



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

CITY COUNCIL AGENDA

363 West Independence Blvd

March 9, 2021

TO COMPLY WITH CDC RECOMMENDATIONS
ELECTRONIC PARTICIPATION IS RECOMMENDED

Join Zoom Meeting

<https://us02web.zoom.us/j/81128059705?pwd=MmhyWEFxdkZyVnI1MmcxbkkySEI4UT09>

Meeting ID: 811 2805 9705

Passcode: 599135

MAYOR:

Michelle Tait

COUNCIL MEMBERS:

Grover Wilhelmsen

Steve Weiss

Blair Christensen

Max Jackson

Kenny Loveland

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

7:00 P.M. CITY COUNCIL MEETING

Presiding: Mayor Michelle Tait

Mayor Pro Tem: Steve Weiss

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & OPENING CEREMONY [Max Jackson]
3. CONSENT ITEMS
 - a. Approve the minutes of February 9, 2021 as presented.
4. BUSINESS ITEMS
 - a. PUBLIC HEARING - The City Council will take public comment in support and opposition to dispose of a portion of real property owned by the City described as Weber Parcel Number 11-016-0047.
 - b. Discussion/possible action to adopt Harrisville Ordinance 518; Mixed-Use/In-Fill Commercial Amendments. [Bill Morris]
 - c. Discussion/possible action to grant preliminary approval for Ashlar Cove Subdivision located at approximately 1100 North 325 West. [Bill Morris]
 - d. Discussion/possible action to adopt Resolution 21-03; Property Transfer. [Bill Morris]
 - e. Discussion/possible action to approve surplus of scrap metal. [Glen Gammell]
5. PUBLIC COMMENTS - (3 minute maximum)
6. MAYOR/COUNCIL FOLLOW-UP
7. CLOSED EXECUTIVE SESSION: Utah State Code §52-4-205(1)(a) &(d): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s) and strategy sessions to discuss the purchase, exchange, or lease of real property.
8. ADJOURN

DATE POSTED: March 4, 2021

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that 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.

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
February 9, 2021
363 West Independence Blvd
Harrisville, UT 84404**

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

Staff: Bill Morris, City Administrator, Mark Wilson, Police Chief, Jennie Knight, City Recorder, Lynn Fortie, Treasurer, Foster Bateman, Finance Clerk, Glen Gammell, Public Works.

Visitors: Jeff Ambrose, Arnold Tait, Marvin Farrell, Austin Moffitt.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

2. Opening Ceremony.

Council Member Christensen led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of January 12, 2021 as presented.

MOTION: Council Member Weiss motioned to approve the minutes of January 12, 2021 as presented. Council Member Jackson seconded the motion. All Council Members all voted.

4. Business Items.

a. Presentation on FY2020 Audit Report.

Jeff Ambrose reviewed the FY2020 audit beginning with the statement of net position; which shows the assets of the city. The net difference is the net position. Harrisville City has very little debt, with the only long-term debt being participation in the Utah Retirement System. All of the city's assets are owned outright. The depreciation schedule has been cleaned up which reflects in the capital assets going down. Other revenue is what was received through CARES Act, this is the portion that is unspent and not payable at this time.

Net overall net position increased. Statement of Activities was reviewed which is the income statement for the city. The outline starts with the most meaningful information for the public; expenses. The cost of providing services for the city. We reduce that by grants and other revenue sources. General revenue includes property tax, sales tax, franchise taxes, etcetera. Expenses were up more than revenue last year. The balance sheet of governmental funds was reviewed; highlighting that cash is up and unearned revenue is up; which includes the CARES Act money that is unspent. The unassigned General Fund balance is with the statute limits. Reconciliation of governmental funds was reviewed.

Enterprise funds were reviewed; which reflects very little debt. Again, the pension liability for Utah State Retirement System. Income statement for proprietary funds were reviewed.

Expenses increased more than revenue, but the net income with exception to the garbage fund. Statement of cash funds including interest earned. Storm Water Utility was decreased with the

expansion project. There are healthy balances in all of these funds. Financial statements that provide more detail to those previously discussed numbers.

Governmental Capital Assets were reviewed. We acquired some property and also some vehicles. Also, the work that was done on Larsen Lane is an additional asset. The Budget was balanced against the actual results of the General Fund. All departments were favorable with no department going over budget but staying within the budget parameters. The last pages of the audit are for the state auditor's office to evaluate the internal controls. This is a clean report with no weaknesses or issues of non-compliance. During the audit process, they did not change their scope or have to make any adjustments with personnel working from home. There were no disagreements with management, or adjustments with exception to the URS pensions.

Mayor Tait thanked Jeff Ambrose for his presentation and also for the efforts of staff. She also commended the department heads for meeting budget needs when we did not have a lot of revenue coming in.

b. Discussion/possible action to adopt Harrisville Ordinance 519; Fire Hydrant/Street Light Utility Fee.

Bill Morris explained this ordinance is fairly straight forward. Rocky Mountain Power will no longer be maintaining and repairing street lights throughout the city, and we have a need to maintain this infrastructure ourselves. This basically aligns the name to the infrastructures that are being maintained by the fees. This fund has collected around \$18,000.

MOTION: Council Member Christensen motioned to adopt Harrisville Ordinance 519; Fire Hydrant/Street Light Utility Fee. Council Member Weiss seconded the motion. A Roll Call vote was taken.

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

Motion passed 5-0.

c. Discussion/possible action to approve surplus of equipment.

Jennie Knight explained with the purchase of the storage container, staff has been cleaning out old equipment, computers, and phone systems. Staff is looking for authorization to surplus and/or destroy old and outdated items. All items that have monetary value will be sold for fair market value. All items will be set to factory settings before being sold or destroyed.

MOTION: Council Member Weiss motioned to approve the surplus of miscellaneous equipment. Council Member Wilhelmsen seconded the motion. A Roll Call vote was taken.

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

Motion passed 5-0.

5. Public Comments - (3 minute maximum)

No public comments were offered.

6. Mayor/Council Follow-up:

a. Annual Training

Bill Morris said there are two things public officials are to receive annual training on. First, the Open and Public Meetings Act. Because the city council is considered the city's board, we must deliberate and conduct business so the public can attend with public access. Only in certain circumstances is the city council allowed to meet in a closed executive session; character or mental health of an employee, to discuss litigation, security measures, purchase of sale of property. The agenda must include certain specificity on items discussed and be published at least twenty-four hours before the meeting. The annual meeting schedule must be published each year. He reminded council members to not gather to conduct business outside of public meetings. He mentioned the council is allowed to take field trips. They have taken a few field trips in the past to the animal shelter and Central Weber Sewer. There is also a training for the audit report. The same link sent for open and public meetings has the auditors training. The last training is for nondiscrimination. He outlined the protected classes and reminded council we are not to do anything that would violate any of those protected classes.

Mayor Tait asked Bryan Fife to give an update with recreation. Bryan Fife said there were ways to complete the basketball season for other cities and meet the Covid-19 requirements. With the upcoming baseball and softball season, he will have to meet similar regulations as we did with the fall festival; which includes staffing each park entrance, with an employee taking names and contact information of each attendee, having spectators remain six feet apart. Pleasant View, Farr West, and Plain City are all willing to meet the guidelines. He is looking for guidance from council as to what they would like to see happen in Harrisville. Mayor Tait said she would like to see this happen if we can do the contact tracing. It would be a good chance for kids to be outdoors. Council Member Christensen said he agrees with getting kids outdoors. All Council Members agreed to try to meet the requirement and make this happen. Bryan Fife asked Council to consider what they would like to do about the Splash Pad season. The requirements for Covid-19 would only allow about six people at a time. They do have everything they need to run the system and maintain the parts.

Council Member Jackson presented the Terikee marker that was ordered and made to replace the deteriorated previous marker. He will need some help from Public Works to get this mounted on the rock property. Mayor Tait asked if a ceremony will be planned. Council Member Jackson said Tyler Malmrose, who has been involved in this process, will be reaching out to the Shoshone tribe to possibly hold a ceremony sometime this spring.

Council Member Loveland referenced an email received from a resident who lives on 700 North and has problems with people driving into their yard and breaking their mailboxes. The resident said they have received extra patrol in the past but requested a speed bump or someway to slow the traffic. Glen Gammell said we cannot install speed bumps in the public right of way, and there are already signs asking people to slow down on the curve. The only other options is to install barriers in front of their yard. There might be some enforcement that could take place. Bona Vista is going to be running a new line down this area to Jennings Lane. Bill Morris said they could put up a barrier as long as they meet the MUTCD requirements. Council Member Weiss said they need to consider if someone goes through that area with little kids living there.

Bill Morris suggested getting permission from the property owner and seeking a bid of the cost of a barrier.

Council Member Loveland asked if the city is subsidizing sewer. Council Member Weiss said the Council recently raised sewer rates and asked if this was possibly the garbage fund he was looking at. Bill Morris clarified there was a loss in the garbage fund, and rates were increased as well.

Mayor Tait commended staff for their great efforts to meet the budget needs.

7. Adjourn.

Mayor Tait declared the meeting adjourned at 7:41pm.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 9th day of March, 2021.

**HARRISVILLE CITY
RESOLUTION 21-03**

PROPERTY TRANSFER

**A RESOLUTION OF HARRISVILLE CITY, UTAH, AUTHORIZING A THE
TRANSFER OF REAL PROPERTY BETWEEN THE CITY AND DAVID
GREEN.**

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

WHEREAS, *Utah Code Annotated* §10-3-717 authorizes the City to exercise administrative powers by resolution;

WHEREAS, David Green has received site plan approval for a commercial site plan that will improve the tax base of the City;

WHEREAS, there is a small portion of a parcel of property that is owned by that City that is surplus and serves no purpose that can be transferred to David Green as part of his Commercial Site Plan which was approved by the Planning Commission on or about November 18, 2020;

WHEREAS, in accordance with Utah Code §10-8-2(4), the City Council held its required public hearing on this exchange on March 9, 2021;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Harrisville City, Utah, that the current identified portion of Weber County Parcel Number 11-016-0047, as described in “Exhibit A”, containing 2,400 square feet or 0.055 acres more or less, which is owned by the City, be transferred to David Green as part of his Commercial Site Plan approved by the Planning Commission.

IT IS FURTHER RESOLVED that this Resolution hereby authorizes the Mayor to execute any Quit Claim Deed regarding property, and execute any other documentation necessary to effectuate this Resolution.

PASSED AND APPROVED by the City Council this ____ day of March, 2021.

MICHELLE TAIT

Mayor

ATTEST:

JENNIE KNIGHT

City Recorder

Roll Call Tally:

Mr. Wilhelmsen	Yes	No
Mr. Weiss	Yes	No
Mr. Christensen	Yes	No
Mr. Jackson	Yes	No
Mr. Loveland	Yes	No



CITY PARCEL DESCRIPTION

A PORTION OF PARCEL A, BROOK MEADOW PHASE-2 SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 49-R OF SAID BROOK MEADOWS PHASE-2 SUBDIVISION, SAID POINT BEING S01°09'39"W 453.15' FEET AND N88°50'21"W 817.68 FEET FROM A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1225 NORTH STREET AND RUNNING THENCE N67°51'49"E 65.24 FEET; THENCE N88°21'35"W 60.00 FEET; THENCE N00°40'57"W 52.96 FEET; THENCE N01°19'05"E 212.11 FEET; THENCE N88°50'21"W 8.09 FEET; THENCE S00°19'05"W 211.01 FEET; THENCE S00°40'57"E 52.96 FEET; THENCE S08°07'27"E 27.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,400 SQUARE FEET OR 0.055 ACRES MORE OR LESS.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

EXHIBIT



11-016-0047
HARRISVILLE CITY

11-358-0002
MOUNTAIN VIEW OFFICE
AND STORAGE

FOUND 4" OGDEN
CITY STREET
MONUMENT IN VAULT
BELOW SURFACE

S01°09'39"W 453.15'

N88°50'21"W 817.68'

P.O.B.

49-R

49-R

11-344-0003
ASCENSION LUTHERAN
CHURCH

50-R

1150 NORTH
STREET

LINE	BEARING	DISTANCE
L1	N67°51'49"E	65.24'
L2	N88°21'35"W	60.00'
L3	N00°40'57"W	52.96'
L4	N01°19'05"E	212.11'
L5	N88°50'21"W	8.09'
L6	S00°19'05"W	211.01'
L7	S00°40'57"E	52.96'
L8	S08°07'27"E	27.79'



Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: T. HATCH
 Date: 2-4-21
 Name: EXHIBIT
 Number: 3458-01
 Scale: 1"=80'



1207

1185

1165

1162

232

1199

N 240 E
240 E ST

1158

306

288

301

258

272

398

241

**HARRISVILLE CITY
ORDINANCE 518**

MIXED-USE/INFILL COMMERCIAL AMENDMENTS

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING
SECTION 11.11.030 TO MIXED-USE/INFILL IN CERTAIN
COMMERCIAL AREAS; MAKING TECHNICAL CHANGES;
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter referred to as “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 authorizes the City 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, the City desires to meet the challenges presented by growth and development by adopting additional regulations for mixed-use in certain commercial areas;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on February 10, 2021, to take public comment on this Ordinance, and subsequently gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2021, and now desires to act on this Ordinance;

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

Section 1: Repealer. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Section 11.11.030 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

Section 11.11.030

11.11.030 Sub-zoning.

2. Mixed-use Commercial (MU-C) Sub-zone.

- a. Eligibility Requirement. Any commercial zone or area planned for commercial as specified in the Mixed-use Map in the General Plan that is adjoining an eligible parcel as set forth in the Mixed-use Map in the General Plan for MU-LP Sub-zone, including City roads, but excluding Highway 89, may be considered as a MU-C Subzone subject to this part.
- b. Commercial Requirements. A minimum (fifty-one) 50¹% of the total area of the proposed MU-C shall include commercial elements. Commercial elements include any areas used for ~~a~~ any commercial use as specified in this part, landscaping, open space, and commercial parking. No area used for residential landscaping or parking shall be considered a commercial element under this part. All frontage along state roads or highways must be commercial use or uses calculated at a average depth of one-hundred and fifty (150) feet along the length of the entire frontage, or such frontage area may be consolidated into one large parcel calculated to the minimum square footage equal to or exceed that area that the frontage would have been. Proposed commercial uses shall be specified in the Plan. Commercial uses are businesses that generate revenue and as further defined under this part to only include ~~are limited to:~~ retail, food and beverage service, personal service, professional and/or medical services, ~~gym~~ fitness and/or ~~and~~ recreation, educational, ~~and/or~~ institutional, and commercial office space. Conditional uses are permitted subject to conditions. Standards for conditions include those which mitigate noise, environmental, light, odor, dust, hours of operation, and mitigate other adverse impacts on residential uses. In order for consideration of an application, the commercial uses, as provided in this part, shall be the dominant and primary element of the proposed plan and map.
- c. Plan Map Requirements. A proposed Master Development Plan is required to show the area of the project, proposed lots, roadways, trails, and proposed uses blended to adjoining areas, including 20% landscaping and/or open space which is required as part of the application. Parking and residential areas are to be obscured by the commercial uses on the first level for all frontage that is a commercial use as defined in this section, except where secondary residential levels are proposed. Height limits shall not exceed three (3) stories. Housing units shall be arranged in clusters not to exceed five (5) connected units. Plans shall follow all other requirements of the municipal code as possible, such as landscaping, architecture, and screening standards. A favorable Plan will incorporate architectural variation, exceptional design, quality construction, LEEDS standards, dark sky compliant lighting, pedestrian and accessibility concepts, and other unique trends that support the community.
- d. Master Development Plan. A proposed Master Development Plan (Plan) must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geo-technical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of

commercial and residential buildings and landscaping designs and owner association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.

- e. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

Section 3: 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 4: 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 ____, 2021.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of ____, 2021.

PUBLISHED OR POSTED this ____ day of ____, 2021.

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) 2150 North and 3) Harrisville Cabin on the above referenced dates.

City Recorder

DATE: _____

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Council

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

RE: **ASHLAR COVE SUBDIVISION**
Preliminary Plat Submittal

Date: March 4, 2021

Our office has completed a review of the preliminary plat and improvement plans for the Ashlar Cove Subdivision located at approximately 1175 North Highway 89. This property is zoned RE-15 and the proposed development will have 23 new residential lots. We have reviewed the preliminary plat and improvement plans and they generally conform to City public works standards and engineering requirements. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items being completely addressed prior to final approval:

PRELIMINARY PLAT

1. An open space area between the new road and the highway is shown. If this is to be dedicated to the City, verify that the City is willing to take over maintenance of the area and how the City would like it to be landscaped.
2. Add street names and addresses for the lots as provided by our office.
3. Show existing buildings that are to be removed.
4. Include owner's dedication, surveyor's certificate, approval blocks, etc. to the plat.
5. Send the plat to the Weber County Surveyor's office and obtain approval of the plat. Coordinate location of the new survey monuments with the County Surveyor.
6. Provide a 40' wide snow storage area at the back of the cul-de-sac.

SITE PLAN/ROADWAY

7. The cul-de-sac follows the old city standard and does not meet the 96' turning diameter required by the updated fire code. Change to provide the turning diameter.
8. Vertical curves are required for all grade changes greater than 1.5%.
9. Stop signs are to have street signs on same post per City Standards.
10. Follow the street section and pavement section details from the new City Standards. A draft of these standards was sent to the Developer's Engineer in November.

CULINARY WATER

11. Obtain final approval of the plans and culinary water system by Bona Vista Water.
12. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

SANITARY SEWER

13. The plans show the sewer outfall in North Harrisville Road and connecting directly to Central Weber Sewer's line. Obtain approval from Central Weber for this connection and proposed manhole.
14. There are several areas on the plans that appear to have elevation conflicts with the sewer lateral and water line. Ensure that the laterals will maintain proper slope and have proper clearance with the culinary water.

SECONDARY WATER

15. We have had multiple discussions with the Developer concerning the secondary water system for the development. Pine View Water will not serve the subdivision because they do not have infrastructure nearby capable of serving the subdivision. The subdivision will need to be annexed into the newly created Four-Mile Special Service Area in the City for secondary water service. The developer will build the irrigation pond, pump station, and distribution system required for the development and the City will then take over ownership once complete.
16. Our office is working with the Developer and their Engineer on the design of the secondary water system to ensure that it is sized properly and will function properly. A complete, approved design of the system will be required prior to final approval of the subdivision.
17. Follow the City Standards regarding sizing of the pond, pumps, filtration, pond design, and distribution system. Provide drains and air-vacs where necessary.
18. Developer will turn over sufficient water shares to the City per the standards.
19. Extend the secondary water line to 325 West and N. Harrisville Rd. to provide for future extension.
20. The Developer will be required to pipe all existing irrigation ditches on the property and provide new structures and gates as necessary to ensure continued gravity irrigation water to downstream users. Approval from the Levi Taylor Ditch users will be required before final approval.
21. Provide details for any non-typical structures and structures with gates.

STORM DRAIN

22. The storm drain design shows the storm water being piped to North Harrisville Road down the Milne driveway and then back to the north where it will eventually drain to Four-Mile Creek. The Developer and their Engineer are working with our office and City staff on a design for this storm drain. They are proposing to install a new line on the west side of the North Harrisville Road to the crossing near the church entrance. The existing pipe from this point to the creek would also be upsized. Since the existing line needs to be upsized and the new line may serve future development, the City may be able to participate in the cost of the storm drain with impact fees. This design and any cost sharing agreements will need to be finalized prior to final approval.
23. The proposed retention of the 80th percentile storm in the detention basin may not be feasible due to soil type and depth to groundwater. The City does not want standing water in the basin. Other LID options may need to be explored. Submit a “Storm Water Quality Report” per the template in the State LID Guide.
24. The detention basin should be finished with grass and a sprinkler system.
25. Detention calculations should be based on an outlet rate of 0.1 cfs/acre.
26. Provide details for any non-typical structures (outlet structures, pass through box, etc.).

