GRANTSVILLE

- INC. 1867 -

July 21, 2022

Planning Commission Meeting

Information Packet

Public Hearings

a. Proposal to Rezone 8.385 Acres of Property located at approximately 448 and 454 E. Main Street to go from a CD and A-10 Designation to a Mixed-Use Density Designation

b. Proposal to Rezone 1 Acre of Property located at approximately 531 South Hale Street to go from an RR-1 to an R-1-21 Zone.

c. Proposal of the Final Plat for Springfield Estates Subdivision located at approximately 535 West Apple Street

AGENDA ITEM #1

Discussion regarding proposed rezone of 8.385 Acres of Property located at approximately 448 and 454 E. Main Street to go from a CD and A-10 Designation to a Mixed-Use Density Designation

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID 7-8-22

HEARING DATE July 21, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME Tru Le, South Coastal Investments, LLC.

MAILING ADDRESS 11238 Charismatic Court, South Jordan, UT 84095

E-MAIL trule111@gmail.com

APPLICANT'S PHONE 714-800-9646

LOCATION OF SUBJECT PROPERTY 448 and 454 E. Main Street

DO YOU OWN THE PROPERTY? Y

NUMBER OF ACRES INVOLVED 8.385 Acres

CURRENT ZONE OF PROPERTY CD and A-10

REQUESTED ZONE Mixed-Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED

20% Commercial and 80% High Density Residential

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

SIGNATURE OF APPLICANT

GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE UT 84029 435-884-3411

Receipt No: 14.000007 Jul 8, 2022

SOUTH COASTAL INV

Previous Balance:	.00
ZONING/SUBDIV. FEES	
ZONE CHANGE FEE	500.00
Total:	500.00
CHECK	
Check No: 1022	500.00
Total Applied:	500.00
Change Tendered:	.00

Duplicate Copy
07/08/2022 3:18 PM

LEGAL DESCRIPTIONS FOR 448 and 454 E. Main Street:

448 E. Main Street (Parcel ID: 18-062-0-0001)
Lot 1, Jay Hale Subdivision, a Subdivision according to the official plat thereof on file and or record in the office of the Tooele Country Recorder, State of Utah.

454 E. Main Street (Parcel ID: 18-062-0-0002)
Lot 2, Jay Hale Subdivision, a Subdivision according to the official plat thereof on file and or record in the office of the Tooele Country Recorder, State of Utah.

VICINITY MAP

1:2257

TOOELE COUNTY

RECORDER/SURVEYOR OFFICE

Request for Surrounding Property Owners

Property Information and Location

(All lines must be filled in)

Property Address: 448 E Main Street and 454 E Main Street, Grantsville, UT

Lot # 1 & 2 **Subdivision Name:** Jay Hale Subdivision

Township _____ **Range** _____ **Section** _____

Parcel # 18-062-0-0001 and 18-062-0-0002

Please Choose one of the following

____ 300 Foot Radius includes Mailing labels / Maps

____ 400 Foot Radius Includes Mailing Labels /Maps

✔ Other 500 Foot Radius

FEE: **To be determined $** 10.00 Paid CC over the Phone **(Basic charge is $10.00 – 4 to 30 labels including boundary map printed on an aerial base map) Completed by (initials)** ___ **Date** 7/8/22

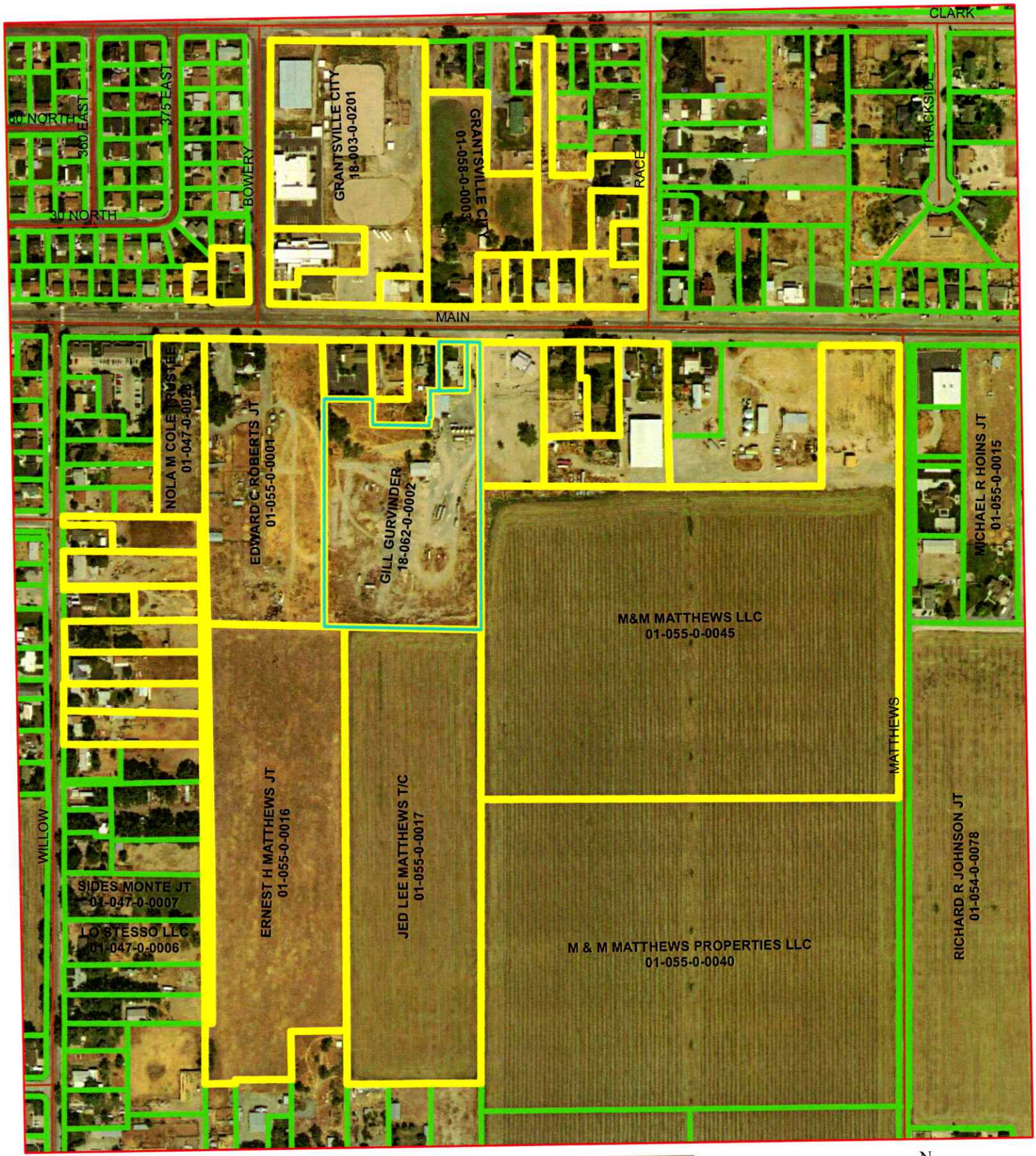
Name of person and contact information Requesting information

