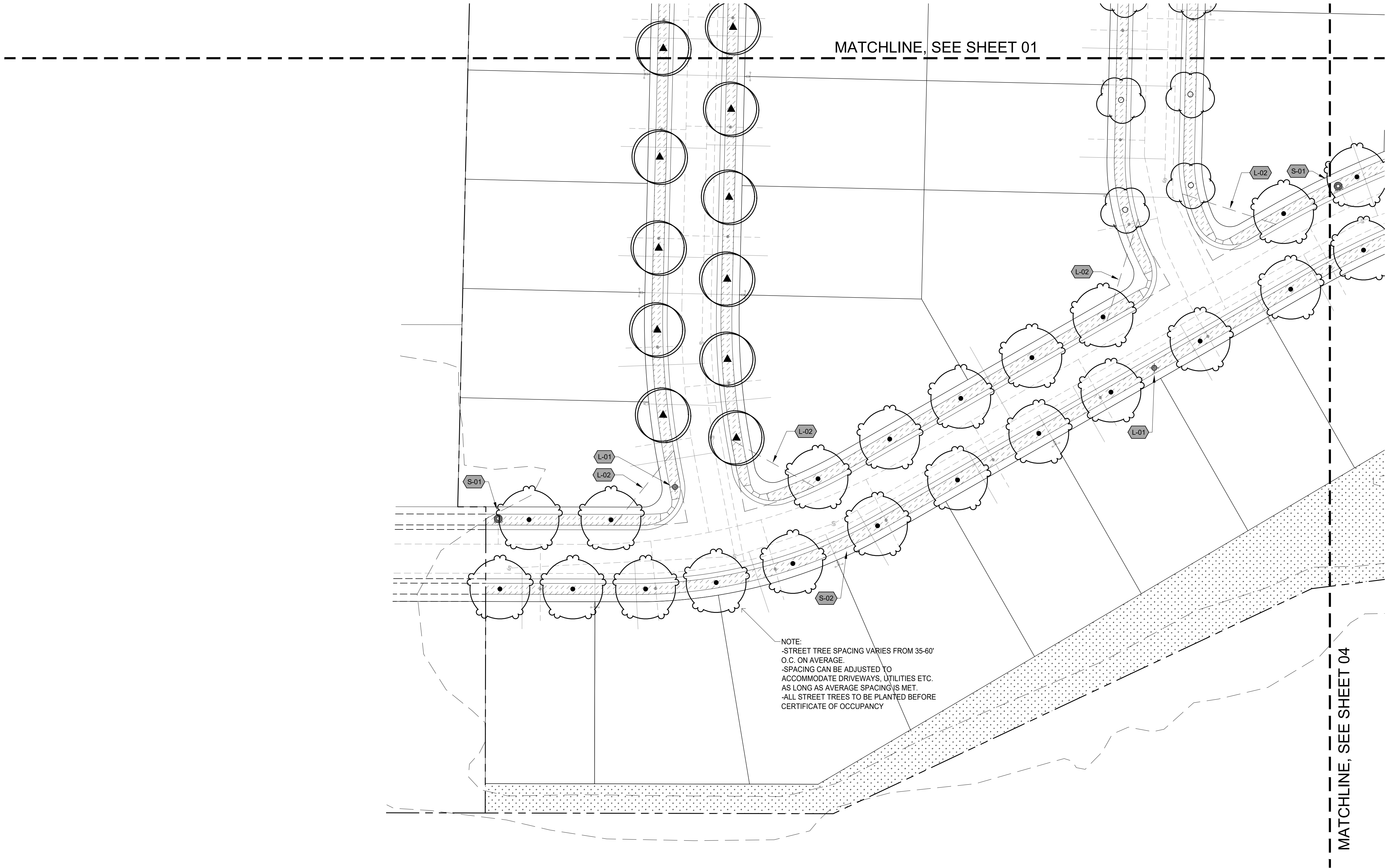
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| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |

SHEET TITLE:  
SITE & LANDSCAPE PLAN

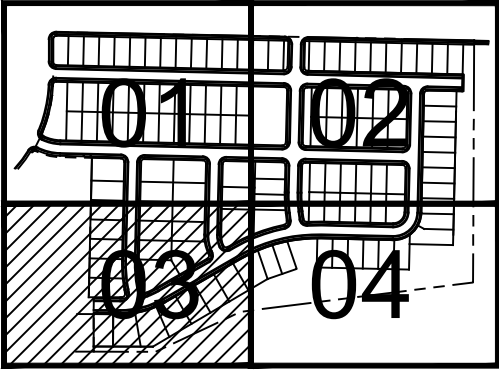
SHEET NUMBER:

L102





KEY MAP



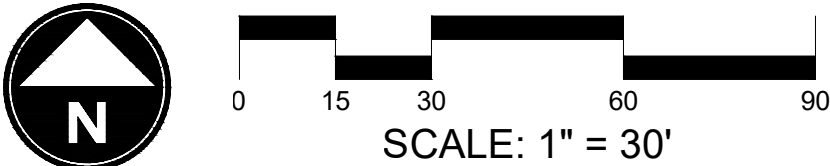
REFERENCE NOTES SCHEDULE

| SYMBOL    | LANDSCAPE DESCRIPTION                                                                           |
|-----------|-------------------------------------------------------------------------------------------------|
| L-01      | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |
| L-02      | CLEAR VISION TRIANGLE (TYP.).                                                                   |
| SYMBOL    | SITE DESCRIPTION                                                                                |
| S-01      | FIRE HYDRANT (TYP)                                                                              |
| S-02      | 4' CONCRETE SIDEWALK (TYP)                                                                      |
| S-04      | CONCRETE MOW CURB                                                                               |
| S-09      | 6' BENCH (TYP)                                                                                  |
| S-10      | TRASH RECEPTACLE (TYP.)                                                                         |
| S-11      | PET WASTE STATION (TYP.)                                                                        |
| S-12      | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |
| SYMBOL    | LANDSCAPE DESCRIPTION                                                                           |
| [Pattern] | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) |

