



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

CITY COUNCIL AGENDA

August 8, 2023

[Zoom Meeting Link](#)

Meeting ID: 863 1126 8046

Passcode: 169729

7:00 Pm City Council Meeting

Presiding: Mayor Michelle Tait

Mayor Pro Term: Blair Christensen

1. **Call to Order** [Mayor Tait]
2. **Opening**
 - a. Pledge of Allegiance [Council Member Weiss]
3. **Consent Items**
 - a. Approval of meeting minutes for July 11, 2023 and August 1, 2023 as presented.
4. **Business Items**
 - a. Discussion/possible action to grant final approval of Ben Lomond Views Phase 2D. [Jennie Knight]
 - b. Discussion/possible action to adopt Resolution 23-12; a resolution adopting the Fiscal Year 2023 Final Budget for Harrisville City, Harrisville Community Reinvestment Agency, and Four Mile Special Service District. [Jennie Knight]
 - c. Discussion/possible action to adopt Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor athletic facilities. [Jennie Knight]
5. **Public Comments** - (3 Minute Maximum)
6. **Mayor/Council Follow-Up**
7. **Closed Executive Session**- A closed Executive Session for the purposes described under UCA §52-4-205(1)(a); discussion of the character, professional competence, or physical or mental health of an individual and UCA §52-4-205(1)(c); strategy session to discuss pending or reasonable imminent litigation.
8. **Adjournment**

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public 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, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

**MINUTES
HARRISVILLE CITY COUNCIL
July 11, 2023
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on July 11, 2023 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Kenny Loveland, Council Member Blair Christensen, Council Member Grover Wilhelmsen, Council Member Steve Wiess.

Excused: Council Member Max Jackson, Bryan Fife, Parks and Recreation Director.

Staff: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Mark Wilson, Chief of Police, Brody Flint, City Attorney, Cynthia Benson, Assistant Recorder, Jack Fogal, City Recorder.

Visitors: Arnold Tait, Mark Apuna, Marcus Keller, Devin Pettit, Greg Benson, Elle Benson, Tomas Beesley, Libby Fife, Justin Congteller, Sheila Fife, Chris Fife, Mike Shinsel, Chris Cope, Wendy Page, Sam Elder, Katherine Barrett, Chad Marriott.

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all in attendance.

2. Opening Ceremony.

Council Member Loveland opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for June 13, 2023 and June 20, 2023 as Presented

Motion: Council Member Wilhelmsen made a motion to approve the meeting minutes for June 13th, 2023 and June 20th, 2023 as presented, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

4. Recognition/Awards

a. Recognition of Cynthia Benson for earning her Utah Municipal Clerks Association State Certification.

Mayor Tait and Council presented Cynthia Benson with a framed copy of her Utah Municipal Clerks Association Certificate.

5. Business Items.

a. Future Farmers of America Presentation.

Chad Marriott, an advisor for agriculture programs for Weber County School District. This year the County decided the Jr. Livestock Program needs to be its own organization and not grouped with the county fair. This was decided due to the number of livestock and participants. The county will match donations up to \$10,000 for the new agriculture program. The students and advisors are going to cities in Weber County to solicit donations.

Libby Fife explained she has been showing animals at the county fair for three years. She has shown both goats and lambs. She raises animals at the agriculture facility in Taylor. She has learned how to manage her time and take care of animals.

Tomas Beesley has shown goats and lambs at the county fair for the last three years. He said this has been a great learning experience from managing finances, treating illnesses in livestock, and how to raise livestock. He has decided to go to Utah State to pursue a degree in animal nutrition, due to his participation in the Future Farmers of America.

Mayor Tait inquired what schools were involved with the new program. Chad Marriott clarified it encompasses all of Weber County. The participants must be registered in an agriculture class in a school within the county and a member of the 4H program. This provides great development for the students. Council Member Wilhelmsen request what Weber County is doing about offsetting costs during the fair. Chad Marriott explained the new program will be paying a rental fee to use the facility during the fair. The county has been great with helping to consider what benefits the students the best. The first few years will be a trial and error to evaluate what works best for the county and the organization. Mayor Tait asked how the organization is taking on such a large project. Chad Marriott informed Council that members of the community have volunteered to help get the program running. They will also need to hire an accountant to make sure their books are balanced. Mayor Tait inquired how many cities have donated so far. Chad Marriott explained he knows of two or three cities that have committed so far. Different advisors have attended meetings with cities so he cannot speak to all of the city's commitments. Council asked staff to look into donation options and present it during the August 8, 2023 City Council Meeting for their vote.

b. Municipal Public Infrastructure District Discussion.

Marcus Keller gave a summary of a public infrastructure district. This is a financing tool that allows private entities to receive tax exempt funding to raise the money needed for a project, pay for the project, and ultimately dissolve. Special assessment bonds are not new to Utah. PID legislation made it so the responsibility is on the PID and not on the City. By utilizing a PID it helps hold the City harmless. The City can outline the parameters that the PID can act on by helping create the governing document, but once approved the development will not need to come back to the City if they are given the authority in the governing document. Council can put in the governing document that the cost cannot be passed to the end user or retail side of the process. The PID cannot keep the infrastructure after it is completed; it must be dedicated to a

public entity like the City or an HOA. Council Member Weiss inquired who runs the PID. Marcus Keller explained the PID board runs the PID. Initially it is the property owners but when sold, they must give up their seat on the PID board. PID tools are more appropriate now due to the high interest rates. There are laws that require the developer to disclose the details of the PID to the homebuyer. Therefore, any seller would have to disclose this to any potential homebuyers during the selling process. The City needs to do its due diligence and look at the benefits versus the potential downfalls. If this is a development the City wants to see, a PID would be a useful tool for the development. Council Member Loveland asked if Council would be able to put in requirements for the PID and who would help advise Council that they are making good and bad decisions. Marcus Keller clarified yes; Council would be able to put in requirements for the PID. Additionally, Council could consult staff or financial consultant to help Council with information. Marcus Keller volunteered to assist Council as a consultant if they desired. Council Member Loveland inquired if the City would be responsible for paying the consulting fee. Marcus Keller clarified the developer and PID would pay any consulting fees, the City would not. Council Member Loveland questioned how long it would take to form a PID. Marcus Keller advised it could be done in less than a month if the City approved it and wanted to move quickly. It depends on how quickly the developer's team can get a proposal submitted and Council approves the governing document. Council Member Weiss asked what the next step would be. Marcus Keller informed Council the next step would be an application and the developer's plan for the PID. Jennie Knight clarified it is very similar to the bond hearings that the City has done recently. She requested Council's support to retain Marcus Keller as a consultant if they are willing to hear a proposal from the developer. Council Member Weiss inquired about how the developer would get funding for the rest of the project if this can only be used for public infrastructure. Marcus Keller reported the developer would have to secure the remaining funding by a traditional method, but by law they have to prove they have funding for the rest of the project before receiving funding from the PID. Council Member Wilhelmsen asked if the development is out of compliance. Jennie Knight clarified the development agreement which outlines certain phases of development would be completed within twenty-four (24) months and was signed in June of 2021.

c. Discussion/possible approve Harrisville Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor athletic facility.

Jennie Knight explained this Ordinance is to amend the Land Use Code for an indoor sports facility allowing for a maximum height of seventy (70) feet. Planning Commission gave a positive recommendation of the Ordinance during their June 2023 meeting. Council Member Christensen asked what has been approved so far for the plan. Jennie Knight explained they have received preliminary approval from Planning Commission for proposed domes. Due to the project changing from domes to the new building they would need to restart the approval process. Council Member Christensen questioned the access from 750 West to the project. Jennie Knight clarified there are no approvals for that to date. Council Member Wilhelmsen inquired how much income the building would generate for the City. Jennie Knight reported the developer hired a third party to do an analysis and the proposed building would generate approximately \$125,000 in revenue for the City not including property tax. Council Member Wilhelmsen asked what is the City's cost for large events there, would we need to pay the police to be there. Jennie Knight explained the City assesses business license fees for large businesses and gives them credits for security improvements like security cameras and onsite security officers. Council Member Wilhelmsen inquired about the plan for 750 West to be a collector road, asking what does that mean. Jennie Knight explained it has been identified as a road that would benefit the city for funding as a collector road. Justin Shinsel explained 750 West was classified as a collector road so the City could apply for funding to widen the road and

add improvements such as curb, gutter, and sidewalk. The impact to the road currently is due to a neighboring city closing 2550 North for a construction project. The timeline for funding for 750 West is roughly eight years but funding can be requested in three years. Council Member Wilhelmsen requested to know if the north side of the road will get a heavier impact due to Pleasant View expanding commercial use on 2550 North. Justin Shinsel clarified yes, their commercial development may ease or cause more traffic depending on what they approve. Most of the commercial traffic in that area will access on Highway 89 or 2700 North. Jennie Knight explained we do not know exactly what the impact on 750 West will be. There have been plans for a light on 2550 North and Highway 89. Council Member Wilhelmsen inquired about potential fire issues and if North View feels confident, they could combat the fire at that height. Jennie Knight explained Ryan Barker, North View Fire Marshall, was part of Project Management and did not indicate that height would be an issue. Pleasant View's commercial zoning code on 2550 North allows a height of 65 feet. Council Member Christensen asked about having exits be on Highway 89 and 2550 North instead of 750 West. Mark Apuna inquired if traffic is the biggest issue Council foresees. He explained once the 2550 North road closure is alleviated, the traffic from the facility will be less than they are currently experiencing. Council Member Christensen asked if there will be enough parking. Mark Apuna answered yes, the plan is for 330 parking spots. Brody Flint clarified the discussion regarding the code need to be for the City as a whole. Council Member Loveland inquired if the seventy-foot buildings were specific to this type of facility. Jennie Knight explained this is very specific for an indoor sports facility. It cannot be used for a hotel as an example. Mark Apuna explained the peak is seventy feet and the sides will be fifty feet. The pitch is extremely low. The concern has been obstructing the view. Council Member Wilhelmsen explained his issue is the height. He is concerned that this building does not fit the demographic of what Harrisville has been building towards.

Motion: Council Member Loveland made a motion to table Harrisville Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor athletic facility, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

d. Discussion/possible action to adopt Harrisville Resolution 23-11; a resolution to authorize agreement for a side walk grant for 2425 North.

Justin Shinsel explained this is the second of two grants discussed last month. One is for 2000 North and one for 2425 North. This enclosed contract seeking approval is for 2425 North. It is the same as the 2000 North contract. Council Member Loveland inquired if UDOT will cover 75% of the cost and the City will cover 25%. Justin Shinsel confirmed yes. Public Works will be self-performing work for most of the City's 25% responsibility.

Motion: Council Member Weiss made a motion to adopt Harrisville Resolution 23-11; a resolution to authorize agreement for a side walk grant for 2425 North, second by Council Member Loveland.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

6. Public Comment

Mayor Tait opened the public comment period.

Katherine Barrett owns two houses on 750 West. She thanked the Council for tabling Ordinance 540. She is concerned if the building is approved, residents will not be able to see the beautiful sunset and future developers will use this building as an example to ask for approval on taller buildings.

Mayor Tait closed the public comment period.

7. Mayor/Council Follow-Up.

Chief Wilson reported that the drone was delivered this week and they are working on getting the policy written for use. Kyle Nordfors will teach all licensed pilots how to operate the drone.

Justin Shinsel thanked Council for attending the ground breaking for the Public Works Building. He felt supported by the City and the community. On Saturday there is a Children's Miracle Network Fundraiser at Wal-Mart from 10 A.M. to 2 P.M and the Mayor and Council are invited.

Jennie Knight reported for Director Fife. The movie in the park was successful on July 7th. The new playground equipment for the park is still on hold but has been ordered.

Jennie Knight explained there will be a public hearing to receive comment for or against truth in taxation on August 1st and the vote will be on August 8th. Council Member Weiss asked about the Fall Festival date. Jennie Knight advised Council the tentative date is October 17th but she wants Council's permission to partner with the PTA to confirm that date. Council Member Weiss suggested putting the booths on the lawn by the ball park or another area to ease congestion in the parking lot.

Council Member Wilhelmsen expressed his gratitude for those who attended the senior luncheon. They have averaged twenty to thirty people at the previous luncheons. Next month the main course will be brisket and those attending are asked to bring a side. It will be on August 8th at 12 P.M. He has received comment from residents asking if North Harrisville Road could have the name changed to Heritage North Harrisville Road.

Council Member Loveland thanked the Police Department for the officers that participated in the neighborhood parade.

Mayor Tait reported to Council that there is a proposed tax increase for Central Weber Sewer. The rate has not been increased since 2012.

- 8. Closed Executive Session-** A closed Executive Session for the purposes described under UCA §52-4-205(1)(a); discussion of the character, professional competence, or physical or mental health of an individual.

Motion: Council Member Weiss made a motion to enter a closed executive session for the purposes described under UCA §52-4-205(1)(a); a discussion of the character, professional competence, or physical or mental health of an individual, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

The Mayor and Council convened into a Closed Executive Session.

Motion: Council Member Weiss made a motion to close a closed executive session and reopen the public meeting, second by Council Member Loveland.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

9. Adjournment

Council Member Weiss motioned to adjourn the meeting, second by Council Member Loveland.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

The meeting adjourned at 9:25 p.m.

MICHELLE TAIT
Mayor

ATTEST:

Jack Fogal
City Recorder
Approved this 8th day of August, 2023

DRAFT

**MINUTES
HARRISVILLE CITY COUNCIL
August 1, 2023
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on August 1, 2023 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Kenny Loveland, Council Member Grover Wilhelmsen, Council Member Steve Wiess, Council Member Max Jackson.

Excused: Council Member Blair Christensen, Bryan Fife, Parks and Recreation Director.

Staff: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Mark Wilson, Chief of Police, Jessica Hardy, Finance Director, Jack Fogal, City Recorder.

Visitors: Arnold Tait, Sheila, Shanna Edwards, David Hickson, Carlos Aguilar, Diana Wilhelmsen, Beverly Foulger, Chris Cope, Rick Wetz, Jon Pierotti, Kathleen Hohosh, Darran Dalley, Brenda Tuinei, Rick Woods, Kimber Dalley, Boyd Fife.

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all in attendance.

2. Opening Ceremony.

Council Member Wilhelmsen opened with the Pledge of Allegiance.

3. Business Items.

- a. Public Hearing** – to receive input from the public for and/or against the proposed increase to the certified tax rate levy for Harrisville City.

Council Member Loveland motioned to open the public hearing for and/or against the proposed increase to the certified tax rate levy for Harrisville City, second by Council Member Jackson.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Excused
Council Member Jackson, Yes
Council Member Loveland, Yes

The motion passed unanimously.

Jennie Knight gave a brief overview of the Truth In Taxation process. The goal of the law is to bring transparency to property taxes. Property tax is the most stable source of revenue for the City to cover the general fund. Property taxes are revenue driven not rate driven. What that means is if property values rise property taxes decrease proportionately. This process does not account for any inflationary adjustments. The tax rate is set to generate the same amount of revenue as last year. To increase the certified tax rate a taxing entity must go through the Truth In Taxation process. Harrisville City receives 13% of property tax with other taxing entities receiving the remaining 87%. Property taxes pay for public safety, Parks and Recreation, Public Works and roads, administration, mayor and council, reserves, Justice Court, building and planning. Harrisville City's tax rate is average for the County. There are two options each year; to accept the current flat revenue rate, or Truth In Taxation to maintain the rate from the previous year to allow the revenue to increase by a small margin. If property tax is not reviewed on a regular basis, it can cause large gaps which was what occurred last year. The property tax increase is .69% over last year.

Chris Cope thanked Council for being proactive and trying to avoid a large tax increase. She is curious what happens when property values decrease. What is the increase needed to pay for.

Carlos Aguilar is concerned about the tax increase last year and another tax increase this year. He asked Council to reexamine the budget to see if we can be leaner or cut out anything that is not worthwhile to the City.

Rick Woods is against the increase due to last year's major increase. Last year's increase was hard for the Harrisville citizens. There are other taxing entities that are raising their taxes as well. His total tax bill is increasing by over \$200. He asked why was there an increase in law enforcement salaries and administrative salaries. His pay increases this year do not cover the tax increase.

Beverly Foulger explained that last year's increase was a killer. Nobody on Council listened last year and the citizens of Harrisville do not appreciate it.

Dave Hickson expressed that this tax increase is insignificant in the big picture but citizens are still struggling from last year's increase. He asked Council to please review the budget and see what is really needed. Last year there was no effort made to adjust the budget. There are a lot of citizens that feel like their voices are not heard. He wants to know that his voice is being heard. Taxation is servitude that is a burden that the people do not want.

Jon Pierotti attended the meeting last year. He questioned why Parks and Recreation asked for more money if they have not fixed the issues like the bathrooms or the missing playground equipment. He expressed that asking for more money after last year's tax increase is outrageous.

Kathy Hohosh is on a fixed budget. Council Members took an oath to protect citizens of Harrisville which includes their property. If taxes continue to raise it will make it hard for citizens to own property. She believed that the government had her best interest at heart and now knows different. She quoted John Adams "Posterity will never know how much it cost the present generation to preserve your freedom. I hope you will make good use of it. If you do not, I shall repent in heaven that I ever took half the pains to preserve it." People are crying out for relief from an increase in taxation. She hopes that Council rethinks raising taxes.

Kimber Dalley compared Harrisville City to the federal government. The City does not need a \$15,000,000 Public Works Facility. She brought a petition to remove Council and the Mayor from office and asked for signatures.

Boyd Fife explained the anger for the tax increase is all about timing. He does not understand last year's tax increase. In these other cities they have amenities to justify the taxes, Harrisville does not. Taxes have gone up for commercial property as well and that is just going to keep getting passed along to the consumer. He understands police wages increasing, but increases to administrators are not ok. Due to Trek, there are not as many people in attendance as there would have been. People are leaving Harrisville due to the taxes. There are no other cities that have the debt that Harrisville does.

Darren Dalley has lived in Harrisville for years. He enjoyed the small-town feel. He is concerned that the City has not improved after the tax increase last year. This little tax increase is not a big deal but last year's big increase was the real issue. The City needs to tighten its belt and get the budget under control. The City increasing taxes last year raised his mortgage payment by \$300 a month. Does the City really need the new equipment and trucks. The tax increase is killing the residents.

Brenda Tuinei is concerned about another raise in property taxes. She is concerned about how people are being notified about tax increases. She is not in support of another tax increase.

Council Member Weiss motioned to close the public hearing for and/or against the proposed increase to the certified tax rate levy for Harrisville City, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Excused
Council Member Jackson, Yes
Council Member Loveland, Yes

The motion passed unanimously.

Mayor and Council Follow Up

Council Member Wilhelmsen asked staff to answer some of the questions brought up by the residents. He pointed out being in attendance every month is important to understanding the City's budget and what is going on in Harrisville. Jennie Knight explained one of the biggest challenges for the budget every year is being competitive in wages especially in public safety. The City was polled to see if citizens wanted to contract with Weber County for public safety services, and the opinion was resoundingly low. Of the other cities listed as having a lower tax rate Harrisville is the only City with its own police department. The City conducts wage studies and market analysis to be competitive and stop attrition of staff. This is the first year that the City has maintained staff. The cost of staff turnover is extremely high. We are not in competition with other small cities we are competing against Weber County, Ogden City and Salt Lake City, who can afford higher wages. After people are trained, they are more alluring to these larger entities. The City did receive a R.A.M.P. grant for new park equipment with a 50% match. The money

allotted in the budget last year was to cover the City's portion for that equipment. The equipment has been ordered and will be installed once it has been delivered. During an average year public works performs seven snow pushes, this year they performed twenty-seven snow pushes. Mayor Tait questioned about the increase to the salary line items. Jennie Knight explained the budget increased for the police department due to the need to hire an additional officer and additional staff for public works. Council Member Jackson inquired about the purchase of the equipment and vehicles. Jennie Knight explained the money comes from utility funds. Which comes from utility bills. Mayor Tait, clarified that this small increase was due to public comment last year. They were informed that the public would rather see small incremental increases instead of a large increase like last years. Mayor Tait inquired how the tax increase and meeting were communicated. Jennie Knight explained it was posted three times in the Standard Examiner, posted on the City website, posted the Utah Public Notice Website, sent out in the City newsletter, and posted in three places in the City. Those three places in the City are the City Office, outside of the Harrisville Cabin, and on 2150 N. Mayor Tait informed all in attendance there will be no action taken tonight. It will be voted on during the August 8th, 2023 City Council Meeting.

4. Adjournment

Council Member Loveland motioned to adjourn the meeting, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Excused
Council Member Jackson, Yes
Council Member Loveland, Yes

The motion passed unanimously.

The meeting adjourned at 7:43 p.m.

MICHELLE TAIT
Mayor

ATTEST:

Jack Fogal
City Recorder
Approved this 8th day of August, 2023

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Council

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

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

Date: August 3, 2023

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



HARRISVILLE CITY

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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
August 3, 2023

To: Harrisville Mayor and City Council
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.

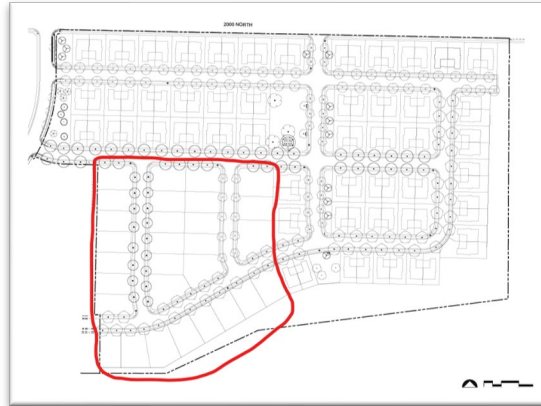
C. Analysis.

1. Proposed number of lots in relationship to type of lots is consistent with the Master Development Agreement dated June 22, 2021.

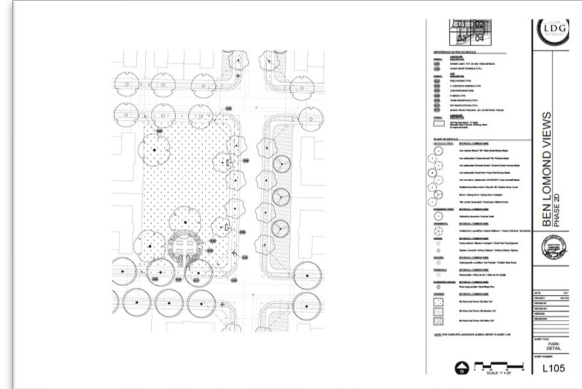
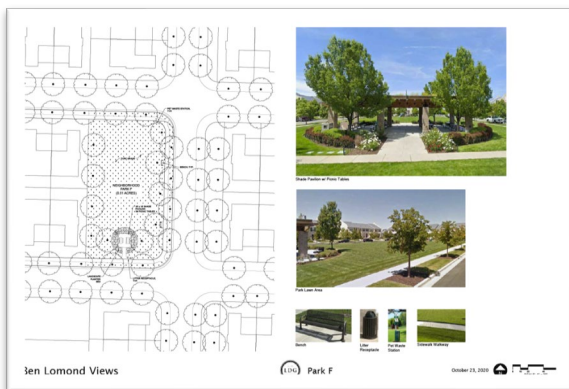
A. Proposed 47 Twin home lots as recorded in the MDA contrasted with 47 Twin home lots included in the Phase 2D Plat.



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.



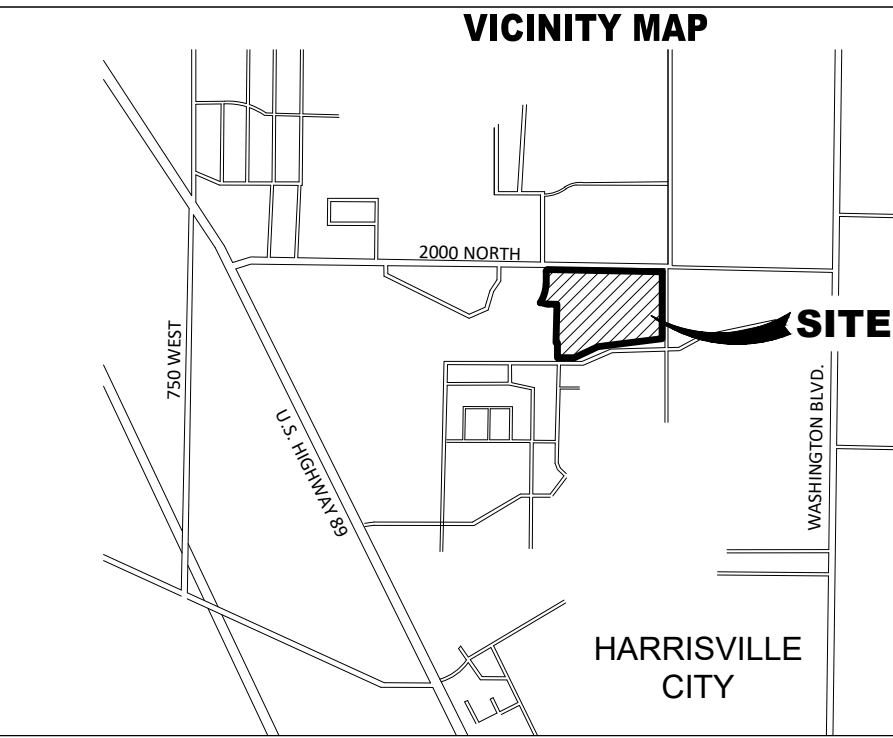
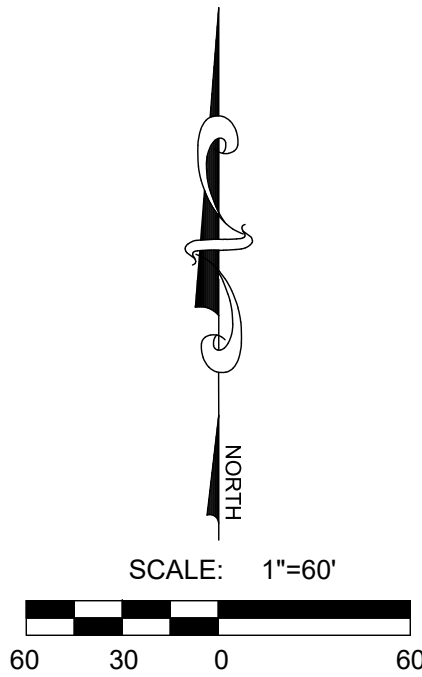
D. Findings.

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.

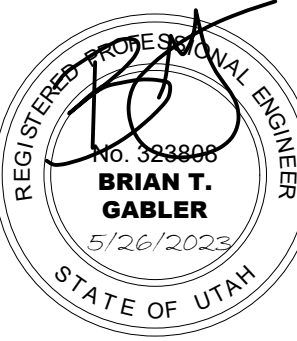
E. Recommendation.

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.

BEN LOMOND
PHASE 2-D



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
COVER

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LEGEND

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

DEVELOPER / OWNER
BLD INVESTMENTS, LLC

ENGINEER

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

PROJECT NAME

BEN LOMOND PHASE 2-D

TABULATIONS

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

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

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=60'

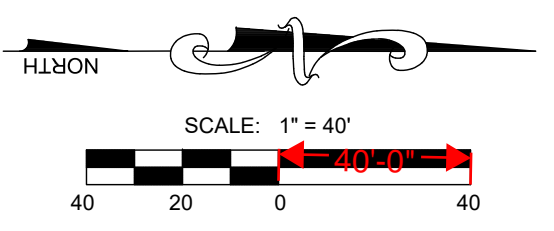
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SHEET

COVER





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 setback details for duplex and single family lots, including front, side, and rear setbacks and interior distances.

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\2-D FINAL\2019-0027 HARRISVILLE 2-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).



