



**November 17, 2022**

**Planning Commission**

**Meeting**

**Information Packet**

# **AGENDA ITEM #1**

Consideration to recommend approval of  
the Updated Zoning Maps

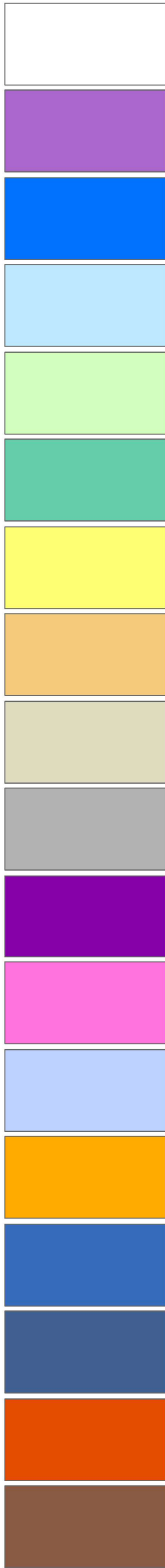


LEGEND

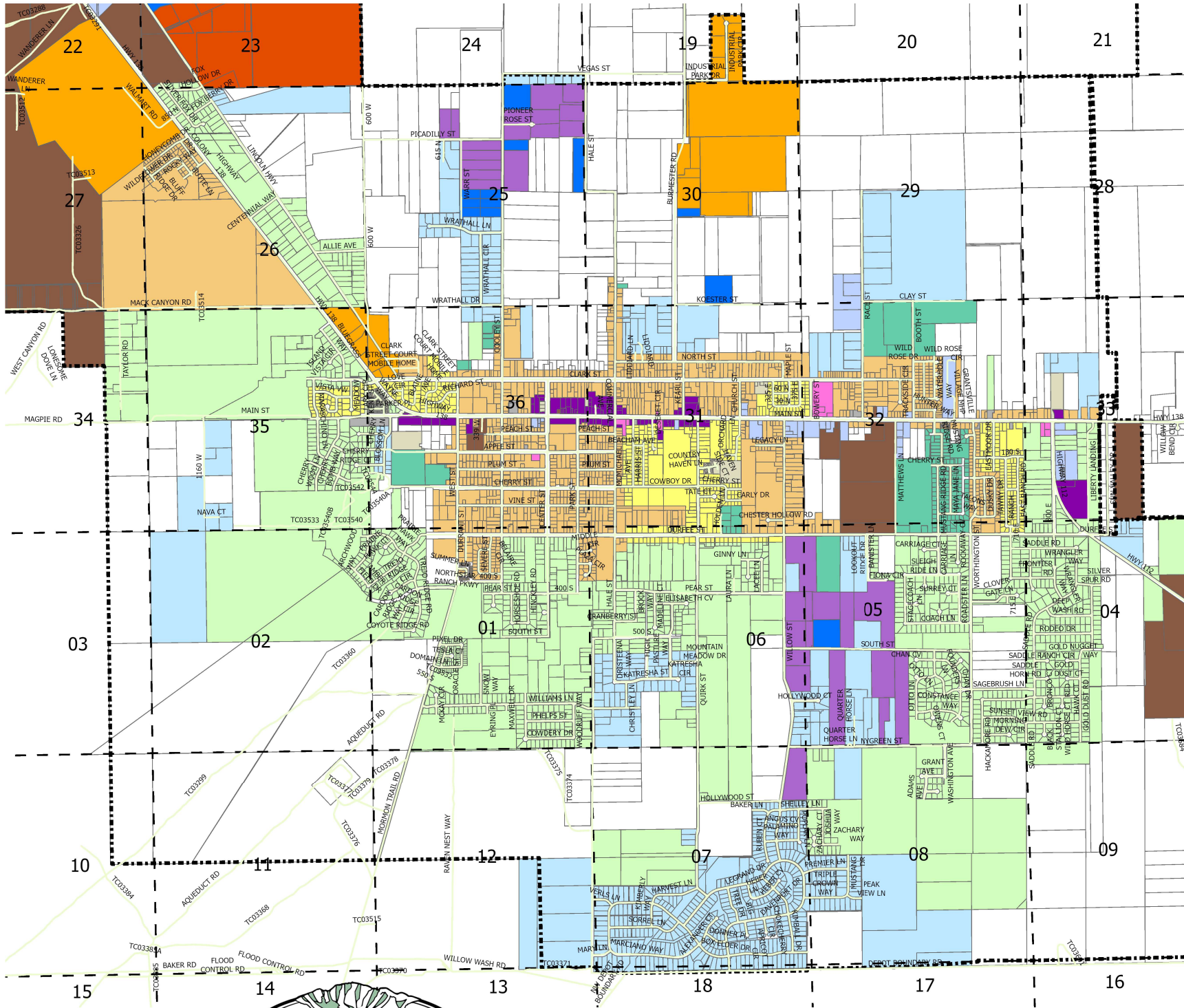


Grantsville City Boundary

Zoning

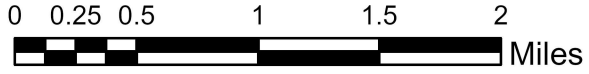


- A-10** 10 Acre minimum. The purpose is to promote and preserve conditions favorable to agriculture and to maintain green belt spaces.
- RR-5** 5 Acre lot minimum. The purpose is to provide a rural residential district.
- RR-2.5** 2.5 Acre lot minimum.
- RR-1** 1 Acre lot minimum.
- R-1-21** 21,780 square feet in size. The purpose is to promote environmentally sensitive and visually compatible development suitable for rural locations.
- R-1-12** 12,000 square feet in size.
- R-1-8** 8,000 square feet in size.
- RM-7** 7,000 square feet in size. The provide areas for medium density single family and multi-family residential.
- RM-15** 8,000 square feet in size. The purpose is to provide areas for medium high density residential.  
Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impacts upon residential uses.
- CN** 60,000 square feet in size. Commercial Shopping District is to provide an environment for efficient and attractive shopping center development.
- CS** 10,000 square feet in size. General District is to provide an environment for a variety of commercial uses.
- CG** The purpose is to provide areas for high intensity public, quasi-public, commercial, office and residential uses by conditional use only.
- CD** 20,000 square feet in size. Light Manufacturing and Distribution District is to provide an environment for light industrial uses.
- MD** 20,000 square feet in size. General Manufacturing District is to provide an environment for larger and more intensive industrial uses.
- MG** Mining, quarry sand and gravel extraction industrial uses.
- MG-EX** An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the district is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.
- PUD** A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and /or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.
- MU** (MU Description Updated with Ordinance 2021-35 )



ZONING MAP  
CENTRAL AREA

Draft October 19, 2022



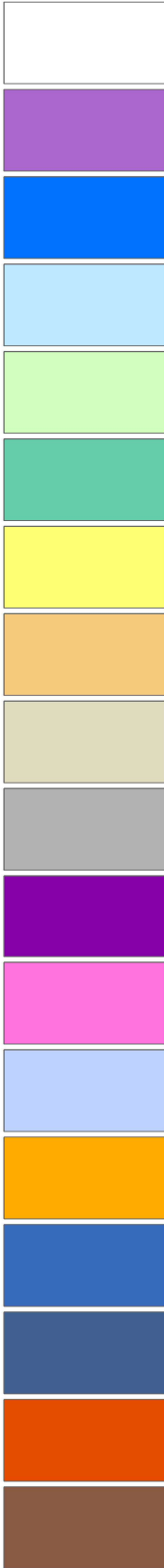


LEGEND

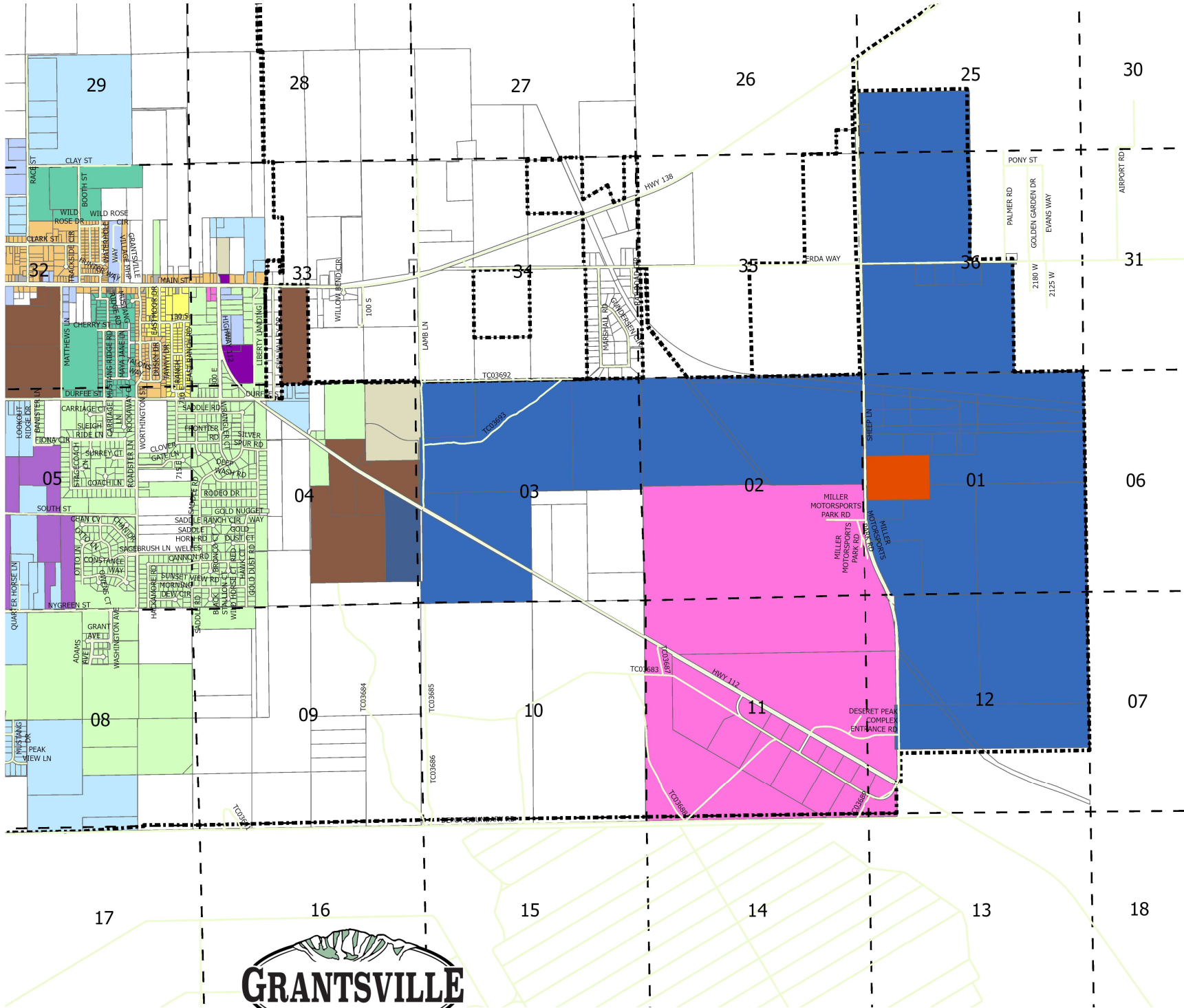


Grantsville City Boundary

Zoning



- A-10** 10 Acre minimum. The purpose is to promote and preserve conditions favorable to agriculture and to maintain green belt spaces.
- RR-5** 5 Acre lot minimum. The purpose is to provide a rural residential district.
- RR-2.5** 2.5 Acre lot minimum.
- RR-1** 1 Acre lot minimum.
- R-1-21** 21,780 square feet in size. The purpose is to promote environmentally sensitive and visually compatible development suitable for rural locations.
- R-1-12** 12,000 square feet in size.
- R-1-8** 8,000 square feet in size.
- RM-7** 7,000 square feet in size. The provide areas for medium density single family and multi-family residential.
- RM-15** 8,000 square feet in size. The purpose is to provide areas for medium high density residential.
- CN** Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impacts upon residential uses.
- CS** 60,000 square feet in size. Commercial Shopping District is to provide an environment for efficient and attractive shopping center development.
- CG** 10,000 square feet in size. General District is to provide an environment for a variety of commercial uses.
- CD** The purpose is to provide areas for high intensity public, quasi-public, commercial, office and residential uses by conditional use only.
- MD** 20,000 square feet in size. Light Manufacturing and Distribution District is to provide an environment for light industrial uses.
- MG** 20,000 square feet in size. General Manufacturing District is to provide an environment for larger and more intensive industrial uses.
- MG-EX** Mining, quarry sand and gravel extraction industrial uses.
- PUD** An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the district is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.
- MU** A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and /or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

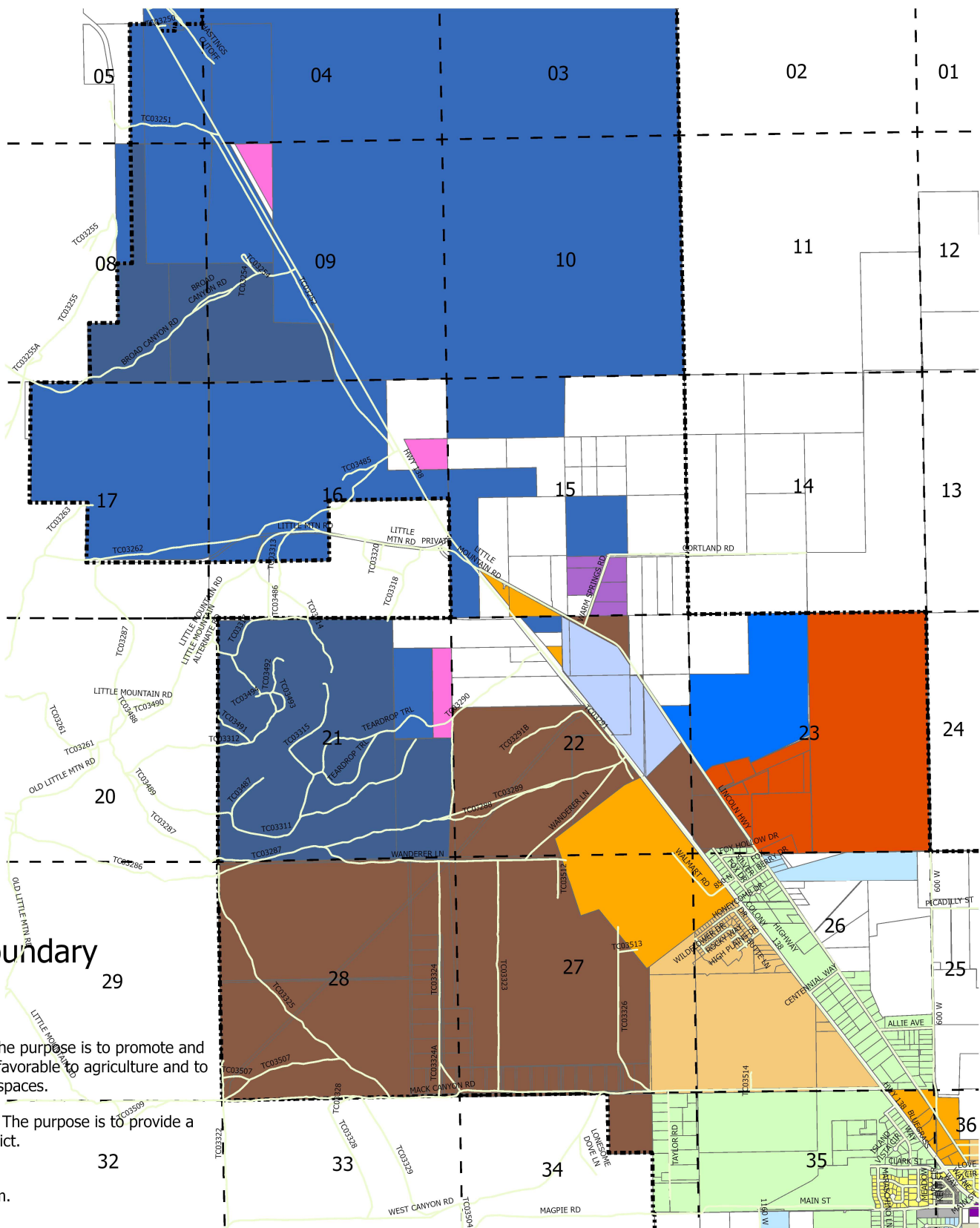


ZONING MAP  
DESERET PEAK AREA

Draft October 19, 2022



(MU Description Updated with Ordinance 2021-35 )

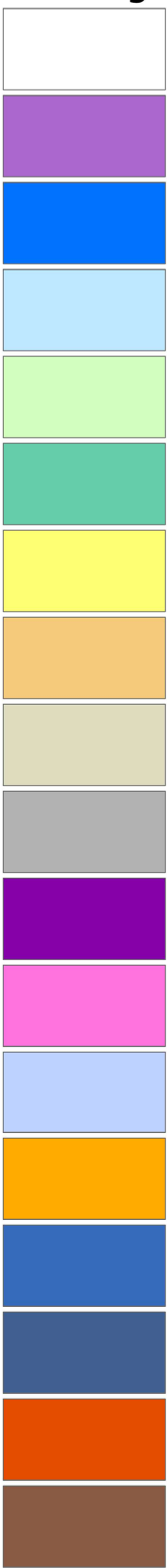


LEGEND

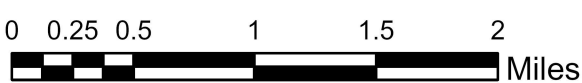


Grantsville City Boundary

Zoning



- A-10** 10 Acre minimum. The purpose is to promote and preserve conditions favorable to agriculture and to maintain green belt spaces.
- RR-5** 5 Acre lot minimum. The purpose is to provide a rural residential district.
- RR-2.5** 2.5 Acre lot minimum.
- RR-1** 1 Acre lot minimum.
- R-1-21** 21,780 square feet in size. The purpose is to promote environmentally sensitive and visually compatible development suitable for rural locations.
- R-1-12** 12,000 square feet in size.
- R-1-8** 8,000 square feet in size.
- RM-7** 7,000 square feet in size. The provide areas for medium density single family and multi-family residential.
- RM-15** 8,000 square feet in size. The purpose is to provide areas for medium high density residential.
- CN** Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impacts upon residential uses.
- CS** 60,000 square feet in size. Commercial Shopping District is to provide an environment for efficient and attractive shopping center development.
- CG** 10,000 square feet in size. General District is to provide an environment for a variety of commercial uses.
- CD** The purpose is to provide areas for high intensity public, quasi-public, commercial, office and residential uses by conditional use only.
- MD** 20,000 square feet in size. Light Manufacturing and Distribution District is to provide an environment for light industrial uses.
- MG** 20,000 square feet in size. General Manufacturing District is to provide an environment for larger and more intensive industrial uses.
- MG-EX** Mining, quarry sand and gravel extraction industrial uses.
- PUD** An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the district is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.
- MU** A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and /or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.



ZONING MAP  
FLUX AREA

Draft October 19, 2022

(MU Description Updated with Ordinance 2021-35 )

## **AGENDA ITEM #2**

Consideration to recommend approval of  
the Adoption of Chapter 25 – Accessory  
Dwelling Units

# Proposed GLUDMC Chapter 25 Accessory Dwelling Units

## SECTION:

### 25.1 PURPOSES

#### 25.1.2 GENERAL ADU PROVISIONS

#### 25.2.1 INTERNAL ADU PROVISIONS

#### 25.2.2 OWNER OCCUPANCY REQUIREMENT

#### 25.2.3 TYPES OF ADU’S AND THEIR PERMITTED USE

#### 25.2.4 BUILDING ALLOWANCES

#### 25.2.5 UTILITIES

#### 25.2.6 PARKING

#### 25.2.7 ADDRESSING

#### 25.2.8 IMPACT FEE REDUCTION

#### 25.2.9 BUSINESS LICENSE

#### 25.2.10 HOME OCCUPATION

#### 25.2.11 APPLICATION PROCESS

#### 25.2.12 NOT PERMITTED

#### 25.2.13 VIOLATION – NOTICE—CIVIL PENALTIES

#### 25.2.14 APPEALS

### 25.1.1 PURPOSES

Accessory Dwelling Units or ADUs are intended to provide affordable housing, and accommodate expanding populations due to changes in household size and the variety of stages in the life cycle. This chapter governs



the development and use of internal ADUs. Attached and detached ADUs are not permitted in Grantsville City.

#### **25.1.2 GENERAL ADU PROVISIONS**

(1) No ADU shall be permitted or constructed except as an accessory dwelling to a habitable primary dwelling.

(2) One ADU allowed per detached single-family lot.

#### **25.2.1 Internal ADU Provisions**

(1) The entrances to internal ADUs shall be to the side or rear of the primary dwelling or ADU.

(2) ADU height shall be limited by both the regulations of the base zoning district and by the height of the primary dwelling unit and shall be the lesser height of the two.

#### **25.2.2 OWNER OCCUPANCY REQUIREMENT**

Either the primary dwelling or the ADU must be occupied by the primary dwelling owner of record.

#### **25.2.3 TYPES OF ADUS AND THEIR PERMITTED USE**

(1) ADUs shall be a permitted use in all single-family residential zoning districts, namely R1-8, R1-12, R1-21, RR-1, RR-2.5, RR-5, A-10, CN, CS, CD, Planned Unit Development (PUD), MU.

(2) ADUs shall be permitted in multifamily zoning districts, namely RM-7 and RM-15, only on single family lots.

(3) Internal ADUs are not permitted on single family lots with an area less than 6,000 square feet.

(4) Internal ADUs are not permitted in mobile homes.

#### **25.2.4 BUILDING ALLOWANCES**

(1) The installation and/or construction of an ADU shall require the application for and issuance of a building permit.

(2) An ADU building permit application shall include a scaled site plan. The site plan must indicate the locations and dimensions of property lines and existing buildings, building entrances, setbacks,

parking spaces, driveways, utility meters, and utility laterals and conduits. The site plan need not be engineered.

- (3) An ADU building permit shall clearly identify that it is for an Internal ADU. Unless otherwise required by applicable building and fire codes, an internal ADU shall not be required to construct one-hour fire rated separations between the area of the primary dwelling used by the primary dwelling occupants and the ADU portion of the primary dwelling. ADUs must comply with all uniform building codes applicable to dwellings.

#### **25.2.5 UTILITIES**

- (1) Internal ADUs are required to share utility meters, accounts, and water and sewer laterals with the primary dwelling.

#### **25.2.6 PARKING**

- (1) An ADU shall provide one additional on-site parking stall per ADU. No ADU parking spaces may be located within the front or side yard setbacks adjacent to a street except for within an approved driveway.

- (2) If parking within a garage is displaced due to the construction of an internal ADU the equivalent number of parking stalls must be replaced on site.

#### **25.7 ADDRESSING**

An Internal ADU shall be provided with a unique address to differentiate it from the Primary Dwelling.

#### **25.2.8 IMPACT FEE REDUCTIONS**

Internal ADU's shall not be required to pay impact fees.

#### **25.2.9 BUSINESS LICENSE**

The owner of an ADU shall be required to obtain a city business license to own or rent the ADU.

#### **25.2.10 HOME OCCUPATION**

Subject to the primary dwelling owner's written consent, an ADU may contain a home occupation, which must be conducted entirely within the ADU.

#### **25.2.11 APPLICATION PROCESS**

Internal ADU shall be permitted through the Site Plan process.

- (1) After a complete application has been accepted by the City the application will be distributed to members of the Development Review Committee (DRC) for their review and comments. A Development Review Conference will be held with the applicant and members of the Development Review Committee within 21 days of the submission of the application.
- (2) After the Development Review Conference, the applicant shall provide any additional information requested and make any changes required by the Development Review Committee. After the revised drawings are submitted to the City, the Development Review Committee will then review the revised drawings. Within 14 days of the 2nd submittal, the Development Review Committee will meet to discuss and verify that all changes were made. If additional changes are needed, the comments will be sent back to the developer and another Development Review Conference may be scheduled. All revised drawing submittals require a 14-day review by the DRC. Only a complete application with the approval of the DRC will move forward for consideration by the Planning Commission
- (3) Planning Commission hearing

#### **25.2.12 NOT PERMITTED**

- (1) An ADU may not be sold or divided from the primary dwelling through deed, condominium, subdivision, plat, boundary line agreement, or otherwise.
- (2) ADUs shall be limited in the multi-family (MR) zoning districts to single family dwelling lots.
- (3) ADU'S shall not be included in the density calculations for a PUD, unless the developer has specifically requested the ability to construct ADU's with the construction of primary dwellings.



93 **25.2.13 VIOLATION - NOTICE - CIVIL PENALTIES**

94 (1) A violation of any provision of this Chapter shall be a civil offence.

95 (2) Notice of the violation and associated civil penalties shall be delivered by first-class regular U.S. mail  
96 to both:

97 a) the address of record with the County Recorder's Office; and,

98 b) to the street address.

99 A violation of this Chapter shall be punishable by a civil penalty of \$100 per occurrence. Following a cure  
100 period of 30 days from the date of the notice of violation, every week the violation continues shall be  
101 considered an additional occurrence of the same violation and shall result in the imposition of an additional  
102 \$100 civil penalty per week of the continuing violation.

103 **25.2.14 APPEALS**

104 The applicant that has submitted an application to the City under this Chapter, may appeal any decision  
105 made by the Planning and Zoning Administrator or Planning Commission regarding an accessory dwelling unit  
106 to the Board of Adjustment, whose decision shall then be final. Any such decision appealed from shall be  
107 presented to the City Recorder in writing within 30 days after the entry of the decision appealed from. The  
108 City shall schedule a Board of Adjustment Hearing to consider the appeal within 60 days of receipt of the  
109 written appeal.

110  
111  
112 GLUDMC Chapter 2 Definitions:

113 Add the following definitions to the land use and management code:

114     *Accessory Dwelling Unit, Internal: An accessory dwelling unit created within a primary dwelling, within the*  
115     *footprint of the primary dwelling at the time the internal accessory dwelling is created and for the purpose of*  
116     *offering a long-term rental of 30 consecutive days or longer.*

117     *Primary Dwelling: A single family dwelling that is detached and is occupied as the primary residence of the*  
118     *owner of record.*

119

## **AGENDA ITEM #3**

Consideration to recommend approval of the Proposed Amendment of Chapter 2 – Definitions of Xeriscape and Waterwise Landscaping

## Grantsville City – Waterwise Landscape Fee Reduction Program

### **Addition to Land Use Code - Chapter 2 Definitions**

**Xeriscape Landscape.** One of several methods of landscaping that employs a mix of drought tolerant plants and organic and inorganic mulch and are considered Waterwise Landscapes.

**Waterwise Landscape.** Landscaping for water conservation with (1) No more than 35% of the total landscaped area planted in lawn, (2) Planting beds and landscape plants watered with a drip-irrigation system, (3) Watering zones separate for lawn and landscape plants, (4) Back Flow Preventer required (5) and landscape plants should be waterwise, adapted to our local climate, able to thrive on less water.

## **Future Monitoring and Enforcement of Waterwise Landscape Fee Reduction Program**

- Detailed Waterwise models and guidelines will be forthcoming and provided with initial preliminary development interaction. Application will be possible with an online link through our City website.
- Developers and Builders will be required to attend a mandatory orientation of our Waterwise Landscape Fee Reduction Program to start the process through the Community and Economic Development Staff
- At this time, only completed front yard landscapes will be required to qualify for a fee reduction
- Developers and or Builders will submit a Landscape Plan to the Planning and Zoning Administrator for approval
- Site visit and sign-off by P&Z Staff will complete the landscape audit before a release of the Certificate of Occupancy
- Consider including the Waterwise Landscape Agreement in the Deed and or Development Agreement
- Consider requiring a signed agreement from the new homeowners certifying that they will continue to maintain a Waterwise Landscape for a specified amount of time....

## **Future Education and Continuing Water Conservation Efforts**

- Additional website resources will be added to the City website
- Waterwise Education Classes for developers/builders (design and installation) will be required and taught by Planning and Zoning Department
- Waterwise Education Classes (Localscapes© program offered for homeowners (design, installation and maintenance) and taught by Localscapes© Educator
- Collaborating landscape designers, installers, and nursery suppliers will be encouraged to provide services, discounts, and incentives for Waterwise Landscape Development
- Future Lawn Reduction Program may be developed taking advantage of State Incentives and Grants

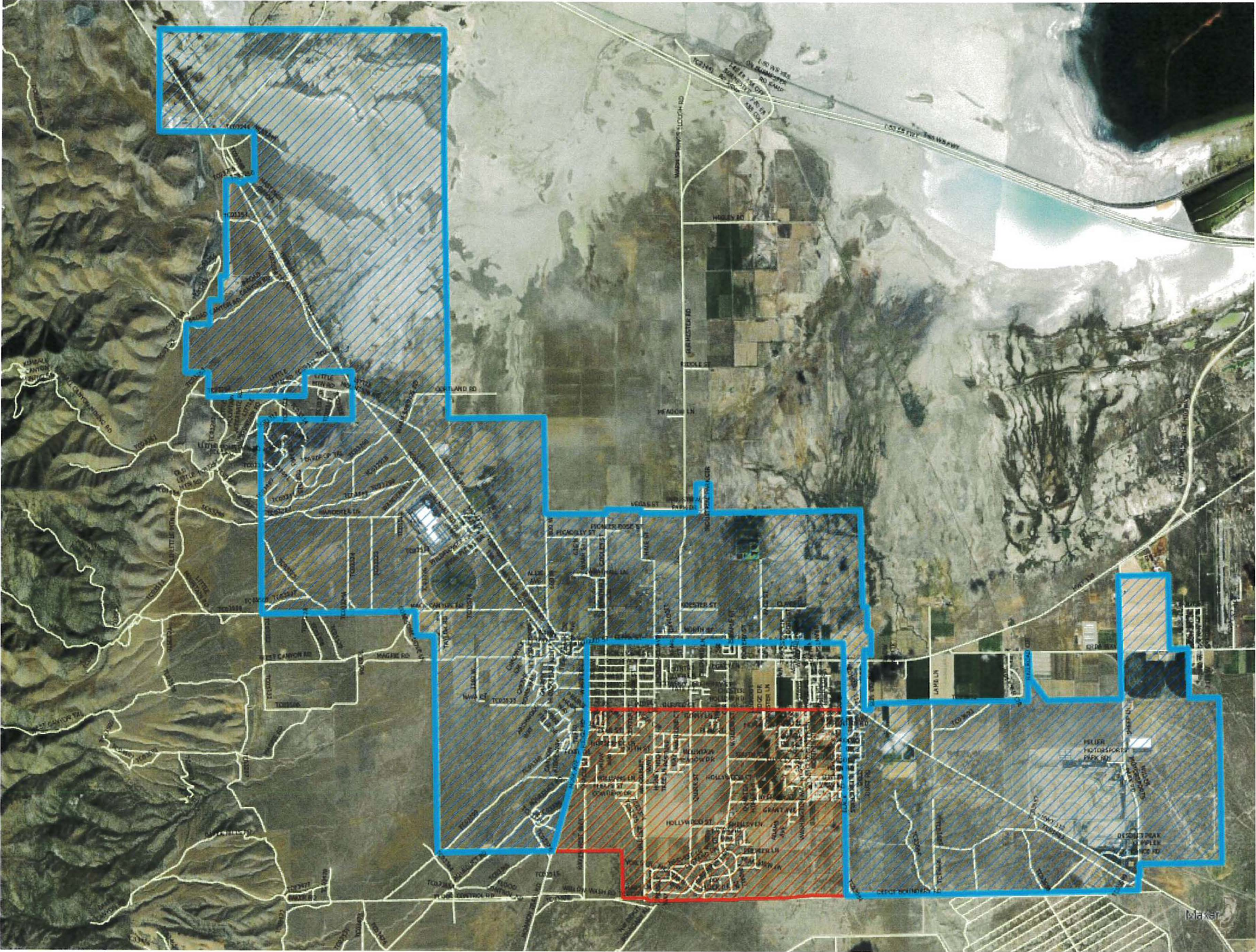
## **AGENDA ITEM #4**

Consideration to recommend approval for  
the Proposed Amendment of Chapter 19 –  
Sensitive Area District Overlay



**LEGEND**

-  South
-  North



**SENSITIVE AREAS BOUNDARIES**

Draft November 10, 2022





## PROPOSED BOUNDARY FOR THE SENSITIVE AREA DISTRICT OVERLAY

The Grantsville Land Use Development and Management Code, Chapter 19 Sensitive Area District, SA, “is to designate and describe those areas within the municipality that possess physical and/or environmental characteristics which require special public consideration of use applications which might affect the structure of the land; the management of surface or subsurface water; safety of future land occupants due to increased fire, earthquake, or storm hazards from proposed development; or the uneconomic extensions of public facilities and services. Of specific concern is the development in flood prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, wetlands, and other sensitive areas requiring careful assessment prior to alteration.”

In accordance with this Code the following areas are hereby designated and described as the Sensitive Area District for the City of Grantsville;

The areas are to be bounded by the following described lines;

NORTH AREA - Starting at the Southwest corner of the Grantsville City limits, thence North and East along the City limits to the Northeast corner of the City limits, thence South along the Eastern City limits to the Southern City limits, thence West to a point directly South of the intersection between SR112 and SR138, thence North to a point directly in line with the projection of Clark Street, thence West along the projected and existing centerline of Clark street to the intersection with West Street, thence South along West Street and Mormon Trail to the South City limits, thence West to the point of beginning.

SOUTH AREA – Starting at the intersection of West Street and Durfee Street, thence East to SR112, thence South to the south City limits, thence West to the Mormon Trail, thence North along the Mormon Trail and West Street to the point of beginning.

These areas may be extended to include any future annexation of lands that are found to meet or have the Sensitive Area characteristics.

These areas have slopes greater than 30%, sensitive soils, collapsible soils, existing storm drain channels, springs, wetlands, creeks, wildlife habitat, other natural features, and areas beyond the current economical limits of Grantsville City’s public facilities and services that require special management and protection measure be addressed and provided for in any future use of these lands.



# **AGENDA ITEM #5**

Discussion of Preliminary Plat for Alington  
Subdivision PUD

811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

ALINGTON SUBDIVISION PUD

PRELIMINARY PLAT SUBMITTAL

MAIN STREET  
GRANTSVILLE, UTAH

FOR REVIEW

NOT FOR CONSTRUCTION

DATE PRINTED

September 20, 2022

INDEX OF DRAWINGS

1-2	SUBDIVISION PLAT	C-301	UTILITY PLAN	PP-3	PLAN AND PROFILE ALINGTON WAY
1-2	SUBDIVISION PLAT	C-302	UTILITY PLAN	PP-4	PLAN AND PROFILE MACEE LANE
C-001	GENERAL NOTES	C-303	UTILITY PLAN	PP-5	PLAN AND PROFILE LEWIS DRIVE
C-002	PRE-CONSTRUCTION GENERAL NOTES	C-304	UTILITY PLAN	PP-6	PLAN AND PROFILE LEWIS DRIVE
C-100	OVERALL SITE PLAN	C-400	EROSION CONTROL PLAN	PP-7	PLAN AND PROFILE LEWIS DRIVE
C-101	SITE PLAN	C-500	DETAILS	PP-8	PLAN AND PROFILE LEWIS DRIVE
C-102	GRADING AND DRAINAGE PLAN	C-501	DETAILS	PP-9	PLAN AND PROFILE ALYEXA WAY
C-103	UTILITY PLAN	C-502	DETAILS	PP-10	PLAN AND PROFILE ALYEXA WAY
C-200	OVERALL GRADING AND DRAINAGE PLAN	C-503	DETAILS	PP-11	PLAN AND PROFILE ALYEXA WAY
C-201	GRADING AND DRAINAGE PLAN	C-504	DETAILS	PP-12	PLAN AND PROFILE ALYEXA WAY
C-202	GRADING AND DRAINAGE PLAN	C-505	DETAILS	PP-13	PLAN AND PROFILE BROWN STREET
C-203	GRADING AND DRAINAGE PLAN	PP-0	PLAN AND PROFILE KEY MAP	PP-14	PLAN AND PROFILE KYLE STREET
C-300	OVERALL UTILITY PLAN	PP-1	PLAN AND PROFILE MAIN STREET	PP-15	PLAN AND PROFILE GORDON STREET
		PP-2	PLAN AND PROFILE MAIN STREET	PP-16	PLAN AND PROFILE COOK DRIVE

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

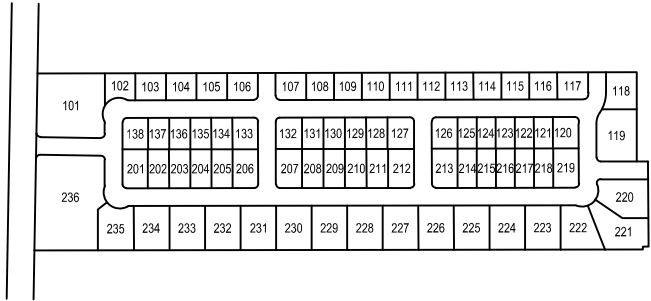
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

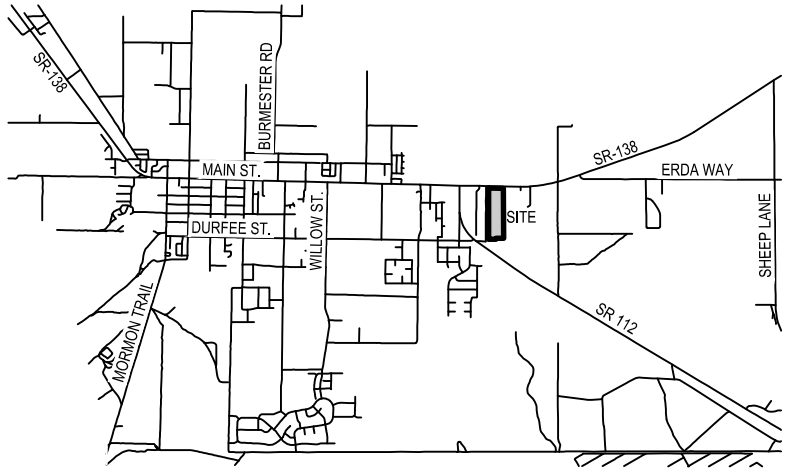
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTES:

- APPROVED BY CITY COUNCIL ON: \_\_\_\_\_.
- PRE-CONSTRUCTION MEETING DATE: \_\_\_\_\_.

APPROVED FOR CONSTRUCTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER, GRANTSVILLE CITY, UTAH  
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS \_\_\_\_\_)

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH



PRELIMINARY

COVER

PROJECT NUMBER  
T1265K

PRINT DATE  
11/11/2021

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

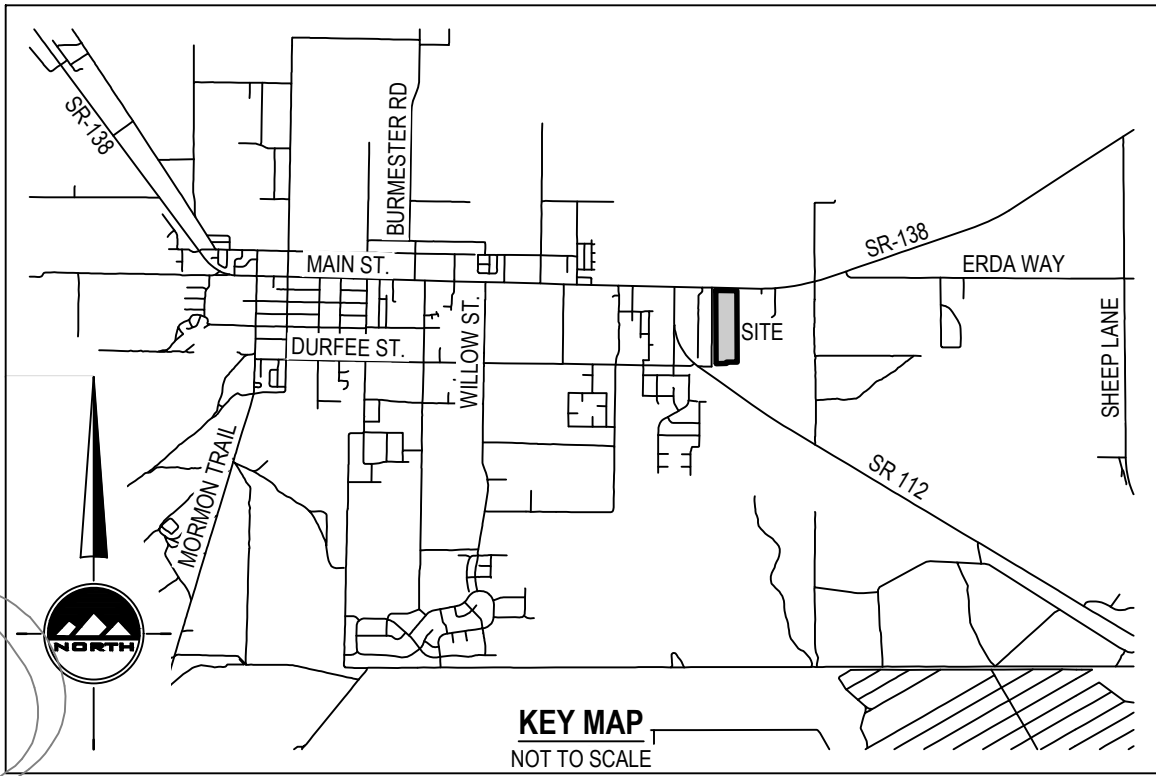
PROJECT MANAGER  
J. CLEGG

C-000



ALINGTON SUBDIVISION  
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



KEY MAP  
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified measurements, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as ALINGTON SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

ALINGTON SUBDIVISION

The undersigned owner(s) hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Grantsville City and to all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: Ironwood Real Estate  
Joseph White, Managing Member

By: \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Tooele

J.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, \_\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_, RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC

ALINGTON SUBDIVISION  
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FEE: \_\_\_\_\_  
TOOELE COUNTY RECORDER

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	15.00'	23.56'	90°00'00"	S45°59'24"W	21.21'	15.00'
C2	15.00'	23.79'	90°53'20"	S44°27'16"E	21.38'	15.23'
C3	15.00'	7.12'	27°11'29"	N76°30'20"E	7.05'	3.63'
C4	59.97'	60.36'	57°40'01"	S88°15'24"E	57.85'	33.02'
C5	59.97'	90.62'	86°34'38"	S16°08'04"E	82.24'	56.49'
C6 (TOTAL)	59.97'	150.98'	144°14'39"	N44°58'05"W	114.15'	185.92'
C7	15.00'	7.14'	27°16'12"	S13°31'08"W	7.07'	3.64'
C8	15.00'	23.59'	90°06'27"	S45°10'11"E	21.23'	15.03'
C9	15.00'	23.53'	89°53'33"	S44°49'49"W	21.19'	14.97'
C10	15.00'	20.86'	79°40'48"	S39°57'22"E	19.22'	12.52'
C11	67.00'	12.19'	10°25'39"	S85°00'35"E	12.18'	6.11'
C12	133.00'	65.05'	28°01'27"	N76°12'42"W	64.41'	33.19'
C13	133.00'	16.37'	7°03'15"	N58°40'21"W	16.36'	8.20'
C14 (TOTAL)	133.00'	81.43'	35°04'41"	S72°41'04"E	80.16'	42.03'
C15	67.00'	41.13'	35°10'08"	N72°43'48"W	40.48'	21.23'
C16	15.00'	23.50'	89°45'18"	S44°48'29"W	21.17'	14.94'
C17	133.00'	8.84'	3°48'26"	S88°24'39"E	8.84'	4.42'
C18	15.00'	24.51'	93°36'32"	N46°41'18"E	21.87'	15.98'
C19	15.00'	23.51'	89°46'58"	N45°00'27"W	21.17'	14.94'
C20	15.00'	23.61'	90°10'14"	S45°00'57"W	21.24'	15.04'
C21	15.00'	23.63'	90°14'42"	S45°11'31"E	21.26'	15.06'
C22	15.00'	29.02'	110°51'16"	N55°29'48"W	24.70'	21.77'
C23	60.00'	43.92'	41°56'18"	N89°57'17"W	42.94'	22.99'
C24	60.00'	50.00'	47°44'41"	N45°06'48"W	48.56'	26.55'
C25	60.00'	43.25'	41°18'04"	N0°35'25"W	42.32'	22.61'
C26 (TOTAL)	60.00'	93.92'	89°40'59"	S66°04'57"E	84.62'	59.67'
C27	15.00'	5.27'	20°07'47"	N9°59'43"E	5.24'	2.66'
C28	15.00'	7.63'	29°08'42"	N14°38'31"W	7.55'	3.90'
C29	60.00'	85.10'	81°15'55"	N11°25'06"E	78.14'	51.49'
C30	60.00'	60.85'	58°06'42"	N81°06'24"E	58.28'	33.34'
C31 (TOTAL)	60.00'	145.96'	139°22'37"	S40°28'27"W	112.54'	162.10'
C32	15.00'	5.25'	20°03'41"	S79°52'05"E	5.23'	2.65'
C33	15.00'	23.33'	89°06'40"	N45°32'44"E	21.05'	14.77'
C34	15.00'	23.56'	90°00'00"	N44°00'36"W	21.21'	15.00'
C35	15.00'	23.53'	89°53'33"	N44°49'49"E	21.19'	14.97'
C36	15.00'	23.60'	90°09'15"	S45°08'47"E	21.24'	15.04'
C37	15.00'	23.59'	90°06'27"	N45°10'11"W	21.23'	15.03'
C38	15.00'	23.52'	89°50'45"	S44°51'13"W	21.18'	14.96'
C39	15.00'	23.33'	89°53'33"	N44°49'49"E	21.19'	14.97'
C40	15.00'	26.60'	90°09'15"	S45°08'47"E	21.24'	15.04'
C41	15.00'	23.59'	90°06'27"	N45°10'11"W	21.23'	15.03'
C42	15.00'	23.52'	89°50'45"	S44°51'13"W	21.18'	14.96'

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
CL1	100.00'	6.64'	3°48'26"	N88°24'39"W	6.64'	3.32'
CL2	100.00'	54.74'	31°21'43"	N70°49'35"W	54.06'	28.07'
CL3 (TOTAL)	100.00'	61.38'	35°10'08"	N72°43'48"W	60.42'	31.69'
CL4	100.00'	43.02'	24°39'02"	S67°28'15"E	42.69'	21.85'
CL5	100.00'	18.20'	10°25'39"	S85°00'35"E	18.17'	9.13'
CL6 (TOTAL)	100.00'	61.22'	35°04'41"	S72°41'04"E	60.27'	31.60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°47'08"W	60.00'
L2	S20°09'45"W	60.00'
L3	S27°05'25"E	59.97'
L4	S62°50'46"E	59.97'
L5	S20°55'26"E	60.00'
L6	S69°56'23"E	60.00'

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 1 OF 2

PROJECT NUMBER : T1265K  
MANAGER : J. CLEGG  
DRAWN BY : R. FISH  
CHECKED BY : D. KINSMAN  
DATE : 9/20/22



TOOELE  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.843.3590  
Fax: 435.578.0108  
WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.293.8525  
LAYTON  
Phone: 801.547.1100  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.895.2983

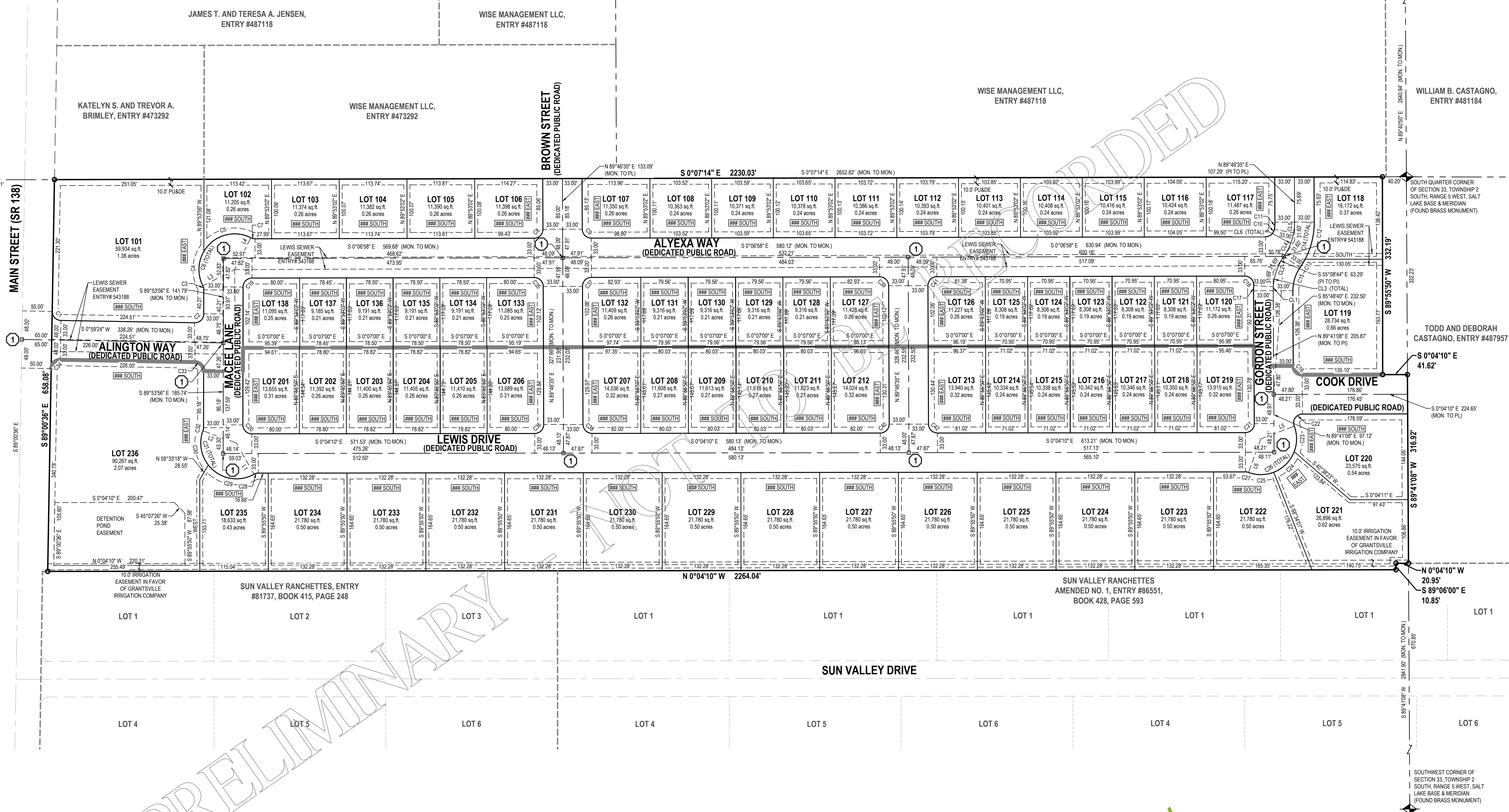
<b>TOOELE COUNTY TREASURER</b> I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20____, FOR PARCEL NO. _____ TOOELE COUNTY TREASURER	<b>CITY MAYOR APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANTSVILLE CITY MAYOR _____ GRANTSVILLE CITY MAYOR ATTEST: GRANTSVILLE CITY RECORDER	<b>CITY ATTORNEY'S APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANTSVILLE CITY ATTORNEY _____ GRANTSVILLE CITY ATTORNEY
---	--	---

<b>CITY FIRE DEPARTMENT APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANTSVILLE CITY FIRE DEPT. _____ GRANTSVILLE CITY FIRE CHIEF	<b>GRANTSVILLE CITY PUBLIC WORKS APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANTSVILLE CITY PUBLIC WORKS. _____ GRANTSVILLE CITY PUBLIC WORKS DIRECTOR	<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANTSVILLE CITY PLANNING COMMISSION. _____ CHAIR, GRANTSVILLE CITY PLANNING COMMISSION	<b>TOOELE COUNTY SURVEY DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT. _____ RECORD OF SURVEY FILE #20XX-XXXX TOOELE COUNTY SURVEY DEPT. DIRECTOR	<b>ENGINEER'S CERTIFICATE</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. GRANTSVILLE CITY ENGINEER DATE _____	<b>DEVELOPER</b> IRONWOOD REAL ESTATE LLC 1392 PASS CANYON ROAD ERDA, UT 84074 JOE WHITE 435-830-3642
--	---	---	---	--	--



ALINGTON SUBDIVISION  
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



PRELIMINARY

For Review  
Professional Land  
No. 33  
DOUGLAS KINSMAN  
JAN 22 5:04 PM  
COUNTY OF UTAH

ALINGTON SUBDIVISION  
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FEES: \_\_\_\_\_ TOOELE COUNTY RECORDER

DEVELOPER  
IRONWOOD REAL ESTATE LLC  
1392 PASS CANYON ROAD  
ERDA, UT 84074  
JOE WHITE  
435-830-3642

SHEET 2 OF 2  
PROJECT NUMBER: T1265K  
MANAGER: J. CLEGG  
DRAWN BY: R. FISH  
CHECKED BY: D. KINSMAN  
DATE: 9/20/22



TOOELE  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.843.3590  
Fax: 435.578.0108  
WWW.ENSIGNSG.COM

SALT LAKE CITY  
Phone: 801.226.0525  
LAYTON  
Phone: 801.547.1100  
CEDAR CITY  
Phone: 435.865.1403  
RICHFIELD  
Phone: 435.885.5883



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

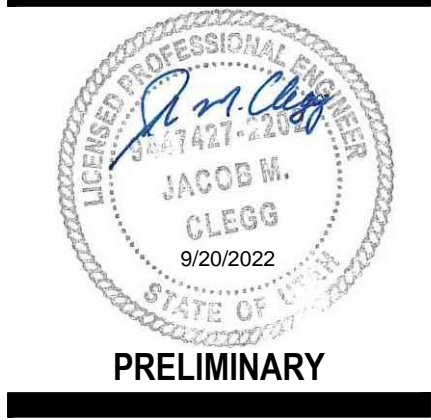
**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 801-500-0862

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER  
T1265K  
PRINT DATE  
11/11/2021  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

C-001

GRANTSVILLE GENERAL NOTES

- ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN GRANTSVILLE CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE OF THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.
- ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SNOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY. GRANTSVILLE PUBLIC WORKS WILL PROVIDE PIPE ZONE MATERIAL TO BE PLACED.
- REQUEST FOR INSPECTION BY THE GRANTSVILLE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
- WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. PLEASE SEE CODE 17 GENERAL PROVISIONS FOR MORE DETAILS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE GRANTSVILLE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.
- CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPOES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
- ALL CITY MAINTAINED UTILITIES INCLUDING, WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
- CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM
- PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATER LINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS. NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 DXF COPY, 1 PDF COPY, AND 1 GIS SHAPE FILE CONTAINING THE SAME.
- FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPs WHICH SPECIFICALLY STATES THE UTILIZATION OF AN OIL WATER SNOT SEPARATOR.
- ASPHALT PAVING IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT BELOW AN AMBIENT TEMPERATURE OF 50 DEGREES AND RISING.
- TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA - INTERNATIONAL SOCIETY OF ARBORICULTURE.
- WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT A COLLECTOR STREET SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED TO CONSTRUCT A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.
- CONCRETE FOR ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, SIDEWALK, DRIVEWAY ENTRANCES, PEDESTRIAN RAMPS, CURB AND GUTTER, WATERWAYS, MANHOLE, VAULT AND VALVE COLLARS, AND ANY OTHER CAST IN PLACE SURFACE CONCRETE FEATURES SHALL BE CONSTRUCTED WITH MINIMUM 4,500 PSI CONCRETE.
- CULINARY WATER AND SEWER SERVICE LATERALS SHALL BE MARKED ON THE TOP BACK OF CURB AND TOP OF CURB AT THEIR ACTUAL LOCATION OF CROSSING THE CURB AND GUTTER. PINS OR STAMPS SHALL BE USED AND MUST BE INSTALLED WHILE THE CONCRETE IS STILL WET AND WILL READILY ACCEPT THE MARKER. GRINDING MARKING DUE TO DRY CEMENT IS NOT ALLOWED.