GENERAL

27. The development is proposing to run culinary water, secondary water, sanitary sewer, and storm drain down the Milne driveway to North Harrisville Road. Obtain and record a utility easement on this parcel for the installation of these lines prior to final approval.
28. Final approvals from utility companies and the Fire District are required prior to final subdivision approval.
29. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval.

Please let me know if you have any questions.

Project Narrative/Notes/Revisions

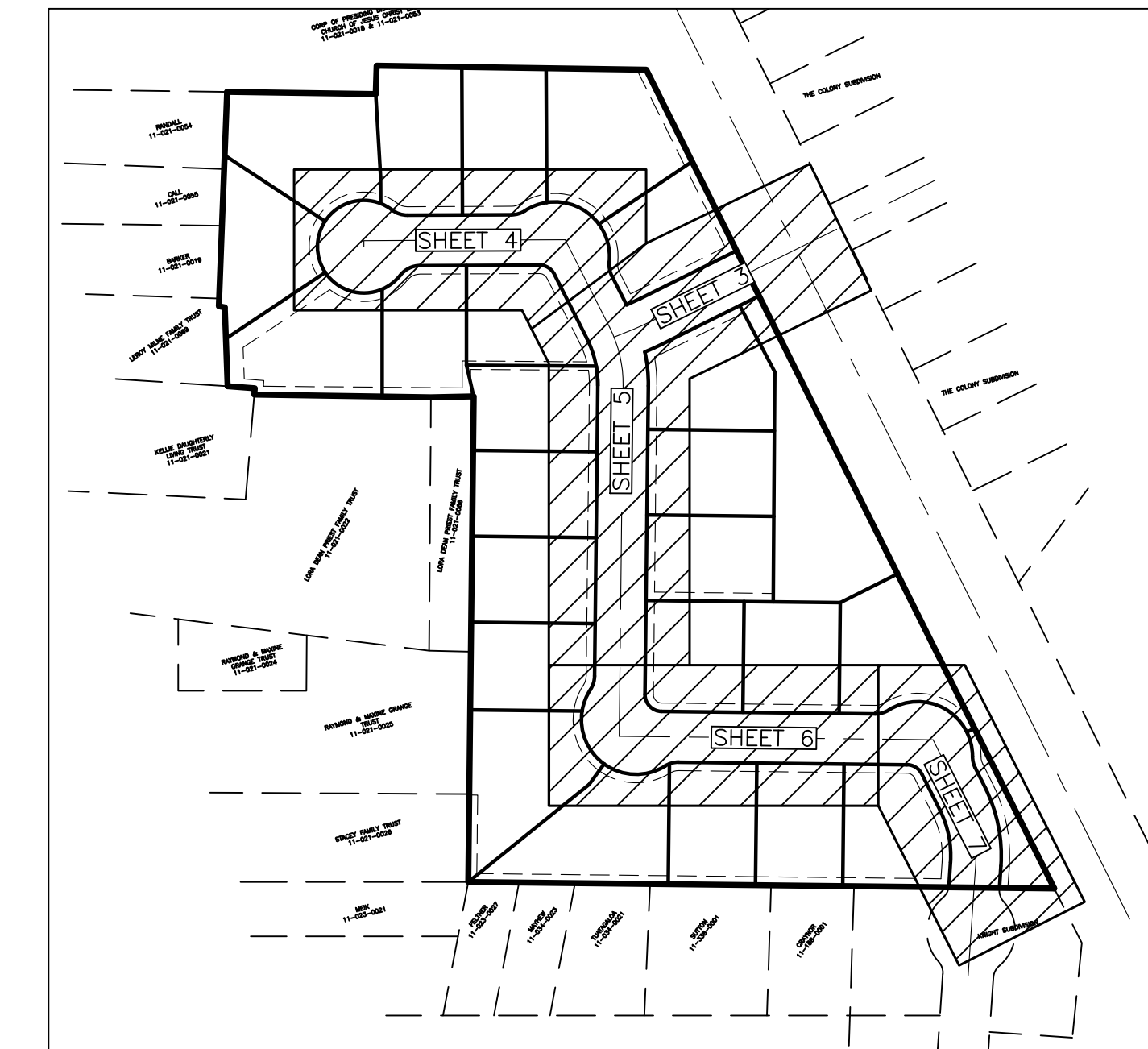
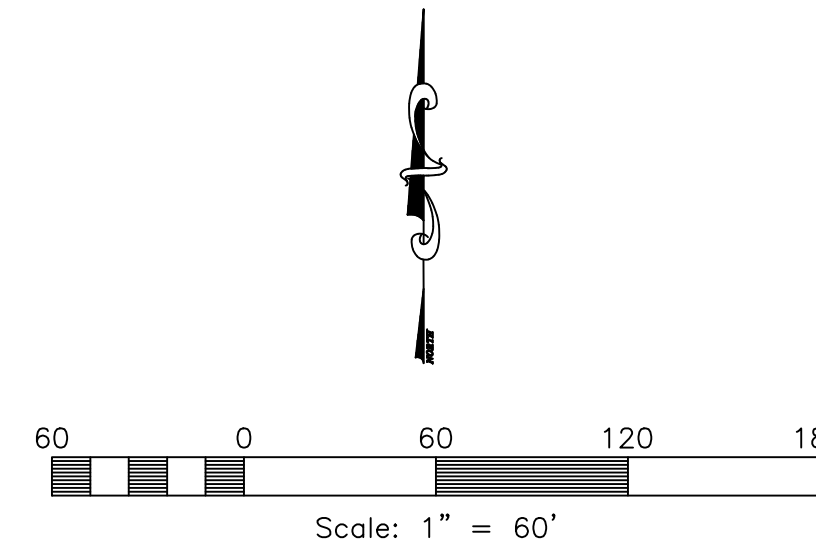
1. 02/03/21 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

ASHLAR COVE SUBDIVISION Improvement Plans

HARRISVILLE CITY, WEBER COUNTY, UTAH
NOVEMBER 2020



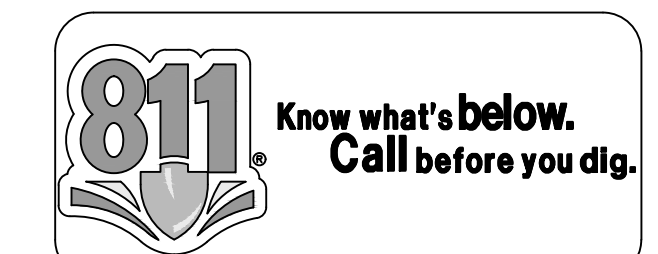
Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Street A - 4+75.00 - 8+00.00
- Sheet 4 - Street B - 3+80.00 - 7+50.00
- Sheet 5 - Street B - 7+50.00 - 11+75.00
- Sheet 6 - Street B - 11+75.00 - 15+25.00
- Sheet 7 - Street B - 15+25.00 - 18+50.00
- Sheet 8 - Grading Plan
- Sheet 8.1 - Basin Plan
- Sheet 9 - Utility Plan
- Sheet 10 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 11 - Storm Water Pollution Prevention Plan Details



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Sierra Homes
170 North 2450 West
Tremonton, Utah, 84337
PH: (435) 257-4963

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper



REVISIONS	DESCRIPTION
DATE	

Ashlar Cove Subdivision
PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
HARRISVILLE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: 11/10/2020
 Name: ASHLAR COVE
 MILNE PROPERTY
 Number: 4016-10

Sheet	11
1	Sheets

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER... 2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT...

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET... 2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK...

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD...

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY...

NOTE:

- 1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS...

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES...

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY...

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

FOLLOW NEW CITY STANDARDS FOR PAVEMENT SECTION AND STREET SECTION INCLUDING SIDEWALK WIDTH. A DRAFT OF THE PLANS WAS SENT TO CHRIS CAVE IN NOVEMBER.

Legend

Table containing symbols and descriptions for various construction elements such as SW LAT (PROPOSED SECONDARY WATER LATERAL), LD LAT (PROPOSED LAND DRAIN LATERAL), EX-SW (EXISTING SECONDARY WATER LINE), and existing asphalt/pavement.

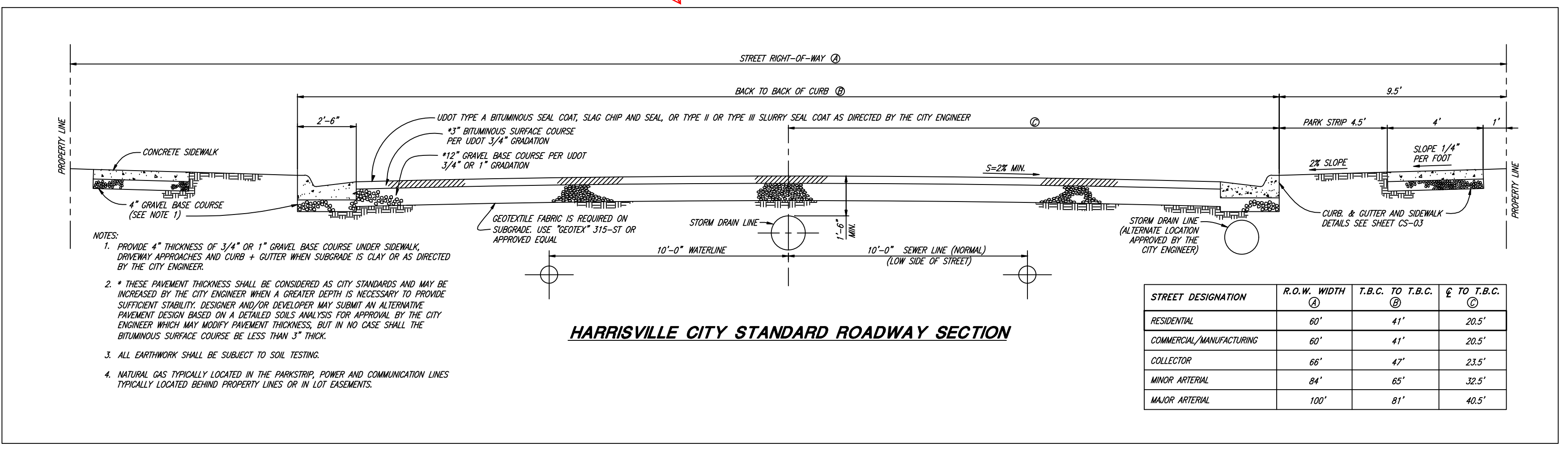
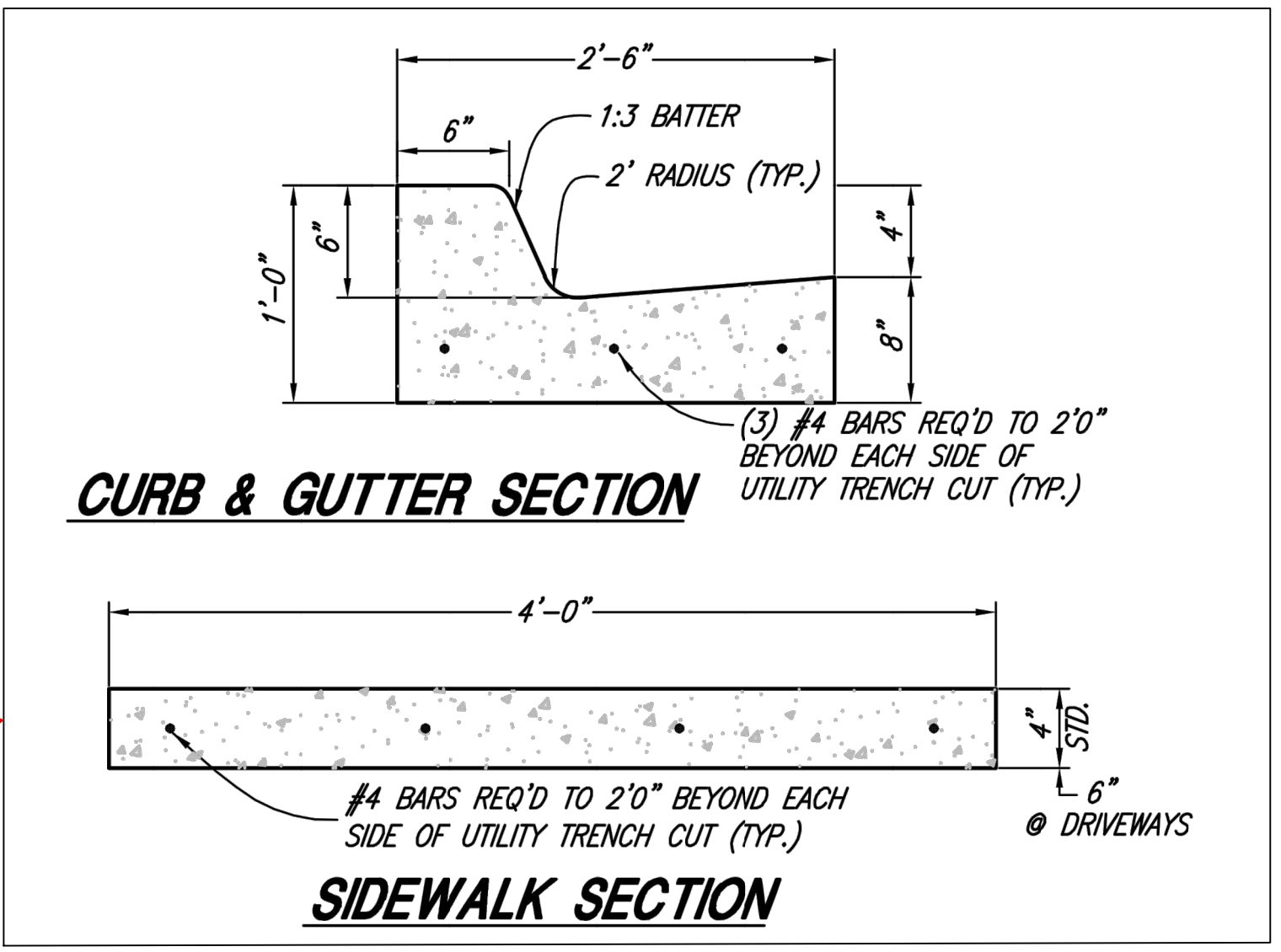
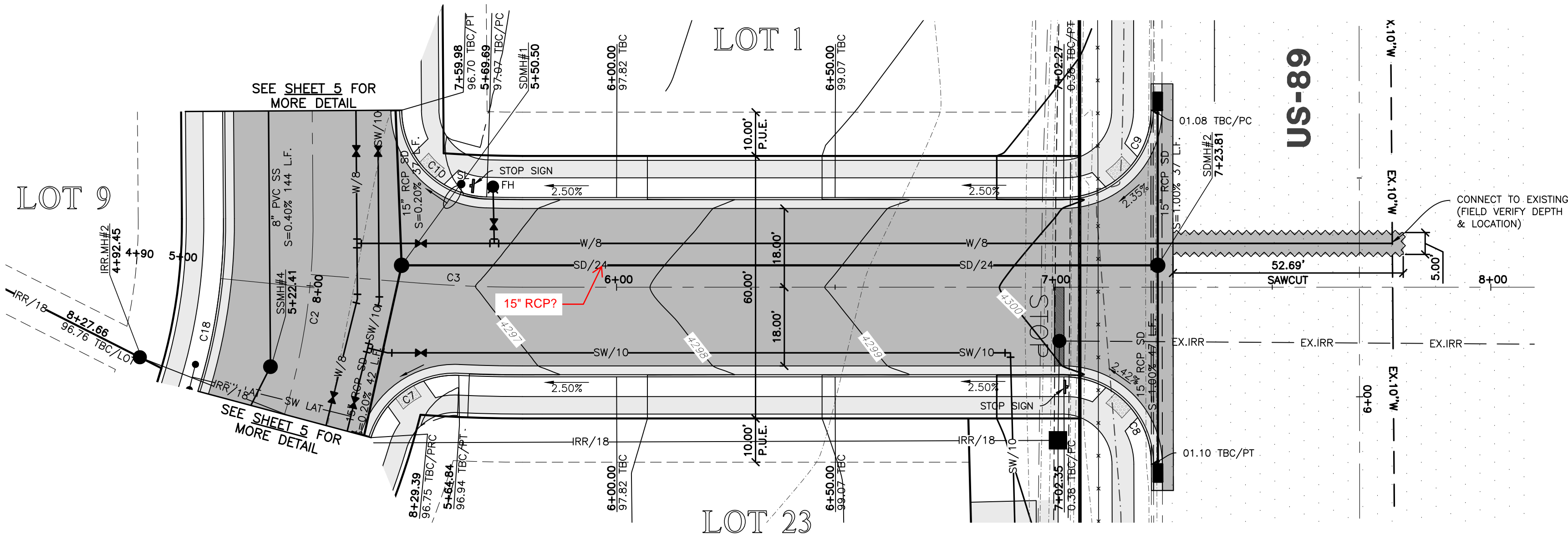


Table with columns: STREET DESIGNATION, R.O.W. WIDTH, T.B.C. @, & TO T.B.C. @. Rows include Residential, Commercial/Manufacturing, Collector, Minor Arterial, and Major Arterial.

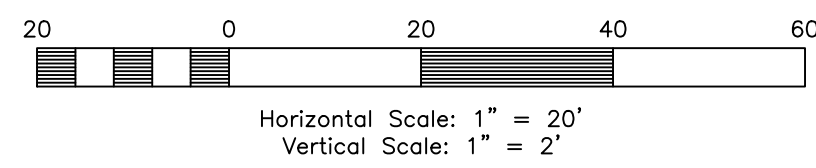
Reeve & Associates, Inc. logo and contact information including address (5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405) and phone number (801) 671-1100.

Revision table with columns: REVISIONS, DATE, and DESCRIPTION. Below is 'Ashlar Cove Subdivision' information including location and notes/legend reference.

Professional Engineer Seal for Jeremy A. Draper, State of Utah. Below is Project Info: Engineer: JEREMY A. DRAPER, P.E.; Drafter: N. FICKLIN; Begin Date: 11/10/2020; Project Name: ASHLAR COVE MILNE PROPERTY; Number: 4016-10. Sheet 2 of 11.