Name Robert Donigan **Date** 07/07/2022

Contact Number 801-703-6383

Please allow our Mapping Department 24 hours to complete request, you will be notified when they are ready to be picked up

Thank you



Robert Donigan
18-062-0-0001 & 18-062-0-0002

GIS Map Disclaimer:

TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 150 300 600 900 1,200 Feet

N W E S

emily.jones
Date: 7/8/2022

APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

8.385 Acres of Property located at approximately 448 and 454 East Main Street to Rezone from a CD and A-10 Zone to a Mixed Use Density

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, July 21st, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at bbaugh@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on July 21st, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

Braydee Baugh

Interim Zoning Administrator

AVERY 5960
Easy Peel® Address Labels
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RACHEL DAVIS JT
393 E MAIN ST
GRANTSVILLE, UT 84029

FARR LLOYD HEBER
89 WILLOW STREET
GRANTSVILLE, UT 84029

HAL L SAGERS JT
97 S WILLOW
GRANTSVILLE, UT 84029

FRED L KILLPACK JT
432 S QUIRK
GRANTSVILLE, UT 84029

ERNEST H MATTHEWS JT
295 WILLOW ST
GRANTSVILLE, UT 84029

BLEAZARD HEATH MORGAN JT
482 E MAIN ST
GRANTSVILLE, UT 84029

CHARTWAY FEDERAL CREDIT UNION
5700 CLEVELAND STREET
VIRGINIA BEACH, VA 23462

OSTLER HOLDING LIMITED COMPANY
OF UTAH
6816 W. 10760 N.
HIGHLAND, UT 84003

CLARA E SMITH JT
455 E MAIN ST
GRANSTVILLE, UT 84092

SKYLER BAILEY HOLDING COMPANY
10032 SOUTH 3345 WEST
SOUTH ORDAN, UT 84095

GILL GURVINDER
6 E. MAIN STREET
GRANTSVILLE, UT 84029

HAL L SAGERS JT
97 WILLOW ST
GRANTSVILLE, UT 84029

COLTON TY JENSEN
125 WILLOW ST
GRANTSVILLE, UT 84029

EDWARD C ROBERTS JT
367 SADDLE RD
GRANTSVILLE, UT 84029

ARDELL REX HENDERSON JT
65 WILLOW ST
GRANTSVILLE, UT 84029

AMERICAN UNITED FAMILY OF CREDIT
UNIONS FCU
2687 W 7800 S
WEST JORDAN, UT 84088

LOCKWOOD WILLIAM JT
494 E MAIN STREET
GRANTSVILLE, UT 84029

TOOELE HOSPITAL CORPORATION
310 25TH AVENUE NORTH, SUITE 305
NASHVILLE, TN 37203

CURTIS JAY FISHER TRUSTEE
45 N RACE ST
GRANTSVILLE, UT 84029

MEMMOTT TRACEE L
21 RACE ST
GRANTSVILLE, UT 84029

NOLA M COLE TRUSTEE
1982 N 500 E
OREM, UT 84097

SAMUELS MARCUS JT
117 WILLOW ST
GRANTSVILLE, UT 84074

GREGORY A LUND JT
129 WILLOW ST
GRANTSVILLE, UT 84029

KIMBERLY JENKINS
381 E MAIN ST
GRANTSVILLE, UT 84029

JED LEE MATTHEWS T/C
2125 E DOWNINGTON
SALT LAKE CITY, UT 84108

HELEN K BOYER TRUSTEE
P O BOX 868
GRANTSVILLE, UT 84029

GRANTSVILLE CITY
429 E MAIN ST
GRANTSVILLE, UT 84029

WEISHAR JEANIE
475 E. MAIN ST.
GRANTSVILLE, UT 84029

JAYME MARSHALL
465 E MAIN ST
GRANTSVILLE, UT 84029

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AVERY 5960

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Go to avery.com/templates
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GRANTSVILLE CITY
429 E. MAIN STREET
GRANTSVILLE, UT 84029

WARBURTON MARK JT
59 N RACE ST
GRANTSVILLE, UT 84029

VICKIE JOHNSON
481 E MAIN ST
GRANTSVILLE, UT 84029

Pat: avery.com/patents

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Tooele County Recorder

Misc.	
Processing Fee	$10.00
	$1.50
TOTAL	$11.50

07/8/2022 08:07 am

V*0725
AuthCode: 266824-266827
Ref: 62c84195-SIP-30885
Transaction ID: Event-3690
Account Number: robert donigan-V*0725
Name: robert donigan

Customer Copy

Tooele County Recorder
47 South Main
Tooele, UT 84074
435-843-3100

Thank-you.

Your statement will describe your payment as 'CBT*TOOELE COUNTY UT' and the service fee transaction as 'CBT*SVC FEE TOOELE CN'.

AGENDA ITEM #2

Discussion regarding proposed Rezone of 1 Acre of Property located at approximately 531 South Hale Street to go from an RR-1 to an R-1-21 Zone.

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID 7/5/22

HEARING DATE 7/21/2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME David and Jeanette Rhyne, Trustees

MAILING ADDRESS PO Box 641 Grantsville, UT 84029

E-MAIL [redacted]

APPLICANT'S PHONE [redacted]

LOCATION OF SUBJECT PROPERTY 531 S. Hale Street Parcel # 15029000 03 lot 3 Blake mountain view estates Phase 1

DO YOU OWN THE PROPERTY? yes, our Trust

NUMBER OF ACRES INVOLVED 1.0

CURRENT ZONE OF PROPERTY RR 1

REQUESTED ZONE R 121 (1/2 acres zone)

PROPOSED USE FOR NEW ZONE, IF APPROVED we would like the option to sell one of the 1/2 acres to one of our children; build another dwelling

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

Jeanette Rhyne, Trustee

SIGNATURE OF APPLICANT

S Hale St
S Hale St
S Hale St
S Hale
531 S Hale St,
Grantsville, UT 84029
537

GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE UT 84029 435-884-3411

Receipt No: 14.000005 Jul 05, 2022

RHYNE, JEANETTE

ZONING/SUBDIV. FEES - ZONING & SUBDIVISION FEE -REZONE	500.00
Total:	500.00

CHECK	Chk No: 8007	500.00
Total Applied:		500.00
Change Tendered:		.00

07/05/22 01:37PM

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 15-029-0-0003

Land situated in the County of Tooele in the State of UT

ALL OF LOT 3, BLAKE MOUNTAIN VIEW ESTATES PUD PHASE 1, A PLANNED UNIT DEVELOPMENT OF GRANTSVILLE CITY.