GRANTSVILLE CITY GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GRADE THE PAVEMENT AREA SUBGRADE TO THE LINES (HORIZONTAL) AND ELEVATIONS (VERTICAL) SHOWN ON THE PLANS WITHIN A TOLERANCE OF 0.1' TO 0.1'.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GRANTSVILLE CITY ENGINEERING AND UTILITIES DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY AN INDEPENDENT LICENSED AND CERTIFIED THIRD-PARTY TESTING SERVICE.

GRANTSVILLE CITY TRAFFIC NOTES

- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRoACHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER & PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF APPLICABLE, IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCRoACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICAADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE GRANTSVILLE CITY BEFORE CONSTRUCTION BEGINS. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE ENGINEERING CONSTRUCTION PACKAGE AND APPROVED BY THE GRANTSVILLE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
- ALL SIGNS LARGER THAN 36" X 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 10B (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A "Z" BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A YIELDING POLE.
- SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.
- ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.
- PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE 1/2 INCH FOR RESURFACING AND COLLECTOR AND LOCAL ASPHALT PAVEMENT BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3% AIR VOIDS.
- POTHOLING: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POT HOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
- ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE. 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE. VMS POMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS POMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
- ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.

GRANTSVILLE CITY WATER NOTES

- THE FOLLOWING GRANTSVILLE CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
- FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPERS EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STANDPIPE LOCATED BY THE PUBLIC WORKS BUILDING.
- FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPERS EXPENSE) AND INSTALLED BY DEVELOPER.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.
- GRANTSVILLE CITY UTILITIES DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY. REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.
- WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
- CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER) IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS. INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPERS EXPENSE.
- ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
- ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
- NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
- ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNEE.
- ALL WATER VAULTS WILL BE CONSTRUCTED PER GRANTSVILLE CITY STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
- ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
- MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
- APWA PLAN 562, CITY REQUIRES STAINLESS STEEL, TE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL. TE-DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
- WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
- CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

GRANSTVILLE CITY FIRE DEPARTMENT NOTES

- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING DEPARTMENT FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA-FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A W.W.A. APPROVED.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-EIGHT FEET (48') OUTSIDE RADIUS EQUALING 96' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. CONTRACTOR/ENGINEER SHALL FOLLOW LATEST INTERNATIONAL FIRE CODE REGULATIONS AT ALL TIMES IN REGARDS TO DISTANCE.
- ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE. ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5' MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GRANTSVILLE CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
- ALL PRIVATE UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN EIGHT (8) INCHES IN DIAMETER AND HAVE A POST INDICATOR VALVE (PIV) BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV IS/NT FEASIBLE DUE TO SITE CONSTRAINTS, A WATER INDICATOR VALVE (WIV) MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF ITS CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).
- POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.
- ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
- ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BEGINNING OF TRENCH PRACTICES
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGO	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED 0.5' CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		TYPE D MOUNTABLE CURB AND GUTTER
	EXISTING SIGN		CONCRETE TO BE REMOVED
	PROPOSED SIGN		EXISTING CONCRETE
	EXISTING SPOT ELEVATION		PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION		STAMPED



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

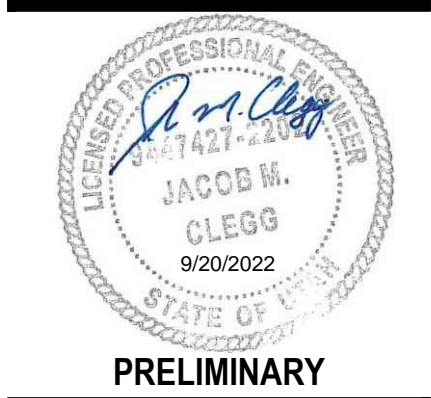
**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 801-800-0862

**ALINGTON SUBDIVISION**  
**PRELIMINARY PLAT SUBMITTAL**  
**MAIN STREET**  
**GRANTSVILLE, UTAH**



**GRANTSVILLE GENERAL**  
**PRECONSTRUCTION NOTES**

PROJECT NUMBER  
T1265K  
PRINT DATE  
11/11/2021  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

**C-002**

#### Chain of Communication

- First Contact: Brad Pace Public Works Inspector
- Second Contact: Glen Millward (Water), Markus Seat (Sewer), Travis Daniels (Fire Chief), Jason Smith (Assistant Fire Chief).

Please communicate through e-mail to maintain a written record.

#### Main Construction Contact

Project Foreman:

#### Construction Schedule

- Construction starts:
- Please provide a construction schedule. Helps City to plan for what is happening. Provide to James and he will disseminate to others.

#### Construction Staking

- Surveying & Staking:
- We are having some alignment issues on City utilities please make sure you get adequate staking.

#### Geotechnical

- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Does the City Inspector have a copy of the Geotechnical Report and is he familiar with the requirements? The City Inspectors will be given a copy.
- Geo-tech shall monitor the excavation and determine the locations that require additional granular sub-base and specify the depth required. City would like a drawings showing the areas that require additional work.
- Who will do soils, compaction testing?

#### Submittals

- The Contractor shall provide submittals for material to the City for approval prior to purchase of materials and installation. The City wants to check that the materials meet spec before they are ordered so they don't get rejected when they have been installed. Submit to Christy Montierth in Public Works.
- The City is fine with the materials that have previously been used.

#### Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4' vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per city standard. (APWA 431).
- Utah requirement of 10' horizontal separation between sewer and water laterals.
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾-inch minus in pipe zone (3/8-inch rounded pea gravel is not allowed by the city).
- Sewer laterals, gravel bedding to be extended to dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required).
- Offset tees for sewer laterals; gasket type.
- Compaction - 95% in roads, 90% off-road (ASTM D-1557, Modified Proctor)
- Installation as per ASTM D-2321
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30-feet to extend along the service to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb an "S" at all service laterals (Two places for each service). Make sure these are located above the laterals in the proper locations.
- Extend utility lateral stub markers beyond the 15-foot PU&DE (15-feet behind back of walk).
- End of sewer laterals shall be plugged.

Testing:

- Air Test mandatory - certification required.
- Vacuum test required for the manholes.
- Video inspection after flushing - The City does not need to observe the video inspection. Video record to be provided for City review.
- Please provide the City 48 hours' notice prior to testing.

#### Emergency Services

- Install silt fence five feet out around fire hydrants and electrical transformers after their installation. This helps maintain a clear space around them and makes them visible if emergency services are needing to find them during construction.
- Install temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections. Roads: face of curb to face of curb is proper distance and hydrants are properly placed. The height of the hydrants will also be inspected. 18" above ground from the pumper nozzle.
- Paint red curb ten feet either direction fire hydrants.

#### Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (City needs to preapprove sand bedding.) City wants cleaned washed sand. The City wants a bucket ahead of time so the City can wet it and see if it sets up like concrete or not. It can't set up like concrete. They can pull from the Staker pit but the sand needs to be washed. The City can provide an example for what they are looking for.
- Water laterals sand bedding needs to go to the dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required)
- Valves shall be clustered in intersections
- Valves & temp. blow-off are located at the dead-end main of phase lines to allow for flushing, isolation and continued service to existing connections when future phases are constructed.
- Meter and services shall be ¾-inch polyethylene SDR11 IPS. Install service laterals and meters within 5-feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10' horizontal separation of water and sewer lateral per state requirements. Water lateral to be located upslope of sewer lateral to the extent practicable.
- 18" minimum vertical separation between water and sewer.
- 10' horizontal separation of water and stormwater.
- Meter Barrels shall be 21-inch diameter white corrugated polyethylene
- Meter to be installed 18 to 22 inches below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. Gravel is not allowed.
- Tapping saddles shall be brass with double stainless steel or brass straps wrapped with polysock.
- Use dual check and heavy-duty angle valves for all services.
- Install tracer wire and locating tape above water main.
- Install tracer wire from main connection through meter pit to stub marker with 30' excess to extend to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb with a "W" at all service laterals (2 places each service). Make sure these are located above the laterals in the proper locations.
- Thrust blocks need to be inspected by the City prior to backfill. Size based on test pressures
- Make sure fire hydrants need to be installed to the proper height to help the break a way function works.
- Hydro finders must be installed.

Testing:  
• Hydrostatic Pressure Test: 200 psi for a minimum of 2 hours for main only and 150 psi if testing with tapping saddles and corporations in place - Inspector (Glen Millward or assigned City Inspector) must be present for the entire duration of the test.

- Disinfection:
- Hypochlorite powder
  - Chlorine residuals will be tested once by the City, but any retests will be performed by the contractor/developer
  - Only one series of Bac-T testing will be performed by the City to accept water lines and any retests will be performed by the contractor/developer (preliminary investigative tests by the contractor/developer are encouraged) The City needs to do the grab on any samples.
    - Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

**The City will not swing meter boxes to accommodate the driveway. Think about the lateral locations before locating the dwelling.**

#### Storm Water

- Pipe Material:
- Reinforced Concrete (RCP) and/or ADS N-12-WT
  - Installation and compaction to follow manufacturers recommendations.
  - All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufactures recommendation. For all other boxes the depth is 12" below the flow line of the pipes.

#### Franchise Utilities

- Gas: Dominion
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Please install stubs for future phases for franchised utilities so that new streets and concrete don't have to be cut to extend to a future phase.

#### Surface Improvements

- Pavement:
- ½" or ¾-inch asphalt aggregate (1/2" is the City preference). The City Standard pavement section is 3-inch Asphalt on 6-inch UBC on 8-inch Granular Borrow. (Fabric)
  - Marshall mix required prior to paving
  - Road base and cross-section per approved drawings.
  - Provide proper signage per Utah MUTCD.
  - Provide stops bars at stop signs.
  - ADA truncated dome inserts need to be yellow in ped ramps. The spacing is required to be 2" to front of ramp and no more than 2" off the sides of the walking path.
  - Install "No Parking" signs in temporary turnarounds. Homeowners are parking vehicles in them.

Concrete:

- Air test every 50 yards unless results are out of spec (5% - 7%)
- 3 cylinders every 50 yards
- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6" PCC on 6" UBC.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout strata.
- Road work and base - both shoulders and centerline with a maximum of 200' between tests.
- Proof roll trenches, subgrade, and base
- Minimum of four compaction tests around each manhole and cleanout.
- Use APWA Detail 255 for pipe trench patching.

#### Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the city must be present for all testing including those performed by an independent agency.
- Public Works hours are 7 am to 3:30 pm Monday through Friday. However, the City will work with Contractor if Contractor is working outside these hours.
- Compact fill in 8" lifts.

#### Construction Water

- Contractor shall obtain water for construction from a city approved fire hydrant using a hydrant meter rented from the city. There is a \$1600 refundable deposit for hydrant meters and a charge of \$6 per 1000 gallons for all water used. \$75 a month rental charge.
- Please don't damage the meters and don't take anything off the meter.

#### Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off
- Minimize disturbed areas.
- Keep working area wetted to minimize dust.
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- Proof of coverage under UPDES required
  - City will need a copy of the NOI.
- The City is on Compliance Go. Make sure updates are loaded in Compliance Go. Add the City Public Works e-mail contact. Have a RSI and PTOE on site.
- The City will check with the contractor after an event.
- The City will share inspection reports with the Contractor.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Provide vegetative cover on completed or long-term temporary grading within 14 days.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.
- 

#### Construction Debris Disposal

- Maintain a work site that is clean as possible and properly dispose of debris and trash.
- No garbage pits allowed
- No on-site concrete washout allowed unless hauled from site at end of project or other provisions are made.

#### Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

#### Security

- Secure construction equipment when not in use.

#### Sanitation

- Clean and properly maintained Port-A-John(s) on site at all times.

#### Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured and where it is located.

#### Site Access

- As shown on the SWPPP don't deviate from it.

#### Construction Observation

- City personnel will inspect regularly as needed.

#### Construction Drawings

- Keep an accurate set of As-Builts.
- Provide copies of As-Builts at completion of project prior to occupancy.
- Make sure changes in as-builts are bubbled and clear as what changes have occurred.
- City has storm basin plan certification the designing engineer needs to sign and stamp.
- Provide digital set of As-Builts (PDF, DWG and Shape Files are required.) for City prior to occupancy.
- City will provide a list of items required in the shape file.
- Kristy will provide her requirements for the construction drawings.
- If there are questions about the plans and conditions on the ground first request the design engineer's interpretation and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes. document changes.

Don't print any plans until all of the changes have been made and you have received a copy of the signed plans from Braydee Baugh.

- Provide Braydee Baugh with one 24x36 and Four 11x17's.



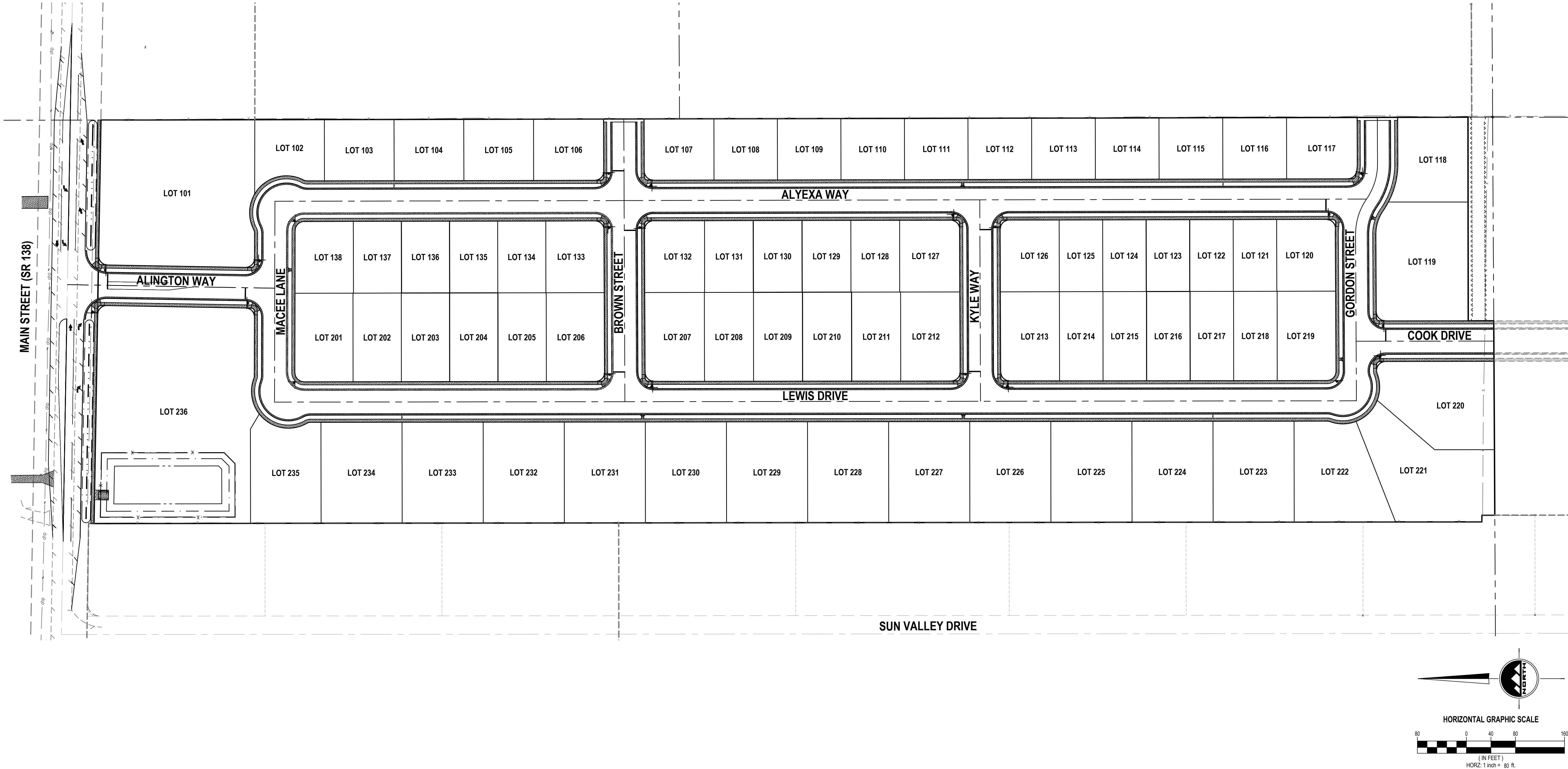
811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
  
ELEV = 4601.53



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-630-3642

**ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL**

MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M.  
CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

**OVERALL SITE PLAN**

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-100



811

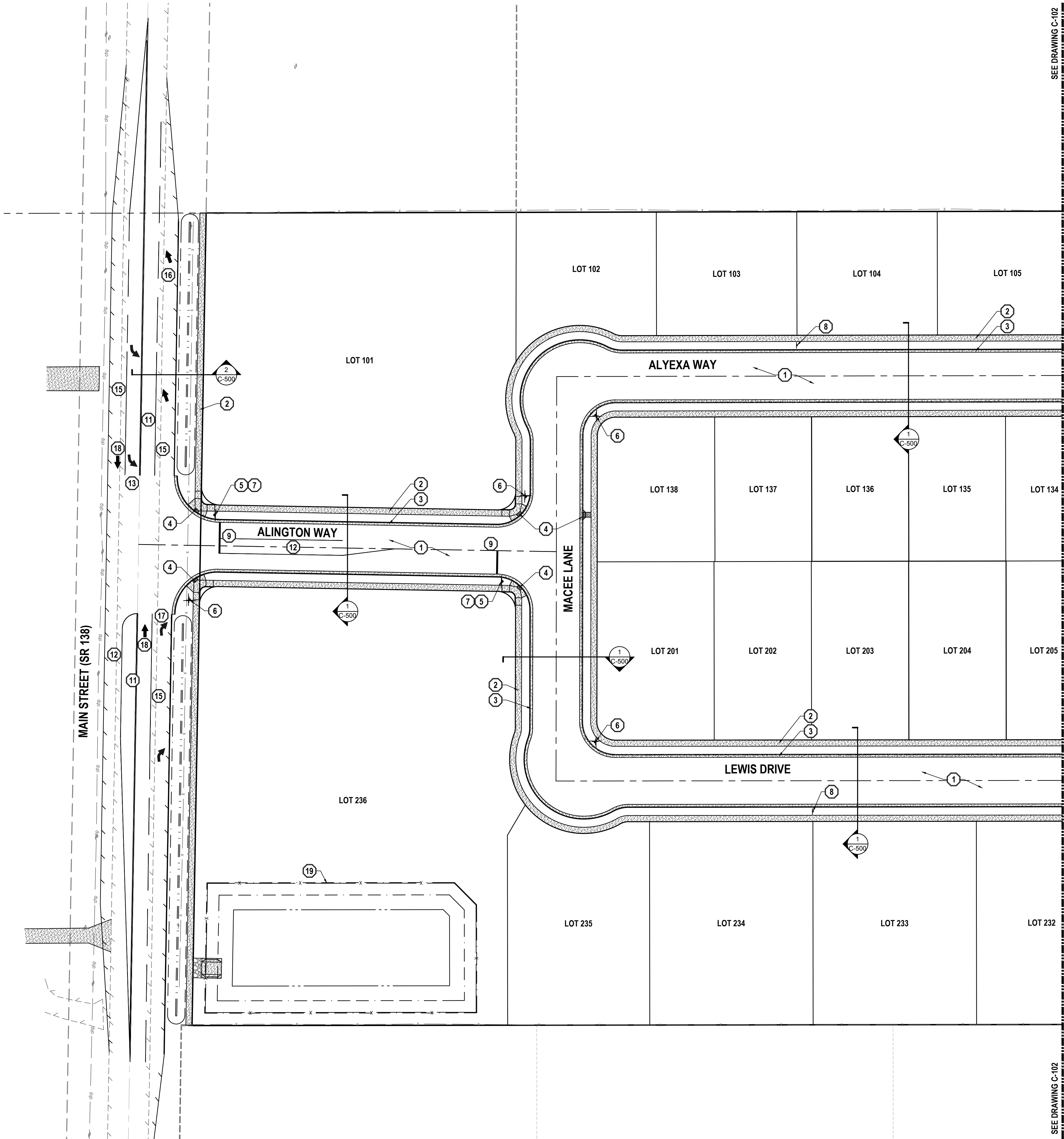
Know what's below.  
Call before you dig.

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

ELEV = 4601.53

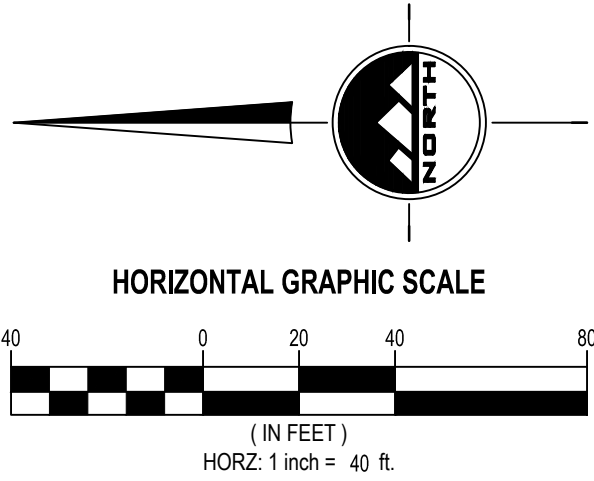
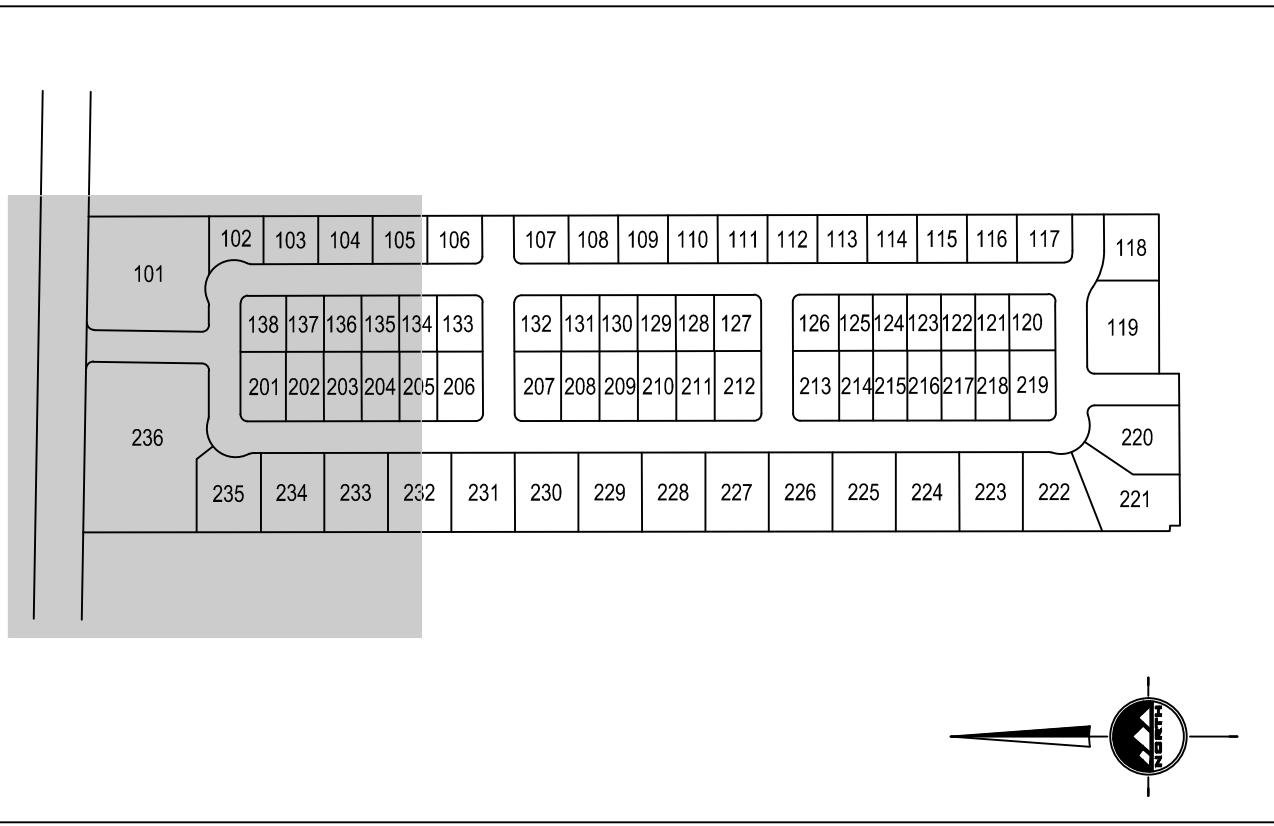
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11C-500.
  - 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
  - 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
  - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
  - "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
  - STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
  - "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
  - "CHILDREN AT PLAY" SIGN MUTCD W9-12.
  - 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
  - GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
  - SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
  - SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - INSTALL CHAIN LINK FENCE.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER  
JACOB M. CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER  
T1265K  
DRAWN BY  
J.CID  
PROJECT MANAGER  
J. CLEGG

PRINT DATE  
9/20/2022  
CHECKED BY  
J. CLEGG

C-101



811

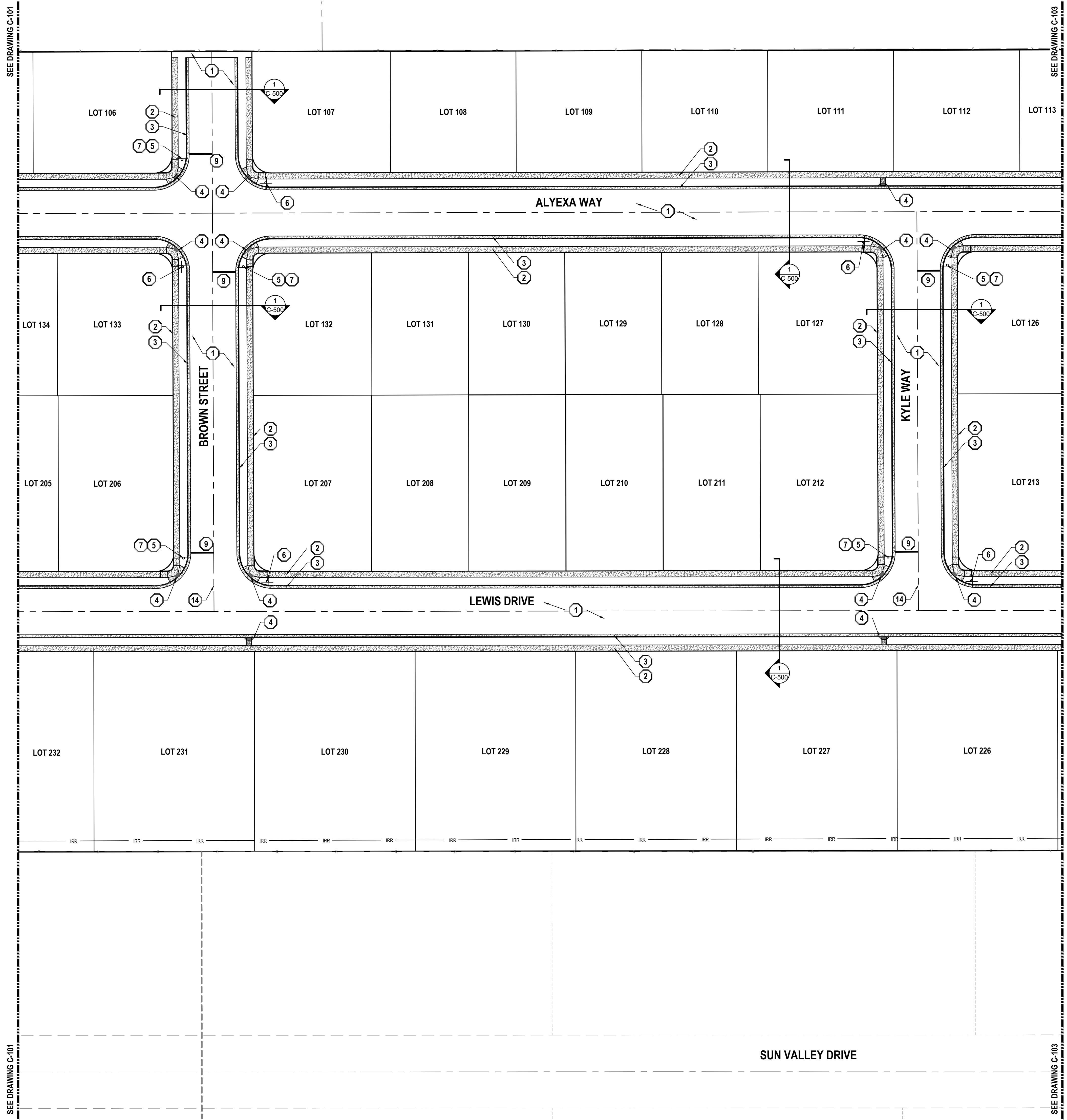
Know what's below.  
Call before you dig.

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

BENCHMARK

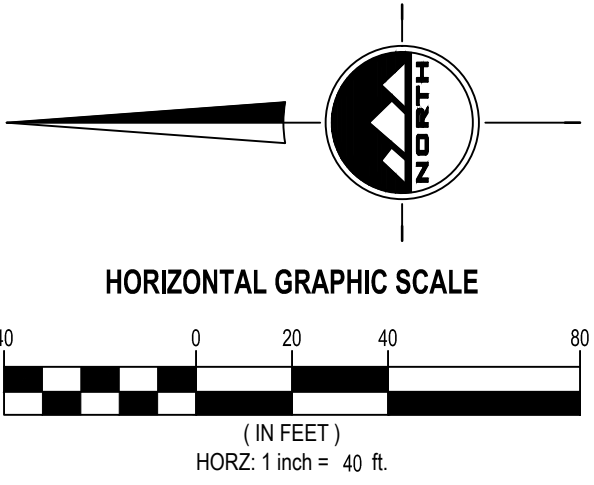
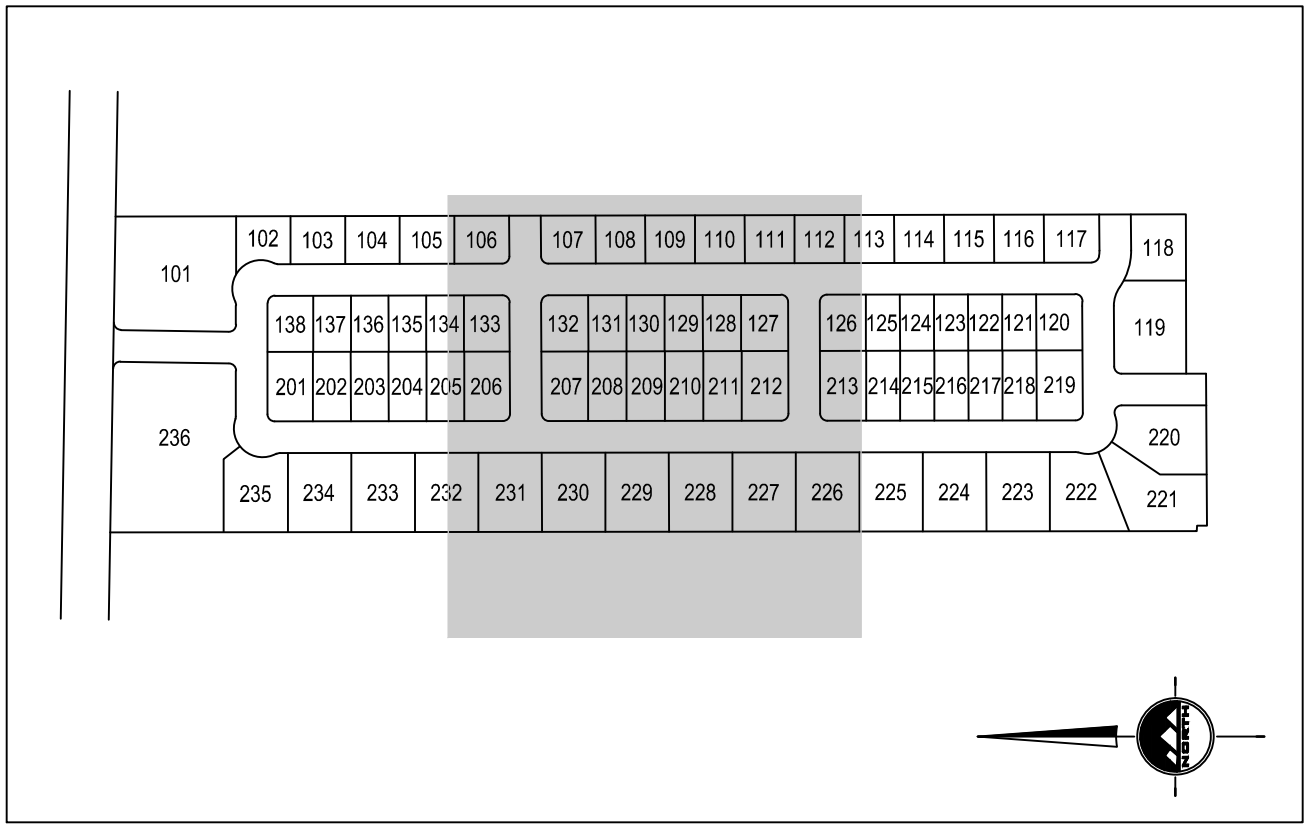
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11C-500.
  - 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
  - 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
  - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
  - "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
  - STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
  - "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
  - "CHILDREN AT PLAY" SIGN MUTCD W9-12.
  - 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
  - GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
  - SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
  - SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
  - MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
  - INSTALL CHAIN LINK FENCE.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-102



811

Know what's below.  
Call before you dig.

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

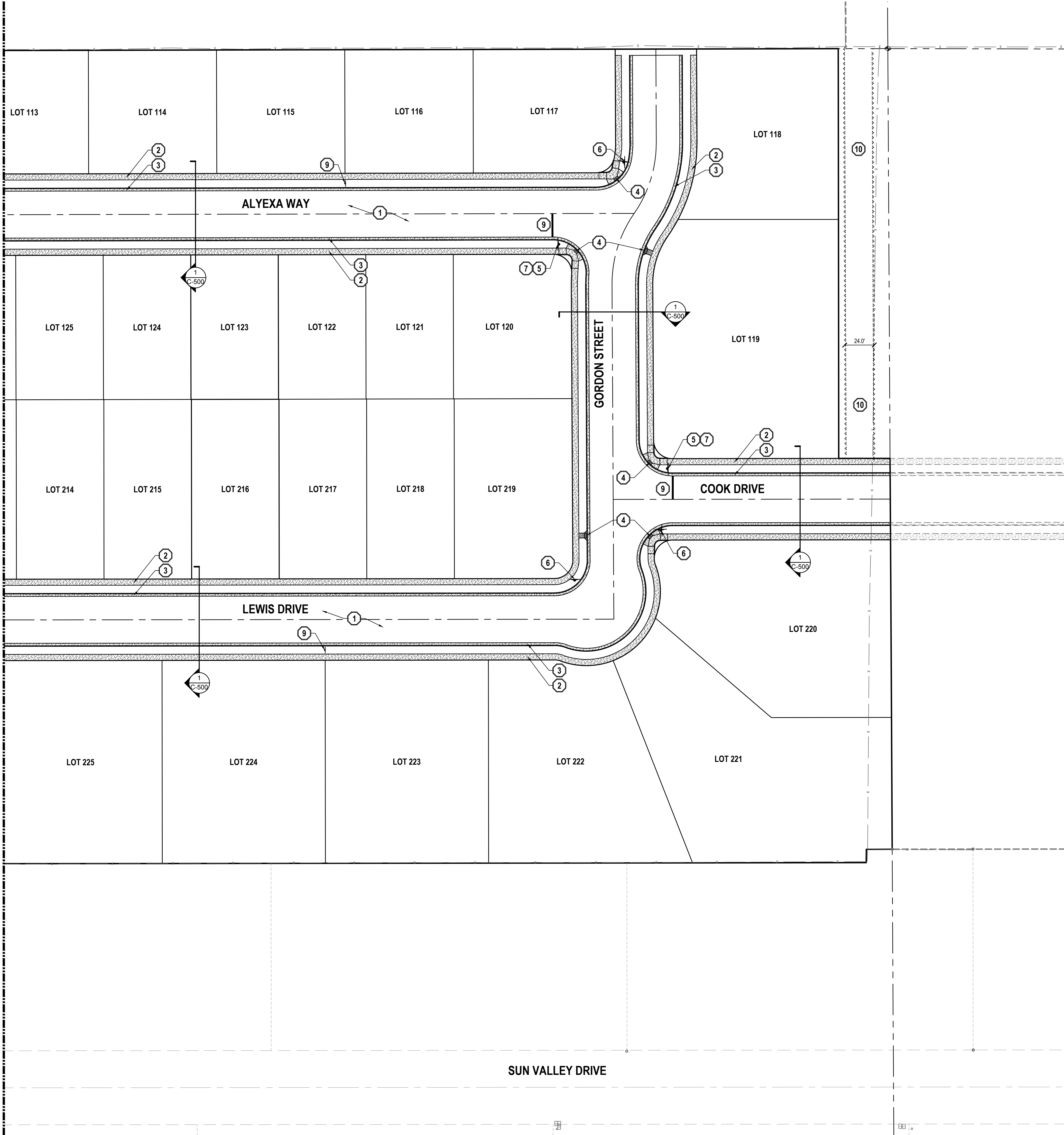
ELEV = 4601.53

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

SEE DRAWING C-102

SEE DRAWING C-102



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
- 2

6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
- 3

30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 4

HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- 5

"STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
- 6

STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
- 7

"CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
- 8

"CHILDREN AT PLAY" SIGN MUTCD W9-12.
- 9

8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
- 10

GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
- 11

SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
- 12

SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
- 13

LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
- 14

4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
- 15

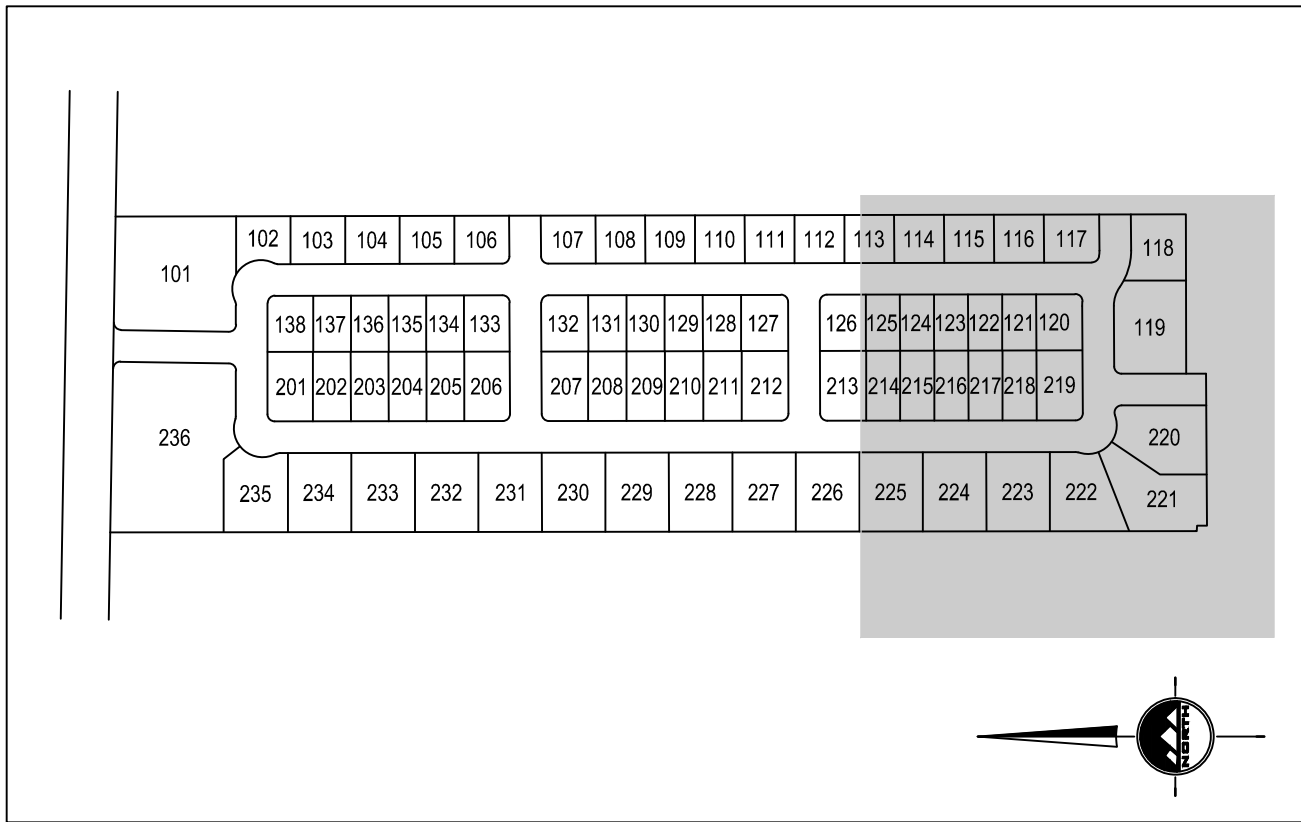
SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
- 16

MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
- 17

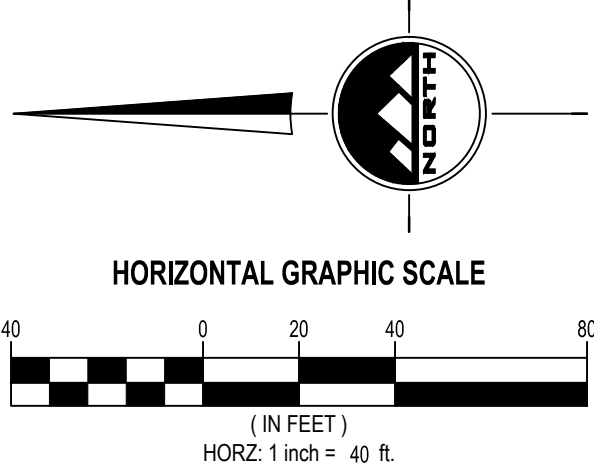
RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
- 18

THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
- 19

INSTALL CHAIN LINK FENCE.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP  
SCALE: 1"=400'



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:

JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER  
JACOB M. CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-103



811

Know what's below.  
Call before you dig.

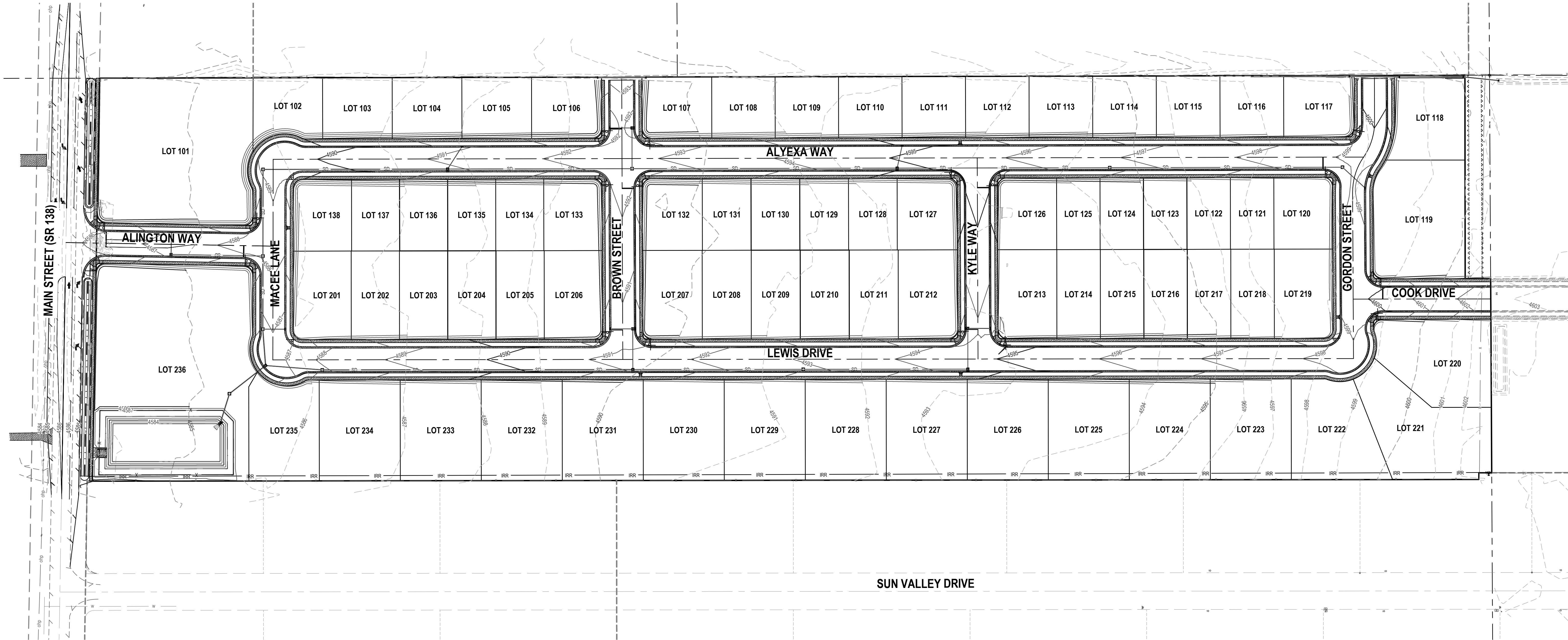
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

ELEV = 4601.53

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

OVERALL GRADING  
AND DRAINAGE PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-200

The figure shows a north arrow pointing towards the top of the page. Below the north arrow is a horizontal graphic scale bar. The scale bar is marked with 0, 40, 80, and 160 feet. Below the scale bar, the text "(IN FEET)" and "HORZ: 1 inch = 80 ft." are displayed.



811

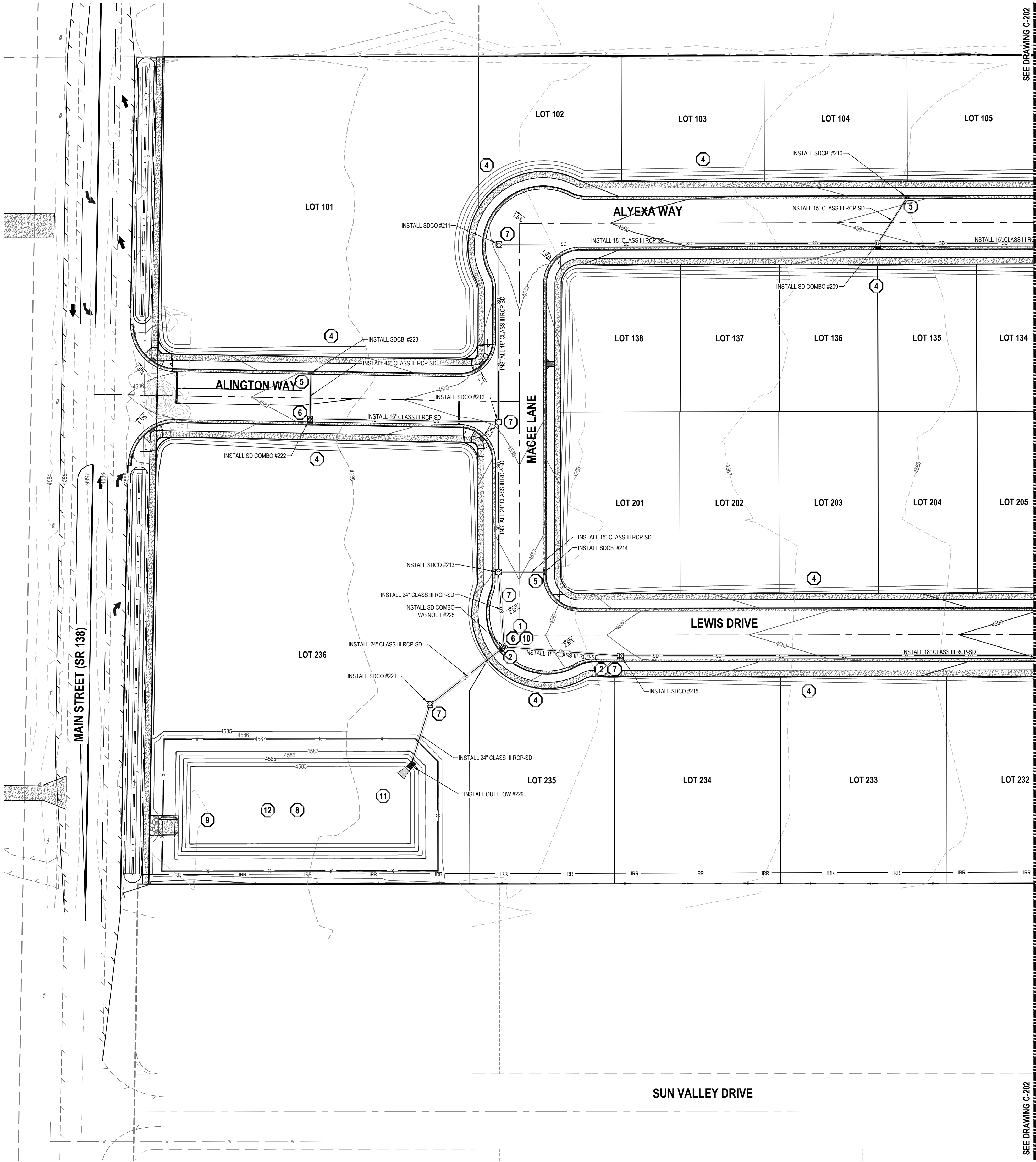
Know what's below.  
Call before you dig.

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

ELEV = 4601.53

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

NOT USED
- 2

SHOULDER 12" OR APPROVED EQUAL, CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
- 3

OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-400
- 4

DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
- 5

CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
- 6

COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
- 7

CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- 8

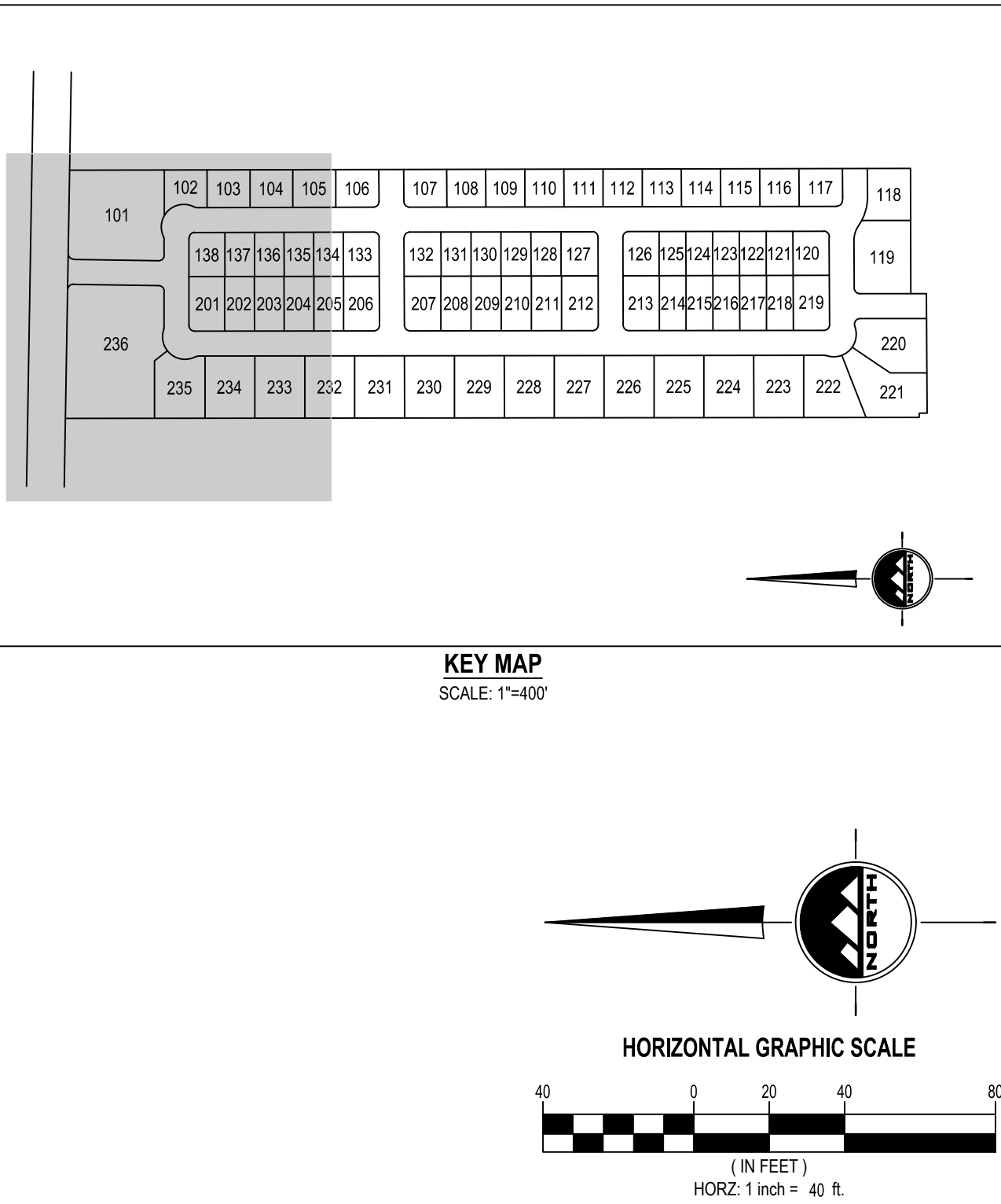
DETENTION BASIN (SEE DETAIL 3/C-500)  
TOP OF BERM ELEVATION = 4587.0  
SPILLWAY ELEVATION = 4586.0  
HIGH WATER ELEVATION = 4585.0  
BOTTOM OF BASIN ELEVATION = 4581.0  
VOLUME REQUIRED = 36,344 CU. FT.  
VOLUME PROVIDED = 39,020 CU. FT.
- 9

OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
- 10

DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- 11

OUTFLOW STRUCTURE PER DETAIL 5/C-500.
- 12

BASIN NOT MAINTAINED BY CITY.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.