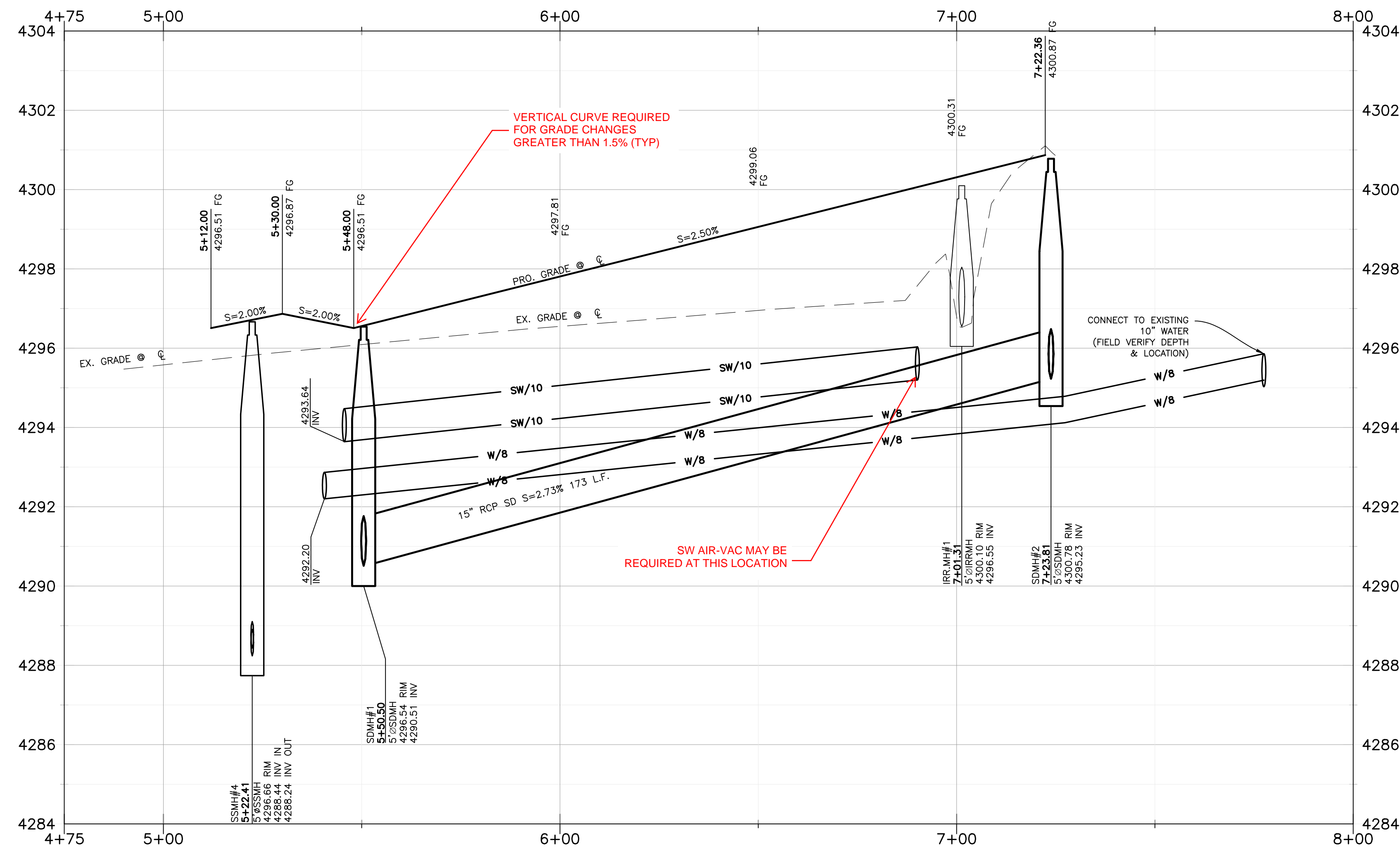


STREET A 4+75.00 - 8+00.00



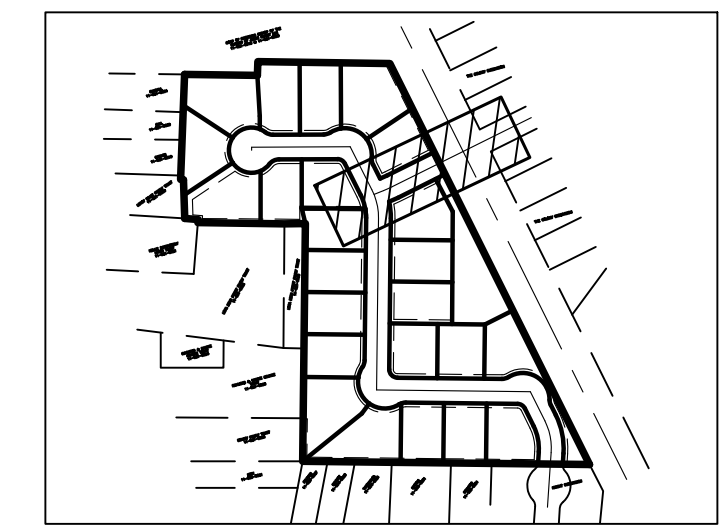
TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C7	75°52'23"	20.00'	26.48'	15.59'	S28°14'56"W	24.59'
C8	89°54'21"	20.00'	31.38'	19.97'	N71°28'12"W	4301.19'
C9	89°55'45"	20.00'	31.39'	19.98'	N18°36'45"E	4301.17'
C10	87°53'03"	20.00'	30.68'	19.27'	S70°47'55"E	27.76'
C18	27°29'20"	129.50'	62.13'	31.68'	N13°06'44"W	61.54'

Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	4°31'04"	300.00'	23.65'	11.83'	N65°50'10"E	23.65'



Key Map

NOT TO SCALE



Construction Notes:

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2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

- CULINARY WATER**
W/8 - 8" PVC DR-18 C900 WATER LINE
W LAT - 1" K-TYPE COPPER, 1" METER
- SANITARY SEWER**
SS/8 - 8" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC ASTM D-3034 SDR35
- STORM DRAIN**
SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN
- SECONDARY WATER**
SW/10 - 10" SCH40 PVC PER ASTM D-2241
SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE
- IRRIGATION**
SD/18 - 18" RCP CLASS III STORM DRAIN

- NOTE:**
1. PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
 2. DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
 3. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

AWWA C900 DR 18, PURPLE
POLYETHYLENE (PE) 200 PSI CTS

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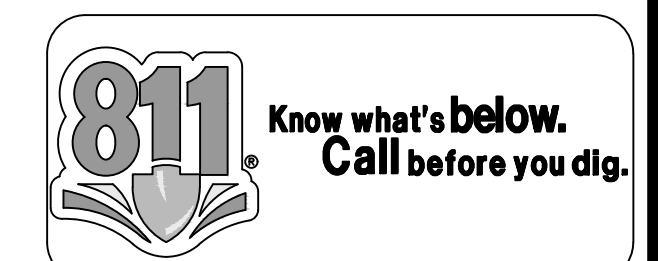
REVISIONS	DESCRIPTION
DATE	

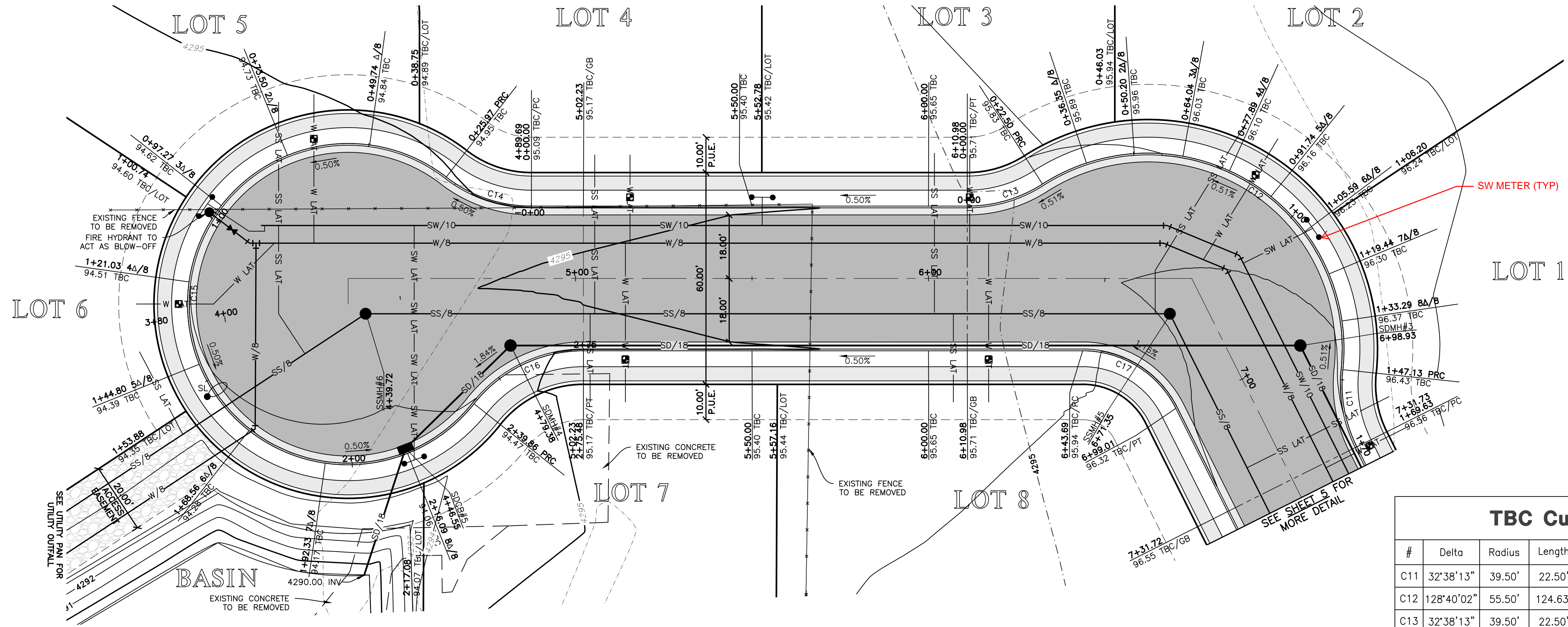
Ashtar Cove Subdivision
 PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5,
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 HARRISVILLE CITY, WEBER COUNTY, UTAH
STREET A 4+75.00 - 8+00.00



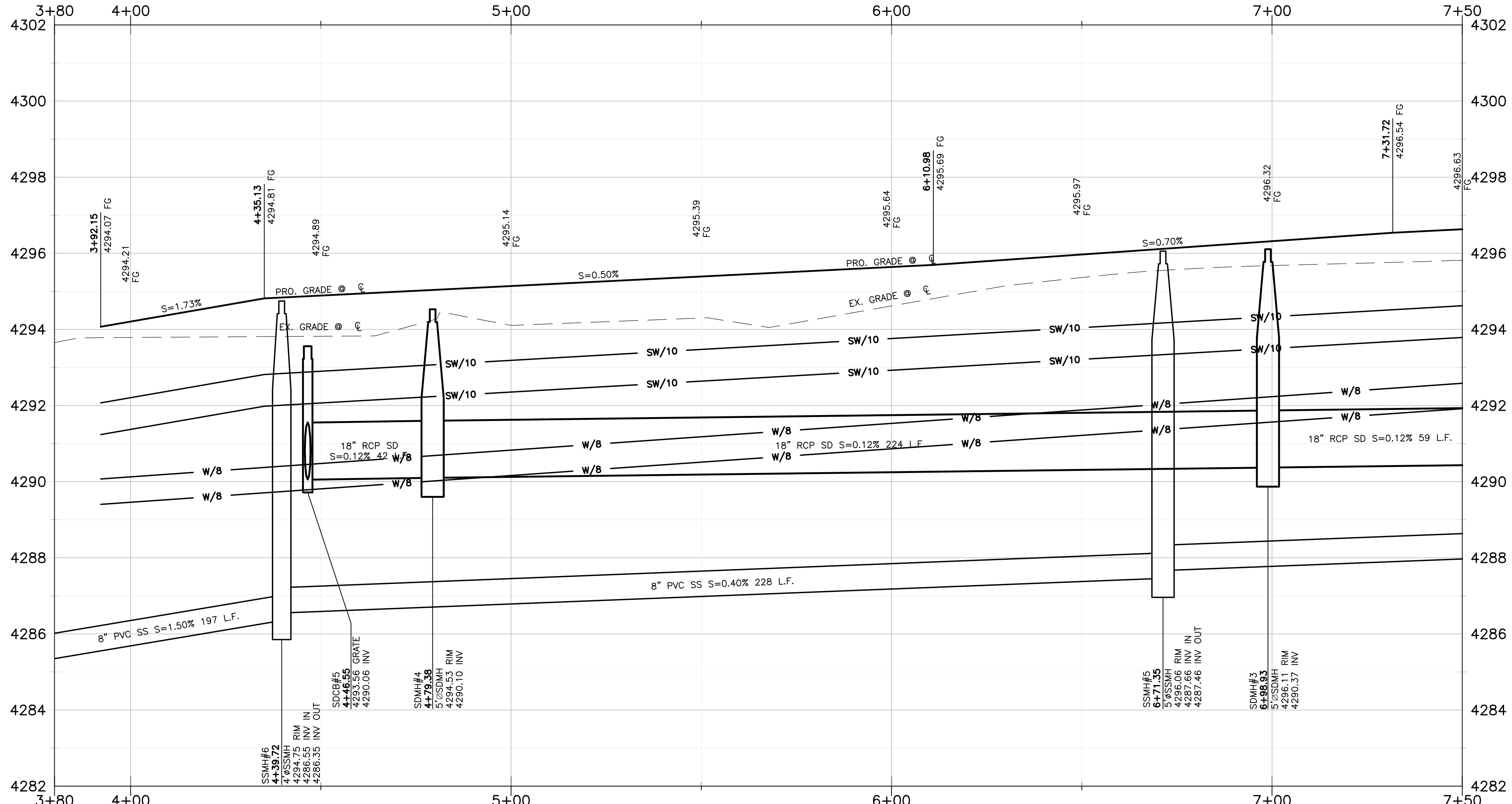
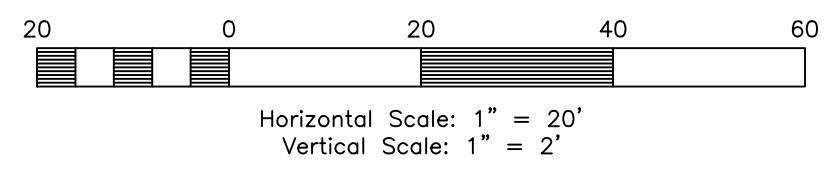
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: 11/10/2020
 Name: ASHLAR COVE MILNE PROPERTY
 Number: 4016-10



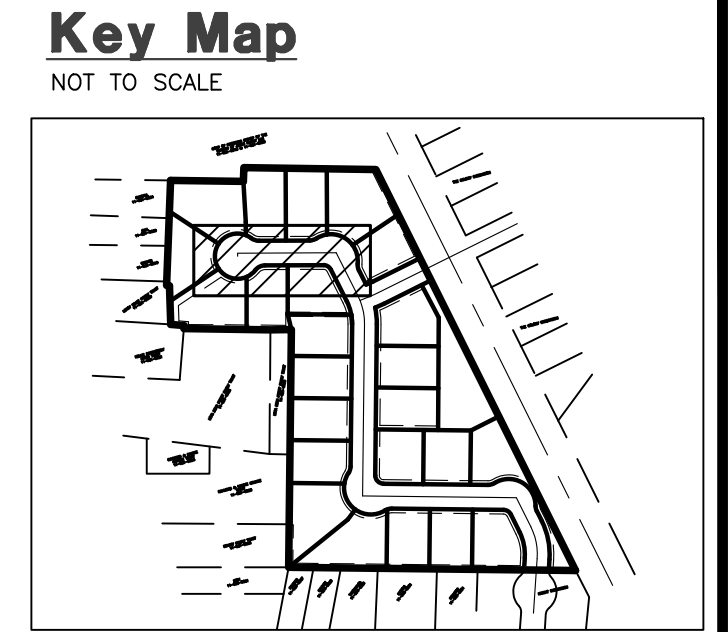


STREET B 3+80.00 - 7+50.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C11	32°38'13"	39.50'	22.50'	11.56'	S10°32'18"E	22.20'
C12	128°40'02"	55.50'	124.63'	115.49'	N58°33'12"W	100.05'
C13	32°38'13"	39.50'	22.50'	11.56'	N73°25'54"E	22.20'
C14	37°40'13"	39.50'	25.97'	13.47'	S71°24'54"E	25.50'
C15	269°20'16"	45.50'	213.89'	46.03'	S7°14'55"E	64.72'
C16	51°40'03"	39.50'	35.62'	19.12'	S63°54'58"W	34.43'
C17	63°23'36"	29.50'	32.64'	18.22'	N58°33'12"W	31.00'



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SS LAT - 4" PVC ASTM D-3034 SDR35
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SD/15 - 15" RCP CLASS III STORM DRAIN
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IRA

REVISIONS

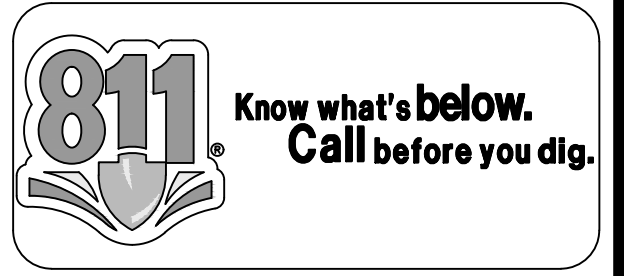
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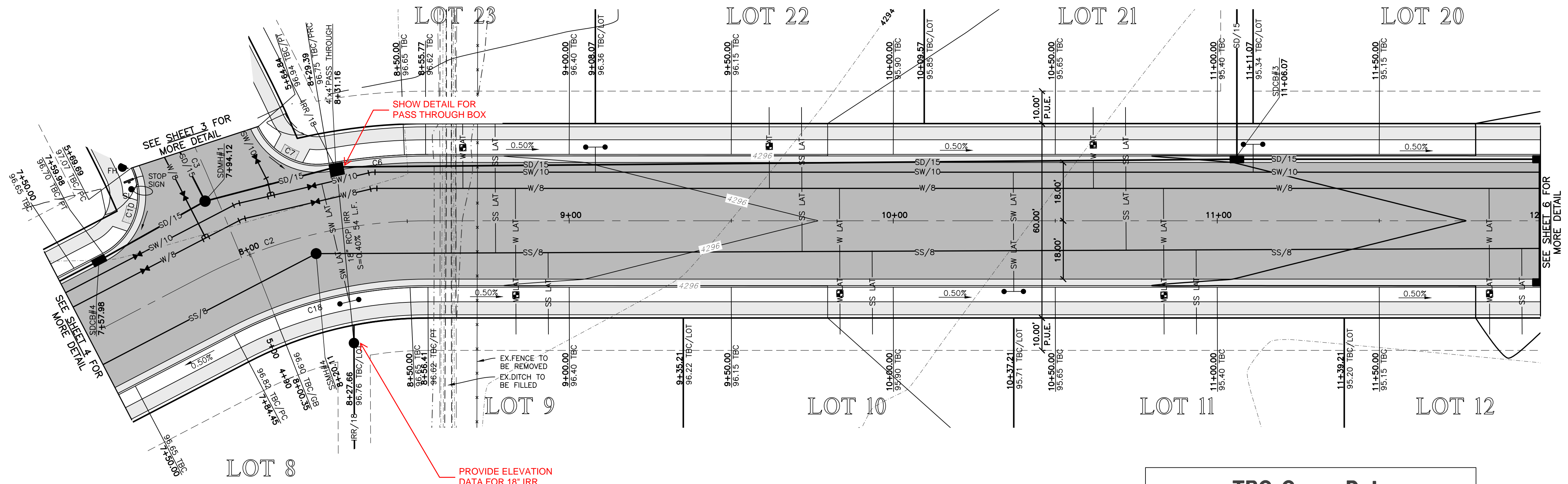
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STREET B 3+80.00 - 7+50.00