PLANT SCHEDULE

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME                                                          |
|------------------|----------------------------------------------------------------------------------|
| [Symbol]         | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             |
| [Symbol]         | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              |
| [Symbol]         | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    |
| [Symbol]         | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            |
| [Symbol]         | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   |
| [Symbol]         | Gleditsia triacanthos inermis 'Skycote' TM / Skyline Honey Locust                |
| [Symbol]         | Malus x 'Spring Snow' / Spring Snow Crabapple                                    |
| [Symbol]         | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Calocedrus decurrens / Incense Cedar                                             |
| ORNAMENTAL       | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| SHRUBS           | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood                      |
| [Symbol]         | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea                    |
| GRASSES          | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  |
| PERENNIALS       | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Pinus mugo pumilio / Dwarf Mugo Pine                                             |
| SOD/SEED         | BOTANICAL / COMMON NAME                                                          |
| [Symbol]         | Bio Grass Sod Farms / Bio Blue Turf                                              |
| [Symbol]         | Bio Grass Sod Farms / Bio Meadow Turf                                            |
| [Symbol]         | Bio Grass Sod Farms / Bio Native Turf                                            |

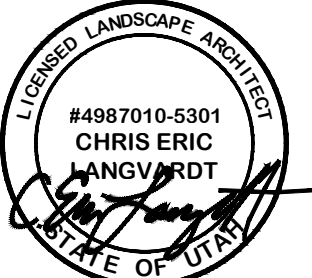
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



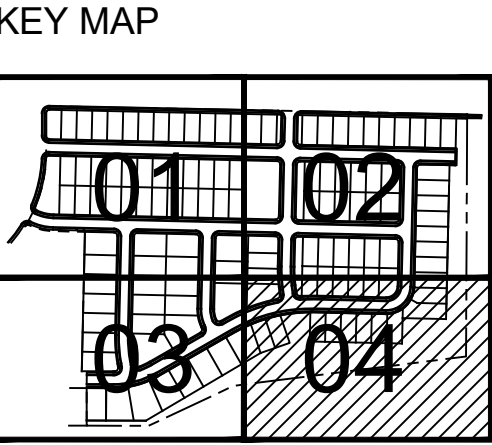
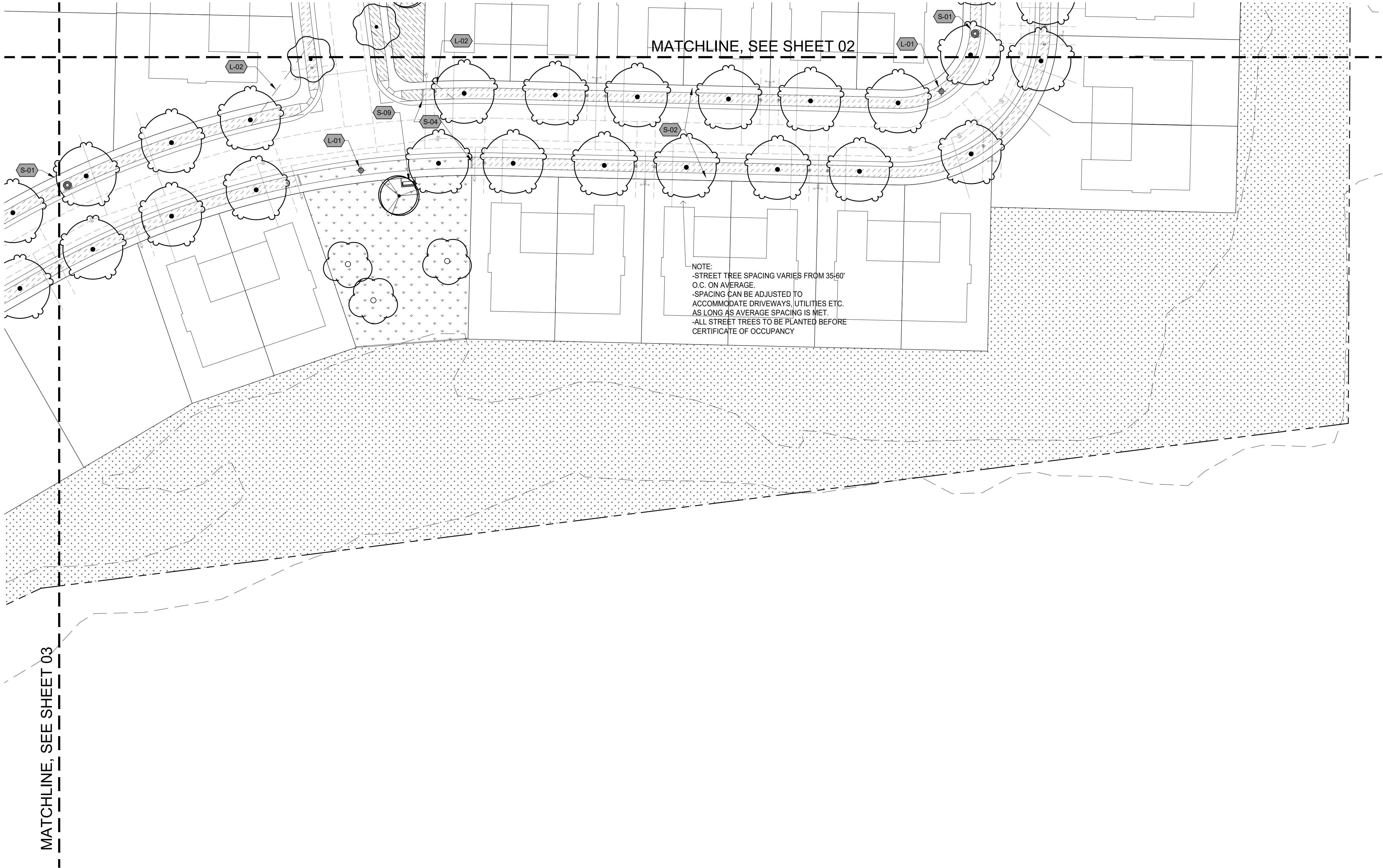
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| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |
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SHEET TITLE:  
SITE & LANDSCAPE  
PLAN