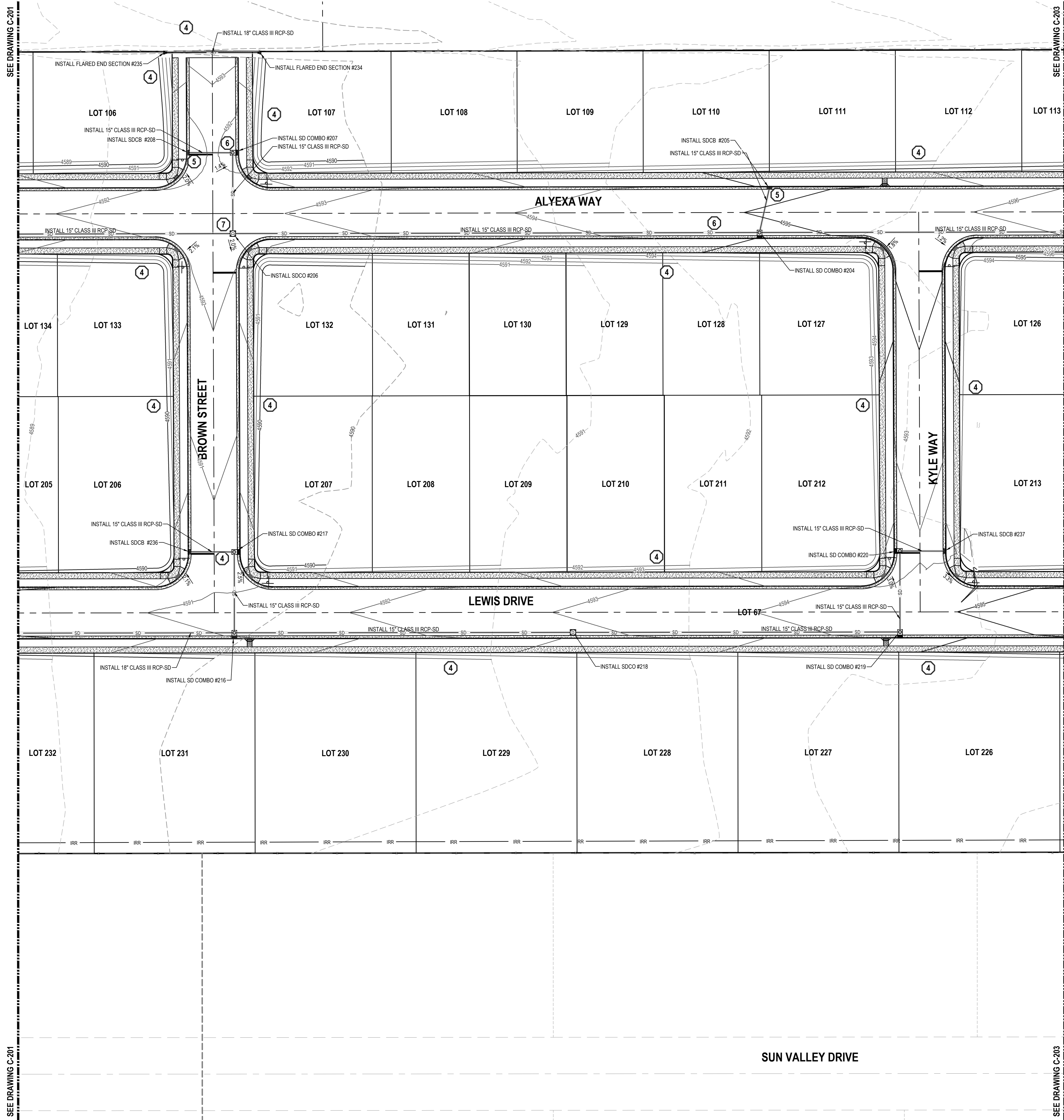
811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
ELEV = 4601.53



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1

NOT USED

2

SHOULDER 12\"/>

3

OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-400

4

DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.

5

CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.

6

COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

7

CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

8

DETENTION BASIN (SEE DETAIL 3/C-500)  
TOP OF BERM ELEVATION = 4587.0  
SPILLWAY ELEVATION = 4586.0  
HIGH WATER ELEVATION = 4585.0  
BOTTOM OF BASIN ELEVATION = 4581.0  
VOLUME REQUIRED = 36,344 CU. FT.  
VOLUME PROVIDED = 39,020 CU. FT.

9

OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.

10

DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

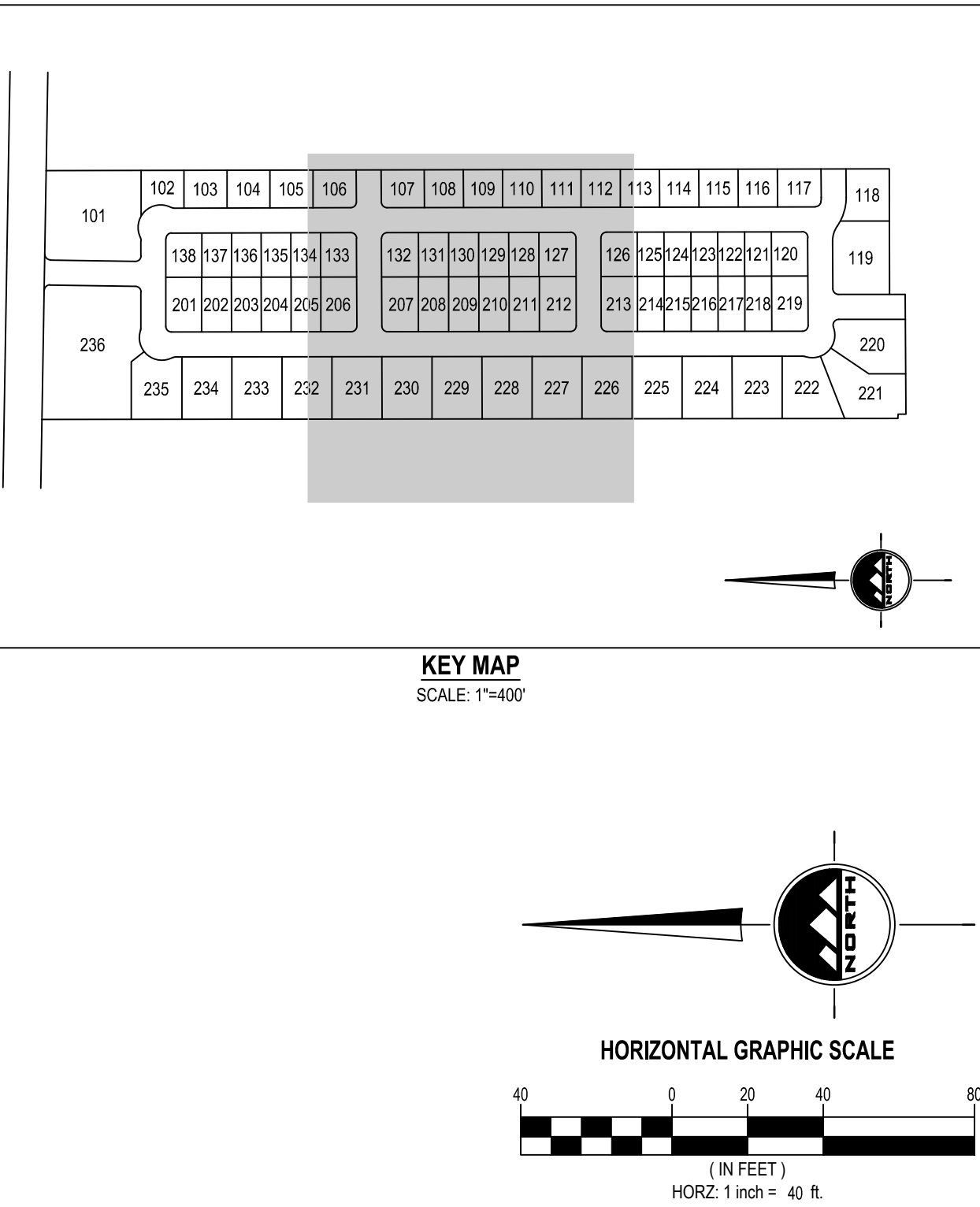
11

OUTFLOW STRUCTURE PER DETAIL 5/C-500.

12

BASIN NOT MAINTAINED BY CITY.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

GRADING AND DRAINAGE PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-202



811

Know what's below.  
Call before you dig.

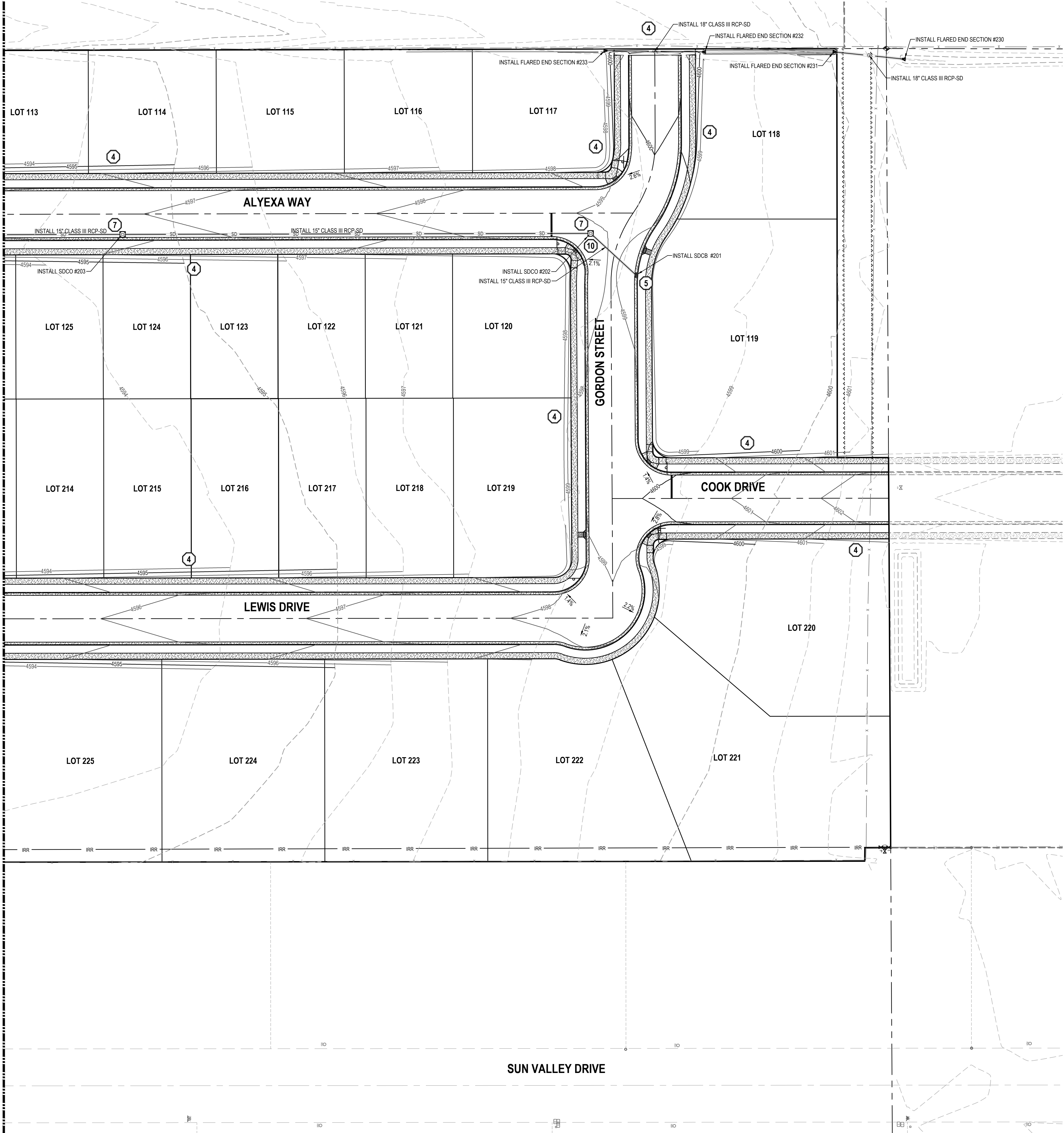
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

ELEV = 4601.53

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

SEE DRAWING C-202



SEE DRAWING C-202

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.

9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. NOT USED

2. SNOT 12" OR APPROVED EQUAL, CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.

3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00

4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.

5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.

6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

DETENTION BASIN (SEE DETAIL 3/C-500)

TOP OF BERM ELEVATION = 4587.0

SPILLWAY ELEVATION = 4586.0

HIGH WATER ELEVATION = 4585.0

BOTTOM OF BASIN ELEVATION = 4581.0

VOLUME REQUIRED = 36,344 CU. FT.

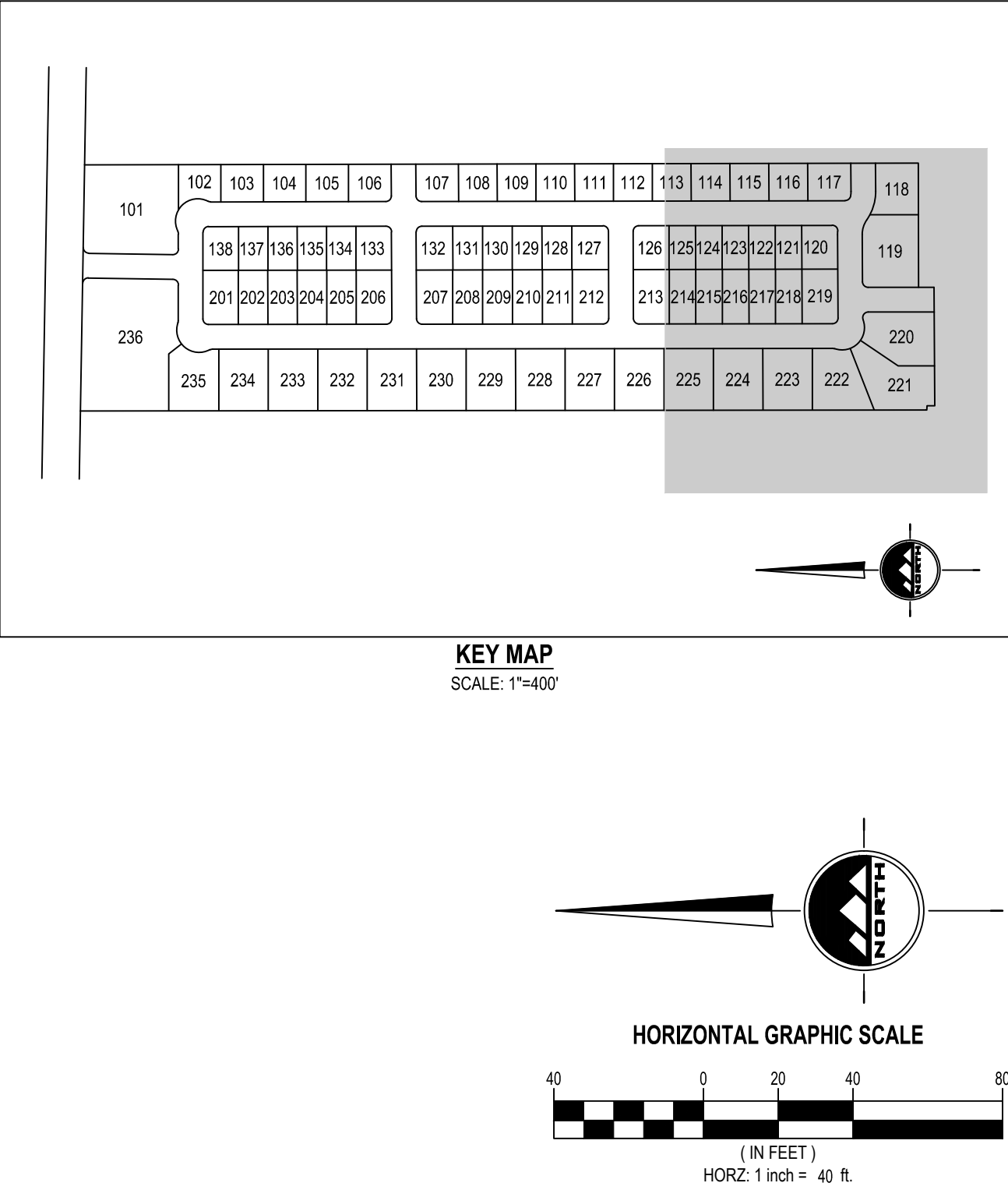
VOLUME PROVIDED = 39,020 CU. FT.

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.

10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.

12. BASIN NOT MAINTAINED BY CITY.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.





811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
ELEV = 4601.53



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
11.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M.  
CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

OVERALL UTILITY PLAN

PROJECT NUMBER  
T1265K  
PRINT DATE  
9/20/2022  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

C-300



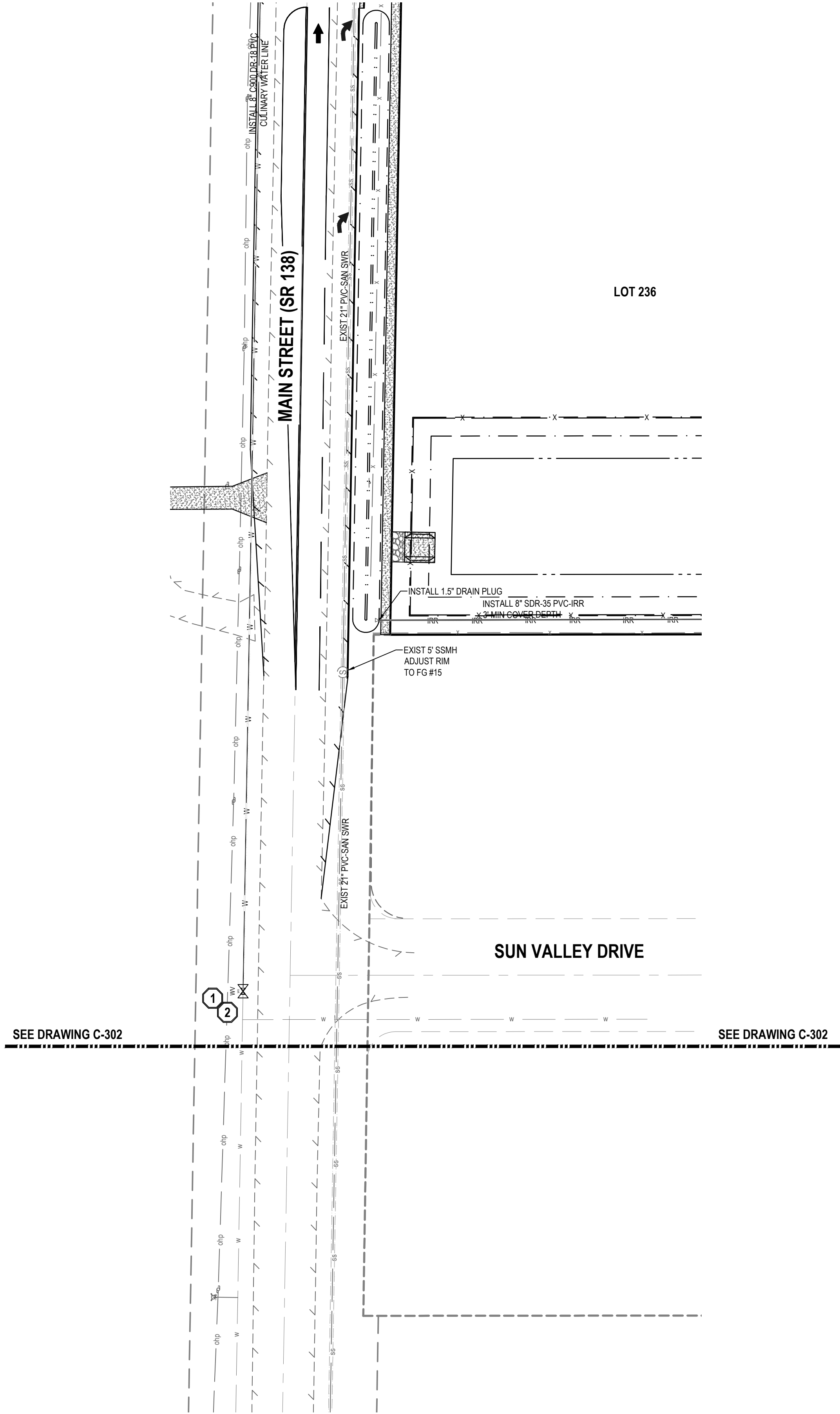
811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
  
ELEV = 4601.53



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
11.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

1

CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.

2

APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.

3

C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.

4

FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.

5

INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.

6

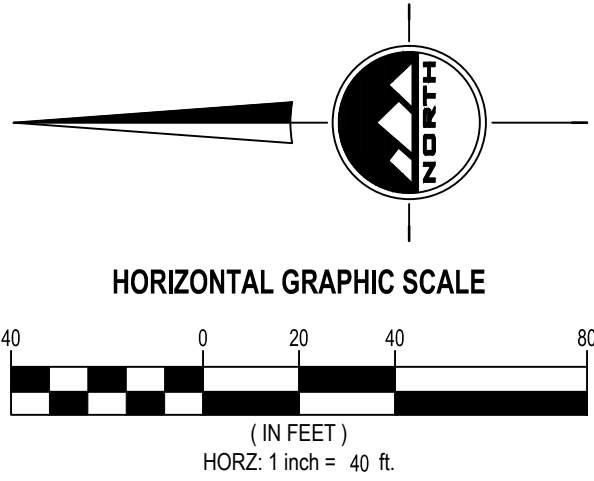
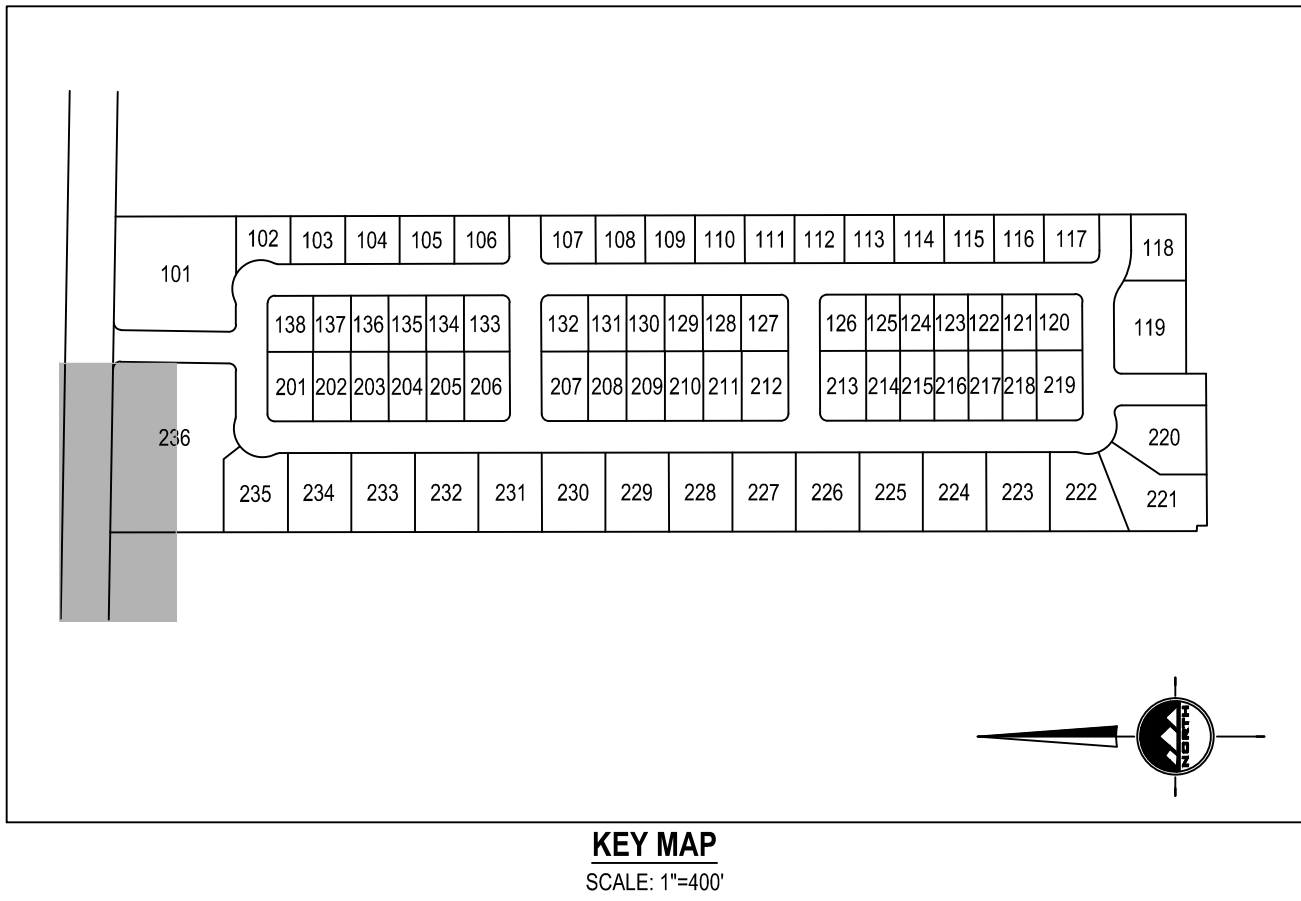
CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.

7

SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.

8

GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER  
JACOB M. CLEGG  
9/20/2022  
STATE OF UTAH

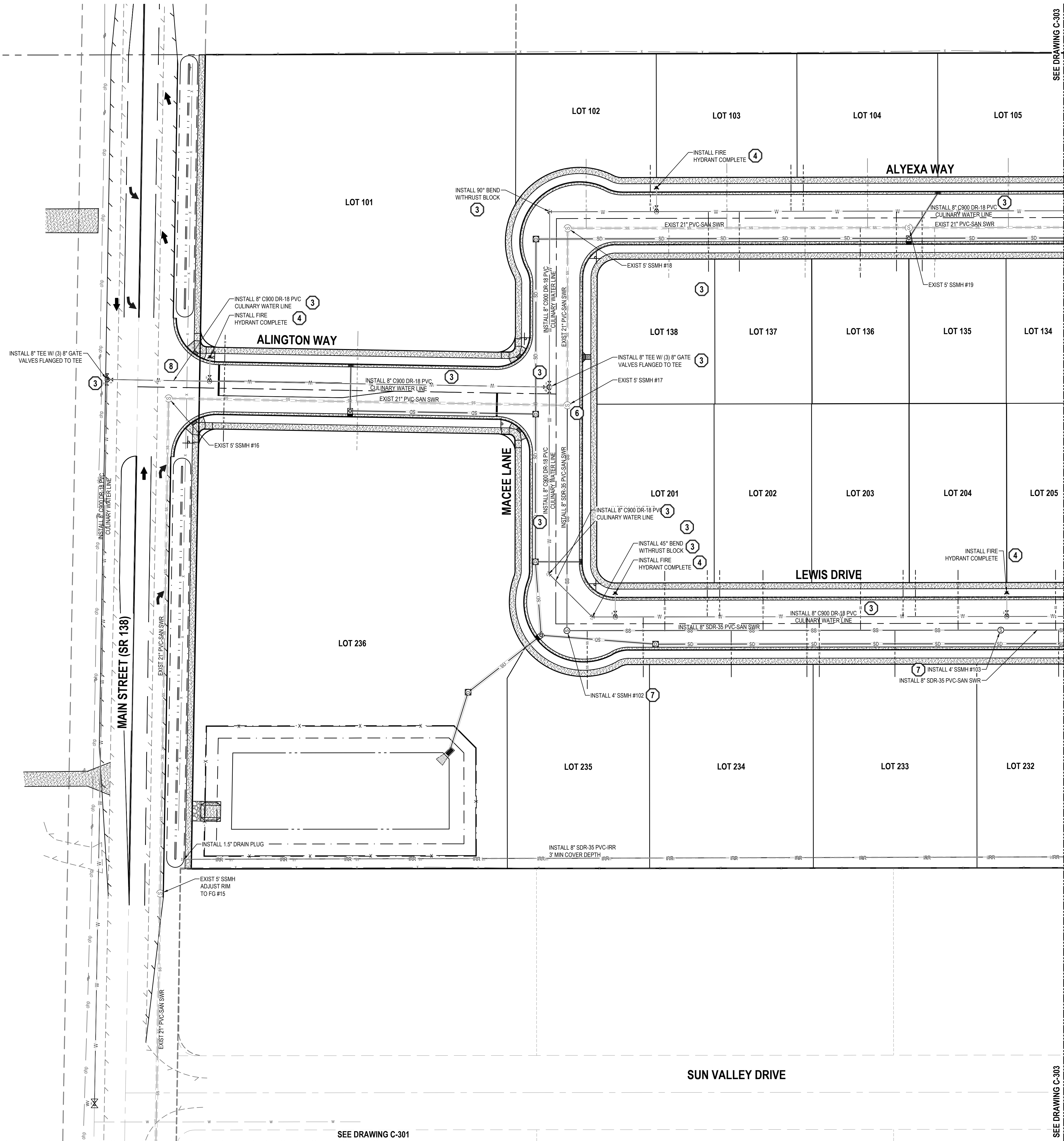
PRELIMINARY

UTILITY PLAN

PROJECT NUMBER  
T1265K  
PRINT DATE  
9/20/2022  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

C-301

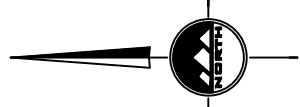




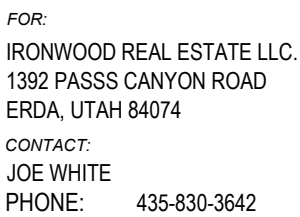
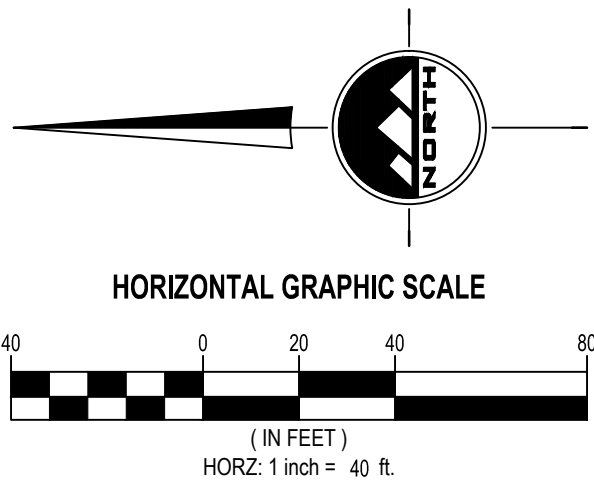
- ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

1. CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
3. C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
8. GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

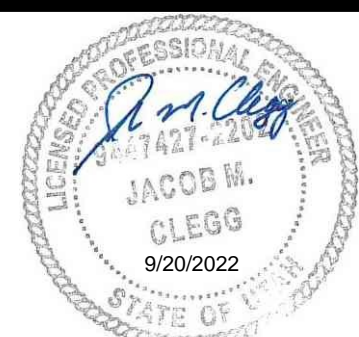
**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



**KEY MAP**  
SCALE: 1"=400'



**MAIN STREET  
GRANTSVILLE, UTAH**



**PRELIMINARY**

## UTILITY PLAN

PROJECT NUMBER T1265K	PRINT DATE 9/20/2012
DRAWN BY J.CID	CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG	

**C-302**



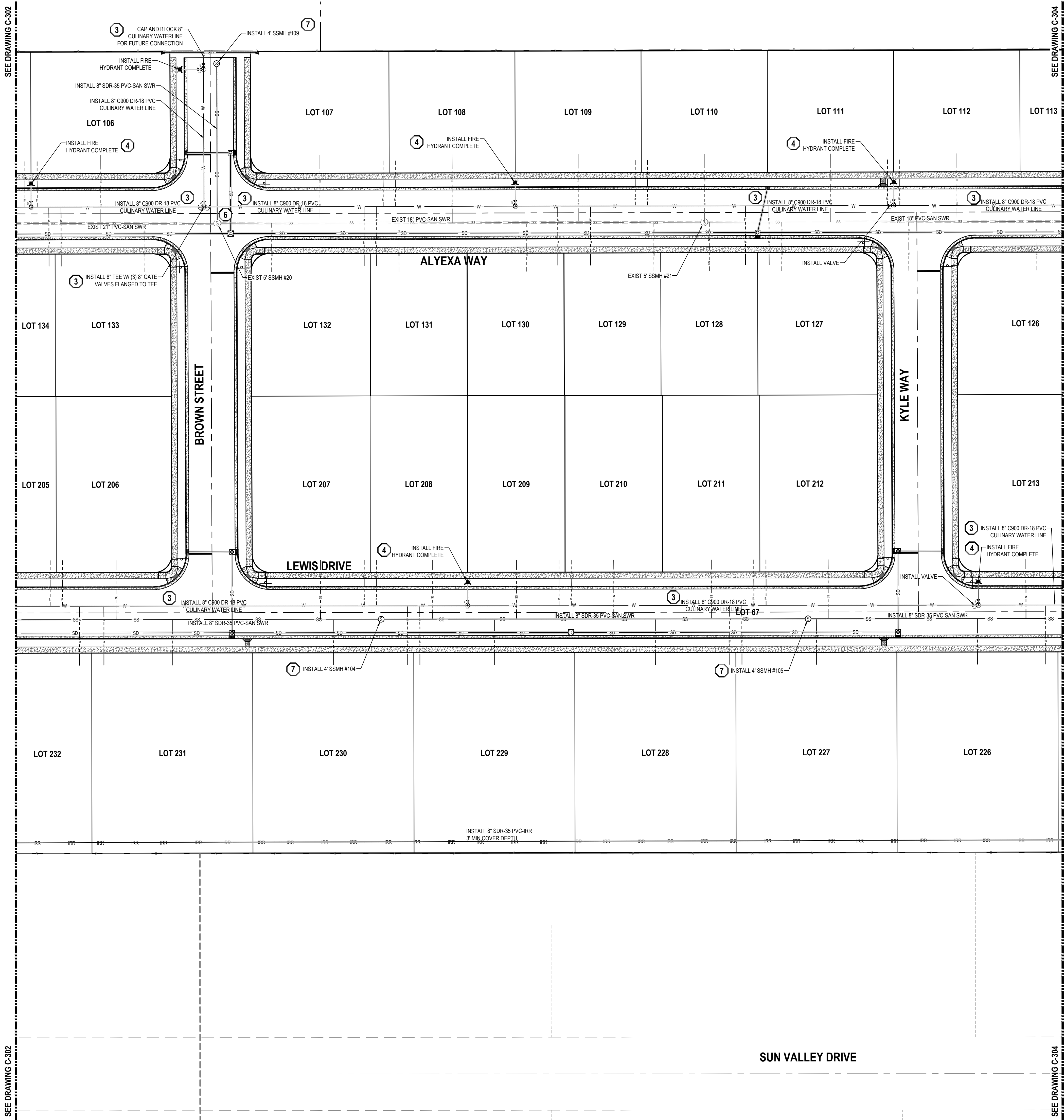
811

Know what's below.  
Call before you dig.

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

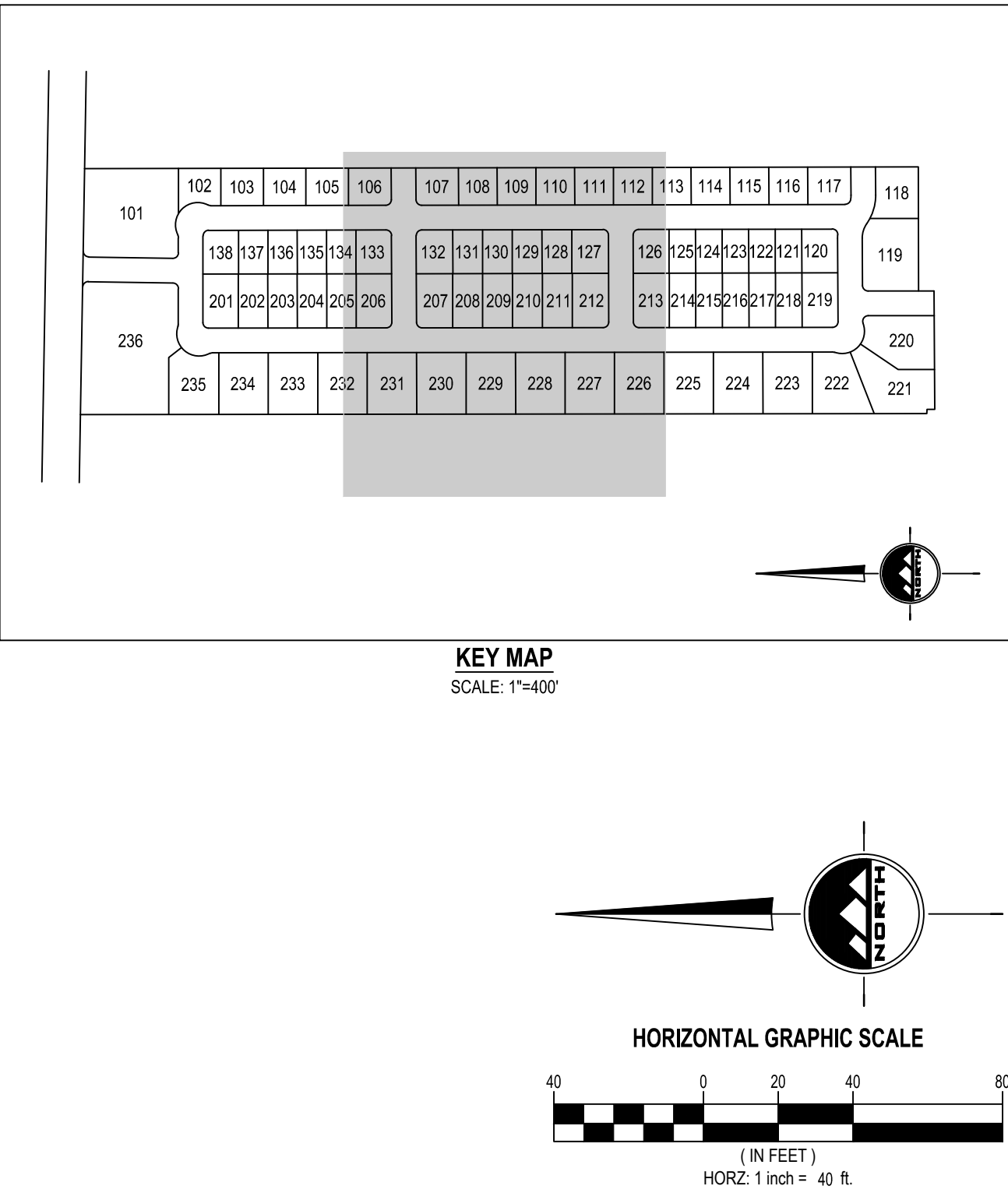
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
  
ELEV = 4601.53



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
  - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
  - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
  - C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
  - FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
  - INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
  - CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
  - GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

LICENSED PROFESSIONAL ENGINEER  
#21421-2  
JACOB M.  
CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-303



811

Know what's below.  
Call before you dig.

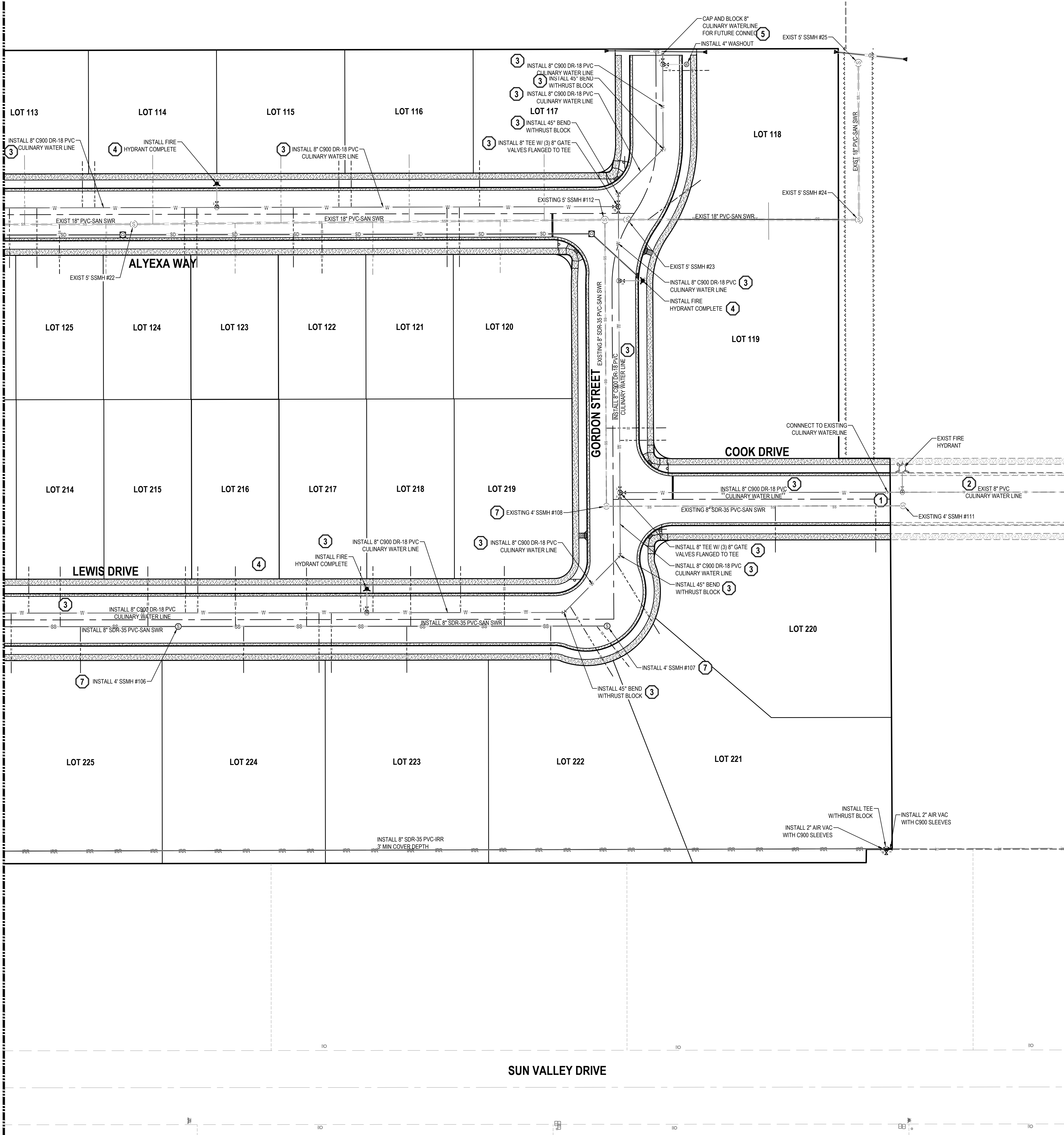
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

ELEV = 4601.53

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

SEE DRAWING C-303

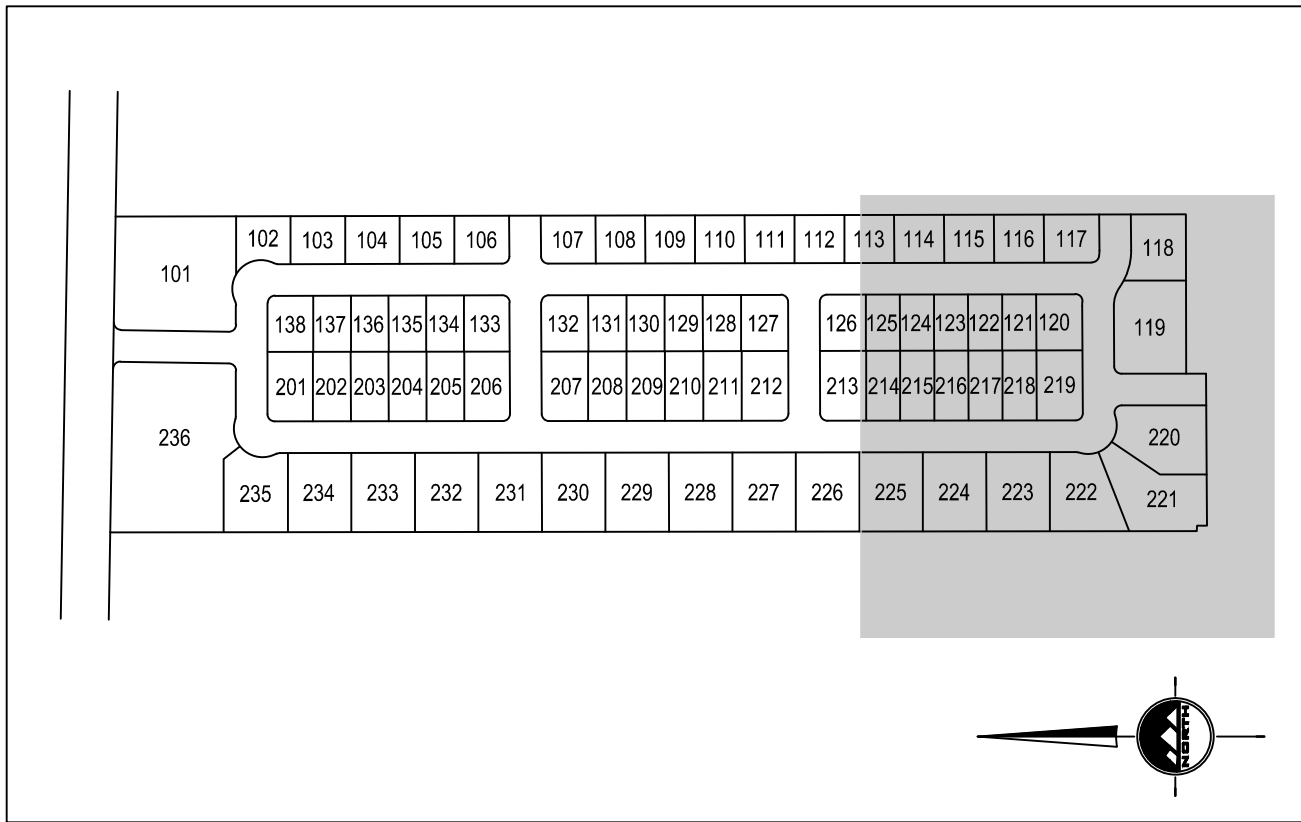


GENERAL NOTES

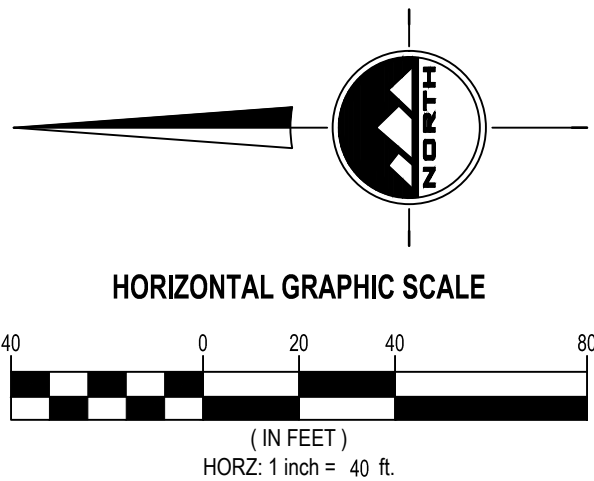
- ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
  - C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
  - FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
  - INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
  - CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
  - SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
  - GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP  
SCALE: 1"=400'



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

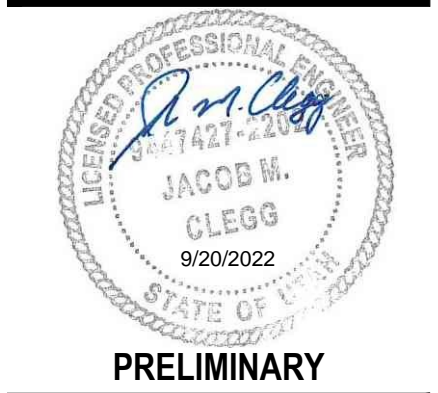
**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSGNENG.COM](http://WWW.ENSGNENG.COM)

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH



UTILITY PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

C-304



811

Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

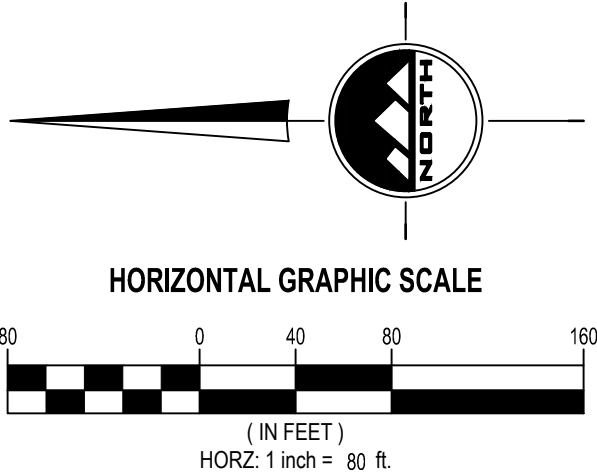
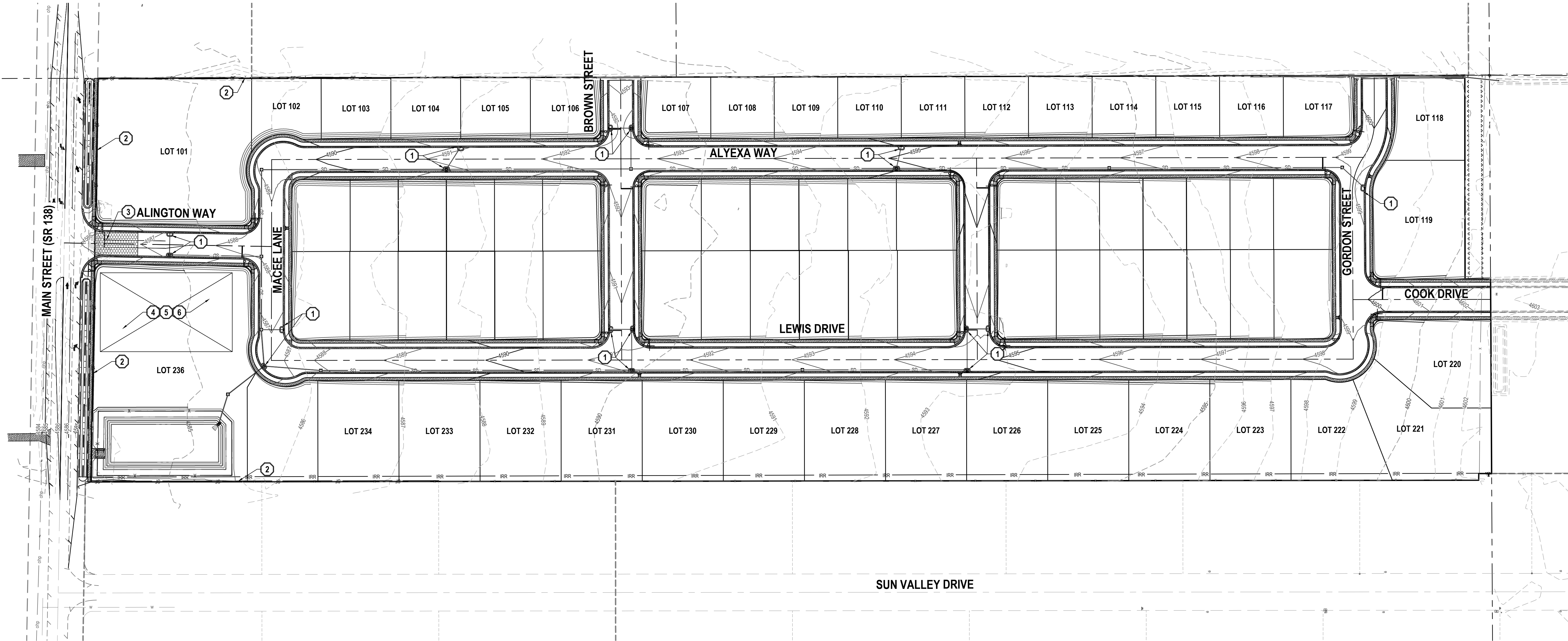
GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

- INLET PROTECTION PER DETAIL 6/C-500.
- SILT FENCE PER DETAIL 7/C-500.
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 8/C-500.
- PORTABLE TOILET PER DETAIL 9/C-500.
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- SUGGESTED STOCKPILE AREA.