Commonly known as: 531 S Hale St, Grantsville, UT 84029-9213

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

TOOELE COUNTY

RECORDER/SURVEYOR OFFICE

Request for Surrounding Property Owners

Property Information and Location

(All lines must be filled in)

Property Address: 531 S. Hale Street, Grantsville, UT 84029

Lot # 3 **Subdivision Name:** BLAKE MOUNTAIN VIEW ESTATES

Township ? **Range** ? **Section** PUD PHASE 1

Parcel # 1502900003

Please Choose one of the following

____ 300 Foot Radius includes Mailing labels / Maps

____ 400 Foot Radius Includes Mailing Labels /Maps

✔ Other 500 Foot Radius

FEE: **To be determined $** ~~XXX~~ $15.00 **(Basic charge is $10.00 – 4 to 30 labels including boundary map printed on an aerial base map) Completed by (initials)** BR **Date** 06/23/2022

Name of person and contact information Requesting information

Name Jeanette Rhyne **Date** 6/22/22

Contact Number [redacted]

Please allow our Mapping Department 24 hours to complete request, you will be notified when they are ready to be picked up

Thank you

Tooele County County Utah Recorders Office
47 South Main
Tooele, UT 84074
(435) 843-3100
Jerry Houghton, County Recorder

Receipt: 22-8391

Product	**Name**	**Extended**
999	RECORDER COPIES	$15.00
	Number of Pages	1
	No Charge	false
Copies		$15.00
Total		$15.00
Tender (Cash)		$15.00

Thank You

6/27/22 4:36 PM

APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

1 acre of land located at 531 South Hale Street to go from a RR-1 zone designation to an R-1-21 zone designation

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, July 21st, 2022 at 7:00pm

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We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 19, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

Braydee Baugh

Interim Zoning Administrator

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COBY PAGE JT
511 S DRISTEENA WY
GRANTSVILLE, UT 84029

DOUGLAS THOMAS JT
515 S DRISTEENA WY
GRANTSVILLE, UT 84029

APRIL SHORES JT
521 S DRISTENNA WY
GRANTSVILLE, UT 84029

HAWS LEE RAY CO-TRUSTEE
525 S DRISTEENA WAY
GRANTSVILLE, UT 84029

ALICA HAWS JT
529 S DRISTEENA WY
GRANTSVILLE, UT 84029

KARSON LAMBERT TRUSTEE
533 DRISTEENA WY
GRANTSVILLE, UT 84029

NATHAN WILCOX
26 E KATRESHA ST
GRANTSVILLE, UT 84029

CROSMAN AARON LYNN TRUSTEE
542 S DRISTEENA WAY
GRANTSVILLE, UT 84029

CHARLES STRATTON
536 S DRISTEENA WY
GRANTSVILLE, UT 84074

CARL HERREN JT
530 SOUTH DRISTEENA WY
GRANTSVILLE, UT 84029

JUSTIN ORTON JT
524 S DRISTEENA WAY
GRANTSVILLE, UT 84029

NELL JULIE C TRUSTEE
518 DRISTEENA WAY
GRANTSVILLE, UT 84029

ADDINGTON SAMUEL L JT
543 S HALE ST
GRANTSVILLE, UT 84029

GEYER RONALD LEE JT
537 S. HALE ST.
GRANTSVILLE, UT 84029

RHYNE DAVID TRUSTEE
531 SOUTH HALE ST
GRANTSVILLE , UT 84029

BRETT CLEVERLY JT
525 S HALE ST
GRANTSVILLE, UT 84029

~~GRANTSVILLE CITY~~
~~429 E. MAIN STREET~~
~~GRANTSVILLE, UT 84029~~

GOODSELL STEVEN JOSEPH JT
21 E WILLIAMS LN
GRANTSVILLE, UT 84029

KELLY L WILLIAMS JT
549 S HALE ST
GRANTSVILLE, UT 84029

WEAVER PAMELA JANE JT
PO BOX 544
GRANTSVILLE , UT 84029

JOHN A HATCH JT
501 S HALE ST
GRANTSVILLE, UT 84029

SCOTHERN LLOYD TRUSTEE
513 SOUTH HALE STREET
GRANTSVILLE , UT 84029

MARTY CASTAGNO JT
507 S HALE
GRANTSVILLE, UT 84029

LOWRY JUSTIN JT
31 E WILLIAMS LANE
GRANTSVILLE, UT 84029

FULLER DAVID Z.
497 S HALE STREET
GRANTSVILLE, UT 84029

MARDANLOU HASSAN TRUSTEE
3033 E SILVER HAWK DR
SALT LAKE CITY, UT 84121

GARY W BUTLER JT
1333 HUNTINGTON HEIGHTS
MESQUITE, NV 89027

MOSER DAWNA B. JT
518 S HALE ST
GRANTSVILLE , UT 84029

MICHAEL S SUTTON JT
558 1/2 S HALE ST
GRANTSVILLE, UT 84029

ATKINSON DAVID K JT
558 1/2 SOUTH HALE
GRANTSVILLE, UT 84029

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AVERY 5960

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RIDING JACK ELLIS SUCC TRUSTEE
10469 S 1000 W
SOUTH JORDAN, UT 84095

LEWIS ANDY TRUSTEE
548 S. HALE STREET
GRANTSVILLE, UT 84029

MICHAEL TONIOLI JT
558 S HALE
GRANTSVILLE, UT 84029

RICHARD G BUTLER JT
544 S HALE ST
GRANTSVILLE, UT 84029

DON LEE KIMBER
560 S HALE
GRANTSVILLE, UT 84029

~~GRANTSVILLE CITY~~
~~429 E MAIN ST~~
~~GRANTSVILLE, UT 84029~~

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GENERAL PLAN AMENDMENT AND REZONING CHECKLIST ITEMS

(You must make an appointment with the Zoning Administrator to turn in an application and checklist items. Please email Kristy Clark @ kclark@grantsvilleut.gov)

1- A completed City application.