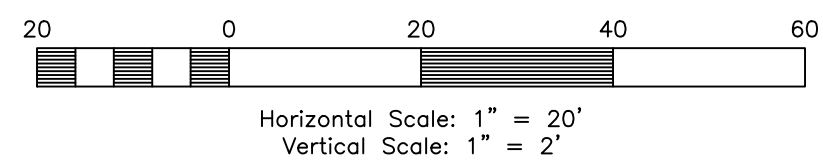


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. FICKLIN
Begin Date: 11/10/2020
Name: ASHLAR COVE
MILNE PROPERTY
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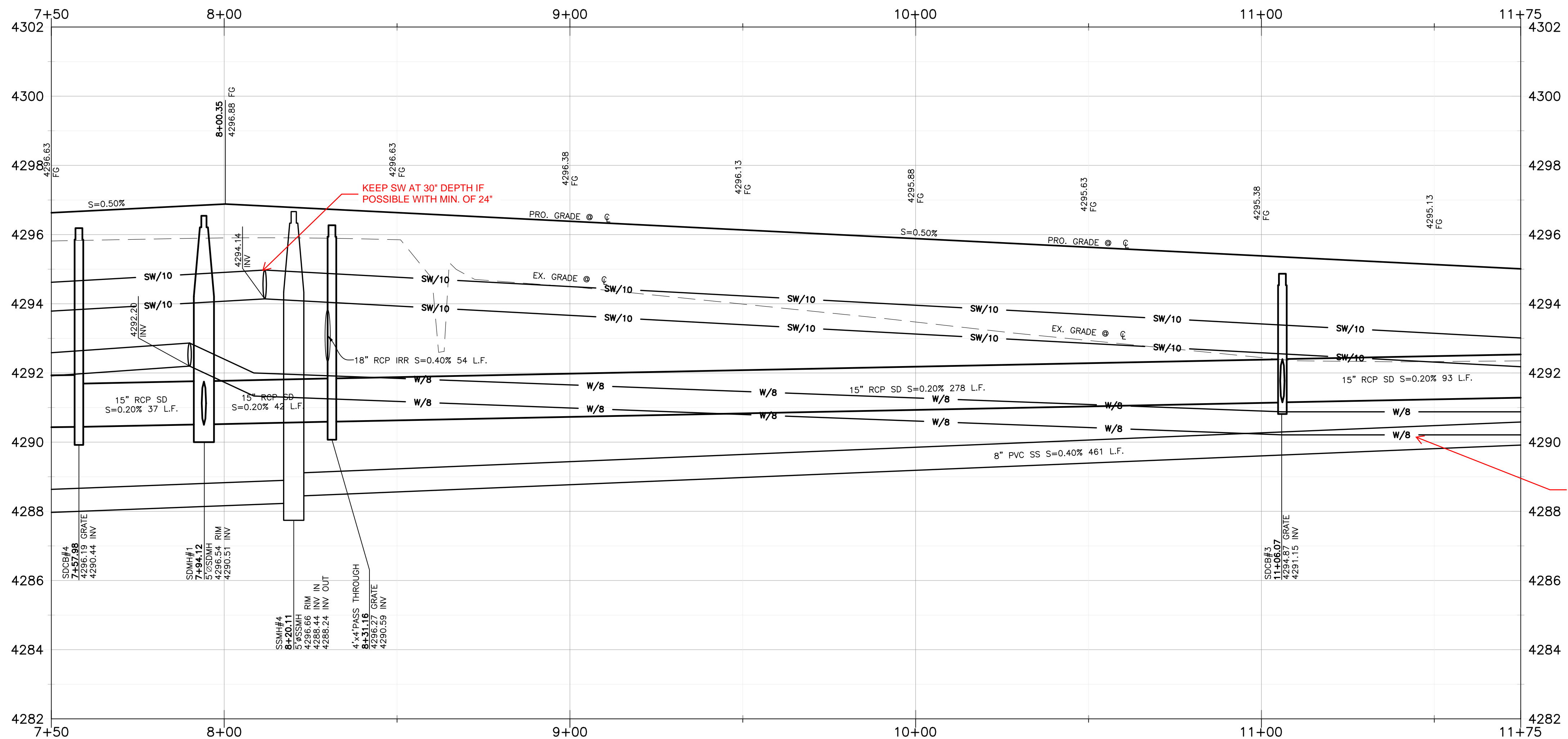


STREET B 7+50.00 - 11+75.00

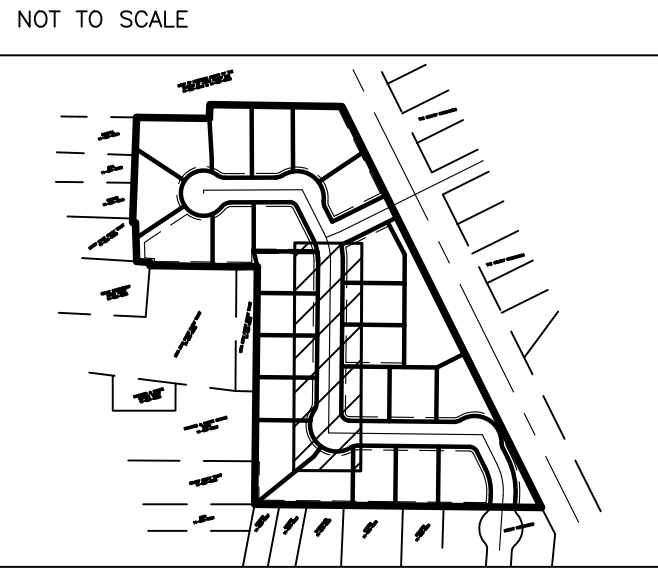


TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	10°19'12"	170.50'	30.71'	15.40'	N4°31'40"W	30.67'
C7	75°52'23"	20.00'	26.48'	15.59'	S28°14'56"W	24.59'
C10	87°53'03"	20.00'	30.68'	19.27'	S70°47'55"E	27.76'
C18	27°29'20"	129.50'	62.13'	31.68'	N13°06'44"W	61.54'

Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	27°29'20"	150.00'	71.97'	36.69'	S13°06'44"E	71.28'



Key Map



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SW/10 - 10" SCH40 PVC PER ASTM D-2241
SW LAT - 3/4" SCH40 PVC
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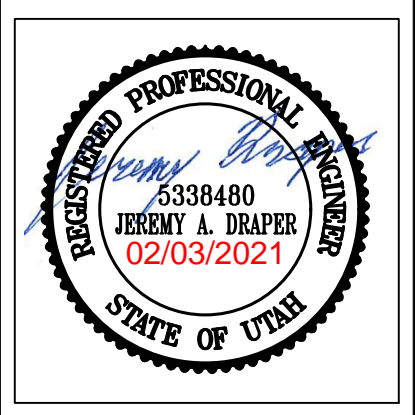
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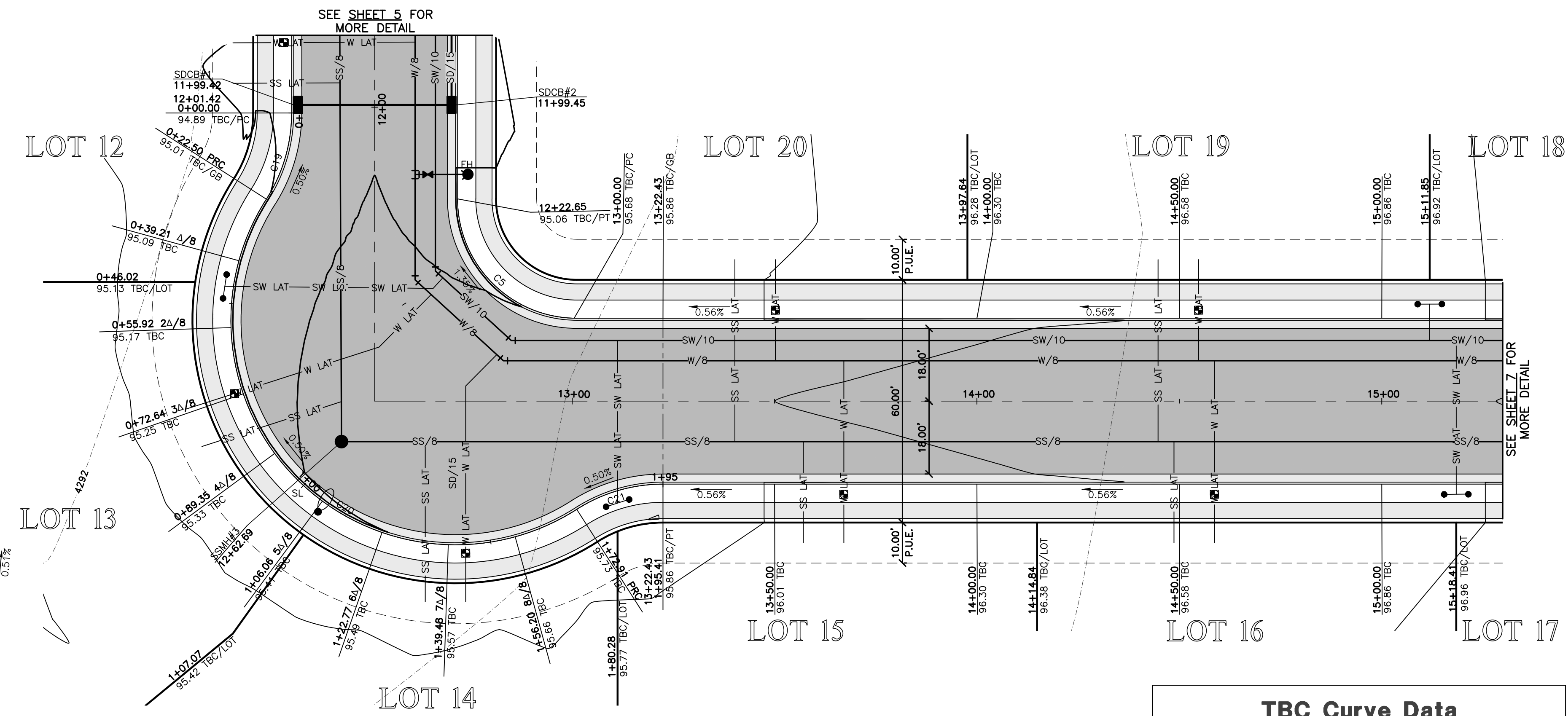
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STREET B 7+50.00 - 11+75.00

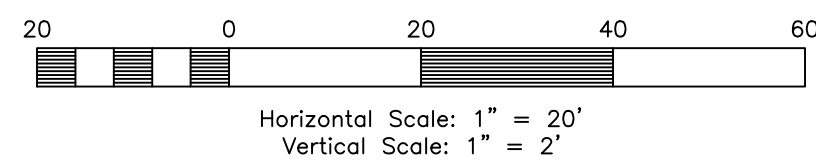


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 Drafter: N. FICKLIN
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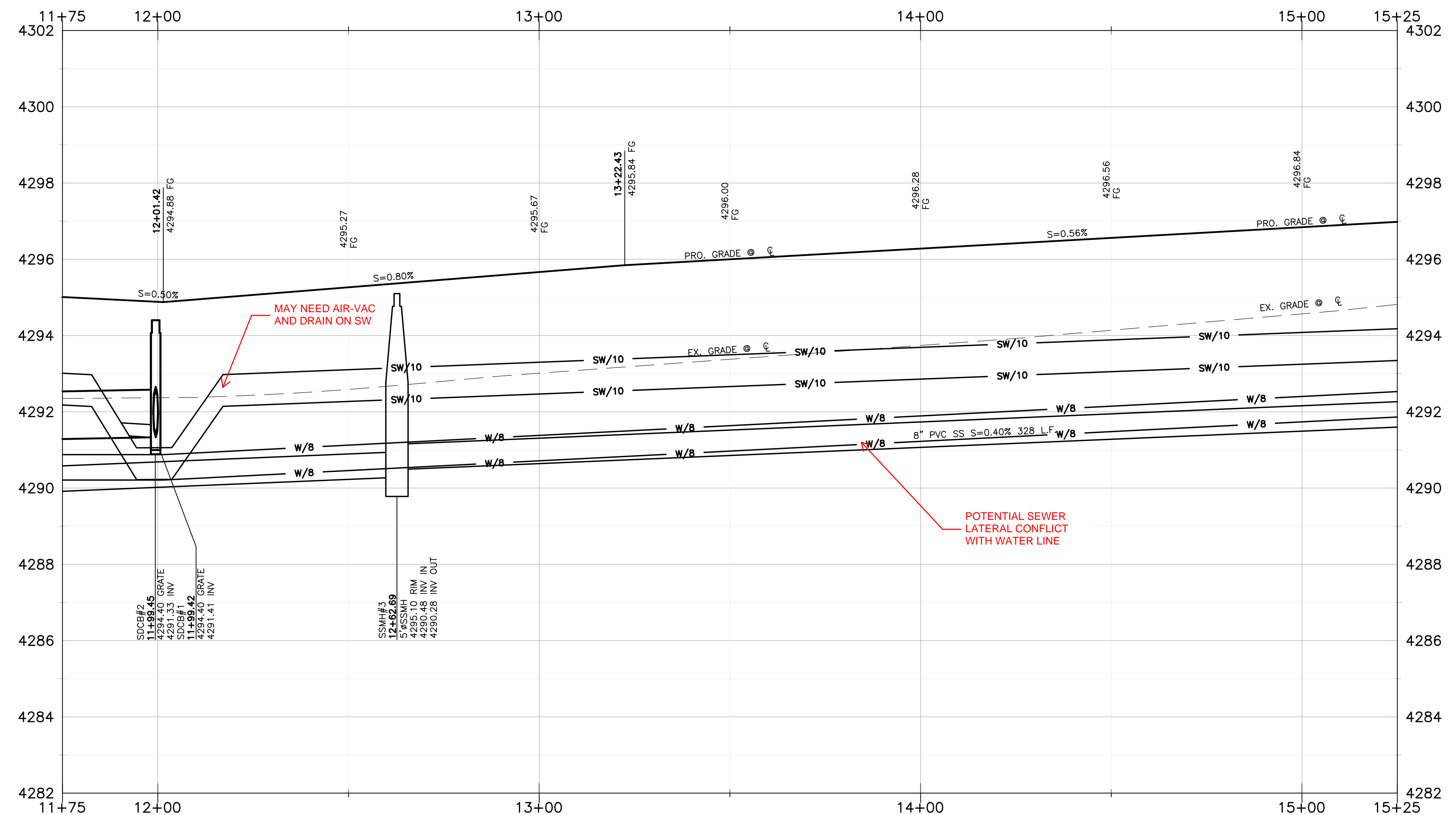




STREET B 11+75.00 - 15+25.00

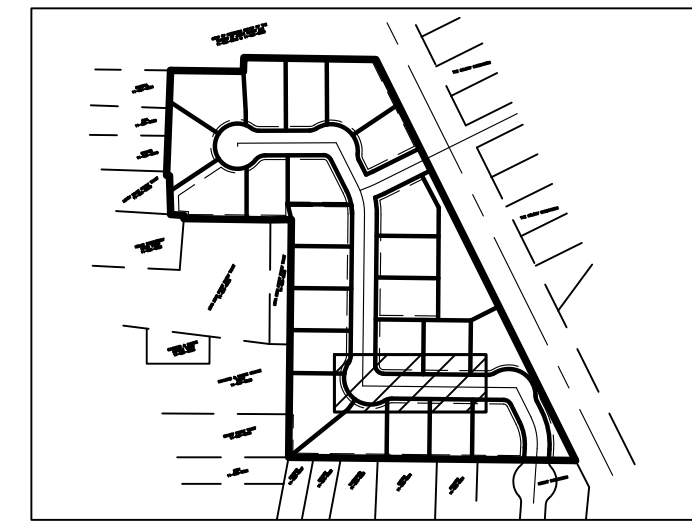


#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	90°00'02"	29.50'	46.34'	29.50'	S44°22'04"E	41.72'
C19	32°38'13"	39.50'	22.50'	11.56'	N16°57'03"E	22.20'
C20	155°16'27"	55.50'	150.41'	253.21'	N44°22'04"W	108.43'
C21	32°38'13"	39.50'	22.50'	11.56'	S74°18'49"W	22.20'



Key Map

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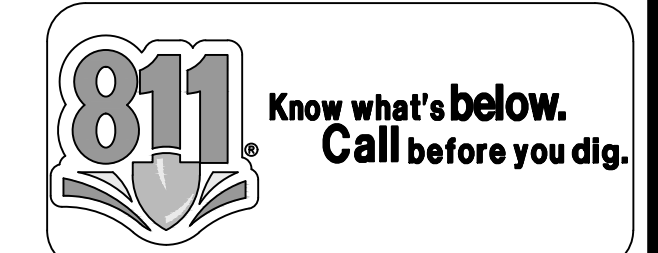
REVISIONS	DESCRIPTION
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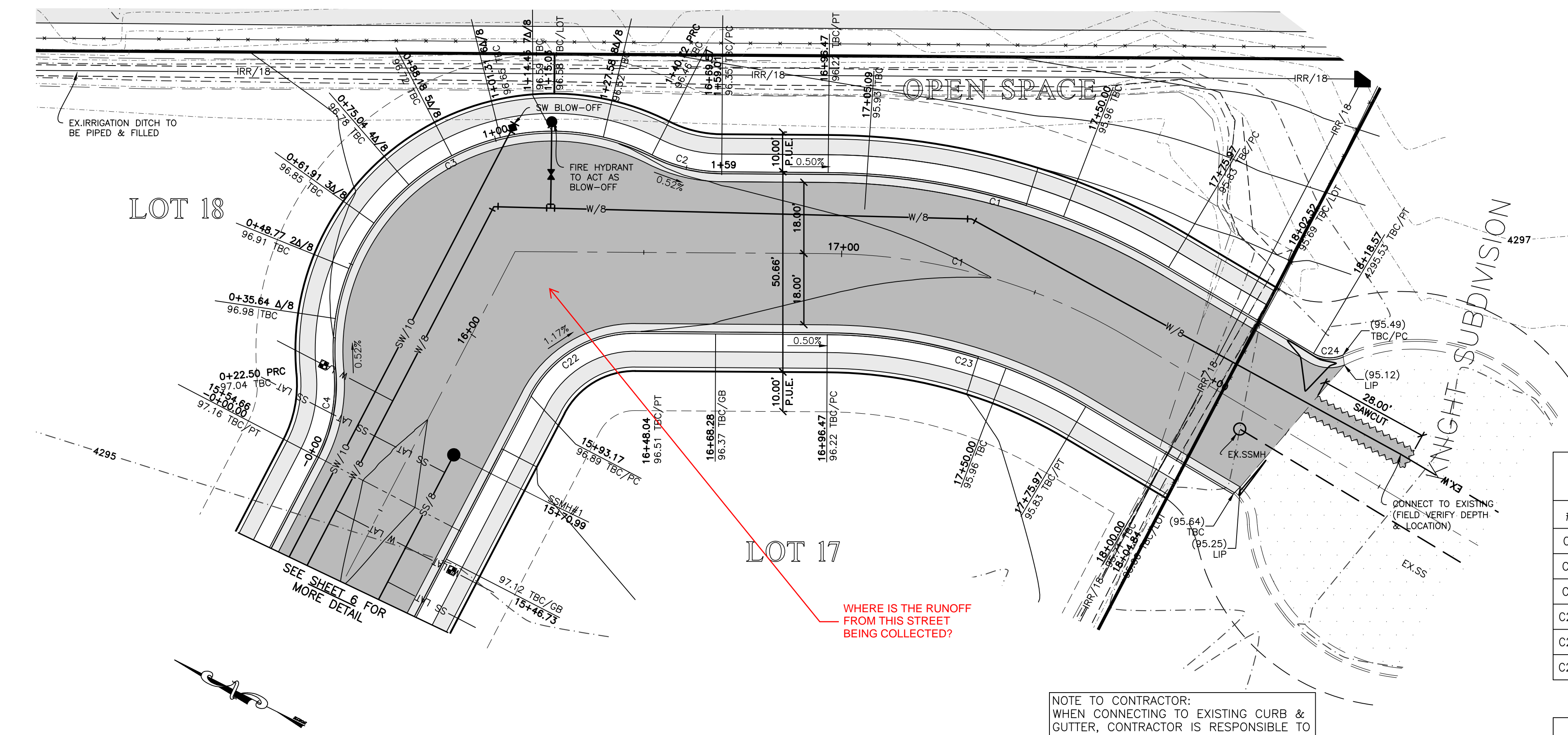
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STREET B 11+75.00 - 15+25.00