EN SIGN

THE STANDARD IN ENGINEERING

**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

EROSION  
CONTROL PLAN

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

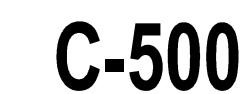
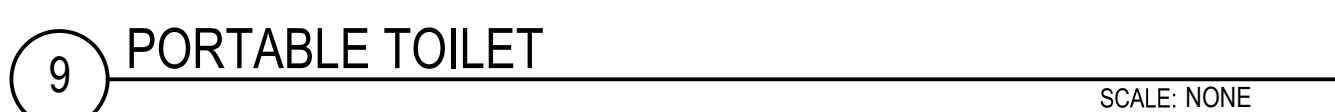
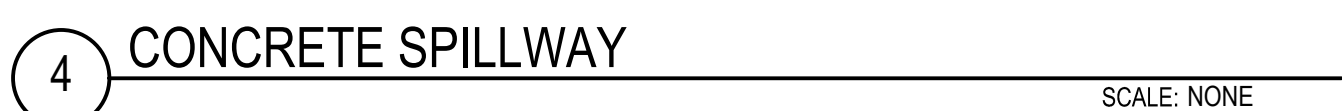
DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

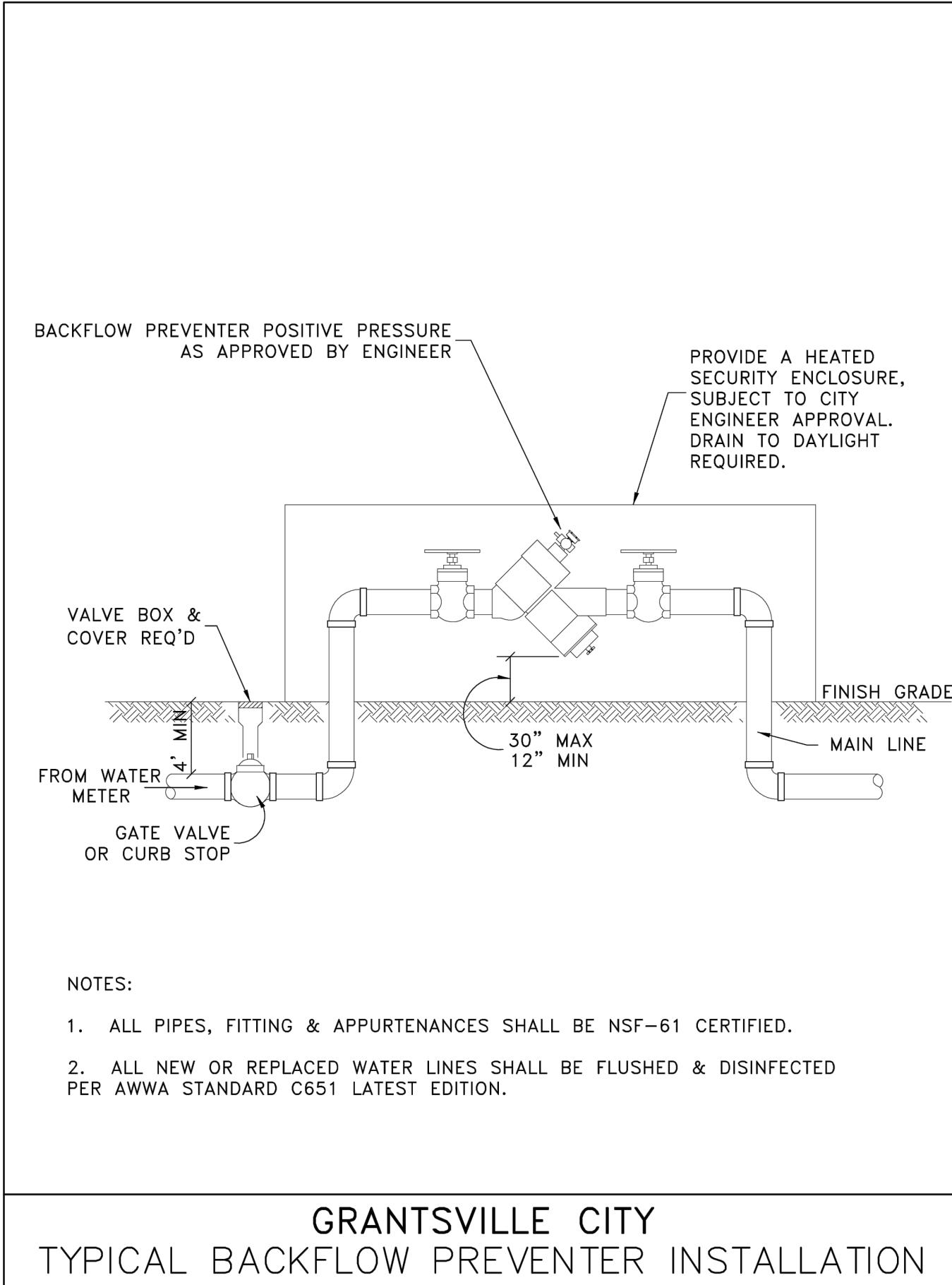
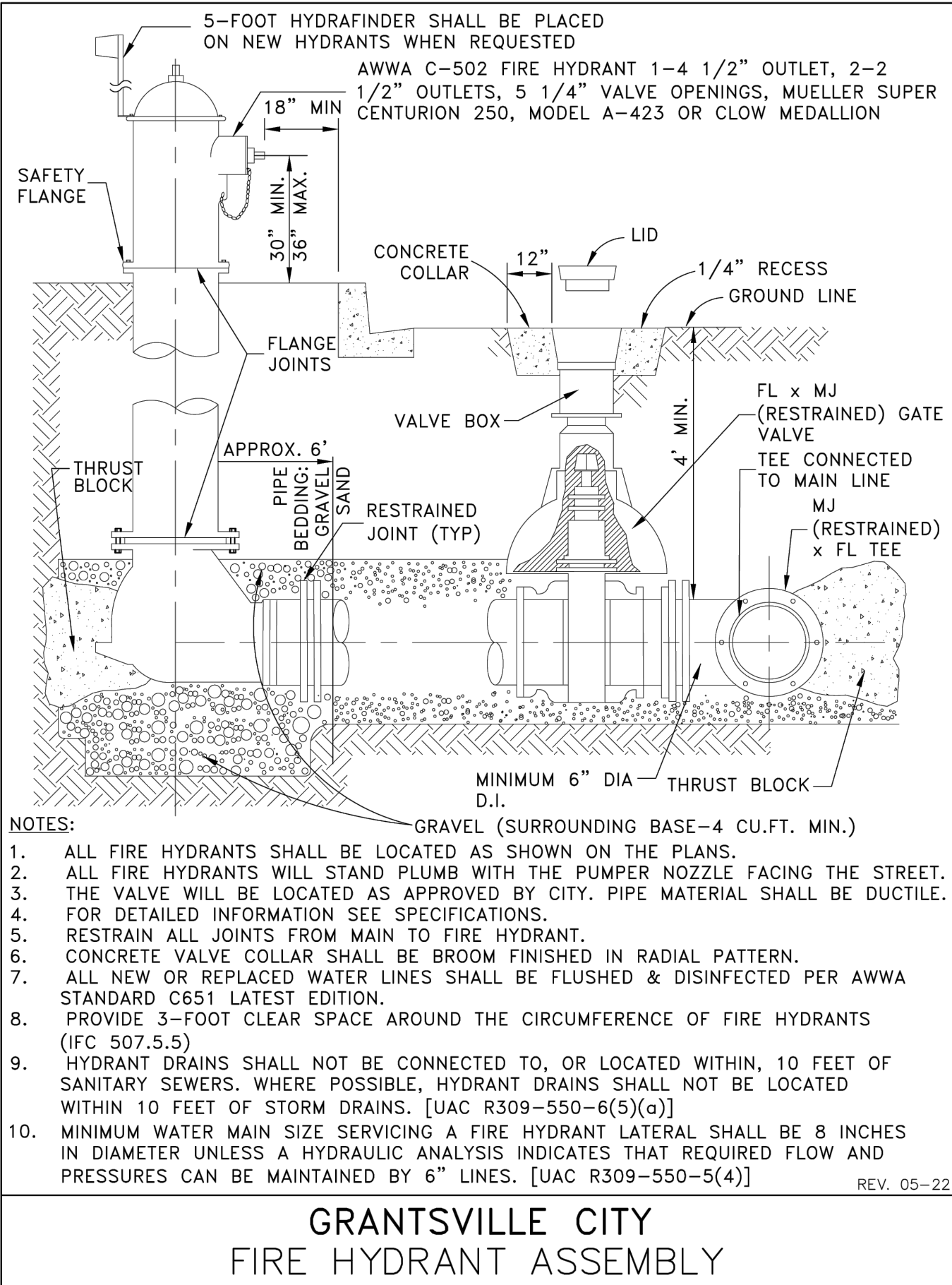
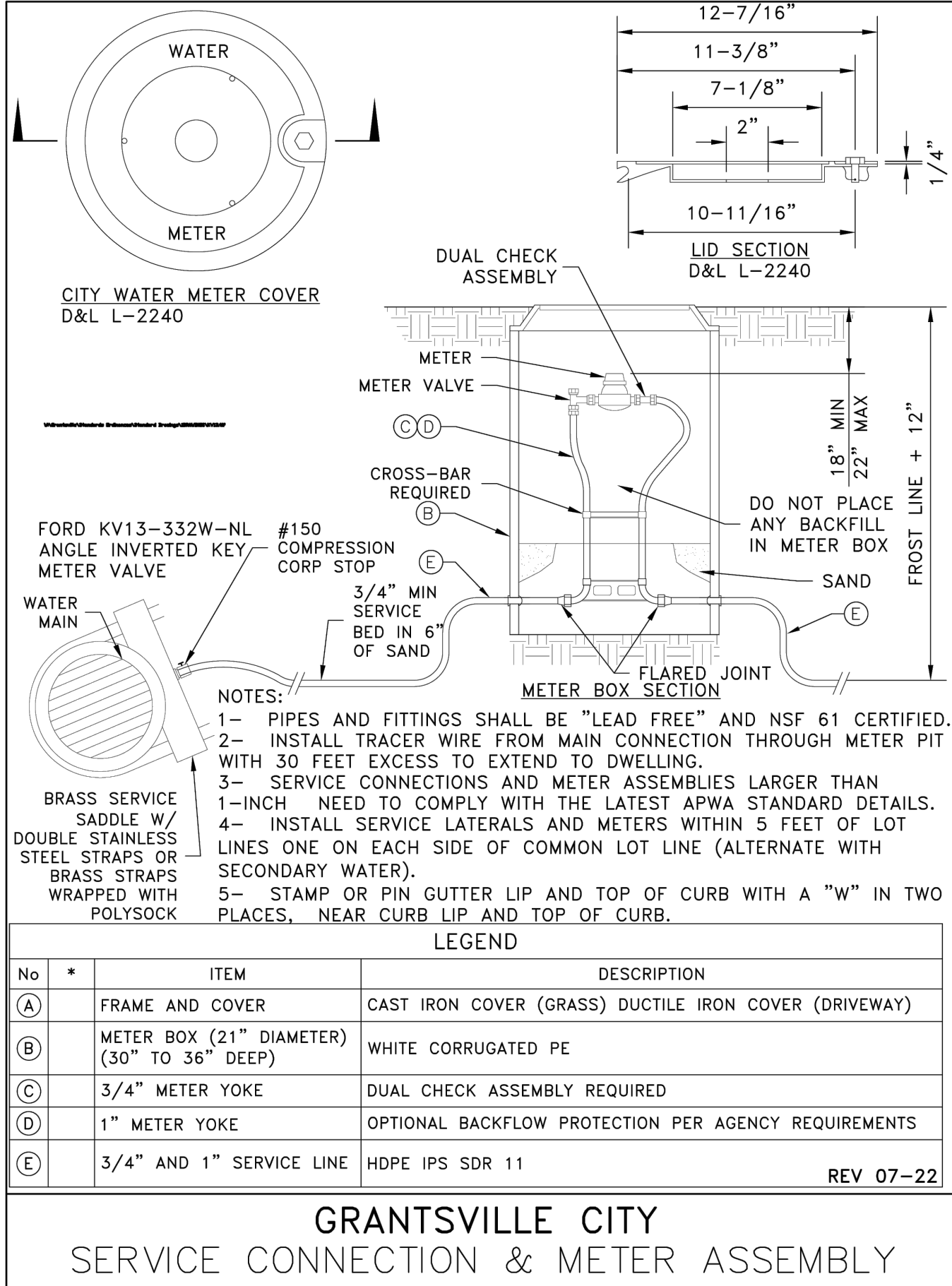
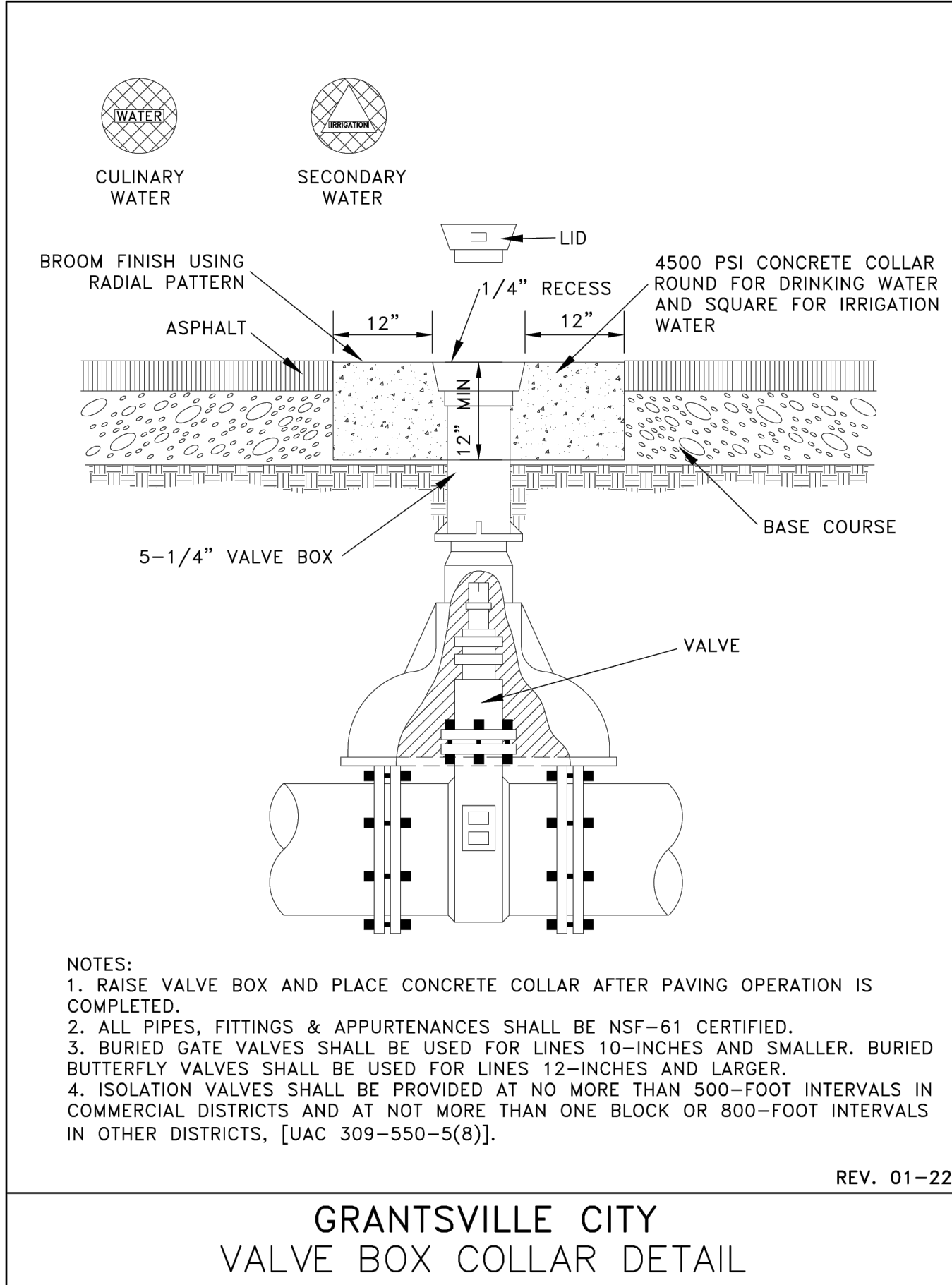
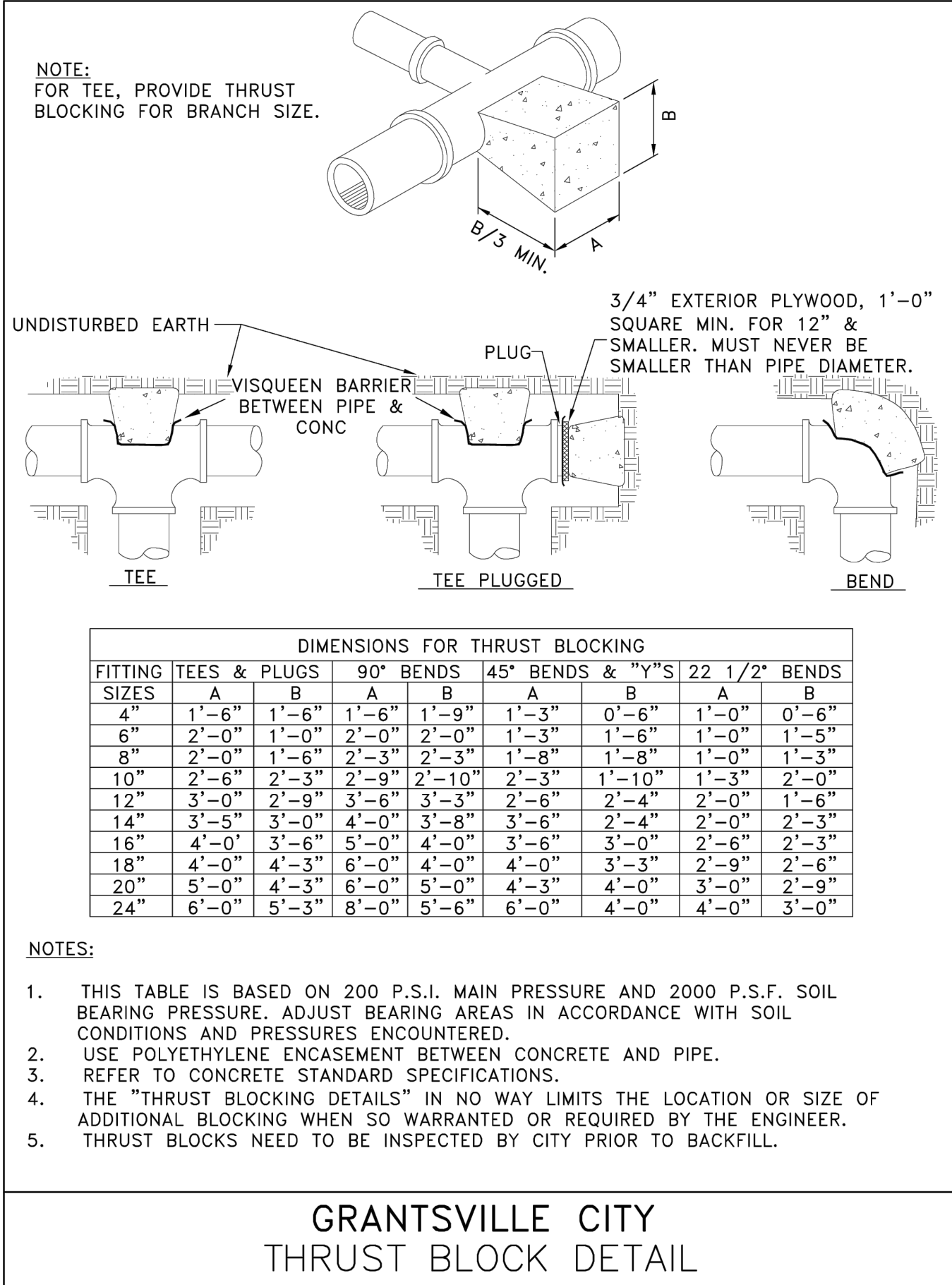
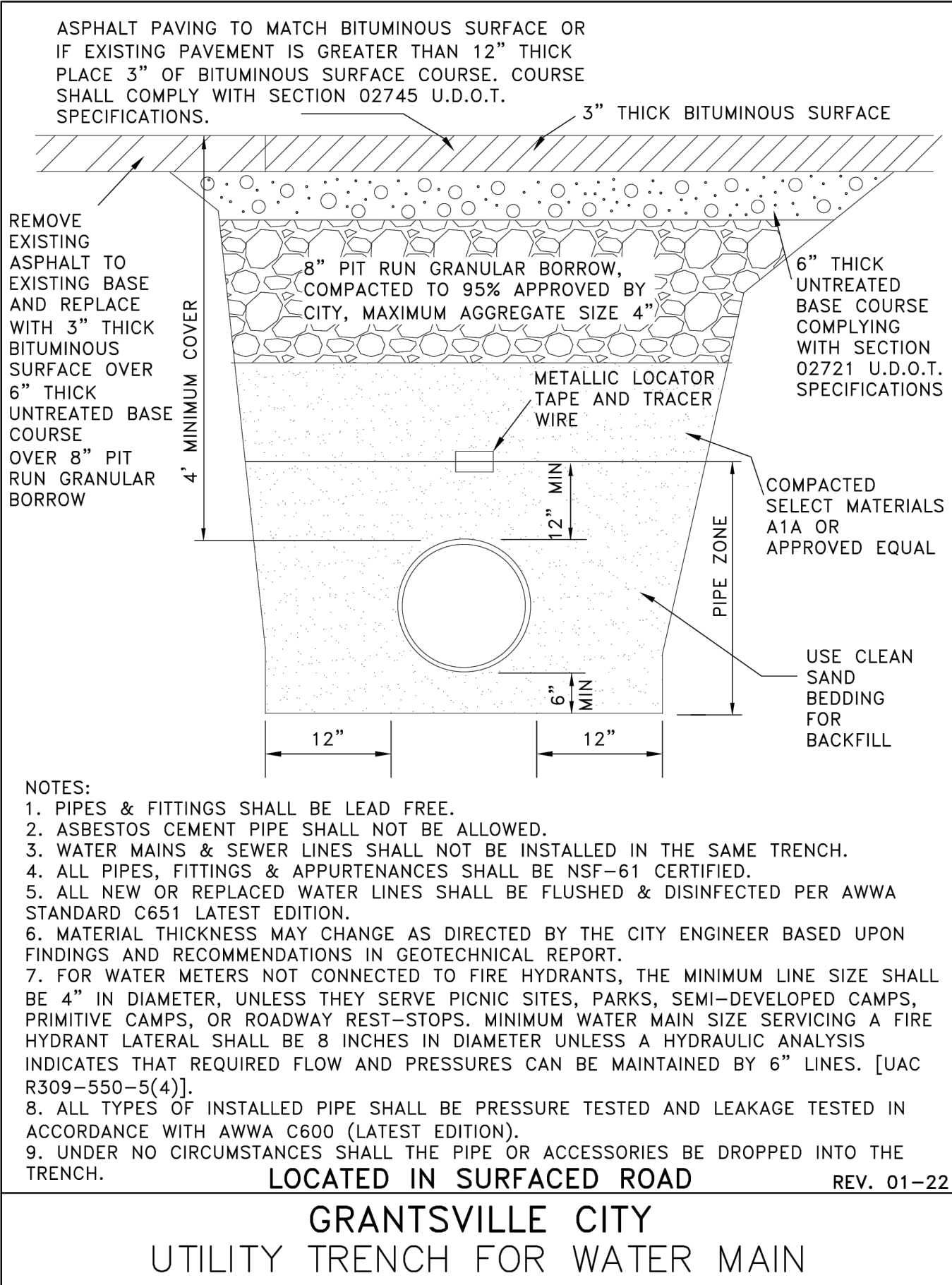
PROJECT MANAGER  
J. CLEGG

C-400

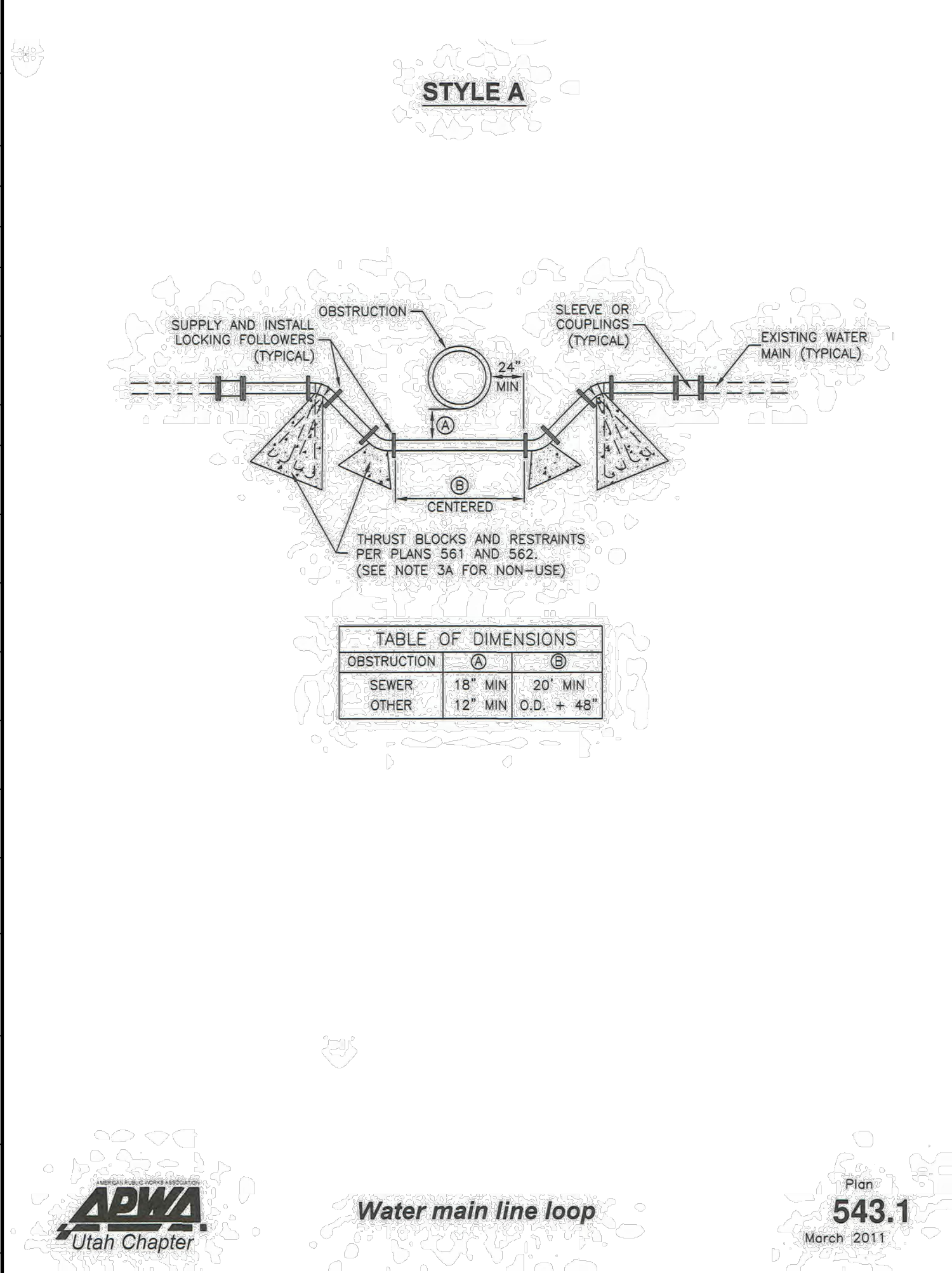








APWA PLAN #	GRANTSVILLE CITY CHANGES
205.1 - CURB AND GUTTER	TYPE "A" ONLY
231 - SIDEWALK	6" MIN CONCRETE THICKNESS 6" MIN BASE COURSE
235.2 - CORNER CURB CUT ASSEMBLY	6" PPC ON 6" UBC
238 - DETECTABLE WARNING SURFACE	STYLE "T" ONLY YELLOW COLOR TILE
255 - BITUMINOUS PAVEMENT T-PATCH	TRENCH BACKFILL TO BE A1A MATERIAL.
292 - STREET NAME SIGNPOST	USE NEW CITY LOGO W/ STREET NAME & GRID NUMBER ON SIGN
315.1 - CATCH BASIN	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
316 - COMBINATION CATCH BASIN AND CLEANOUT BOX	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
341.1 - PRECAST MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
341.2 - PRECAST MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
381 - TRENCH BACKFILL	TRENCH BACKFILL TO BE A1A MATERIAL.
382 - PIPE ZONE BACKFILL	WATER DESIGN - REFER TO GRANTSVILLE UTILITY TRENCH FOR WATER DETAIL SEWER DESIGN - SHOULD BE 3/4" MINUS BEDDING CRUSHED DRAIN ROCK. PER UTAH CODE R309-550-8(2)
411 - SANITARY SEWER MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT



**ENSIGN**  
THE STANDARD IN ENGINEERING

**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC.  
1392 PASSASS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-890-3642

**ALINGTON SUBDIVISION**

**PRELIMINARY PLAT SUBMITTAL**

**MAIN STREET**

**GRANTSVILLE, UTAH**

**PRELIMINARY**

**DETAILS**

PROJECT NUMBER T1265K PRINT DATE 9/20/2022

DRAWN BY J.CID CHECKED BY J. CLEGG

PROJECT MANAGER J. CLEGG

**C-501**

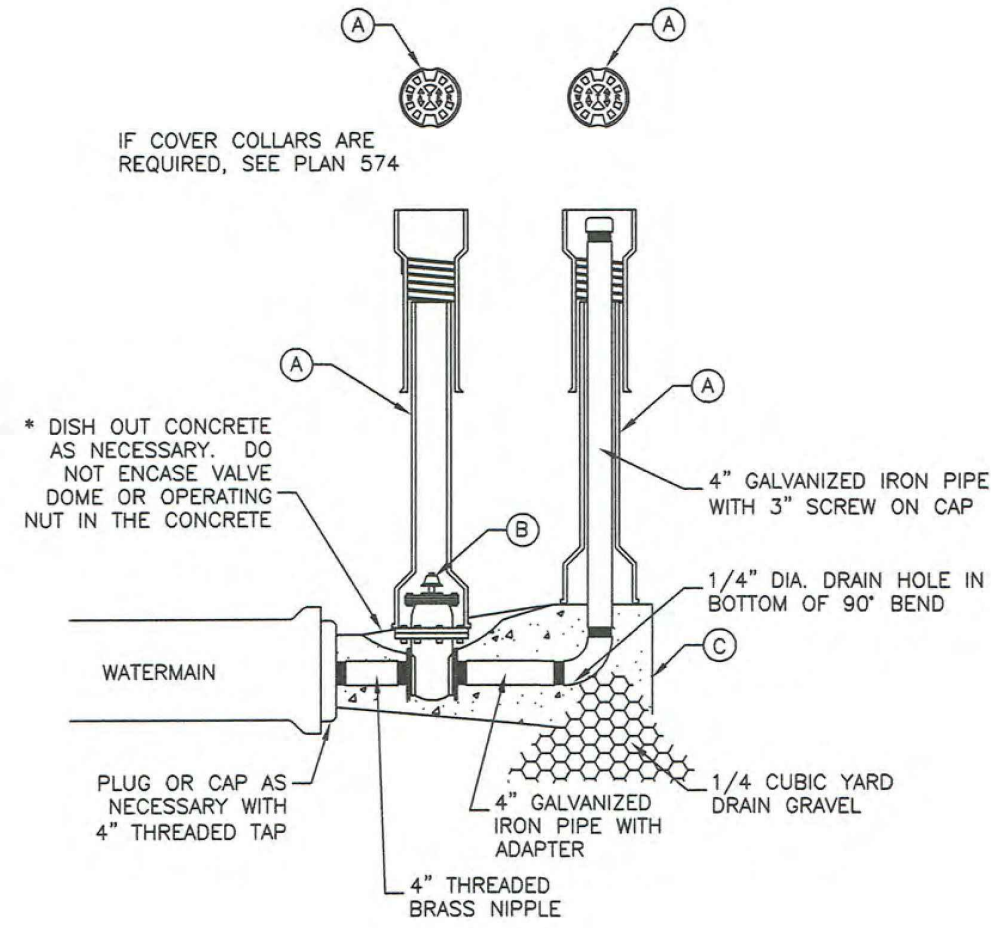


Plan  
**211**  
July 2011Plan  
**402**  
April 1997Plan  
**413**  
September 2001Plan  
**431**  
January 2011



4" washout valve

- GENERAL**
  - Before backfilling, secure inspection of installation by ENGINEER.
  - Water mains 12-inches and larger will require a special washout assembly design.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - Concrete: Class 4000, APWA Section 03 30 04.
- EXECUTION**
  - Pour concrete against undisturbed soil.
  - Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
  - Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
  - After installation of washout valve assembly, verify the washout valve riser drains to gravel.
  - Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.



LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2" x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	PLAN 561

571



4" Washout valve

Plan  
571  
February 2011



# Rock Outlet Protection



**What is rock outlet protection?**

A pad or apron of heavy rock placed at the outlet end of culverts or chutes.

**When is rock outlet protection used?**

Rock outlet protection is installed where the energy at the outlets of culverts or chutes are sufficient to erode the receiving channel or area. This fact sheet does not apply to continuous rock linings of channels or streams. Pipes that dump water at the top of a slope, or down slopes steeper than 10 percent, or flow at rates greater than 10 feet per second require a site specific design that is beyond the scope of this fact sheet.

**How is rock outlet protection installed?**

**Apron length:** Apron length ( $L_a$ ) shall be determined from Table 1.  
**Apron width:** The apron width is based on the diameter of the discharge pipe, ( $D$ ). The apron width will be  $3D$  at the upstream end ( $W_u$ ), and the downstream width ( $W_d$ ) will be equal to  $(D + L_a)$ . The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, ( $D$ ).  
**Alignment:** The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.  
**Thickness:** The required apron thickness is shown in Table 1.  
**Gabions:** When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.  
**Materials:** Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

Helping People Help the Land  
USDA is an equal opportunity provider and employer

USDA NRCS 2012 Fact Sheet

USDA NRCS 2012 Fact Sheet - rock outlet protection

**When type of maintenance is required?**

Inspect rock outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage. Remove any debris that has collected on the outlet pad.

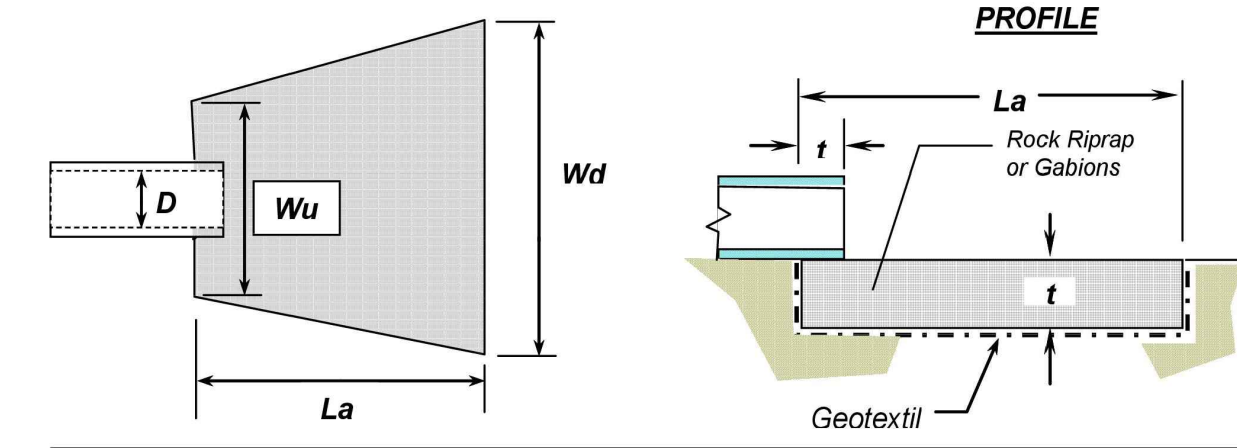


Figure 1 - Typical detail for rock outlet protection below a culvert

Culvert Size D, (inches)	Rock Size d <sub>u</sub> , (inches)	Apron Legnth La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Quantity (tons)
12	6	12	5	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215

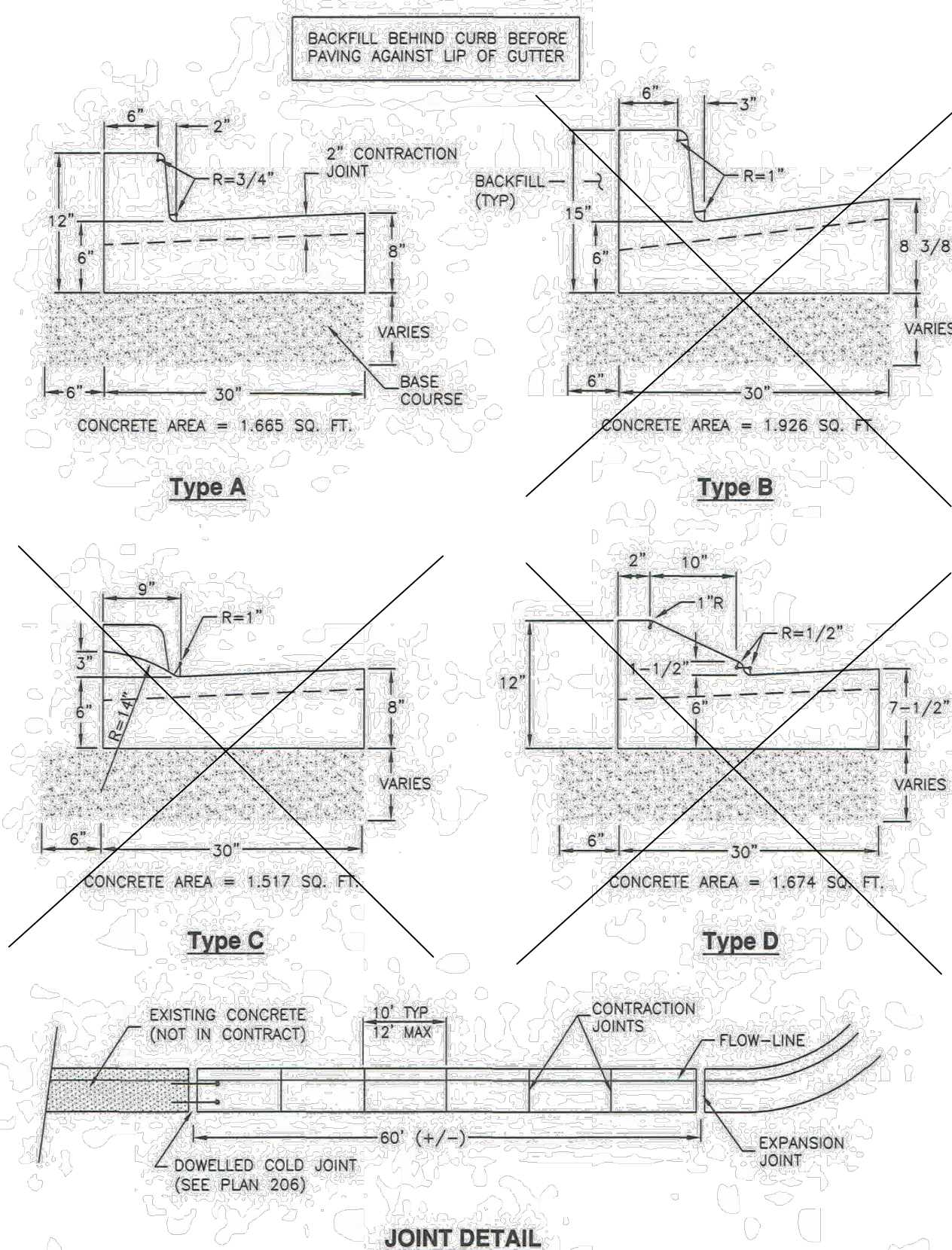
TABLE 1 - Rock outlet protection apron dimensions

Smallest Dimension in Inches					% of rocks small than size shown
Gabion Rock	6" d <sub>u</sub>	9" d <sub>u</sub>	12" d <sub>u</sub>	18" d <sub>u</sub>	
8	12	15	21	30	100
6	9	12	18	24	50-70
4	6	9	12	18	35-50
3	2	3	4	6	2-10

TABLE 2 - Required rock gradation

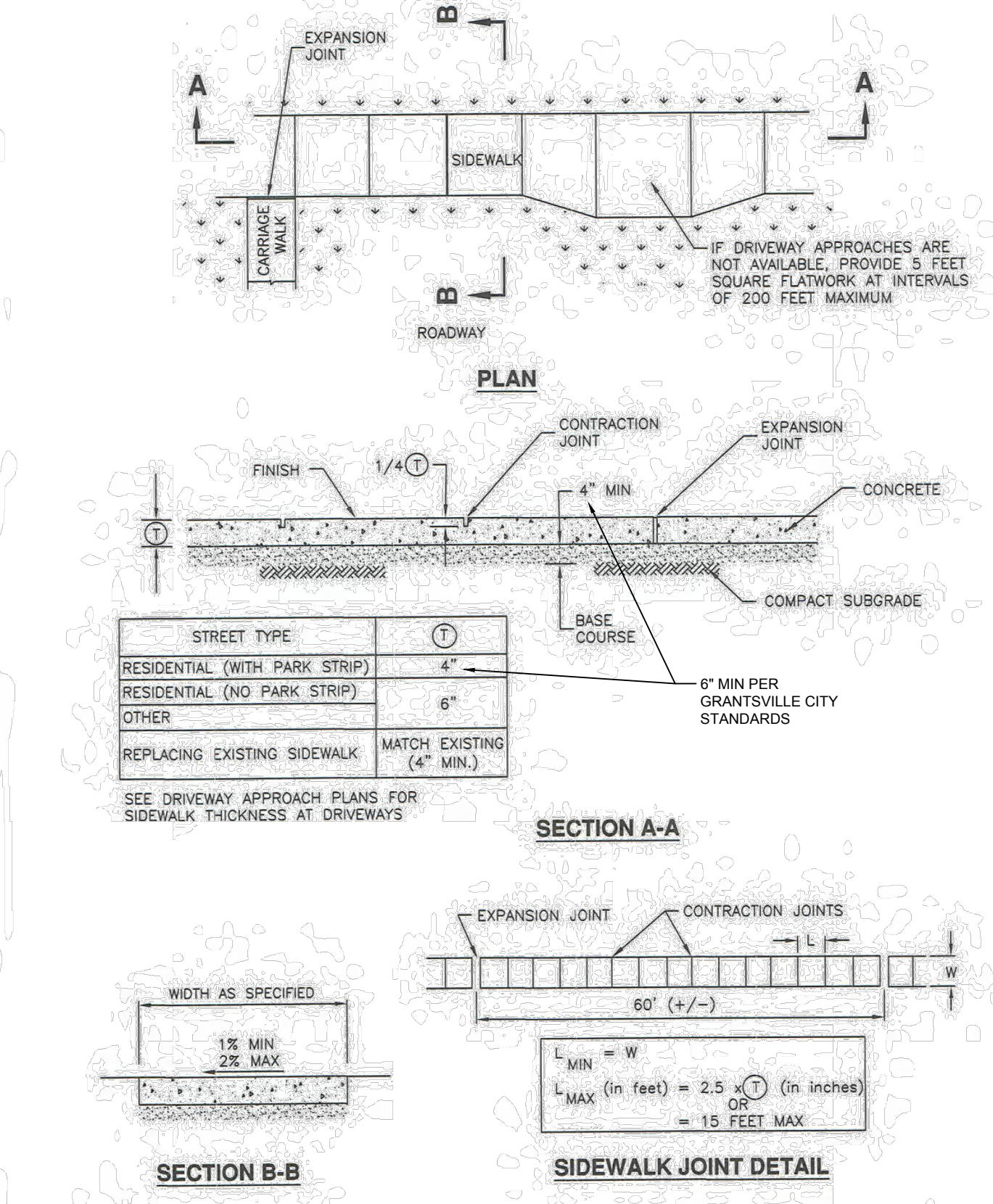
**NOTE:** After a fire many trees are weakened from burning around the base of the trunk. The trees can fall over or blow down without warning. Shallow rooted trees can also fall. Therefore be extremely alert when around burned trees.

Helping People Help the Land  
USDA is an equal opportunity provider and employer



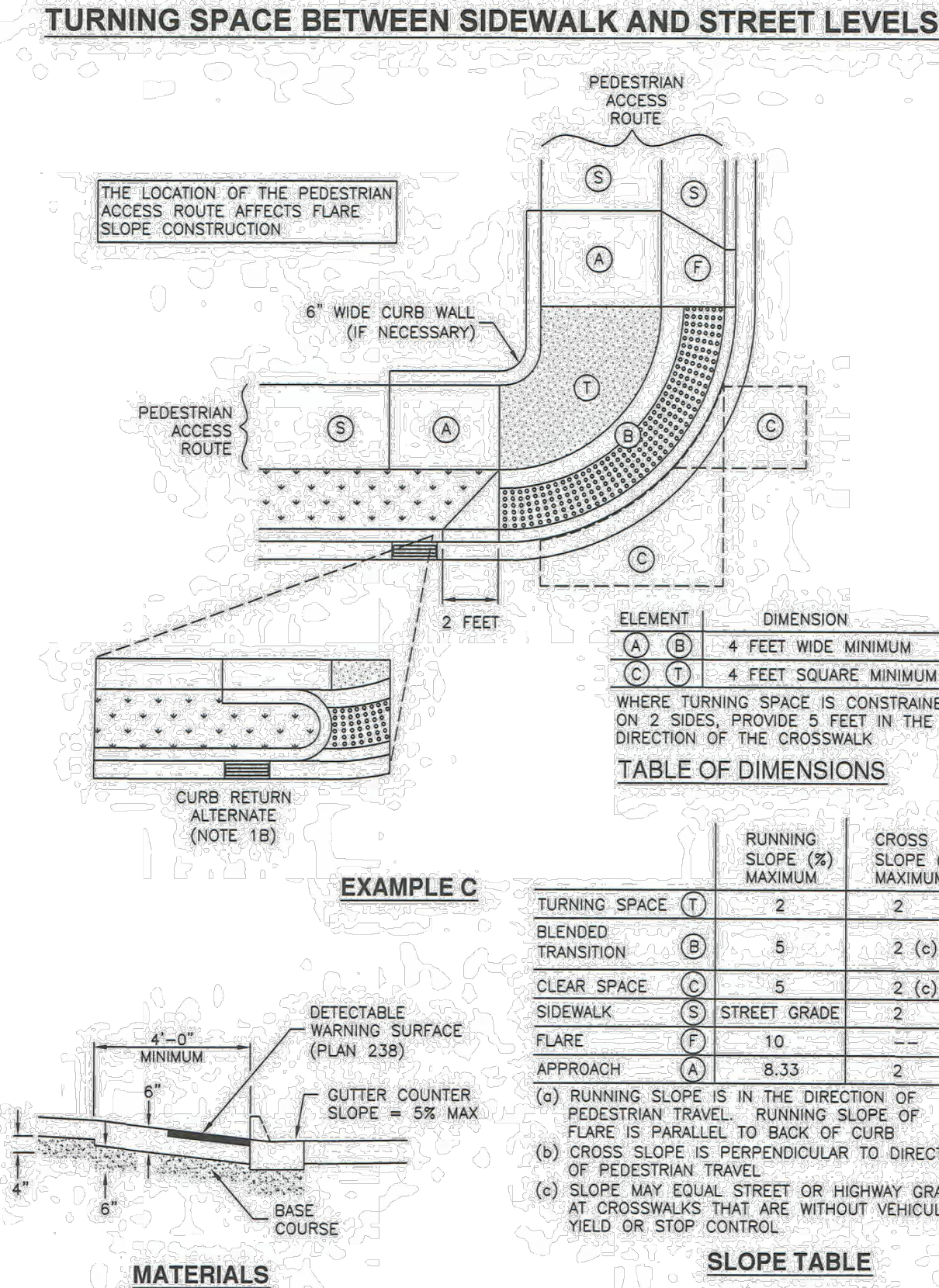
Curb and gutter

Plan  
205.1  
December 2008



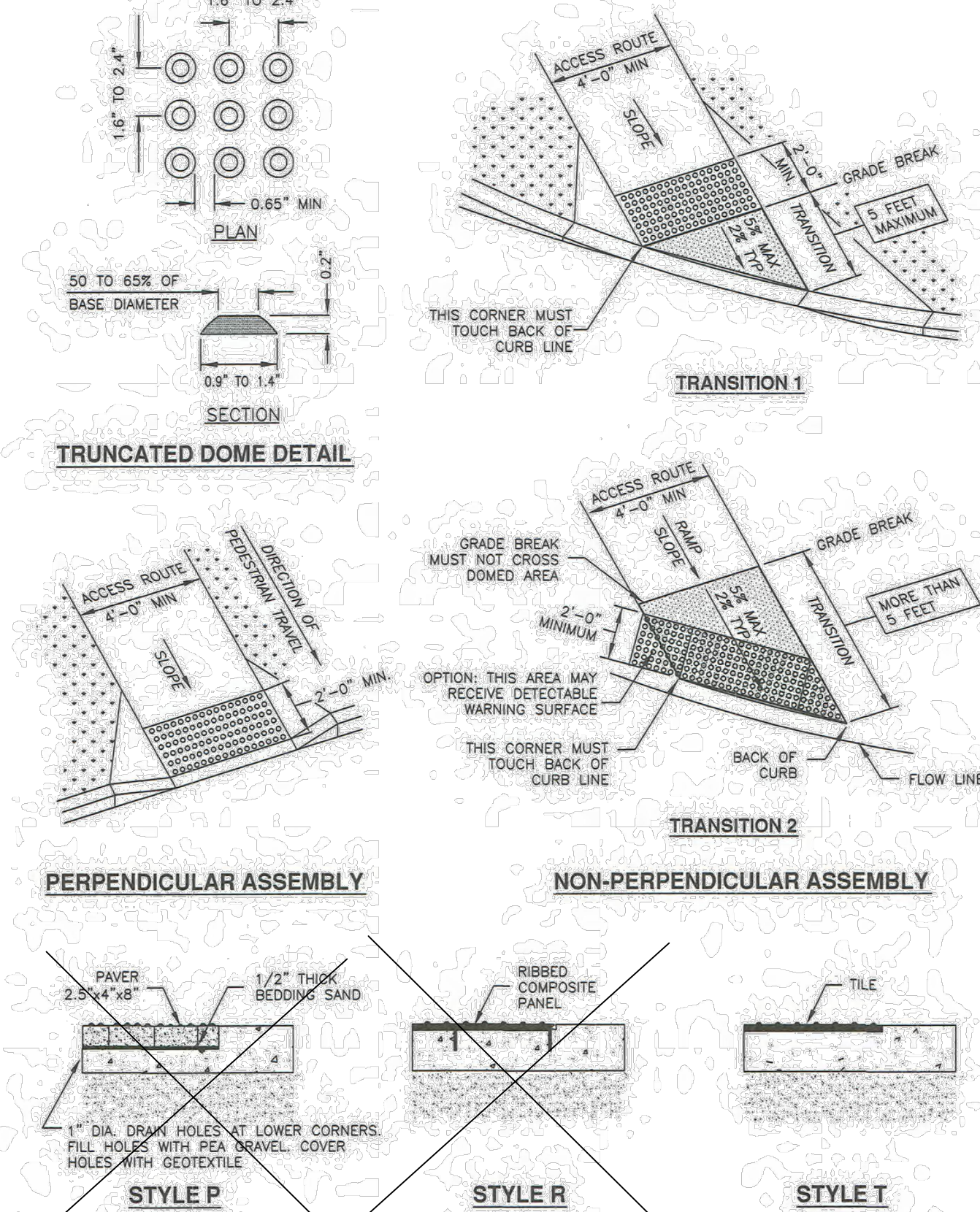
Sidewalk

Plan  
231  
March 2009



Corner curb cut assembly

Plan  
235.2  
September 2011



Detectable warning surface

Plan  
238  
July 2011



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

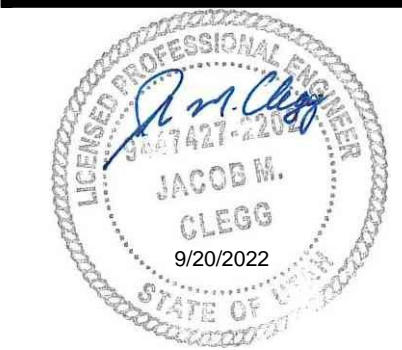
**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSASS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH



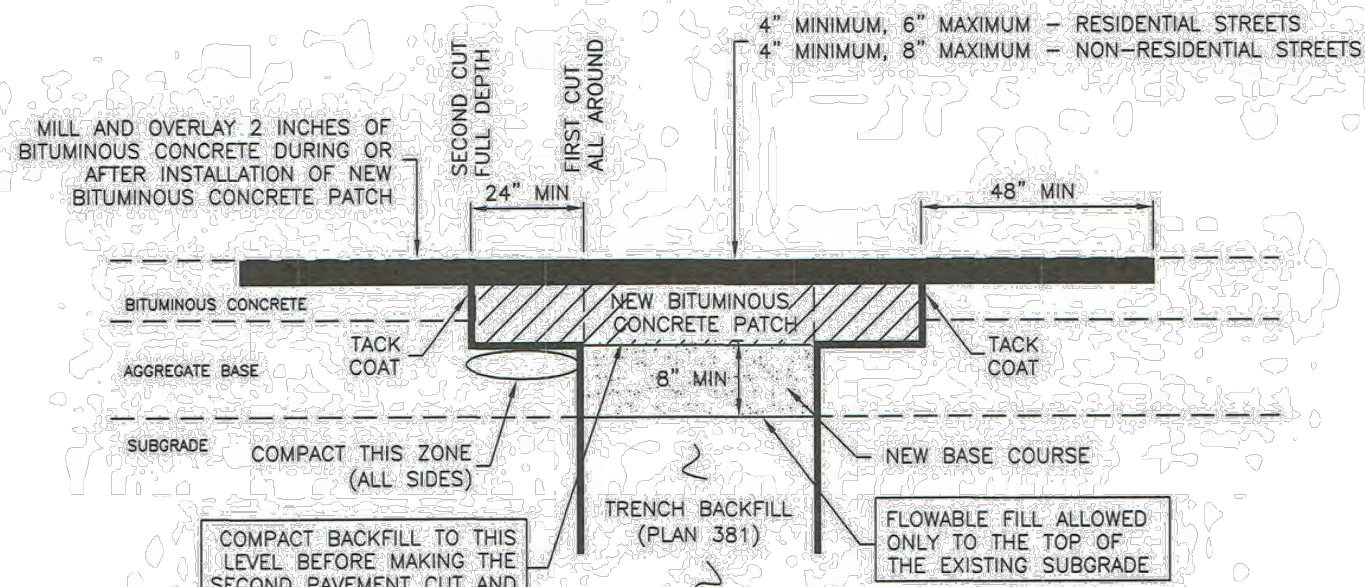
PRELIMINARY

DETAILS

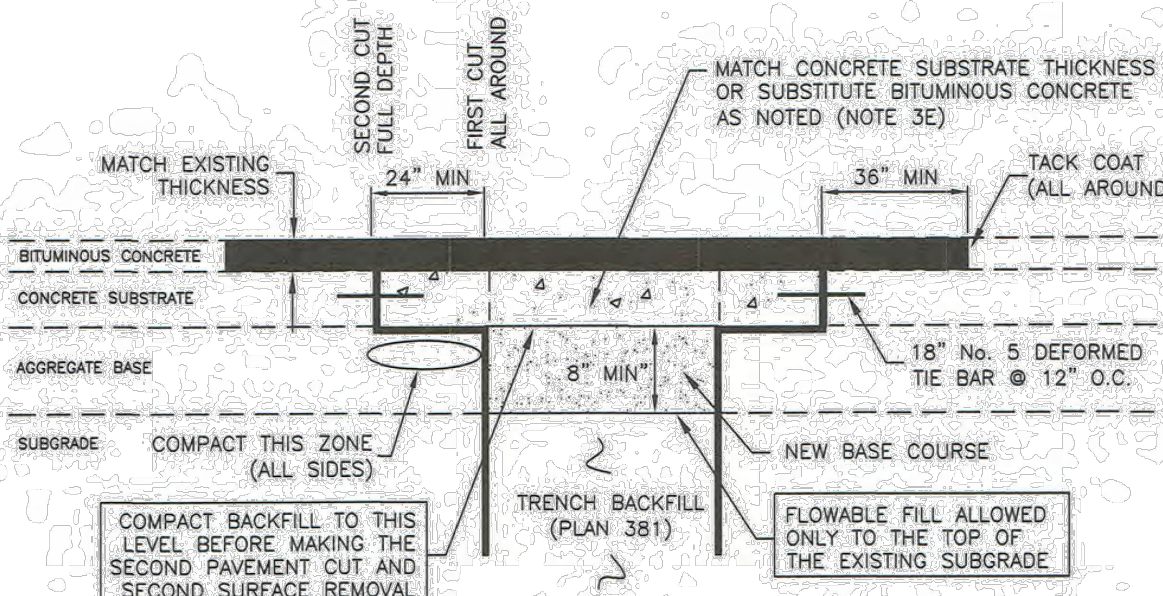
PROJECT NUMBER  
T1265K  
PRINT DATE  
9/20/2022  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