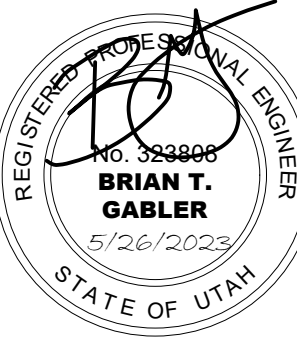
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GENERAL NOTES

REVISIONS

1	-	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

NONE

DATE:

05/26/2023

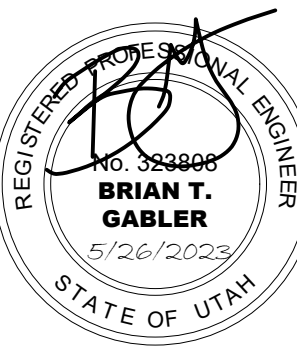
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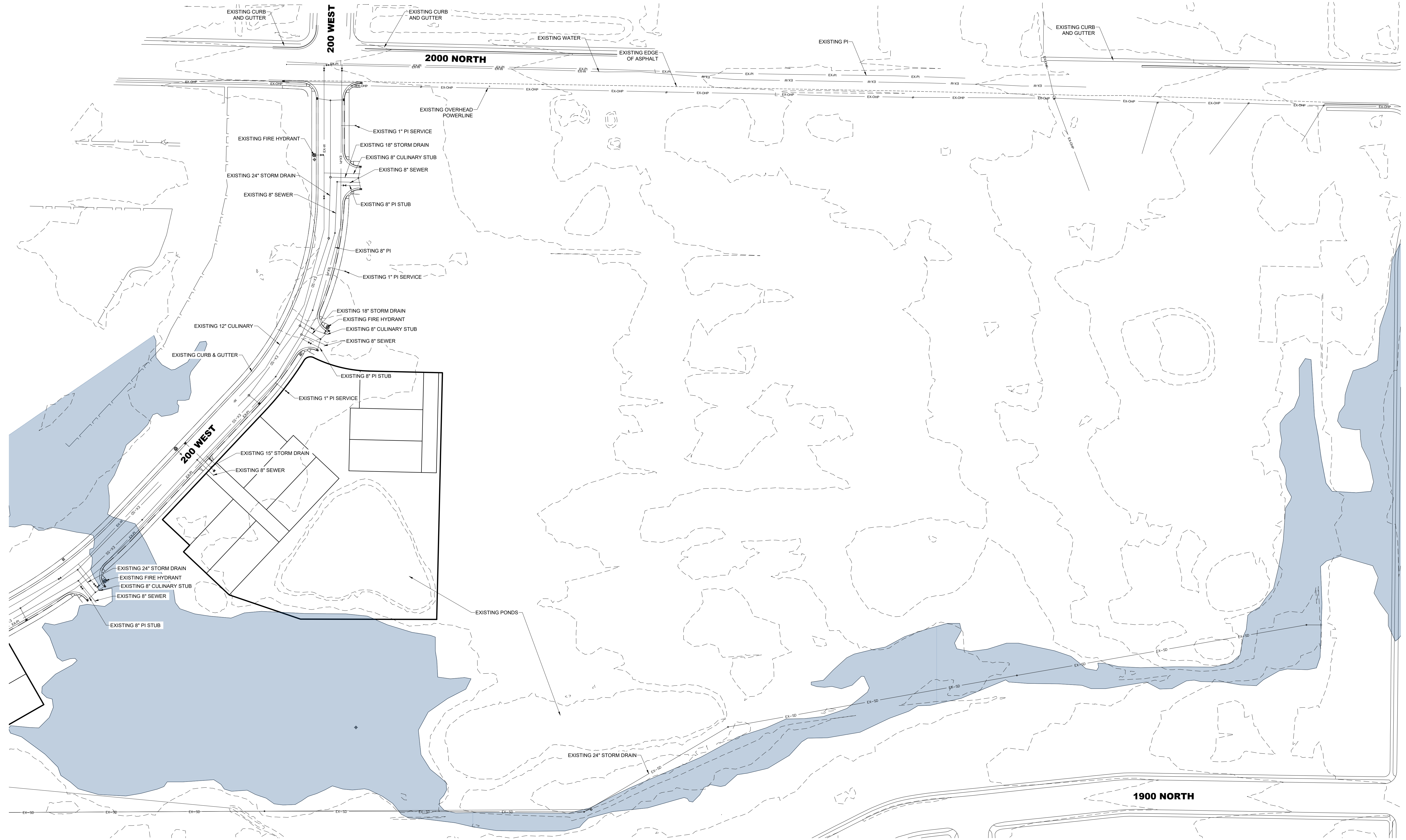
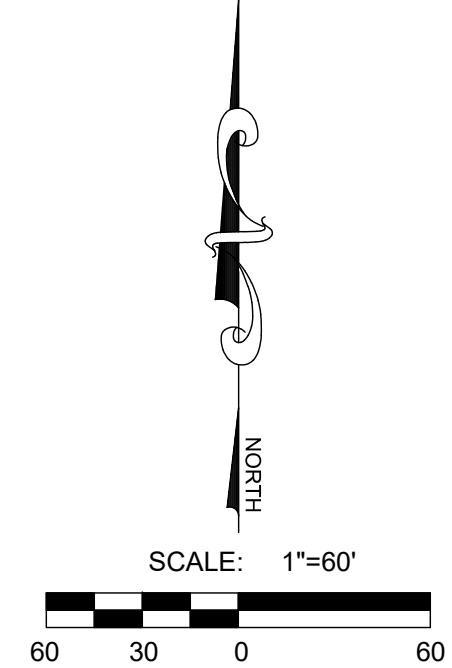


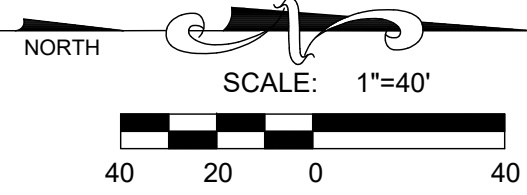
BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
EXISTING CONDITIONS/DEMO PLAN

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

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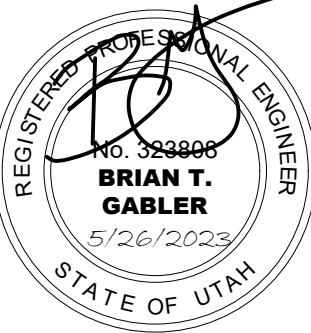
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

UTILITY PLAN #1

REVISIONS	
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LEI PROJECT #:
2019-0027

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CJI

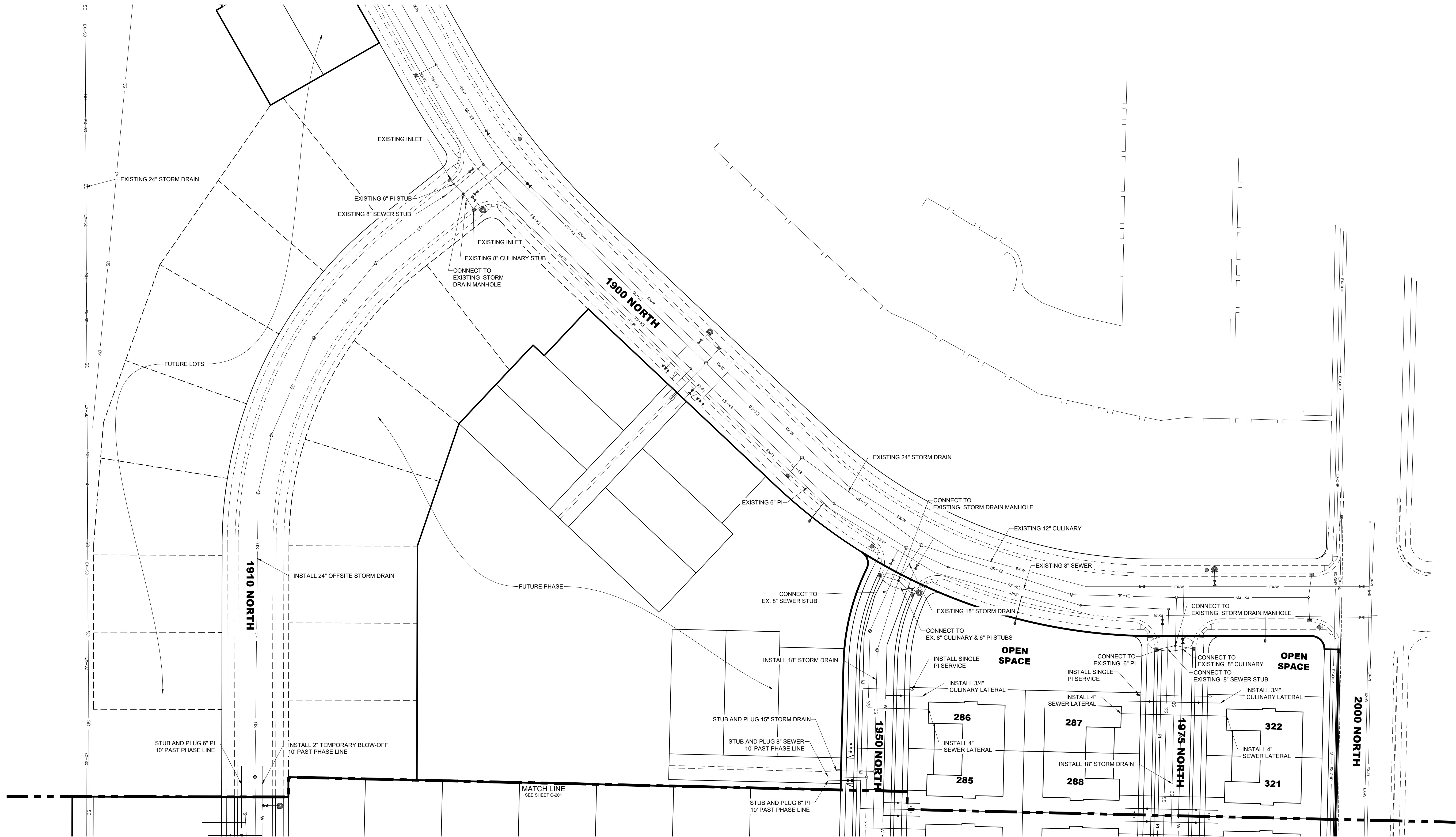
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05/26/2023

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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

UTILITY PLAN #2

REVISIONS

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LEI PROJECT #:

2019-0027

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CJI

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BTG

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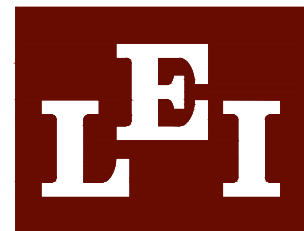
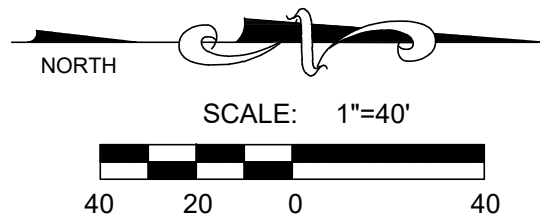
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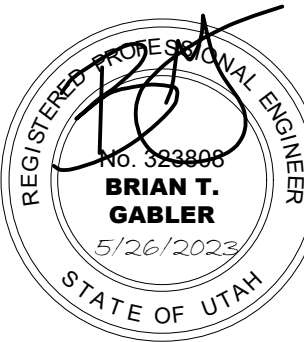
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
UTILITY PLAN #3

REVISIONS	
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LEI PROJECT #:
2019-0027

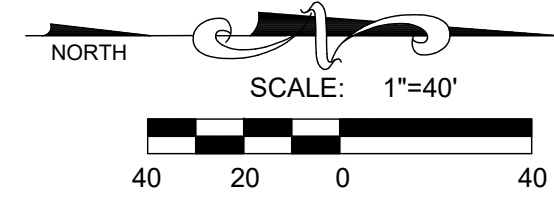
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DESIGNED BY:
BTG

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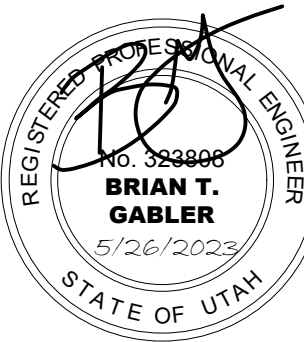
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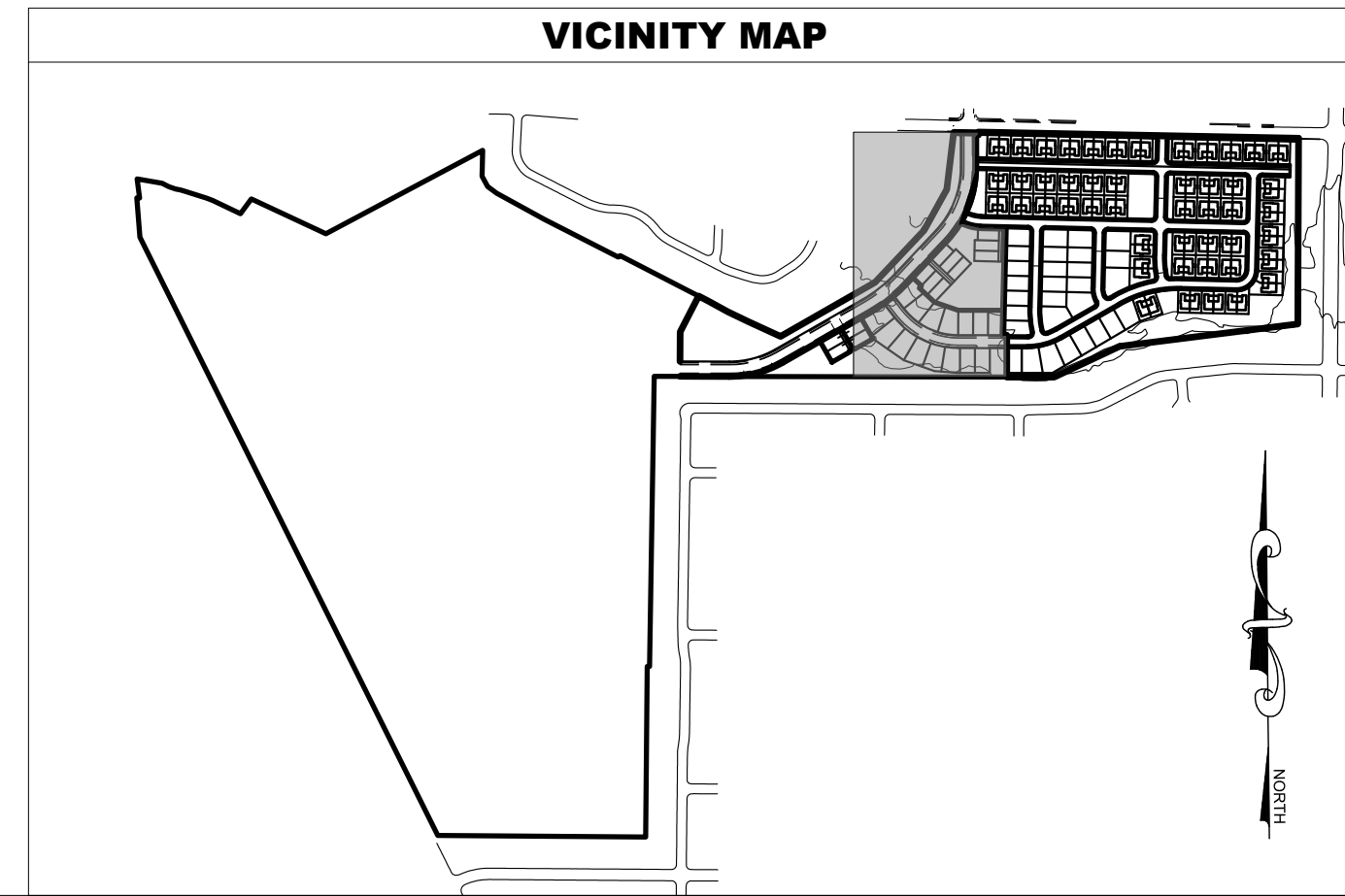
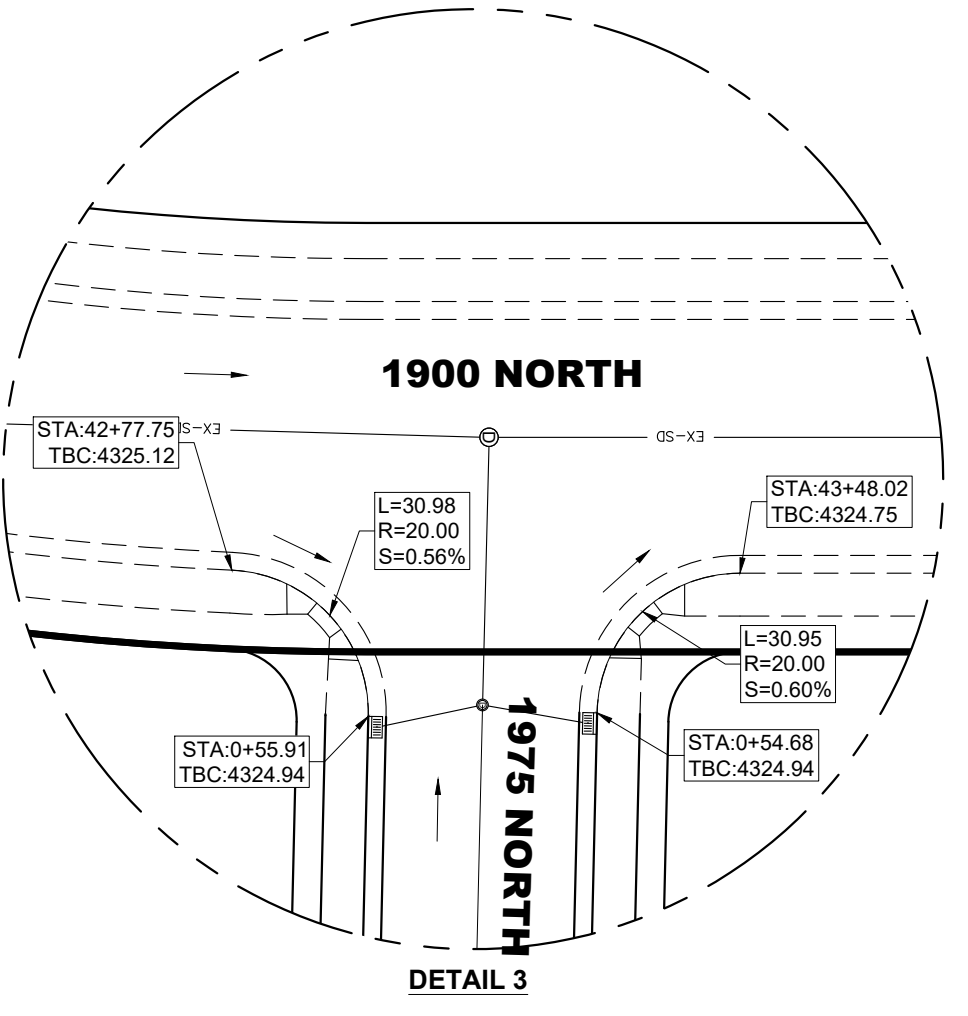
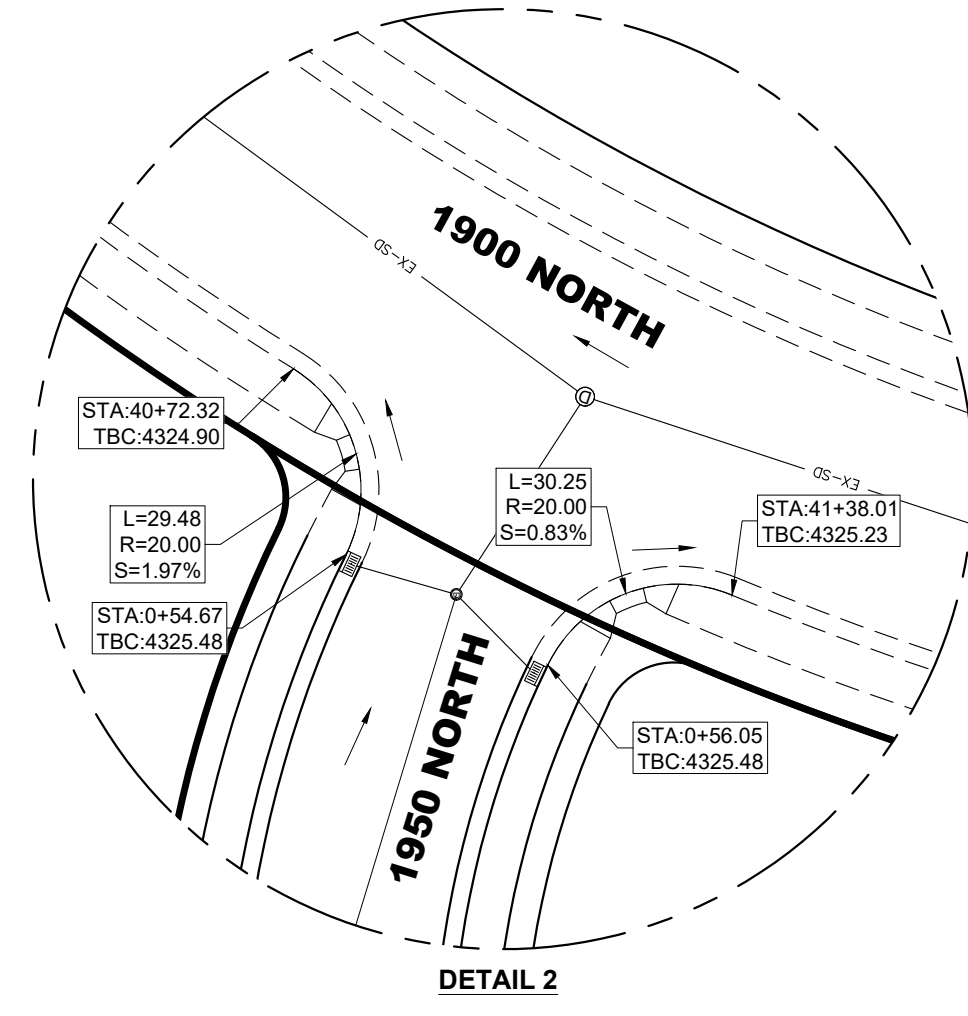
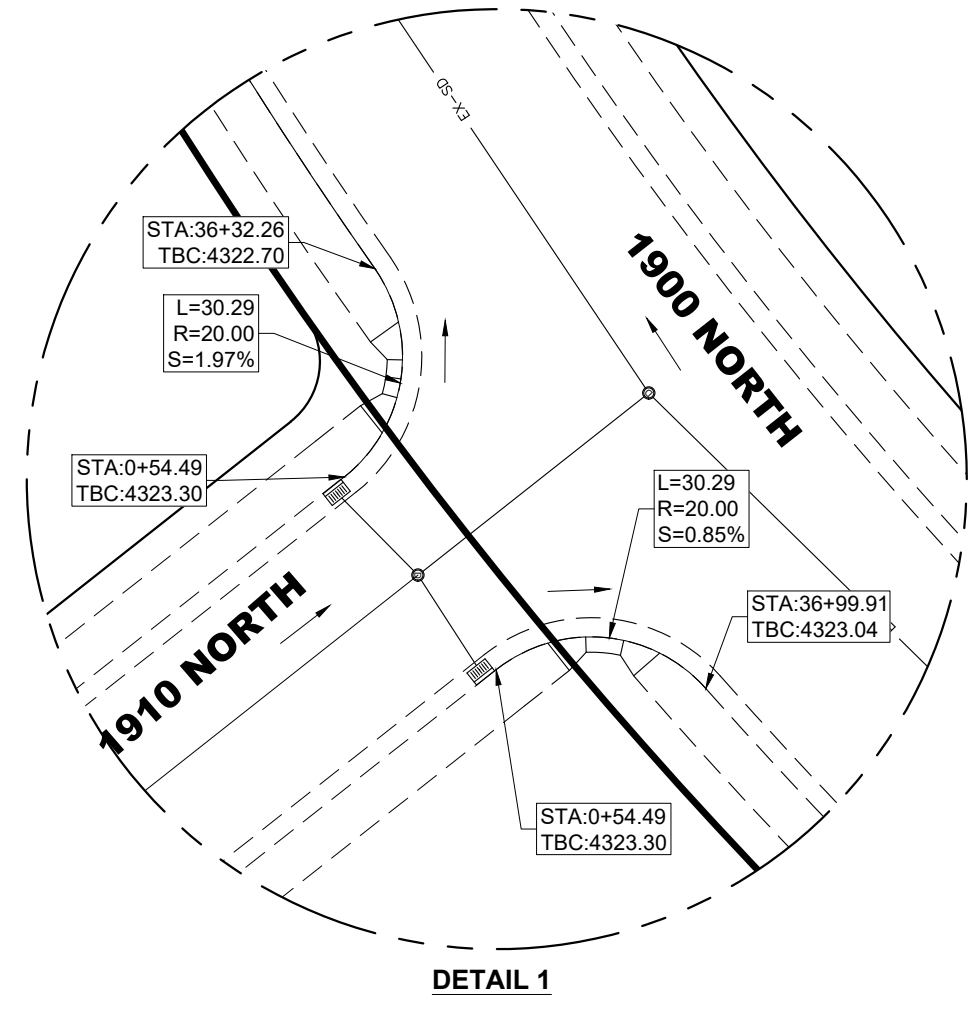
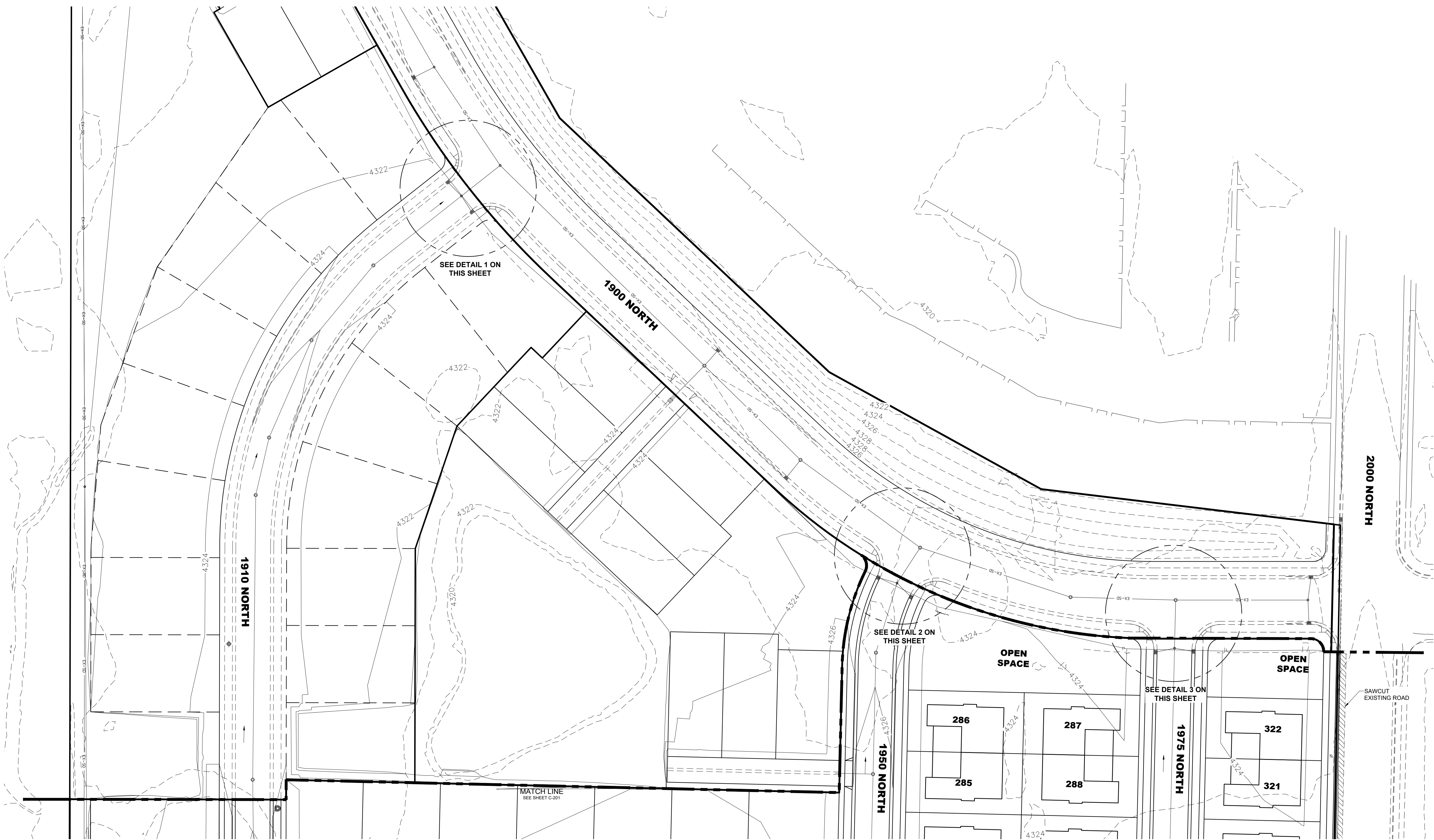


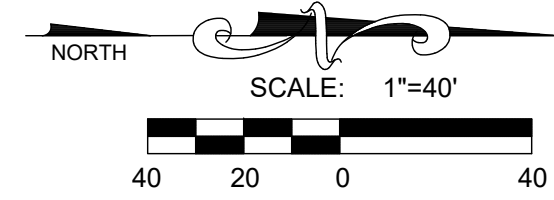
BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
GRADING PLAN #1

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

SHEET
C-300





LEI

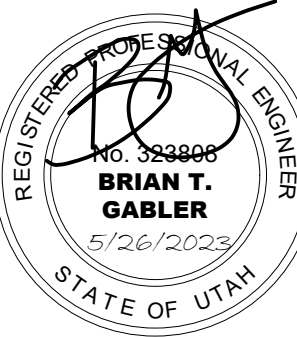
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #2

REVISIONS	
1	-
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LEI PROJECT #:
2019-0027

DRAWN BY:
CJI

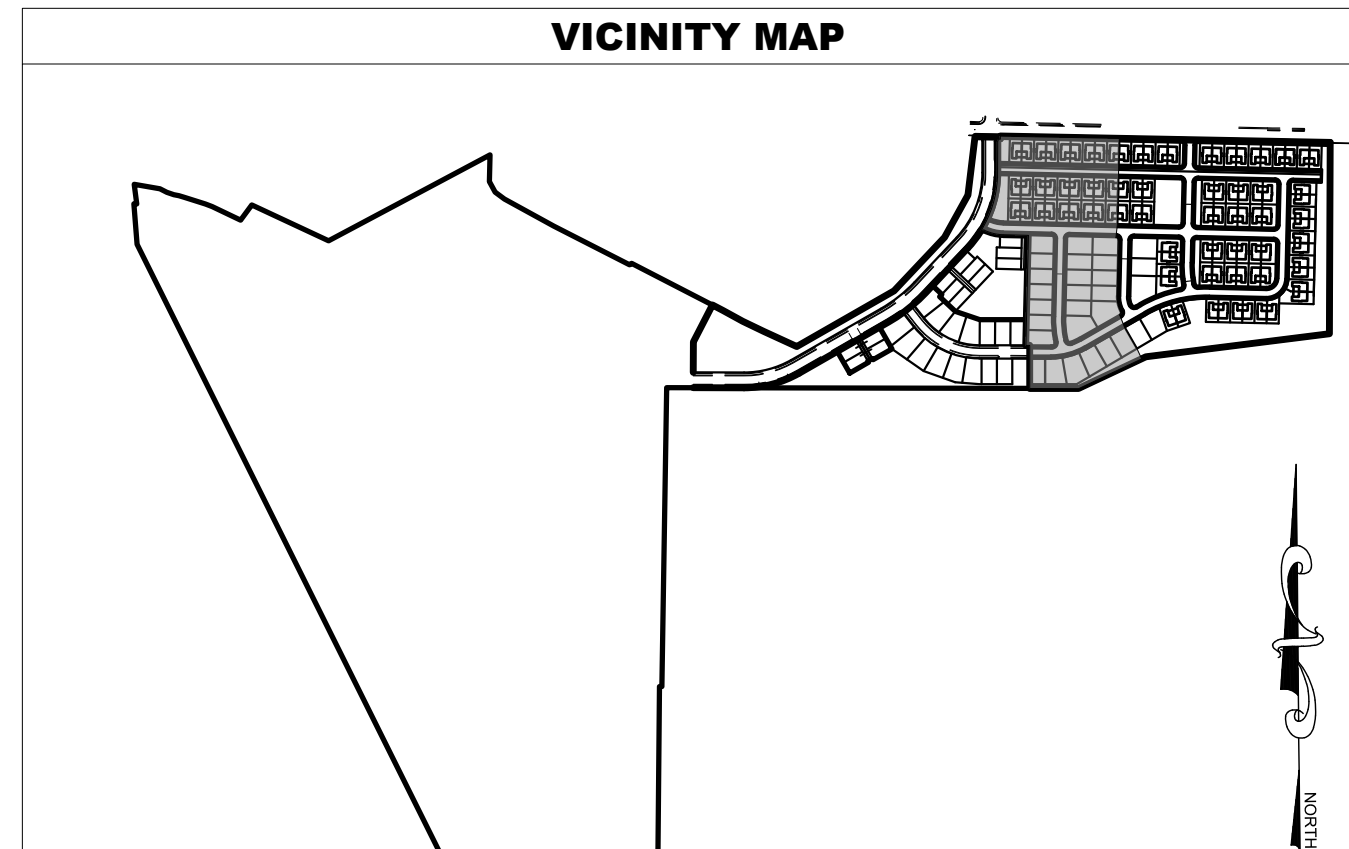
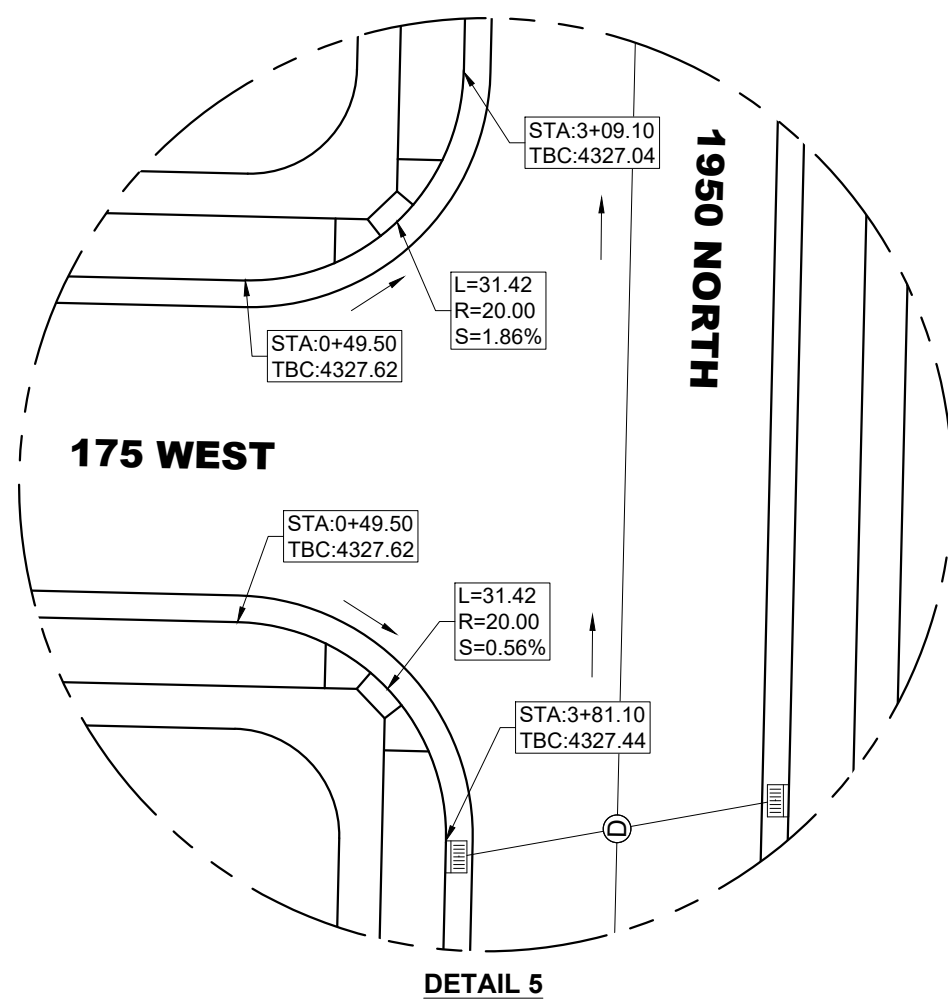
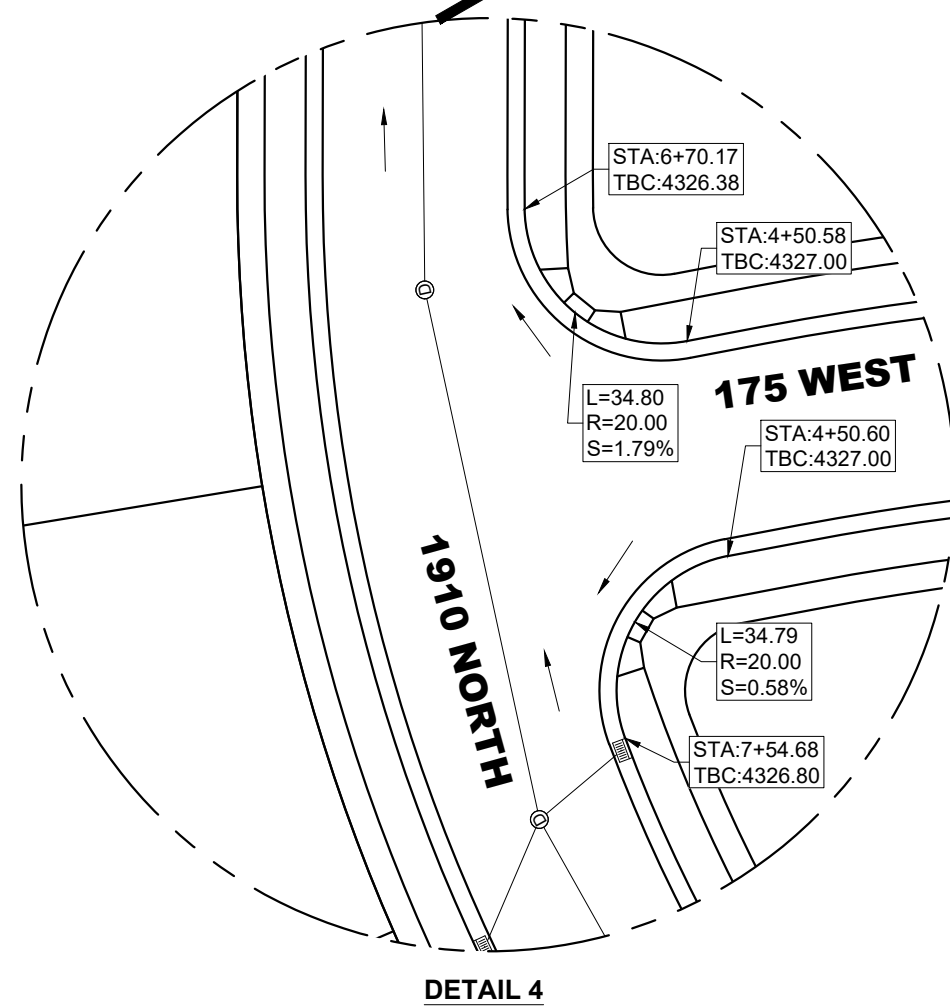
DESIGNED BY:
BTG