SHEET NUMBER:

L103





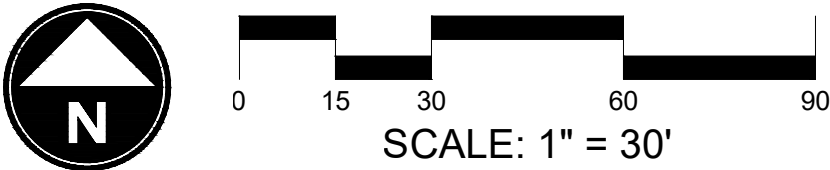
REFERENCE NOTES SCHEDULE

| SYMBOL | LANDSCAPE DESCRIPTION                                                                           |
|--------|-------------------------------------------------------------------------------------------------|
| L-01   | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |
| L-02   | CLEAR VISION TRIANGLE (TYP.).                                                                   |
| S-01   | FIRE HYDRANT (TYP)                                                                              |
| S-02   | 4' CONCRETE SIDEWALK (TYP)                                                                      |
| S-04   | CONCRETE MOW CURB                                                                               |
| S-09   | 6" BENCH (TYP)                                                                                  |
| S-10   | TRASH RECEPTACLE (TYP.)                                                                         |
| S-11   | PET WASTE STATION (TYP.)                                                                        |
| S-12   | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |
| SYMBOL | LANDSCAPE DESCRIPTION                                                                           |
|        | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) |

PLANT SCHEDULE

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME                                                          |
|------------------|----------------------------------------------------------------------------------|
|                  | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             |
|                  | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              |
|                  | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    |
|                  | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            |
|                  | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   |
|                  | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust                |
|                  | Malus x 'Spring Snow' / Spring Snow Crabapple                                    |
|                  | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME                                                          |
|                  | Calocedrus decurrens / Incense Cedar                                             |
| ORNAMENTAL       | BOTANICAL / COMMON NAME                                                          |
|                  | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| SHRUBS           | BOTANICAL / COMMON NAME                                                          |
|                  | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood                      |
|                  | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea                    |
| GRASSES          | BOTANICAL / COMMON NAME                                                          |
|                  | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  |
| PERENNIALS       | BOTANICAL / COMMON NAME                                                          |
|                  | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME                                                          |
|                  | Pinus mugo pumilio / Dwarf Mugo Pine                                             |
| SOD/SEED         | BOTANICAL / COMMON NAME                                                          |
|                  | Bio Grass Sod Farms / Bio Blue Turf                                              |
|                  | Bio Grass Sod Farms / Bio Meadow Turf                                            |
|                  | Bio Grass Sod Farms / Bio Native Turf                                            |

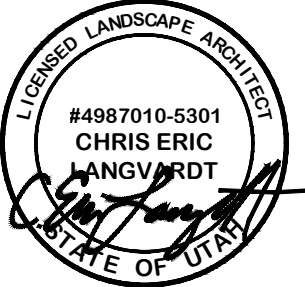
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