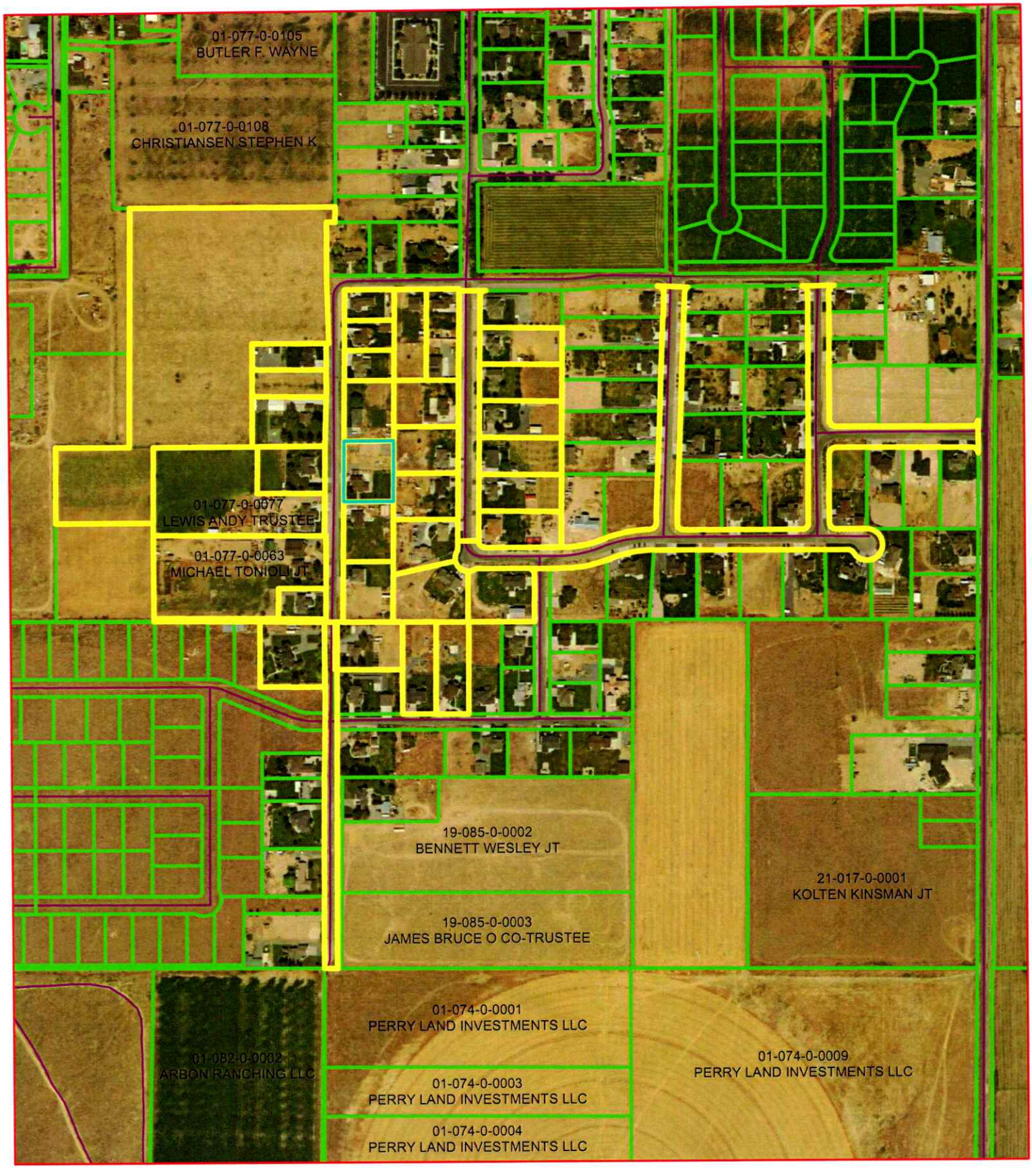
2- Legal description of the entire property boundary or portion of the property which the rezone is being requested for.

3- A vicinity map identifying the area to be rezoned.

4- Include with your application: A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide **self-sealing envelopes** and **first class postage** for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! **Addresses must be from Tooele County Recorder's Office!**

5- Payment of a $500.00 non-refundable fee.

NOTE: A Rezone goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission on the first Thursday of the month. The Planning Commission will consider and recommend approval on the third Thursday of the same month.



GIS Map Disclaimer:

TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Jeanette Rhyne
15-029-0-0003

0 125 250 500 750 1,000 Feet

N W E S

Date: 6/23/2022
blanca.rodriguez

AGENDA ITEM #3

Discussion regarding the Preliminary Plat proposal for Nicole Cloward and the Cloward Subdivision

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

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

CLOWARD COURT SUBDIVISION

713 EAST MAIN STREET
GRANTSVILLE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 17, 2022

INDEX OF DRAWINGS

1-1	BOUNDARY TOPOGRAPHIC SURVEY
1-1	PRELIMINARY PLAT
1-1	PLAT
C-001	GENERAL NOTES
C-100	SITE / UTILITY PLAN
PP-1	PLAN AND PROFILE CLOWARD COURT

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.

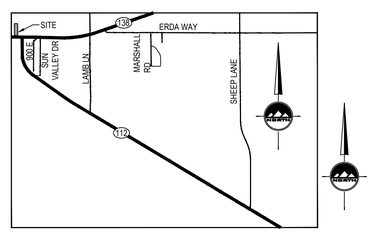
NOTICE TO DEVELOPER/ CONTRACTOR

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.

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE & MERIDIAN ELEV. = 4293.53

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:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH
CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

CLOWARD COURT SUBDIVISION
713 EAST MAIN STREET
GRANTSVILLE, UTAH

For Review
06/17/2022 12:41:49 PM

COVER

PROJECT NUMBER 9700A	PRINT DATE 2022-06-17
DRAWN BY J.CID	CHECKED BY D.KINSMAN
PROJECT MANAGER D.KINSMAN	

C-000

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

BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4293.53'

SURVEYORS NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundary, monument the corners, and provide boundary information to our client.

The basis of bearing for this survey is the line between the found monuments at the Witness Corner to the East Quarter Corner and the Witness Corner to the West Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears a calculated bearing of North 88°54'16" West 5303.46 feet.

Surveyed Description

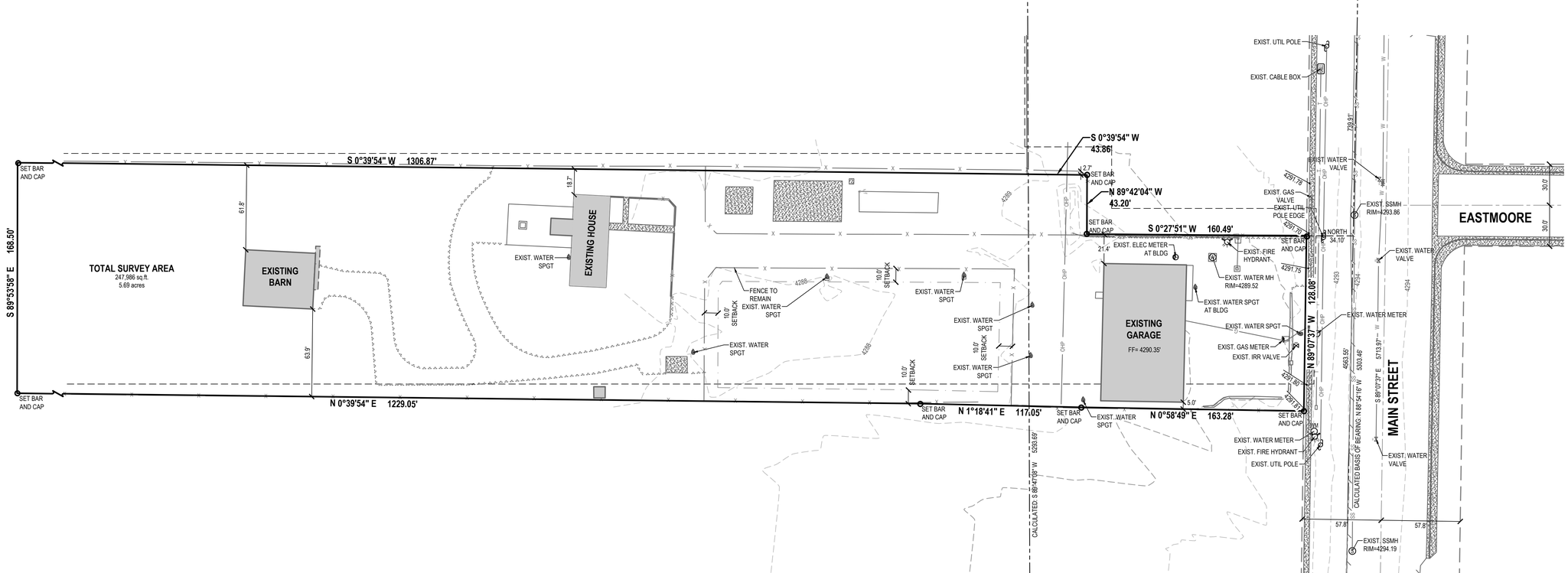
A parcel of land, situate in the Northwest Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

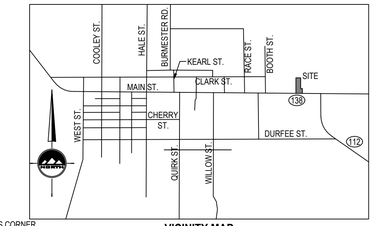
Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet from the found witness monument at the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running North 34.10 feet from the section line, and running:

thence North 89°07'37" West along the northerly line of Main Street;
thence North 0°58'49" East 163.28 feet following extremely close with an existing property line fence;
thence North 01°18'41" East along said fence;
thence North 0°39'54" East 1229.05 feet along said fence;
thence South 89°53'58" East 168.50 feet;
thence South 0°39'54" West 1306.87 feet following extremely close with an existing property line fence;
thence South 0°39'54" West 43.86 feet;
thence North 89°42'04" West 43.20 feet;
thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: 247,968 square feet, or 5.69 acres.