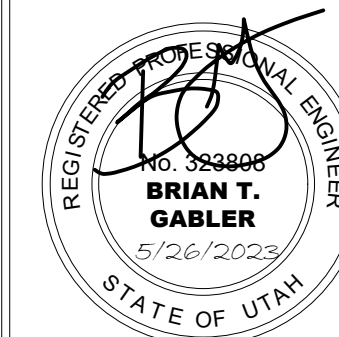
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DATE:
05/26/2023

SHEET

C-301





BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

GRADING PLAN #3

REVISIONS	
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LEI PROJECT #:
2019-0027

DRAWN BY:
CJI

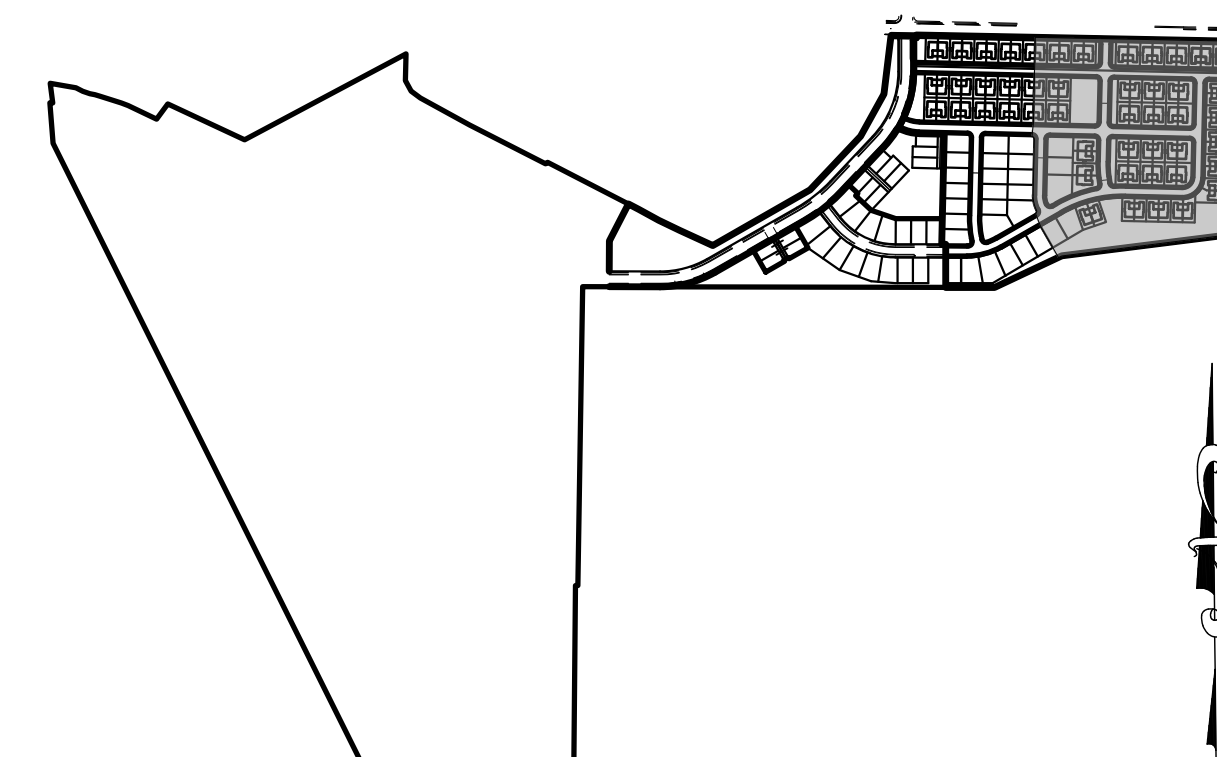
DESIGNED BY:
BTG

SCALE:
1"=40'

DATE:
05/26/2023

SHEET

C-302



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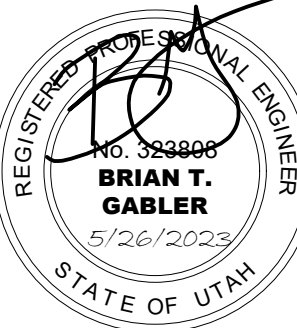
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #4

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

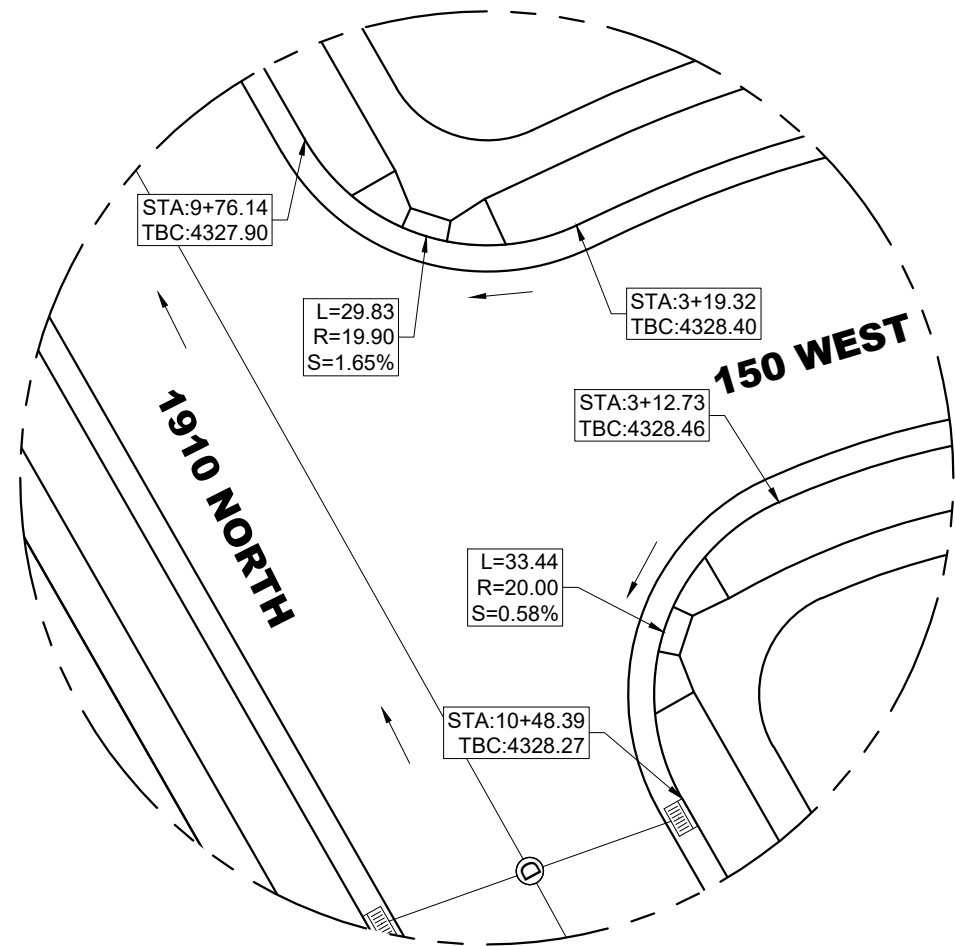
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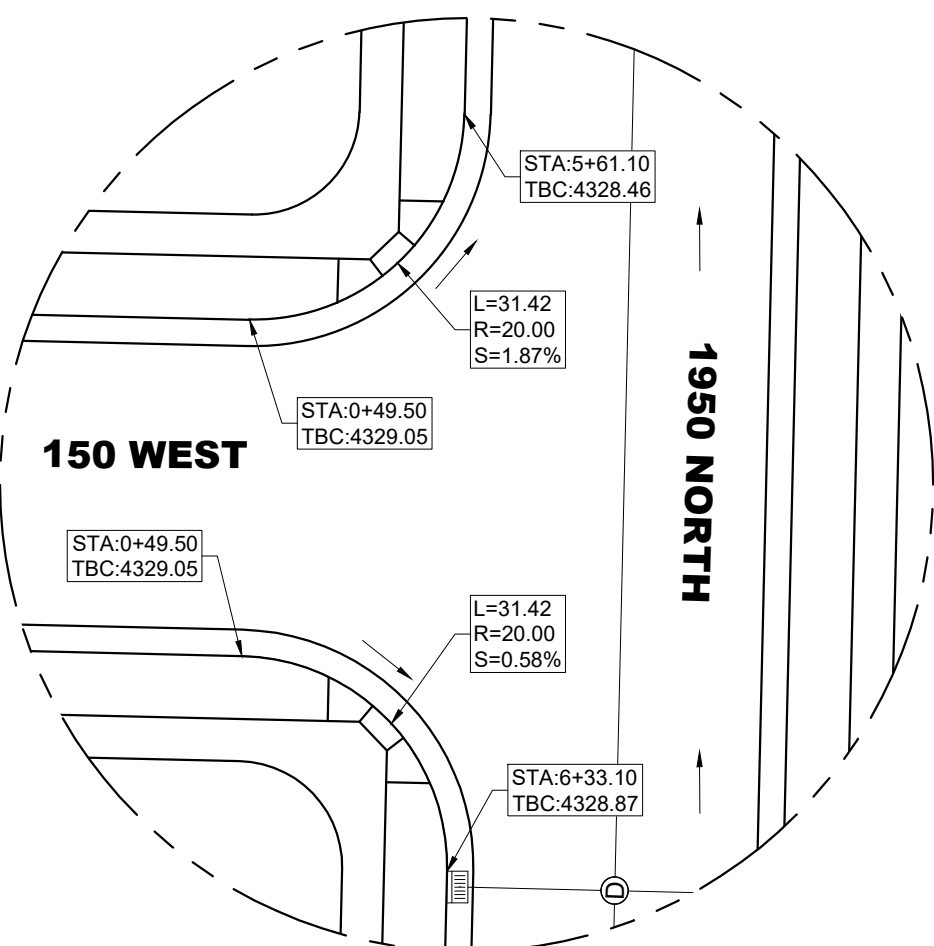
05/26/2023

SHEET

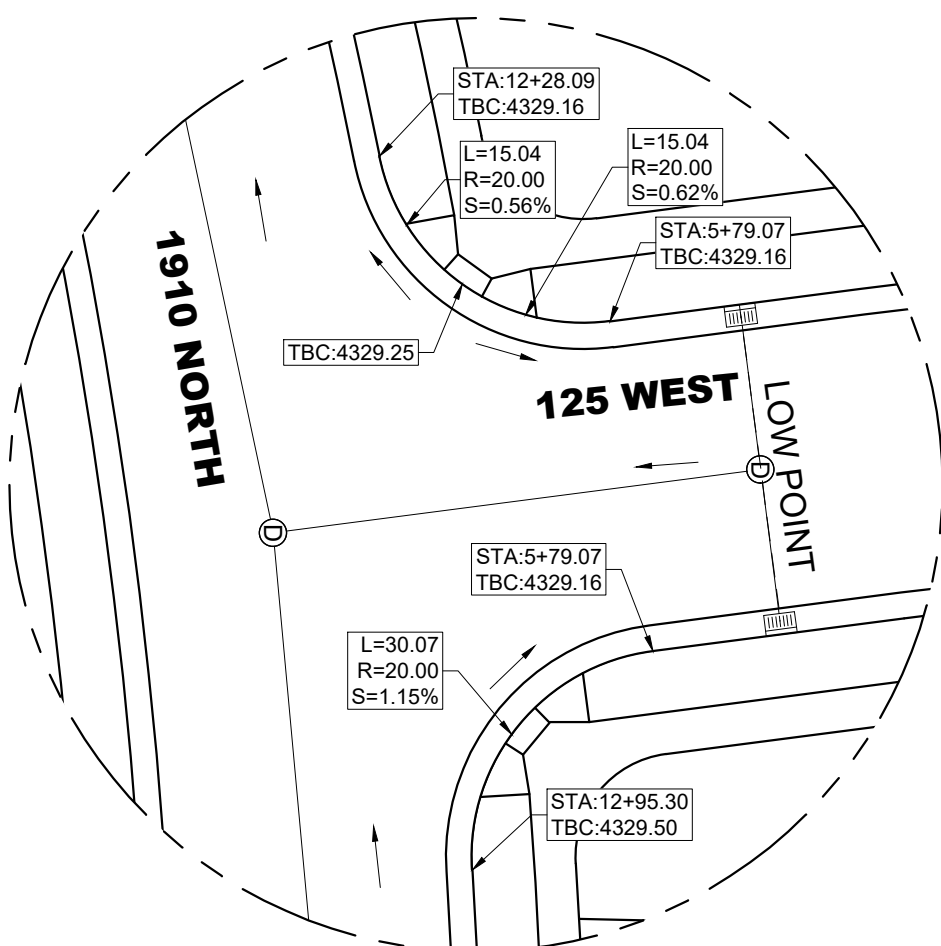
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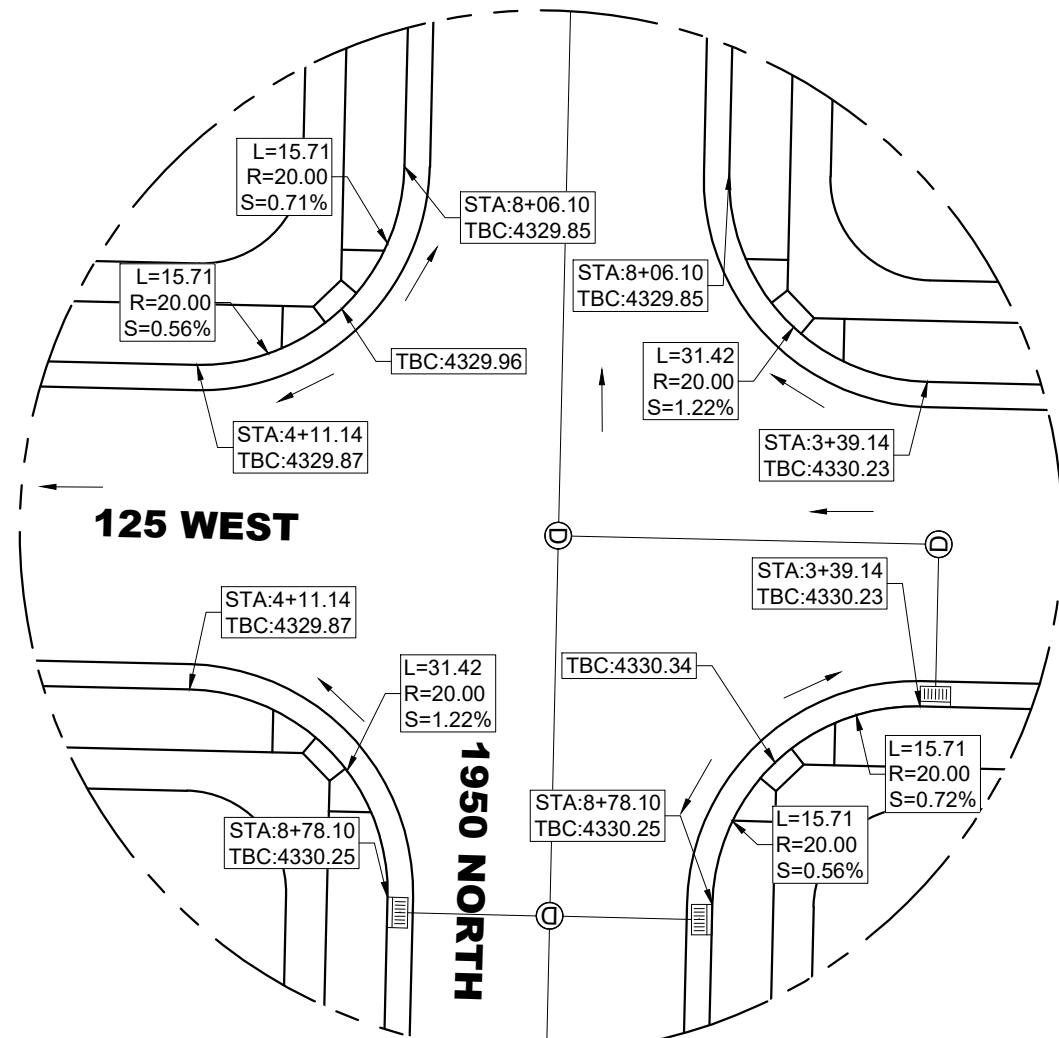
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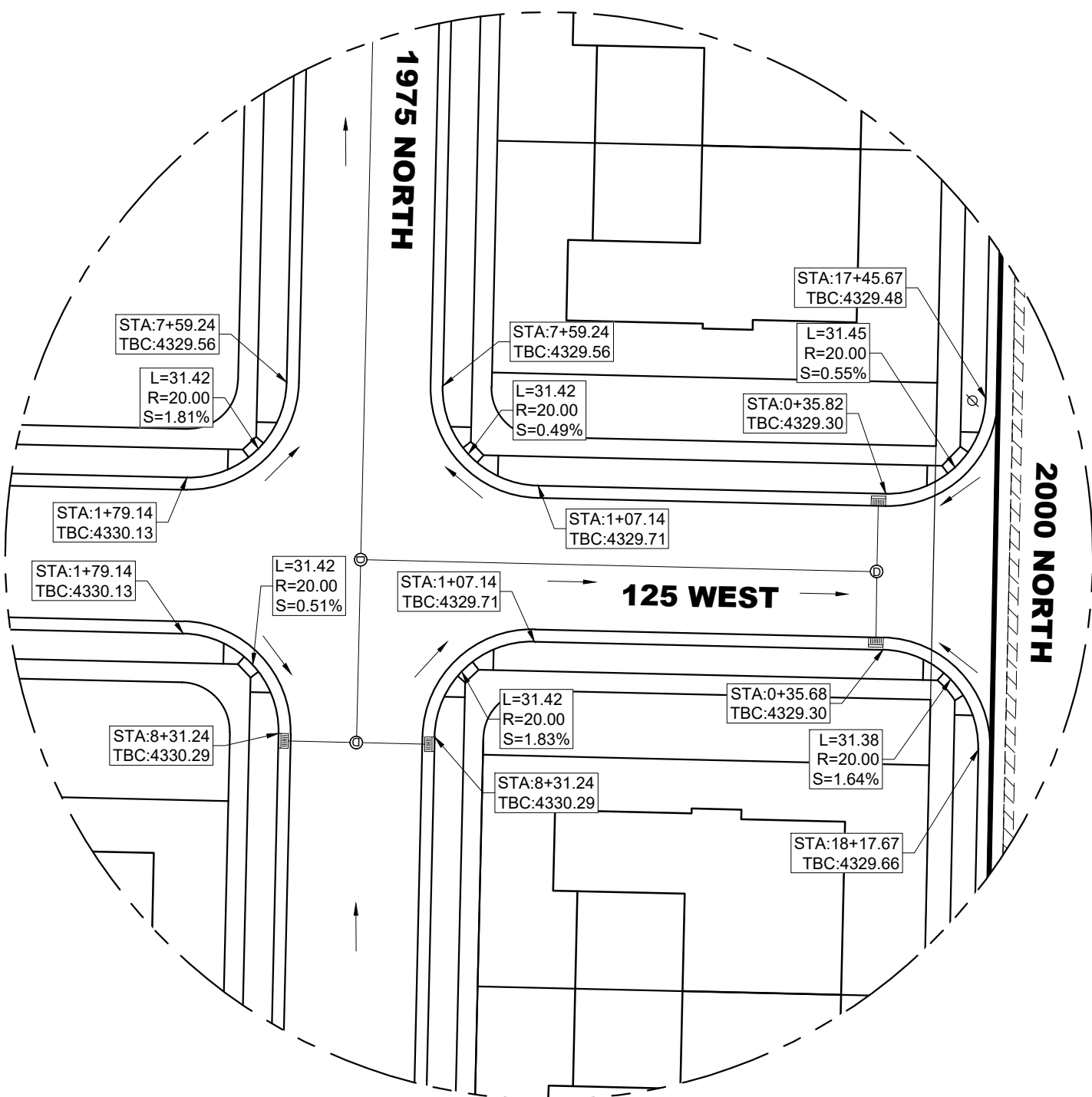
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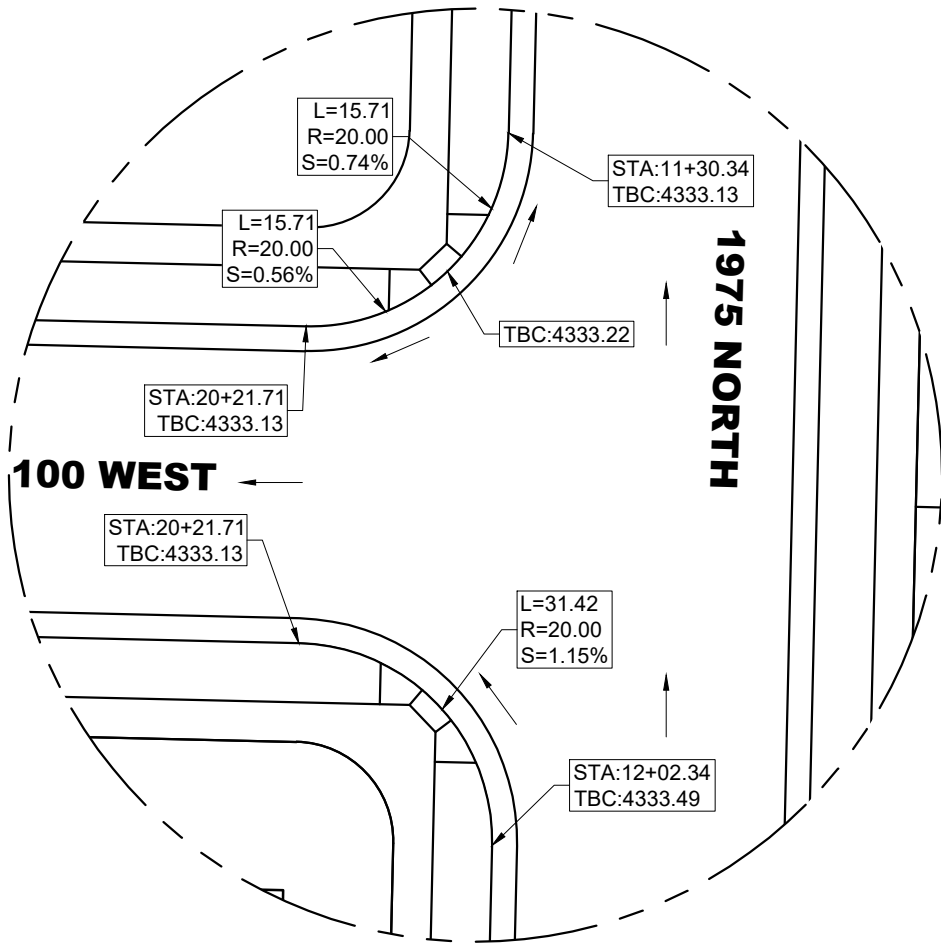
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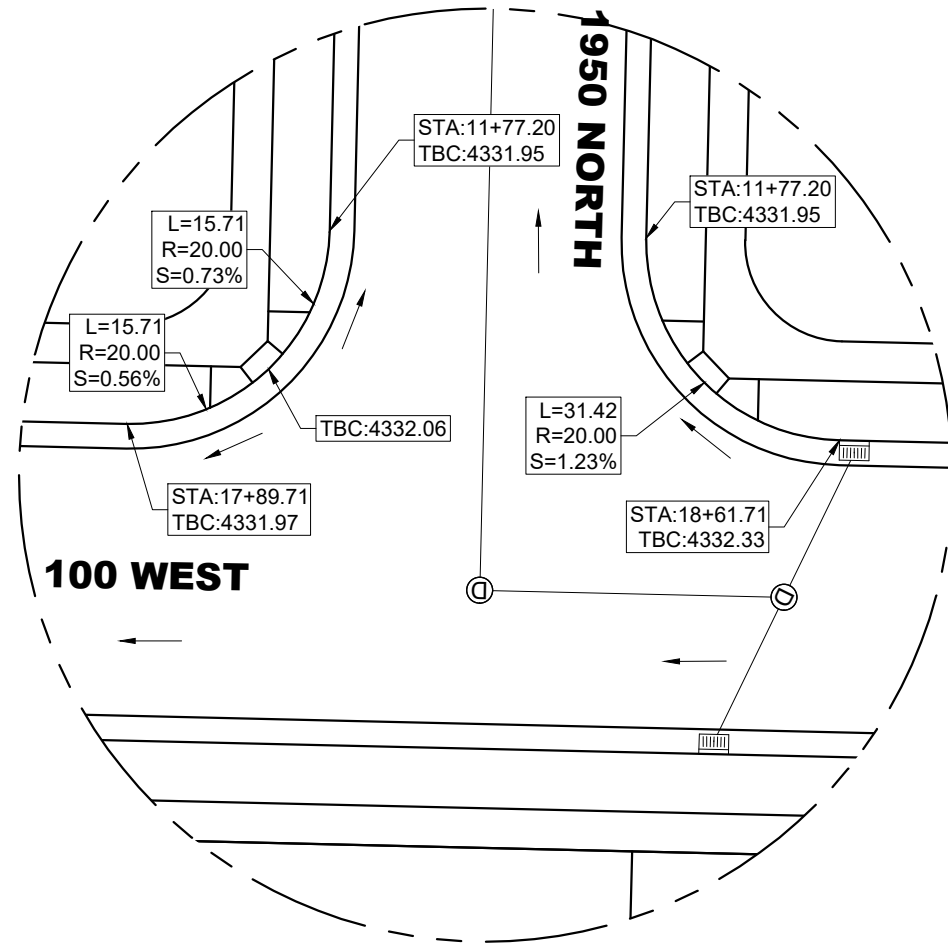
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DETAIL 10



DETAIL 11

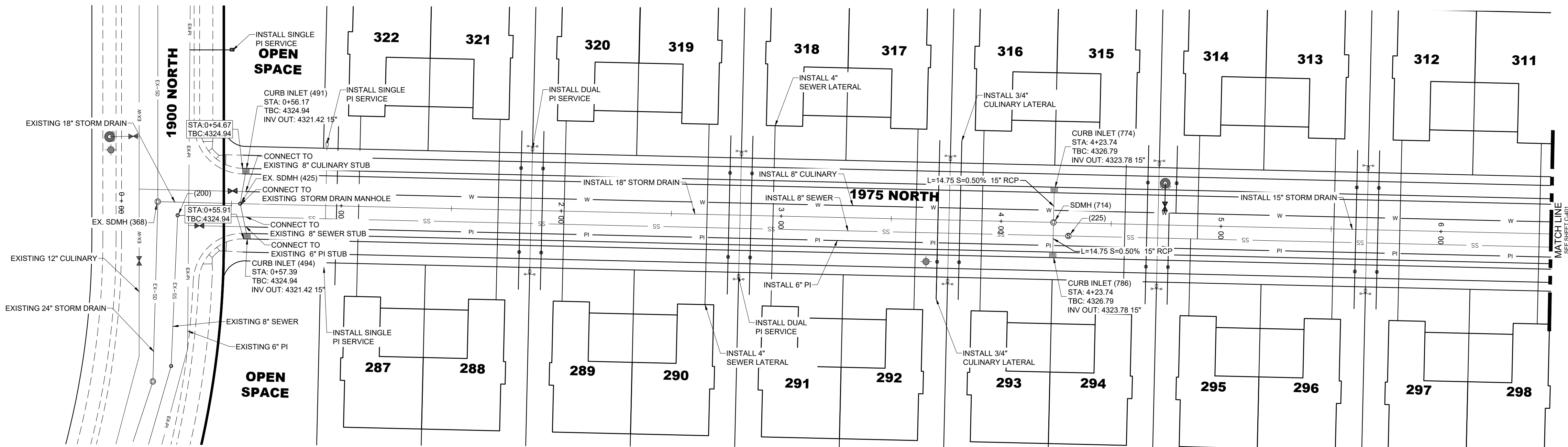
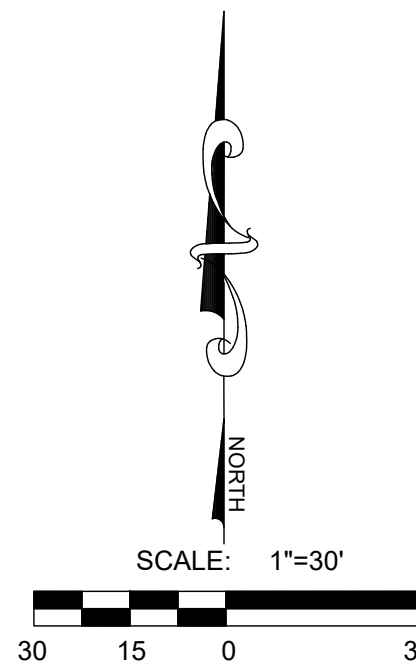
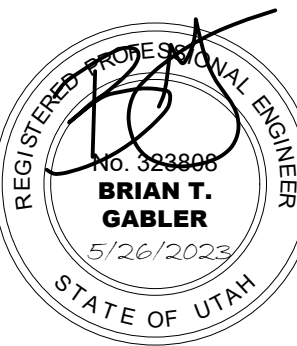