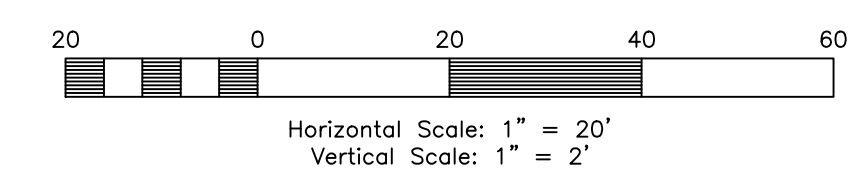


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Engineer: JEREMY A. DRAPER, P.E.
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Begin Date: 11/10/2020
Name: ASHLAR COVE MILNE PROPERTY
Number: 4016-10





STREET B 15+25.00 - 19+00.00



NOTE TO CONTRACTOR:
WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPERTY DRAINING OF AT LEAST 0.5% SLOPE

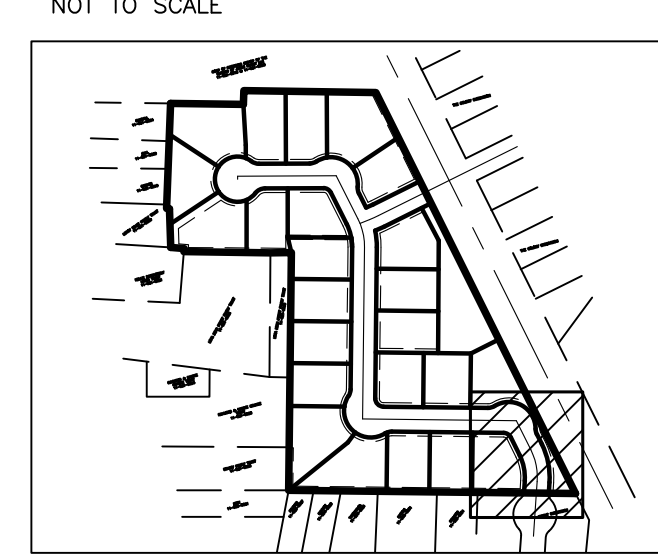
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	30°22'05"	170.50'	90.37'	46.27'	N11°18'07"W	89.31'
C2	26°31'31"	39.50'	18.29'	9.31'	S13°13'24"E	18.12'
C3	111°43'37"	55.50'	108.23'	81.86'	N55°49'27"W	91.87'
C22	62°52'55"	29.50'	32.38'	18.04'	N57°55'38"W	30.78'
C23	30°22'05"	129.50'	68.64'	35.15'	N11°18'07"W	67.84'
C24	54°48'28"	8.00'	7.65'	4.15'	S23°31'19"E	7.36'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	30°22'05"	150.00'	79.50'	40.71'	S11°18'07"E	78.58'

Key Map



Construction Notes:

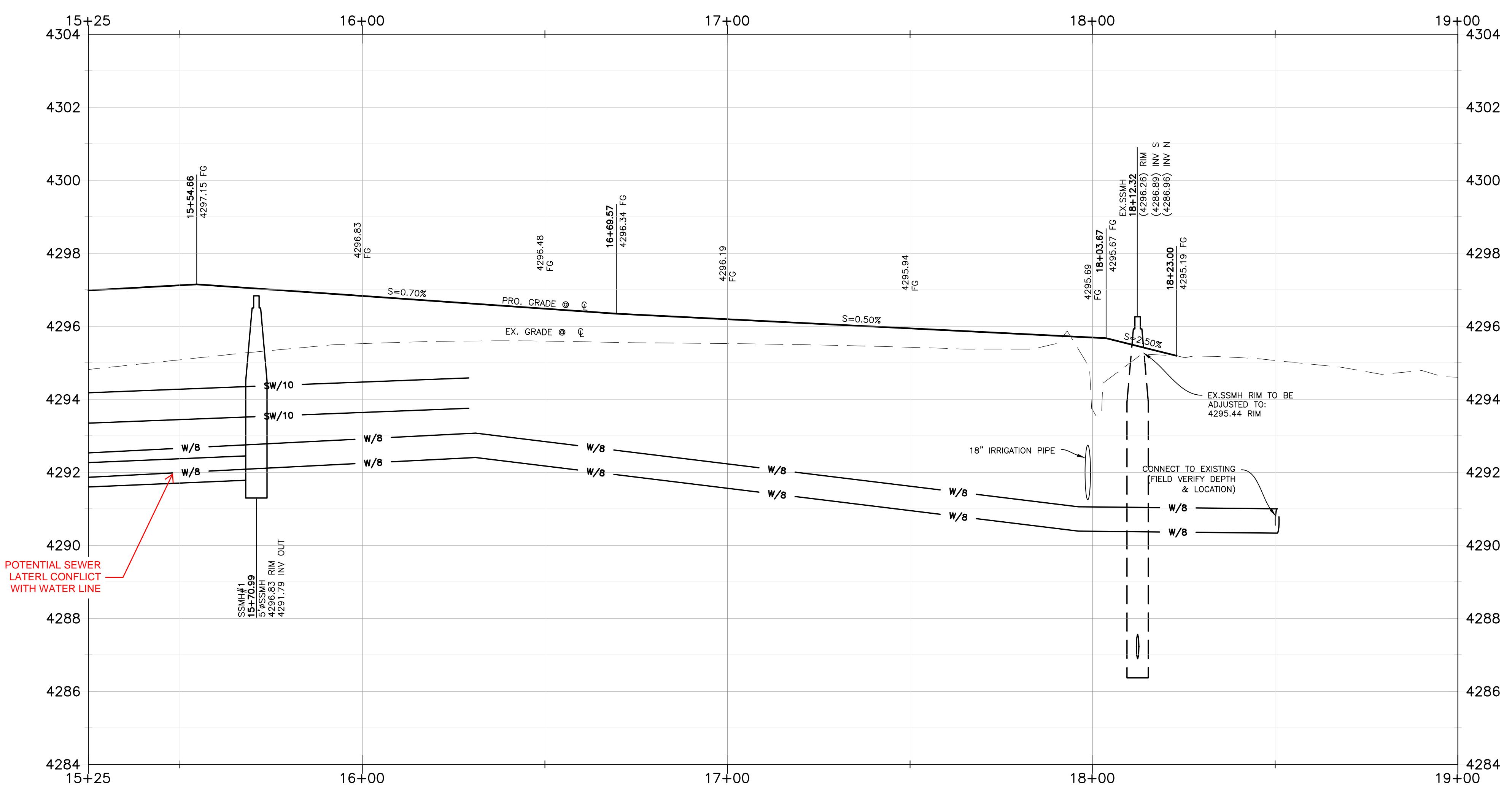
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 - ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

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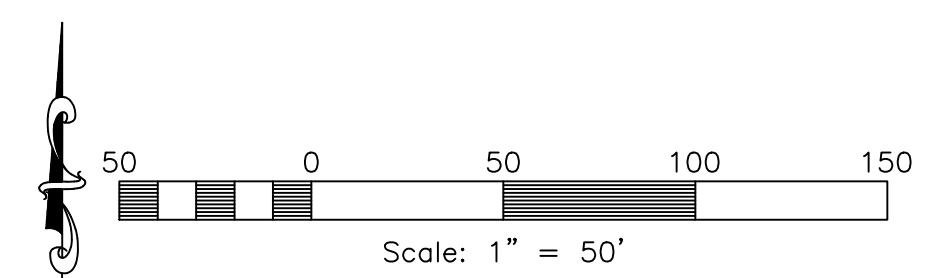
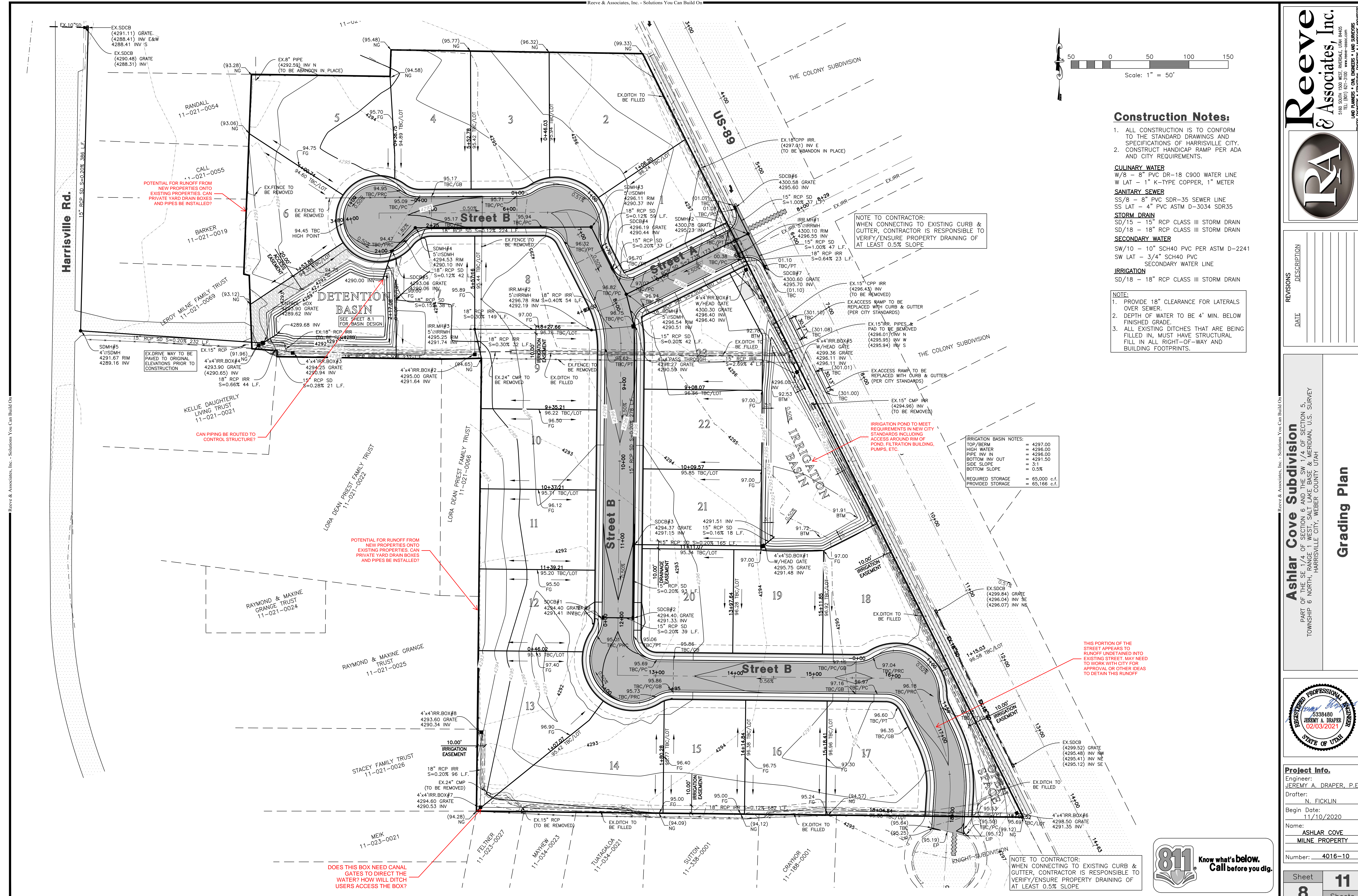
Ashtar Cove Subdivision
PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN, U.S. SURVEY
HARRISVILLE CITY, WEBER COUNTY, UTAH

STREET B 15+25.00 - 19+00.00



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
Begin Date: 11/10/2020
Name: ASHLAR COVE
MILNE PROPERTY
Number: 4016-10

811 Know what's below. Call before you dig.



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CULINARY WATER
W/8 - 8" PVC DR-18 C900 WATER LINE
W LAT - 1" K-TYPE COPPER, 1" METER

SANITARY SEWER
SS/8 - 8" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC ASTM D-3034 SDR35

STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/10 - 10" SCH40 PVC PER ASTM D-2241
SW LAT - 3/4" SCH40 PVC
SECONDARY WATER LINE

IRRIGATION
SD/18 - 18" RCP CLASS III STORM DRAIN

- NOTE:**
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NOTE TO CONTRACTOR:
WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPERTY DRAINING OF AT LEAST 0.5% SLOPE

IRRIGATION BASIN NOTES:

TOP/BERM	= 4297.00
HIGH WATER	= 4296.00
PIPE INV IN	= 4296.00
BOTTOM INV OUT	= 4291.50
SIDE SLOPE	= 3:1
BOTTOM SLOPE	= 0.5%
REQUIRED STORAGE	= 65,000 c.f.
PROVIDED STORAGE	= 65,166 c.f.

THIS PORTION OF THE STREET APPEARS TO RUN OFF UNDETAINED INTO EXISTING STREET. MAY NEED TO WORK WITH CITY FOR APPROVAL OR OTHER IDEAS TO DETAIN THIS RUNOFF

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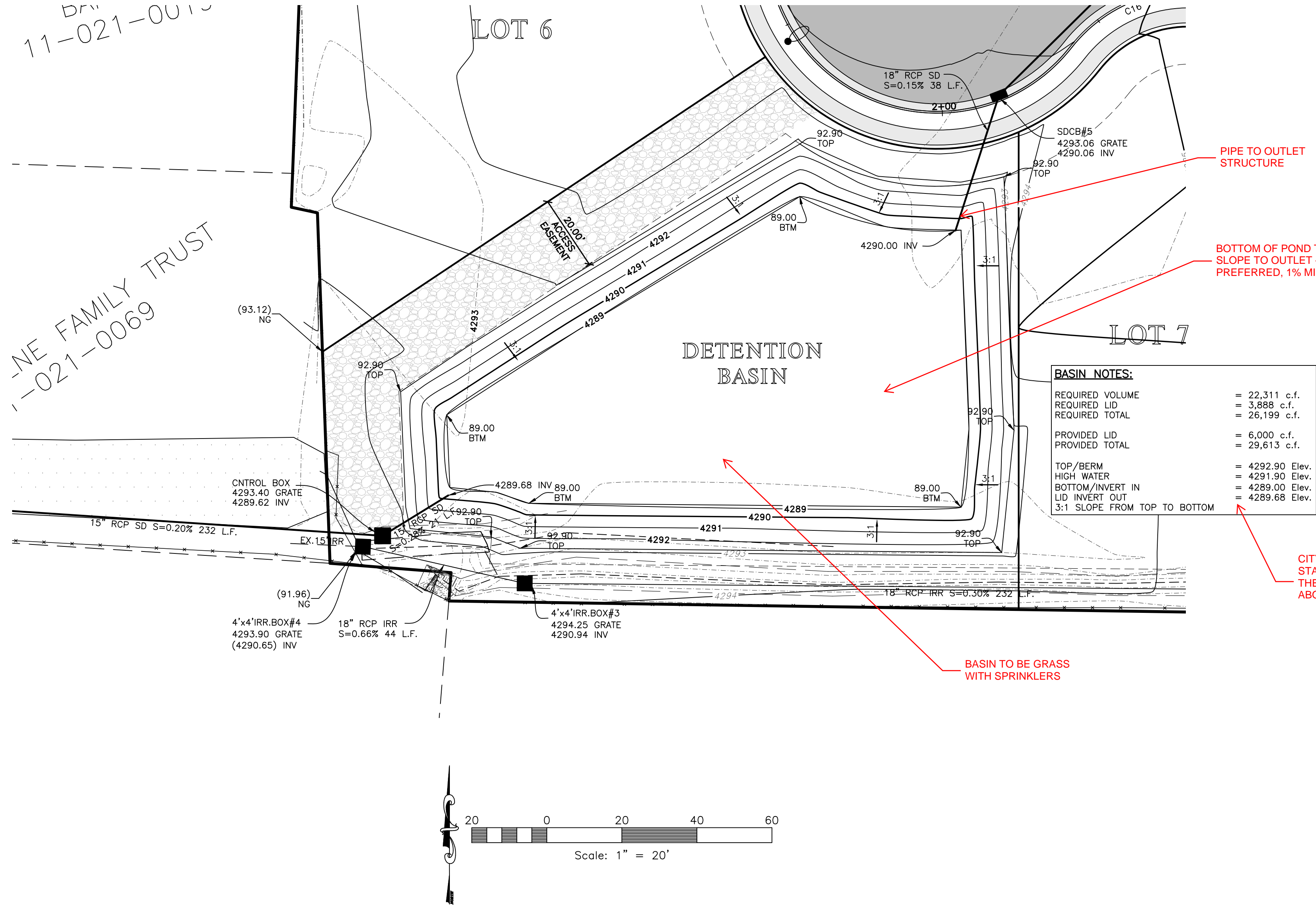
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Grading Plan



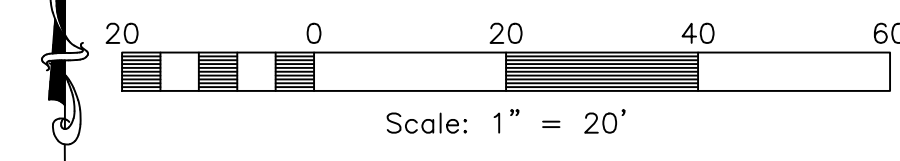
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 Drafter: N. FICKLIN
 Begin Date: 11/10/2020
 Name: ASHLAR COVE MILNE PROPERTY
 Number: 4016-10

Dr. 11-021-001



BASIN NOTES:

REQUIRED VOLUME	= 22,311 c.f.
REQUIRED LID	= 3,888 c.f.
REQUIRED TOTAL	= 26,199 c.f.
PROVIDED LID	= 6,000 c.f.
PROVIDED TOTAL	= 29,613 c.f.
TOP/BERM	= 4292.90 Elev.
HIGH WATER	= 4291.90 Elev.
BOTTOM/INVERT IN	= 4289.00 Elev.
LID INVERT OUT	= 4289.68 Elev.
3:1 SLOPE FROM TOP TO BOTTOM	



Storm Runoff Calculations

Milne Property
11/11/2020 KE
The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Harrisville City area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:	Total Area = 12.49 acre or 544,205 ft ²
Runoff Coefficients	
Paved Area	85,816 C = 0.9
Roof	55,200 C = 0.9
Landscaped Area	403,189 C = 0.2
Weighted Runoff Coefficient	C = 0.38

LID Retention

80th Percentile Rainfall Event	0.47 in
Is the site Feasible for LID?	Yes
Site Imperviousness	0.26
NRCS Soil Group	C/D
Rv Equation	0.83*1.122
Rv	0.18
Vgoal	3888 c.f.