C-503





BITUMINOUS CONCRETE RESTORATION

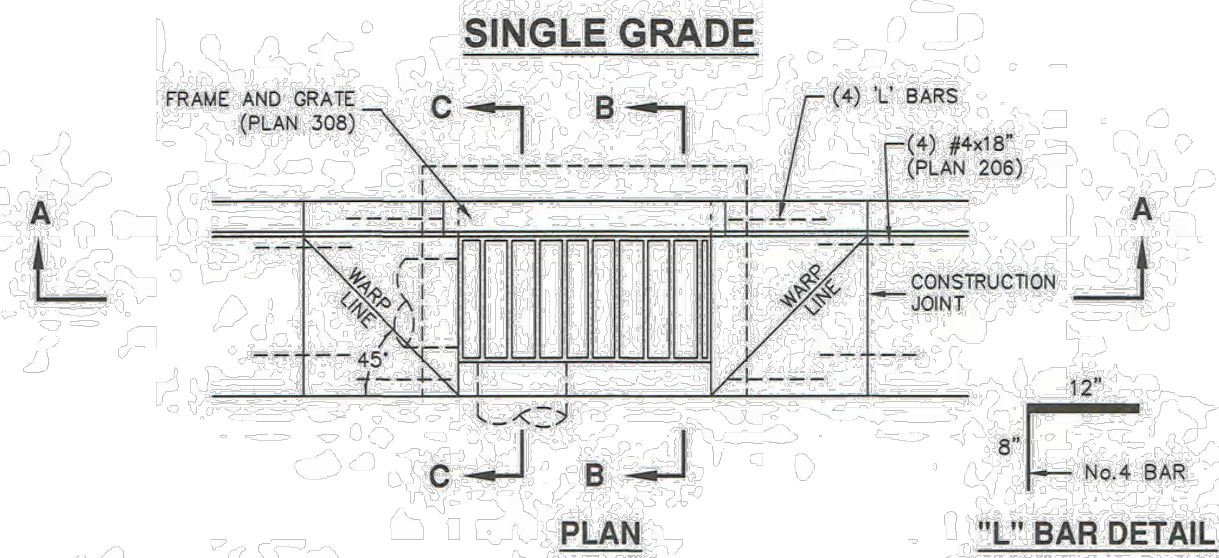


COMPOSITE RESTORATION



Bituminous pavement T-patch

Plan  
255  
November 2015



SECTION A-A

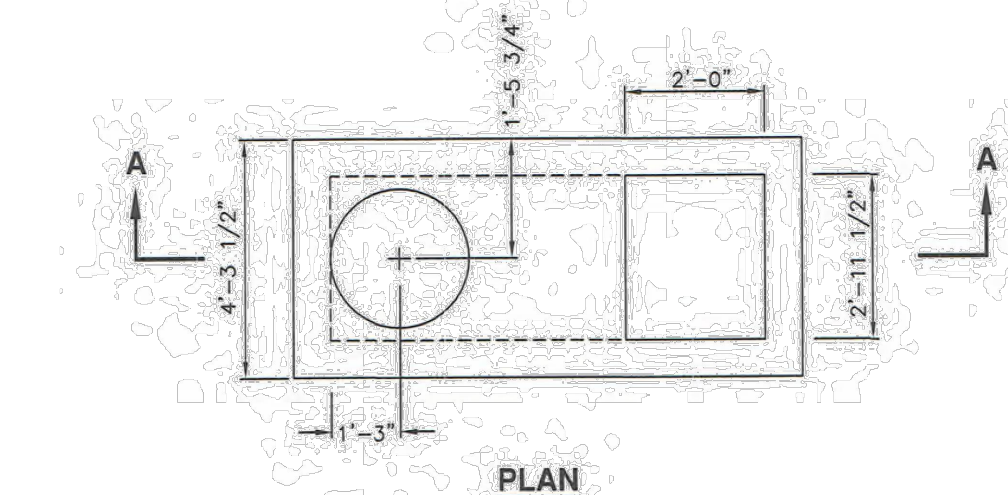
SECTION B-B

SECTION C-C



Catch basin

Plan  
315.1  
September 2010

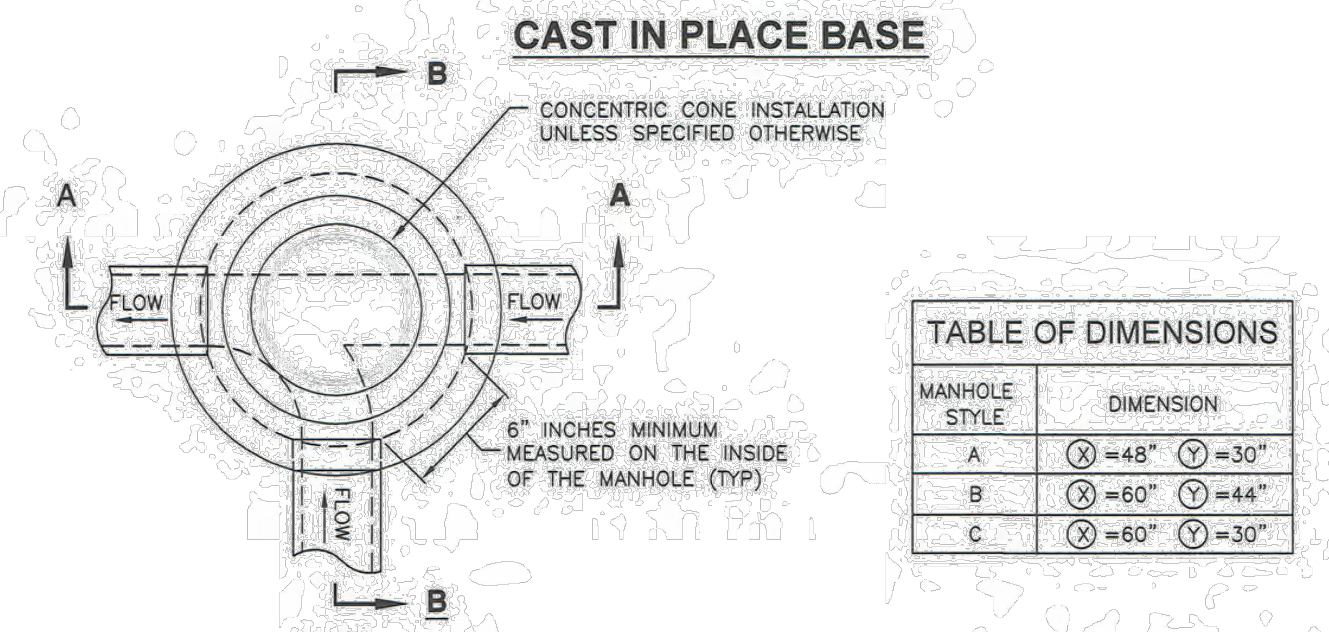


SECTION A-A



Combination catch basin and cleanout box

Plan  
316  
March 2011

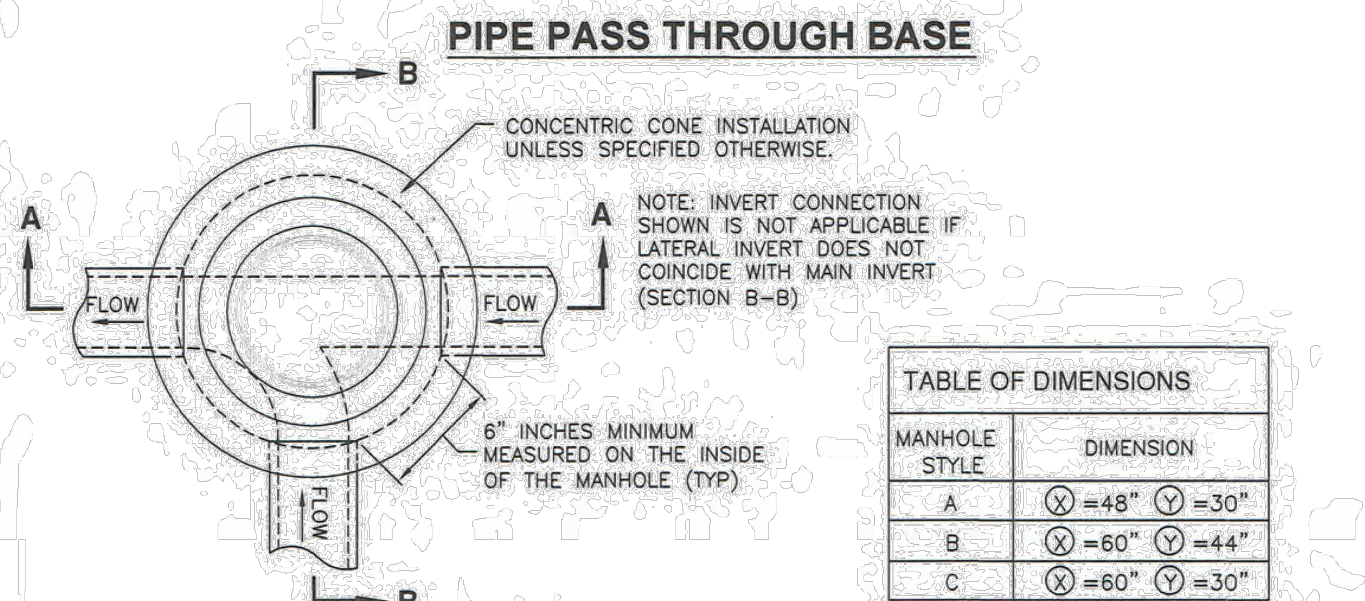


SECTION A-A  
(CONCRETE DECK OPTION)



Precast manhole

Plan  
341.1  
November 2010

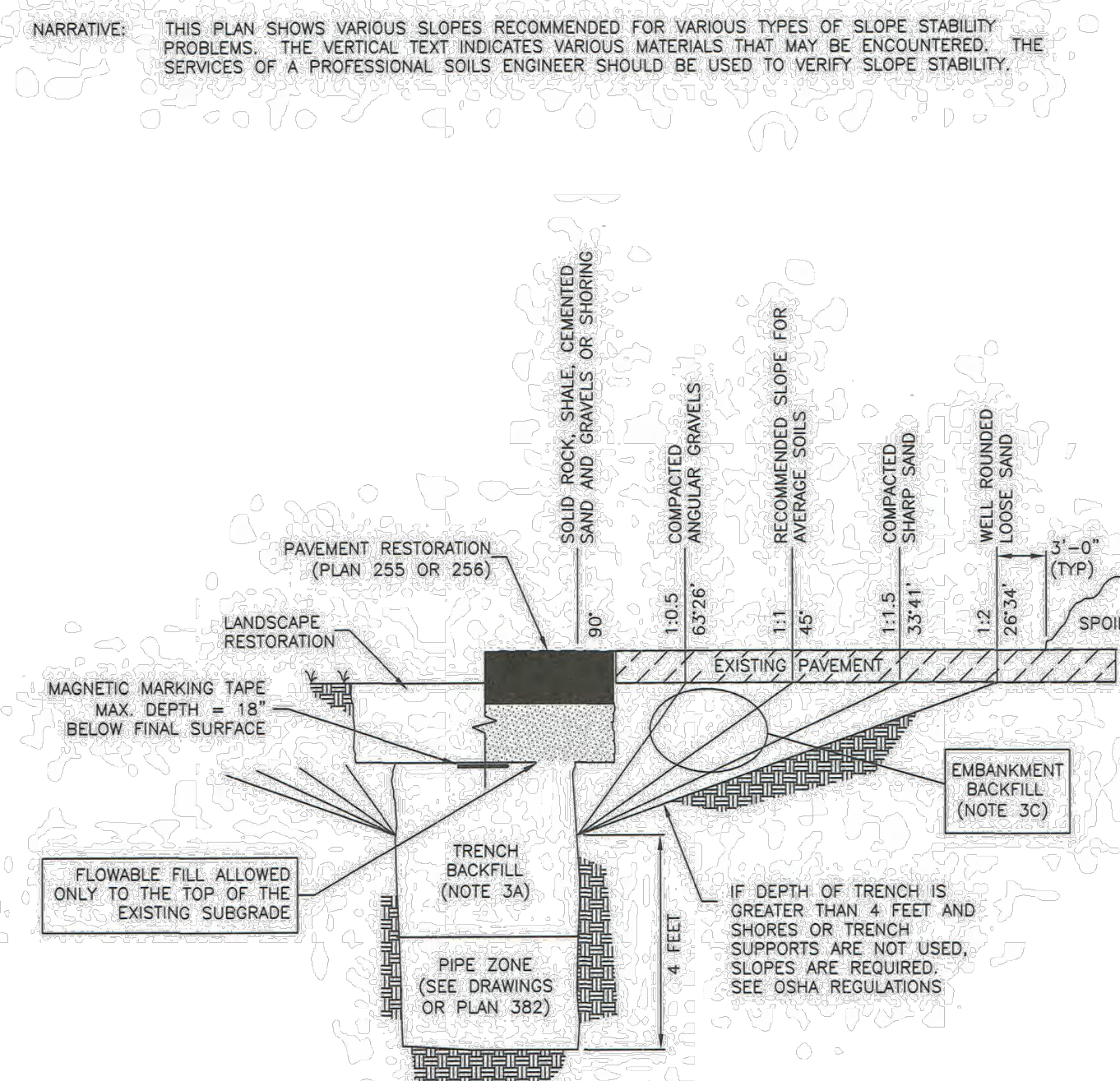


SECTION A-A  
(CONCRETE DECK OPTION)



Precast manhole

Plan  
341.2  
November 2010



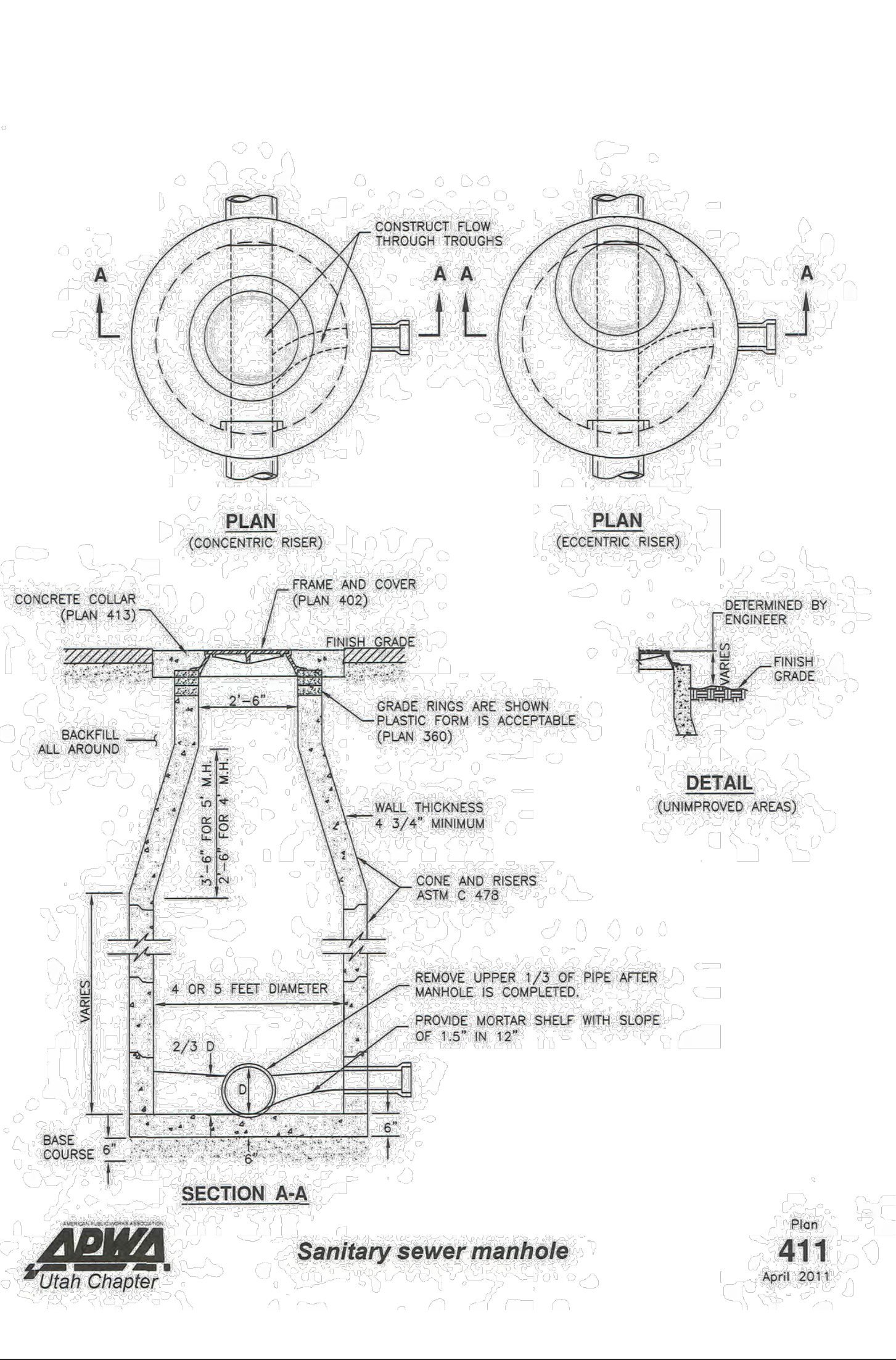
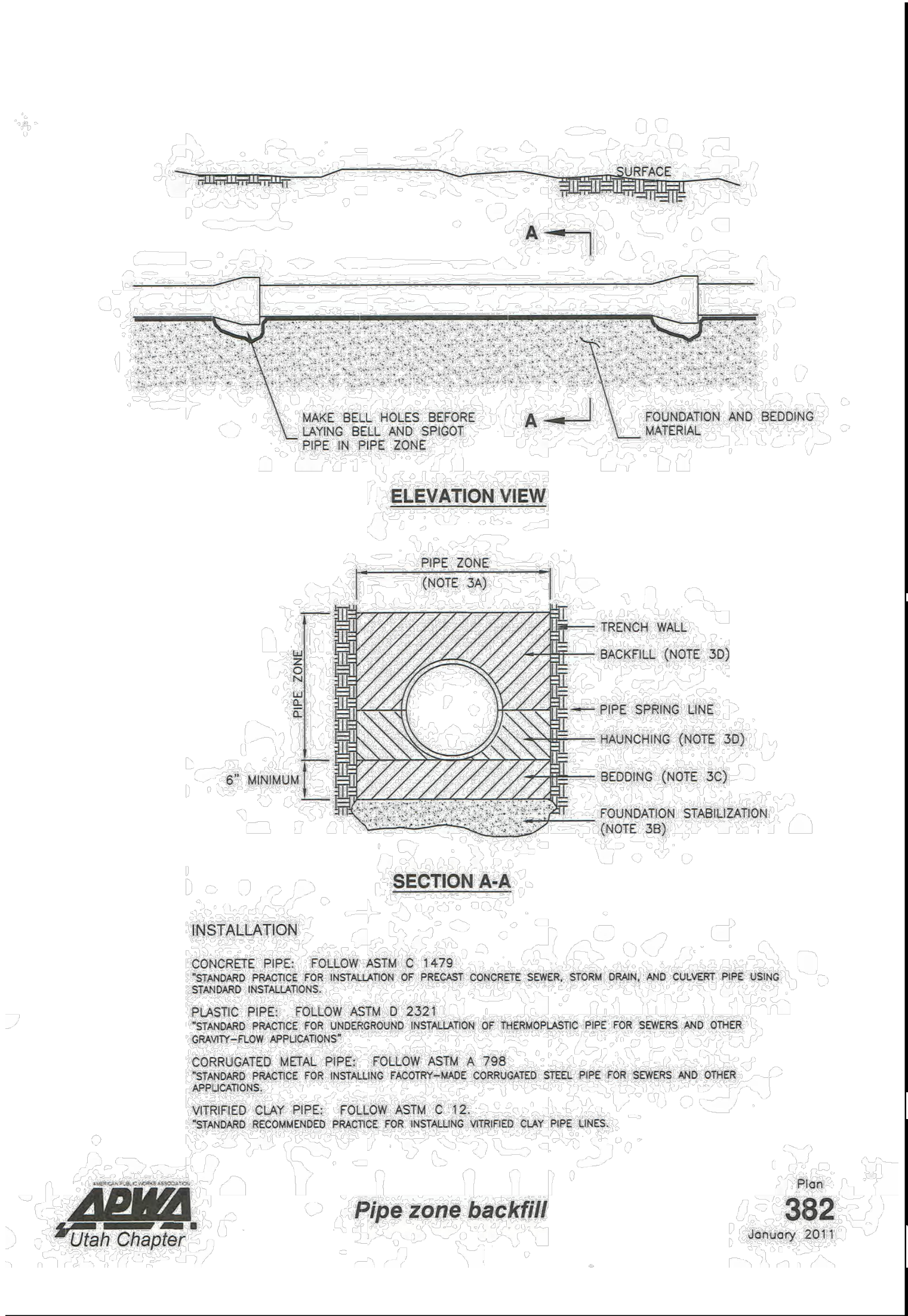
Trench backfill



Plan  
381  
July 2016







#### Study Summary Statistics

No. of Lots	74
Roof SF/lot	3500
Drive SF/lot	720
Total Lots Hardscape, SF	312280
Road Length, FT	5575
Total Road Hardscape SF	250875
Total Hardscape, SF	563155
Total Area, SF	1487138
Landscaped Area, SF	923983
Weighted Average C	0.42

#### Detention Calculations (10-year storm)

Basin Tributary Area	1,487,138	SF
Runoff coefficient C:	0.415	
Basin Area	30,000	SF
Allowable Discharge Rate	0.05	cfs/acre
Total Discharge	1.71	cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	3.16	13,529	512	13,017
10	2.40	20,576	1,024	19,552
15	1.98	25,514	1,536	23,978
30	1.33	34,310	3,073	31,238
60	0.83	42,489	6,145	36,344
120	0.46	46,913	12,290	34,623
180	0.32	49,845	18,436	31,410
360	0.19	58,642	36,871	21,770
720	0.12	70,987	73,742	(2,755)
1440	0.07	87,448	147,485	(60,037)
		Required Detention:		36,344
		Provided Detention:		39,020

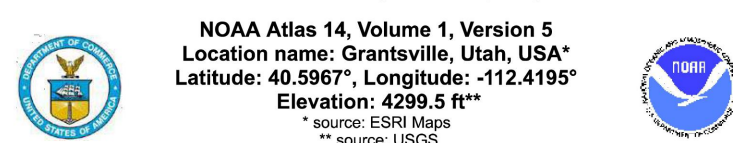
#### Catchment Calculations (10-year storm)

Time of Concentration:		30 min		
Rainfall Intensity I:		1.33 in/hr		
Manning's N		0.013		
Catchment	Area (SF)	C	Flow (CFS)	Destination
1	63,534	0.393	0.771	201
2	164,656	0.393	1.997	219
3	90,087	0.393	1.093	220
4	116,769	0.393	1.416	204
5	102,653	0.393	1.245	205
6	60,670	0.393	0.736	207
7	109,943	0.393	1.333	209
8	134,696	0.393	1.634	217
9	156,721	0.393	1.901	216
10	116,267	0.393	1.410	225
11&12	127,718	0.393	1.549	214
13	34,779	0.393	0.422	210
14	132,220	0.393	1.604	223
15	109,195	0.393	1.324	224

#### Pipe Design (10-year storm)

Pipe	Tributary Basins	Surface Flow (CFS)	Upstream Pipes	Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Full Flow Capacity (CFS)	% of Full-Flow Capacity
201-202	1	0.771	None	0.000	0.771	0.60%	15	5.017	15.4%
204-205	5	1.245	None	0.000	1.245	1.64%	15	8.295	15.0%
204-206	4	1.416	201-205	2.016	3.432	0.71%	15	5.458	62.9%
206-207	6	0.736	None	0.000	0.736	0.60%	15	5.017	14.7%
209-210	13	0.422	None	0.000	0.422	2.72%	15	10.682	3.9%
209-211	7	1.333	201-209	4.589	5.923	0.60%	18	8.159	72.6%
222-223	14	1.604	None	0.000	1.604	0.60%	15	5.017	32.0%
222-224	15	1.324	None	0.000	1.324	0.59%	15	4.975	26.6%
212-222	None	0.000	222-224	2.928	2.928	0.60%	15	5.017	58.4%
212-213	None	0.000	201-222	8.851	8.851	0.60%	24	17.670	50.4%
213-214	11&12	1.549	None	0.000	1.549	2.00%	15	9.160	16.9%
213-225	None	0.000	201-225	10.400	10.400	0.75%	24	19.644	52.9%
219-220	3	1.093	None	0.000	1.093	0.67%	15	5.302	20.6%
218-219	2	1.997	219-220	1.093	3.090	0.60%	15	5.017	61.6%
216-217	8	1.634	None	0.000	1.634	1.13%	15	6.885	23.7%
215-216	9	1.90	216-220	4.723	6.624	0.60%	18	8.159	81.2%
221-225	10	1.410	201-225	15.123	16.533	2.50%	24	35.865	46.1%

4/20/22, 11:43 AM



#### POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Oates, Sarah Hain, Lillian Hiner, Kazungu Malawa, Deborah Martin, Sandra Pawlow, Brent Roy, Carl Tysdal, Dale Ulrich, Fenglin Yan, Michael Yelke, Ter Zhao, Geoffrey Bonnen, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoon

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

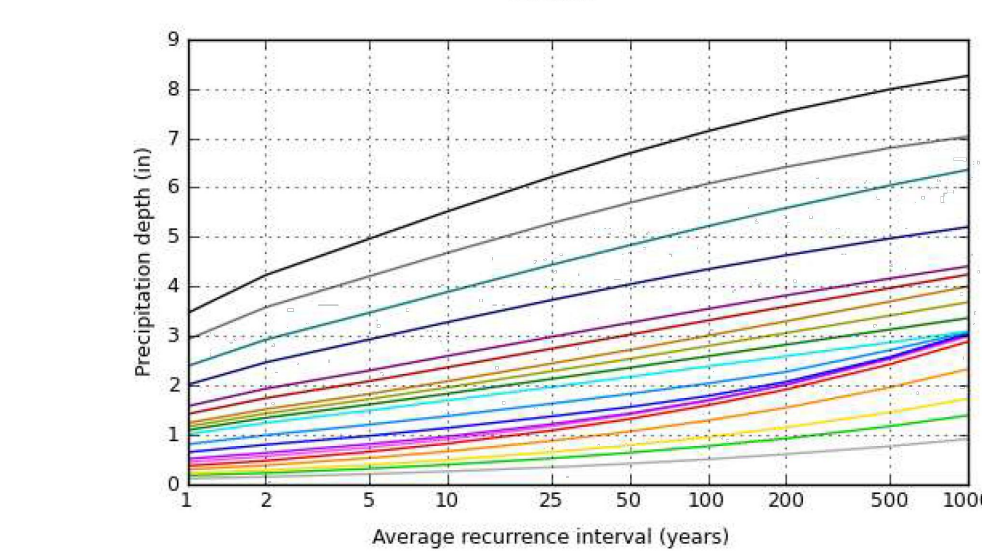
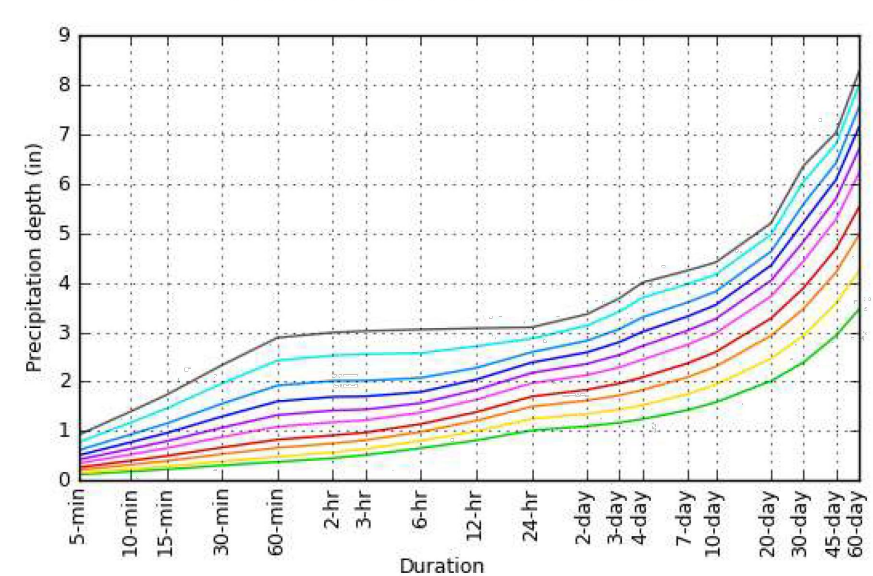
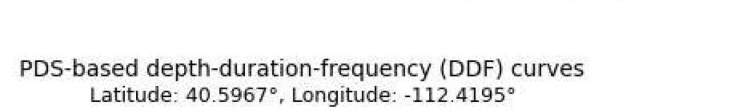
#### PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.120 (0.100-0.136)	0.152 (0.135-0.175)	0.210 (0.185-0.240)	0.263 (0.229-0.301)	0.346 (0.295-0.398)	0.420 (0.350-0.487)	0.508 (0.412-0.597)	0.611 (0.478-0.728)	0.771 (0.576-0.938)	0.918 (0.658-1.14)
10-min	0.182 (0.160-0.208)	0.231 (0.205-0.266)	0.319 (0.281-0.368)	0.400 (0.349-0.457)	0.526 (0.450-0.605)	0.640 (0.533-0.742)	0.774 (0.620-0.908)	0.929 (0.727-1.11)	1.17 (0.877-1.43)	1.40 (1.00-1.73)
15-min	0.226 (0.198-0.257)	0.287 (0.254-0.329)	0.396 (0.349-0.454)	0.496 (0.433-0.567)	0.632 (0.558-0.750)	0.793 (0.678-1.13)	0.959 (0.802-1.37)	1.15 (0.90-1.77)	1.46 (1.04-2.15)	1.73 (1.24-2.15)
30-min	0.304 (0.257-0.347)	0.386 (0.340-0.444)	0.533 (0.470-0.611)	0.667 (0.583-0.784)	0.878 (0.751-1.01)	1.07 (0.881-1.24)	1.29 (1.05-1.52)	1.55 (1.21-1.89)	1.96 (1.46-2.39)	2.33 (1.67-2.89)
60-min	0.376 (0.330-0.429)	0.478 (0.423-0.549)	0.660 (0.582-0.756)	0.826 (0.722-0.945)	1.09 (0.930-1.25)	1.32 (1.10-1.53)	1.60 (1.30-1.88)	1.92 (1.50-2.29)	2.42 (1.81-2.95)	2.89 (2.07-3.58)
2-hr	0.451 (0.410-0.508)	0.570 (0.515-0.642)	0.749 (0.676-0.842)	0.912 (0.816-1.02)	1.18 (1.03-1.33)	1.42 (1.21-1.61)	1.69 (1.40-1.95)	2.01 (1.67-2.38)	2.53 (1.92-3.08)	2.99 (2.18-3.71)
3-hr	0.515 (0.474-0.571)	0.637 (0.584-0.708)	0.815 (0.745-0.901)	0.969 (0.878-1.07)	1.22 (1.08-1.35)	1.43 (1.25-1.63)	1.70 (1.44-1.96)	2.02 (1.67-2.38)	2.55 (1.99-3.07)	3.02 (2.27-3.71)
6-hr	0.550 (0.504-0.708)	0.693 (0.646-0.870)	0.981 (0.912-1.06)	1.14 (1.06-1.24)	1.37 (1.25-1.49)	1.56 (1.41-1.71)	1.79 (1.58-1.98)	2.07 (1.79-2.41)	2.58 (2.15-3.10)	3.05 (2.46-3.74)
12-hr	0.611 (0.577-0.874)	0.755 (0.707-1.08)	1.11 (1.03-1.31)	1.38 (1.28-1.49)	1.63 (1.50-1.77)	1.83 (1.69-2.09)	2.04 (1.82-2.25)	2.28 (2.02-2.54)	2.71 (2.32-3.13)	3.08 (2.58-3.78)
24-hr	0.681 (0.635-1.10)	0.84 (0.781-1.25)	1.21 (1.15-1.35)	1.49 (1.38-1.62)	1.79 (1.67-1.84)	2.07 (1.81-2.13)	2.38 (2.00-2.36)	2.69 (2.37-2.82)	3.13 (2.59-3.16)	3.36 (2.76-3.82)
2-day	1.10 (1.02-1.19)	1.35 (1.25-1.46)	1.62 (1.50-1.75)	1.83 (1.69-1.88)	2.13 (1.97-2.30)	2.36 (2.17-2.55)	2.59 (2.37-2.81)	2.82 (2.53-3.41)	3.13 (2.83-3.41)	3.36 (3.02-3.86)
3-day	1.17 (1.09-1.27)	1.43 (1.33-1.56)	1.72 (1.60-1.88)	1.96 (1.82-2.12)	2.29 (2.12-2.47)	2.54 (2.34-2.74)	2.80 (2.57-3.03)	3.06 (2.79-3.32)	3.41 (3.08-3.72)	3.68 (3.30-4.12)
4-day	1.24 (1.15-1.34)	1.52 (1.42-1.65)	1.83 (1.70-1.97)	2.09 (1.94-2.25)	2.44 (2.26-2.63)	2.72 (2.51-2.93)	3.01 (2.75-3.25)	3.30 (2.93-3.57)	3.70 (3.34-4.02)	4.00 (3.58-4.38)
7-day	1.42 (1.32-1.54)	1.74 (1.63-1.89)	2.09 (1.94-2.25)	2.37 (2.21-2.55)	2.74 (2.55-2.95)	3.03 (2.81-3.25)	3.31 (3.06-3.57)	3.60 (3.31-3.88)	3.97 (3.62-4.30)	4.24 (3.85-4.66)
10-day	1.58 (1.47-1.70)	1.93 (1.81-2.08)	2.30 (2.16-2.47)	2.62 (2.43-2.78)	2.98 (2.79-3.19)	3.27 (3.06-3.49)	3.55 (3.30-3.80)	3.82 (3.54-4.10)	4.15 (3.84-4.48)	4.41 (4.06-4.76)
20-day	2.01 (1.88-2.15)	2.47 (2.30-2.64)	2.93 (2.73-3.12)	3.28 (3.07-3.49)	3.73 (3.48-4.01)	4.04 (3.78-4.30)	4.35 (4.06-4.63)	4.63 (4.31-4.93)	4.97 (4.61-5.31)	5.20 (4.83-5.57)
30-day	2.39 (2.24-2.54)	2.93 (2.74-3.12)	3.47 (3.25-3.69)	3.89 (3.65-4.13)	4.44 (4.16-4.70)	4.83 (4.52-5.12)	5.22 (4.86-5.54)	5.55 (5.19-5.95)	6.04 (5.68-6.42)	6.36 (5.86-6.82)
45-day	2.93 (2.75-3.12)	3.58 (3.37-3.82)	4.21 (4.01-4.47)	4.68 (4.41-4.97)	5.28 (4.98-5.59)	5.69 (5.37-6.02)	6.08 (5.68-6.79)	6.42 (6.04-7.20)	7.03 (6.62-7.45)	7.03 (6.65-7.45)
60-day	3.46 (3.25-3.70)	4.23 (3.97-4.52)	4.96 (4.67-5.29)	5.52 (5.19-5.87)	6.21 (5.84-6.59)	6.69 (6.28-7.10)	7.14 (6.70-7.57)	7.54 (7.06-8.01)	7.99 (7.48-8.50)	8.26 (7.74-8.80)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

#### PF graphical

4/20/22, 11:43 AM



NOAA Atlas 14, Volume 1, Version 5

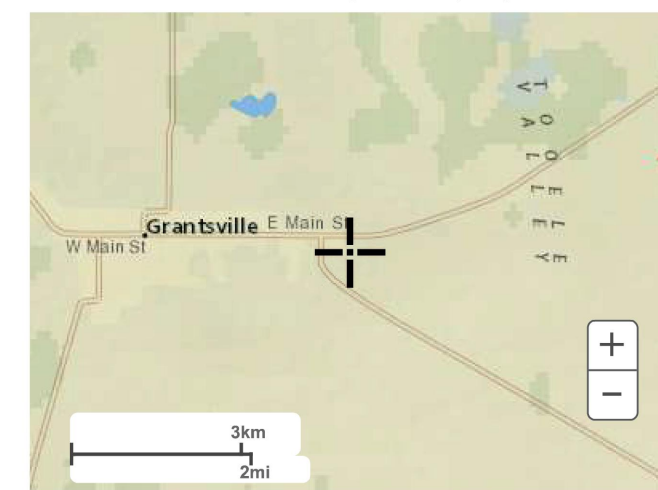
Created (GMT): Wed Apr 20 17:42:43 2022

[Back to Top](#)

#### Maps & aerials

Small scale terrain

4/20/22, 11:43 AM



Large scale aerial



#### TOOELE

169 N. Main Street, Unit 1  
 Tooele, UT. 84074  
 Phone: 435.843.3590

#### SALT LAKE CITY

Phone: 801.255.0529

#### LAYTON

Phone: 801.547.1100

#### CEDAR CITY

Phone: 435.865.1453

#### RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
 KRONWOOD REAL ESTATE LLC  
 1392 PASSS CANYON ROAD  
 ERDA, UTAH 84074

CONTRACT:  
 JOE WHITE  
 PHONE: 435-830-3642

ALINGTON SUBDIVISION  
 PRELIMINARY PLAT SUBMITTAL  
 MAIN STREET  
 GRANTSVILLE,



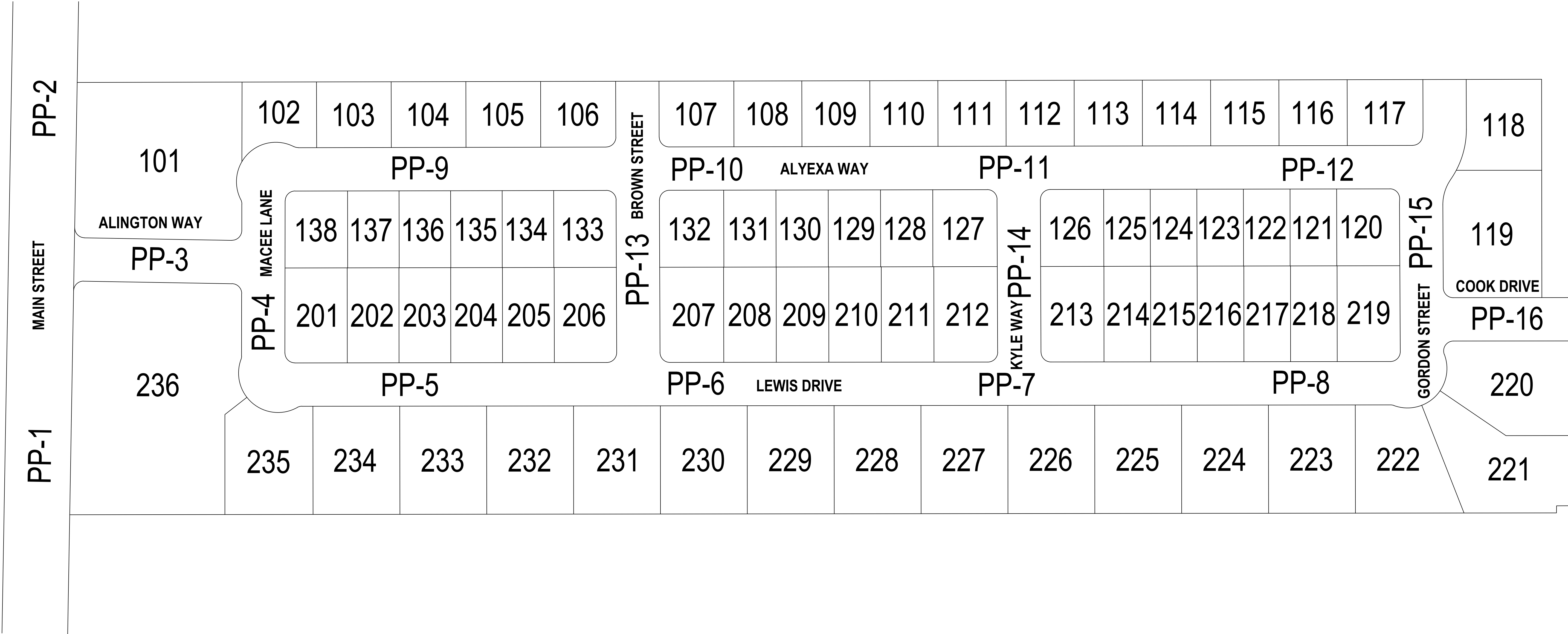
811


Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
  
ELEV = 4601.53





EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD


Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL

MAIN STREET  
GRANTSVILLE, UTAH



PRELIMINARY

PLAN AND PROFILE  
KEYMAP

PROJECT NUMBER  
T1265K  
PRINT DATE  
11/11/2021  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

PP-0



811

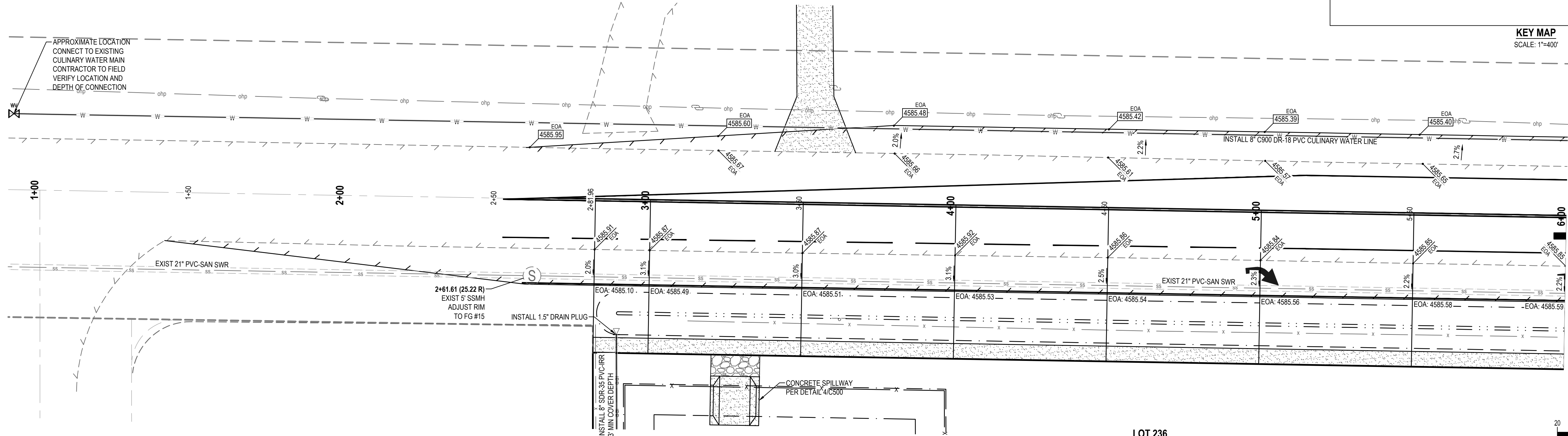
Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

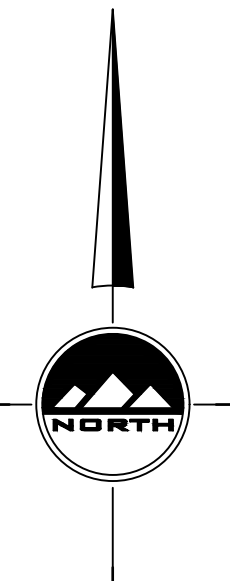
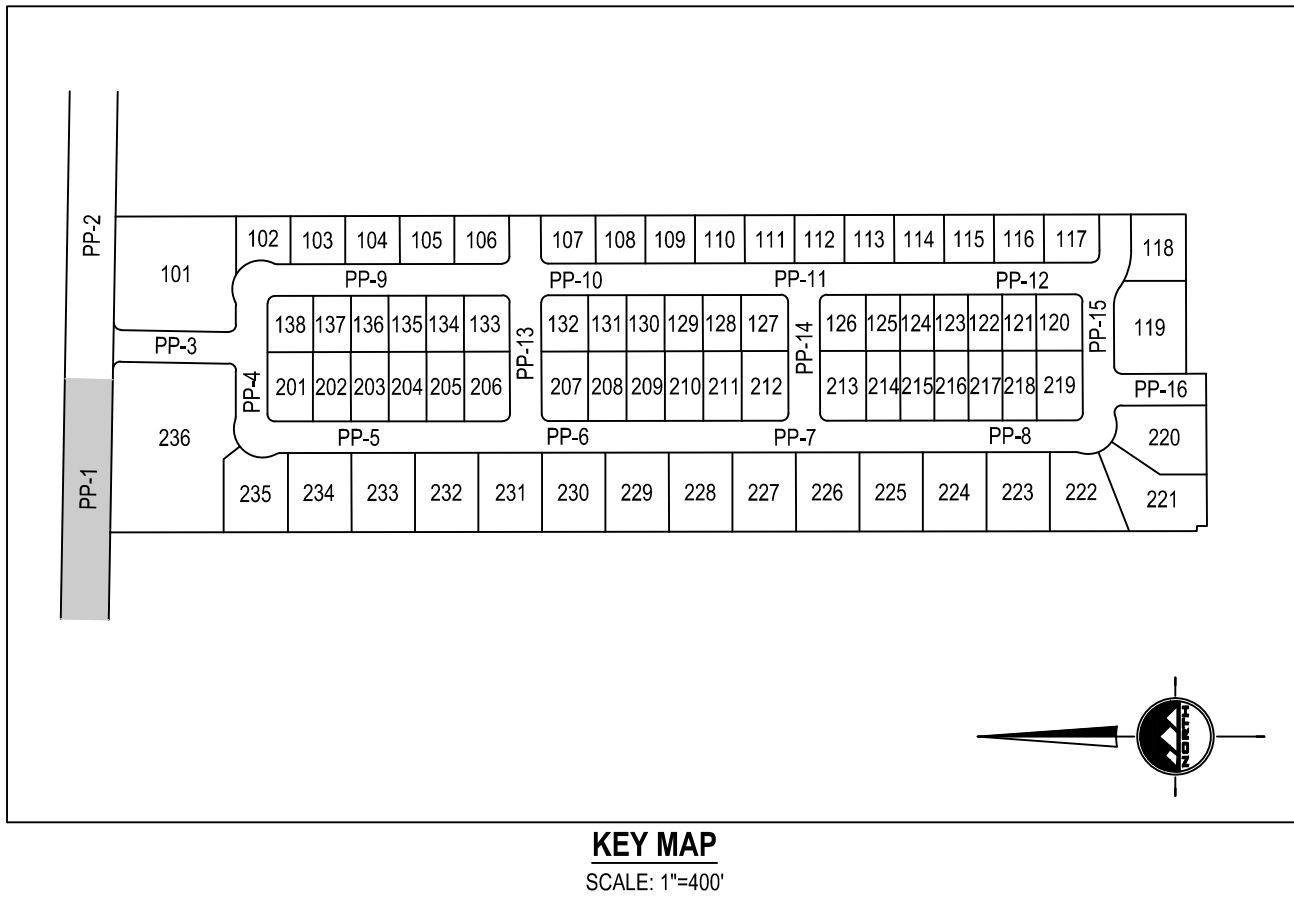
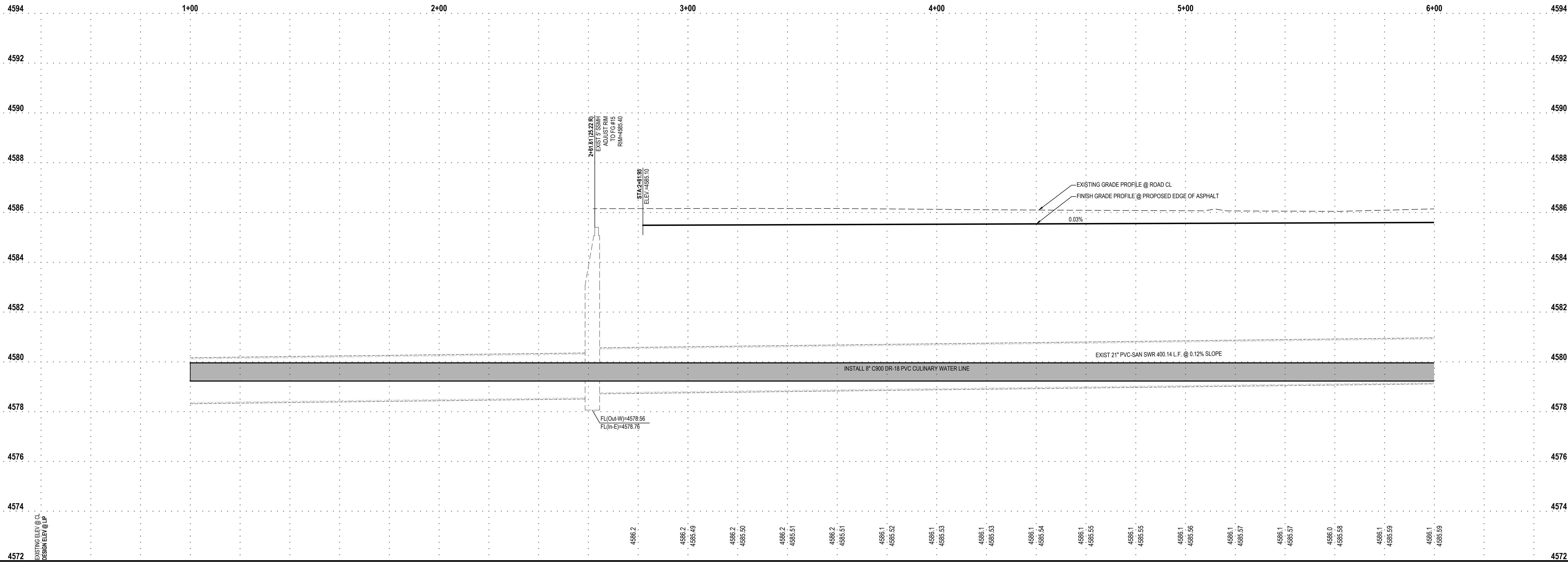
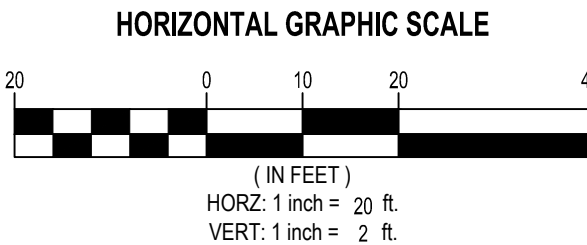
ELEV = 4601.53



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER  
LINE AND CULINARY WATER LINES

MAIN STREET

LOT 236



**ENSIGN**  
THE STANDARD IN ENGINEERING

**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

**RICHFIELD**  
Phone: 435.896.2983

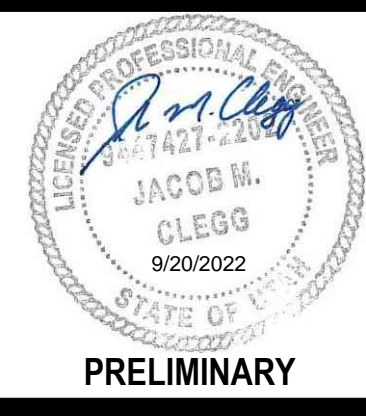
[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL

MAIN STREET  
GRANTSVILLE, UTAH



PRELIMINARY

MAIN STREET  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K  
PRINT DATE  
9/20/2022  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

PP-1

811

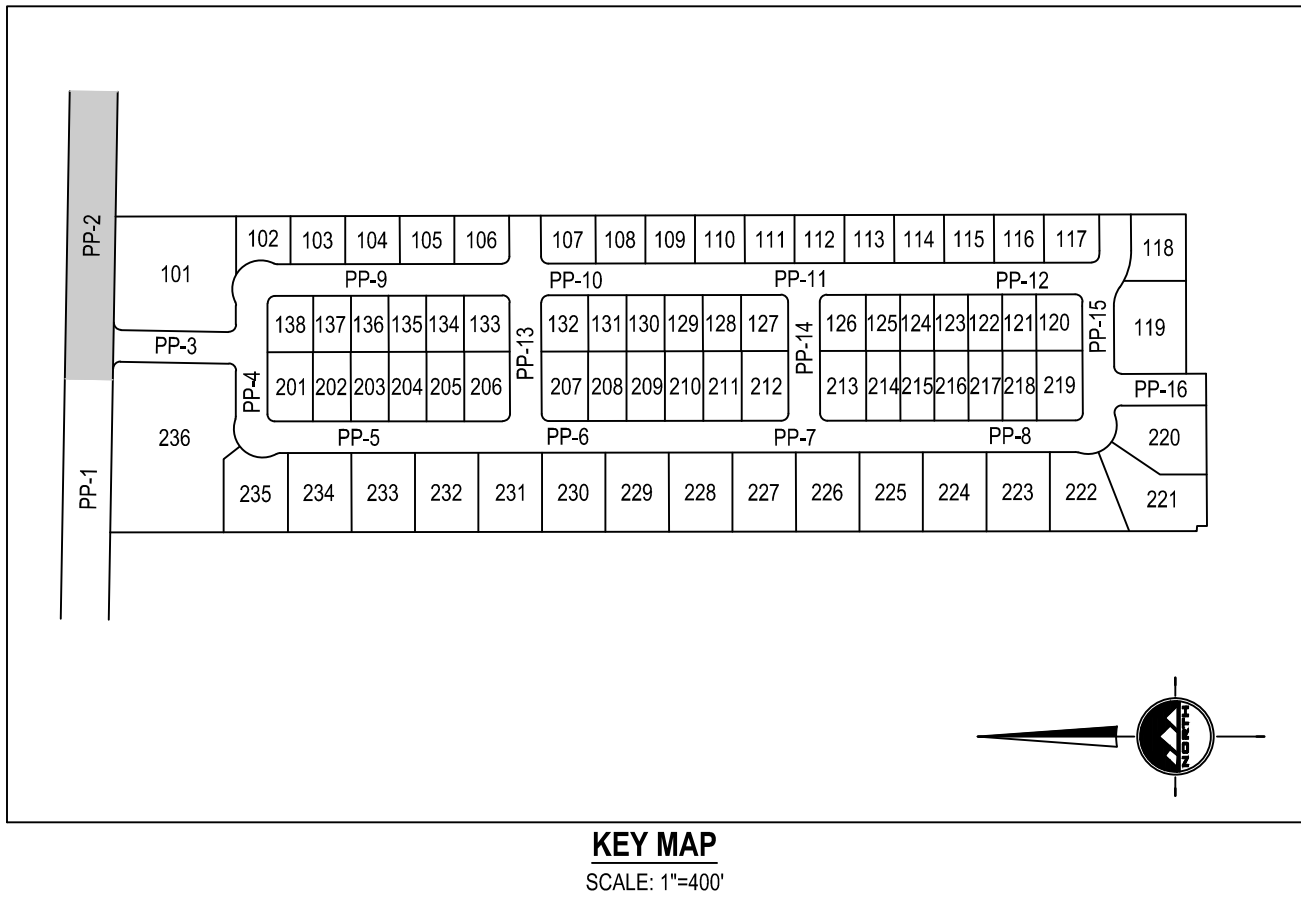
Know what's below.  
Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

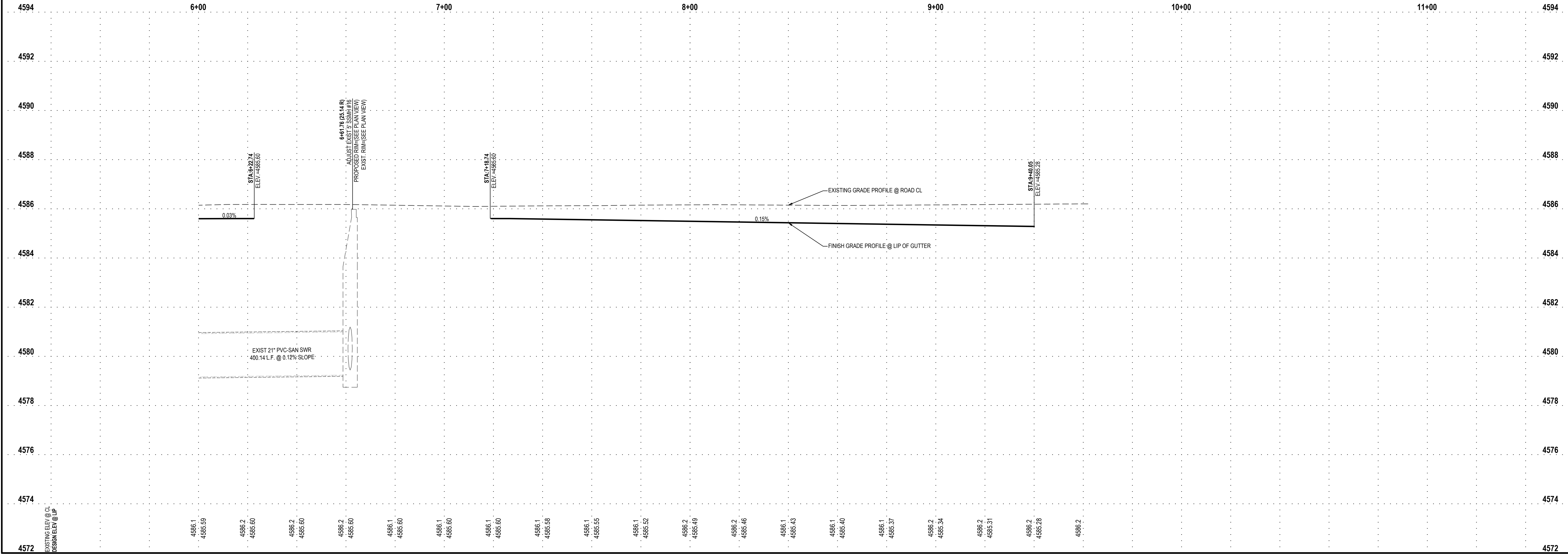
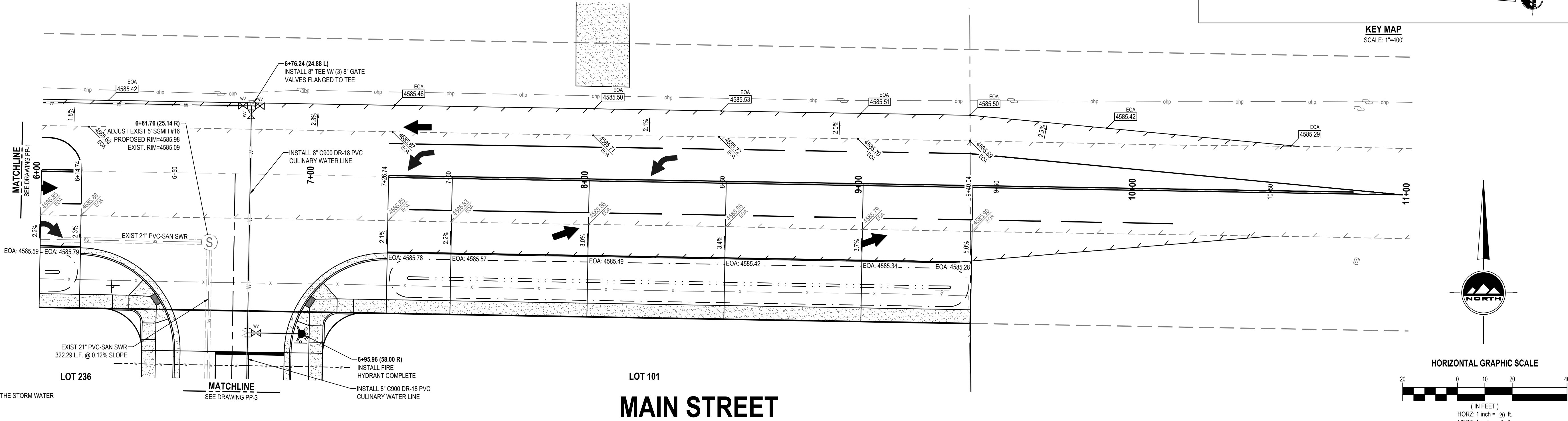
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642





811

Know what's below.  
Call before you dig.