DETAIL 12



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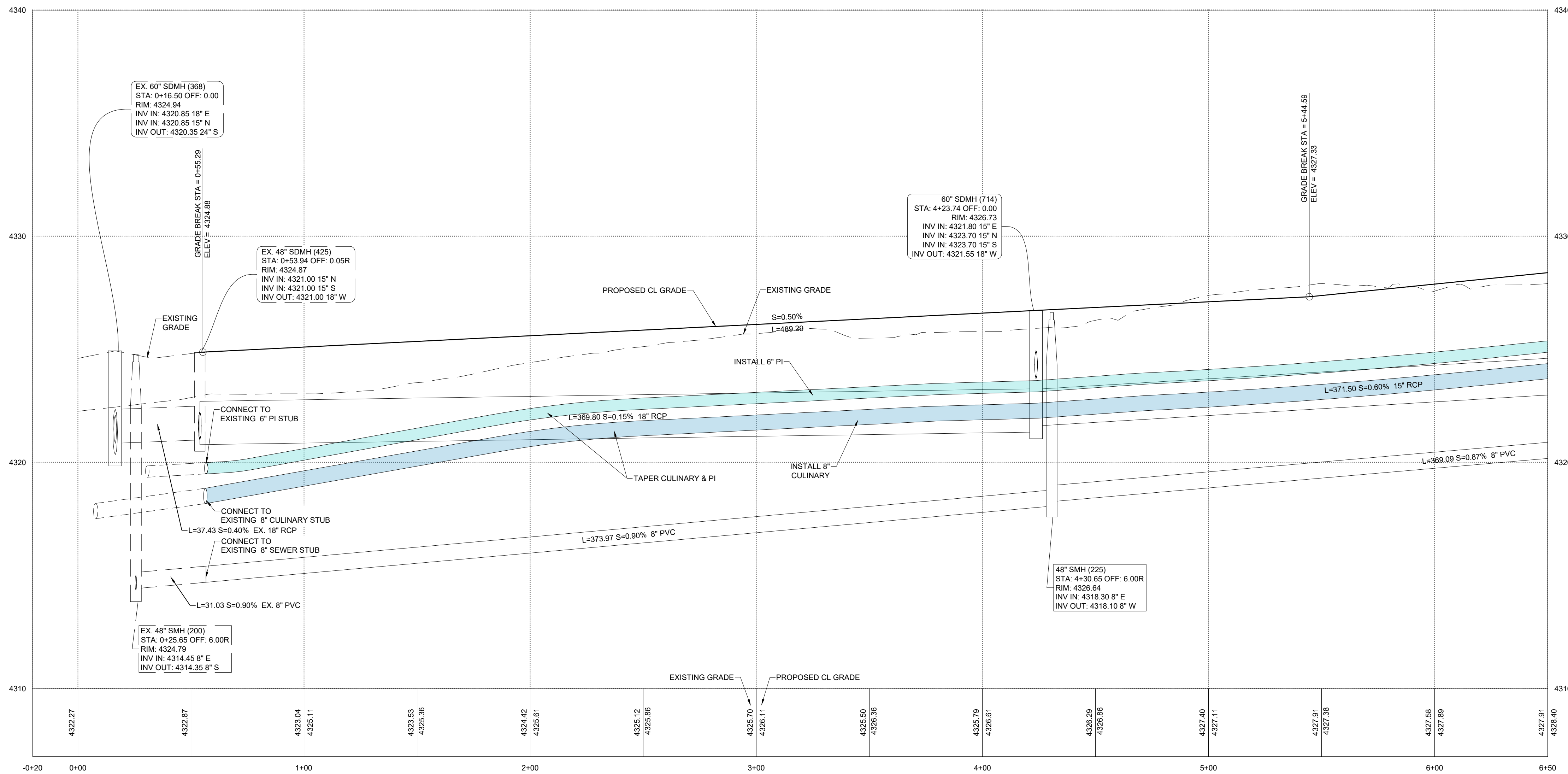
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www.lei-eng.com



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

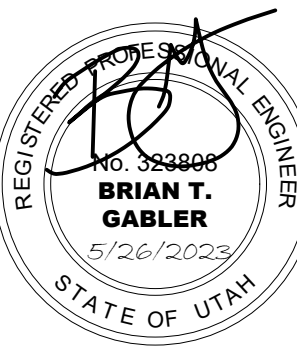
SHEET

C-400



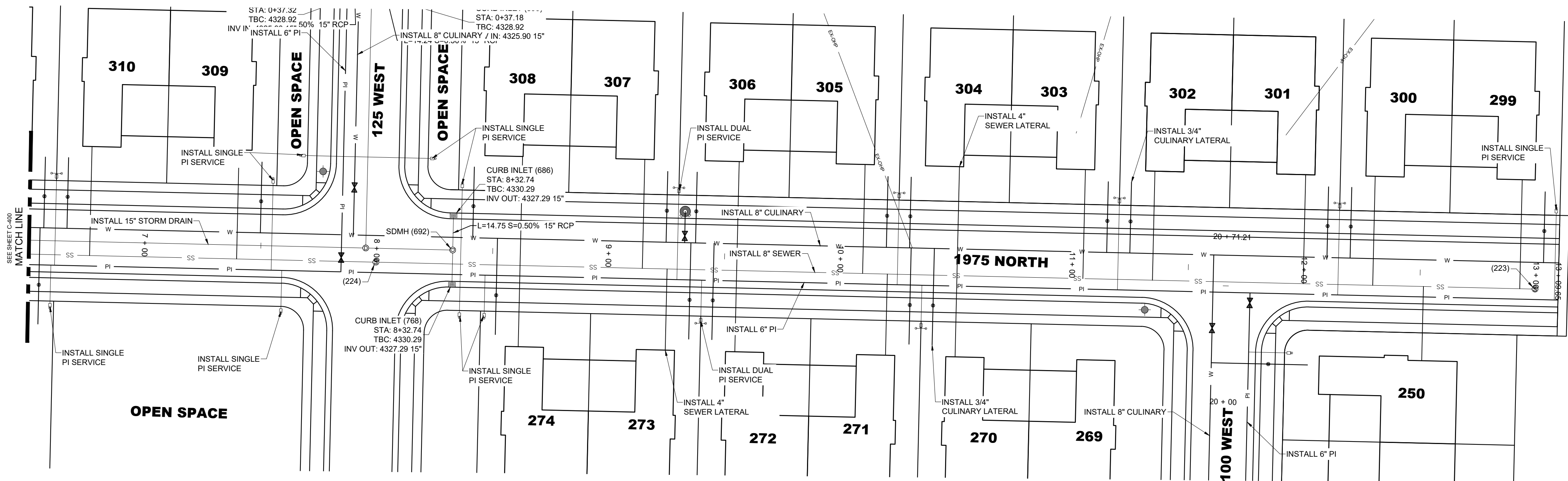
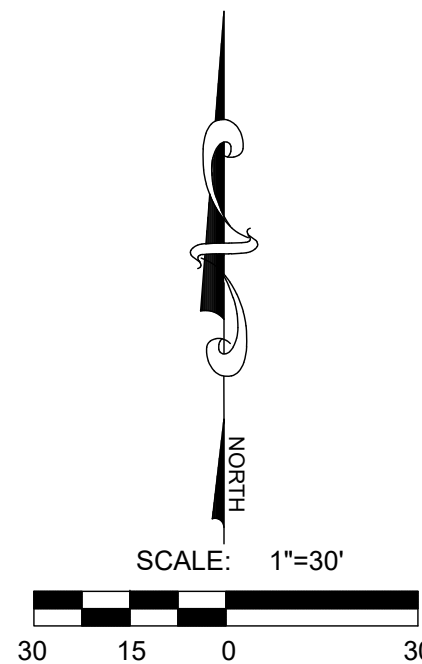
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

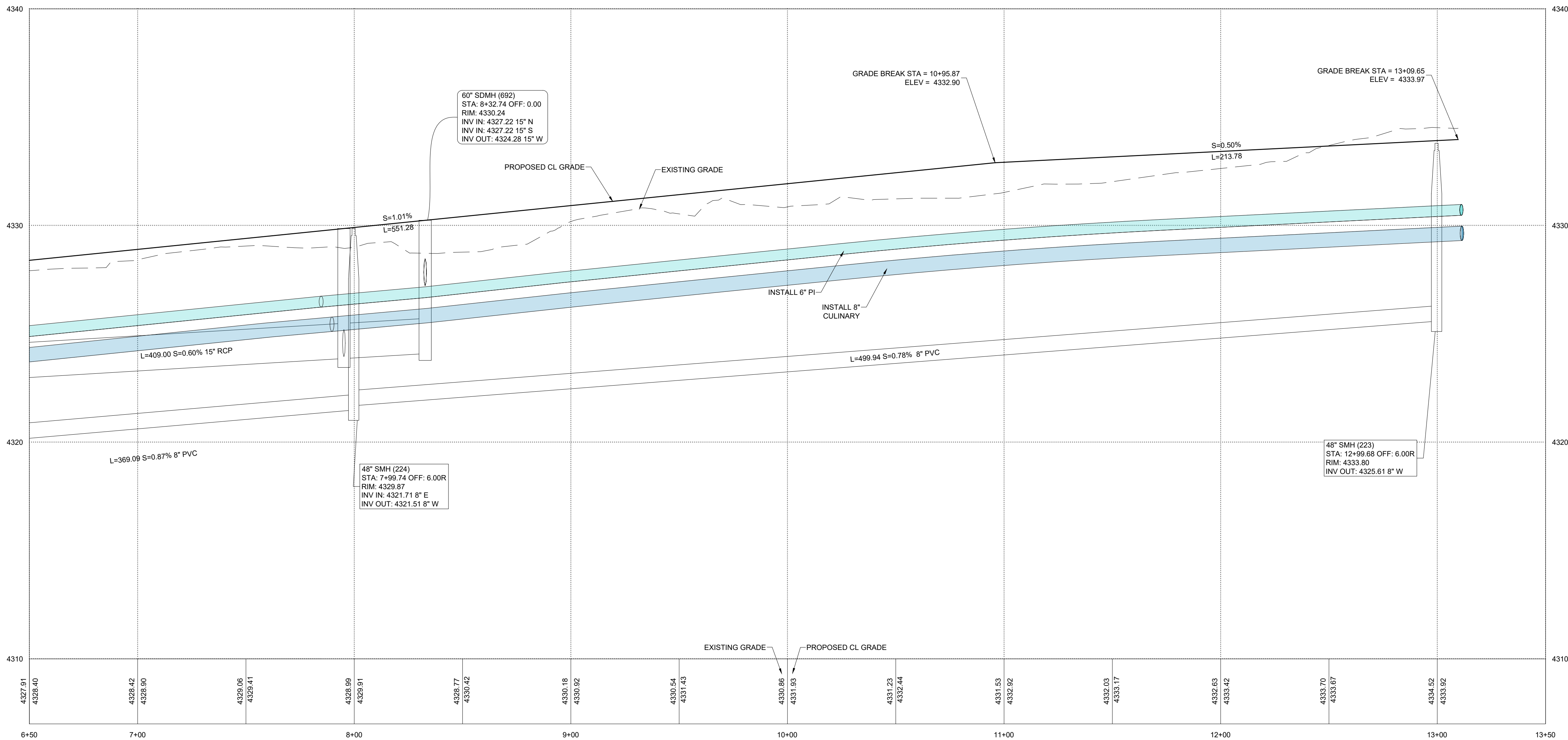
1975 NORTH PLAN & PROFILE STA. 6+50 - 13+50



1975 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

BONA VISTA IMPROVEMENT DISTRICT NOTES

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1975 NORTH PROFILE VIEW

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=30'

DATE:

05/26/2023

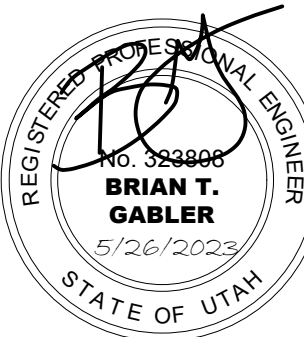
SHEET

C-401



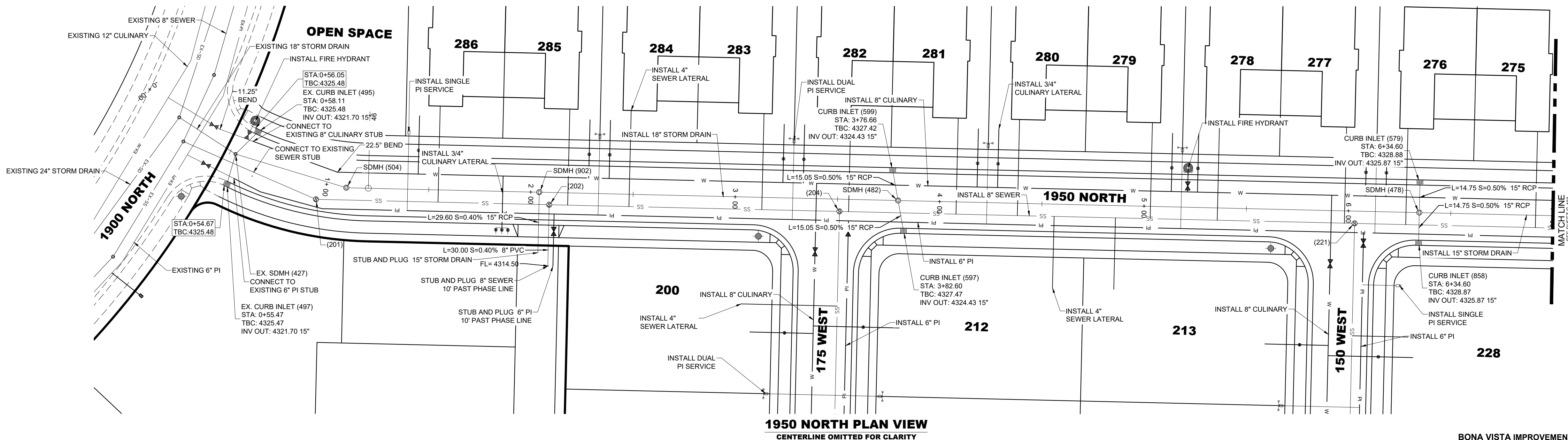
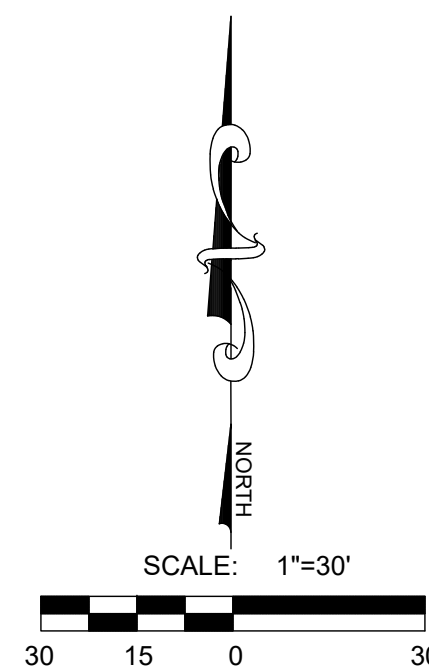
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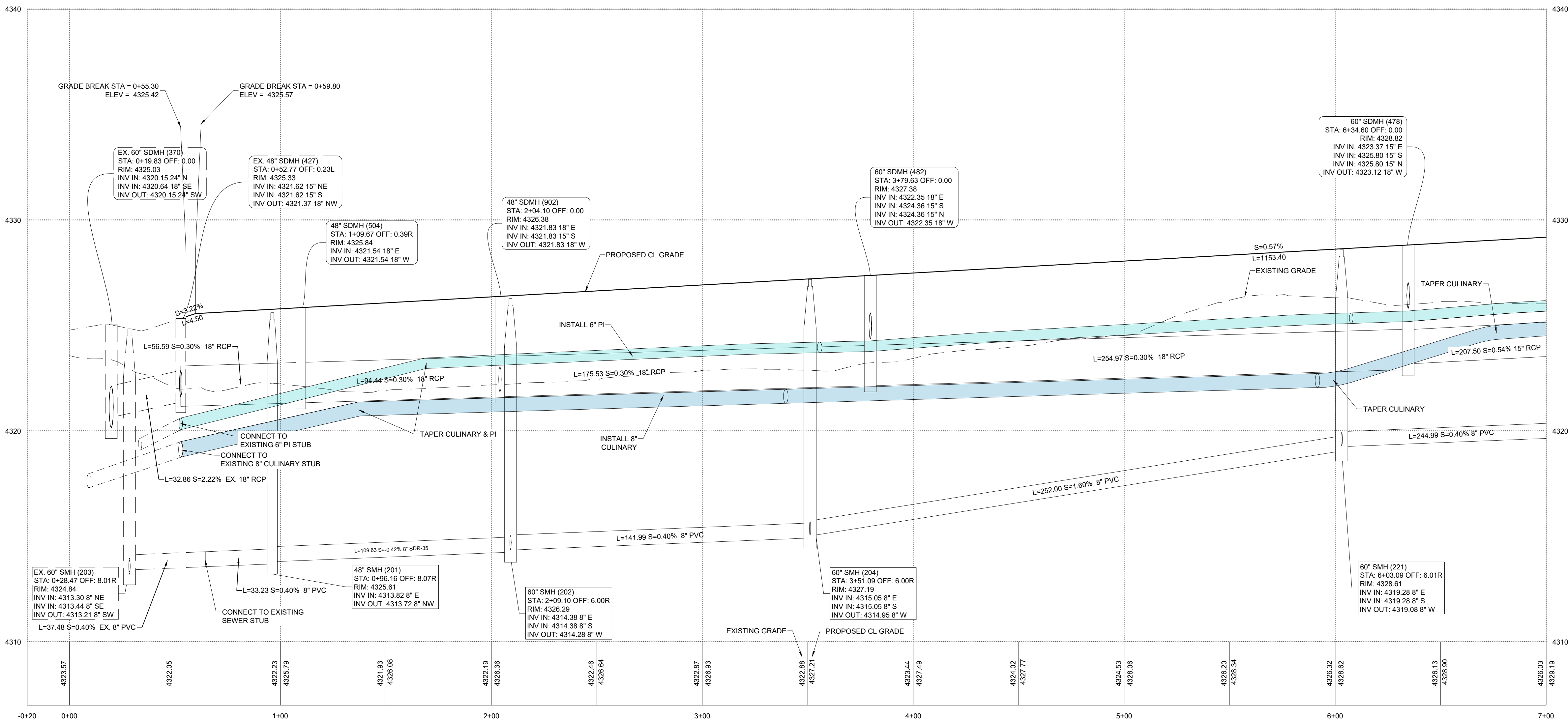
BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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



BONA VISTA IMPROVEMENT DISTRICT NOTES

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1950 NORTH PROFILE VIEW

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

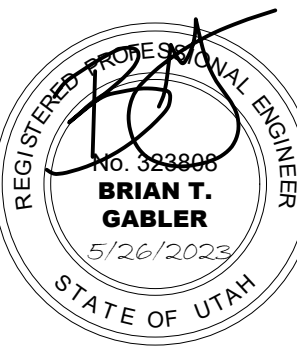
SHEET

C-402



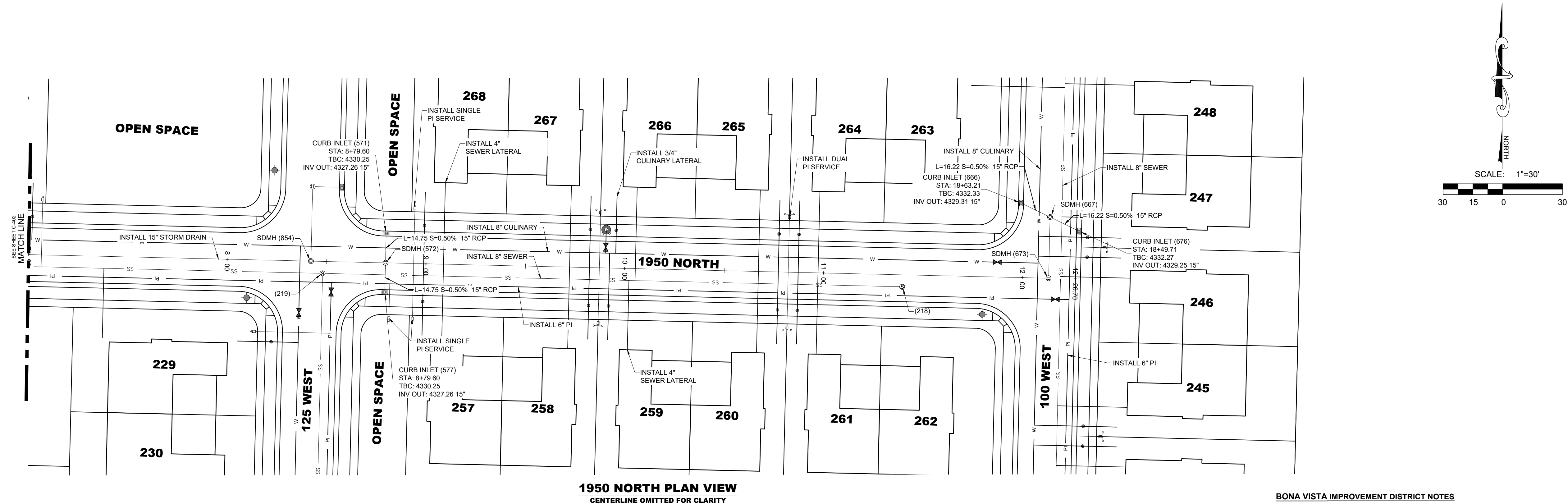
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

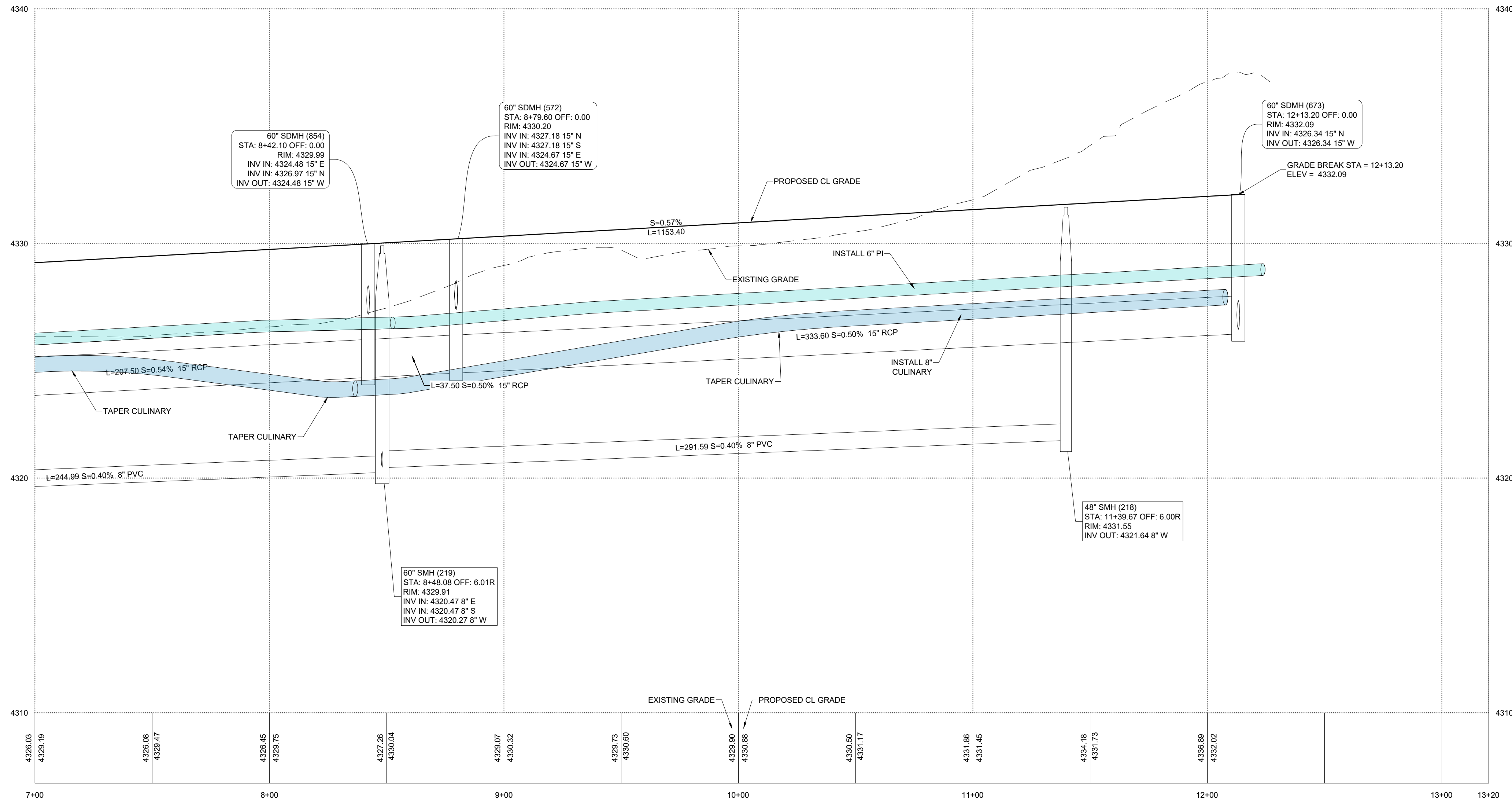
1950 NORTH PLAN & PROFILE STA. 7+00 - 12+00



1950 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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1950 NORTH PROFILE VIEW

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

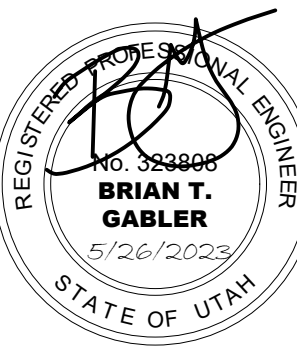
SHEET

C-403



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

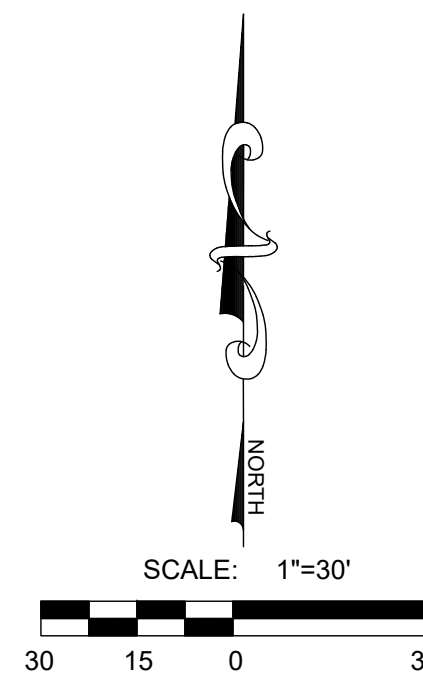
1910 NORTH OFFSITE PLAN & PROFILE STA. -0+20 - 6+50

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DRAWN BY:
CJI
DESIGNED BY:
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05/26/2023