JUNE 17, 2022
Date
Douglas J Kinsman
License no. 334575





VICINITY MAP
NOT TO SCALE

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	FENCE
WATER VALVE	EDGE OF ASPHALT
FIRE HYDRANT	SANITARY SEWER LINE
IRRIGATION VALVE	OVERHEAD POWER LINE
SANITARY SEWER MANHOLE	GAS LINE
UTILITY POLE	EXISTING CONTOURS
GAS METER	CONCRETE
	BUILDING

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

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:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH
CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

RE/MAX TENANT FINISH DESIGN SERVICES

713 EAST MAIN STREET
GRANTSVILLE, UTAH

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J KINSMAN
STATE OF UTAH
6-17-22

BOUNDARY TOPOGRAPHIC SURVEY

PROJECT NUMBER 9700	PRINT DATE 6/17/22
DRAWN BY J. SHAW	CHECKED BY D. KINSMAN
PROJECT MANAGER C. CHILD	

CLOWARD COURT SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE NORTH EAST QUARTER OF SECTION 32
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

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

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

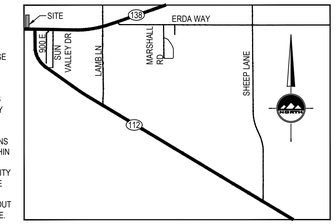
BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN

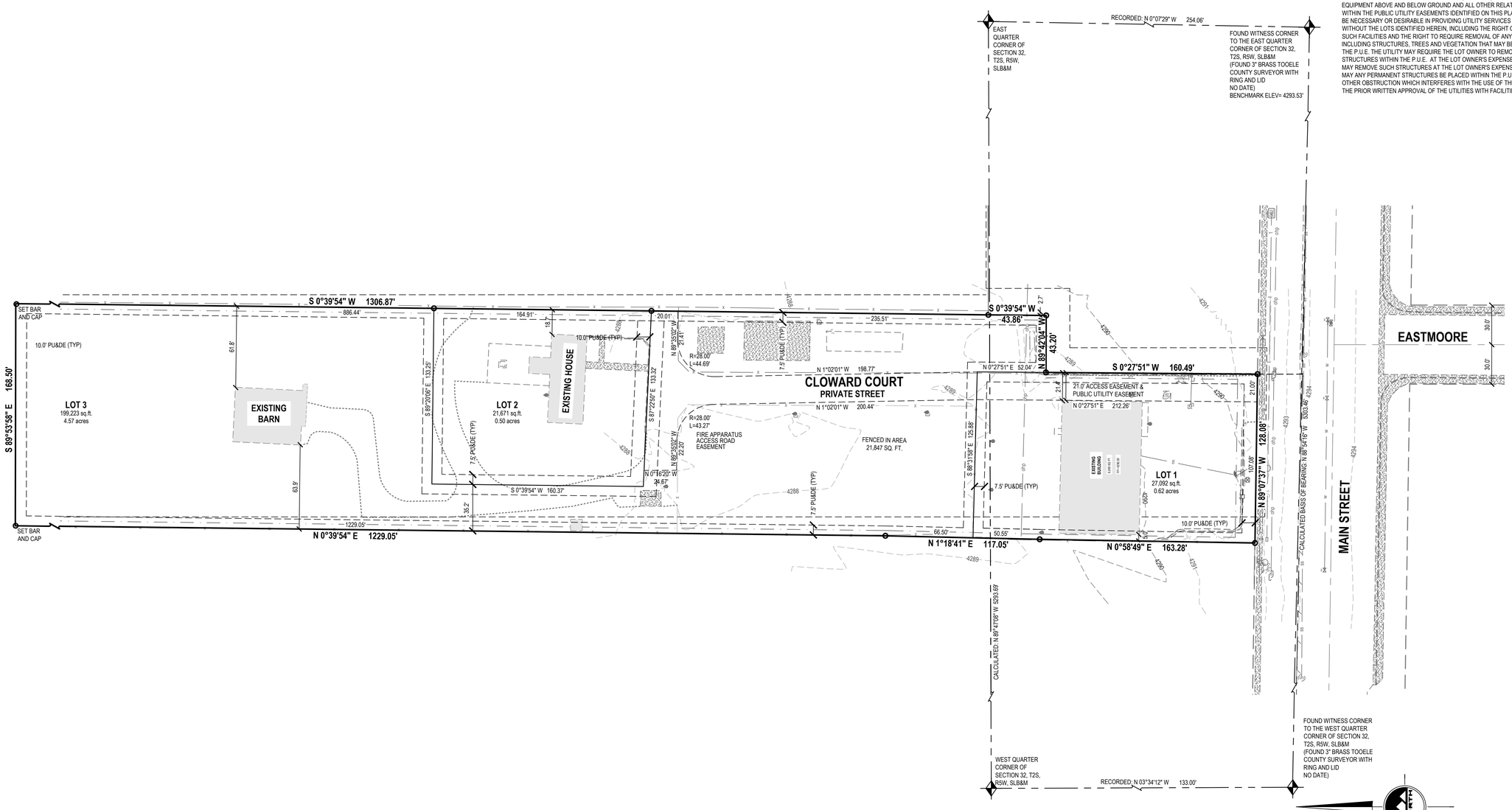
ELEV = 4293.53'

NOTES

1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
2. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
3. 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



VICINITY MAP
1"=5000'



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Licensed Land Surveyor, and that I hold License No. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further 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 all measurements, and have subdivided said tract of land into lots and streets, hereafter to be known as Cloward Court Subdivision, and that the same has been correctly surveyed and staked 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.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet from the found witness monument at the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running North 34.10 feet from the section line, and running:

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thence North 0°39'54" East 1229.05 feet along said fence;
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thence South 0°39'54" West 1306.87 feet following extremely close with an existing property line fence;
thence South 0°39'54" West 43.86 feet;
thence North 89°42'04" West 43.20 feet;
thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: 247,968 square feet, or 5.69 acres. (3 Lots)

JUNE 17, 2022
Date
Douglas J Kinsman
License no. 334575

6-17-22
PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS J. KINSMAN STATE OF UTAH

OWNER'S DEDICATION

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:

CLOWARD COURT 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, perpetual non-exclusive easement over the streets, 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: Tony L. Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

By: Nicole Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

LEGEND

EXISTING STREET MONUMENT	PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT	EASEMENT LINE
PROPOSED STREET MONUMENT TO BE SET	BOUNDARY LINE	RIGHT OF WAY LINE
SECTION CORNER	ADJACENT PROPERTY LINE	ADJACENT RIGHT OF WAY LINE
5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."	SECTION LINE	TANGENT LINE
	CENTER LINE	SEWER LINE EASEMENT

ENSIGN ENG. LAND SURV.