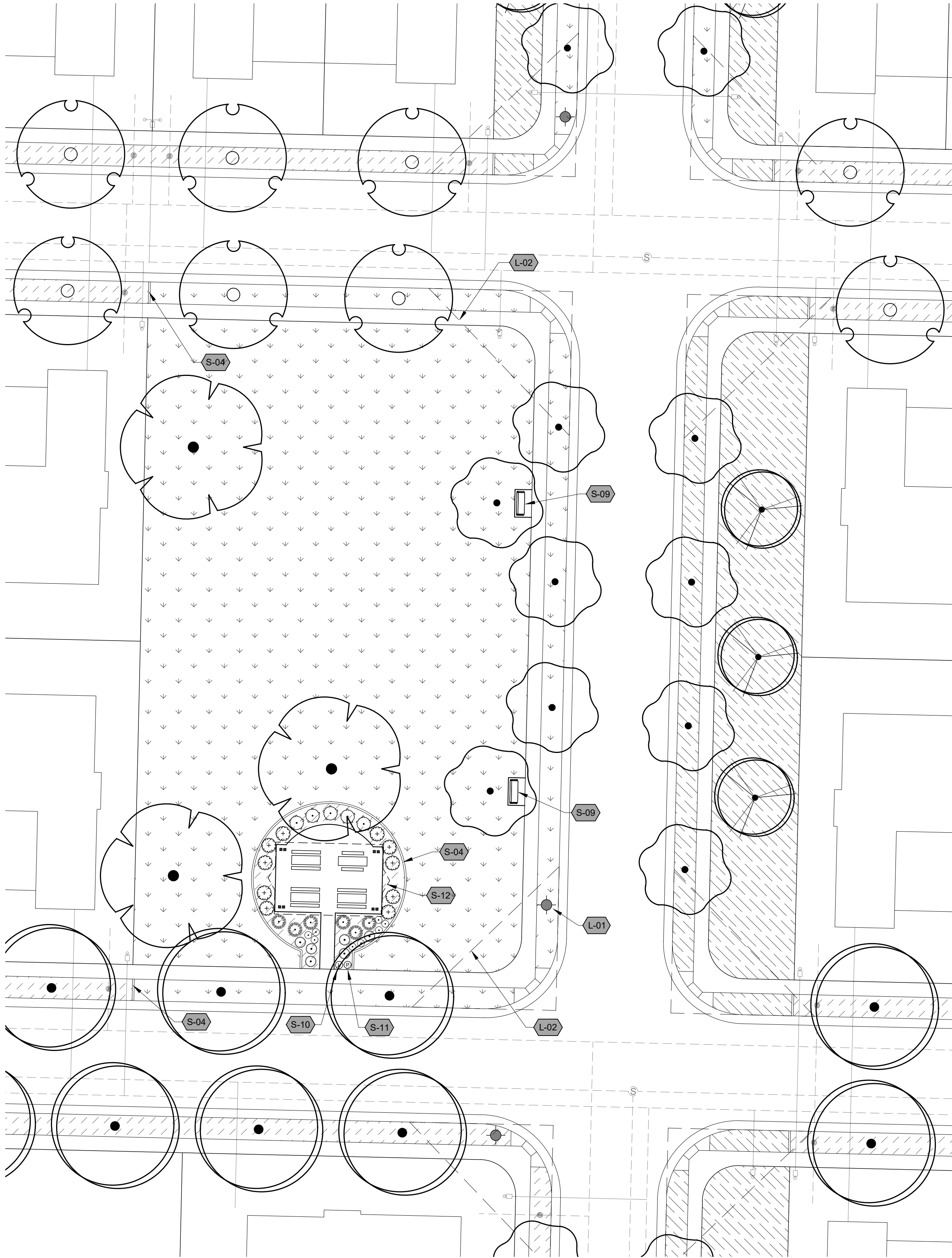
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| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |

SHEET TITLE:  
SITE & LANDSCAPE  
PLAN

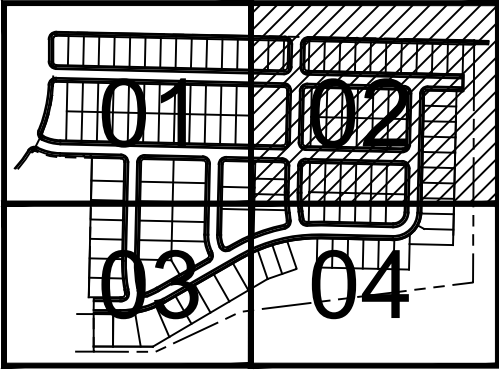
SHEET NUMBER:

L104





KEY MAP



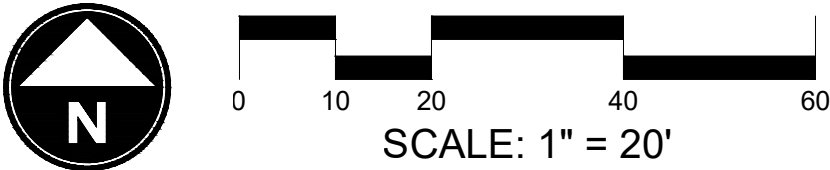
REFERENCE NOTES SCHEDULE

| SYMBOL        | LANDSCAPE DESCRIPTION                                                                           |
|---------------|-------------------------------------------------------------------------------------------------|
| L-01          | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |
| L-02          | CLEAR VISION TRIANGLE (TYP.).                                                                   |
| SYMBOL        | SITE DESCRIPTION                                                                                |
| S-01          | FIRE HYDRANT (TYP)                                                                              |
| S-02          | 4' CONCRETE SIDEWALK (TYP)                                                                      |
| S-04          | CONCRETE MOW CURB                                                                               |
| S-09          | 6' BENCH (TYP)                                                                                  |
| S-10          | TRASH RECEPTACLE (TYP.)                                                                         |
| S-11          | PET WASTE STATION (TYP.)                                                                        |
| S-12          | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |
| SYMBOL        | LANDSCAPE DESCRIPTION                                                                           |
| [Hatched Box] | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) |

PLANT SCHEDULE

| DECIDUOUS TREES    | BOTANICAL / COMMON NAME                                                          |
|--------------------|----------------------------------------------------------------------------------|
| [Tree Symbol]      | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             |
| [Tree Symbol]      | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              |
| [Tree Symbol]      | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    |
| [Tree Symbol]      | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            |
| [Tree Symbol]      | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   |
| [Tree Symbol]      | Gleditsia triacanthos inermis 'Skycote' TM / Skyline Honey Locust                |
| [Tree Symbol]      | Malus x 'Spring Snow' / Spring Snow Crabapple                                    |
| [Tree Symbol]      | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        |
| EVERGREEN TREES    | BOTANICAL / COMMON NAME                                                          |
| [Tree Symbol]      | Calocedrus decurrens / Incense Cedar                                             |
| ORNAMENTAL         | BOTANICAL / COMMON NAME                                                          |
| [Tree Symbol]      | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| SHRUBS             | BOTANICAL / COMMON NAME                                                          |
| [Shrub Symbol]     | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood                      |
| [Shrub Symbol]     | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea                    |
| GRASSES            | BOTANICAL / COMMON NAME                                                          |
| [Grass Symbol]     | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  |
| PERENNIALS         | BOTANICAL / COMMON NAME                                                          |
| [Perennial Symbol] | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           |
| EVERGREEN SHRUBS   | BOTANICAL / COMMON NAME                                                          |
| [Shrub Symbol]     | Pinus mugo pumilio / Dwarf Mugo Pine                                             |
| SOD/SEED           | BOTANICAL / COMMON NAME                                                          |
| [Sod Symbol]       | Bio Grass Sod Farms / Bio Blue Turf                                              |
| [Seed Symbol]      | Bio Grass Sod Farms / Bio Meadow Turf                                            |
| [Seed Symbol]      | Bio Grass Sod Farms / Bio Native Turf                                            |