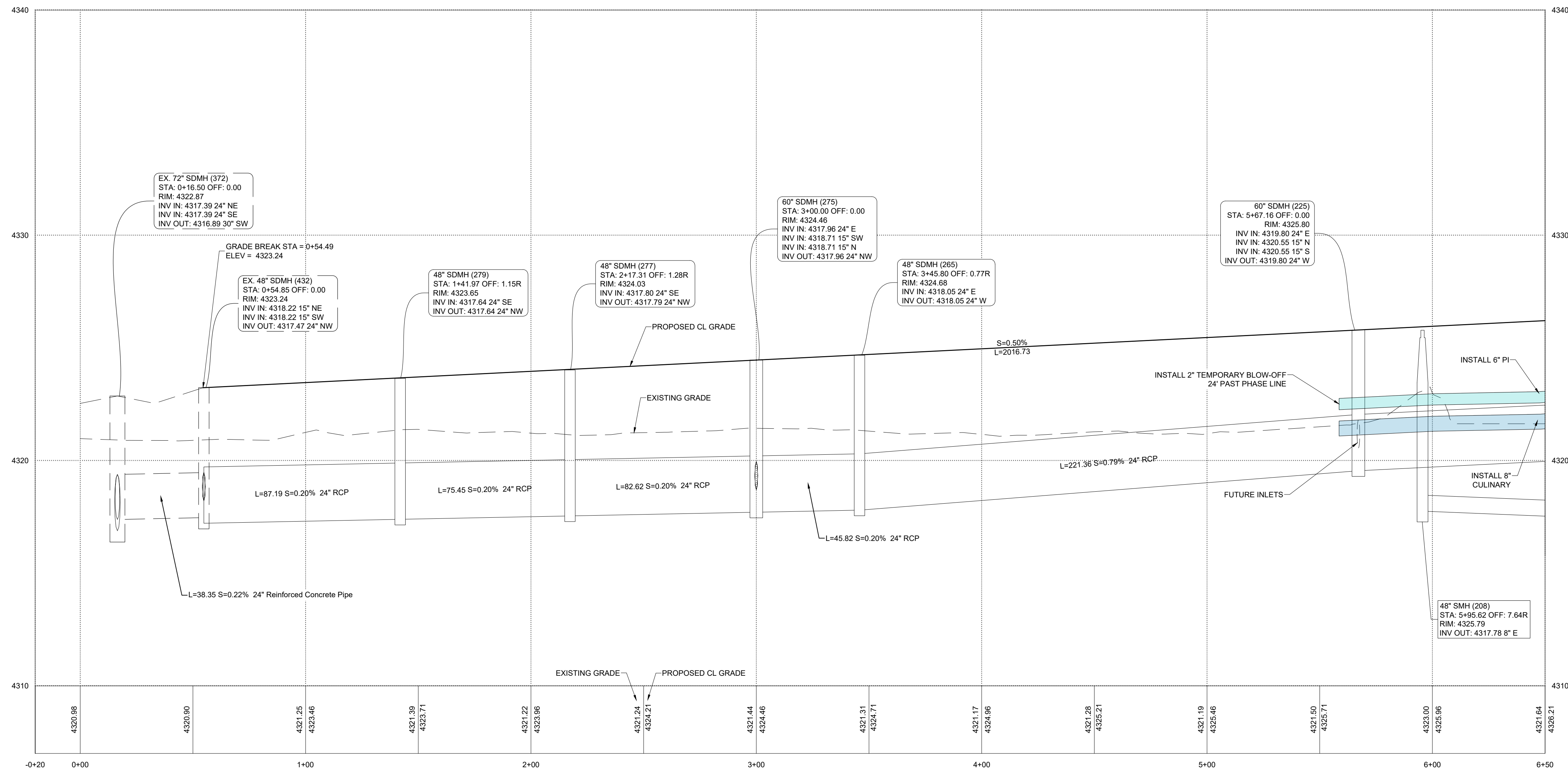
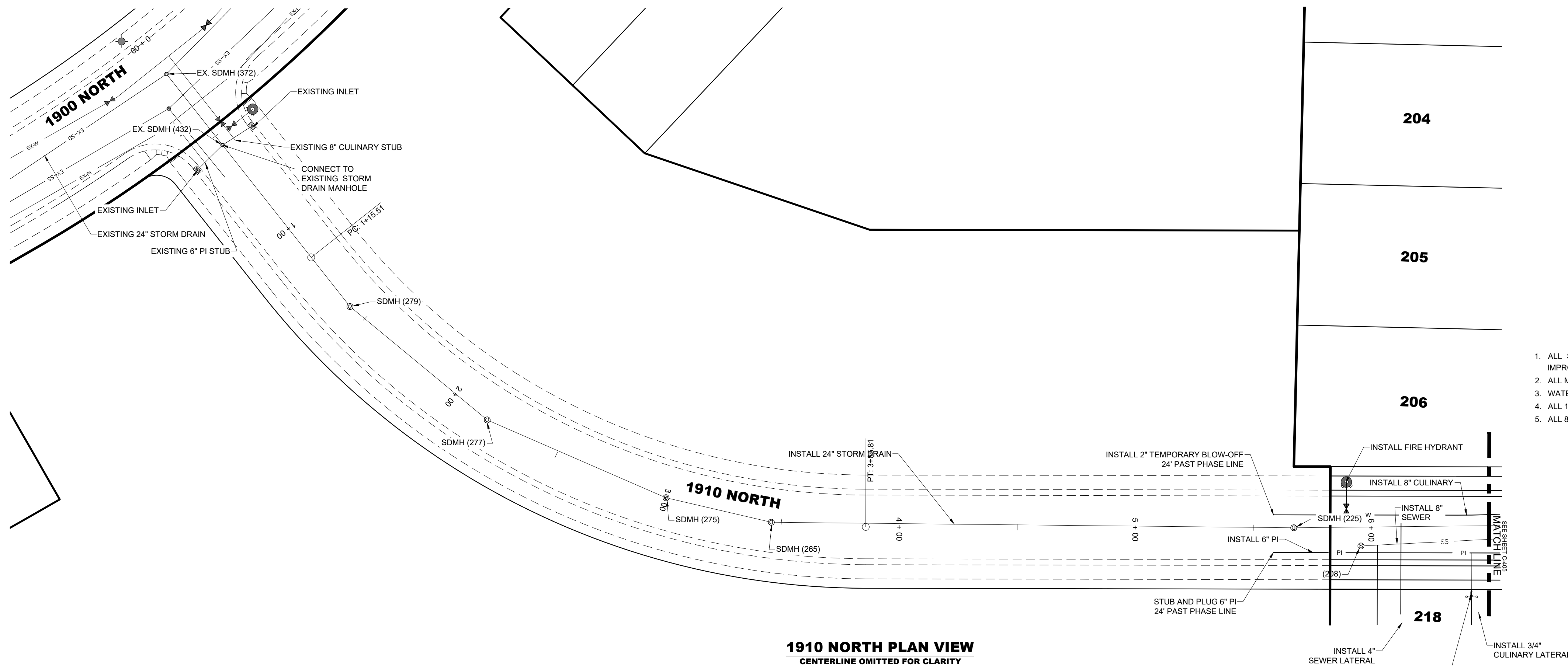
SHEET

C-404

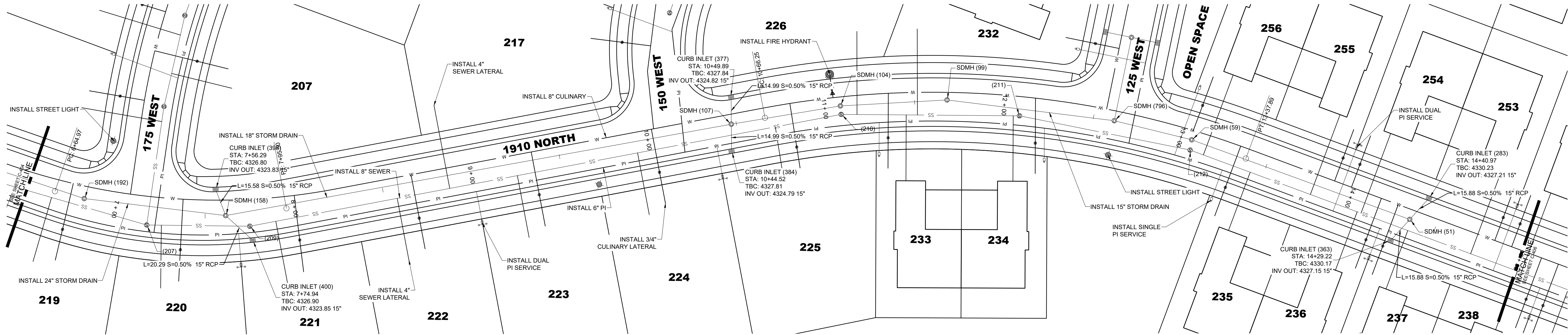


BONA VISTA IMPROVEMENT DISTRICT NOTES

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



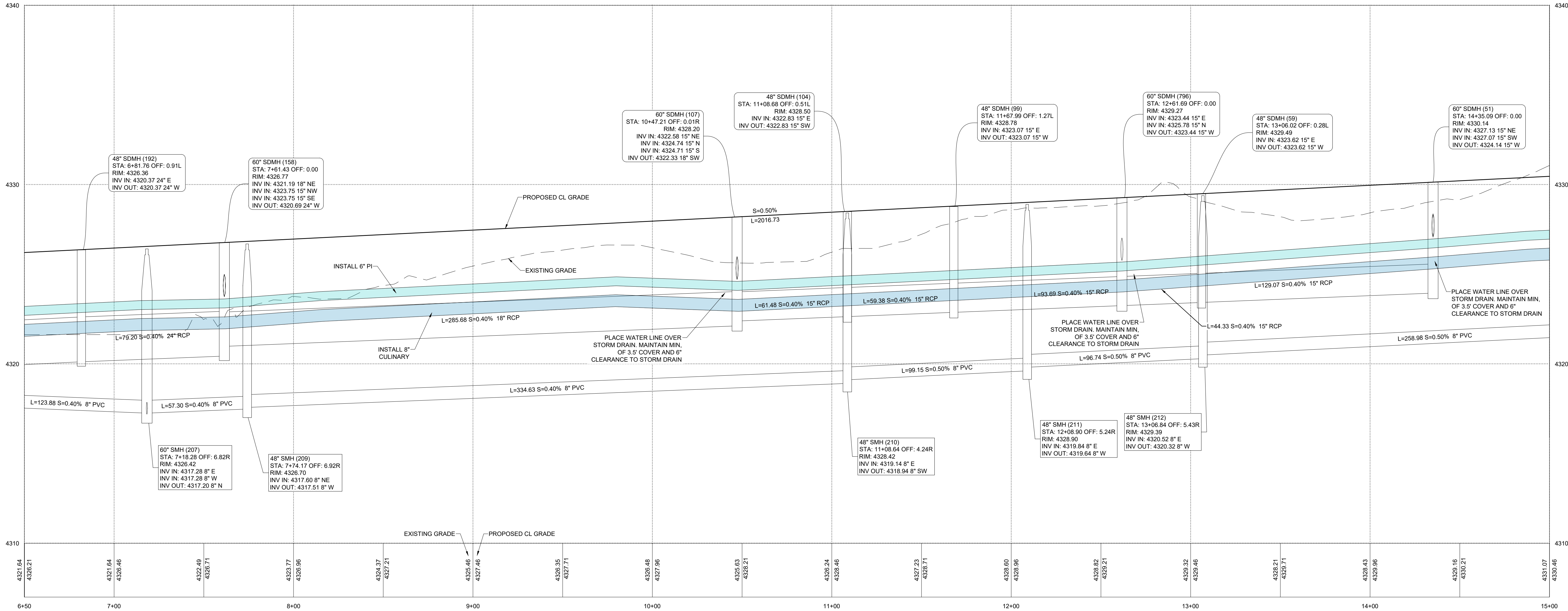
1910 NORTH PROFILE VIEW



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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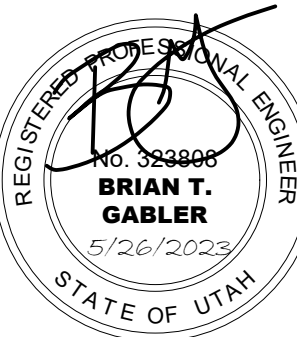


1910 NORTH PROFILE VIEW



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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

REVISIONS	
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LEI PROJECT #:
2019-0027

DRAWN BY:
CJI

DESIGNED BY:
BTG

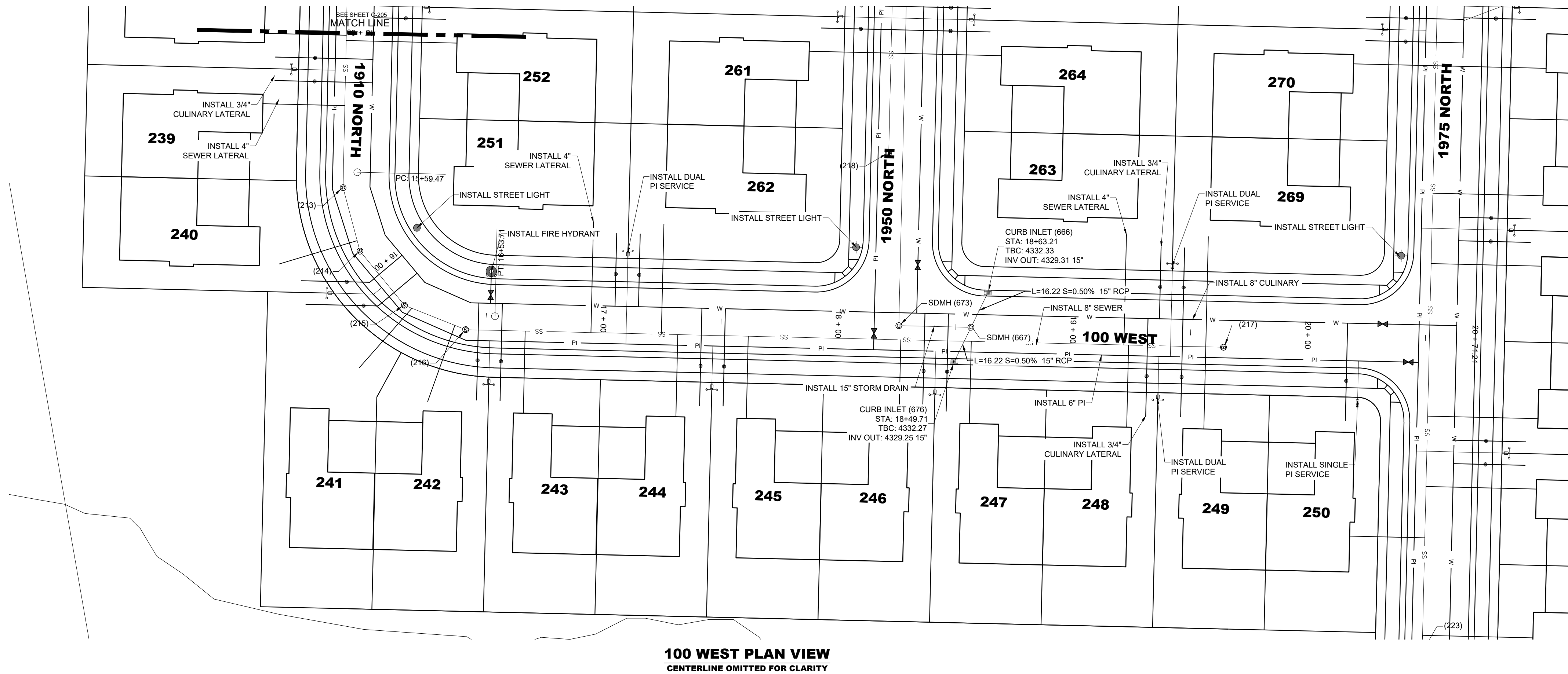
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05/26/2023

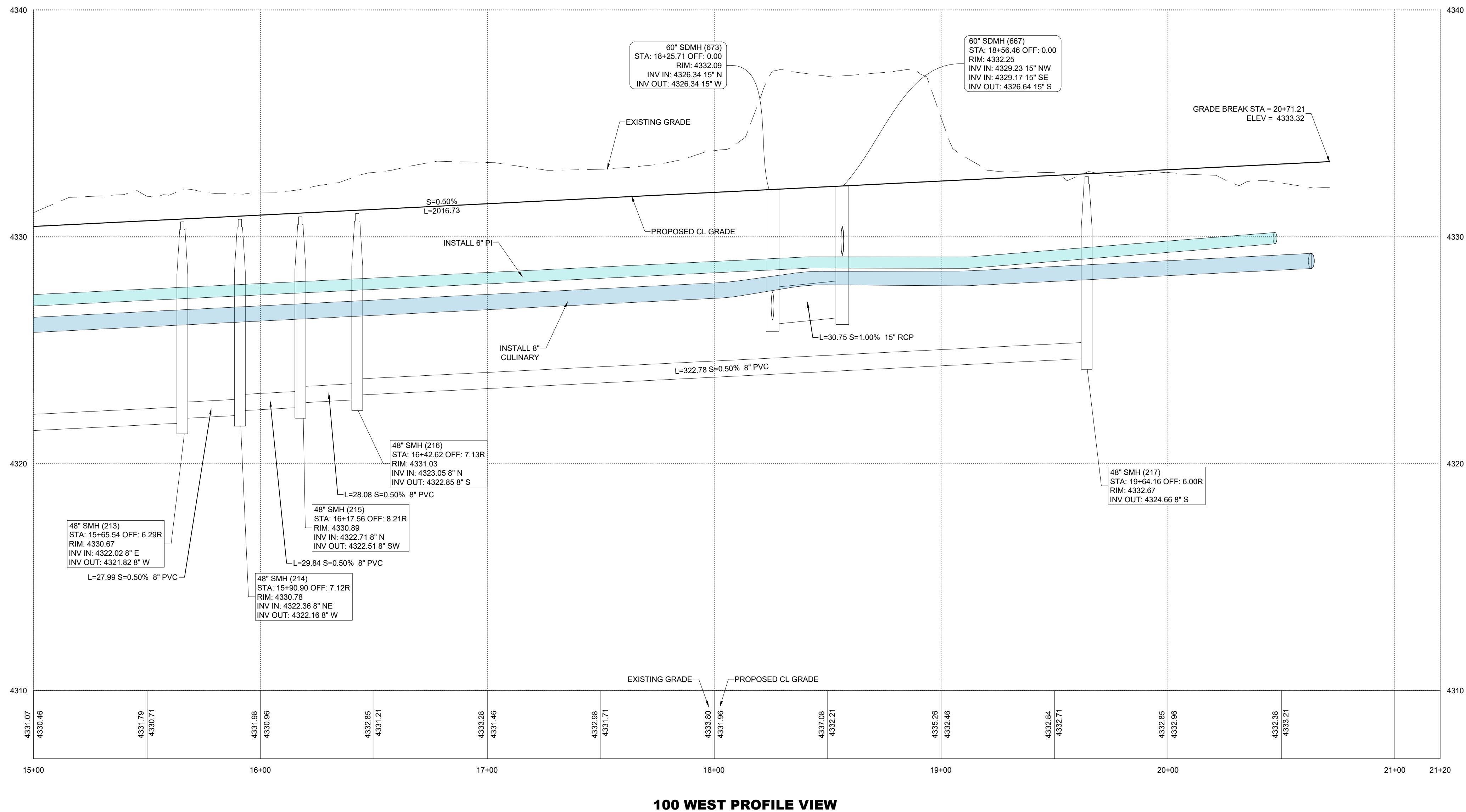
SHEET

C-405

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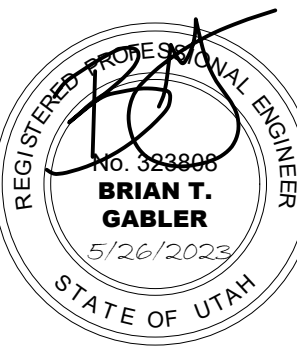


- BONA VISTA IMPROVEMENT DISTRICT NOTES**
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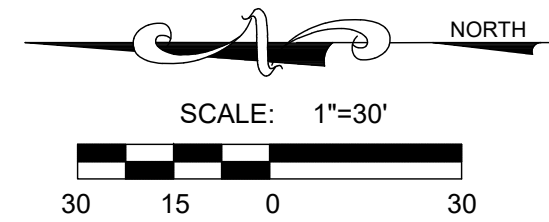
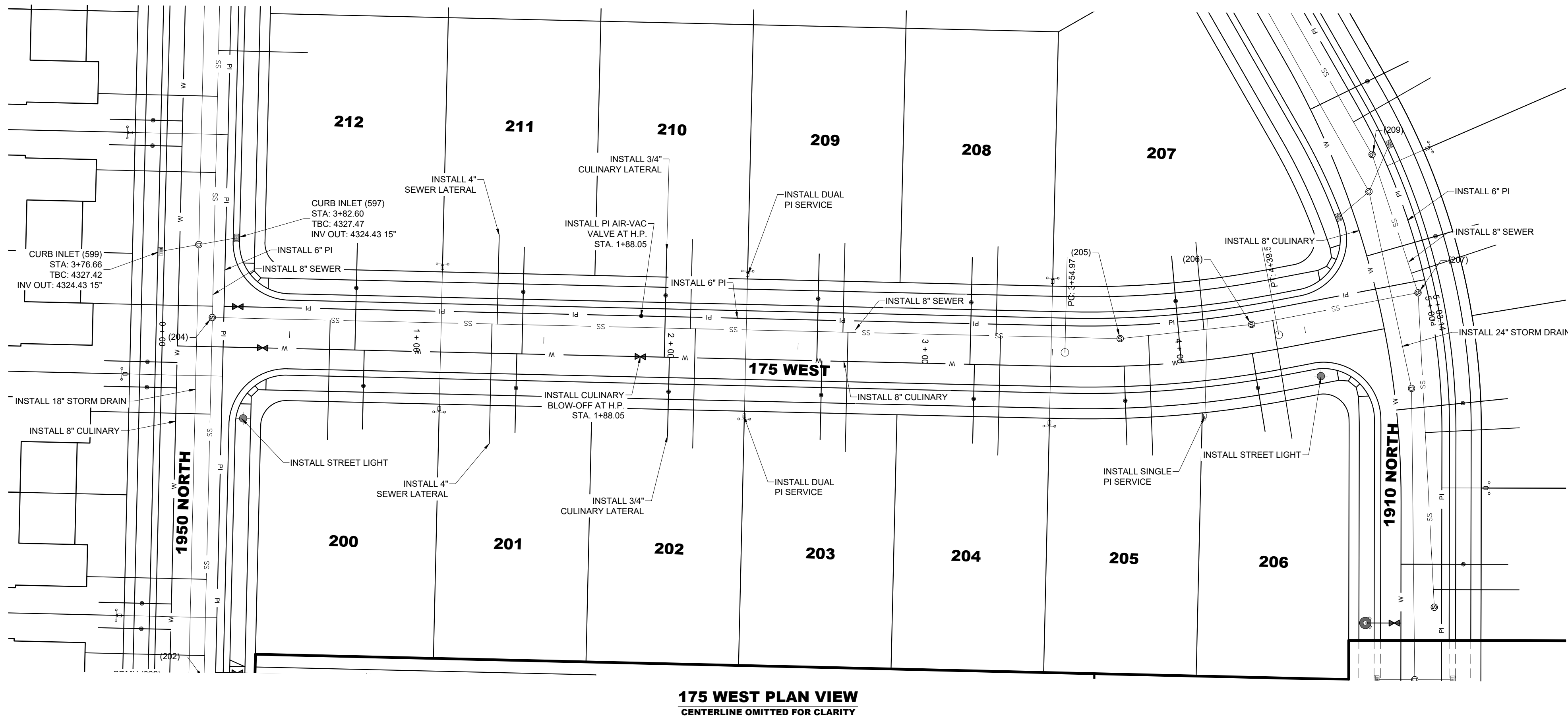
BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

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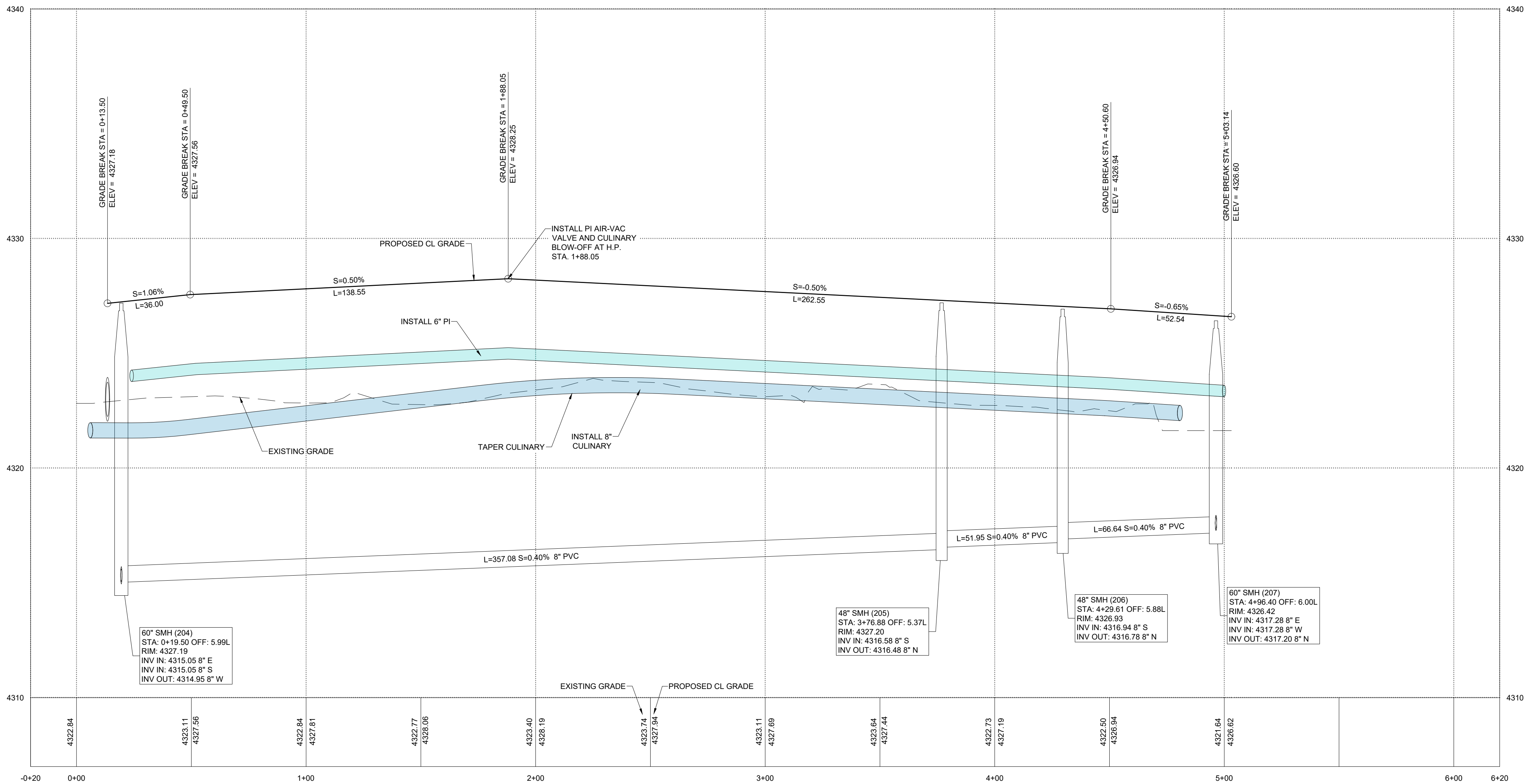
LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
05/26/2023

SHEET
C-406



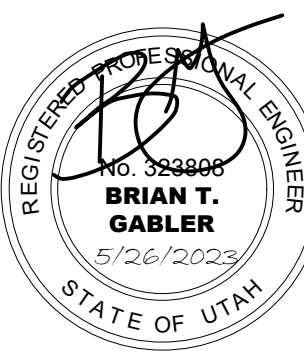
BONA VISTA IMPROVEMENT DISTRICT NOTES

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BEN LOMOND - PHASE 2-D
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175 WEST PLAN & PROFILE STA. -0+20 - 5+50

REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

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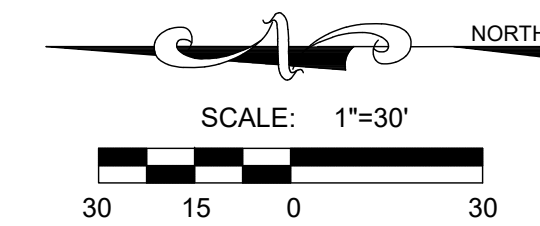
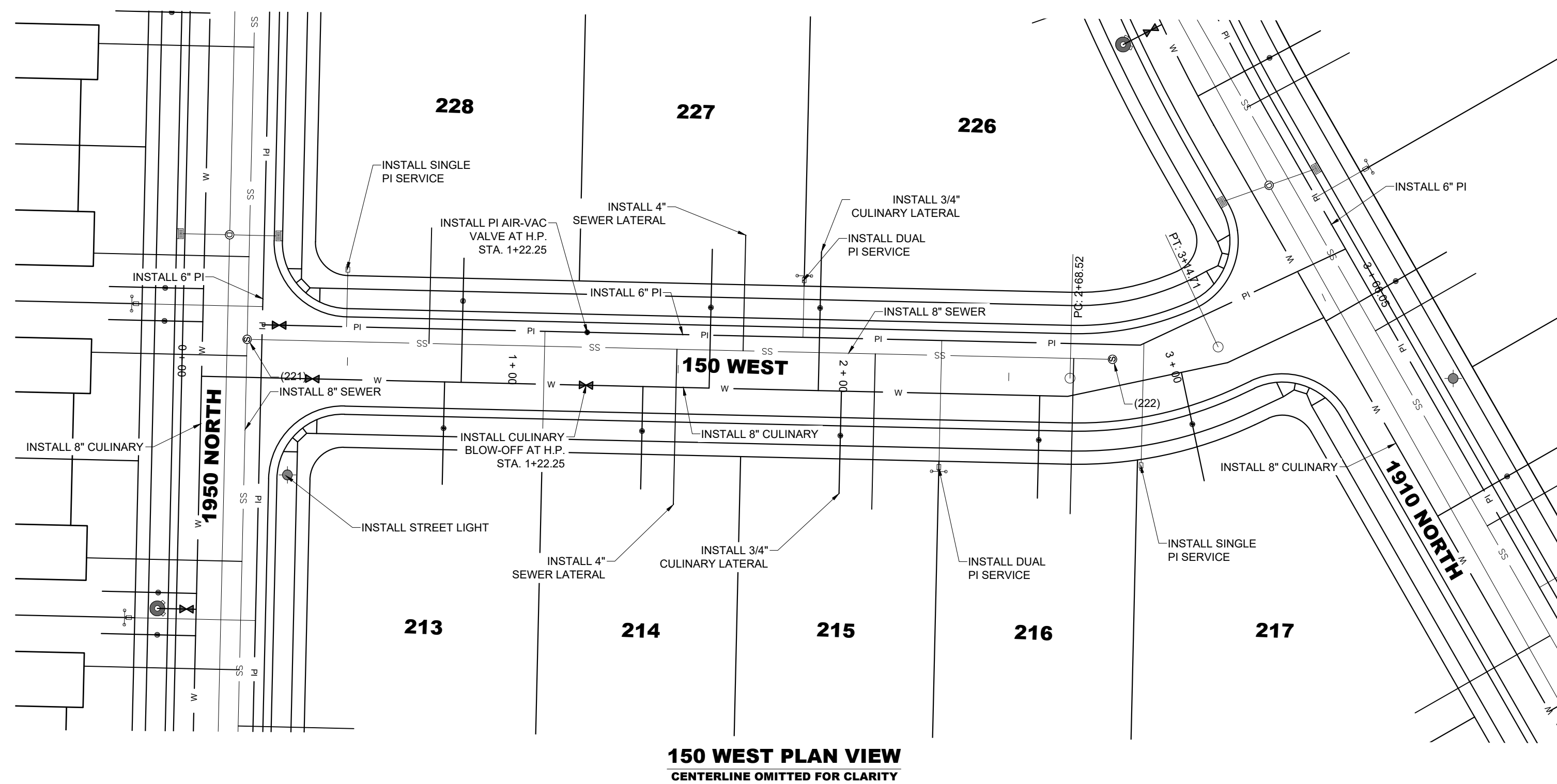
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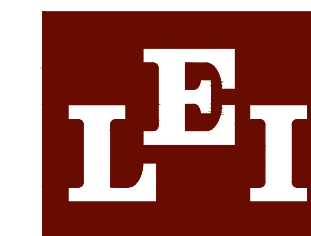
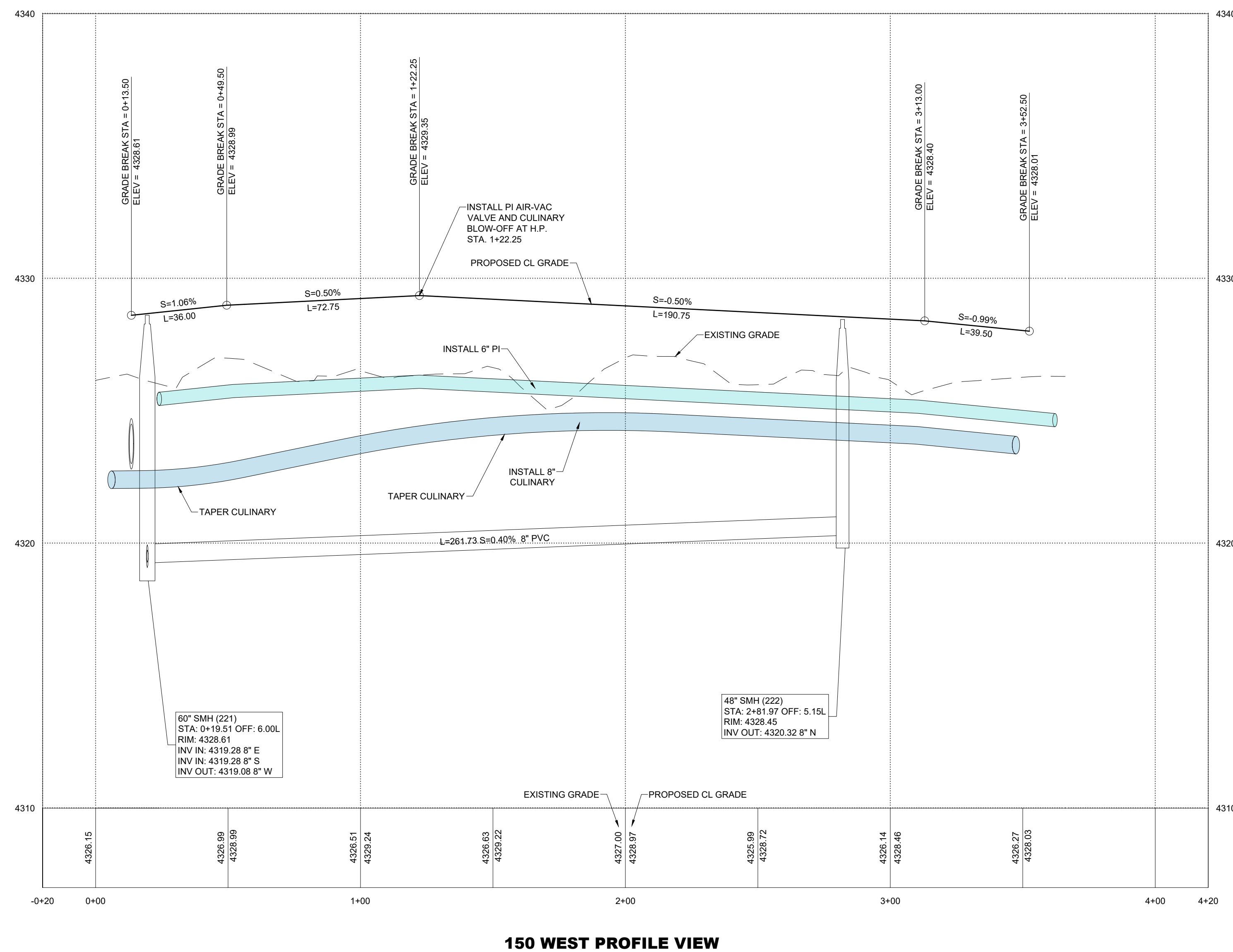
05/26/2023

SHEET

C-407



- ### **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.