CITY PLANNER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20_____,
FOR PARCEL NO.

TOOELE COUNTY TREASURER

CITY MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY MAYOR.

GRANTSVILLE CITY MAYOR — ATTEST: GRANTSVILLE CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

CLOWARD COURT SUBDIVISION

LOCATED IN THE NORTH EAST QUARTER OF SECTION 32
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

CITY FIRE DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY FIRE DEPT.

GRANTSVILLE CITY FIRE CHIEF

GRANTSVILLE CITY PUBLIC WORKS APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PUBLIC WORKS.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE TOOELE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE # 2009-0070

TOOELE COUNTY SURVEY DEPT. DIRECTOR

ENGINEER'S CERTIFICATE

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

DEVELOPER
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UT 84074
435-241-0410

SHEET 1 OF 1

PROJECT NUMBER : 9700A
MANAGER : D. KINSMAN
DRAWN BY : J.CID
CHECKED BY : D. KINSMAN
DATE : 6/17/22

ENSIGN

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: 801.255.0529
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF :_____

DATE: _____ TIME: _____

FEE$ — TOOELE COUNTY RECORDER

CLOWARD COURT SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTH EAST QUARTER OF SECTION 32
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

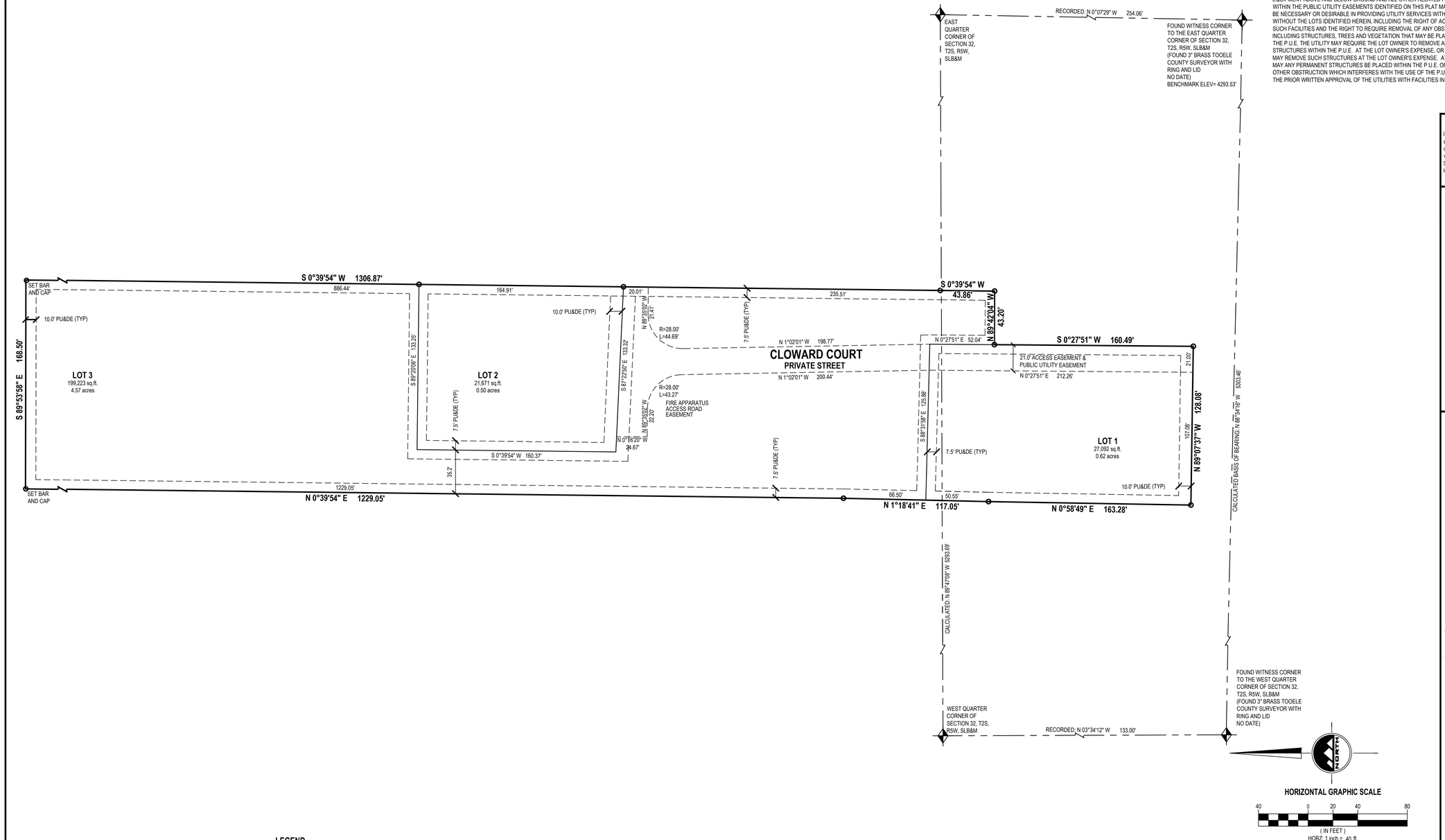
811 Know what's below. Call before you dig.

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

BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4293.53'



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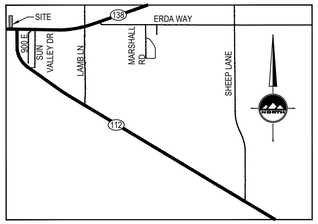

VICINITY MAP
1"=5000'

SURVEYOR'S CERTIFICATE

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Parcel contains: 247,968 square feet, or 5.69 acres. (3 Lots)

JUNE 17 2022
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS J. KINSMAN STATE OF UTAH
6-17-22

OWNER'S DEDICATION

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:

CLOWARD COURT 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, perpetual non-exclusive easement over the streets, 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: Tony L. Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

_____. By: Nicole Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of TOOELE

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of TOOELE

On the _____ day of _____ A.D., 20_____,

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MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

LEGEND

EXISTING STREET MONUMENT	PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT	EASEMENT LINE
PROPOSED STREET MONUMENT TO BE SET	BOUNDARY LINE	RIGHT OF WAY LINE
SECTION CORNER	ADJACENT PROPERTY LINE	ADJACENT RIGHT OF WAY LINE
5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."	SECTION LINE	TANGENT LINE
ENSIGN ENG. LAND SURV.	CENTER LINE	SEWER LINE EASEMENT

CITY PLANNER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20_____,
FOR PARCEL NO.

TOOELE COUNTY TREASURER

CITY MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY MAYOR.