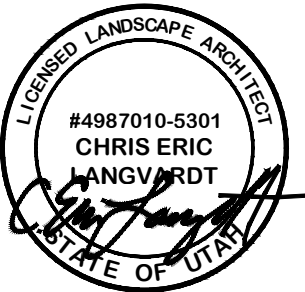
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



|            |              |
|------------|--------------|
| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |

SHEET TITLE:  
PARK  
DETAIL

SHEET NUMBER:  
L105



| PLANT SCHEDULE          |                                                                                  |             |                |            |
|-------------------------|----------------------------------------------------------------------------------|-------------|----------------|------------|
| <u>DECIDUOUS TREES</u>  | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Acer miyabei 'Morton' TM / State Street Miyabe Maple                             | 2" Cal.     | 41             |            |
|                         | Acer platanoides 'Columnarbroad' TM / Parkway Maple                              | 2" Cal.     | 21             |            |
|                         | Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple                    | 2" Cal.     | 3              |            |
|                         | Acer platanoides 'Royal Red' / Royal Red Norway Maple                            | 2" Cal.     | 17             |            |
|                         | Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset® Maple                   | 2" Cal.     | 13             |            |
|                         | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust                | 2" Cal.     | 55             |            |
|                         | Malus x 'Spring Snow' / Spring Snow Crabapple                                    | 2" Cal.     | 12             |            |
|                         | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden                        | 2" Cal.     | 48             |            |
| <u>EVERGREEN TREES</u>  | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Calocedrus decurrens / Incense Cedar                                             | 6' Ht.      | 4              |            |
| <u>ORNAMENTAL</u>       | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry | 2" Cal.     | 4              |            |
| <u>SHRUBS</u>           | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood                      | 5 gal.      | 5              |            |
|                         | Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea                    | 5 gal.      | 10             |            |
| <u>GRASSES</u>          | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass                  | 1 gal.      | 6              |            |
| <u>PERENNIALS</u>       | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily                           | 1 gal.      | 8              |            |
| <u>EVERGREEN SHRUBS</u> | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>QTY</u>     |            |
|                         | Pinus mugo pumilio / Dwarf Mugo Pine                                             | 5 gal.      | 6              |            |
| <u>SOD/SEED</u>         | <u>BOTANICAL / COMMON NAME</u>                                                   | <u>SIZE</u> | <u>SPACING</u> | <u>QTY</u> |
|                         | Bio Grass Sod Farms / Bio Blue Turf                                              | Sod         |                | 28,653 sf  |
|                         | Bio Grass Sod Farms / Bio Meadow Turf                                            | Sod         |                | 33,849 sf  |
|                         | Bio Grass Sod Farms / Bio Native Turf                                            | Sod         |                | 116,545 sf |

| REFERENCE NOTES SCHEDULE |                                                                                                 |           |
|--------------------------|-------------------------------------------------------------------------------------------------|-----------|
| SYMBOL                   | LANDSCAPE DESCRIPTION                                                                           |           |
|                          | STREET LIGHT, TYP. 25' MIN. TREE SETBACK.                                                       |           |
|                          | CLEAR VISION TRIANGLE (TYP.).                                                                   |           |
| SYMBOL                   | SITE DESCRIPTION                                                                                |           |
|                          | FIRE HYDRANT (TYP)                                                                              |           |
|                          | 4' CONCRETE SIDEWALK (TYP)                                                                      |           |
|                          | CONCRETE MOW CURB                                                                               |           |
|                          | 6' BENCH (TYP)                                                                                  |           |
|                          | TRASH RECEPTACLE (TYP.)                                                                         |           |
|                          | PET WASTE STATION (TYP.)                                                                        |           |
|                          | SHADE / PICNIC PAVILION - 20' x 30' W/ PICNIC TABLES                                            |           |
| SYMBOL                   | LANDSCAPE DESCRIPTION                                                                           | QTY       |
|                          | Soil Pep Bark Mulch - 3" Depth<br>Mountain West Products, Rexburg, Idaho<br>(or approved equal) | 453.49 cy |

BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH

DATE: MAY 2023

PROJECT: 000.0000.168

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE: LANDSCAPE SCHEDULE

SHEET NUMBER: L106





**DETAILS**  
Manufacturer: Classic Recreation Systems  
Model: Cheyenne  
Materials: -Roof : 24 ga HR-36 Steel Roof, w/ wood fascia,  
2x6 T&G subroof  
-Columns: 6x6 Steel Posts  
- Metal Frame: Powdered Coated Steel  
-Roof Color: Endura-Coat Charcoal Gray 851  
-Column Color: Sherwin Williams 'Iron Ore' 7069

1 SHADE/PICNIC PAVILION - PRECEDENT IMAGE  
NTS



**DETAILS**  
Manufacturer: Anova Site Furnishings  
Model: Wainwright, 6'  
Materials: Slats - Recycled Plastic  
Color: Cedar  
Metal Frame: Powdered Coated Steel  
Color: Textured Black