Rainfall Intensities:
100-yr intensity for a 30 minute TOC - Pipe Capacity 2.93 in/hr

Peak Run-off:

Runoff Coefficient	C = 0.38
Rainfall Intensity	i = 2.93 IN./HR.
Acreage	A = 12.49 ACRES
Q	Q = 13.96 cfs

Volume of Run-off for 100-year Storm Event:
C = 0.38
I = See Below in/hr
A = 544205.00 ft²

Q(out) =	2.50 ft ³ /s	(0.2 cfs per acre)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.91	33.20	9960	750	9210
10	600	5.26	25.27	15163	1499	13664
15	900	4.35	20.90	18809	2249	16561
30	1800	2.93	14.08	25339	4498	20841
60	3600	1.81	8.70	31306	8995	22311
120	7200	1.01	4.85	34938	17990	16948
180	10800	0.687	3.30	35647	26985	8662
360	21600	0.38	1.83	39435	53971	-14536
720	43200	0.233	1.12	48360	107941	-59582
1440	86400	0.173	0.62	53964	215883	-161919

Orifice Sizing

Given:	Q = 2.50 cfs
	2g = 64.4 ft/s ²
	H = 3.00 ft
	Cd = 0.62 for circular openings
	R = SQRT(Q/pi*(0.7*(64.4*H)^0.5))
	R = 0.30 feet
	D = 3.65 inches
	D = 7.29 inches
	A = 41.77 inches *2
	0.2901 ft *2

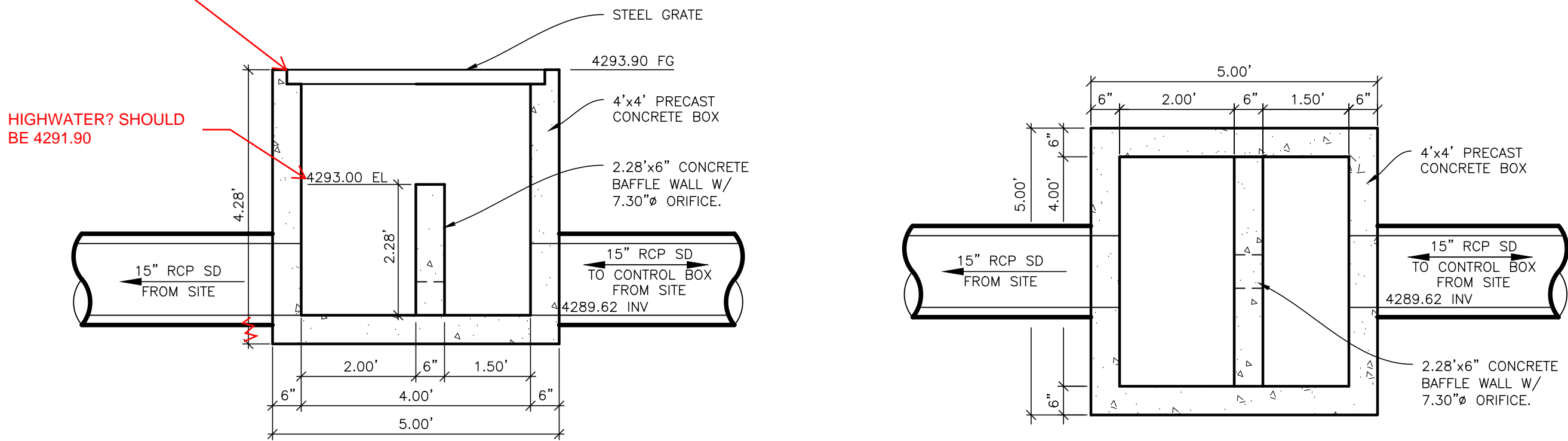
Pipe Sizing

Description	Pipe Size	Slope	Cap. (cfs) Req.	Cap.
	15	0.40%	4.12	

SUMMARY:
The required 100-yr storage volume is 22,311 cubic feet
The required LID Retention volume is 3,888 cubic feet
Orifice size is 7.3 inches

NEED TO REVIEW LID DESIGN WITH THE CITY FURTHER. ANY RETENTION NEEDS TO HAVE THE ABILITY TO DRAIN WITHIN 48 HOURS AND SHOULD BE 2' ABOVE THE GROUNDWATER TABLE. MAY NOT BE FEASIBLE TO STORE IN THE POND AND OTHER LID OPTIONS MAY NEED TO BE EXPLORED.

IF OPEN GRATE INTENDED FOR EMERGENCY OVERFLOW THEN IT SHOULD BE SET THE ELEVATION OF THE TOP OF POND



4'x4' Control Box Detail
SCALE: NONE

STAGE STORAGE TABLE

ELEV.	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,289.00	8,484.00	N/A	N/A	0.00	N/A	0.00
4,289.68	9,154.14	0.68	5996.97	5996.97	5995.52	5995.52 LID
4,290.00	9,564.16	0.32	2994.93	8991.89	2994.69	8990.21
4,291.00	10,908.70	1.00	10236.43	19228.32	10229.06	19219.27
4,291.90	12,200.71	0.90	10399.23	29627.55	10393.81	29613.08 HIGH WATER
4,292.00	12,348.98	0.10	1227.48	30855.04	1227.48	30840.56



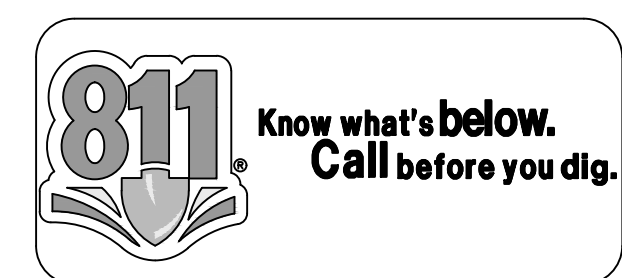
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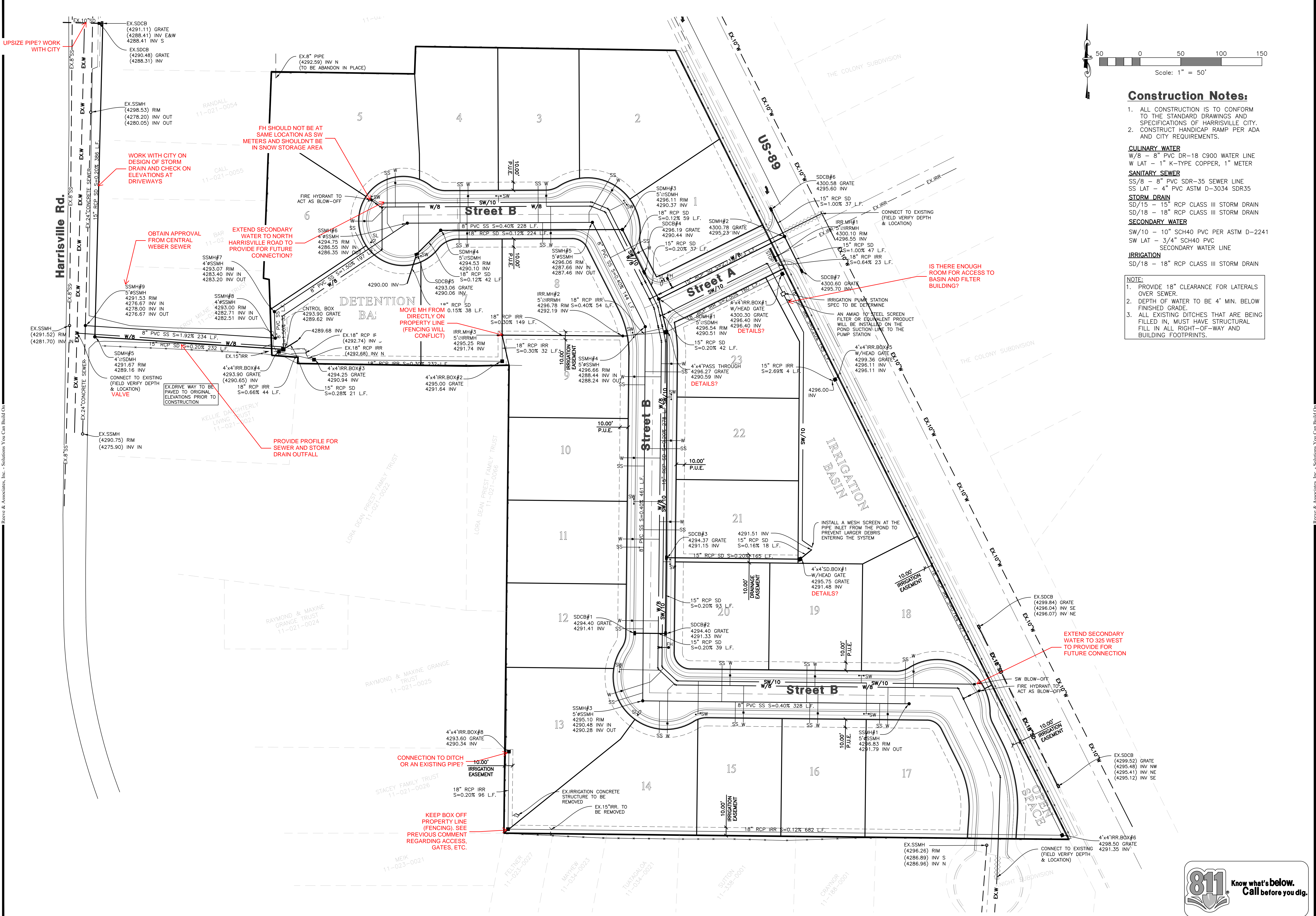
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HARRISVILLE CITY, WEBER COUNTY, UTAH

Basin Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. FICKLIN
Begin Date: 11/10/2020
Name: ASHLAR COVE MILNE PROPERTY
Number: 4016-10





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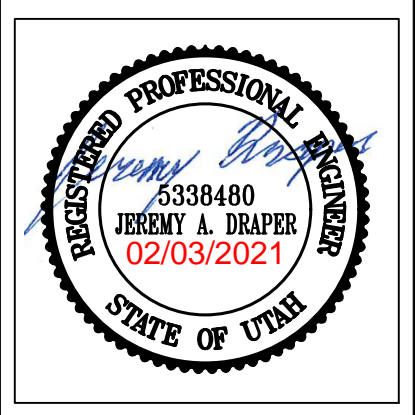
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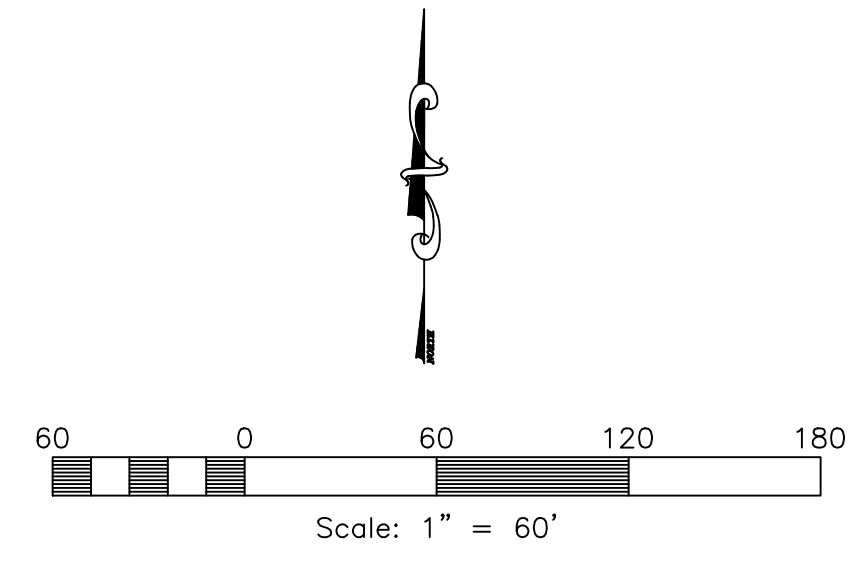
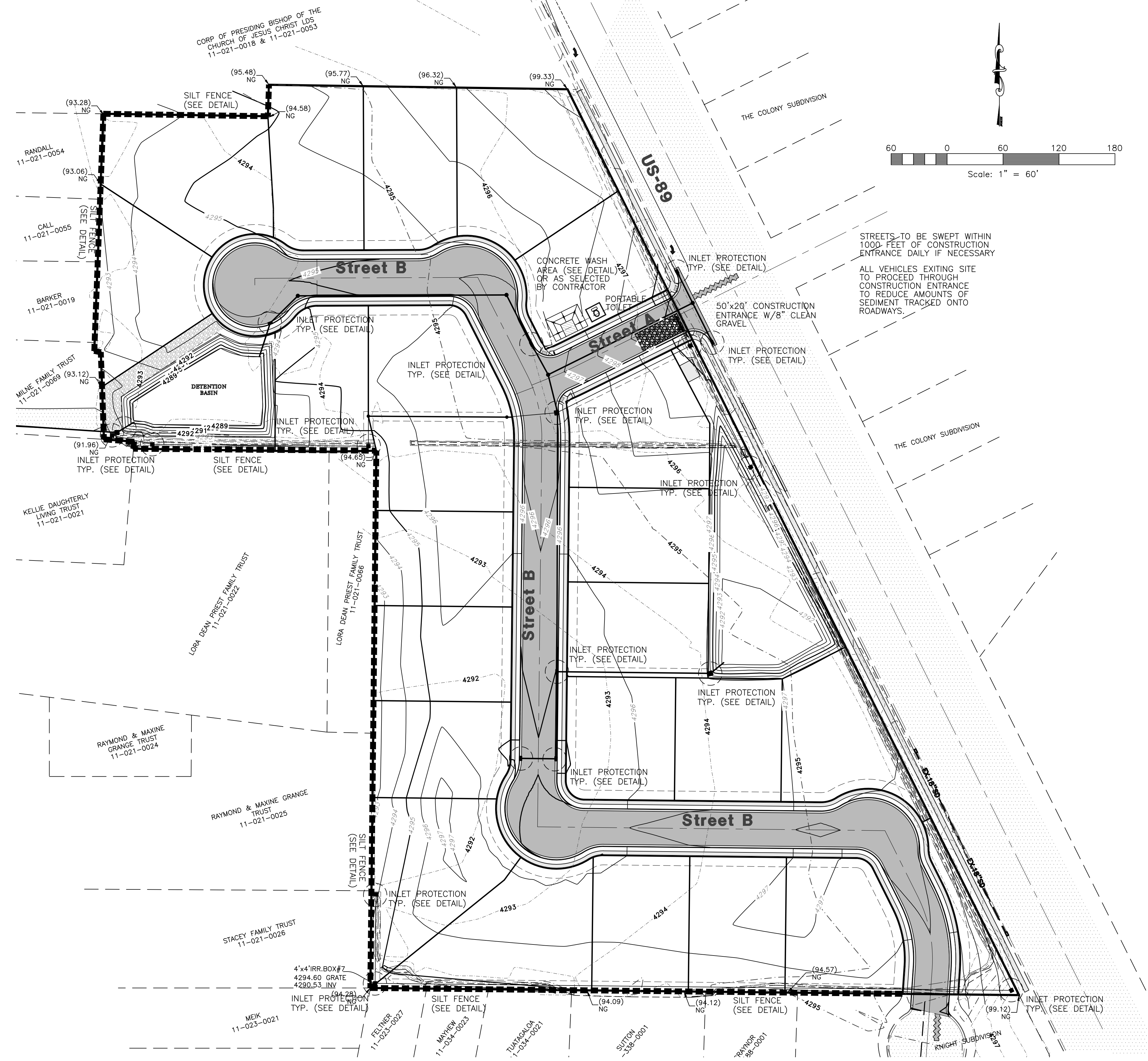
ASHLAR COVE SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

HARRISVILLE CITY, WEBER COUNTY, UTAH
NOVEMBER 2020



Vicinity Map
NOT TO SCALE



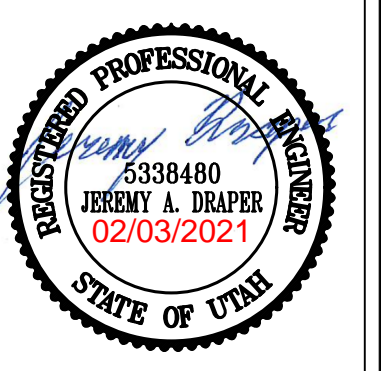
STREETS TO BE SWEEP WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

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Storm Water Pollution Prevention Plan Exhibit

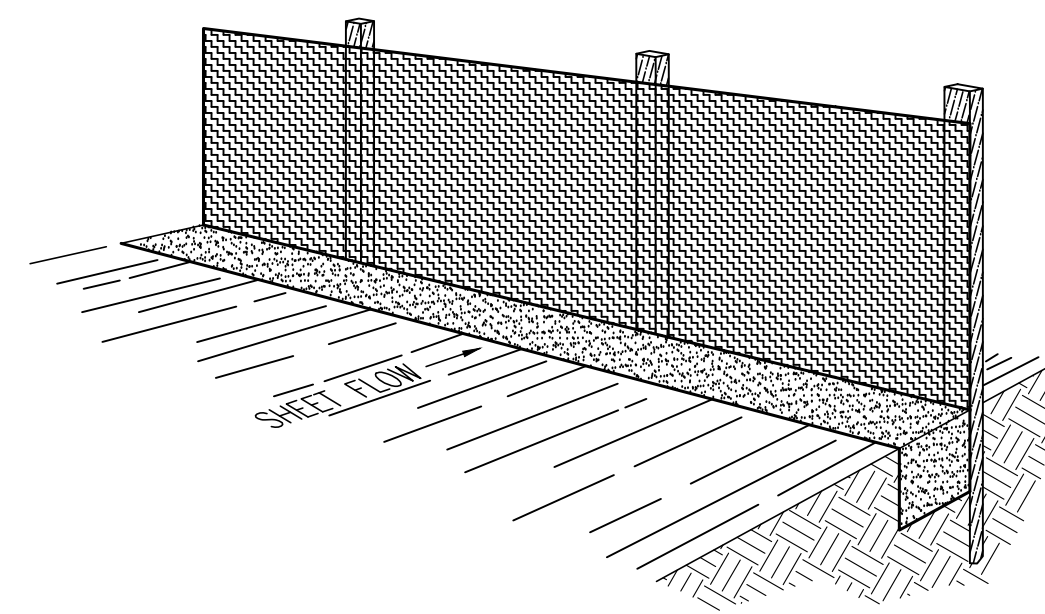


Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	N. FICKLIN
Begin Date:	11/10/2020
Name:	ASHLAR COVE MILNE PROPERTY
Number:	4016-10

Construction Activity Schedule	
- PROJECT LOCATION	HARRISVILLE CITY, WEBER COUNTY, (UTAH)
- PROJECT BEGINNING DATE	FEBRUARY, 2021
- BMP'S DEPLOYMENT DATE	FEBRUARY, 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR	SIERRA HOMES (435) 257-4963
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

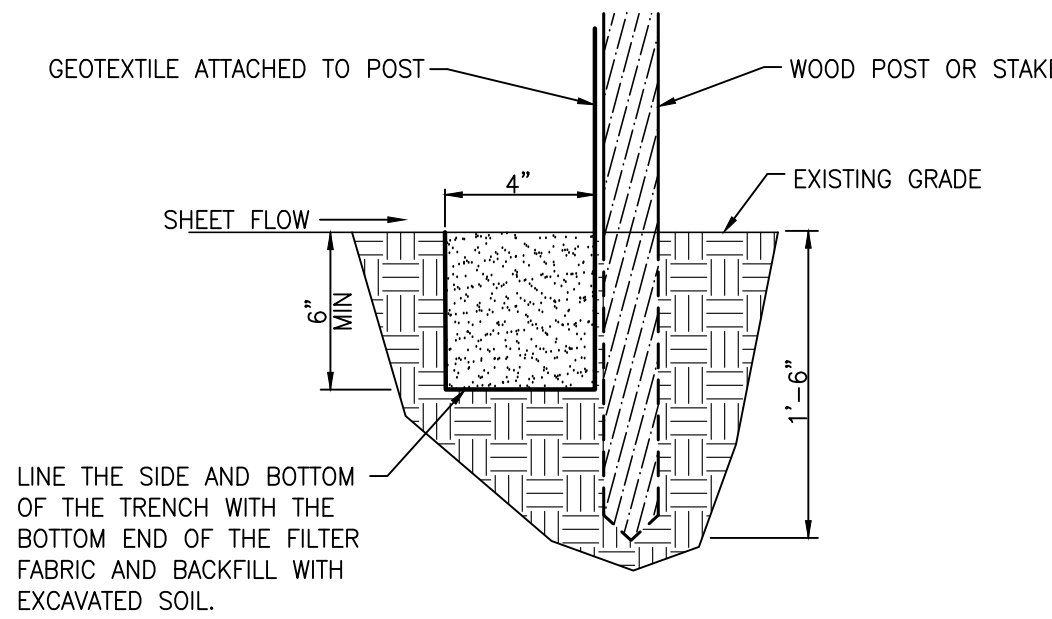
Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as points and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2



Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length (m) (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

REMOVAL

- Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

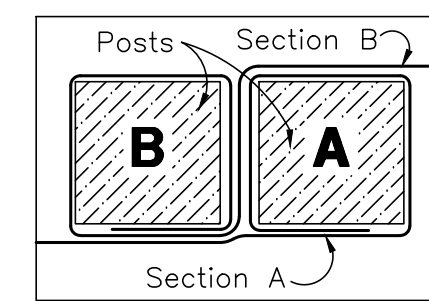


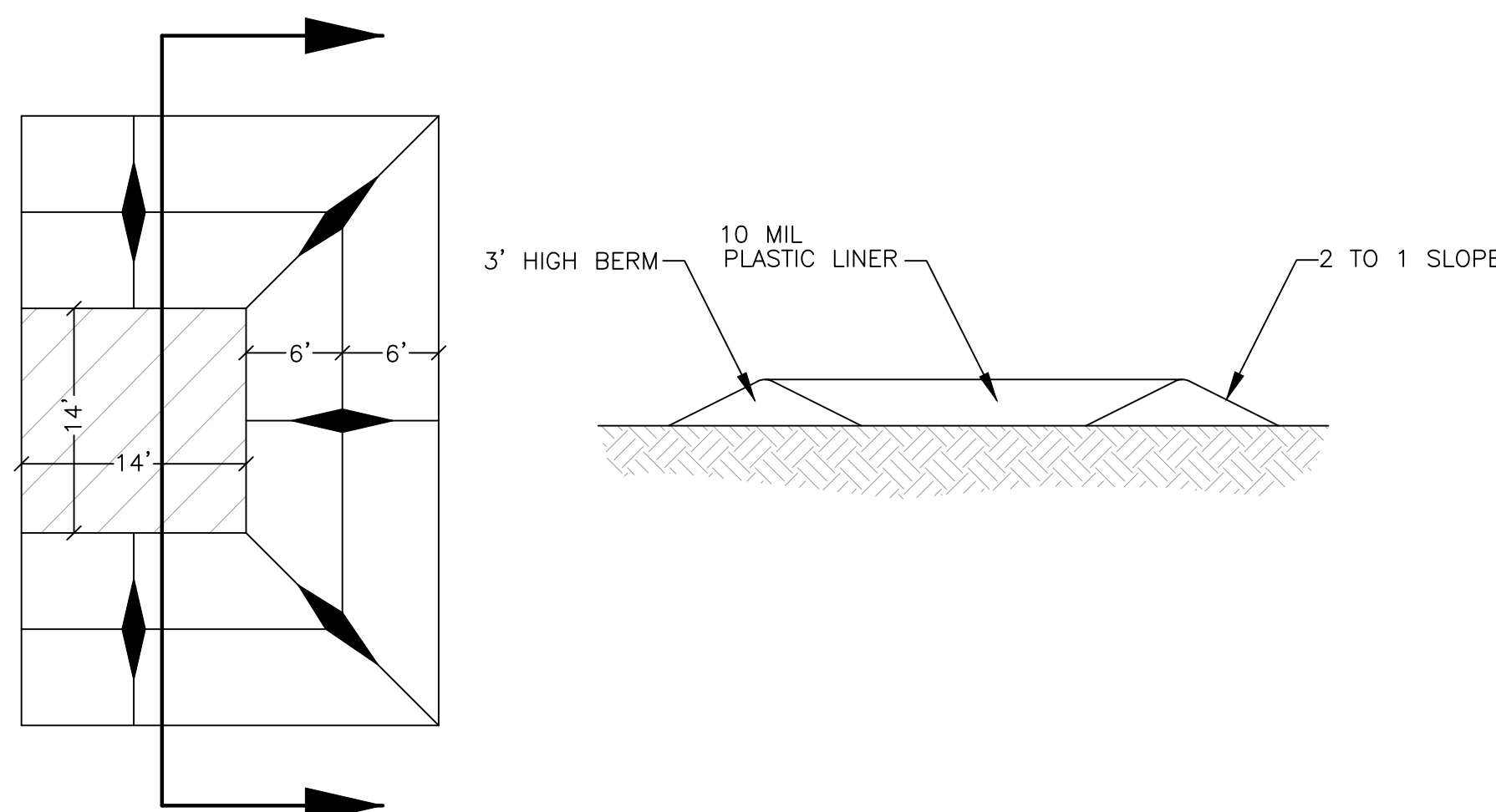
Figure 1:
Top View of
Roll-to-Roll Connection

FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

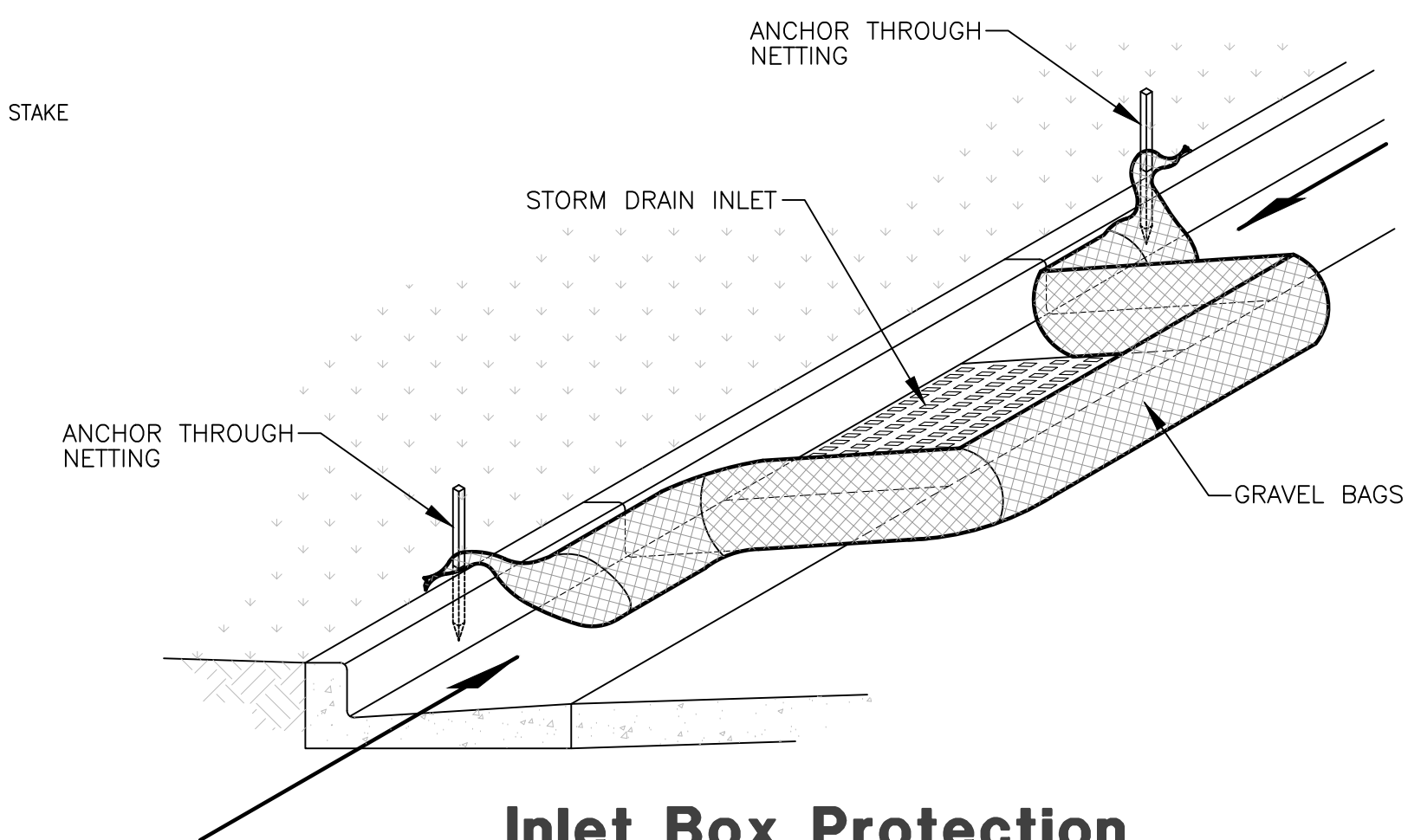
Silt Fence Detail

SCALE: NONE

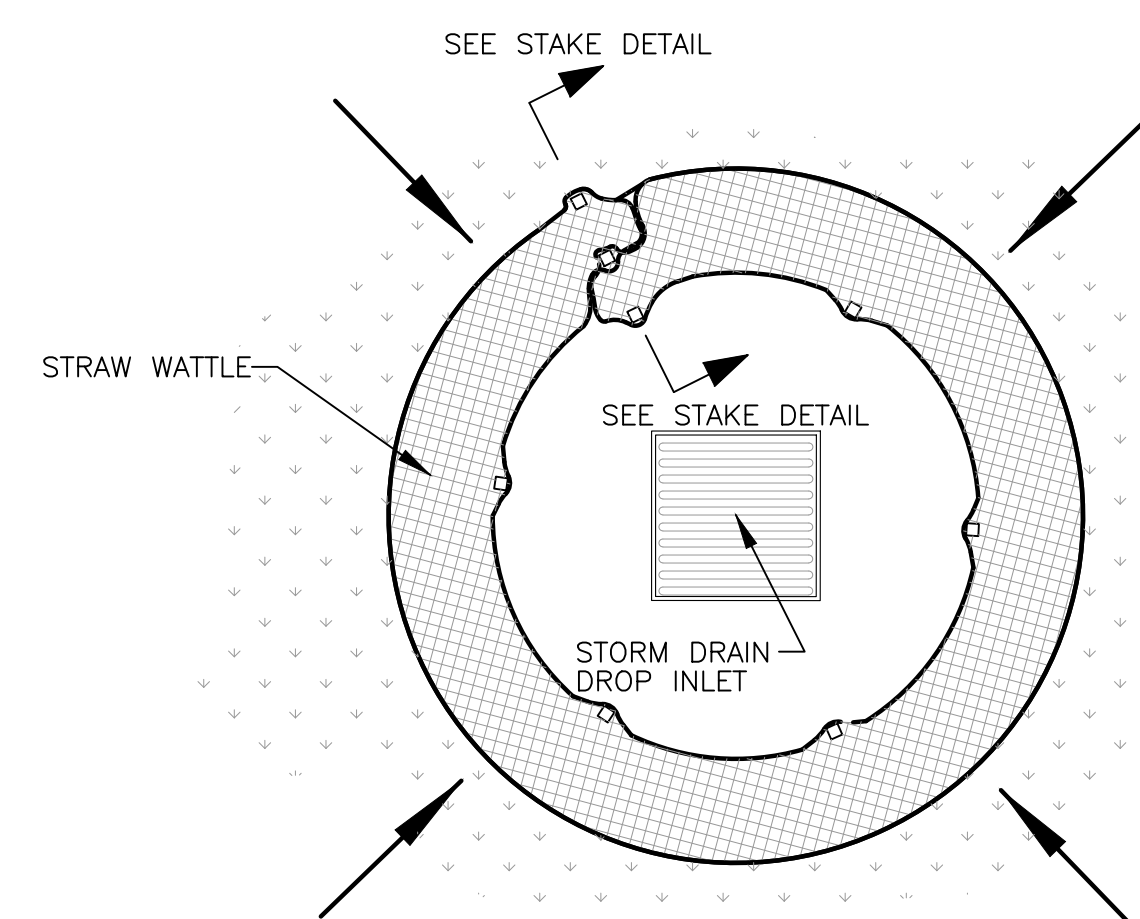


Concrete Washout Area w/ 10 mil Plastic Liner

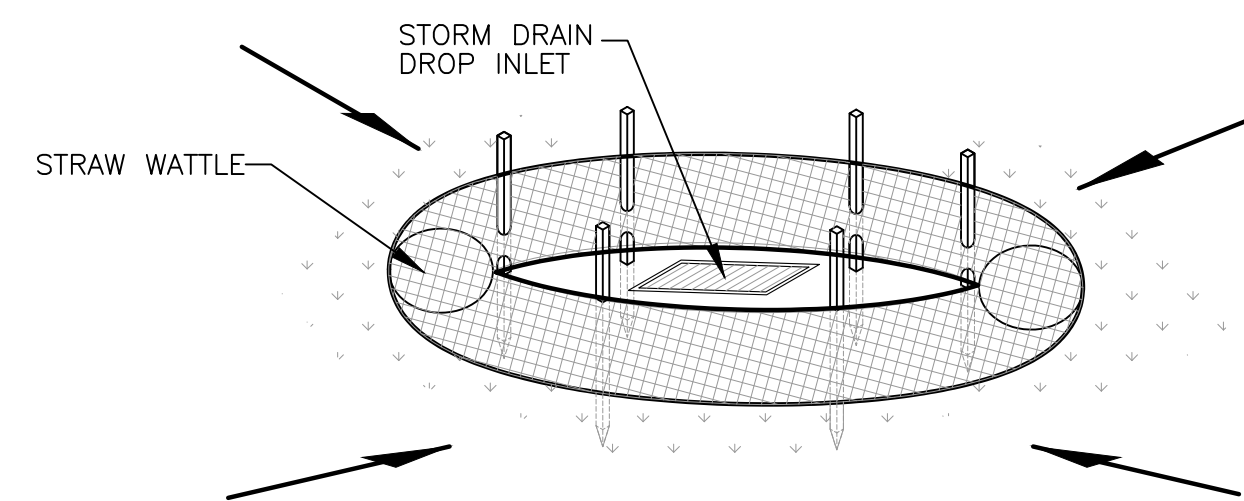
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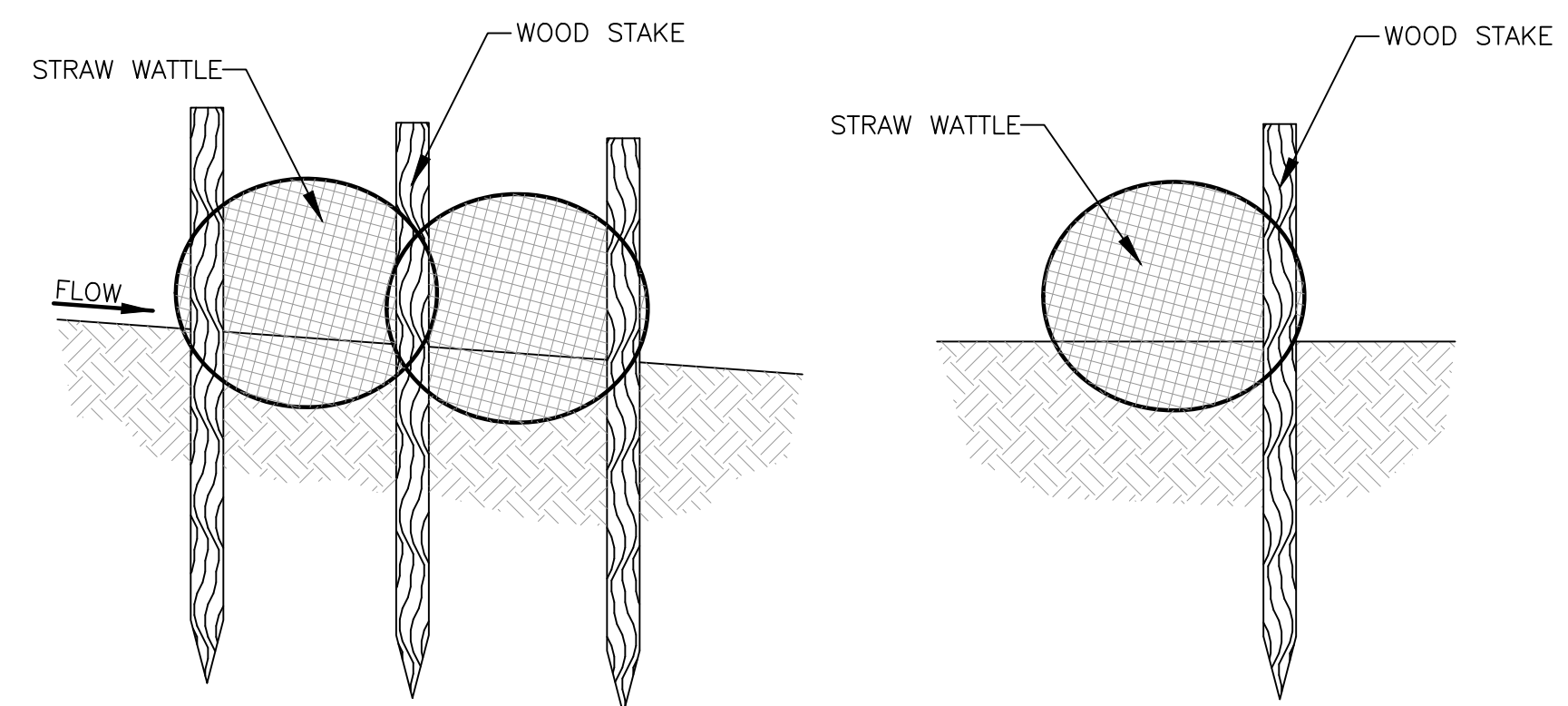
Inlet Box Protection



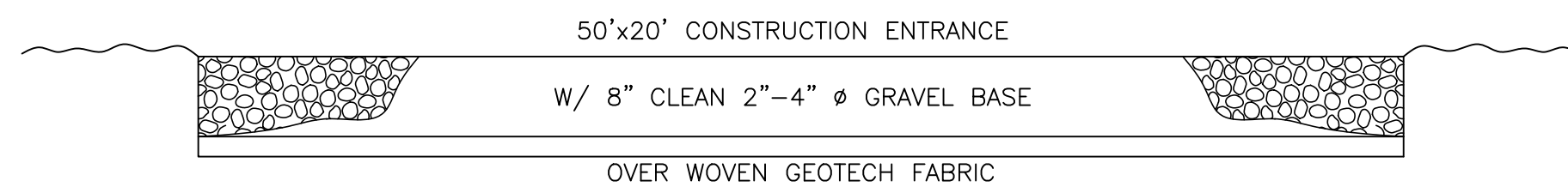
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

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HARRISVILLE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
02/03/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. FICKLIN
Begin Date: 11/10/2020
Name: ASHTAR COVE MILNE PROPERTY
Number: 4016-10

Sheet **11**
11 Sheets



Subdivision Application

Date / Time

12/23/2020

Number of Lots

23

Current Zoning

RE-15

Elevation of Property

Approximate Address

1200 N Hwy 89 Harrisville UT 84404

Phone Number

8014791500

Address

1234 N

State

UT

Developer's Name

Heritage Land Development

Developer's Email Address

jessicap@sierrahomes.com

City

Tremonton

Zip Code

84337

Contact Person

Chris Cave

Phone Number

8016213100

Phone Number

Name of Subdivision

Ashlar Cove

Acreage of Proposed Subdivision

12.89

Proposed Zoning

RE-15

Parcel(s) included in the subdivision. Separate parcel numbers by a comma.

11-018-0006, 11-021-0056, 11-021-0020

Full Name

Constance Milne

Email Address

jhansen@johnwhansen.com

City

Harrisville

Zip Code

84404

Developer's Phone Number

8016446736

Developer's Address

470 N 2450 W

State

UT

Engineering Company

Reeves Engineering

Email Address

ccave@reeve-assoc.com

Name

Email Address

Subdivision Application Part 2

Secondary Water Available?

Yes

Sewer Connection Available?

Yes

Is Property in a Flood Hazard Area?

No

Future proposed trails?

No

Please upload your preliminary plat for review:

See attached: 2020.12.23 Preliminary Submittal.pdf

Culinary Water Available?

Yes

Prescribed Easements?

No

Are there designated wetlands on the property?