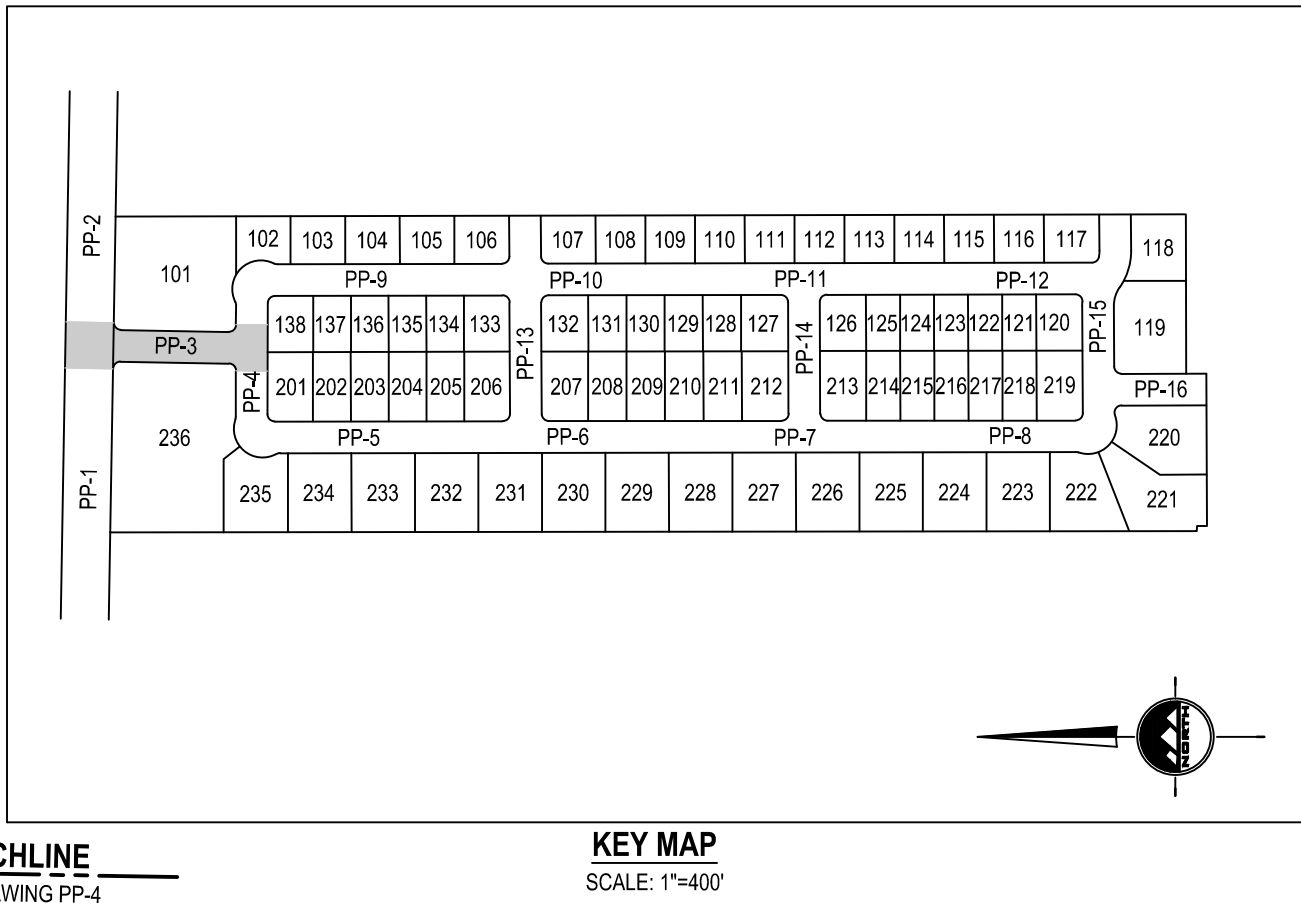
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSSS CANYON ROAD  
ERDA, UTAH 84074

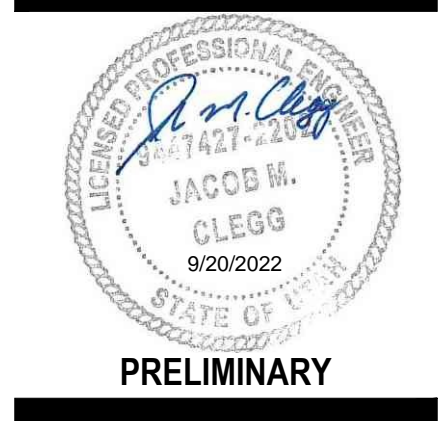
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH



ARLINGTON WAY  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

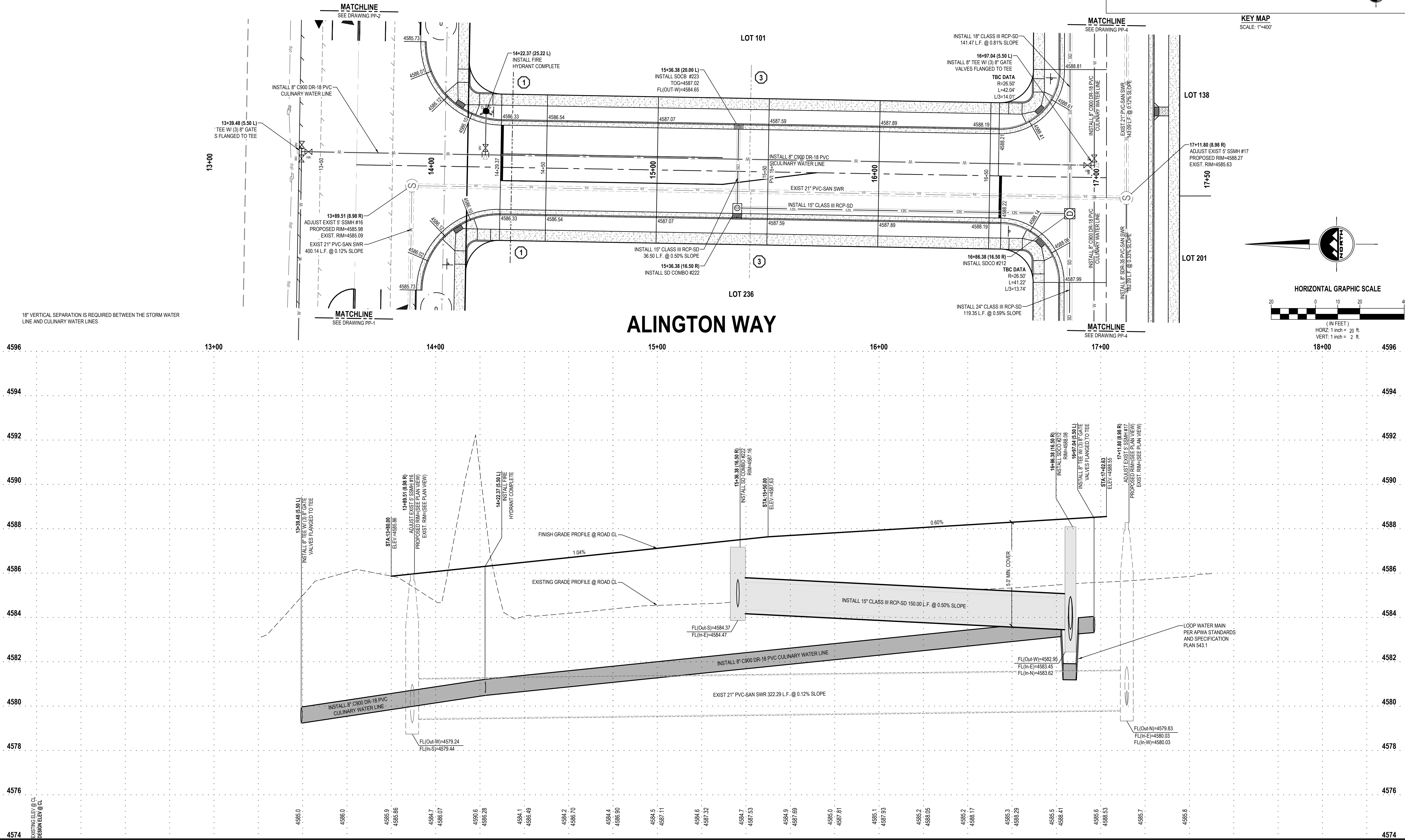
PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

PP-3





811

Know what's below.  
Call before you dig.

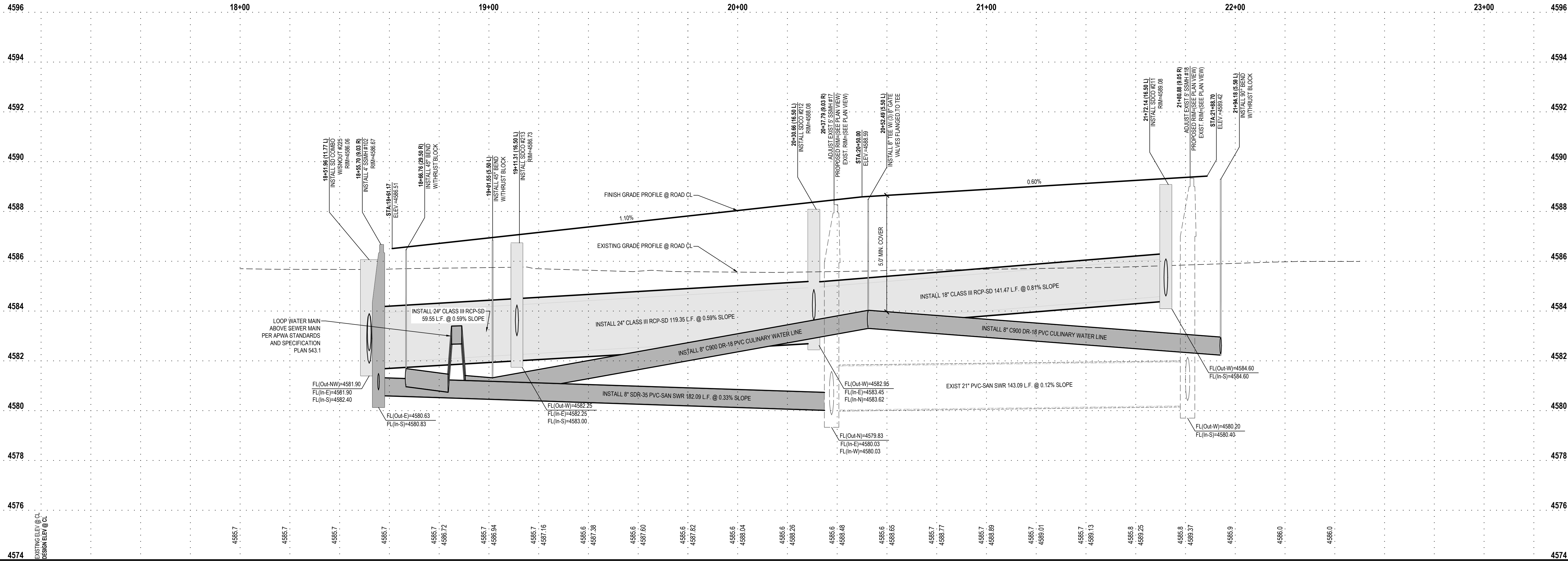
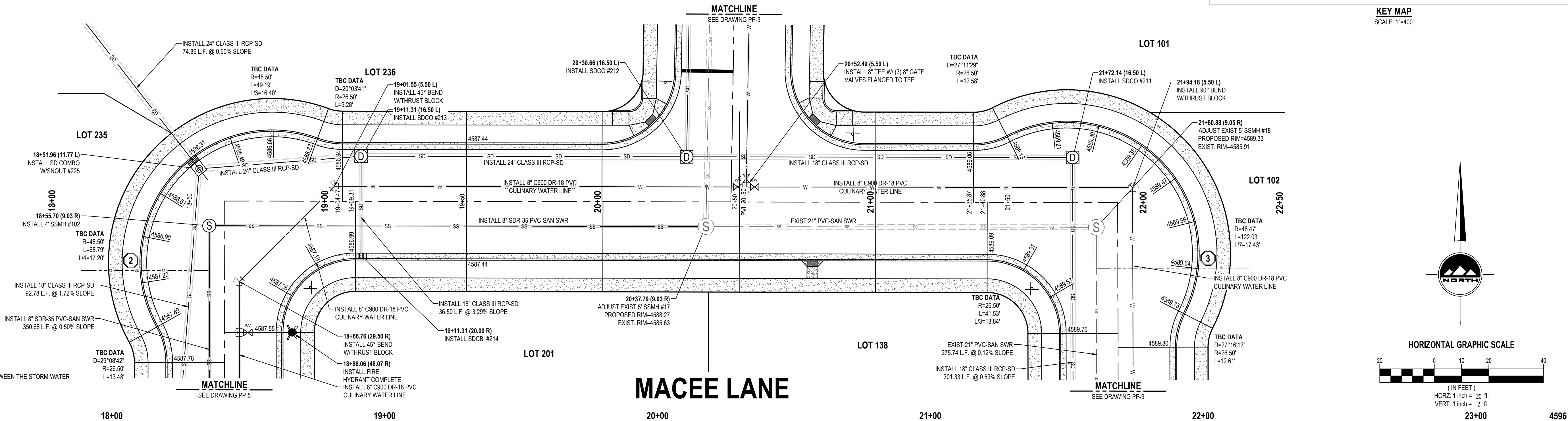
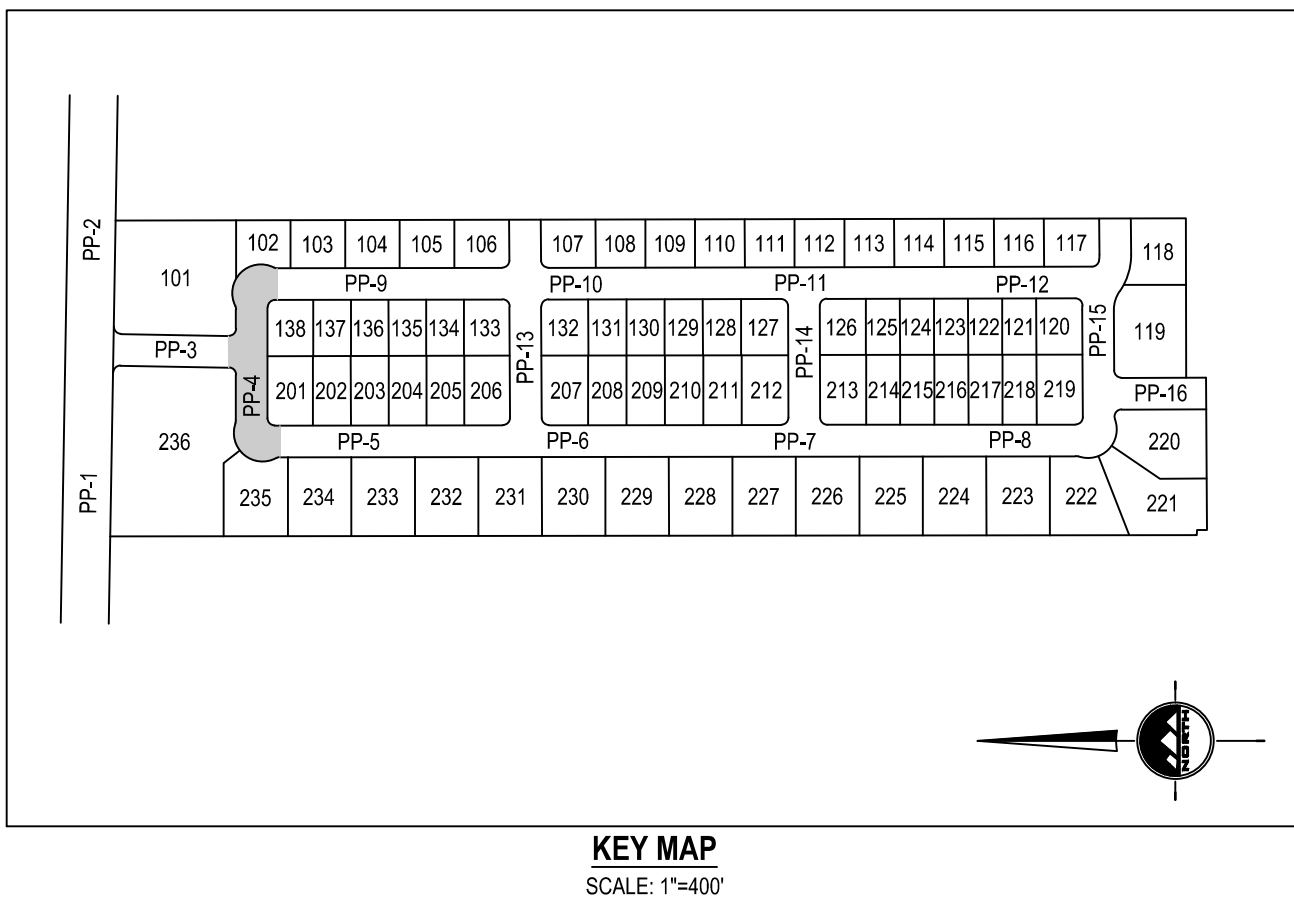
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE  
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD  
PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE  
LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY  
LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

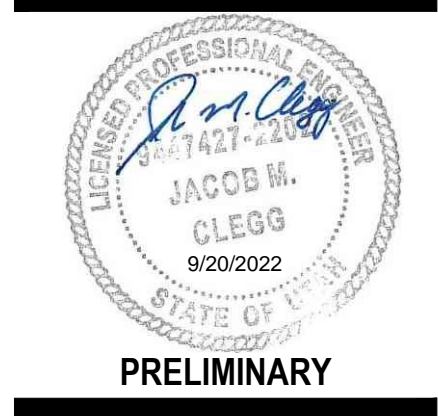
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-630-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH



MACEE LANE  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

PP-4



811

Know what's below.  
Call before you dig.

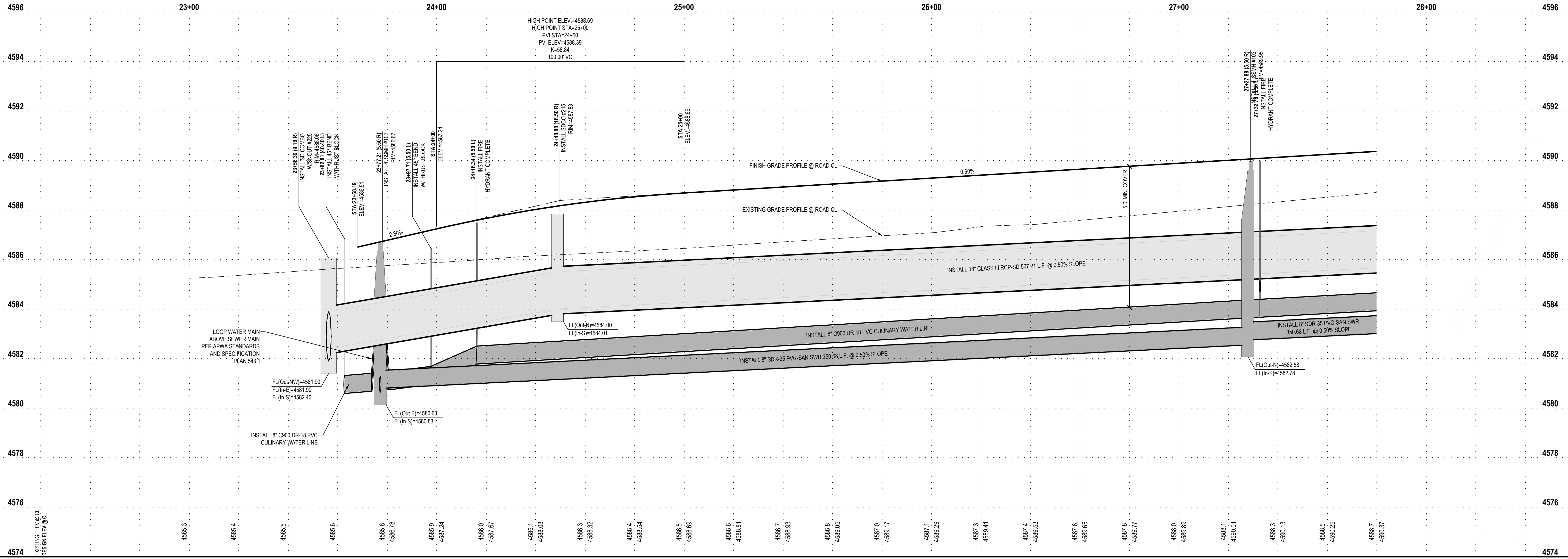
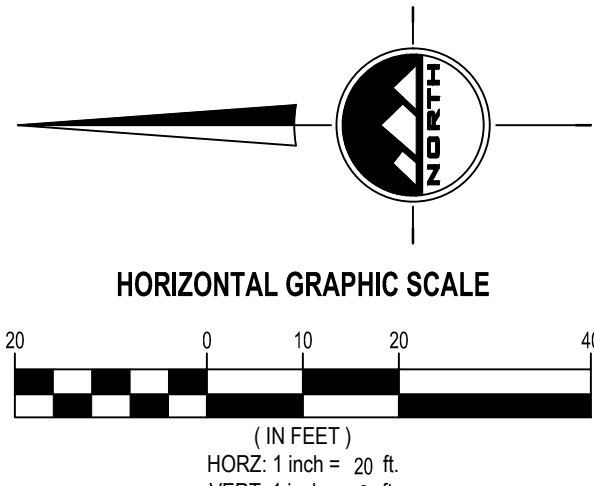
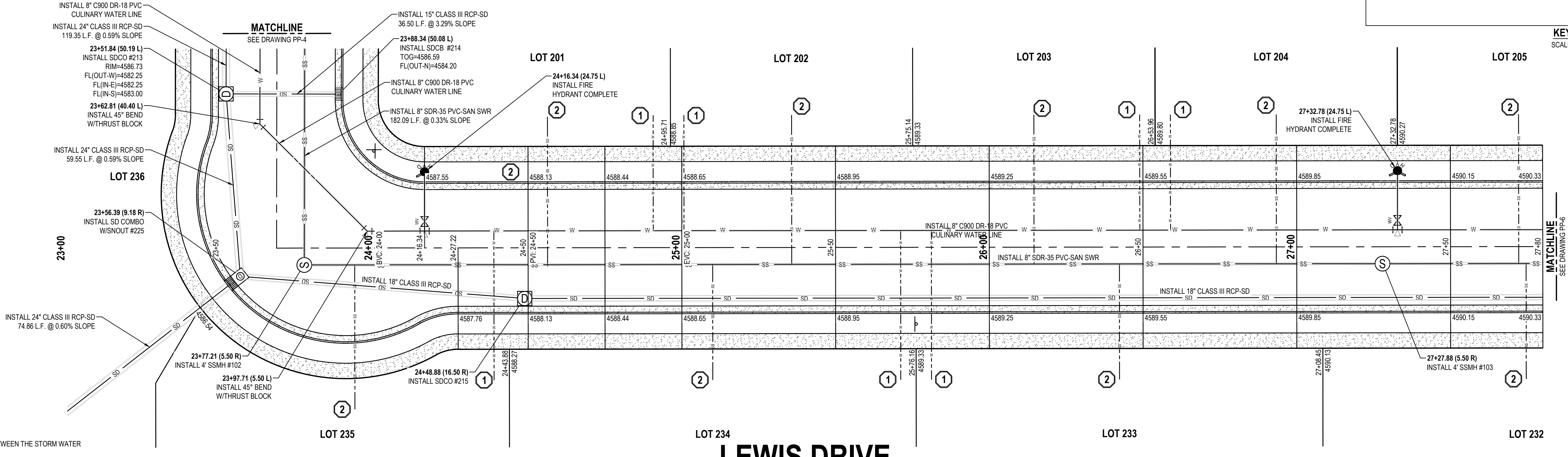
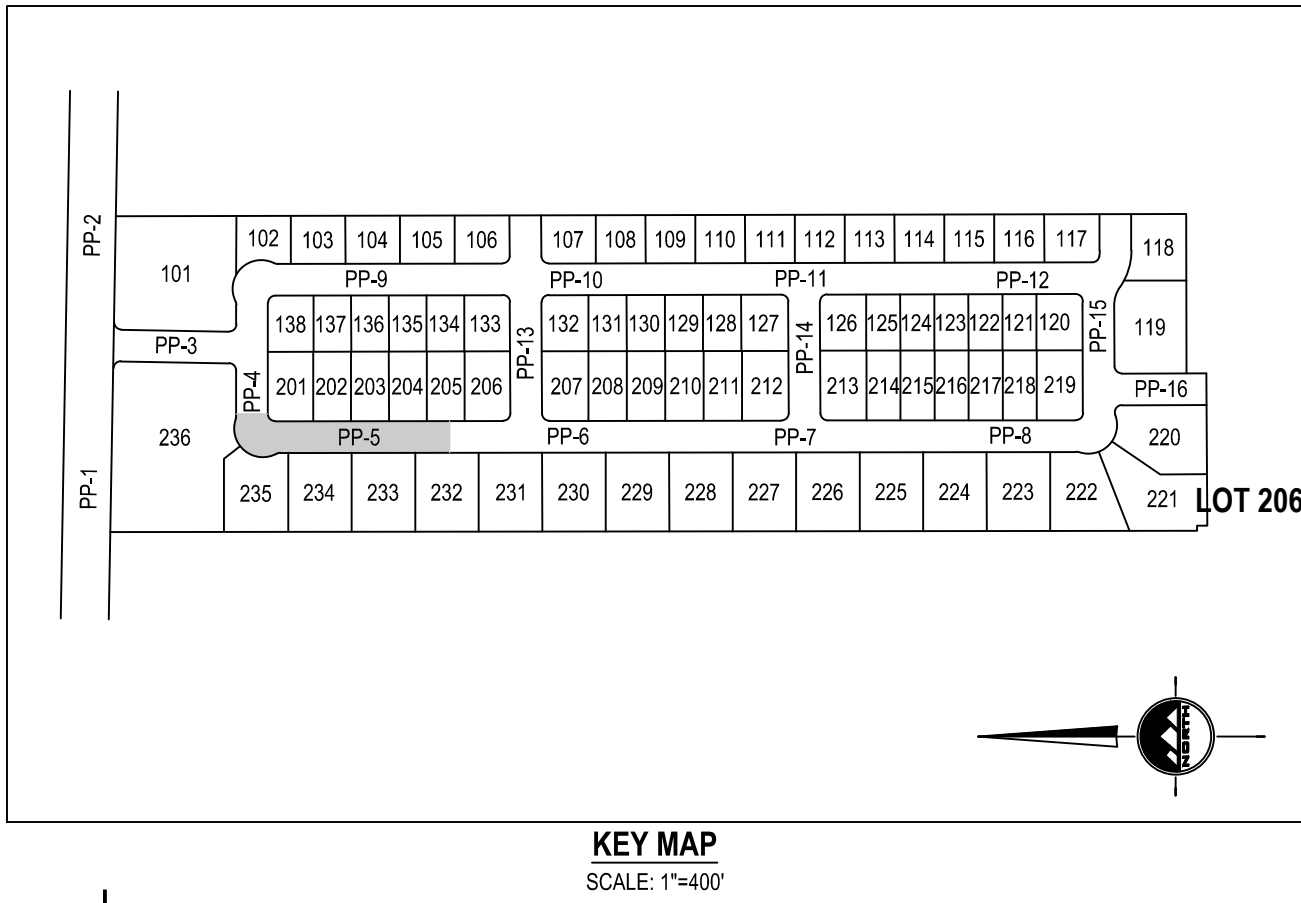
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE  
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER LATERAL AND 3/4" METER SET PER APWA STANDARD  
PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE  
LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY  
LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-630-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

LICENSED PROFESSIONAL ENGINEER  
#14127-2  
JACOB M.  
CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

PP-5



811

Know what's below.  
Call before you dig.

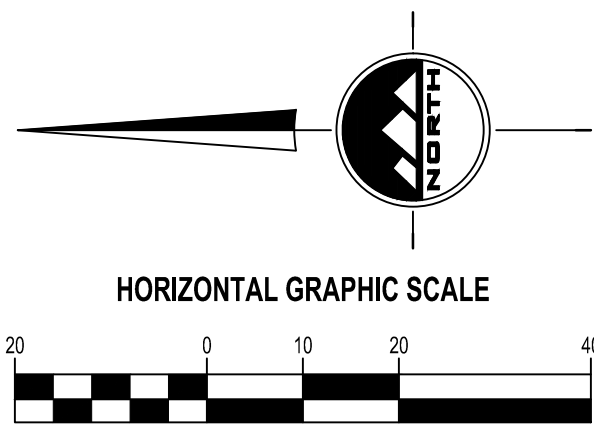
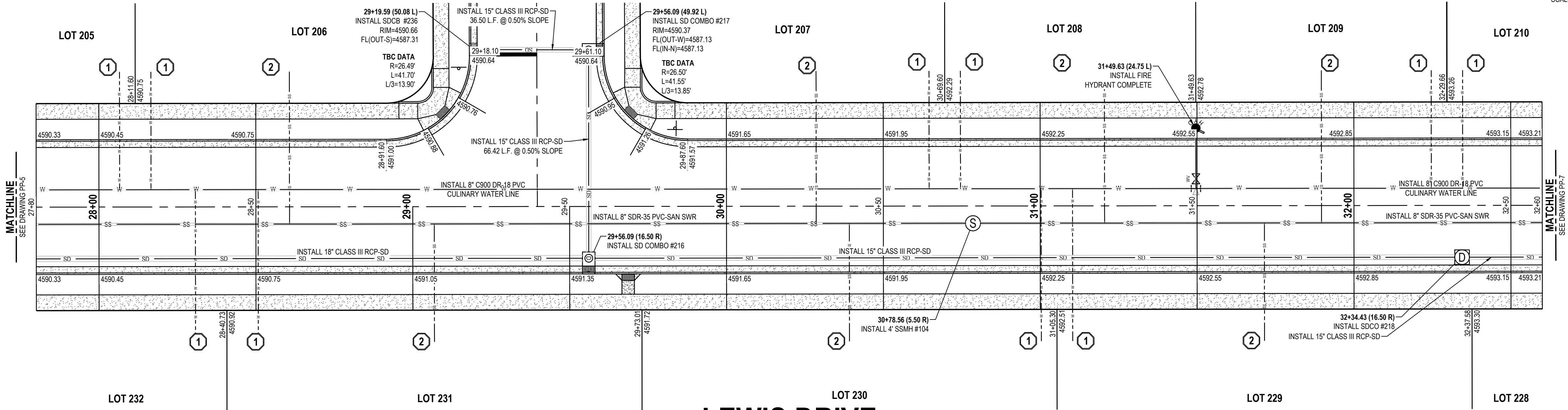
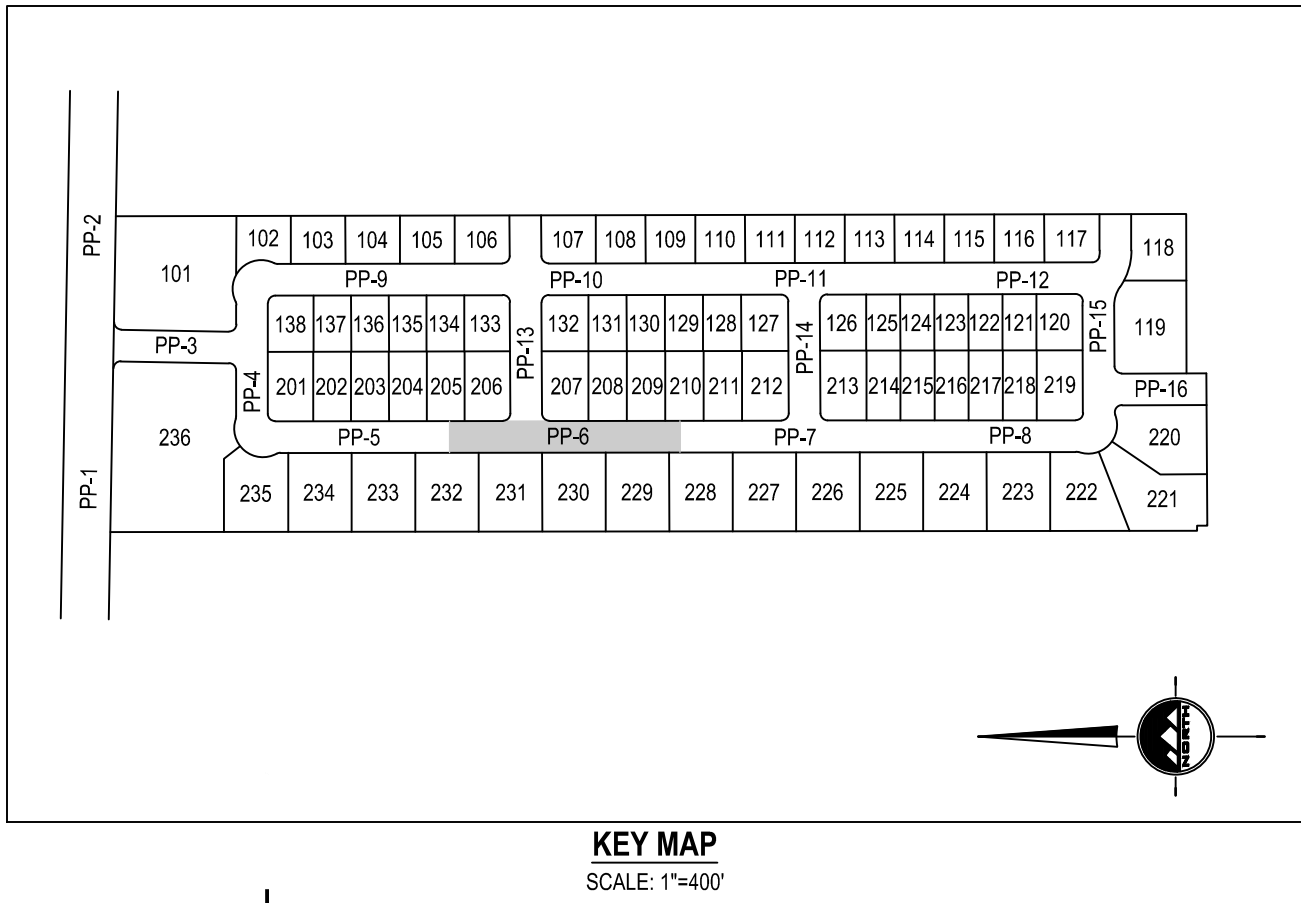
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

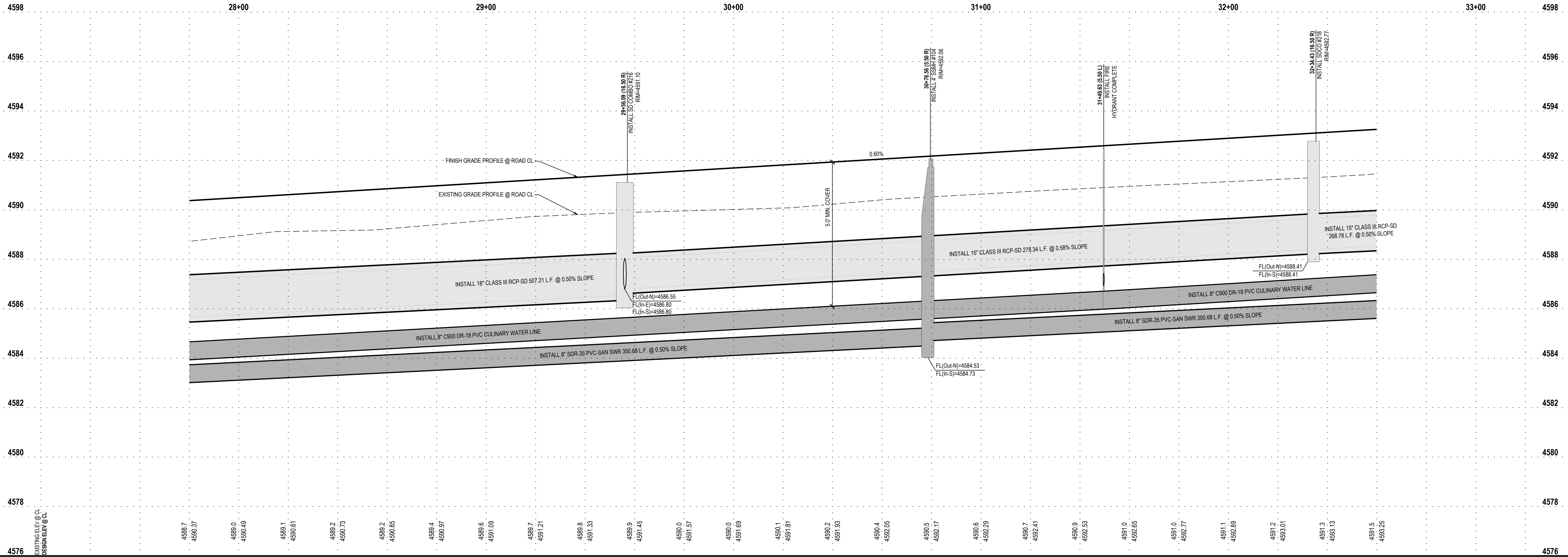
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

11427-11

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

LEWIS DRIVE  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

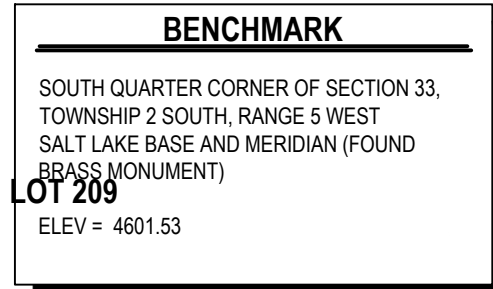
PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

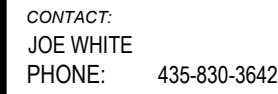
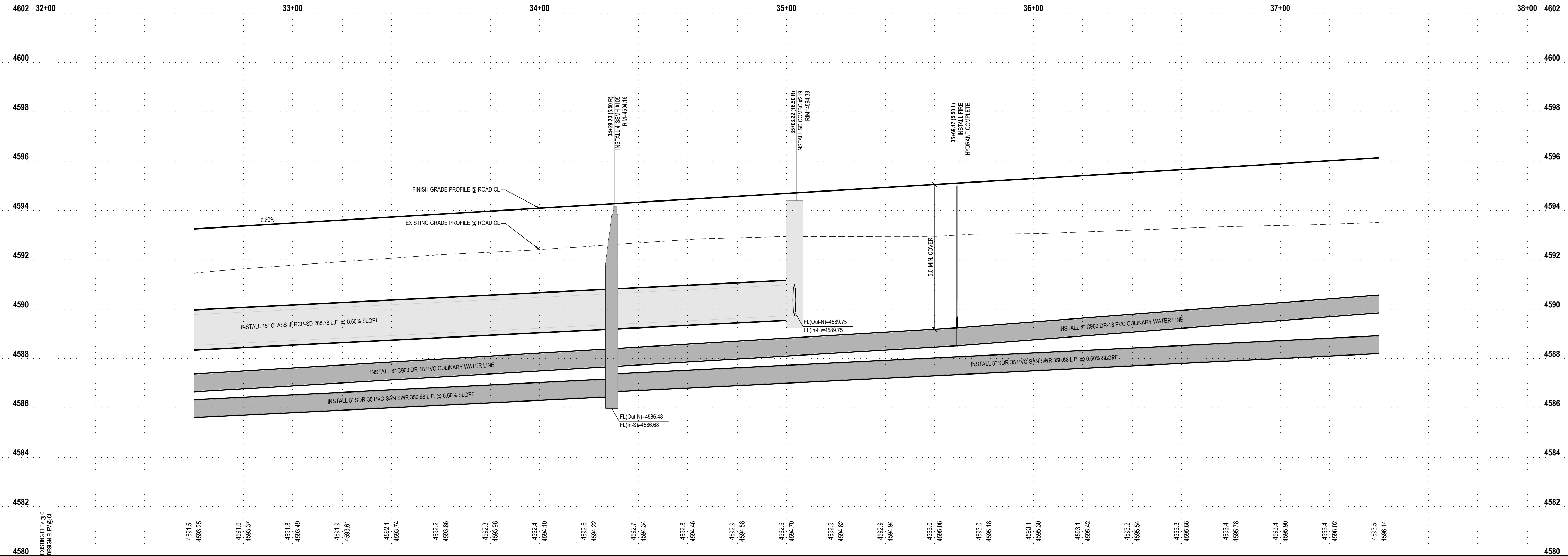
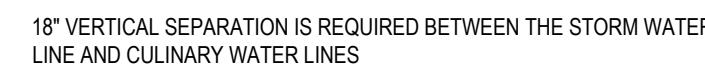
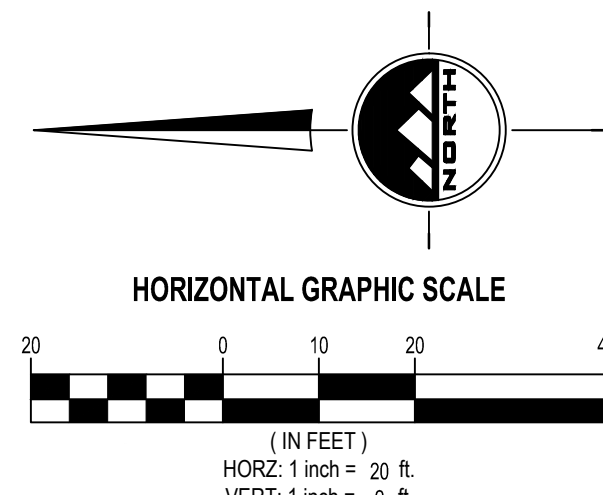
PROJECT MANAGER  
J. CLEGG





- ① INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
- ② INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
- ③ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- ④ ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



**PP-7**



811

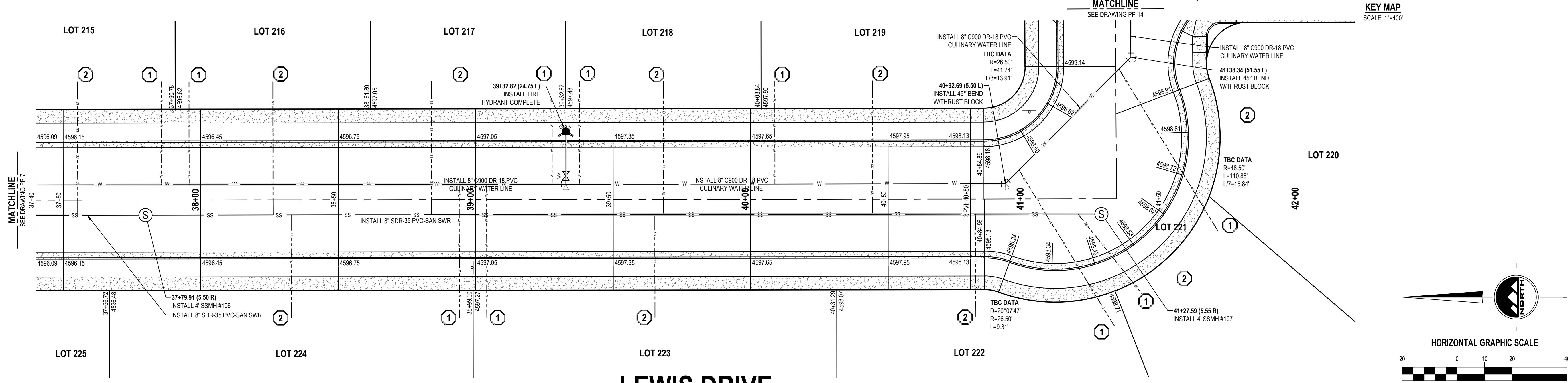
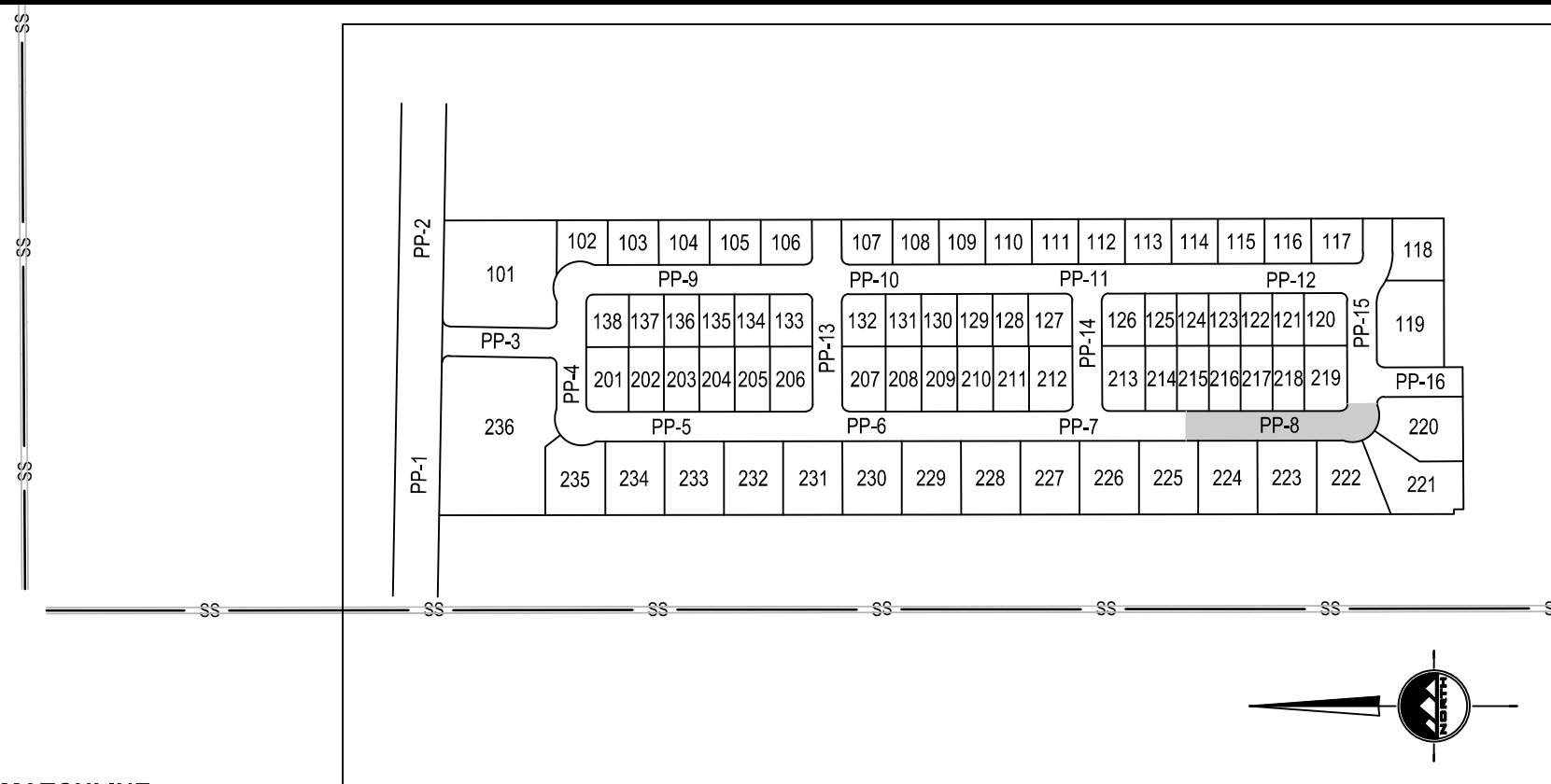
Know what's below.  
Call before you dig.