2 BENCH  
NTS



**DETAILS**  
Manufacturer: Anova Site Furnishings  
Model: Wainwright 45 gallon w/ Top  
Materials: Slats - Recycled Plastic  
Color: Cedar  
Metal Frame / Lid:  
Powdered Coated Steel  
Color: Textured Black

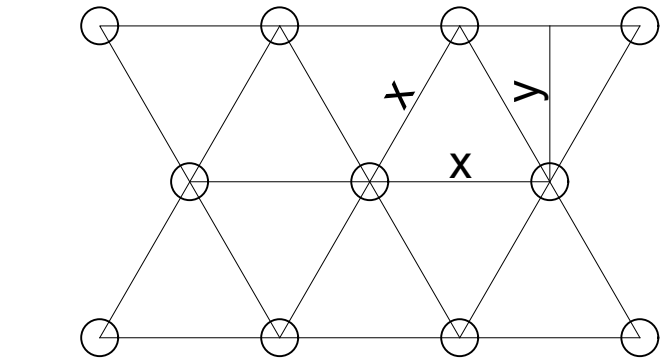
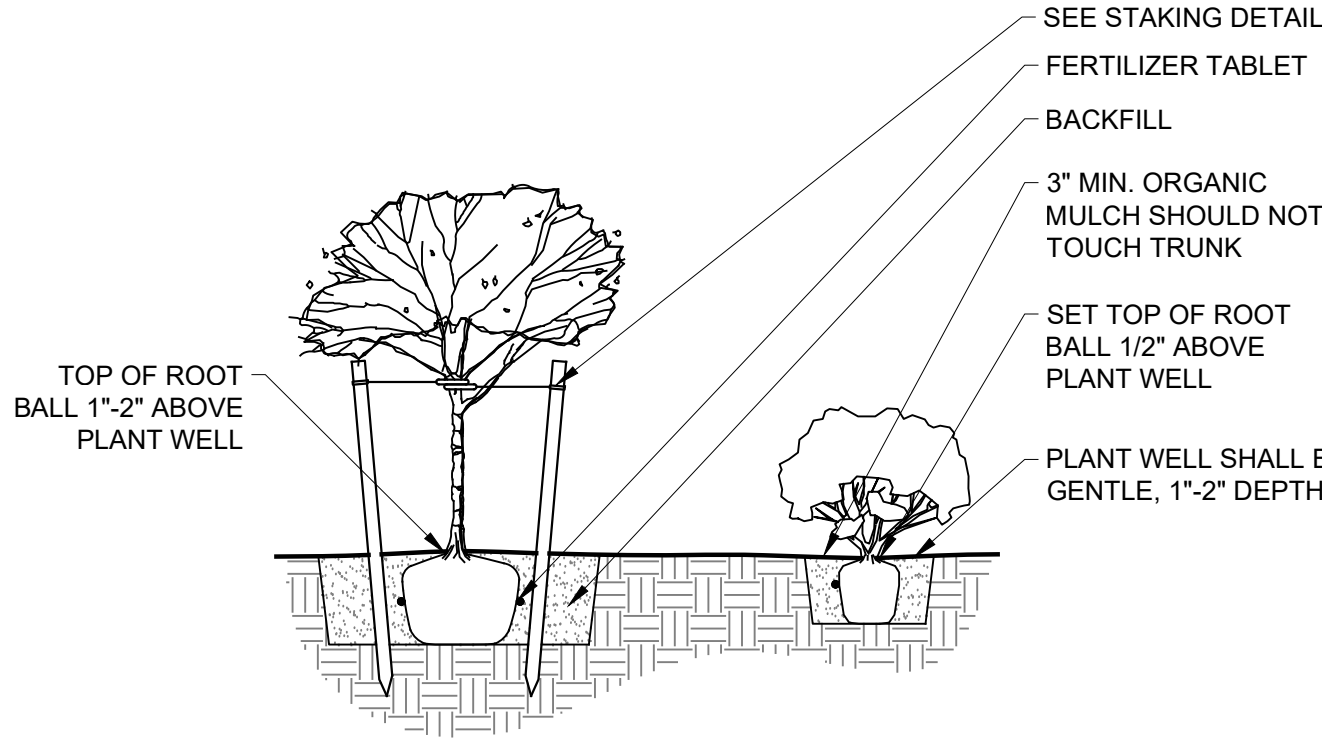
3 TRASH RECEPTACLE  
NTS



**DETAILS**  
Manufacturer: Dogi Pot  
Model: Pet Station #1003-BLK-L  
Color: Black

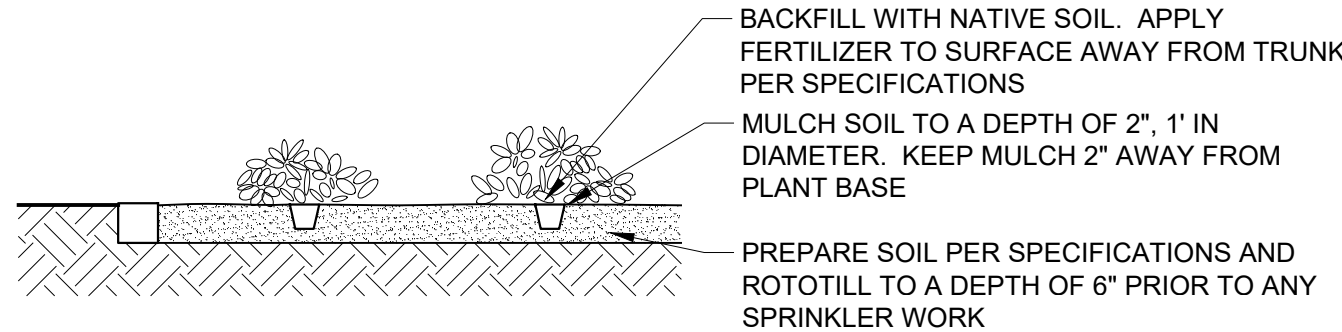
4 PET REFUSE BAG DISPENSER  
NTS

**BACKFILL:**  
ONE PART MULCH TO THREE PARTS NATIVE SOIL.  
**PLANTING PIT SIZES:**  
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"  
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"  
**FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)**  
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 8 PER 2" CALIPER AND LARGER)