No

Please upload will-serve letters from the following

entities: Bona Vista Water, Central Weber Sewer, Pineview Water, Rocky Mountain Power, and Dominion Energy:

See attached: 20201027_144225.pdf

Developer's Signature

Property Owner's Signature



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

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

October 27, 2020

Harrisville Planning Commission
363 West Independence Boulevard
Harrisville, UT 84404

RE: **AVAILABILITY LETTER** – Sierra Homes

The development is located off of Highway 89 and includes land serial numbers 11-021-0056, 11-018-006 and 11-021-0020 in Harrisville consisting of 24 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
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The non- refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

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This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 202.

Sincerely,

Blake Carlin
Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickemore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

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



VICINITY MAP
1"=1000'

DESIGN DATA

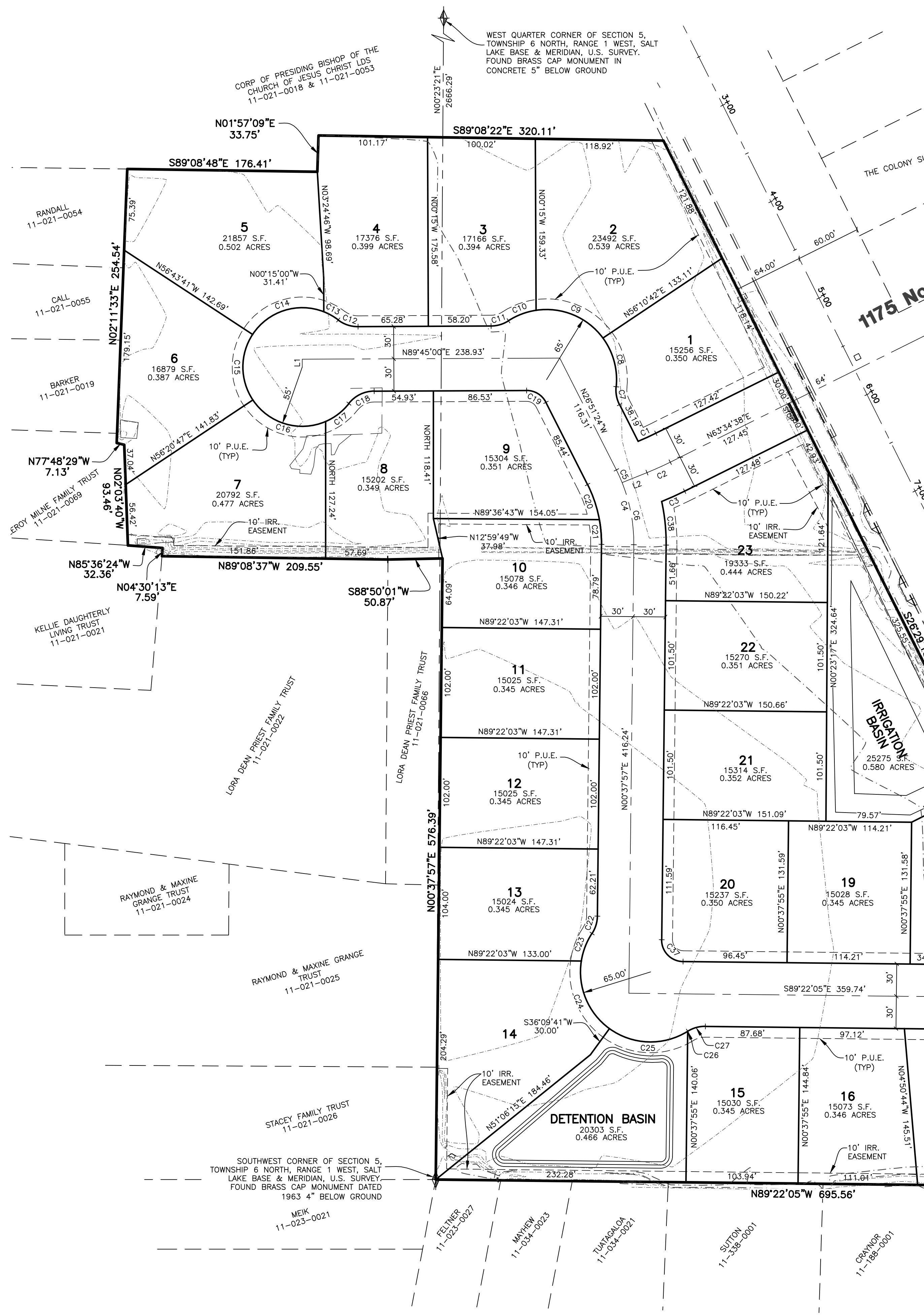
TOTAL AREA.....12.49 ACRES
TOTAL # LOTS.....23
OPEN SPACE.....1.20 ACRES (9.6%)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°15'E	7.28'
L2	N68°05'42"E	24.84'
L3	S03°52'55"W	9.56'
L4	S89°22'05"E	30.12'
L5	S03°52'55"W	9.56'
L6	S89°22'05"E	30.05'
L7	N03°52'55"E	7.85'
L8	N63°08'30"E	17.05'

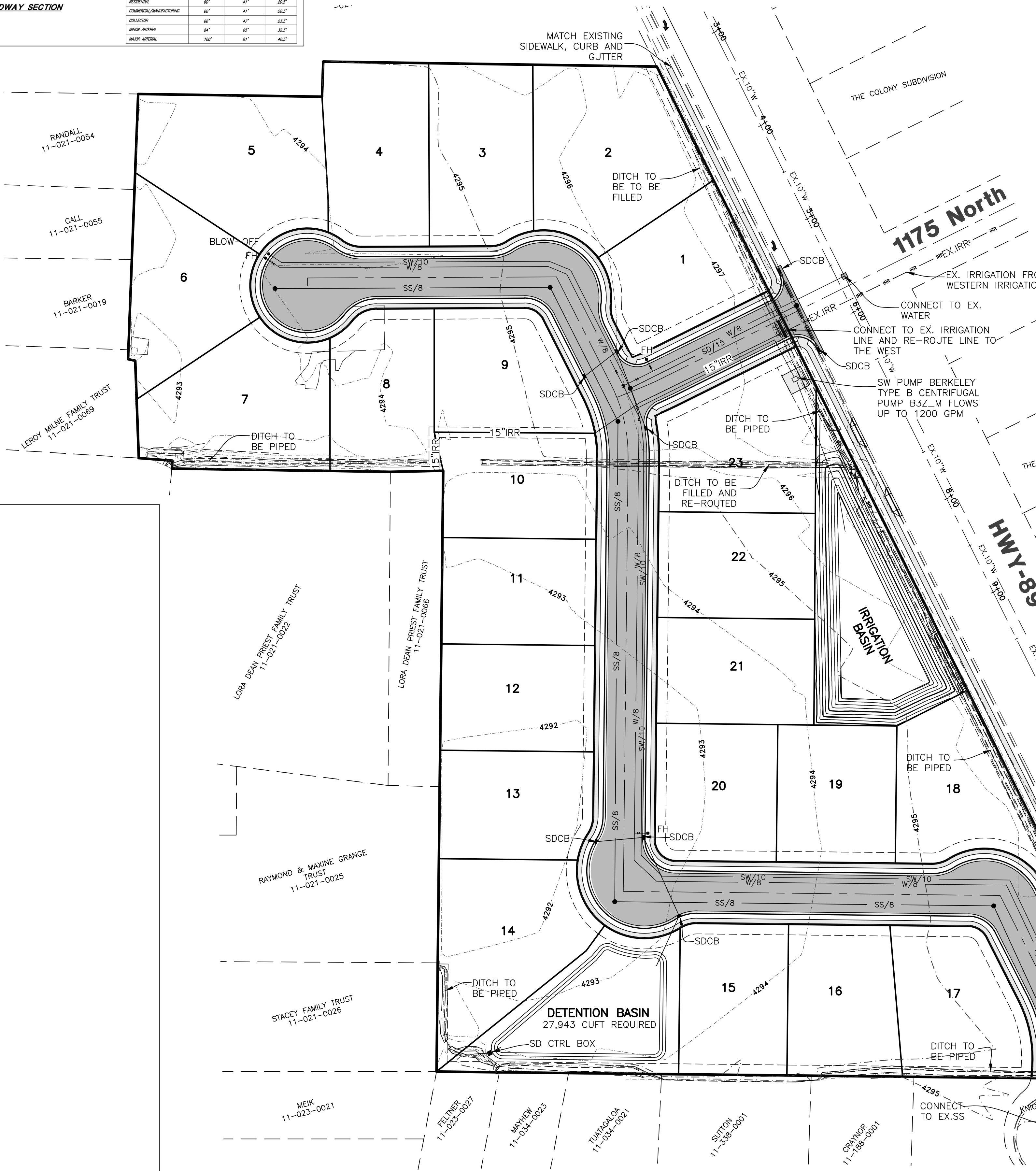
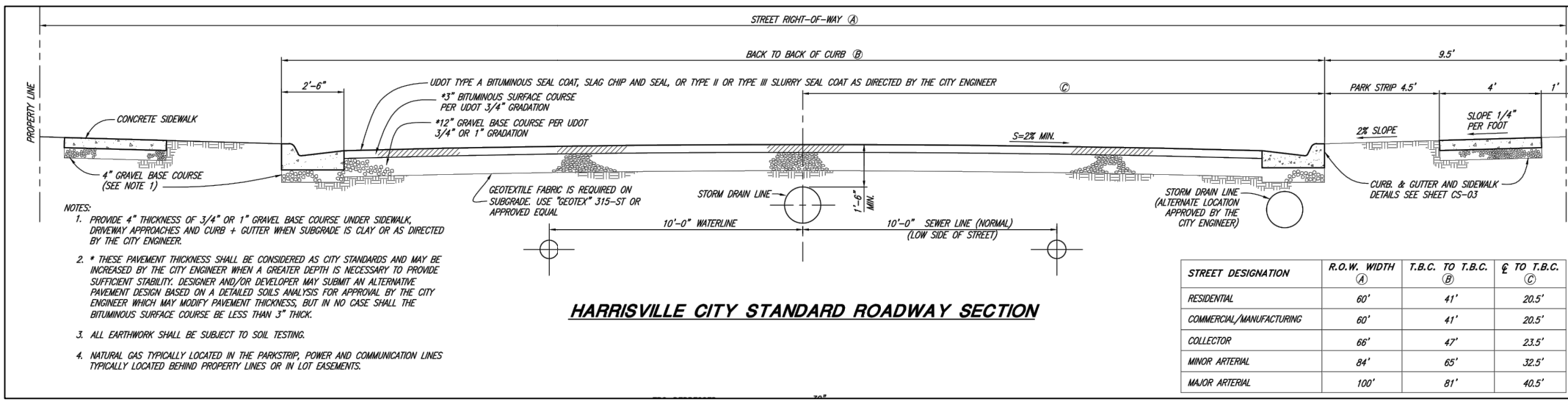
CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	270.00'	18.06'	18.05'	9.03'	S85°29'34"W	3°49'53"
C2	300.00'	23.65'	23.65'	11.83'	S65°50'10"W	4°31'04"
C3	330.00'	23.38'	23.37'	11.69'	S65°36'23"W	4°03'31"
C4	150.00'	71.97'	71.28'	36.69'	S13°08'44"E	27°29'20"
C5	150.00'	12.97'	12.96'	6.49'	S24°22'49"E	4°57'10"
C6	150.00'	59.00'	58.62'	29.89'	N10°38'09"W	22°32'11"
C7	30.00'	17.09'	16.86'	8.78'	N10°32'18"W	32°38'13"
C8	65.00'	47.94'	46.86'	25.12'	N15°20'52"W	42°15'22"
C9	65.00'	70.47'	67.07'	39.15'	N67°32'07"W	62°07'08"
C10	65.00'	27.56'	27.35'	13.99'	S69°15'33"W	24°17'32"
C11	30.00'	17.09'	16.86'	8.78'	S73°25'54"W	32°38'13"
C12	30.00'	19.72'	19.37'	10.23'	N71°24'54"W	37°40'13"
C13	55.00'	15.45'	15.40'	7.77'	N60°37'31"W	16°05'28"
C14	55.00'	74.93'	69.27'	44.58'	S72°18'02"W	78°03'26"
C15	55.00'	64.24'	60.65'	36.35'	S00°11'27"E	66°55'32"
C16	55.00'	76.40'	70.40'	45.81'	S73°26'44"E	79°35'02"
C17	55.00'	27.53'	27.24'	14.06'	N52°25'21"E	28°40'48"
C18	30.00'	27.05'	26.15'	14.52'	N63°54'58"E	51°40'03"
C19	20.00'	22.13'	21.02'	12.35'	S58°33'12"E	63°23'36"
C20	120.00'	34.57'	34.45'	17.40'	S18°36'14"E	16°30'19"
C21	120.00'	23.00'	22.97'	11.54'	S04°51'34"E	10°59'01"
C22	30.00'	17.09'	16.86'	8.78'	S16°57'03"W	32°38'13"
C23	65.00'	27.54'	27.34'	13.98'	S21°07'49"W	24°16'42"
C24	65.00'	71.50'	67.95'	39.85'	S22°31'21"E	63°01'36"
C25	65.00'	77.02'	72.59'	43.75'	S87°58'45"E	67°53'13"
C26	65.00'	0.09'	0.09'	0.05'	N58°02'10"E	0°04'57"
C27	30.00'	17.09'	16.86'	8.78'	N74°18'49"E	32°38'13"
C28	20.00'	21.82'	20.75'	12.14'	S58°06'48"E	62°30'35"
C29	120.00'	64.38'	63.61'	32.99'	S11°29'17"E	30°44'25"
C30	20.00'	1.71'	1.71'	0.86'	S06°19'46"W	4°53'53"
C31	150.00'	80.48'	79.52'	41.23'	N11°29'17"W	30°44'25"
C32	180.00'	96.57'	95.42'	49.48'	N11°29'17"W	30°44'25"
C33	30.00'	15.69'	15.51'	8.03'	N11°52'47"W	29°57'25"
C34	65.00'	33.99'	33.60'	17.39'	N11°52'47"W	29°57'25"
C35	65.00'	107.94'	95.96'	71.12'	N74°25'54"W	95°08'48"
C36	30.00'	17.09'	16.86'	8.78'	S74°18'49"W	32°38'13"
C37	20.00'	31.42'	28.28'	20.00'	N44°22'04"W	90°00'02"
C38	180.00'	40.67'	40.58'	20.42'	N05°50'26"W	12°56'45"



Ashlar Cove Subdivision

Harrisville City, Weber County, Utah



Storm Runoff Calculations

Milne Property

11/11/2020 at

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Harrisville City area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	12.49 acre or	544,205 ft ²
Runoff Coefficients:		
Paved Area		85,816 C = 0.9
Roof		85,200 C = 0.9
Landscape Area		403,189 C = 0.2
Weighted Runoff Coefficient		C = 0.38

LID Retention

80 th Percentile Rainfall Event		0.47 in
Is the site Feasible for LID?		Yes
Site Imperviousness		0.28
NRCS Soil Group		C/D
Rv Equation		0.83(1.122)
Rv		0.18
V _{pond}		3888 c.f.

Rainfall Intensity:

100-yr Intensity for a 30 minute TOC - Pipe Capacity		2.93 in/hr
--	--	------------

Peak Run-off:

Runoff Coefficient	C =	0.38
Rainfall Intensity	I =	2.93 in./hr.
Acresage	A =	12.49 ACRES
Q		13.96 cfs

Volume of Run-off for 100-year Storm Event:

C =	0.38
I =	See Below in/hr
A =	544205.00 ft ²

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.91	33.20	9960	750	9210
10	600	5.26	25.27	15163	1499	13664
15	900	4.35	20.90	19809	2249	17561
30	1800	2.93	14.08	25339	4498	20841
60	3600	1.81	8.70	31306	8995	22311
120	7200	1.01	4.85	34938	17990	16948
180	10800	0.67	3.30	35647	26985	8662
360	21600	0.38	1.83	39435	53971	-14536
720	43200	0.233	1.12	48360	107941	-59582
1440	86400	0.13	0.62	53964	215883	-161919

Orifice Sizing

Given: Q = 2.50 cfs

2g = 64.4 ft/s²

H = 3.00 ft

Cd = 0.62

R = SORT(Q/pd)(0.7)(64.4H)^{0.5} for circular openings

R = 0.30 feet

D = 3.65 inches

D = 7.29 inches

A = 41.77 inches²

0.2901 ft²

Pipe Sizing

Description	Pipe Size	Slope	Cap. (cfs)	Req. Cap.
15	15	0.40%	4.12	4.12

SUMMARY:

The required 100-yr storage volume is	22,311	cubic feet
The required LID Retention volume is	3,888	cubic feet
Orifice size is	7.3	inches

Ashlar Cove Subdivision

Harrisville City, Weber County, Utah



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
1/25/2021	Region 1	(20-102) Rustic Acres	108209
Physical Address	City	Permit Type	Access Use Type
110180006	HARRISVILLE	New	Residential

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Heritage Land Development	Jessica Prestwich	(801) 644-6736	jessicap@sierrahomes.com

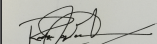
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0089	418.1			60	3 - Systm Priority Urban
0089	418.1	41.2797150	-111.9846095	60	3 - Systm Priority Urban
0089	418.1	41.2797094	-111.9846057	60	3 - Systm Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
----------------------------	-----------------	---------------------------	--

TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations



- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.



Central Weber Sewer Improvement District

December 22, 2020

Jennie Knight
City of Harrisville
363 W. Independence Blvd
Harrisville, UT 84404

SUBJECT: Jessica Prestwich Subdivision
Sanitary Sewer Service
Will Serve Letter

Jennie:

We have reviewed a request from Jessica Prestwich related to a subdivision located at approximate address 1200 N Hwy 89 in Harrisville. The subdivision includes 23 new residences. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48 hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge, or cause or make a connection which would allowed to be discharged, any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.



Central Weber Sewer Improvement District

If you have any further questions or need additional information, please let us know.

Sincerely,

A handwritten signature in blue ink that reads "James Dixon".

James Dixon

Technical Director

CC: Kevin Hall, CWSID

Jessica Prestwich

Attachments: None



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

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

October 27, 2020

Harrisville Planning Commission
363 West Independence Boulevard
Harrisville, UT 84404

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- The property is annexed into the District, if necessary.
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- Proof of Secondary Water is provided to the District.

The non- refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

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This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 202.

Sincerely,

Blake Carlin
Manager

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Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickemore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

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

NORTH VIEW FIRE DISTRICT

315 East 2550 North

North Ogden, UT 84414

Phone: 782-8159

Fax: 782-3532

December 21, 2020

To Whom IT May Concern;

As the Authority having Jurisdiction I have been contacted by Mrs. Jessica Prestwich with Sierra Homes regarding a proposed subdivision located near 1200 North Hwy 89, Harrisville UT. North View Fire District covers the cities of Harrisville, Pleasant View and North Ogden. This proposed subdivision falls within the boundaries of North View Fire District.

North View Fire District will provide the proposed development with both Fire and EMS services.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Barker", with a long horizontal line extending to the right.

Ryan Barker
Fire Marshal
North View Fire District



Mayor Michelle Tait

CITY *of* HARRISVILLE

363 West Independence Blvd · Harrisville, Utah 84404 · (801) 782-4100 · Fax (801) 782-1600

Memorandum

To: Mayor and City Council
From: Glen Gammell
Date: February, 18th 2021
Re: Surplus Items

Summary:

Public Works has several scrap steel items that we would like to recycle and clean up the Public works yard, shop.

These items will be taken to blooms recycling to be disposed of. The money from the scrap steel will be placed back into the Public Works buildings budget.

Thank You,
Glen Gammell
Building/Fleet Manager