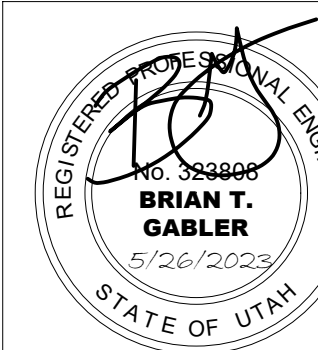
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

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

REVISIONS	
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LEI PROJECT #:
2019-0027

DRAWN BY:
CJI

DESIGNED BY:
BTG

SCALE:
1"=30'

DATE:
05/26/2023

SHEE

C-408



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BEN LOMOND - PHASE 2-D

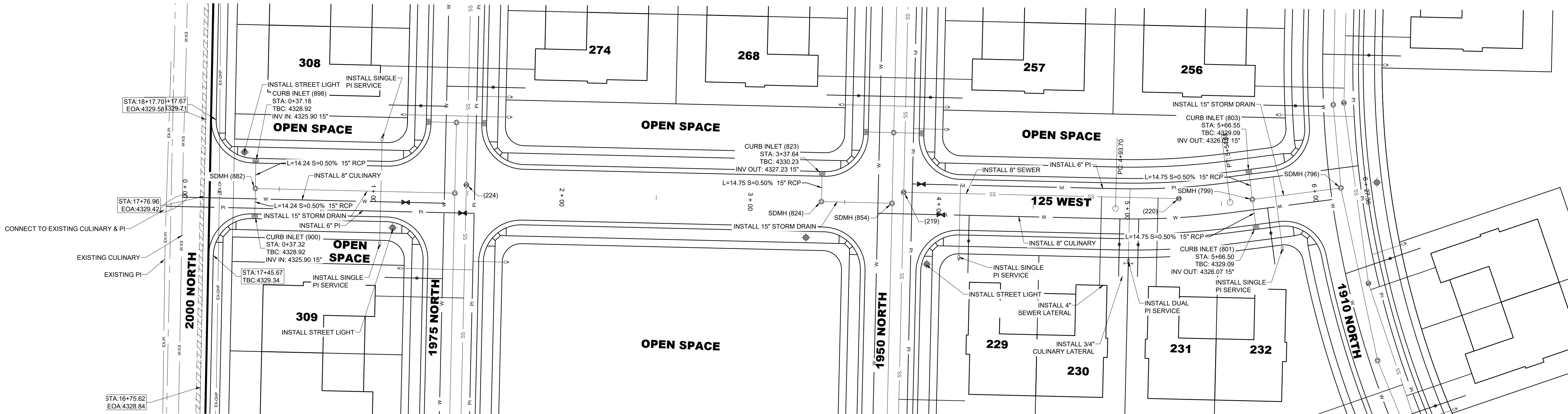
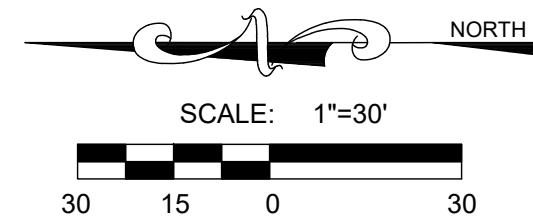
HARRISVILLE, UTAH

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

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

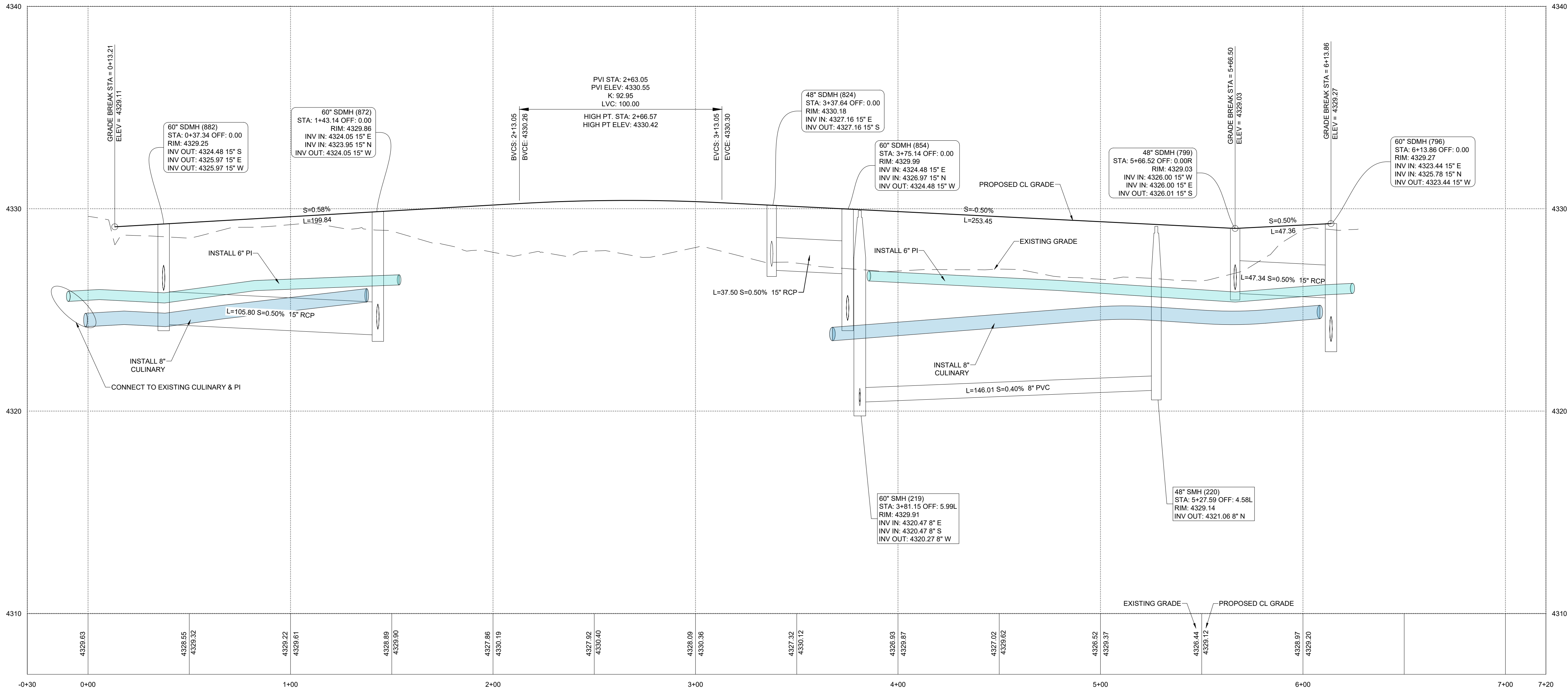
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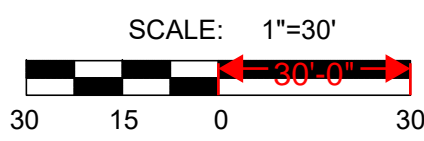
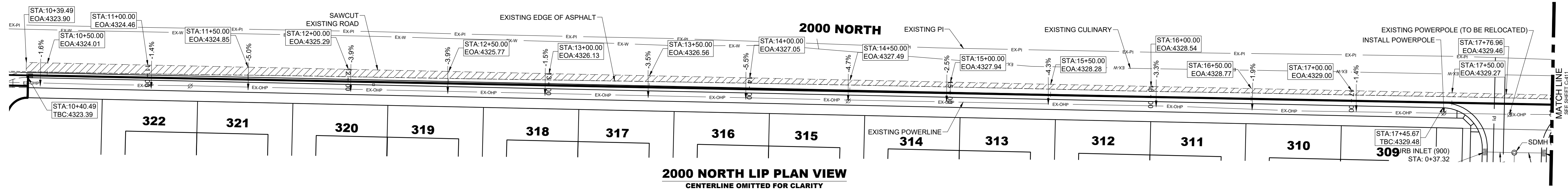
125 WEST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

BONA VISTA IMPROVEMENT DISTRICT NOTES

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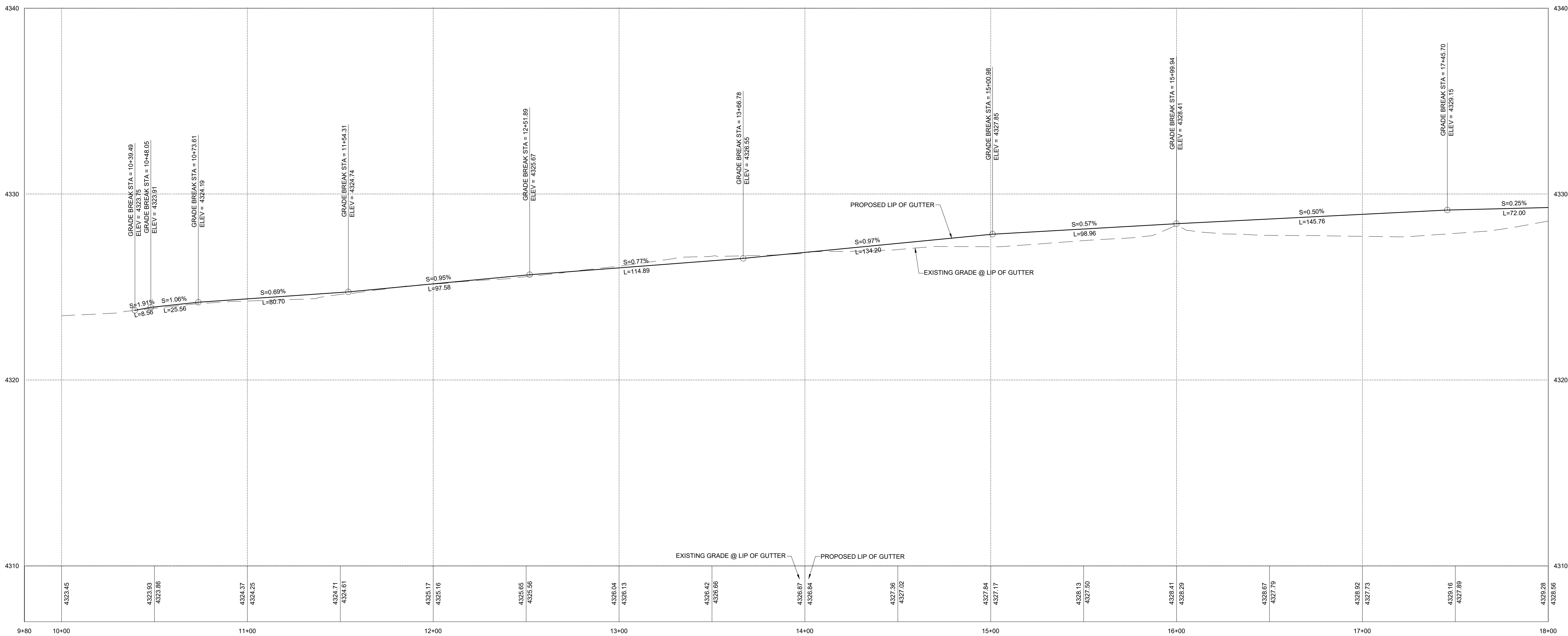
125 WEST PROFILE VIEW



BONA VISTA IMPROVEMENT DISTRICT NOTES

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NOTE:
TBC IS 4" ABOVE LIP OF GUTTER



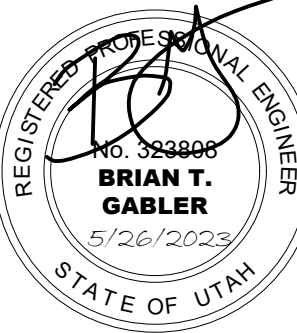
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
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BTG
SCALE:
1"=30'
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BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH

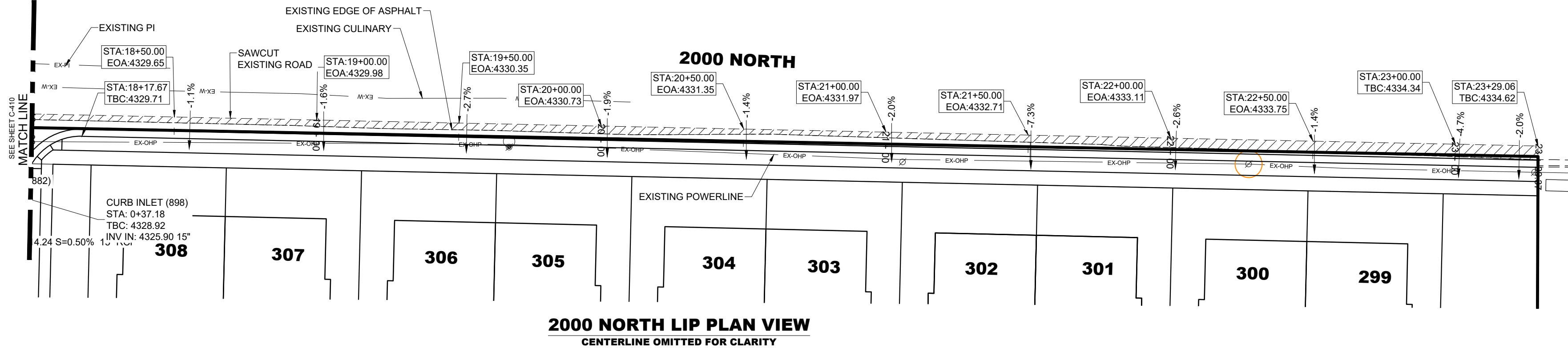
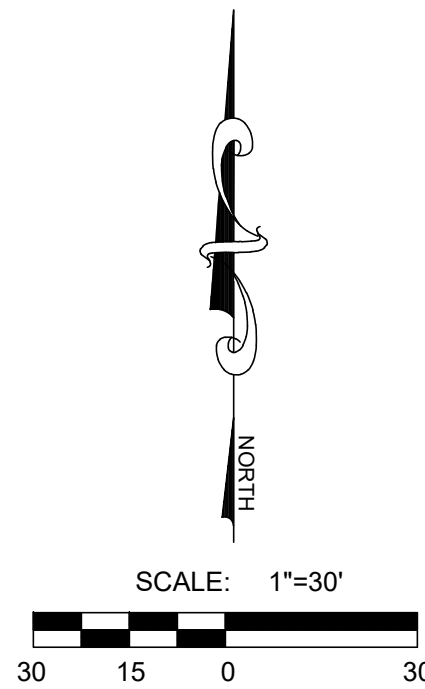
2000 NORTH LIP PLAN & PROFILE STA. 18+00 - 24+00

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

SHEET

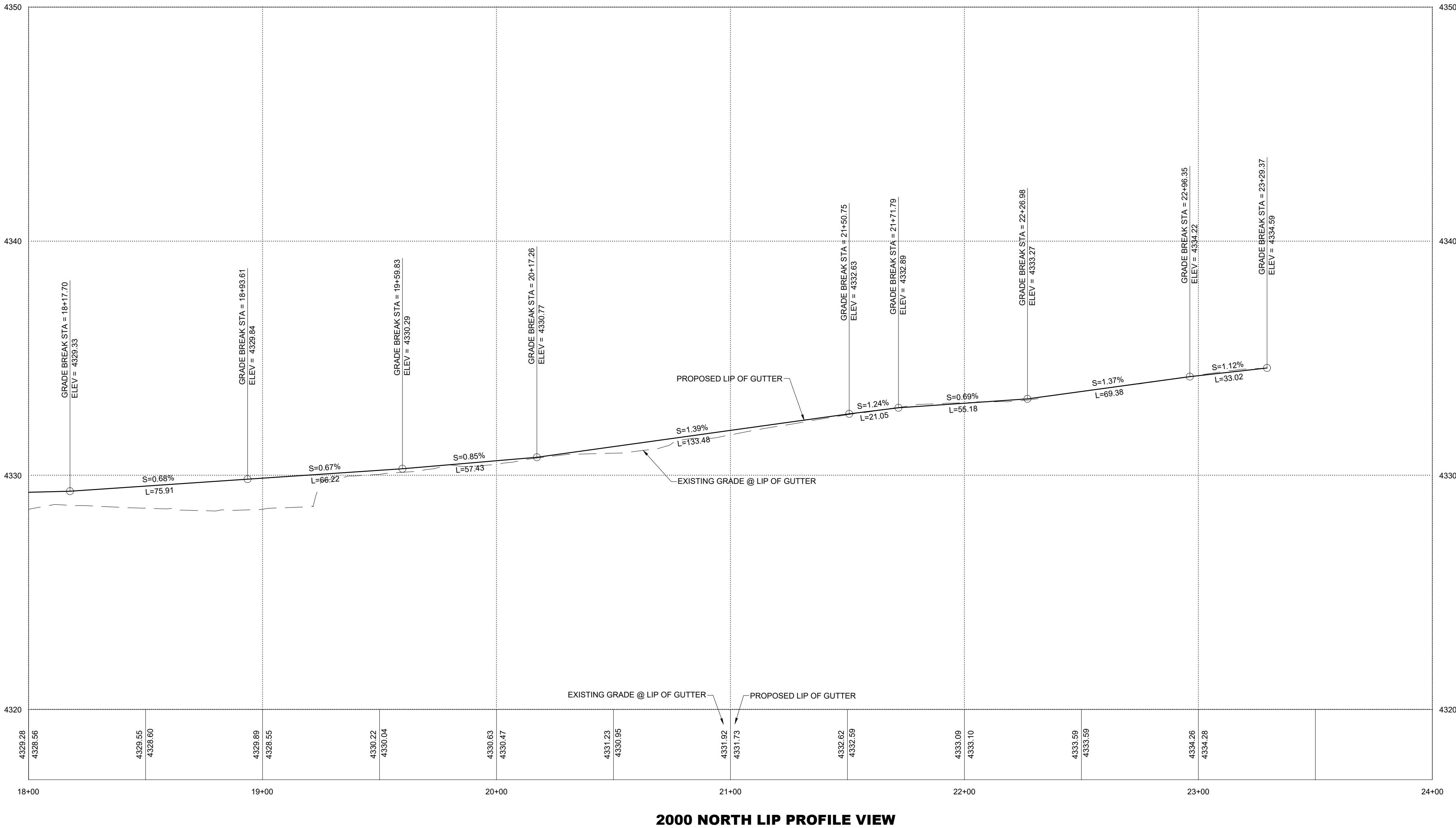
C-411



BONA VISTA IMPROVEMENT DISTRICT NOTES

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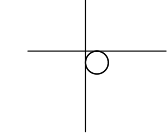




STOP SIGN R1-1
PER HARRISVILLE STANDARD CS-03



R8-3A
NO PARKING



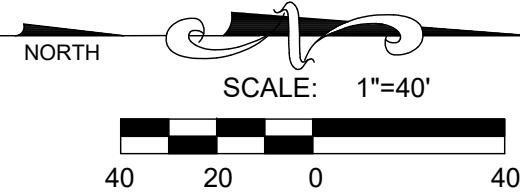
STREET SIGN - SS-1
PER HARRISVILLE STANDARD CS-03



STOP BAR
PAINTED 2' WIDE WHITE STRIPE

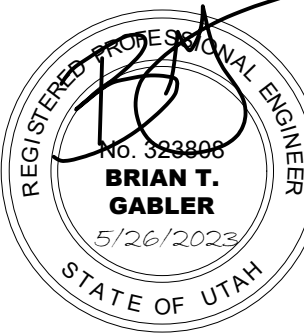


PAINT RED CURB



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

SIGNAGE AND STRIPING PLAN

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

SHEET
C-700

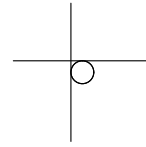




STOP SIGN R1-1
PER HARRISVILLE STANDARD CS-03



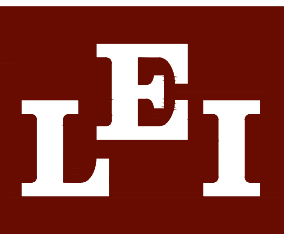
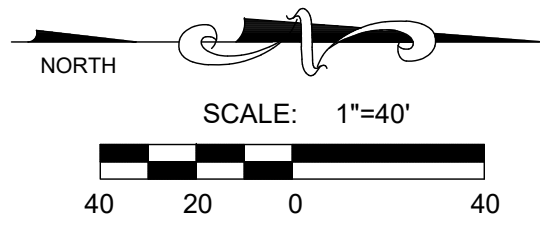
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STREET SIGN - SS-1
PER HARRISVILLE STANDARD CS-03

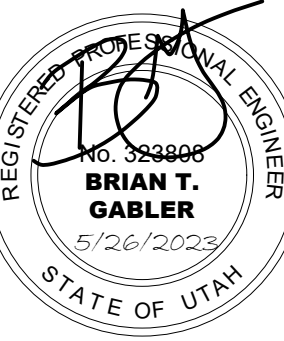
STOP BAR
PAINTED 2' WIDE WHITE STRIPE

PAINT RED CURB



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

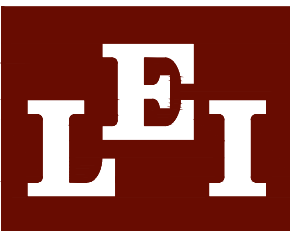
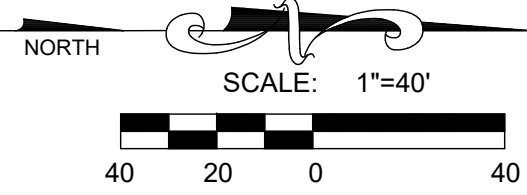
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=40'
DATE:
05/26/2023

SHEET

C-701





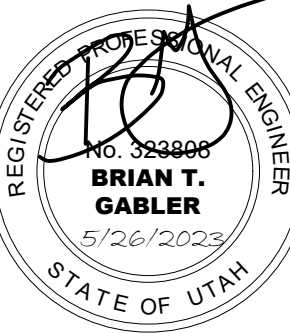
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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

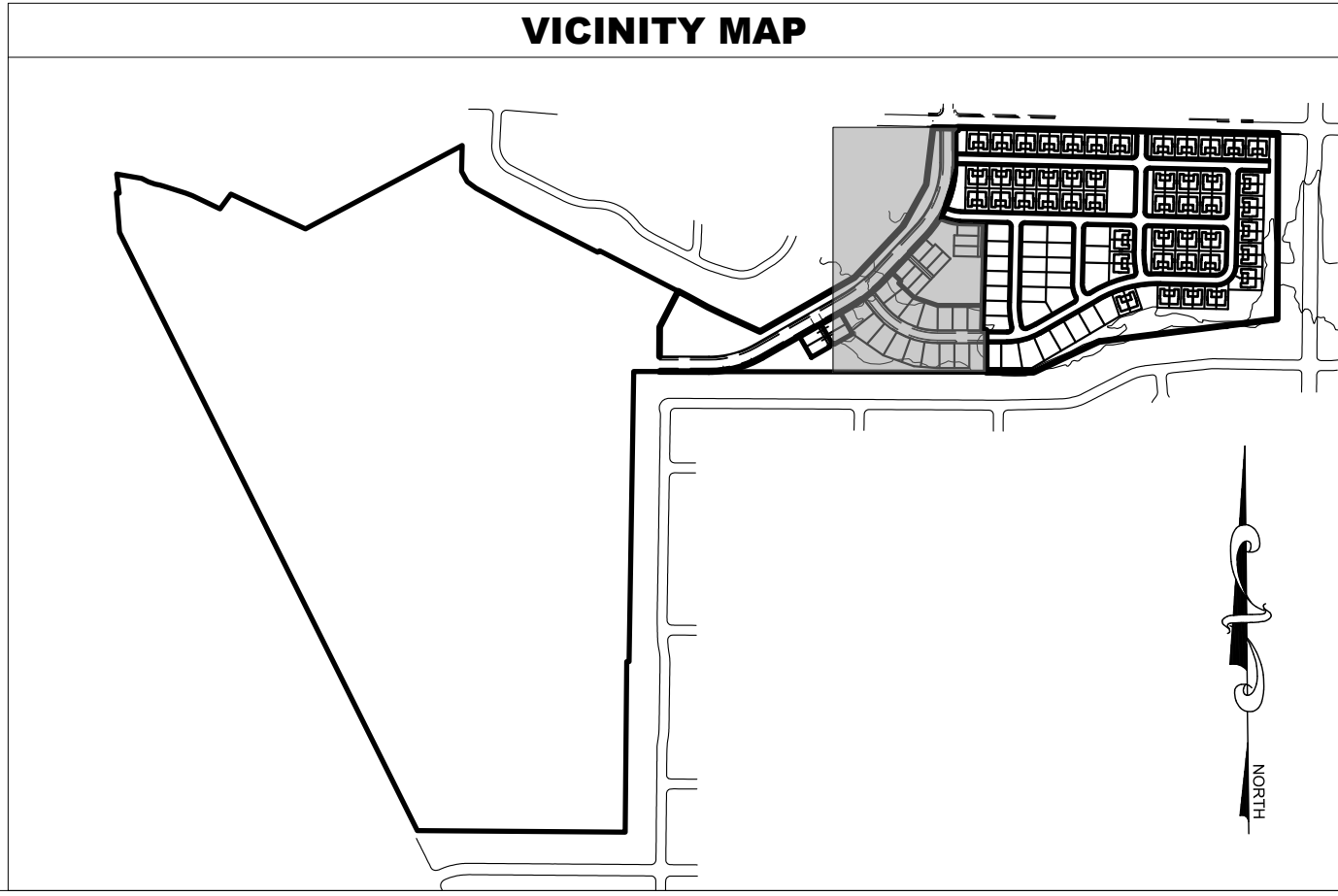
EROSION CONTROL PLAN



MATCH LINE
SEE 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

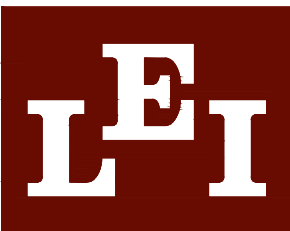
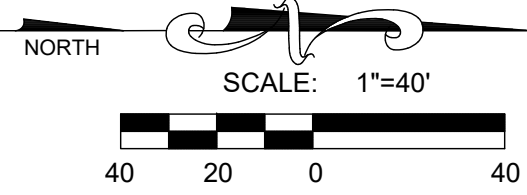
VICINITY MAP



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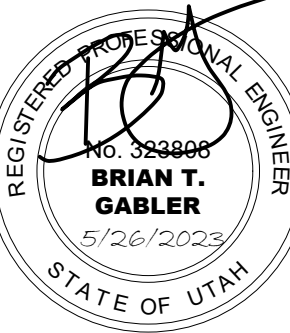
LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
BTG
SCALE:
1"=40'
DATE:
05/26/2023

SHEET
EC-1



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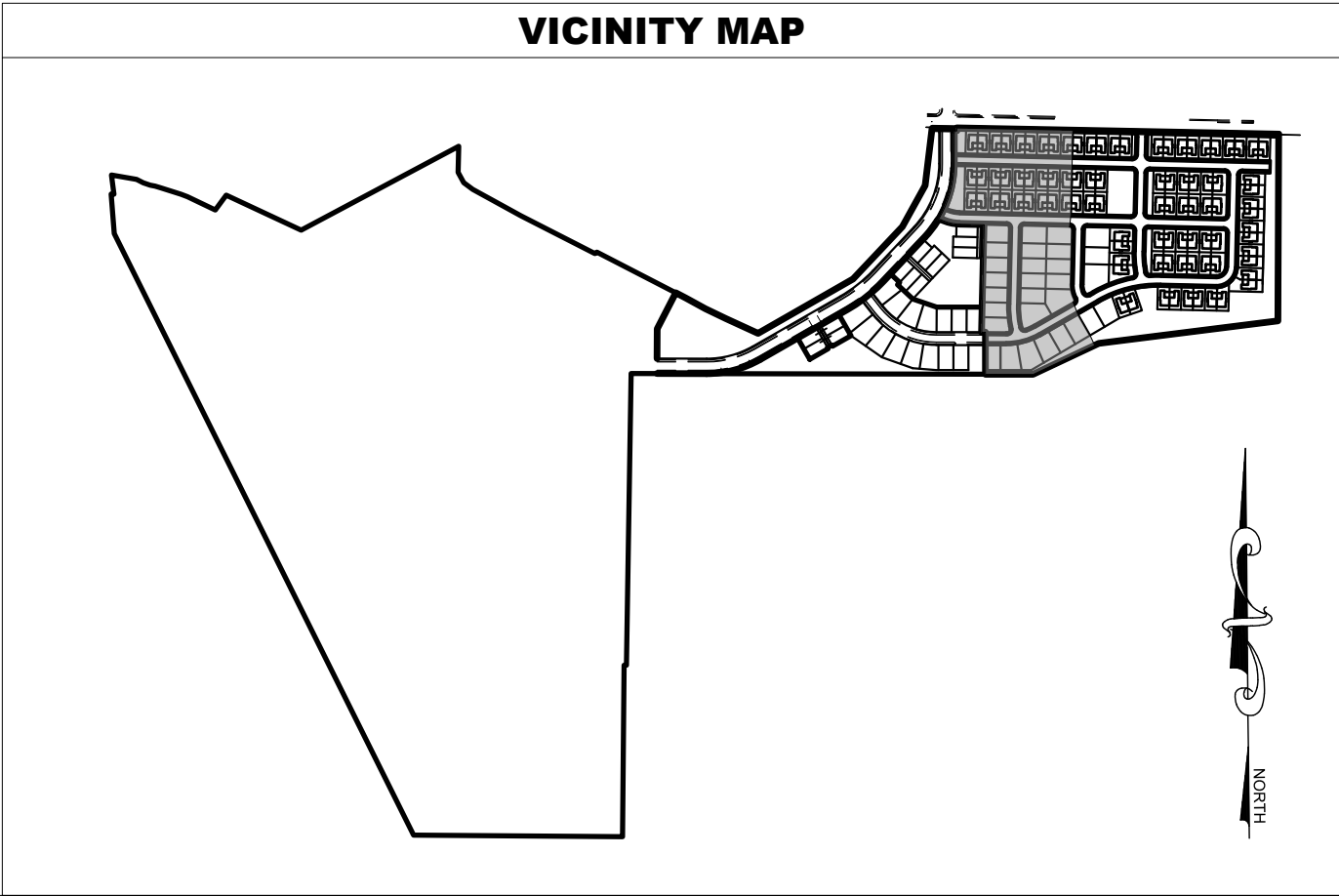