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

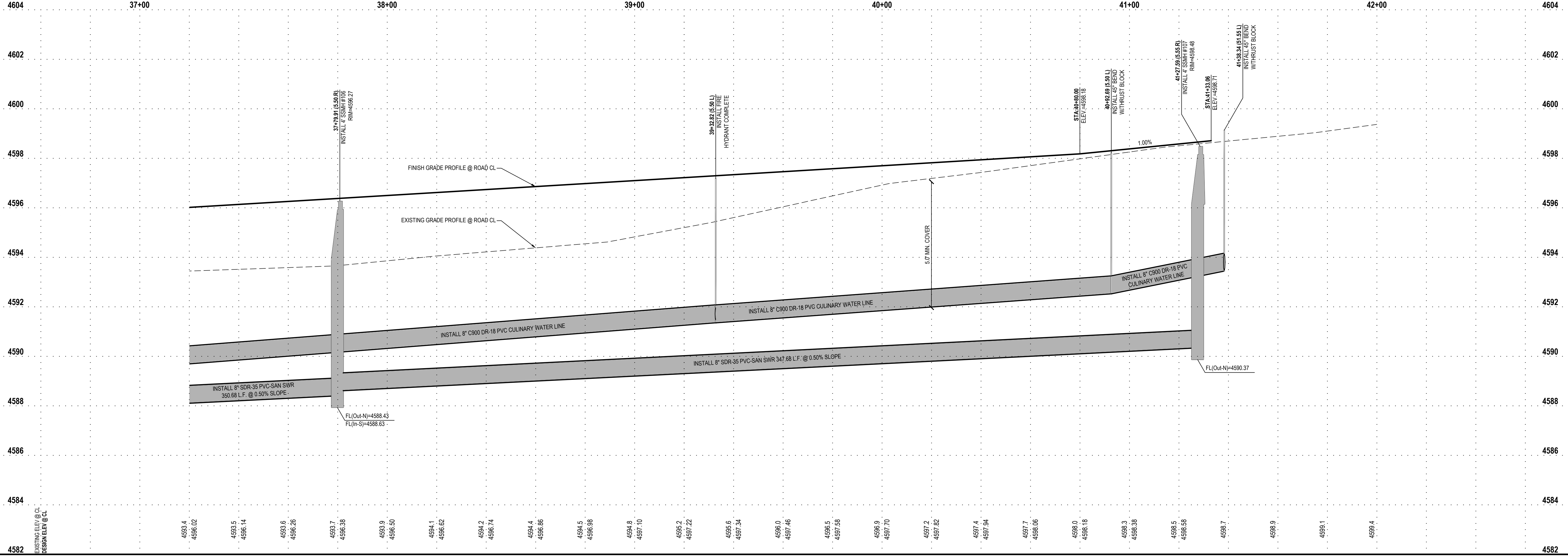
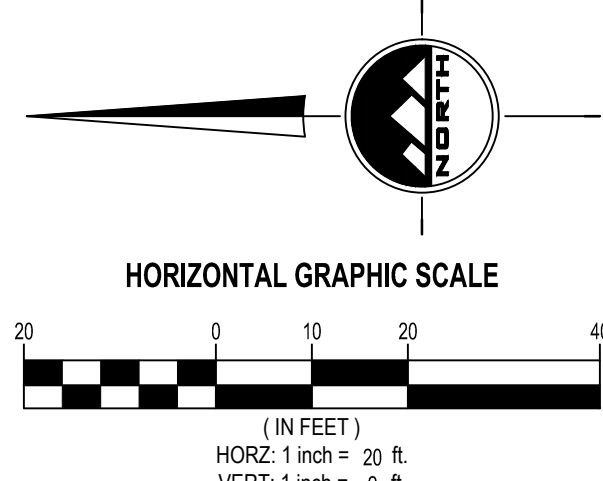
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)  
LOT 214  
ELEV = 4601.53

- SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER  
LINE AND CULINARY WATER LINES



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074  
CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

LEWIS DRIVE  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

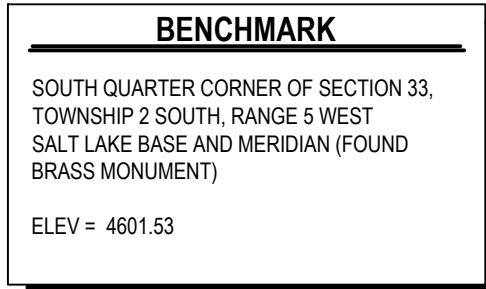
DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

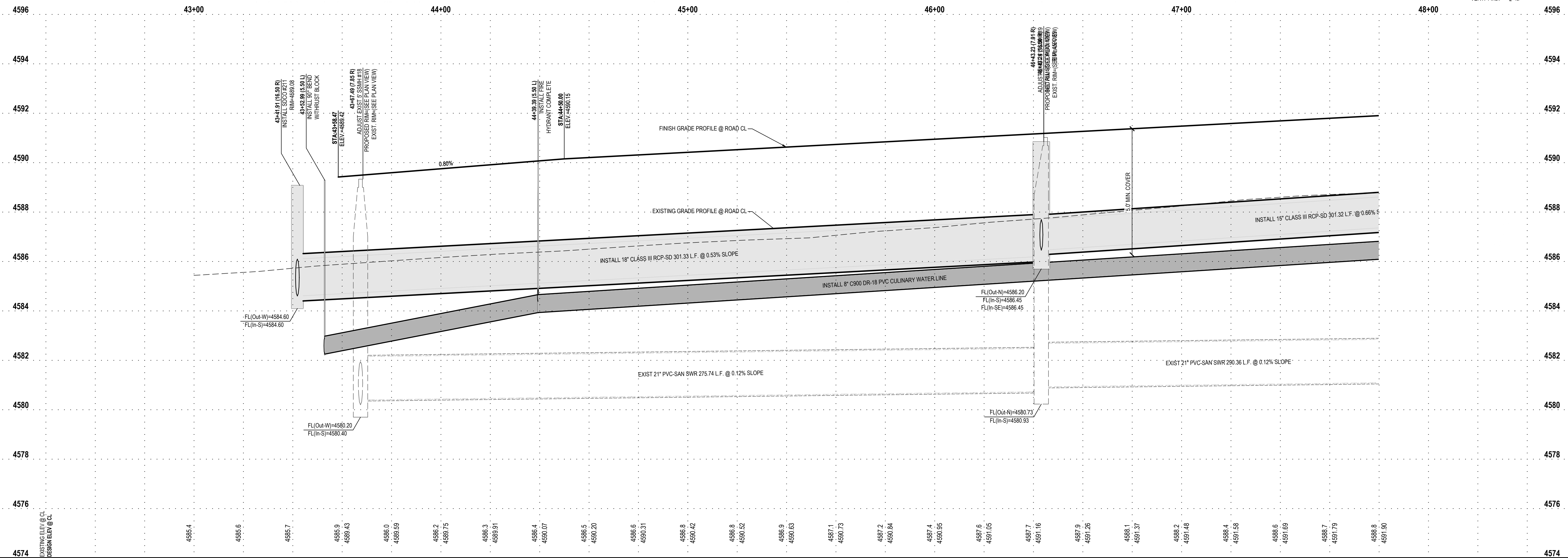
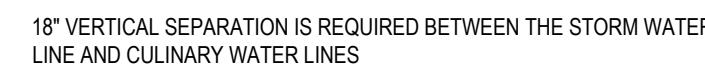
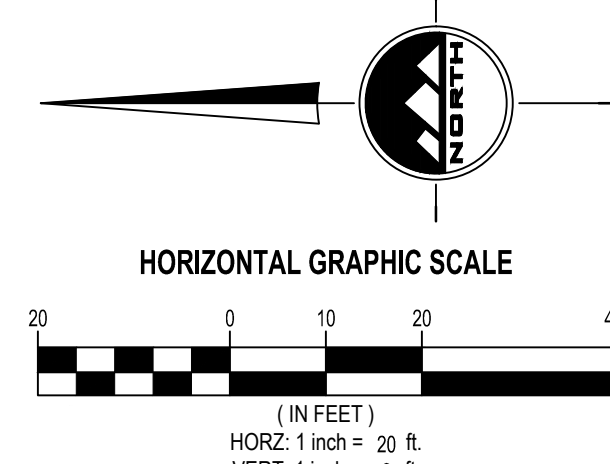
PP-8





- ① INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
- ② INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
- ③ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- ④ ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**





811

Know what's below.  
Call before you dig.

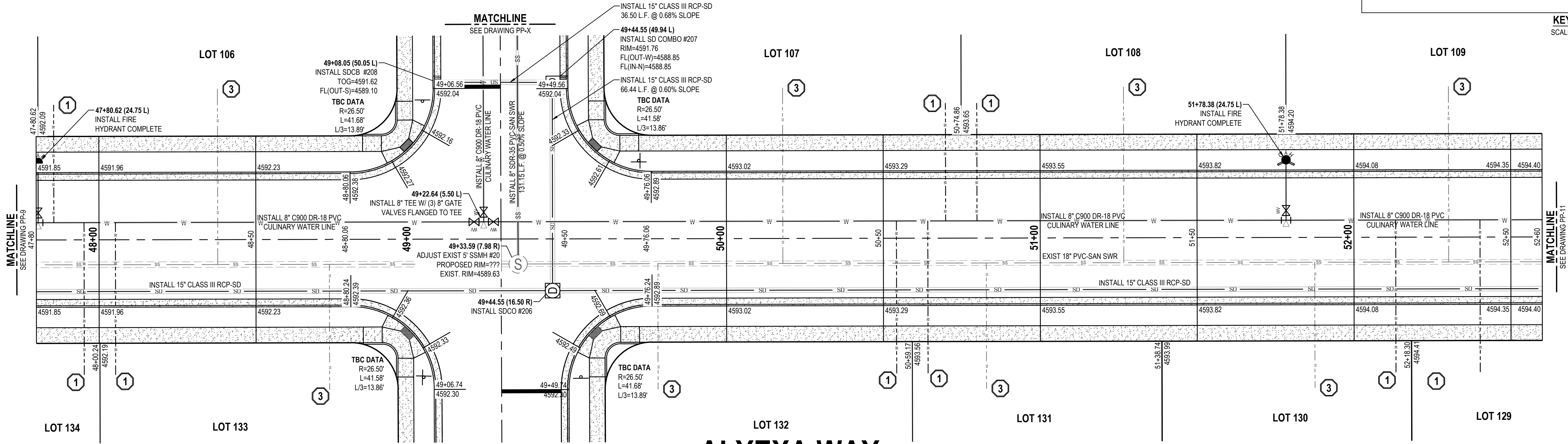
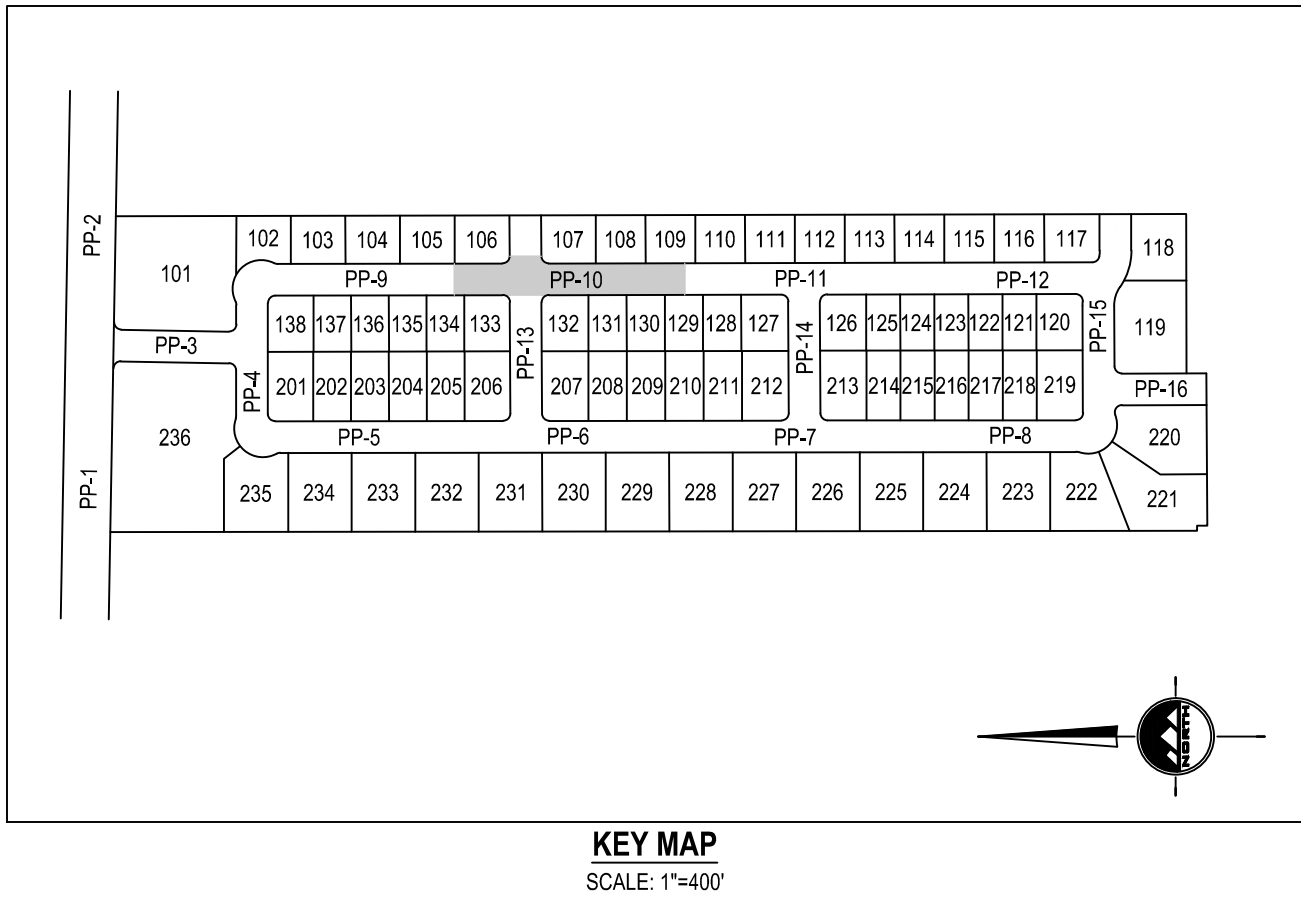
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**





811

Know what's below.  
Call before you dig.

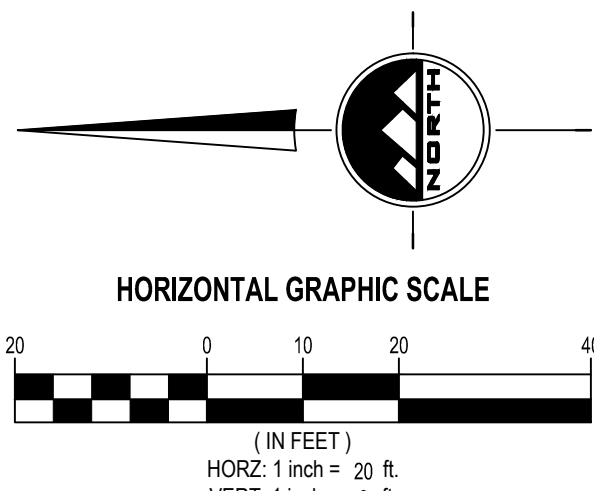
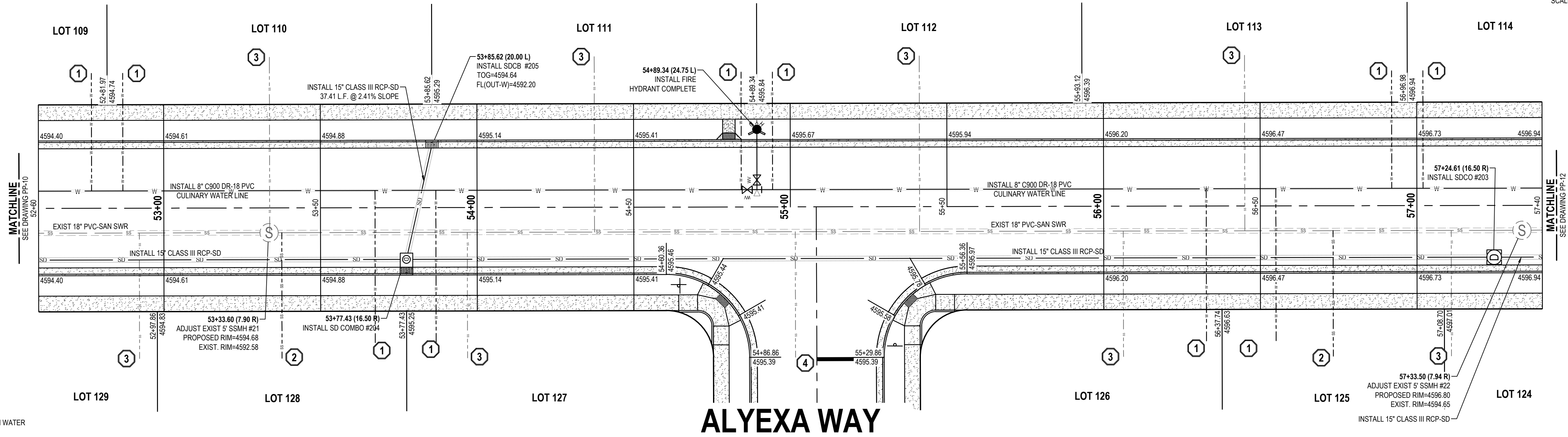
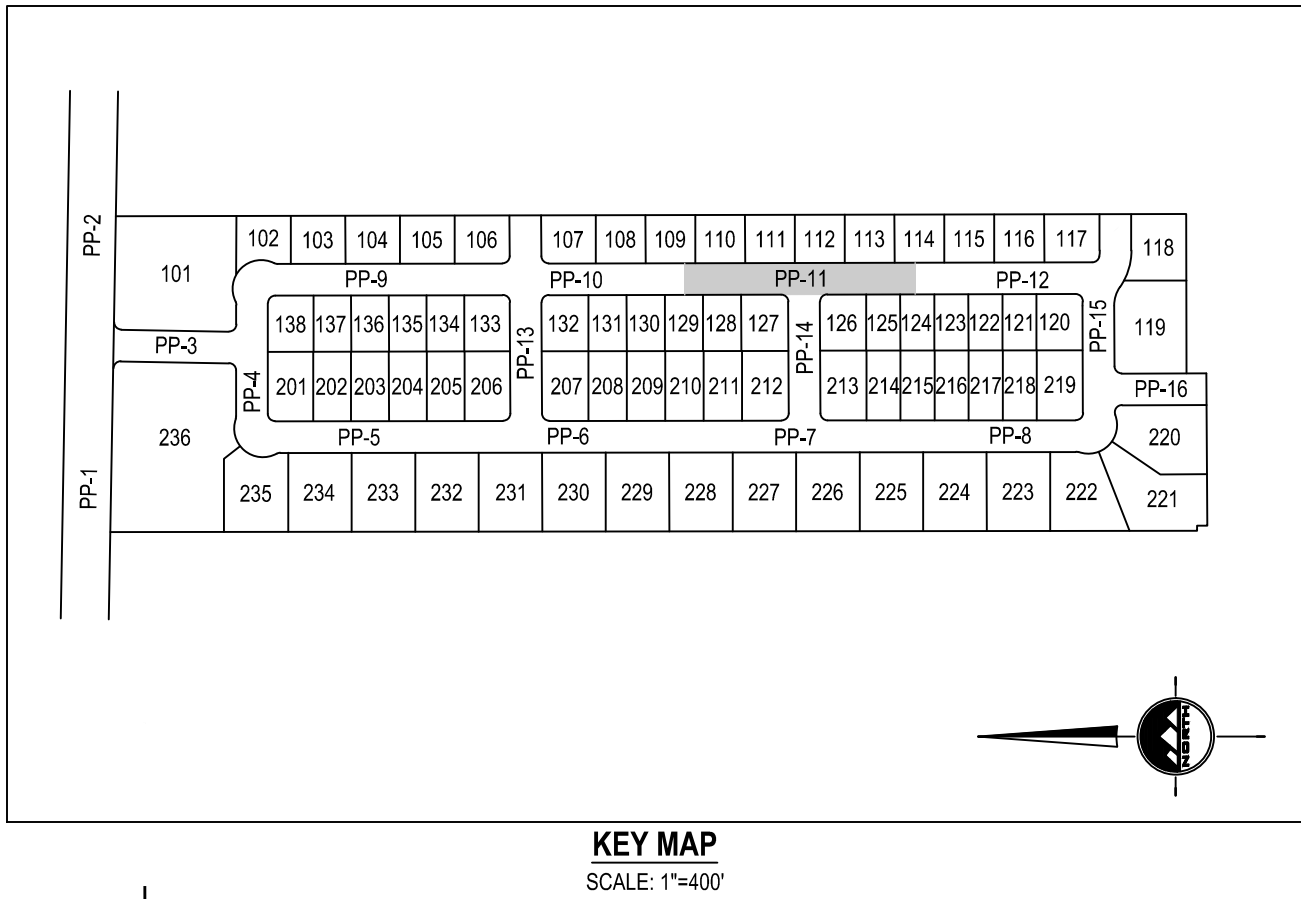
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

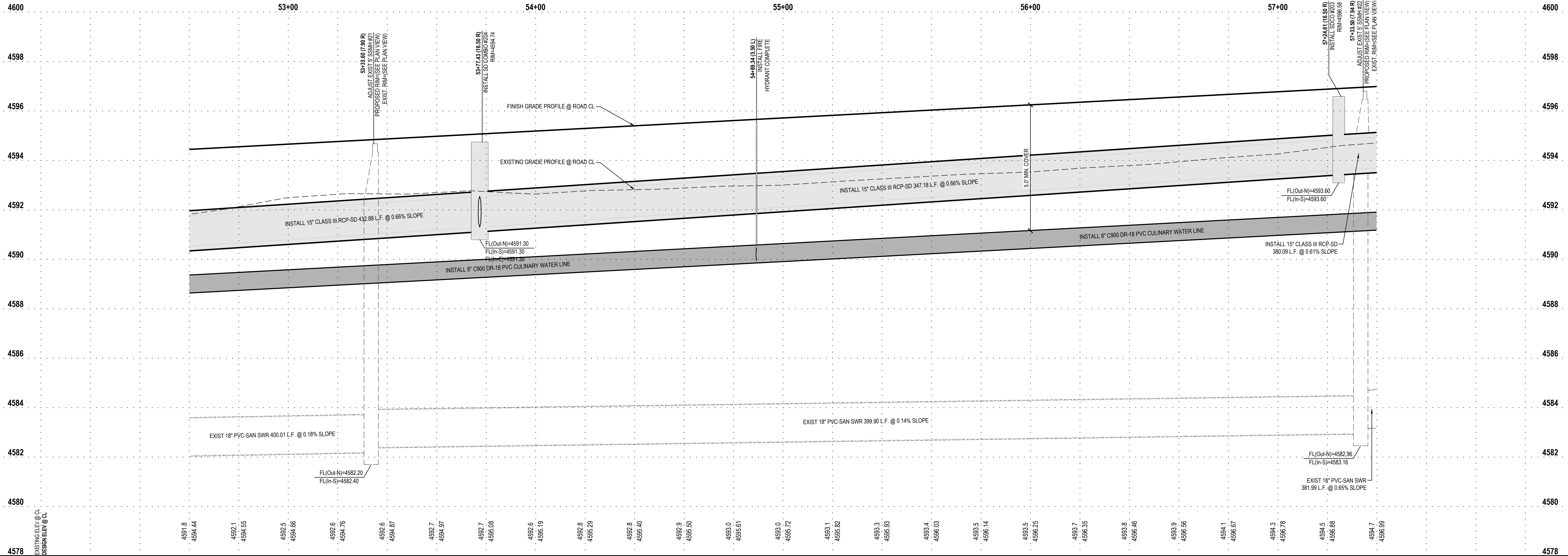
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

JACOB M. CLEGG

9/20/2022

STATE OF UTAH

PRELIMINARY

ALYEXA WAY  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG



811

Know what's below.  
Call before you dig.

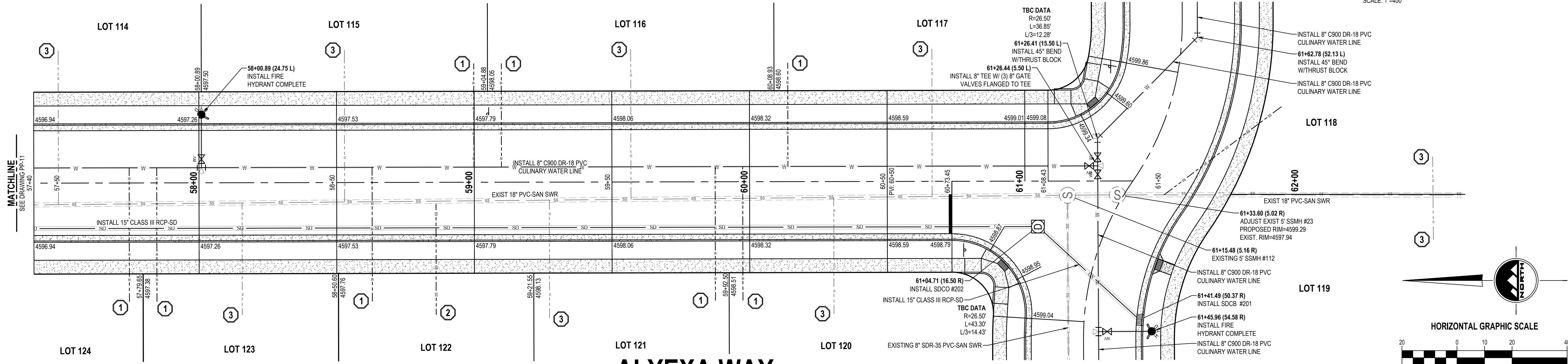
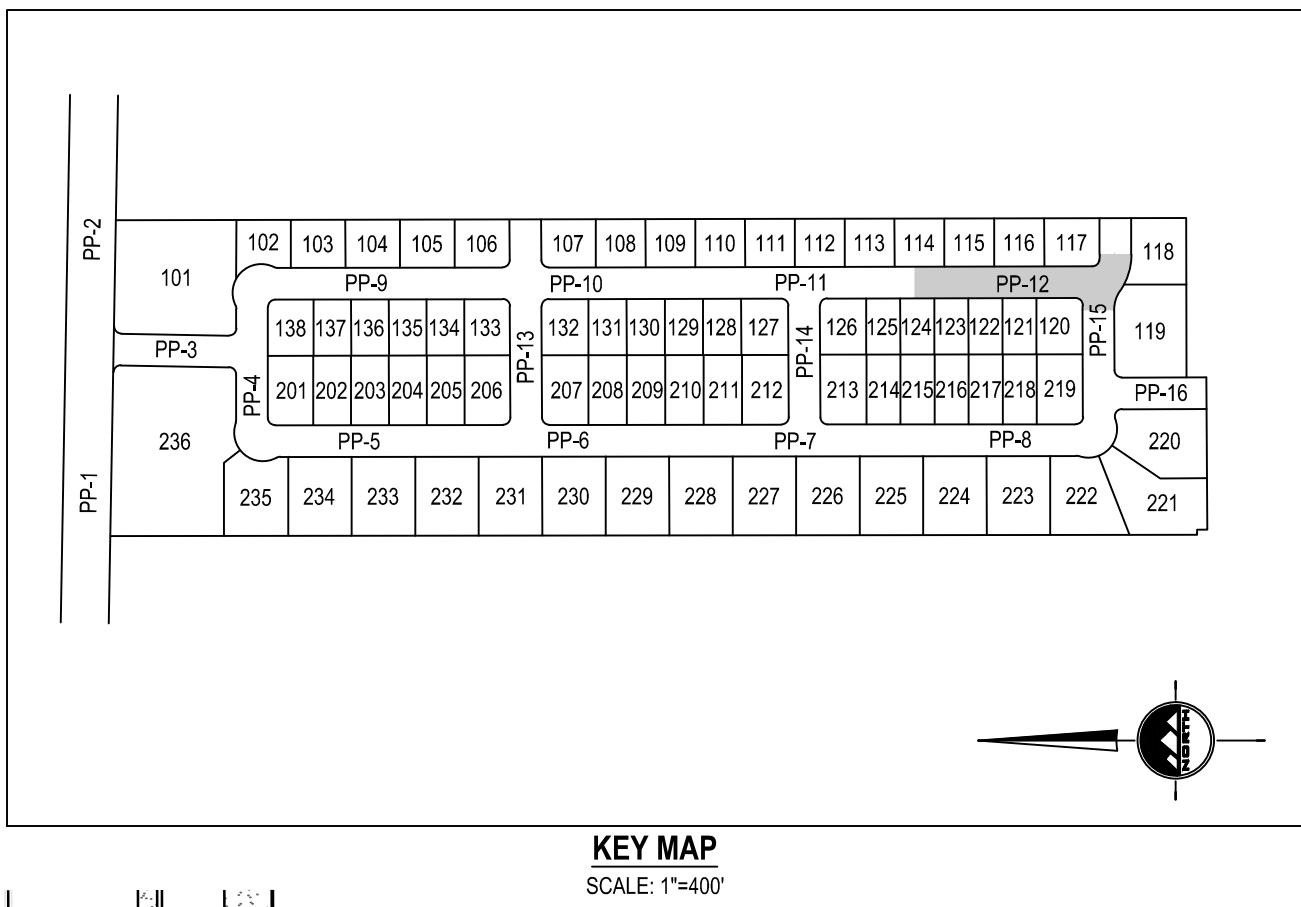
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

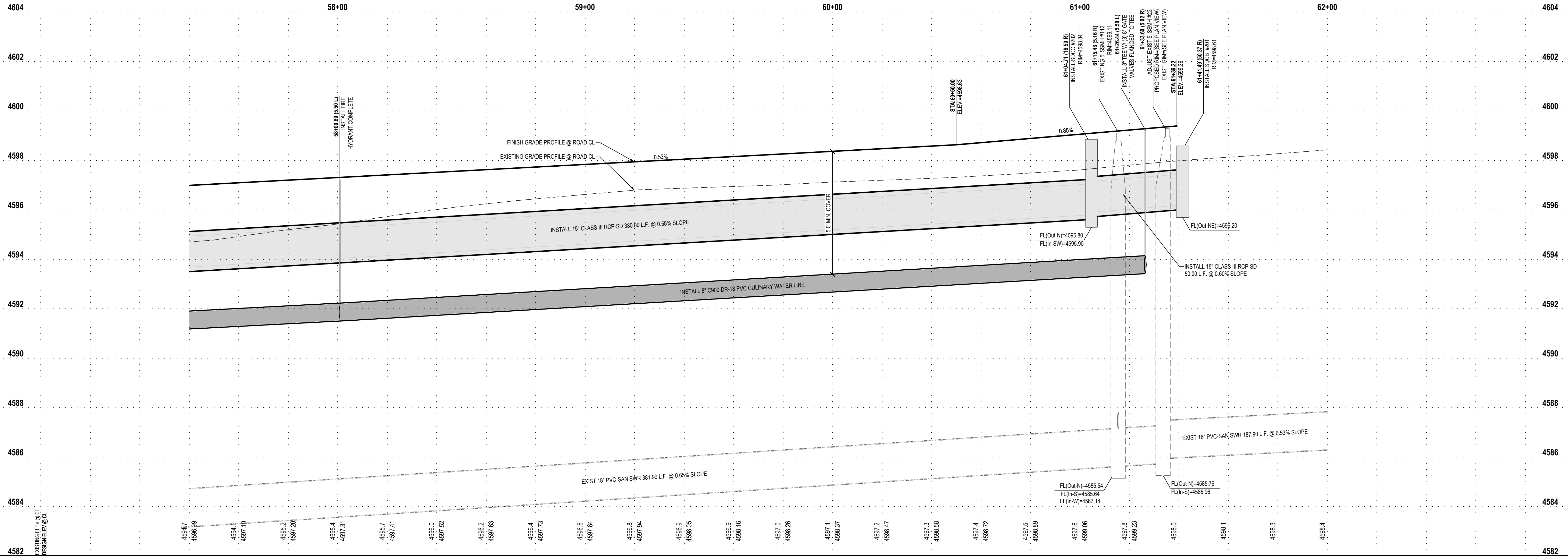
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



18\"/>



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

MAIN STREET

GRANTSVILLE, UTAH



PRELIMINARY

ALYEXA WAY  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

PP-12



811

Know what's below.  
Call before you dig.

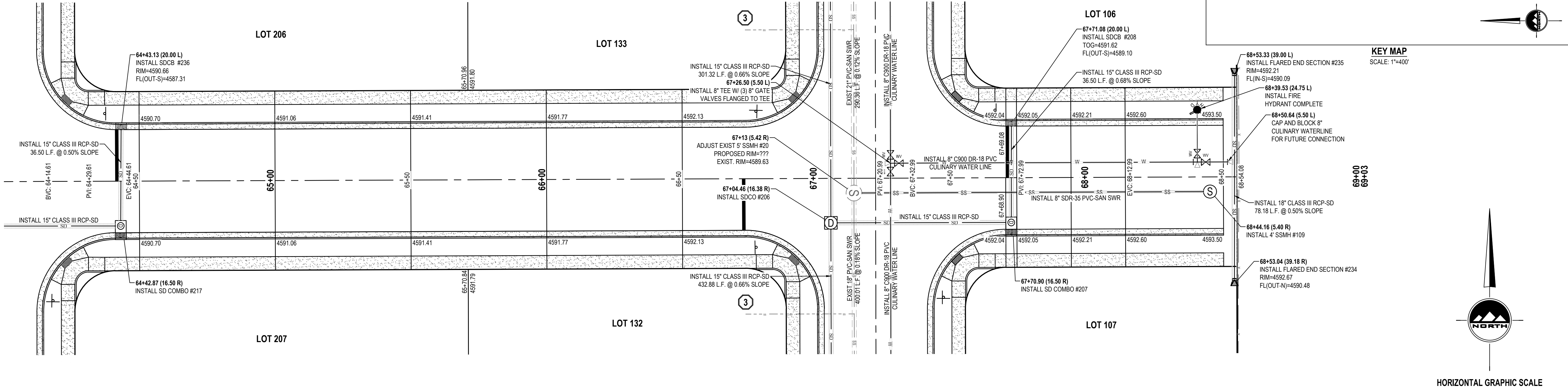
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

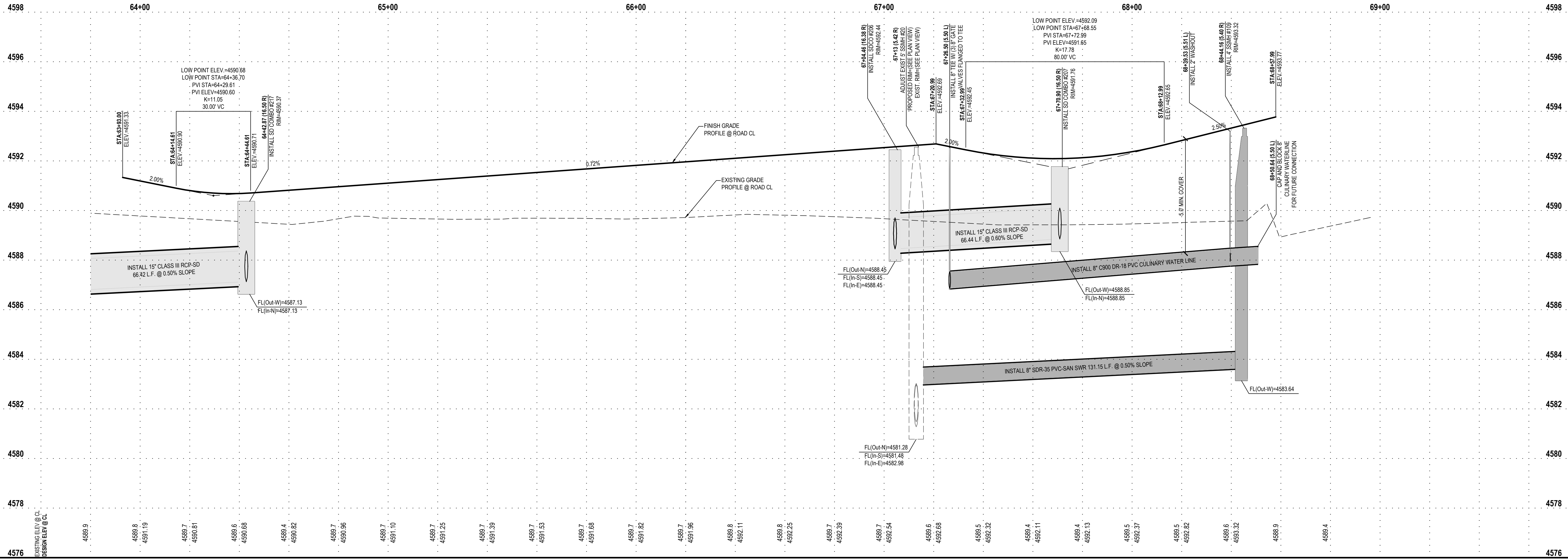
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER  
LINE AND CULINARY WATER LINES



**TOOELE**  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.866.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435.830.3642

**ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL**

**MAIN STREET  
GRANTSVILLE, UTAH**



**BROWN STREET  
PLAN AND PROFILE**

PROJECT NUMBER  
T1265K

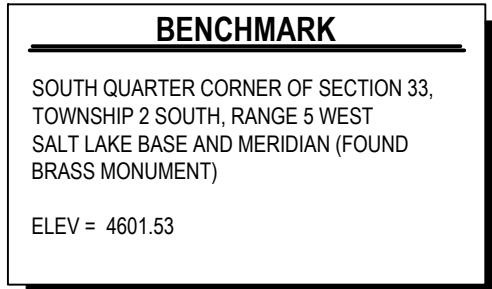
PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

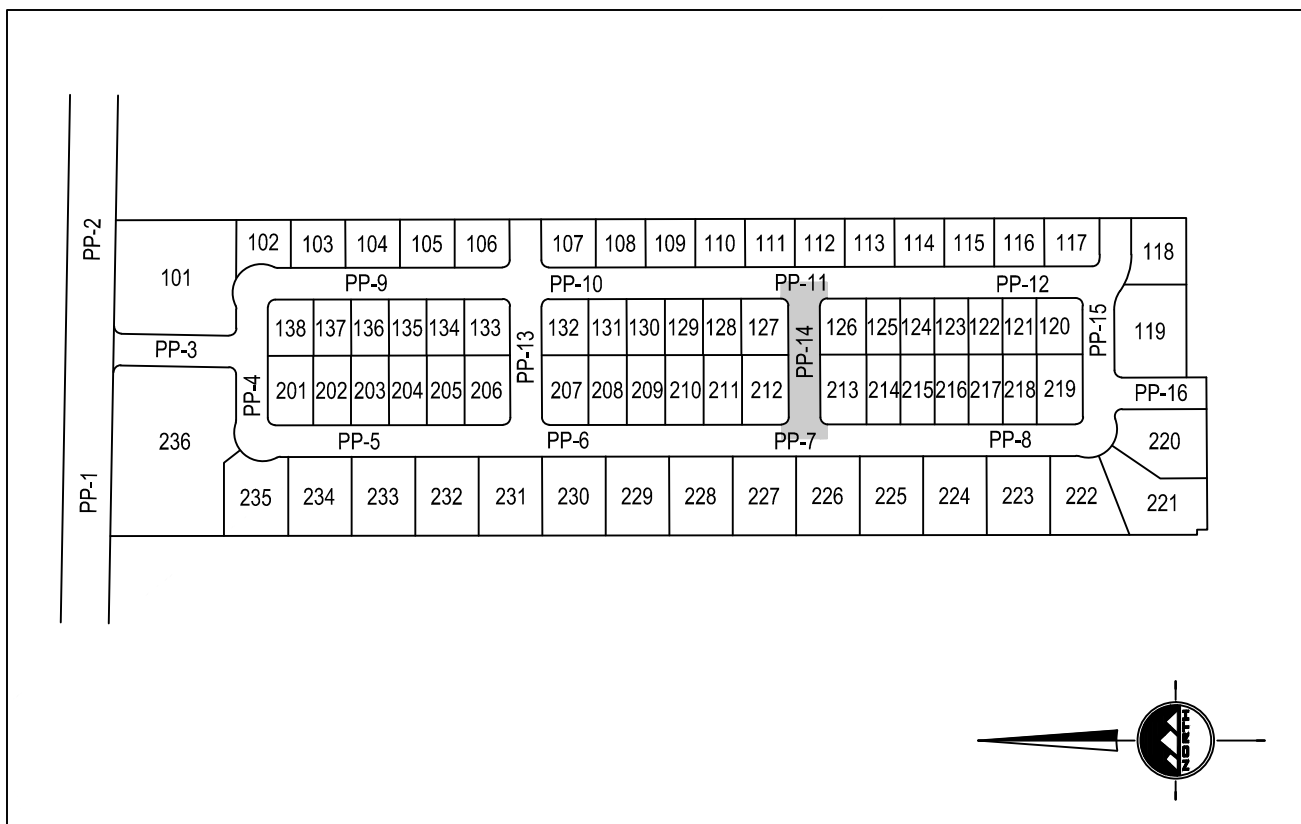
PROJECT MANAGER  
J. CLEGG



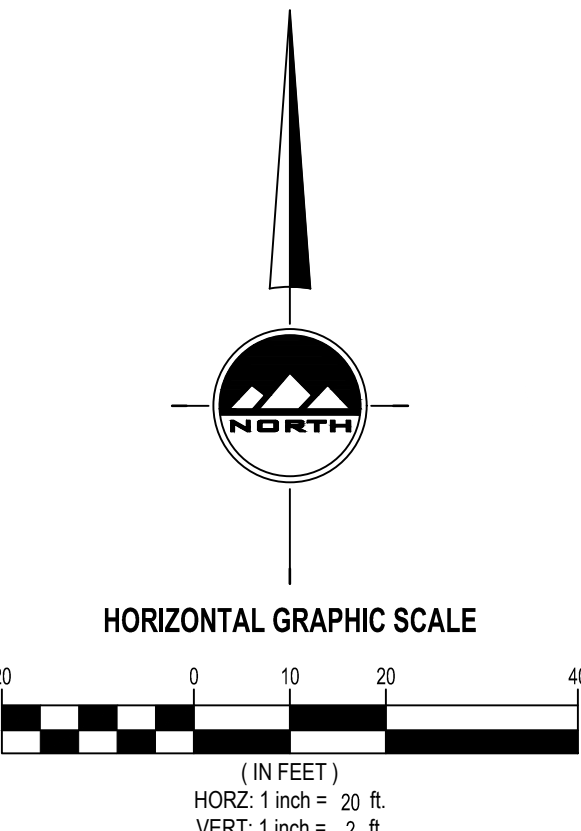


PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

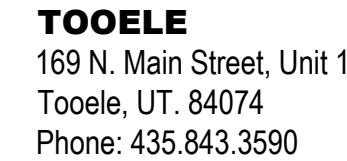
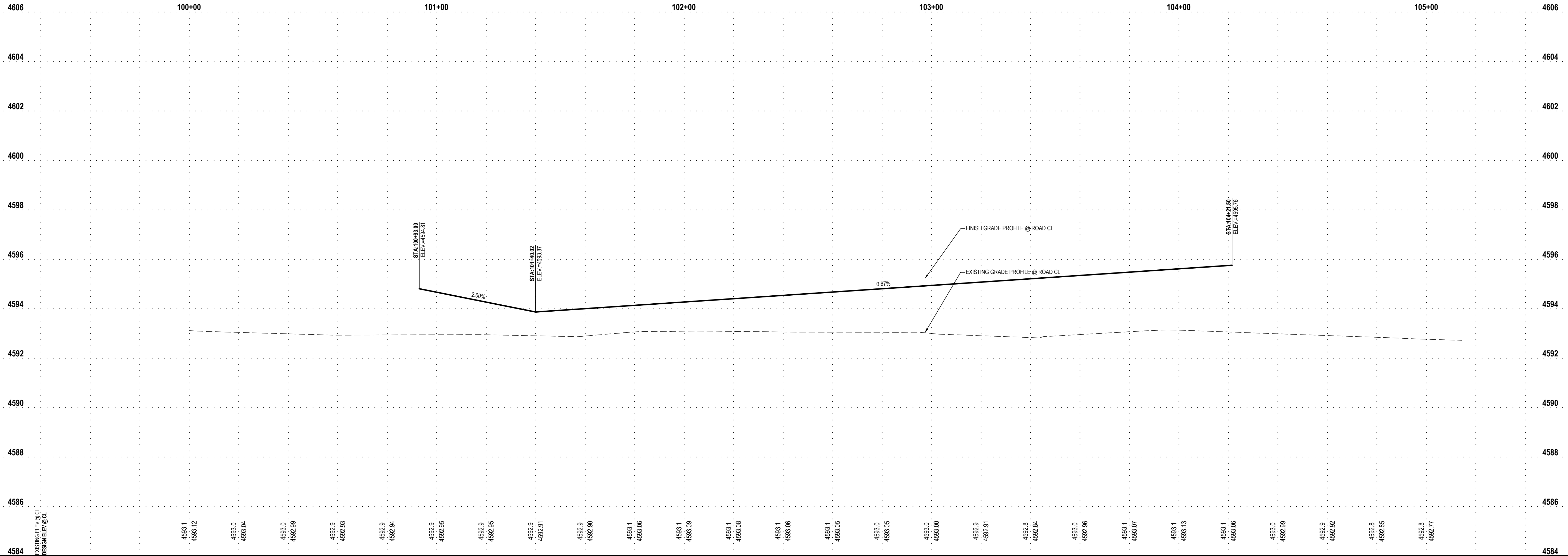
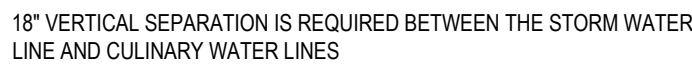
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



**KEY MAP**  
SCALE: 1"=400'



# KYLE STREET



**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
IRONWOOD REAL ESTATE LLC.  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

**ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL**

**MAIN STREET  
GRANTSVILLE, UTAH**



## GORDON STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

# PP-14



811

Know what's below.  
Call before you dig.

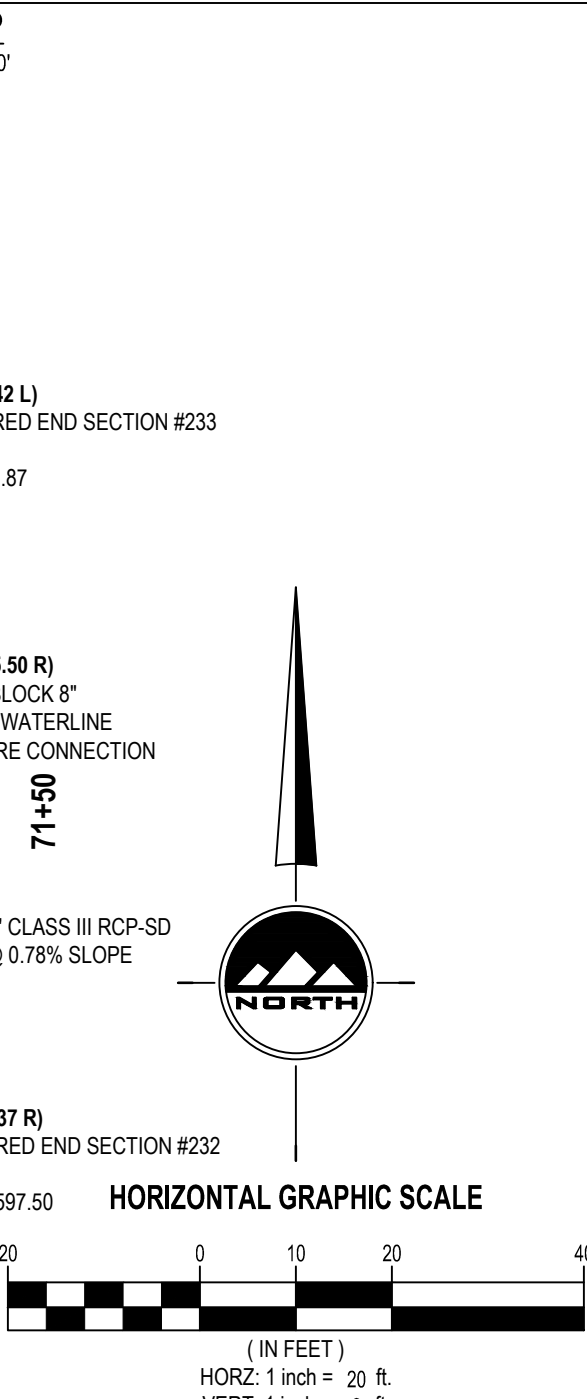
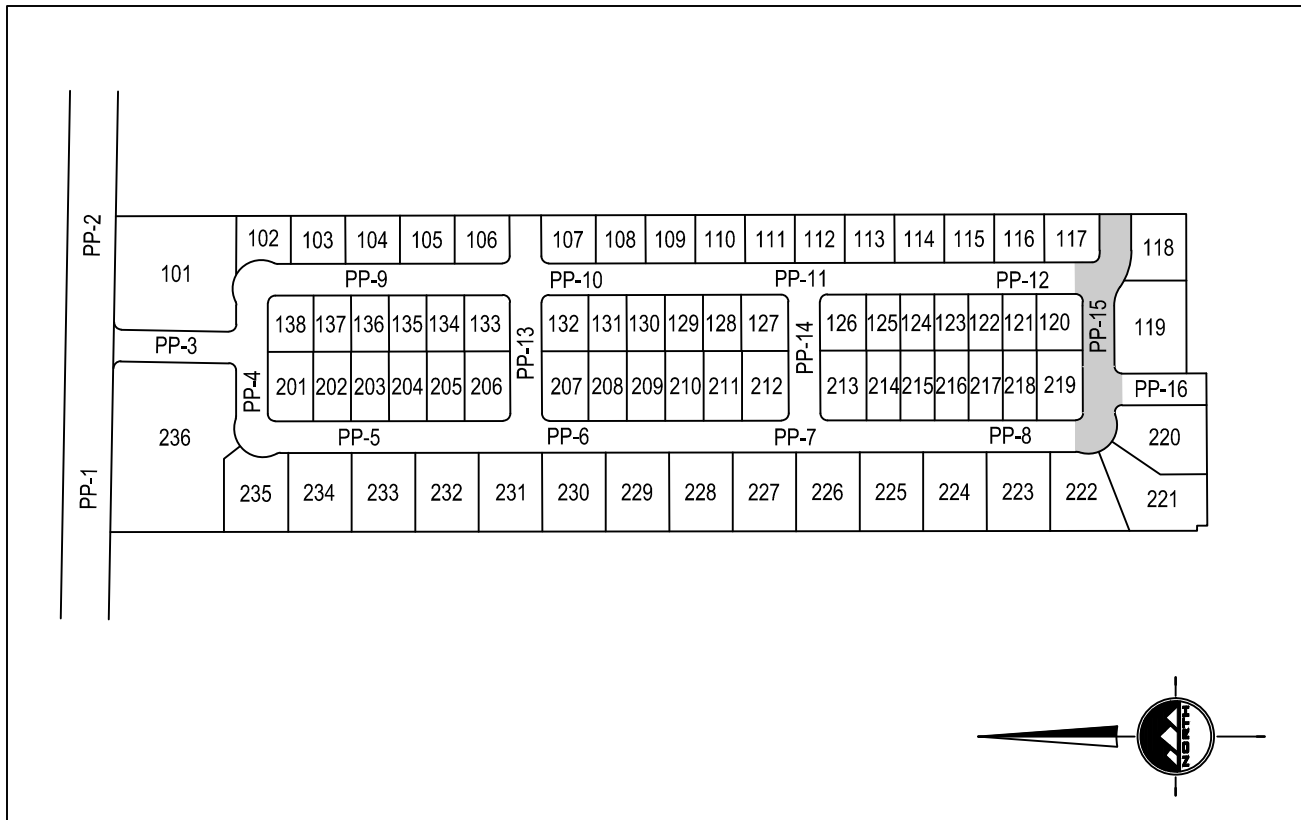
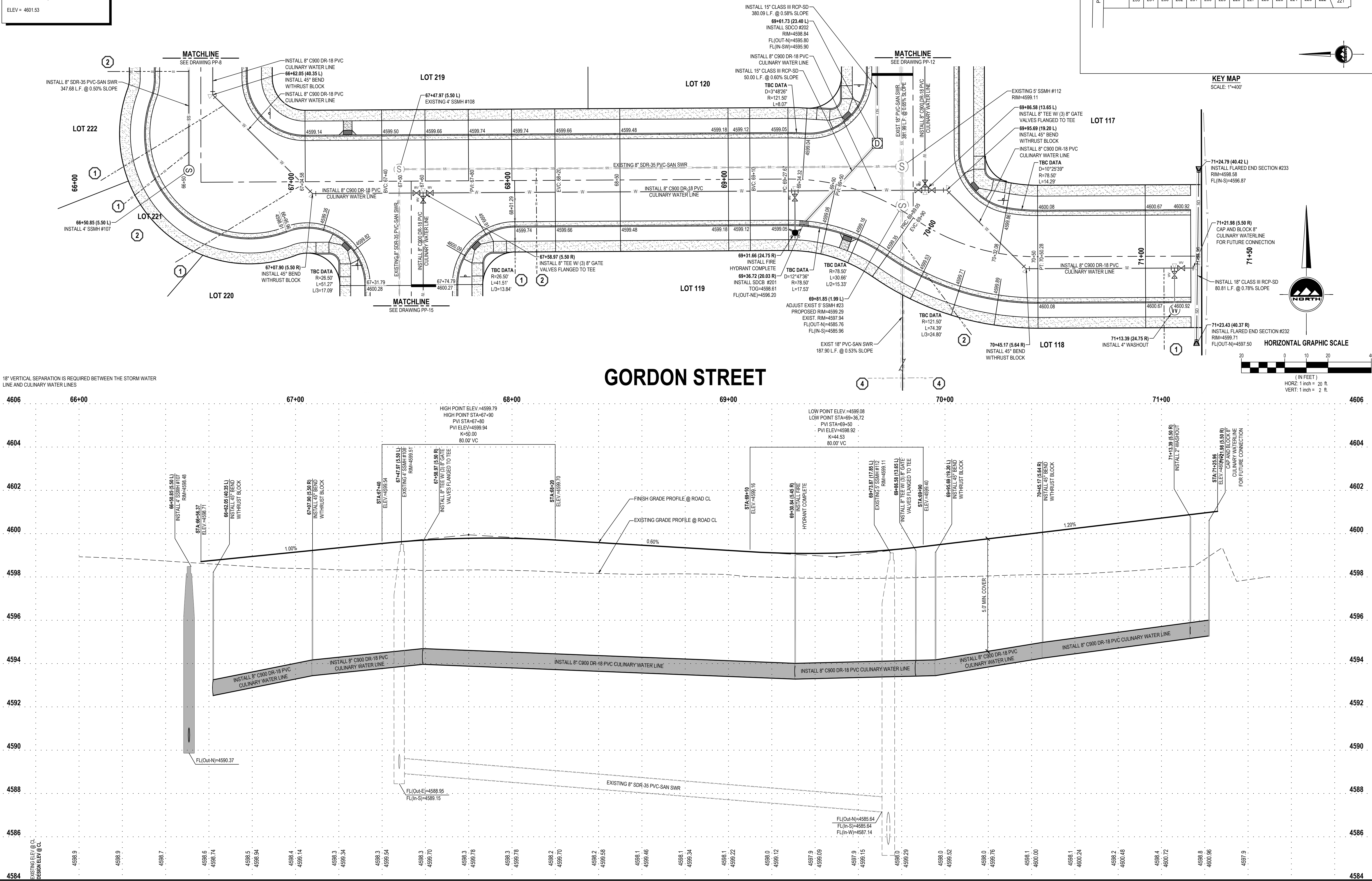
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

Jacob M. Clegg

LICENSED PROFESSIONAL ENGINEER  
#14127  
JACOB M. CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

GORDON STREET  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K  
PRINT DATE  
9/20/2022  
DRAWN BY  
J.CID  
CHECKED BY  
J. CLEGG  
PROJECT MANAGER  
J. CLEGG