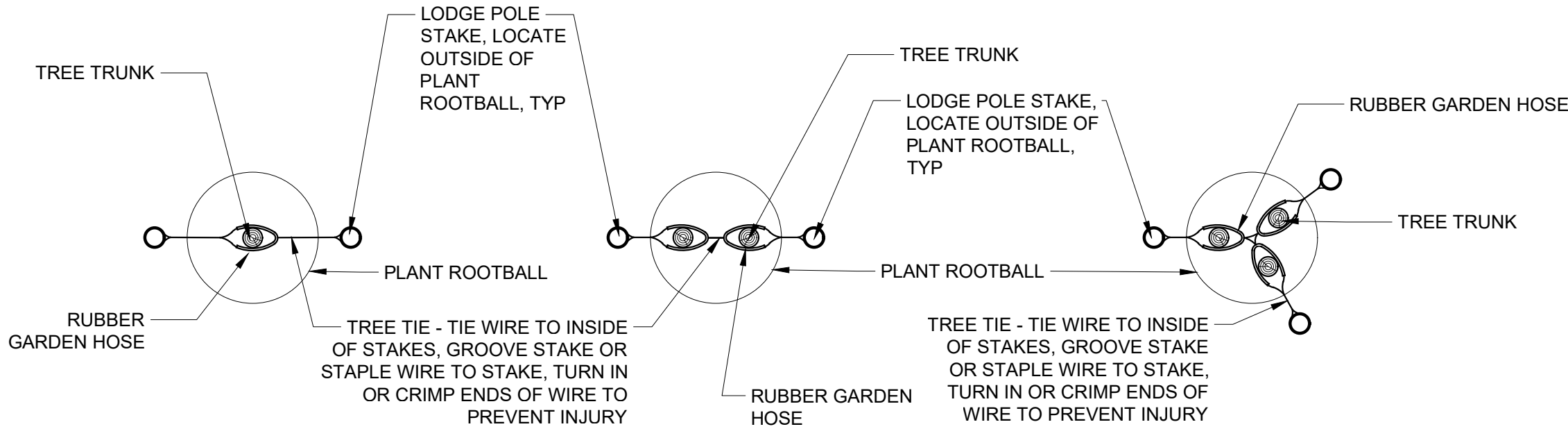
**NOTE:**  
ALL GROUNDCOVERS TO BE PLANTED  
ON CENTER (SEE PLANT LEGEND) IN A  
TRIANGULAR PATTERN.

| PLANT SPACING | SPACING (x) | ROW (y)               | AREA PER PLANT |
|---------------|-------------|-----------------------|----------------|
| 3 FT. O.C.    | 2.60 FT.    | 7.80 FT <sup>2</sup>  |                |
| 4 FT. O.C.    | 3.46 FT.    | 13.84 FT <sup>2</sup> |                |