BEN LOMOND - PHASE 2-D
HARRISVILLE, UTAH
EROSION CONTROL PLAN

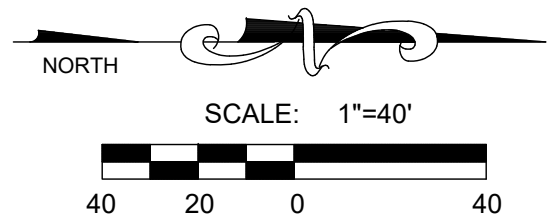
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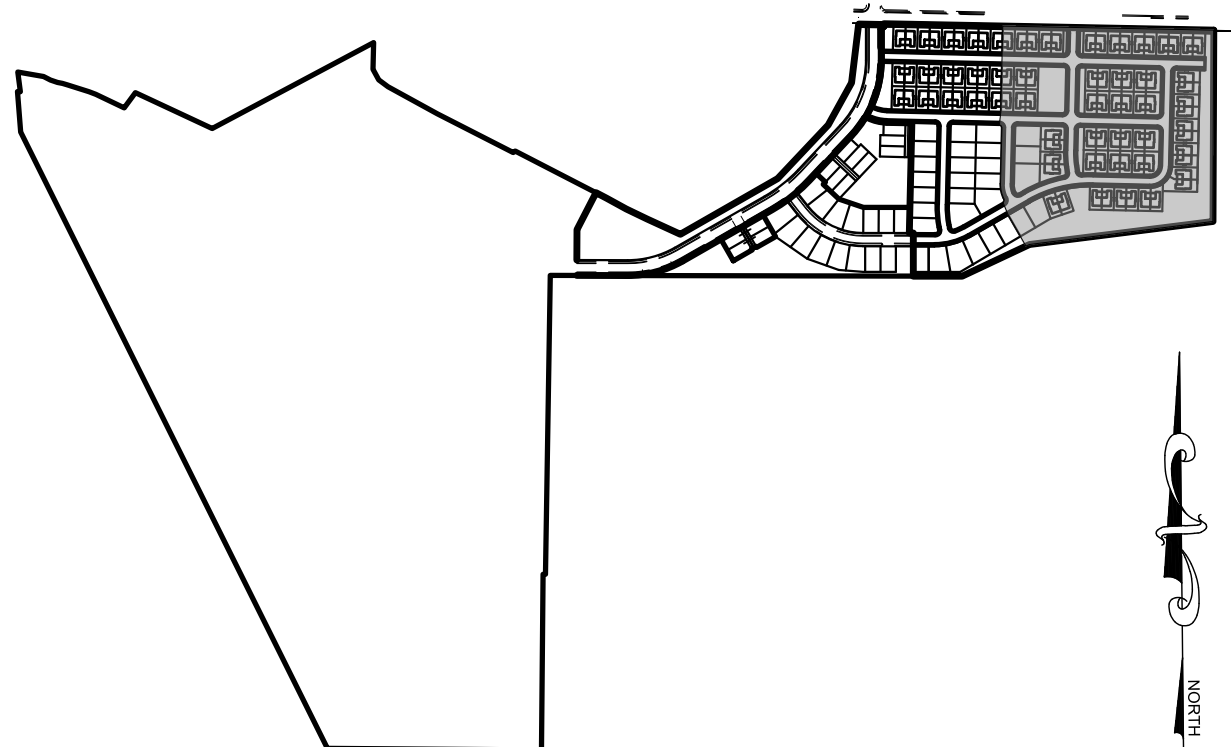
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EC-2



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)				
BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
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C233	(233)	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS



VICINITY MAP

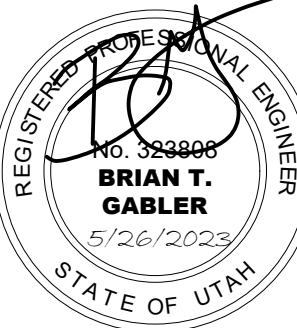


CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

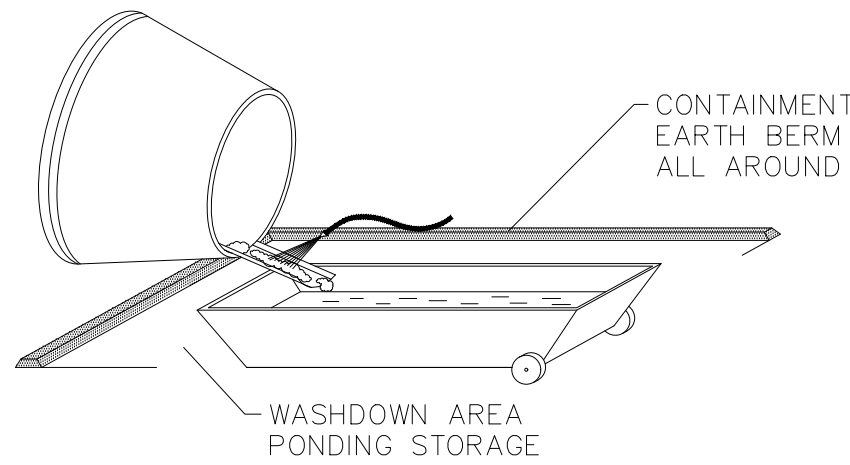
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LEI PROJECT #:
2019-0027
DRAWN BY:
CJI
DESIGNED BY:
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05/26/2023

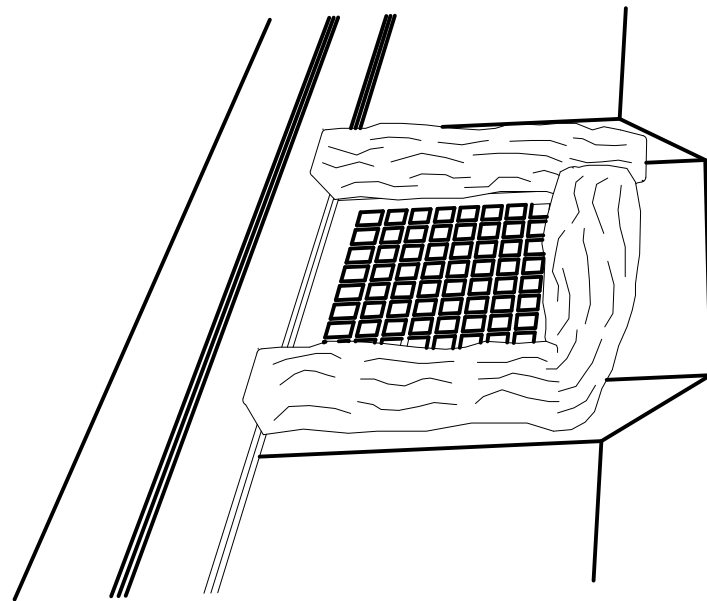
SHEET
EC-3

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 ROUNING 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.

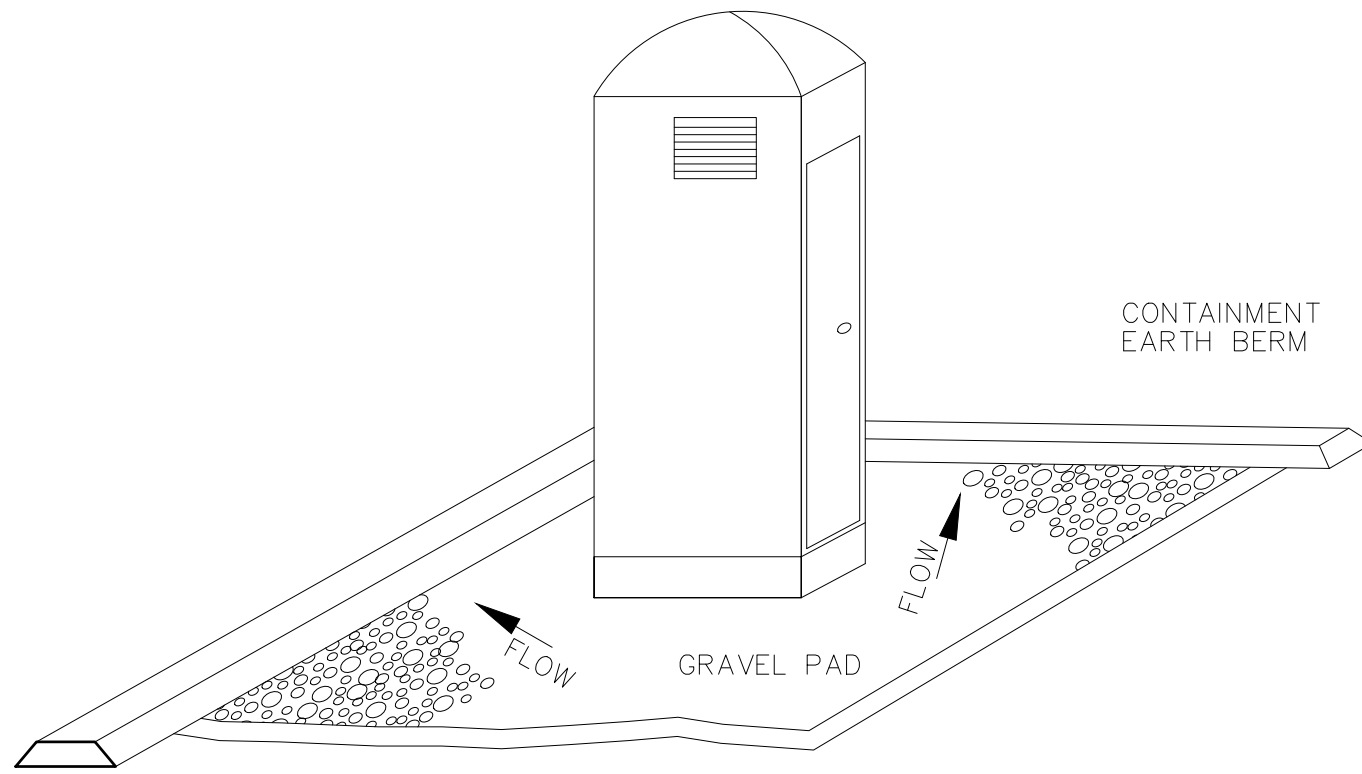


CONCRETE WASTE MANAGEMENT



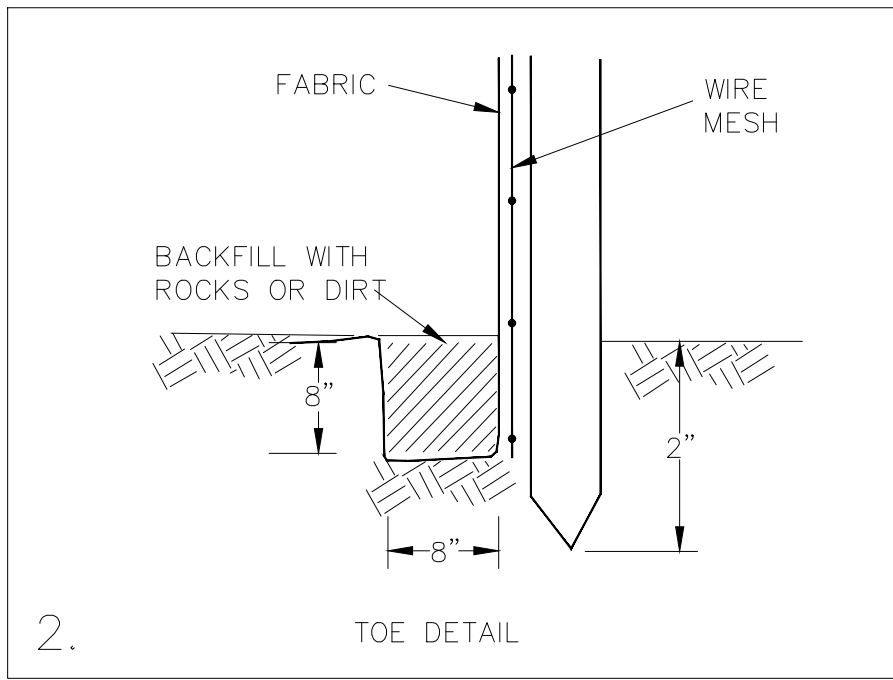
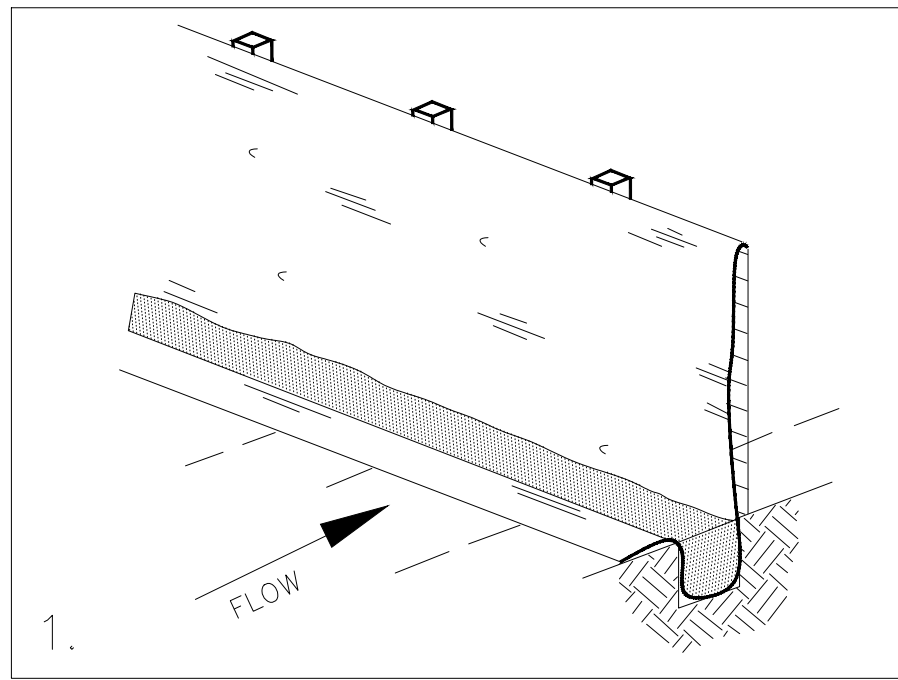
INLET PROTECTION - WATTLE

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



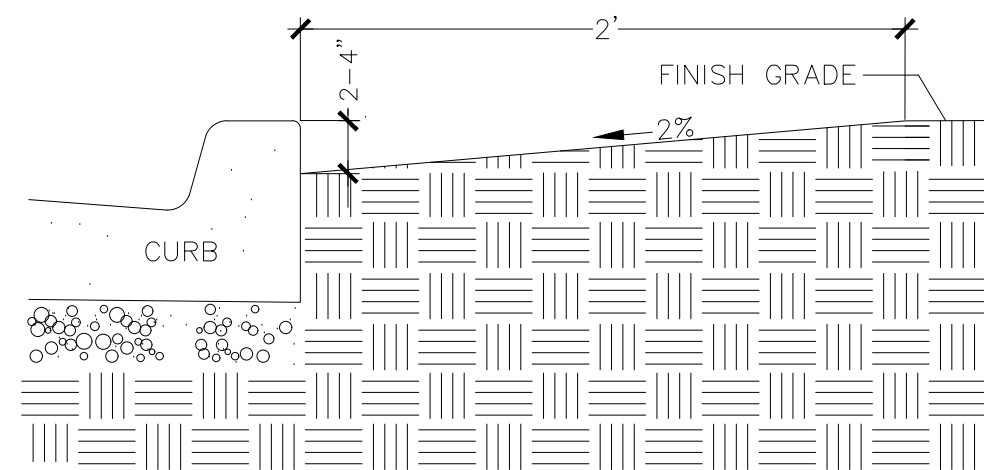
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

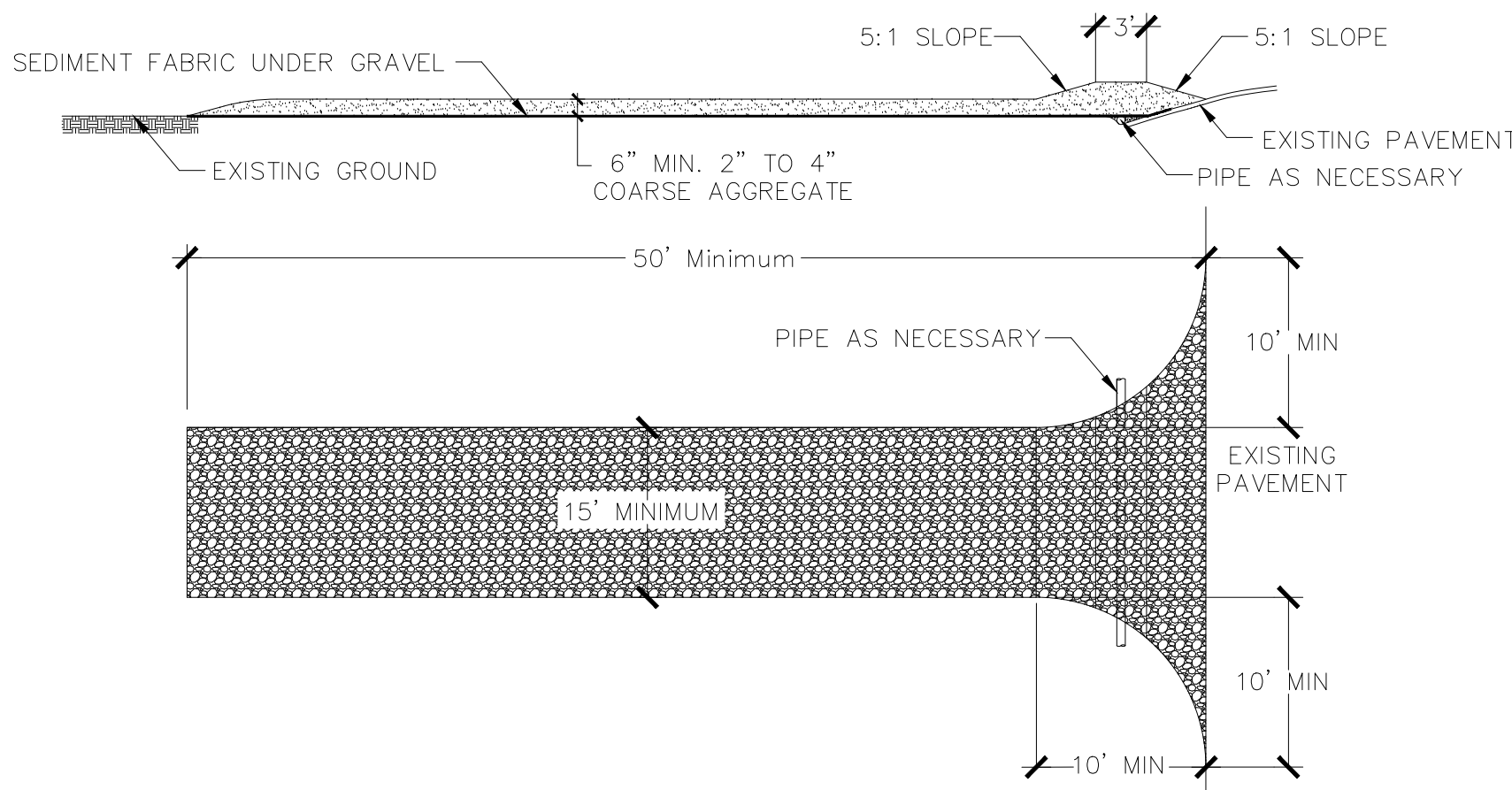


SILT FENCE

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



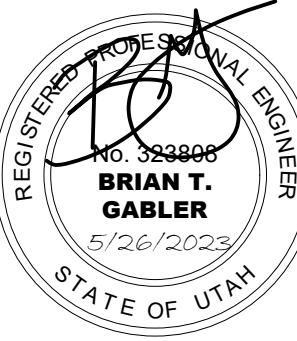
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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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

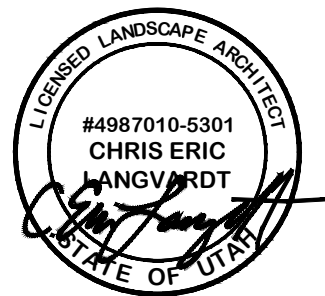
SHEET

EC-4



BEN LOMOND VIEWS
PHASE 2D

HARRISVILLE CITY, UTAH



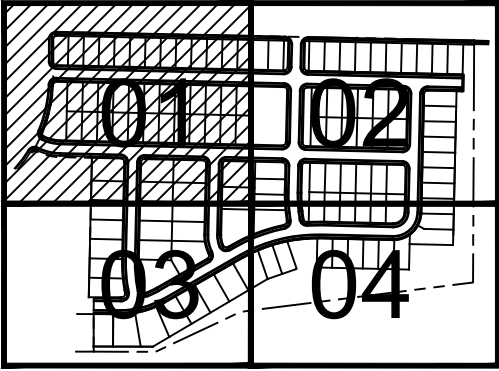
DATE:	MAY 2023
PROJECT:	000.0000.168
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
OVERALL SITE &
LANDSCAPE PLAN

SHEET NUMBER:
L100



KEY MAP



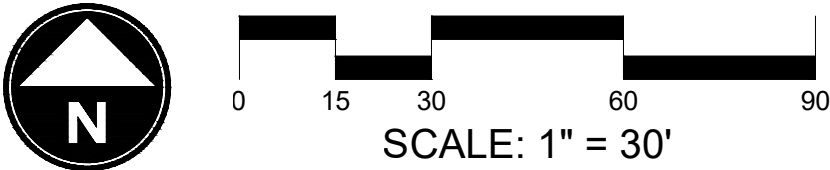
REFERENCE NOTES SCHEDULE

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
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

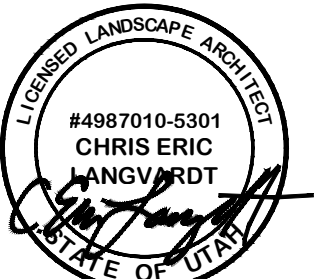
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH

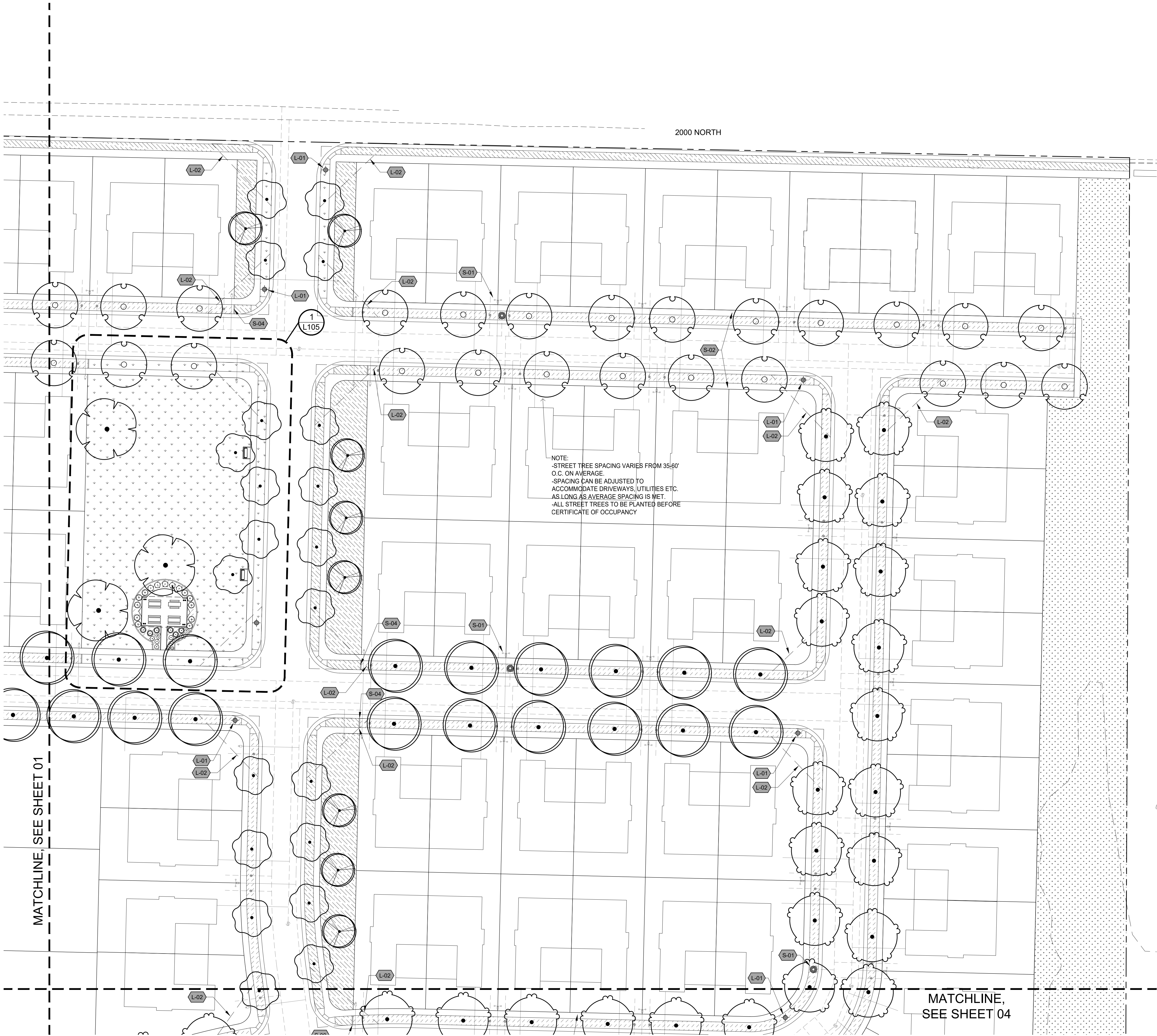


DATE:	MAY 2023
PROJECT:	000.0000.168
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

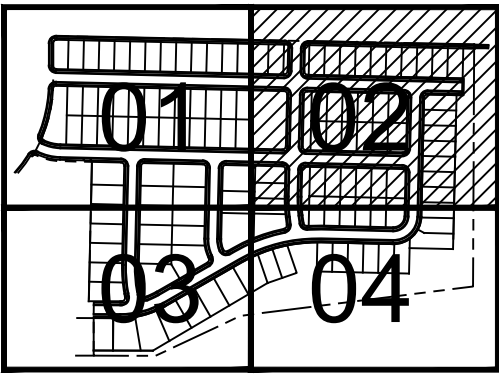
SHEET TITLE:
SITE & LANDSCAPE
PLAN

SHEET NUMBER:

L101



KEY MAP



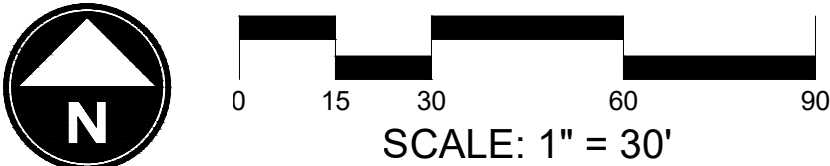
REFERENCE NOTES SCHEDULE

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
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

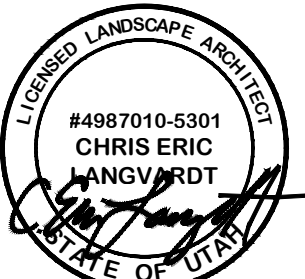
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH

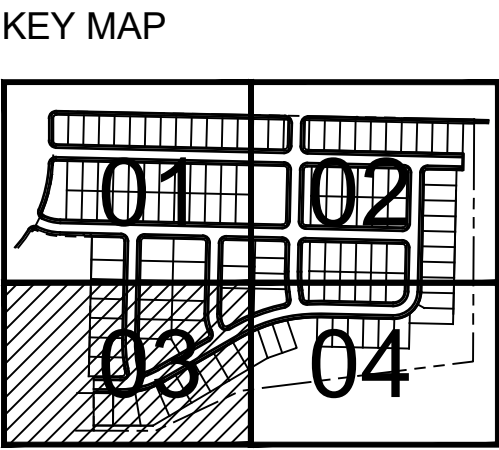
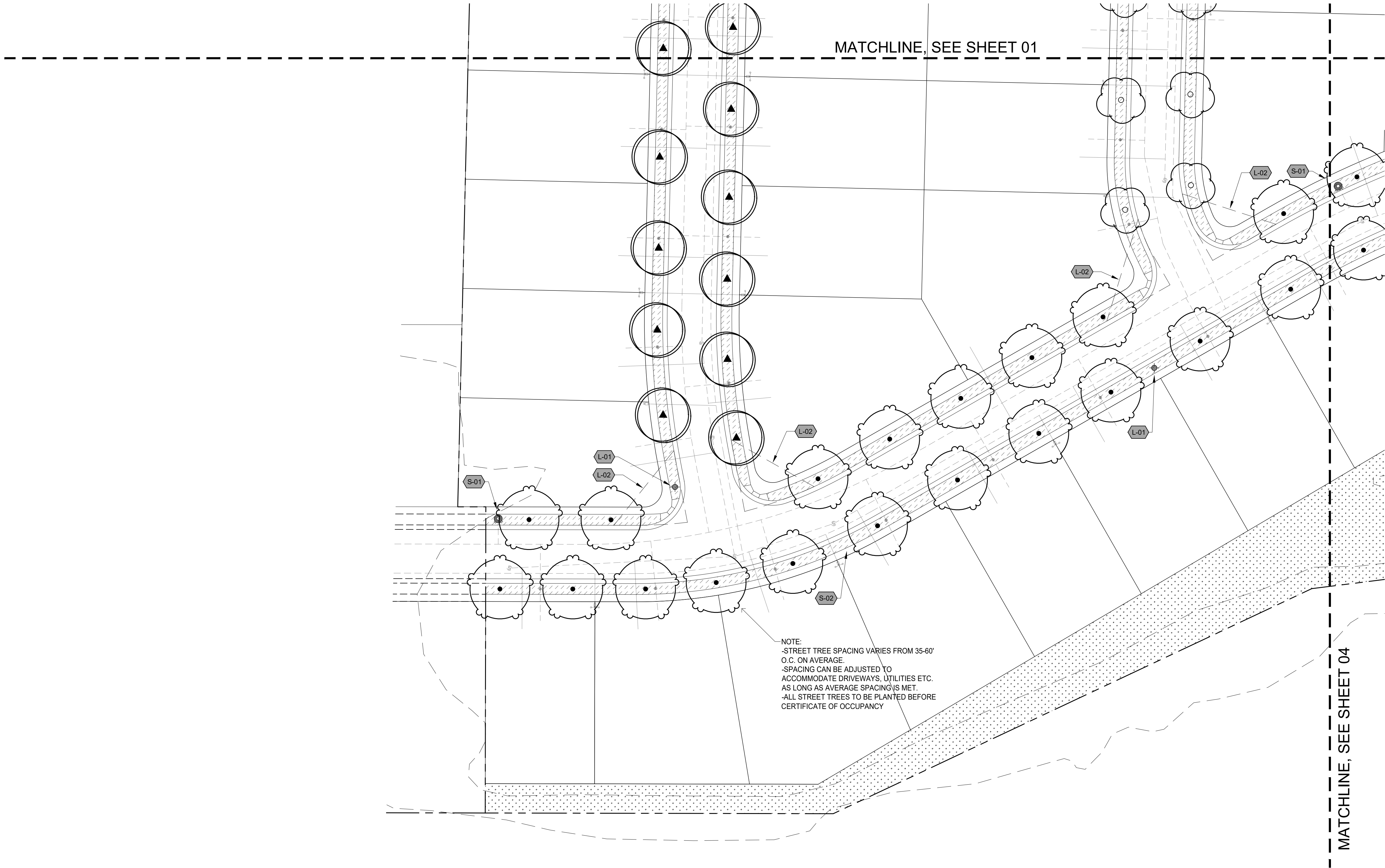


DATE:	MAY 2023
PROJECT:	000.0000.168
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
SITE & LANDSCAPE PLAN

SHEET NUMBER:

L102



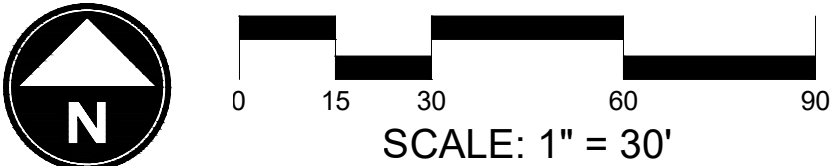
REFERENCE NOTES SCHEDULE	
SYMBOL	LANDSCAPE DESCRIPTION
L-01	STREET LIGHT, TYP. 25' MIN. TREE SETBACK.
L-02	CLEAR VISION TRIANGLE (TYP.).