GRANTSVILLE CITY MAYOR — ATTEST: GRANTSVILLE CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

CLOWARD COURT SUBDIVISION

LOCATED IN THE NORTHEAST CORNER
OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

CITY FIRE DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY FIRE DEPT.

GRANTSVILLE CITY FIRE CHIEF

GRANTSVILLE CITY PUBLIC WORKS APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PUBLIC WORKS.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE TOOELE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE # 2009-0070

TOOELE COUNTY SURVEY DEPT. DIRECTOR

ENGINEER'S CERTIFICATE

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

DEVELOPER
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UT 84074
435-241-0410

SHEET 1 OF 1

PROJECT NUMBER : 9700A
MANAGER : D. KINSMAN
DRAWN BY : J.CID
CHECKED BY : D. KINSMAN
DATE : 6/17/22

ENSIGN

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: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____
FEE$ — TOOELE COUNTY RECORDER

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

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

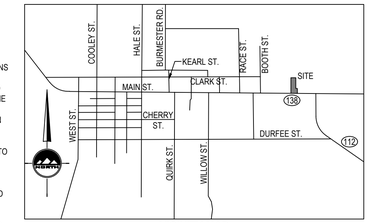
SCOPE OF WORK:

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. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
3. 1" CULINARY WATER METER PER APWA STANDARD PLAN NO. 521 AND SPECIFICATIONS.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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 GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'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 LOCAL GOVERNING AGENCY'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.