5 TREE AND SHRUB PLANTING DETAIL  
3/8" = 1'-0"

6 PERENNIAL/GROUNDCOVER PLANTING DETAIL  
3/8" = 1'-0"



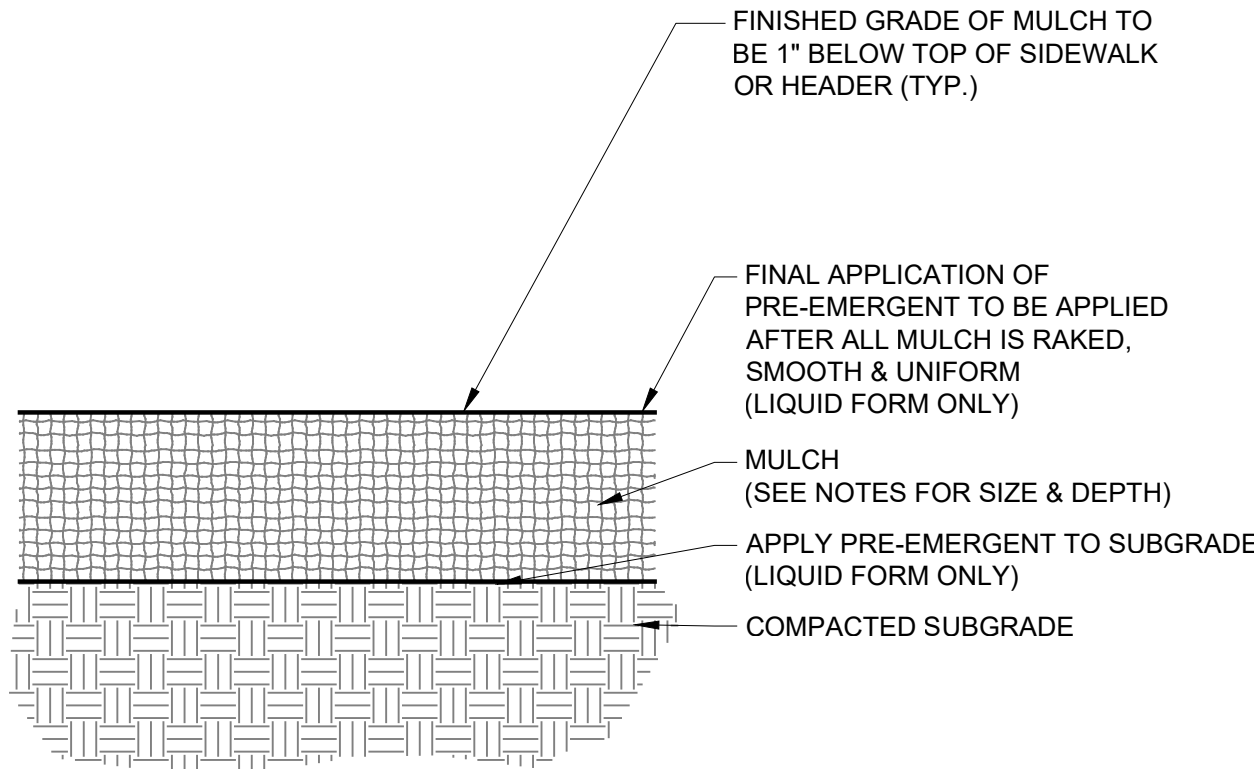
TREE STAKING PLAN - STANDARD

TREE STAKING PLAN - MULTIPLE

TREE STAKING PLAN - MULTIPLE

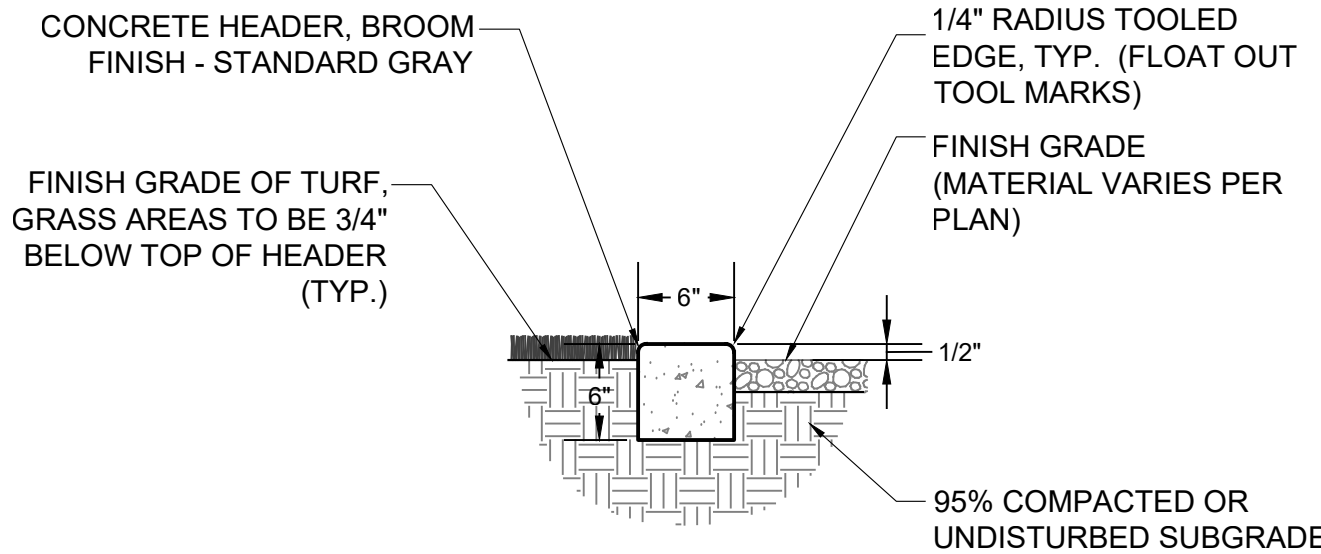
**NOTE:** ONLY PROVIDE STAKING IF CONDITIONS REQUIRE IT

7 TREE STAKING DETAIL  
3/8" = 1'-0"



**NOTE:**  
EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2-5 QUARTS PER ACRE.  
CONTRACTOR TO CALL & VERIFY EACH APPLICATION WITH THE PROJECT  
LANDSCAPE ARCHITECT OR OWNERS AGENT.

8 MULCH DETAIL  
1/2" = 1'-0"



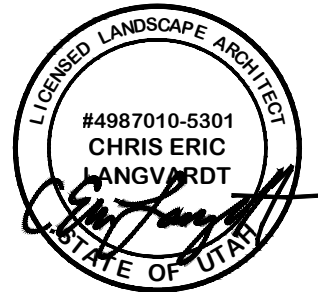
**NOTES:**  
1. LANDSCAPE ARCHITECT SHALL APPROVE EDGING LOCATION AND SHAPE PRIOR TO PLACING CONCRETE.  
2. TOP OF HEADER SHALL BE FLUSH WITH ADJOINING WALKWAYS.  
3. 24\"/>

9 6" CONCRETE MOW CURB  
1" = 1'-0"



BEN LOMOND VIEWS  
PHASE 2D

HARRISVILLE CITY, UTAH



|            |              |
|------------|--------------|
| DATE:      | MAY 2023     |
| PROJECT:   | 000.0000.168 |
| DRAWN BY:  | DL           |
| REVIEW BY: | EL           |
| VERSION:   |              |
| REVISIONS: |              |

SHEET TITLE:  
SITE & LANDSCAPE  
DETAILS

SHEET NUMBER:

L107