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
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

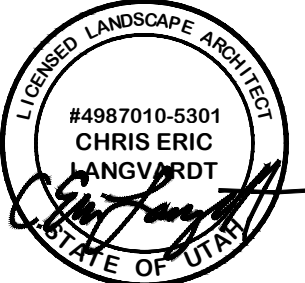
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH

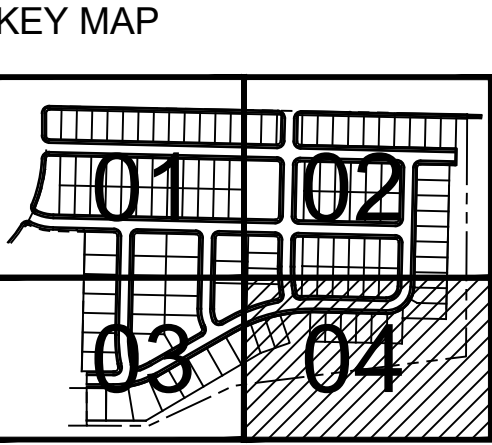
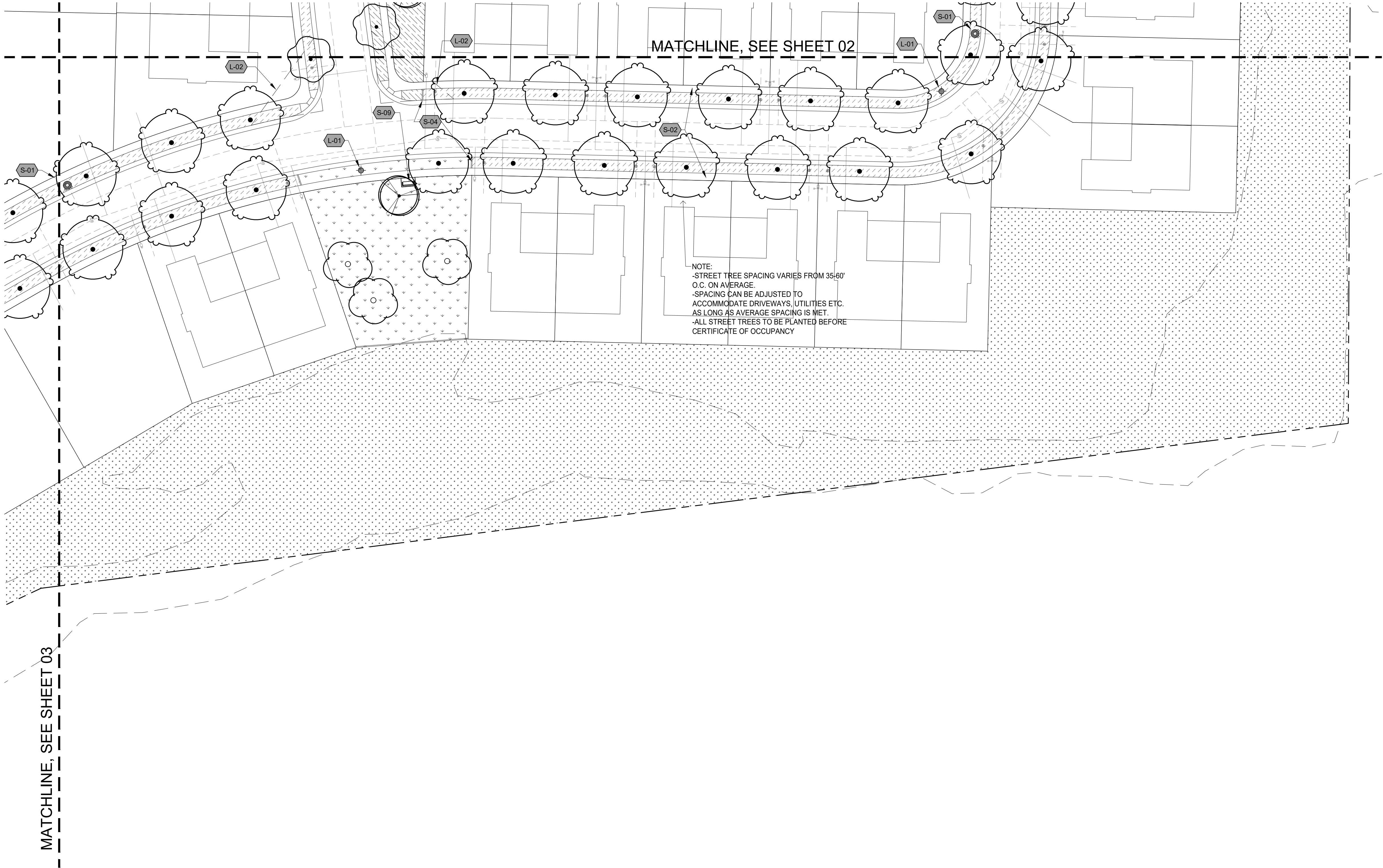


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PROJECT:	000.0000.168
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
SITE & LANDSCAPE
PLAN

SHEET NUMBER:

L103



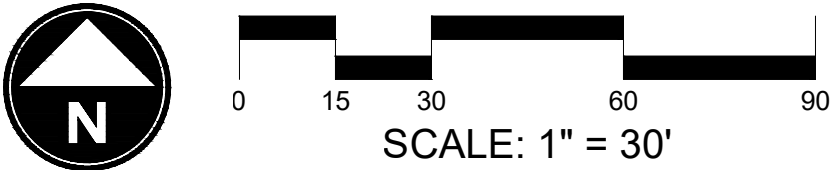
REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
L-01	STREET LIGHT, TYP. 25' MIN. TREE SETBACK.
L-02	CLEAR VISION TRIANGLE (TYP.).
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
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

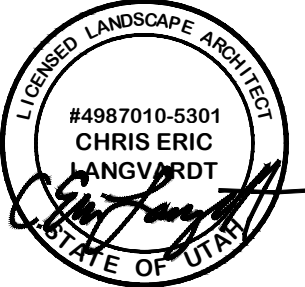
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH

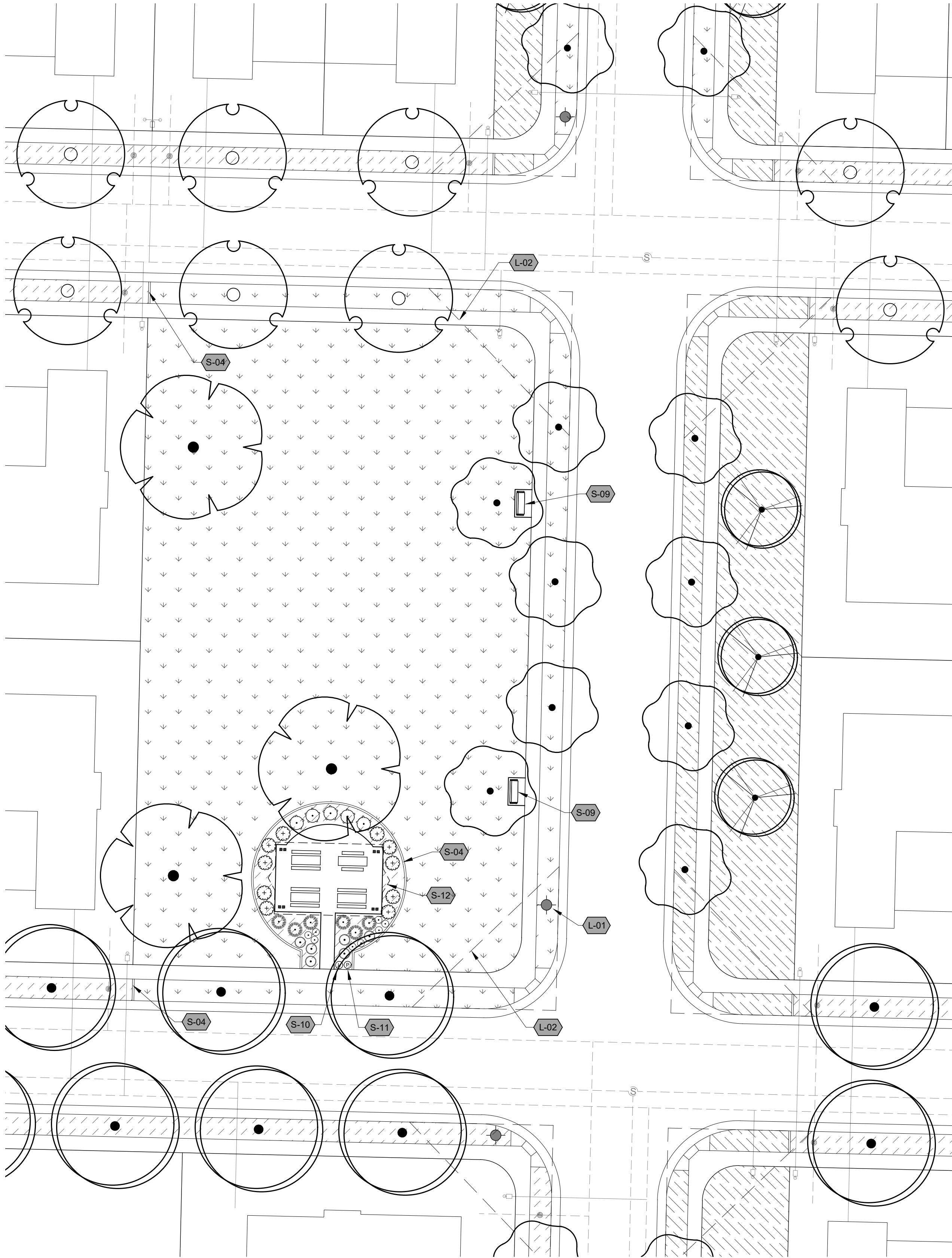


DATE:	MAY 2023
PROJECT:	000.0000.168
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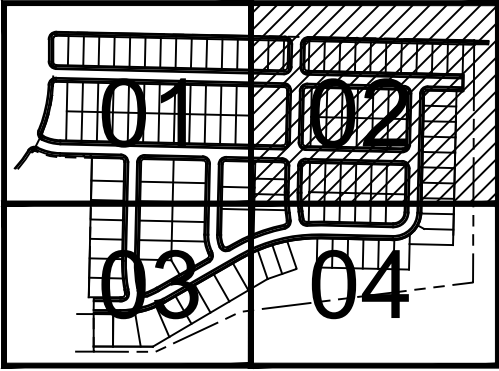
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SITE & LANDSCAPE
PLAN

SHEET NUMBER:

L104



KEY MAP



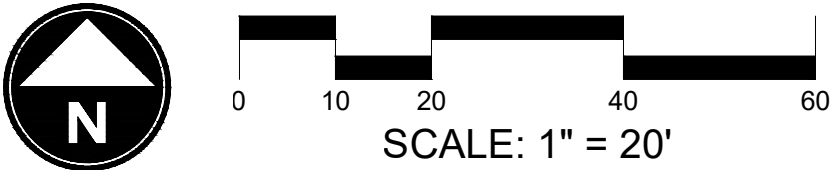
REFERENCE NOTES SCHEDULE

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
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

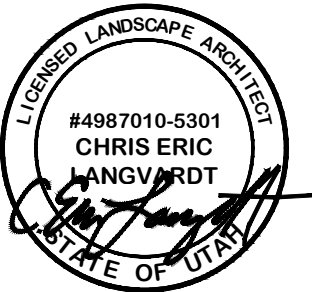
NOTE: FOR COMPLETE LANDSCAPE LEGEND, REFER TO SHEET L105



BEN LOMOND VIEWS

PHASE 2D

HARRISVILLE CITY, UTAH



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		
<u>SYMBOL</u>	<u>LANDSCAPE DESCRIPTION</u>	
	STREET LIGHT, TYP. 25' MIN. TREE SETBACK.	
	CLEAR VISION TRIANGLE (TYP.).	
<u>SYMBOL</u>	<u>SITE DESCRIPTION</u>	
	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	
<u>SYMBOL</u>	<u>LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
	Soil Pep Bark Mulch - 3" Depth Mountain West Products, Rexburg, Idaho (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

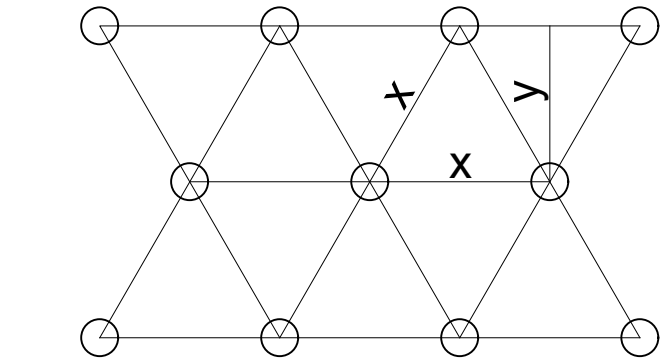
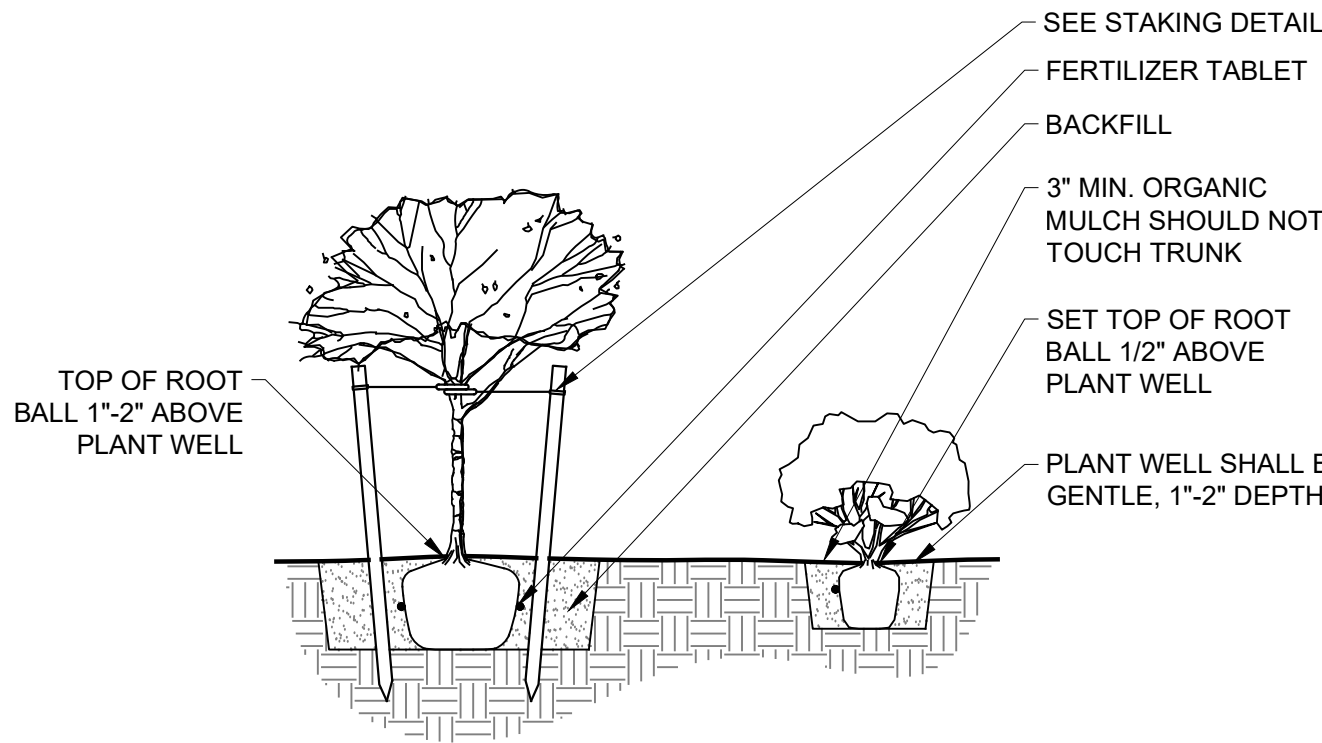
3 TRASH RECEPTACLE
NTS



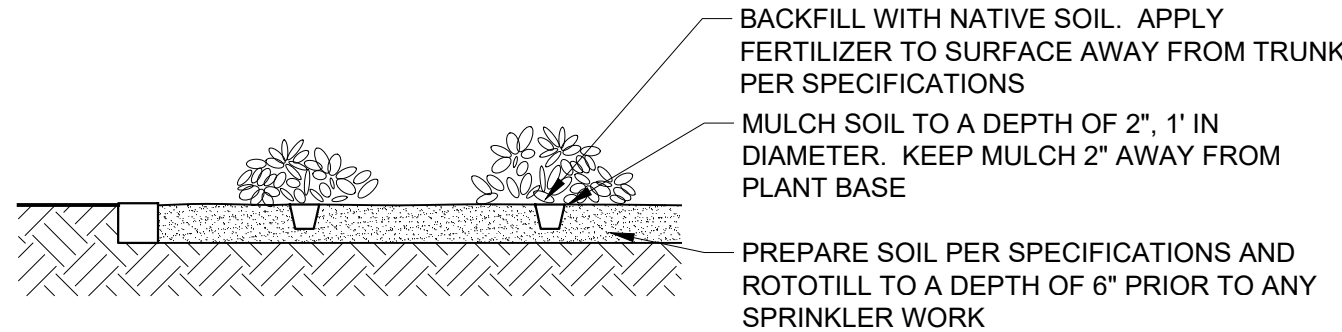
DETAILS
Manufacturer: Dogi Pot
Model: Pet Station #1003-BLK-L
Color: Black

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)

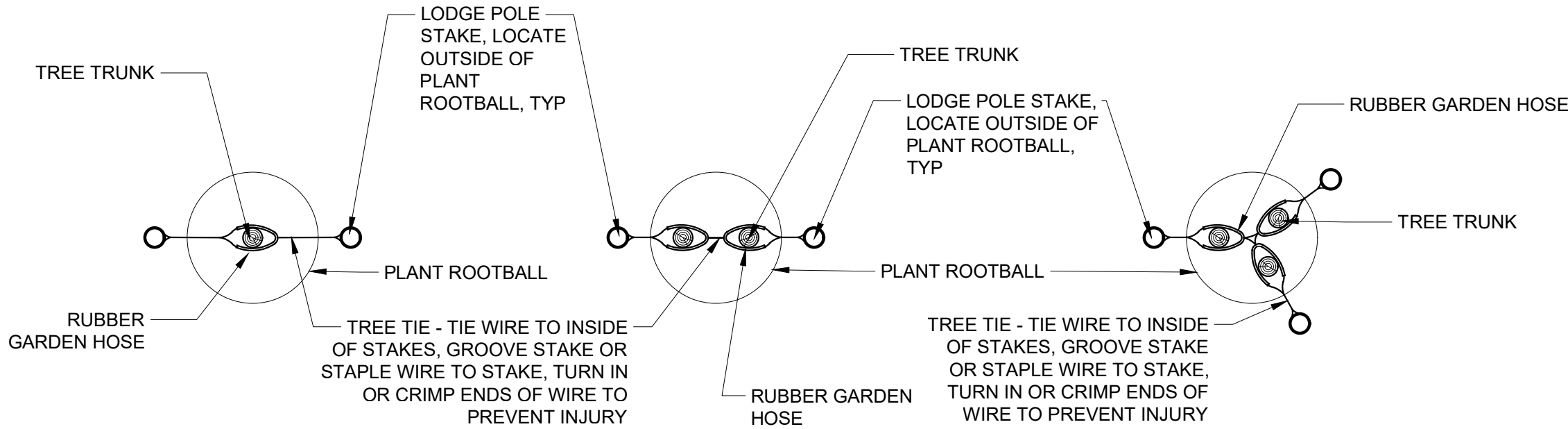


PLANT SPACING		
SPACING (x)	ROW (y)	AREA PER PLANT
3 FT. O.C.	2.60 FT.	7.80 FT ²
4 FT. O.C.	3.46 FT.	13.84 FT ²



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

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



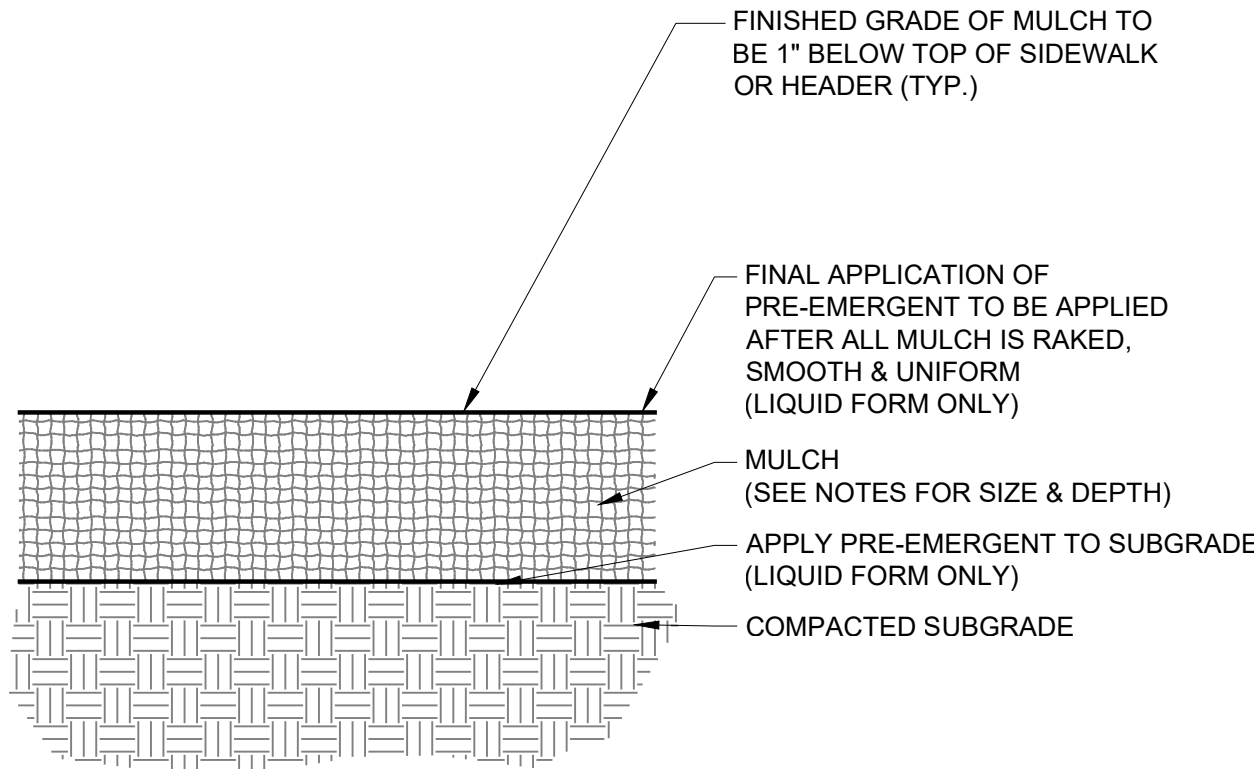
TREE STAKING PLAN - STANDARD

TREE STAKING PLAN - MULTIPLE

TREE STAKING PLAN - MULTIPLE

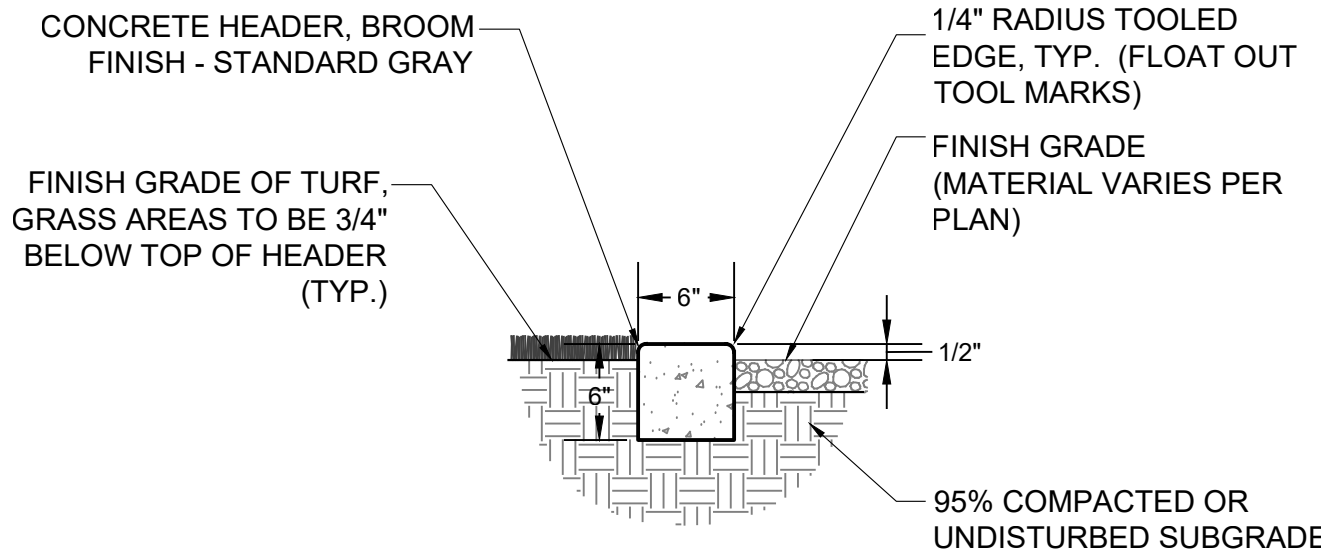
NOTE: ONLY PROVIDE STAKING IF CONDITIONS REQUIRE IT

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" NO. 4 REBAR LINKING SEPARATE POURS. GREASE ONE END OF THE BAR. CONTRACTION JOINTS AT 10' O.C.
4. STRAIGHT SECTIONS TO MEET CURVED SECTIONS AT TRUE TANGENT POINTS WITH NO BROKEN CURVE SECTIONS.
5. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN.
6. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING. ALL SPILL OF EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CONTRACTOR.

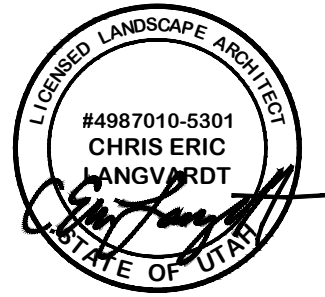
9 6" CONCRETE MOW CURB
1" = 1'-0"



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

**HARRISVILLE CITY
RESOLUTION 23-12**

**A RESOLUTION ADOPTING THE FISCAL YEAR 2024 FINAL BUDGET
FOR HARRISVILLE CITY, UTAH, HARRISVILLE COMMUNITY
REINVESTMENT AGENCY, AND FOUR MILE SPECIAL SERVICE
DISTRICT, FISCAL YEAR ENDING: JUNE 30, 2023.**

WHEREAS, Harrisville City (hereafter referred to as the “City”) is a municipal corporation duly existing under the laws of the state of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-6-111, 10-6-113, 10-6-118, 59-2-913 and 59-2-923, as amended, states in effect:

“On or before the first regularly scheduled city council of May, the mayor shall prepare for the ensuing year, a tentative budget for each fund for which a budget is required. The council shall review, consider and tentatively adopt the tentative budget and shall establish the time and place of the public hearing to receive public comment on the budget. Before June 30, or in the case of a property tax increase before September 1, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required. A copy of the final budget for each fund shall be filed with the State Auditor within 30 days after adoption.”

WHEREAS, the Mayor has prepared this budget for the City Council to review and consider;

WHEREAS, the City Council is also the governing body for the Harrisville Community Reinvestment Agency, and Four Mile Special Service District, and desires to adopt this budget in conformity with state law;

WHEREAS, the City Council, in accordance with state law, on May 9, 2023, adopted the tentative budget and subsequently held its public hearing through Truth In Taxation on the final budget on August 1, 2023, to take public comment before the adoption of the final budget for the above referenced fiscal year where the budget was presented;

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

Section 1. Adoption of Budget.

That the Harrisville City Council adopts the final budget for FY 2024 as per the attached budgetary forms shown in Exhibit “A” incorporated herein by this reference, and with an increase in real property tax in the amounts shown on attached Exhibit “B” incorporated herein by this reference.

Section 2. Compliance and Submission.

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law. That said budget adopted herein in accordance with the requirements of the laws of the state of Utah shall be immediately forwarded by staff to the State Auditor within thirty (30) days.

Section 3. Effective Date.

That this Resolution shall be effective immediately upon passage and adoption.

PASSED AND ADOPTED by the City Council on this 8th day of August, 2023.

MICHELLE TAIT, Mayor

ATTEST:

JACK FOGAL, City Recorder

Roll Call Vote Tally	Yes	No
Grover Wilhelmsen	___	___
Steve Weiss	___	___
Blair Christensen	___	___
Max Jackson	___	___
Kenny Loveland	___	___

**HARRISVILLE CITY
ORDINANCE 540**

CP-2 (COMMERCIAL) ZONE AMENDMENTS

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

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

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

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

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

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

WHEREAS, after publication of the required notice the planning commission held its public hearing on May 10, 2023, to take public comment on the proposed ordinance, after which the commission gave its recommendation to approve this Ordinance;

WHEREAS, the council received the recommendation from the planning commission and held its public meeting on July 11, 2023;

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

Section 1: 11.12.020 Uses

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

Land Use	Zone		Specific Use Regulation
	CP-2	MP-1	
RECREATION AND ENTERTAINMENT			
<u>Commercial indoor athletic facility, specifically including regulation size football fields, with a maximum height of 70 feet, provided the facility has frontage on Highway 89, and is adjacent to property shown on the General Plan Land Use Map as General Commercial</u>	<u>C</u>	<u>C</u>	

Section 2: 11.13.020 Main Building Development Standards

3. Main Building height

Minimum – 10 feet

Maximum – 45 feet, with the following exception:

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

Section 3: 11.13.060 Access Limitations

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

A commercial use may have access directly onto a residential subdivision or a street that is primarily residential in nature, if the subdivision is within an area identified on the General Plan Land Use Map as General Commercial, and the street is identified as an arterial, minor arterial, collector, future collector, or a local road where the connection will be within 150 feet of a state road, on the Transportation Master Plan.

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

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

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

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JACK FOGAL
City Recorder

RECORDED this ____ day of _____, 2023.
PUBLISHED OR POSTED this ____ day of _____, 2023.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

City Recorder

DATE: _____

DRAFT