PP-15



811

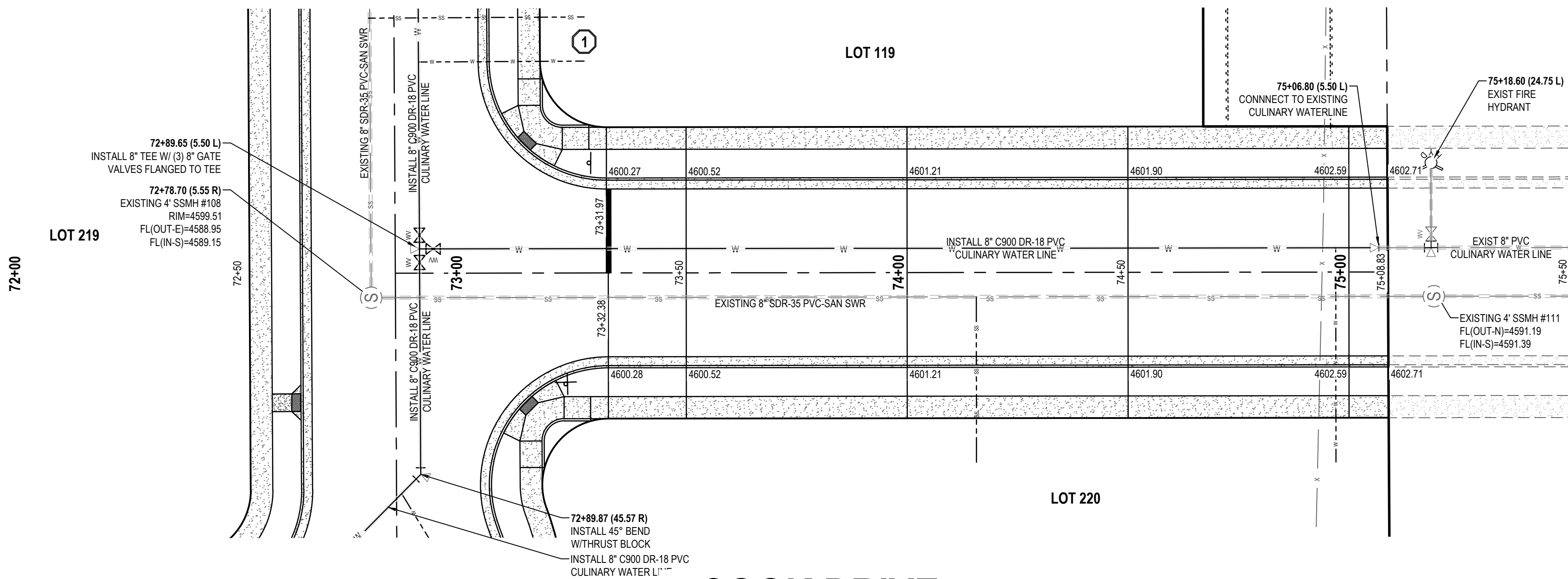
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

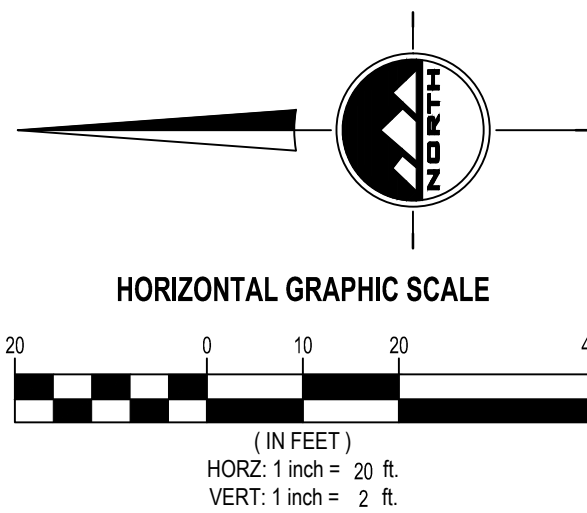
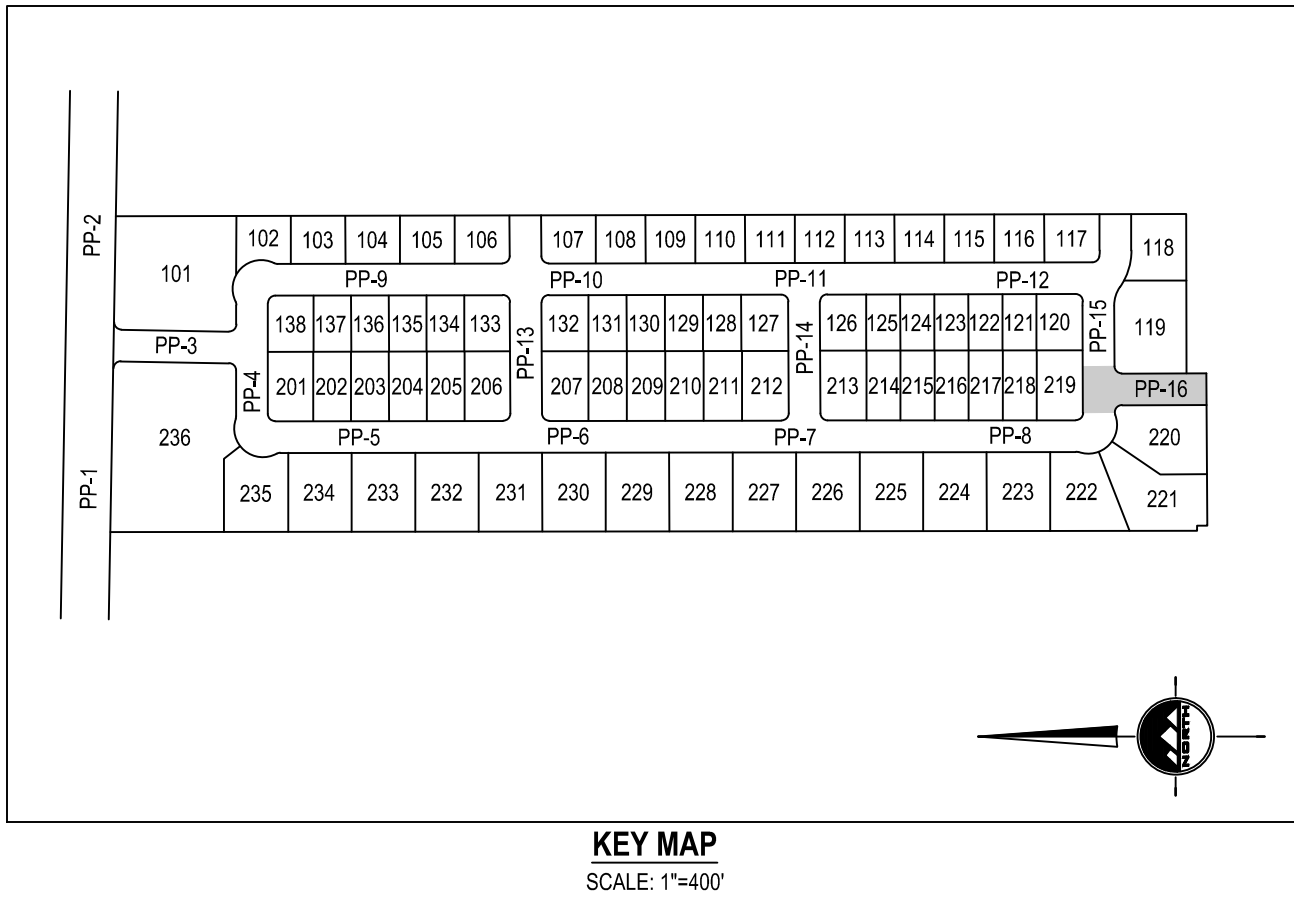
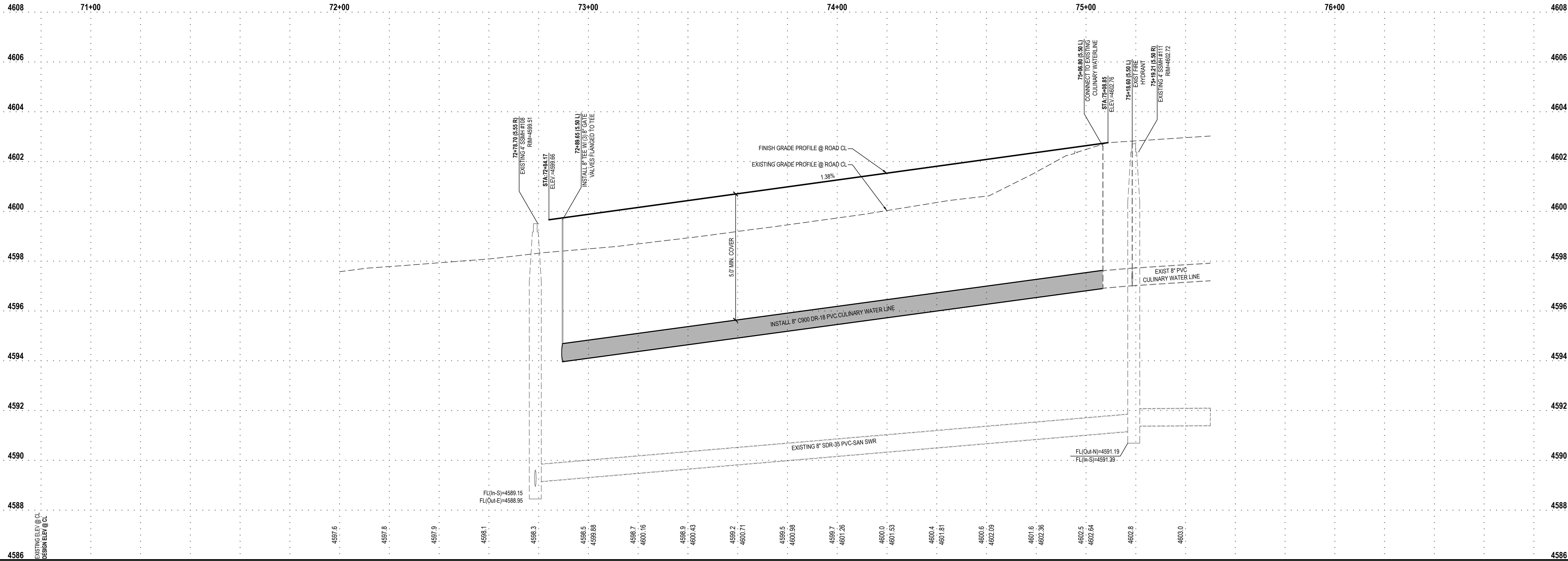
SOUTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN (FOUND  
BRASS MONUMENT)

ELEV = 4601.53

- SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
  3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
  4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER  
LINE AND CULINARY WATER LINES



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
IRONWOOD REAL ESTATE LLC,  
1392 PASSS CANYON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

ALINGTON SUBDIVISION  
PRELIMINARY PLAT SUBMITTAL  
MAIN STREET  
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER  
JACOB M. CLEGG  
9/20/2022  
STATE OF UTAH

PRELIMINARY

COOK DRIVE  
PLAN AND PROFILE

PROJECT NUMBER  
T1265K

PRINT DATE  
9/20/2022

DRAWN BY  
J.CID

CHECKED BY  
J. CLEGG

PROJECT MANAGER  
J. CLEGG

PP-16



# **AGENDA ITEM #6**

Discussion for Development Agreement for  
Springfield Estates



**WHEN RECORDED, RETURN TO:**

**Brett Coombs, Esq.**  
**Grantsville City Attorney**  
**429 East Main Street**  
**Grantsville City, Utah 84029**

**GRANTSVILLE CITY**  
**MASTER DEVELOPMENT AGREEMENT**  
**FOR**  
**SPRINGFIELD ESTATES SUBDIVISION**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Shane Watson, an individual residing in the State of Utah (“**Developer**”).

**RECITALS**

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Preliminary Plat and Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq.* This Agreement conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following, incorporating by reference the prior recitals as if fully set forth herein:

**TERMS**

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:



- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means Shane Watson and his successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Springfield Estates Subdivision, five (5) Residential Dwelling Units.
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the R-1-12 zoning of the Property.



## **2. Development of the Project.**

2.1. **Compliance with the Final Plat and this Agreement.** Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2. **Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plat.

## **3. Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. **Developer Agreement.** The City's Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. **State and Federal Compliance.** The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. **Codes.** Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

3.2.5. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.6. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

3.2.7. **Planning and Zoning Modification.** Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

3.2.8. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2020).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in



Default as of January 31, 2027 then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

5. **Addenda** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of phase 1 of Project. Any future phases of the Project may require an added addendum. If there is a conflict between this Agreement and Addendum No. 1 or any future addenda, then Addendum No. 1 and the future addenda shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of this Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's Engineer and Public Works Director.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure for each phase shall be completed within one year after the City Council grants final plat approval for that phase and prior to recordation of the mylar for that phase. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.



**6.6. City Completion.** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under 6.4 above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in 6.1 above, or (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

**7. Upsizing/Reimbursements to Developer.**

**7.1. Upsizing.** The City shall not require Developer to “upsize” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

**8. Default.**

**8.1. Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

**8.2. Contents of the Notice of Default.** The Notice of Default shall:

**8.2.1. Specific Claim.** Specify the claimed event of Default;

**8.2.2. Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

**8.2.3. Optional Cure.** If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

**8.3. Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

**8.3.1. Law and Equity.** All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

**8.3.2. Security.** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

**8.3.3. Future Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

**8.4. Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

**8.5. Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

**8.6. Limitation on Recovery for Default – No Damages against the City.** Anything in



this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

**To the Developer:**

Shane Watson  
440 West Apple Street  
Grantsville, Utah 84029

**To the City:**

Grantsville City  
Attn: City Manager  
429 East Main Street  
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer’s selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer’s transfer of all or any part of the Property to any entity “related” to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer’s entry into a joint venture for the development of the Project or Developer’s pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed



assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

**14.4. Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

**14.5. Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement, which consent shall not be unreasonably withheld. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

**15. No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

**16. Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

**17. Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

**18. Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

**19. Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for Developer shall be Shane Watson. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.



20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land.

27. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2022-71 adopted by the City on November 2, 2022.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER  
SHANE WATSON

GRANTSVILLE CITY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: Jesse Wilson  
Its: City Manager

Approved as to form and legality:

Attest:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Recorder



**CITY ACKNOWLEDGMENT**

STATE OF UTAH )

:ss.

COUNTY OF TOOELE )

On the \_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me Jesse Wilson who being by me duly sworn, did say that he is the City Manager of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )

:ss.

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

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he/she is the of \_\_\_\_\_, in Grantsville, Utah, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged he/she executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_



## **TABLE OF EXHIBITS**

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures



Exhibit "A"  
Legal Description of Property

Beginning at the Intersection of the easterly boundary of Cherry Grove Subdivision Plat A, a subdivision of Grantsville City, recorded March 16, 2000 as Entry No. 145105 in Book 14 at Page 33 in the office of the Tooele County Recorder, with the westerly extension of the northerly right-of-way line of Apple Street, as determined by a survey performed by Ensign Engineering found as File No. 2015-0021-01 in the records of Tooele County Surveyor, said point lies South 89°53'05" East 541.57 feet along the quarter section line to the northeast corner of said Cherry Grove Subdivision Plat A, South 1°28'25" West 148.15 feet along the easterly boundary of said Cherry Grove Subdivision Plat A, and continuing along said easterly boundary, South 0°56'29" West 598.065 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (Basis of Bearing for this description is South 0°22'33" East along the section line defined by Tooele County Surveyor monuments representing the West Quarter Corner and Southwest Corner of said Section 36.); thence East 796.09 feet along said westerly extension of the northerly right-of-way line of Apple Street (record = 823 feet) to the 40 acre line and westerly boundary of Southwest Addition of the City of Grantsville; thence along said line, South 0°20'17" East 874.93 feet (record = South 882 feet) to intersect the northerly right-of-way line of Cherry Street as determined by a survey performed by Ensign Engineering found as File No. 2015-0062-01 in the records of said Tooele County Surveyor; thence along the westerly extension of said northerly right-of-way line and along an old fence line, North 89°33'29" West 815.72 feet (record = 823 feet) to intersect the easterly boundary of the property owned by Darrell Didericksen; thence along said easterly boundary and the easterly boundary of Cherry Grove Plat C PUD, recorded July 16, 2007 as Entry No. 289791 in the office of said Tooele County Recorder, North 0°57'21" East 573.105 feet to the northeast corner of said P.U.D.; thence North 89°02'39" West 0.03 feet to the southeast corner of said Cherry Grove Subdivision Plat A; thence along the easterly boundary of said Chery Grove Subdivision Plat A the follow two (2) courses: (1) North 0°57'21" East 224.21 feet; (2) North 0°56'29" East 71.425 feet to the Point of Beginning.

Parcel contains: 702,551 square feet, or 16.128 acres.



Exhibit “B”  
Final Plat



**SPRINGFIELD ESTATES SUBDIVISION  
ADDENDUM NO.1**

**TERMS**

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Modifications to GLUDMC and Other City Standards.** The City has agreed to the following exceptions to the GLUDMC and Grantsville City Construction Standards and Specifications:
  - a. Apple Street as it curves on the west end of the proposed subdivision narrows below the 66-foot standard right-of-way width as the existing street is narrower to the west. This is an existing condition that affects other properties and property owners and therefore is grandfathered in.
  - b. As designed the Development complies with GLUDMA and other City Standards.
3. **Offsite Improvements:**
  - a. Stormwater generated within the project is collected in an offsite basin owned by Apple Street One Twenty, LLC with the location described by the attached easement in Addendum No. 1 Exhibit C. The offsite basin, collection and discharge system located on private property shall be maintained by Apple Street One Twenty, LLC, its heirs, successors or assigns.
4. **Open Space:**
  - a. The Developer has included 0.386 acres of improved open space on the north side of the Apple Street right of way. The total project acreage is 4.240 acres. 10% of the total project acreage is .42 acres. With a credit for the open space provided, no further open space will be required unless or until future development occurs.
5. **Construction Coordination:**
  - a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
  - b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
  - c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
  - d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.



**Exhibit A to Addendum No. 1**  
Stormwater Basin Easement  
Stormwater Basin Maintenance Agreement



**Exhibit B to Addendum No. 1**  
Property Appraisal



**Addendum No. 2**  
**(Dispute Resolution)**

**1. Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

**2. Mediation.**

2.1. Disputes Subject to Mediation. All disputes shall be mediated.

2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.



# **AGENDA ITEM #7**

Discussion for Development Agreement for  
Willow Fields



**WHEN RECORDED, RETURN TO:**

**Brett Coombs, Esq.**  
**Grantsville City Attorney**  
**429 East Main Street**  
**Grantsville City, Utah 84029**

**GRANTSVILLE CITY**  
**MASTER DEVELOPMENT AGREEMENT**  
**FOR**  
**WILLOW FIELDS PUD SUBDIVISION**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Dustin Hall, an individual residing in the State of Utah (“**Developer**”).

**RECITALS**

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Preliminary Plat and Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq.* This Agreement conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following, incorporating by reference the prior recitals as if fully set forth herein:

**TERMS**

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:



- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means Dustin Hall and his successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Willow Fields PUD Subdivision, twenty-seven (27) Residential Dwelling Units.
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the RR-1 zoning of the Property.



## **2. Development of the Project.**

2.1. **Compliance with the Final Plat and this Agreement.** Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2. **Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plat.

## **3. Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. **Developer Agreement.** The City's Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. **State and Federal Compliance.** The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. **Codes.** Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

3.2.5. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.6. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

3.2.7. **Planning and Zoning Modification.** Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

3.2.8. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2020).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in



Default as of January 31, 2027 then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

5. **Addenda** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of phase 1 of Project. Any future phases of the Project may require an added addendum. If there is a conflict between this Agreement and Addendum No. 1 or any future addenda, then Addendum No. 1 and the future addenda shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of this Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's Engineer and Public Works Director.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure for each phase shall be completed within one year after the City Council grants final plat approval for that phase and prior to recordation of the mylar for that phase. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.



**6.6. City Completion.** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under 6.4 above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in 6.1 above, or (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

**7. Upsizing/Reimbursements to Developer.**

**7.1. Upsizing.** The City shall not require Developer to “upsize” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

**8. Default.**

**8.1. Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

**8.2. Contents of the Notice of Default.** The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

**8.3. Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

**8.4. Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

**8.5. Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

**8.6. Limitation on Recovery for Default – No Damages against the City.** Anything in



this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

**To the Developer:**

Dustin Hall  
[address]  
Grantsville, Utah 84029

**To the City:**

Grantsville City  
Attn: City Manager  
429 East Main Street  
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer’s selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer’s transfer of all or any part of the Property to any entity “related” to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer’s entry into a joint venture for the development of the Project or Developer’s pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed



assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

**14.4. Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

**14.5. Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement, which consent shall not be unreasonably withheld. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

**15. No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

**16. Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

**17. Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

**18. Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

**19. Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for Developer shall be Shane Watson. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.



20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land.

27. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2022-59 adopted by the City on October 5, 2022.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER  
DUSTIN HALL

GRANTSVILLE CITY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: Jesse Wilson  
Its: City Manager

Approved as to form and legality:

Attest:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Recorder

## STATE OF UTAH )

COUNTY OF TOOELE )

\_\_\_\_\_  
NOTARY PUBLIC

Residing at: \_\_\_\_\_

## STATE OF UTAH )

COUNTY OF )

NOTARY PUBLIC

Residing at: \_\_\_\_\_



## **TABLE OF EXHIBITS**

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

Exhibit "A"  
Legal Description of Property

Beginning at a point which lies South 89°25'09" West 1884.30 feet along the section line and South 78°48'40" West 875.12 feet from the Tooele County Surveyor monument representing the Northeast Corner Section 26, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence North 89°34'56" East 260.59 feet; thence South 0°24'58" East 413.975 feet to intersect that boundary established by Judgement, Case No. 030301376, recorded May 17, 2007 as Entry No. 284763 in the office of the Tooele County Recorder; thence along said boundary the following two (2) courses: (1) South 89°28'00" West 360.05 feet; (2) South 89°48'00" West 548.70 feet to intersect the easterly right-of-way line of the Old Lincoln Highway being 66.00 feet perpendicularly distant easterly and parallel with the westerly right-of-way line of said Old Lincoln Highway, established by Silver Fox Estates Subdivision, the recorded plat of which may be found as Entry No. 244610 in the office of said Recorder; thence along said easterly right-of-way line, North 33°33'00" West 246.45 feet to the southwest corner of Island View Minor Subdivision, North 73°51'13" East 433.03 feet to intersect that boundary established by Amended Judgement Quieting Title, Case No. 000300997QT, recorded January 9, 2001 as Entry No. 157511 in Book 655 at Pages 420-421 in the office of said Recorder; thence along said boundary the following two (2) courses: (1) South 37°33'12" East 7.945 feet; (2) North 74°48'40" East 373.79 feet to the Point of Beginning.

Parcel contains: 338,689 square feet, or 7.775 acres.



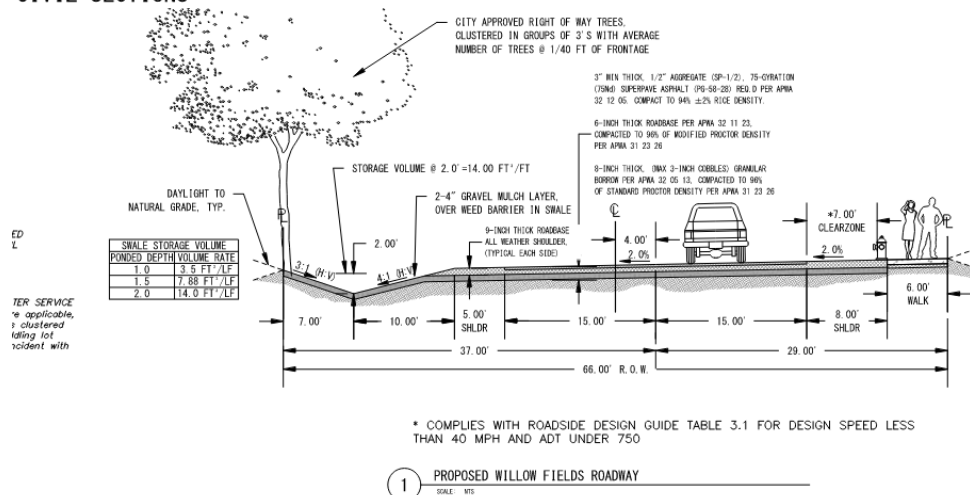
Exhibit “B”  
Final Plat

# WILLOW FIELDS PUD SUBDIVISION ADDENDUM NO.1

## TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Modifications to GLUDMC and Other City Standards.** The City has agreed to the following exceptions to the GLUDMC and Grantsville City Construction Standards and Specifications:
  - a. The street cross section that is approved with this subdivision is not a standard street cross section and has been approved as shown:

### CIVIL SECTIONS



- b. The trees in the public street right-of-way shall be maintained by the private property owners.
  - c. As Part of the PUD Lots 101 and 102 have been approved as .5 acre lots in a subdivision zoned as Rural Residential – 1.
  - d. For the 1 acre and larger lots an exception has been granted on the corner lots for 30 feet street side yard instead of 40 foot as required in GLUDMA 14.5-4.
  - e. For the 0.5 acre Lots 101 and 102 an exception has been approved to utilize setbacks as follows: Front: 40 feet Back: 25 feet, Side 10 feet, on the corner lots a 25 foot street side yard.
  - f. The Developer shall construct the offsite sanitary sewer line from the Willow Fields PUD Subdivision to the Northwest Interceptor line utilizing the easement attached in Exhibit A. Construction of the sewer line shall meet city construction standards.
3. **Offsite Improvements:**
  - a. No offsite improvements are currently proposed in Phase 1.
4. **Open Space:**



- a. As proposed in the Preliminary Approval the Developer shall set aside 5 acres of open space to fulfill the open space requirement. The open space will be provided in Phase 2 as shown in the Preliminary Approval documents.

5. **Construction Coordination:**

- a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
- b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
- c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
- d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Exhibit A to Addendum No. 1

# EXHIBIT A

PREPARED BY:  
NOLAN C. HATHCOCK  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NO. 166346  
9592 STORNOWAY CIRCLE  
SOUTH JORDAN, UTAH 84009  
801-557-5398  
nolanhathcock@gmail.com



SCALE: 1" = 150'

CENTERLINE OF 30' TEMPORARY  
CONSTRUCTION EASEMENT  
N 0°29'00" W, 1377.25'

VIEL GLUCK, LLC  
PARCEL NO. 01-040-A-0004  
WARRANTY DEED, ENTRY NO. 569908  
RECORDED APRIL 1, 2022

TOOELE COUNTY SURVEYOR 3"  
ALUMINUM MONUMENT, NORTHWEST  
CORNER OF SECTION 26, TOWNSHIP 2  
SOUTH, RANGE 6 WEST, SALT LAKE  
BASE AND MERIDIAN. (ORIGINALLY  
SET IN 1988 RESET IN 2013)

POINT OF BEGINNING 30' TEMPORARY  
CONSTRUCTION EASEMENT. S 89°25'09"  
W 35.00' FROM SE COR. SEC. 23, T 2  
S, R 6 W, SLB & M.

SECTION LINE & BASIS OF BEARING S 89° 25' 09" W 5281.15'

EXISTING  
SEWER  
LINE  
EXISTING SANITARY  
SEWER LINE  
SECTION LINE  
ACCORDING  
TO THE OLD  
ESTABLISHED FENCE  
LINE WHICH PREDATES  
THE TOOELE COUNTY  
DEPENDENT RESURVEY.  
SECTION LINE  
ACCORDING  
TO THE TOOELE  
COUNTY  
DEPENDENT RESURVEY

CENTERLINE OF  
20' PERMANENT  
SANITARY SEWER  
EASEMENT  
N 0°29'00" W  
1377.00'

30.00'  
15.00'  
20.00'  
10.00'

UINTA LAND COMPANY, L.C.  
BEVER CREEK INVESTMENTS, L.C.  
ARIMO CORPORATION  
PARCEL NO. 05-078-0-0001  
DEED OF RECONVEYANCE, ENTRY NO. 408204  
RECORDED JANUARY 20, 2015

TOOELE COUNTY SURVEYOR 3"  
BRASS MONUMENT, SOUTHEAST  
CORNER OF SECTION 23,  
TOWNSHIP 2 SOUTH, RANGE 6  
WEST, SALT LAKE BASE AND  
MERIDIAN (1988).

POINT OF BEGINNING 20'  
PERMANENT SANITARY  
SEWER EASEMENT.  
S 89°25'09" W 10.00'  
FROM SE COR. SEC. 23, T  
2 S, R 6 W, SLB&M.



**Addendum No. 2**  
**(Dispute Resolution)**

**1. Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

**2. Mediation.**

2.1. Disputes Subject to Mediation. All disputes shall be mediated.

2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

# **AGENDA ITEM #8**

Discussion of Concept Plan for Deseret  
Commons Subdivision (redesigned)





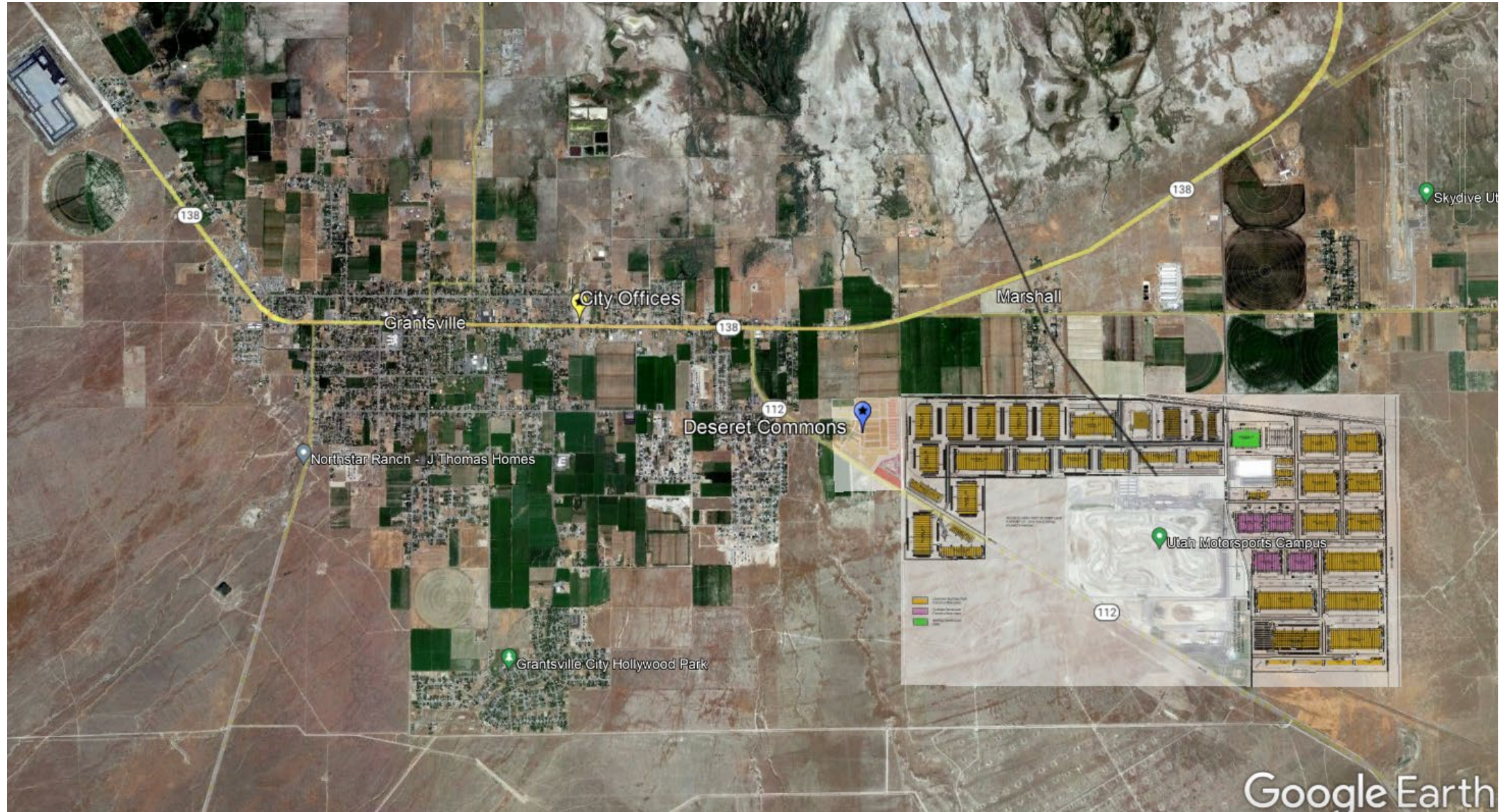
# Deseret Commons PUD

11.10.22

LIFE. BUILT. BETTER.®



# Ariel





# Updated Concept Plan



# Updated Concept Plan

- Open Space and Programming
- ROW (Park Strips, Snow Storage)
- Fire Access
- HWY 112 Access and Traffic



# Zoning and Deviations

	DESERET COMMONS - GRANTSVILLE, UT					Draft 11-10-22							
	Development Standards					Proposed PUD Development Standards							
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Deseret Peak SFD 34-ft Lot	Deseret Peak SFD 45-ft Lot	Deseret Peak SFD 50-ft Lot	Deseret Peak SFD 65-ft Lot	Deseret Peak Townhomes	Deseret Peak Multifamily	Deseret Peak Commercial	
Maximum Density		15 DU/Ac		15 DU/ac 4)		10 DU/Ac	8 DU/Ac	6 DU/Ac	5 DU/Ac	15 DU/Ac	25 DU/Ac	TBD	
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 <sup>st</sup> unit + 4,000 SF for each additional ground level unit in the structure.	4,000 SF	2,890 SF (34' x 85')	4,050 SF (45' x 90')	5,000 SF (50'x100')	7,150 SF	1,540 Per attached home (22' x 70')	NA		
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	34-feet	45-feet	50-feet	65-feet	22-feet	NA		
Minimum Yard Setbacks													
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	10-feet	20-feet	20-feet	20-feet	10-feet	See distance between structures		
Rear Yard													
- Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	20-feet rear loaded garage	10-feet	10-feet	10-feet	20-feet rear loaded garage	See distance between structures	TBD	
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA	NA			
Side Yard													
-Main Building (3)	5(2)/15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	5-feet	0-feet on attached side; 5-feet on end units	See distance between structures	TBD	
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA				
-Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-feet each side on the street 10-feet other two sides	2 front yard setback	25-feet each side on the street 10-feet other two sides	10-feet	10-feet	10-feet	10-feet	10-feet			

# Open Space - Community Enhancements

## Required

- 10% (11.97 acres)

## Provided

- 18.9% (22.6 acres)
- Programed
- HOA Maintained
- Trail Connectivity



# Open Space - Community Enhancements

KEY MAP



KEY MAP N.T.S.

PARK - A



PARK AMENITIES



PARK - B



PARK - C





# Open Space - Community Enhancements

KEY MAP



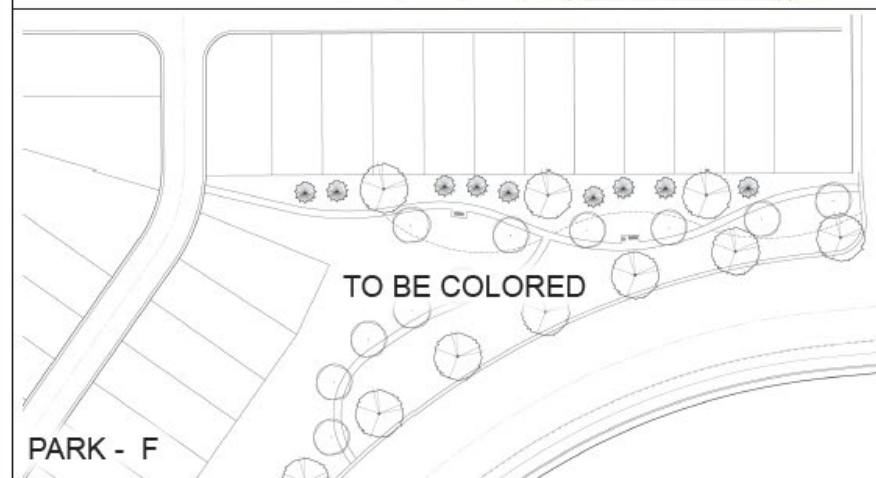
KEY MAP N.T.S.



PARK - E



PARK - D



PARK - F

PARK AMENITIES



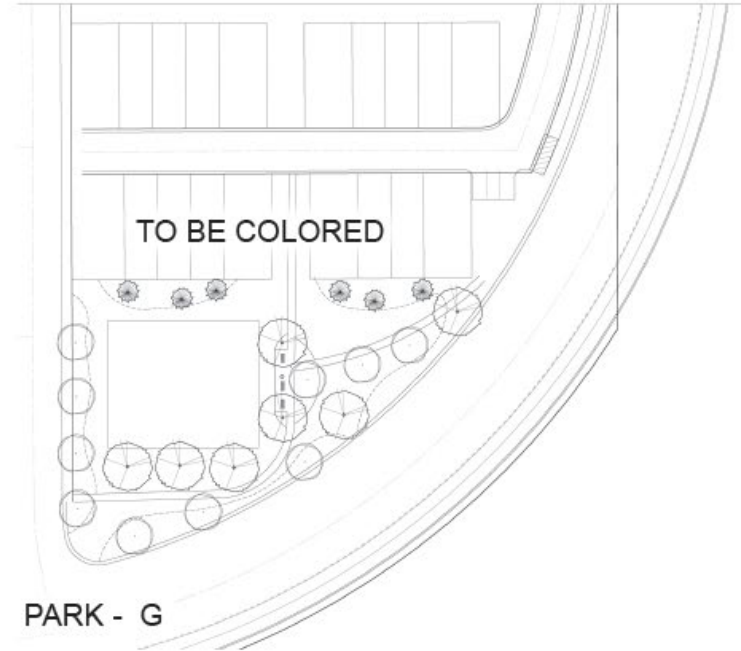


# Open Space - Community Enhancements

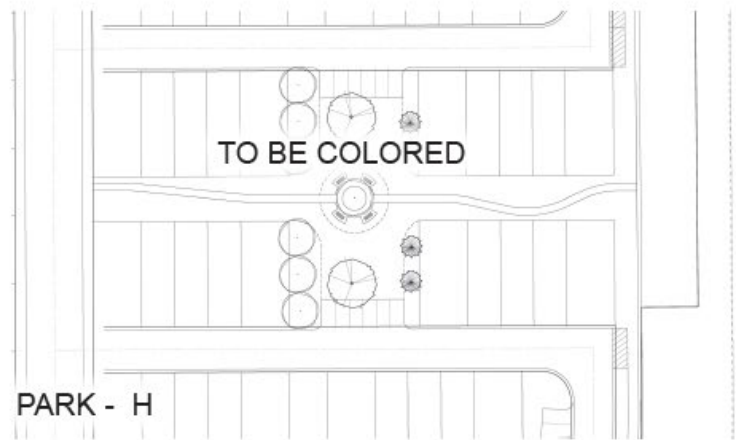
KEY MAP



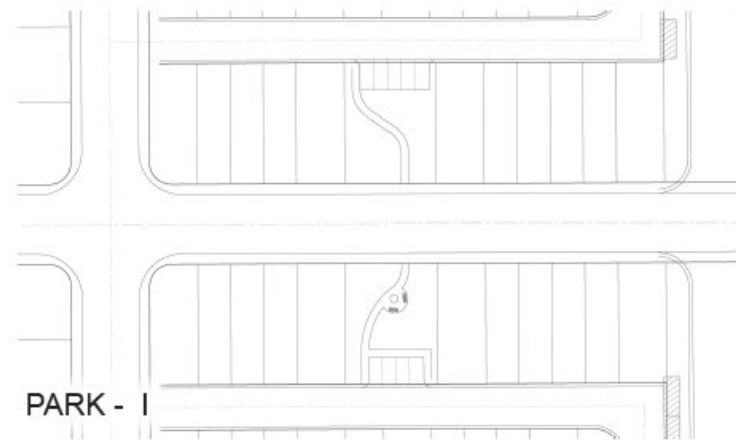
KEY MAP N.T.S.



PARK - G



PARK - H



PARK - I

PARK AMENITIES



# ROW- Community Enhancements

## Required

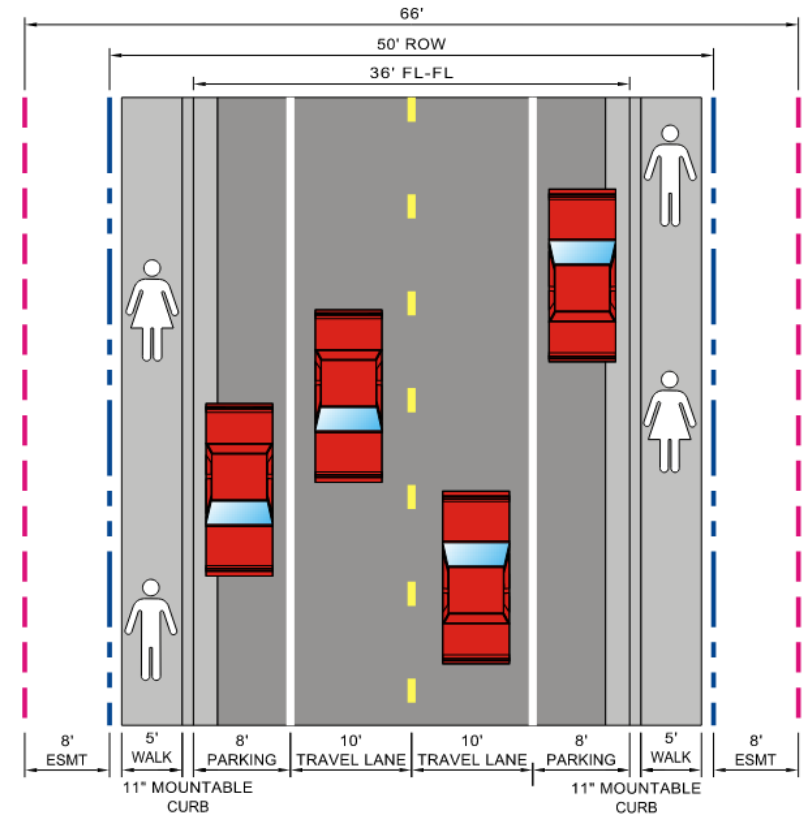
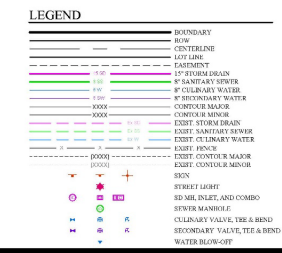
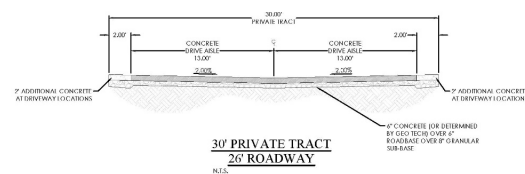
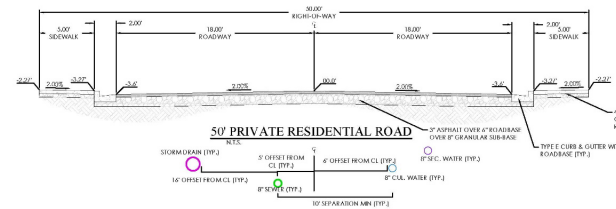
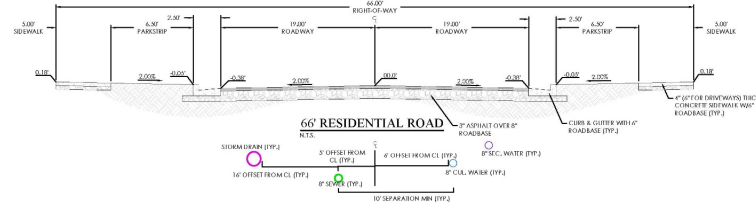
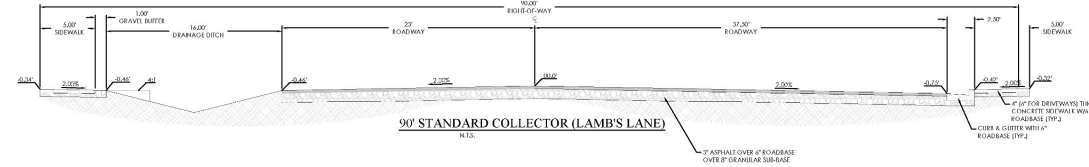
- 66' ROW
  - 38' asphalt
  - 2.5' Vertical Curb/Gutter
  - 6.5' Park Strip
  - 5' Sidewalk

## Provided

- 52' ROW
  - 38' asphalt
  - 2' Rolled Curb/Gutter
  - 5' sidewalk



# Right-of-ways



**RESIDENTIAL LOCAL STREET SECTION 3.1-2**  
TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)



# ROW Examples - Highlands Ranch

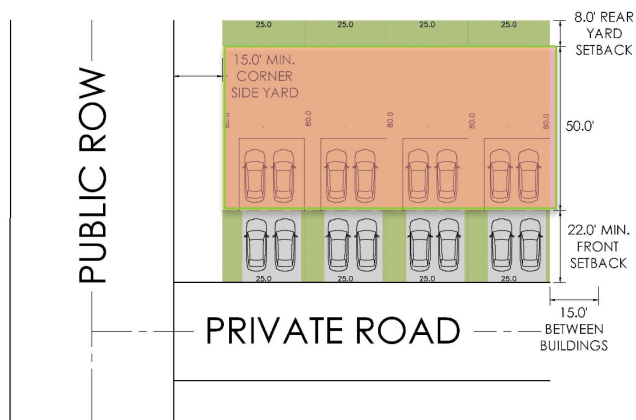
Built in 1980's and HOA Managed



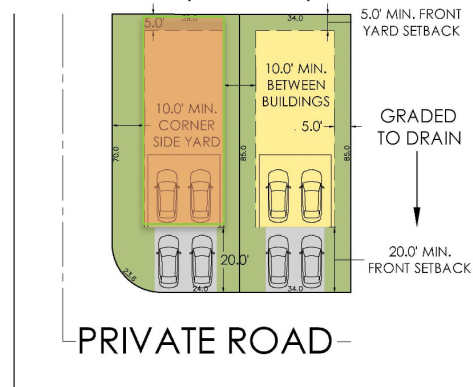


# Setbacks

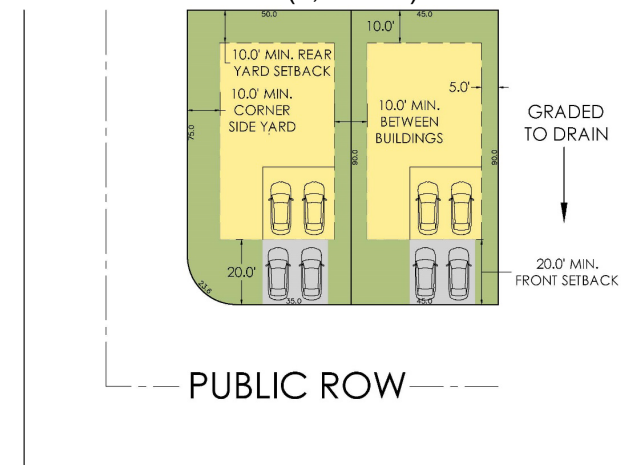
TOWNHOMES



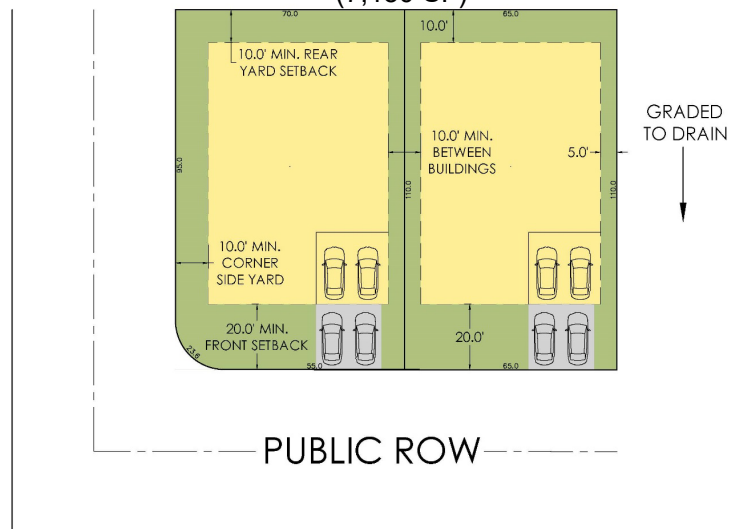
34' LOT  
(2,890 SF)



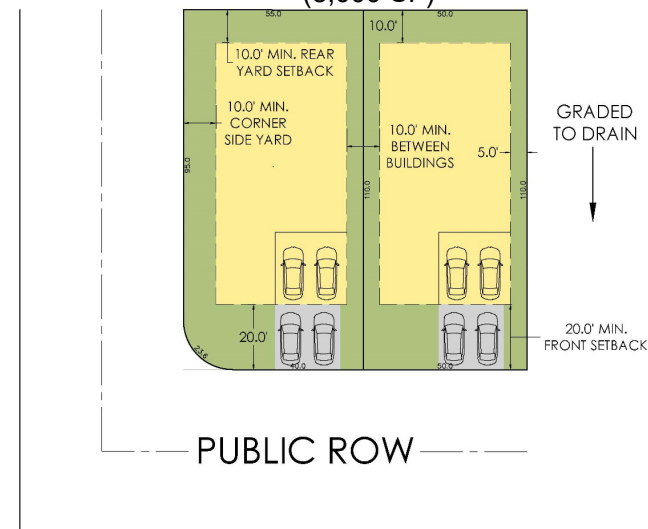
45' LOT  
(4,050 SF)



65' LOT  
(7,150 SF)



50' LOT  
(5,000 SF)



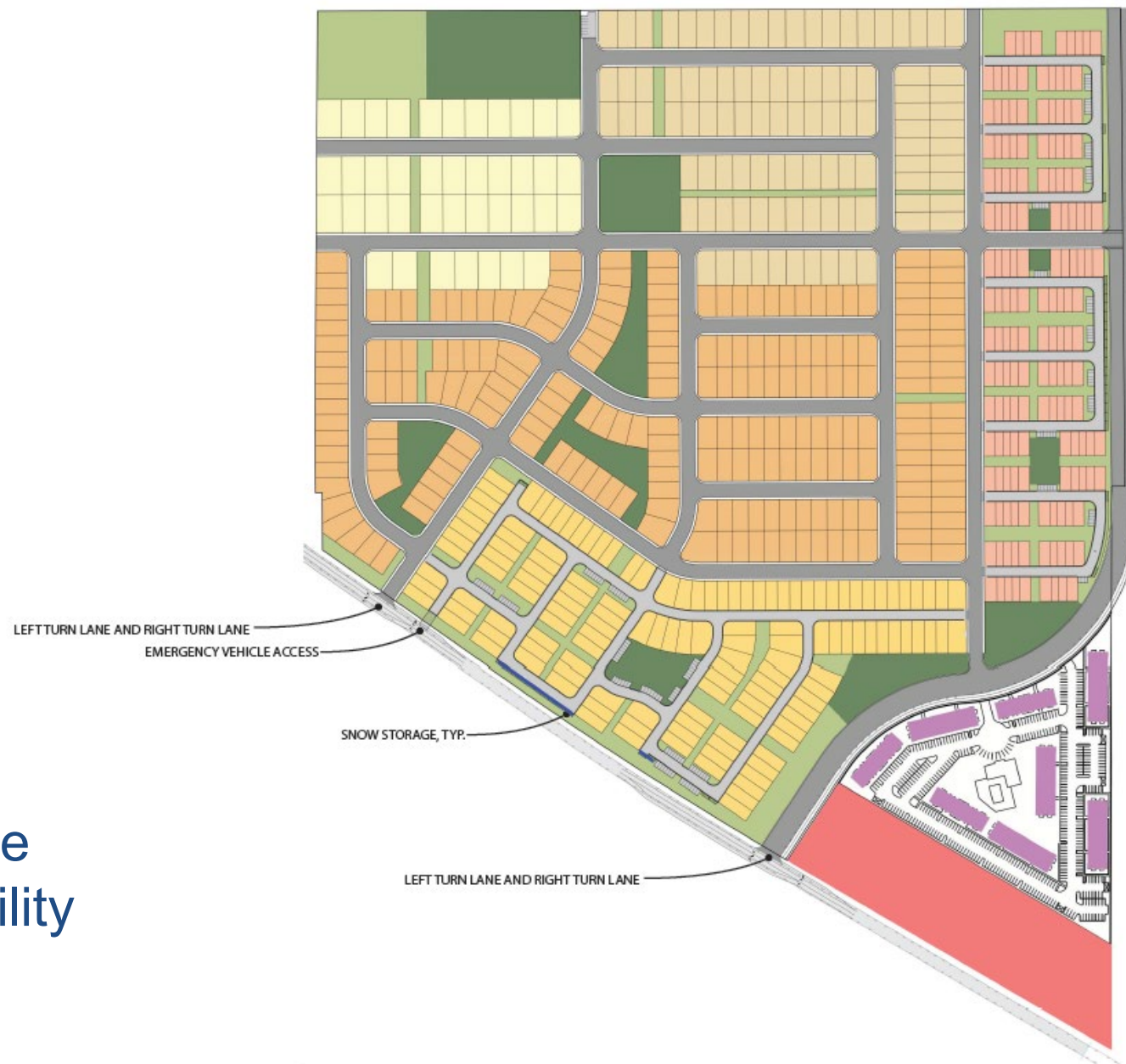
**DESERET PEAK** lot setback exhibit

GRANTSVILLE CITY, TOOELE COUNTY  
9/29/2022

# ROW- Community Enhancements

## Improvements:

- Increased parking
- Increased snow storage
- Improved fire accessibility





# Additional Community Enhancements

- **Transition and buffer** from the industrial project to the east
- **Single Family Detached product** in favor of attached product
  - All lots include a 20' driveway
- **Reduced water use** through smaller lots, decreased park strips, programmed and managed landscaping and smart home design.
- CC&R's will ensure **continued maintenance**, and a cohesive feel enforced by HOA
- Access to parks and open space guaranteed to public through PID
- Improvements to HWY 112 to allow for improved traffic flow

# Focused on Energy Efficiency

## National Awards

We're a nationally recognized homebuilding leader who does things differently



- Showering accounts for 17% of residential water usage
- WaterSense certified showerheads could save 2,700 gallons per year or 18% of the total showering water usage

### REDUCING ENERGY AND WATER CONSUMPTION

We use **ENERGY STAR** certified appliances and **WaterSense** certified water fixtures in all of our new homes to reduce the homeowner's energy and water consumption on a daily basis.



#### ENERGY STAR certified appliances:

- **ENERGY STAR** certified refrigerators are about 9% more energy-efficient than traditional models
- Improved insulation, compared to that in traditional models, helps food stay cold
- The use of high-efficiency compressors creates less heat and use less energy



#### WaterSense labeled water fixtures:

- These third-party certified water fixtures help reduce energy usage that powers water heaters
- Showering accounts for nearly 17% of residential indoor water use, which for the average family, adds up to nearly 14,600 gallons per year
- **The average family could save 2,700 gallons per year, or 18% of total year showering water usage, by using WaterSense certified showerheads**

<https://www.meritagehomes.com/buyer-resources/energy-efficiency>





**Thank you!**

**LIFE. BUILT. BETTER.®**

# AGENDA ITEM #9

Report from City Council Liaison Mayor  
Critchlow



# AGENDA ITEM #10

Adjourn