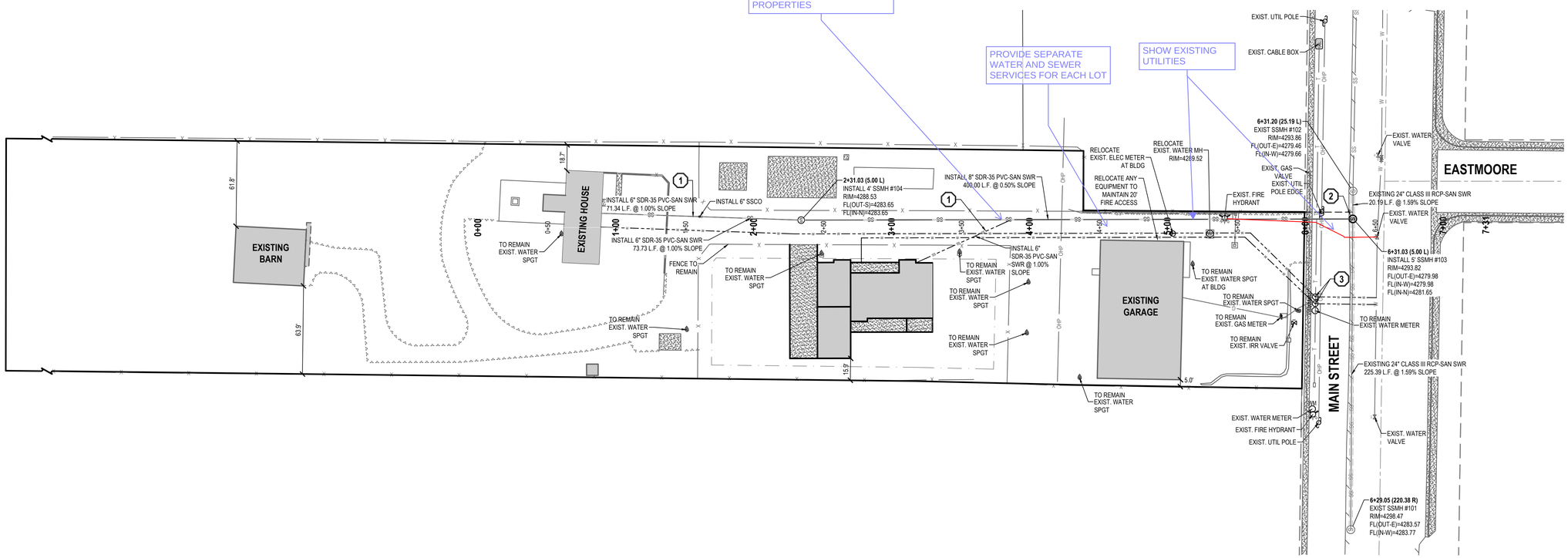
VICINITY MAP
NOT TO SCALE

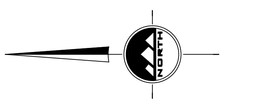
UTILITIES DO NOT NEED TO BE APPROVED IN PRELIMINARY PLANS

IF THE SEWER LATERALS CAN NOT BE SEPARATED, THEN A MAINTENANCE AGREEMENT IS REQUIRED BETWEEN THE PROPERTIES

PROVIDE SEPARATE WATER AND SEWER SERVICES FOR EACH LOT

SHOW EXISTING UTILITIES





HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH

CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

CLOWARD COURT SUBDIVISION

713 EAST MAIN STREET
GRANTSVILLE, UTAH

For Review
06/17/2022 12:42:26 PM

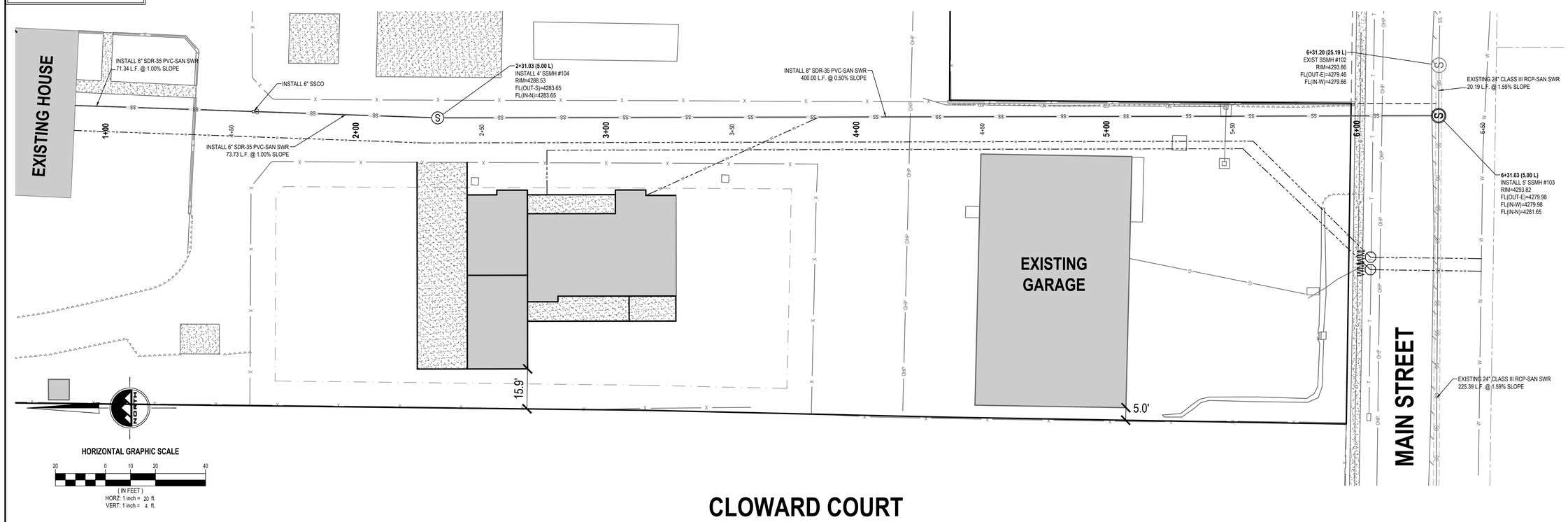
SITE / UTILITY PLAN

PROJECT NUMBER 9700A	PRINT DATE 2022-06-17
DRAWN BY J.CID	CHECKED BY D.KINSMAN
PROJECT MANAGER D.KINSMAN	

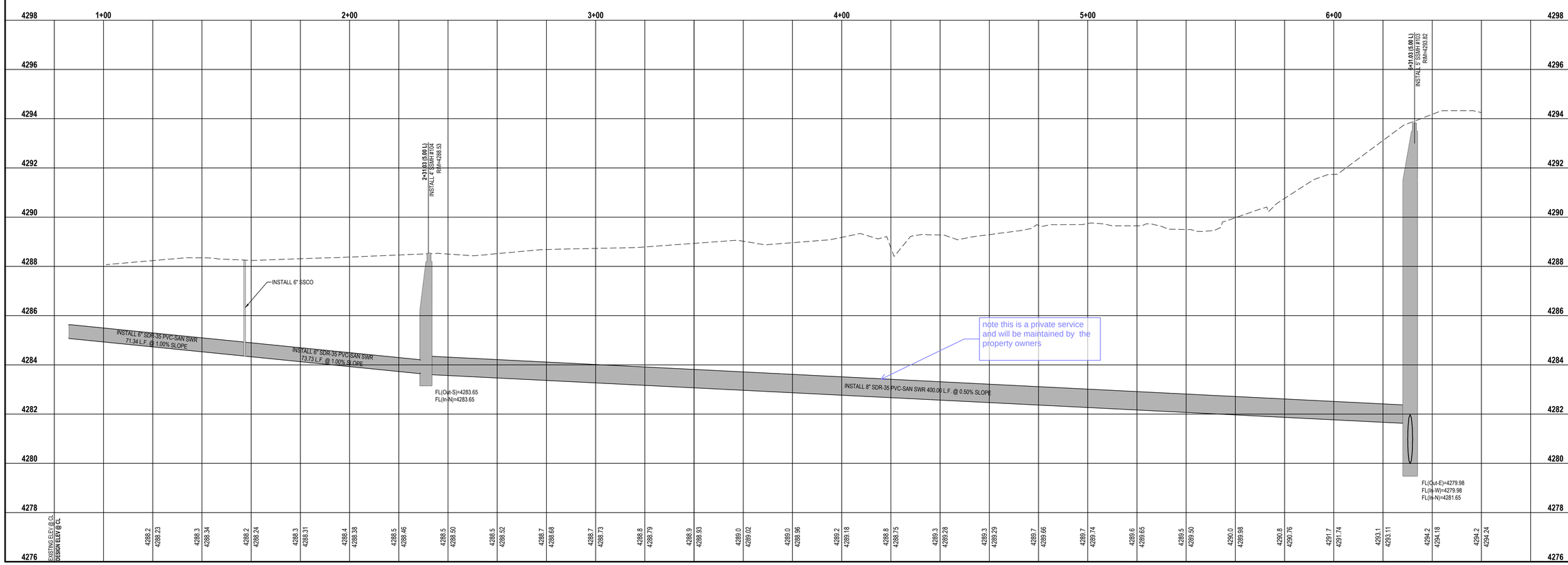
C-100

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

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



CLOWARD COURT



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713 EAST MAIN STREET
GRANTSVILLE, UTAH

For Review
06/17/2022 12:42:26 PM

PLAN & PROFILE
CLOWARD COURT

PROJECT NUMBER	PRINT DATE
9700A	2022-06-17
DRAWN BY	CHECKED BY
J.CID	D.KINSMAN
PROJECT MANAGER	
D.KINSMAN	

PP-1

AGENDA ITEM #4

Consideration to recommend approval for Springfield Estates Subdivision Final Plat located at approximately

535 West Apple Street, Grantsville Utah

COVER

SPRINGFIELD ESTATES SUBDIVISION

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

1. 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.
2. 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.
3. 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.
4. 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.
5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. 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.
8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. 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 spot 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.
10. 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 approve pipe zone material to be placed.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. Contractors are responsible for all OSHA requirements on the project site.
18. A UPDES (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.
19. All City maintained utilities including; waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.
20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. 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, waterlines, 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.
22. 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 Snout Separator.
23. 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.
24. 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.
25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in 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.
26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.
27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip 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.

1.2 Grantsville City Traffic Notes

1. 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.
2. 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.
3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
4. 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.
5. 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.
6. 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.
7. 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, barricading, 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.
8. 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.
9. 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.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ½ inch for residential and collector roads. No more than 15% RAP (reclaimed 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 3½ % air voids.
14. Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot. When repairing a pothole, 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.
15. 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 PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction.

17.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.

1.3 Grantsville City Grading Notes

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 -.
6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. 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.
8. 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.
9. 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.
10. 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.
11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

1. 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.
2. 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.
3. 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.
4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 isn't 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 it's 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).
11. 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.
12. 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.
13. 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.

1.6 Grantsville City Water Notes

1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.
2. 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.
3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. 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 Developer's 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.
5. 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 Developer's expense) and installed by Developer.
6. 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.
7. 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.
8. Water stub-out installations will not be construed as a commitment for water service.
9. 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 developer's expense.
10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. 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.
15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. 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.
17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. APWA plan 562, City requires stainless steel tie-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 tie down restraints have been pre-engineered and receive prior City approval.
19. 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.
20. 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.

Grantsville City Grading Plan Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads
2. Accepted Construction Drawing OR a Grading Permit must be obtained from Grantsville City prior to disturbing any vegetation or moving any soil. Contact City Engineer at 435-884-4661

Grantsville City Required Drainage certificate

1. I hereby certify that this design for the onsite drainage of this development was prepared by me (or under by direct supervision) in accordance with the provisions of Grantsville City's Standard Specifications and Drawings, and was designated to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design

Sheet List Table

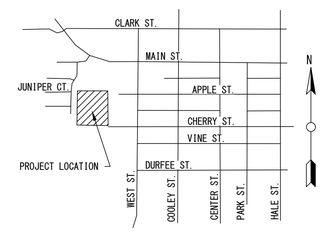
Sheet Number	Sheet Title
1	G-001 - COVER
2	G-002 - ABBREVIATIONS AND LEGENDS
3	CS-101 - CIVIL SITE
4	CU-101 - CIVIL UTILITY
5	CG-101 - CIVIL GRADING
6	CD-101 - CIVIL DRAINAGE
7	CD-102 - CIVIL DRAINAGE
8	CT-101 - CIVIL TRANSPORTATION
9	EC-101 - EROSION CONTROL PLAN
10	PP-01 - PLAN AND PROFILE
11	PP-02 - PLAN AND PROFILE
12	PP-03 - PLAN AND PROFILE
13	PP-04 - PLAN AND PROFILE
14	PP-05 - PLAN AND PROFILE
15	PP-06 - PLAN AND PROFILE
16	PP-07 - PLAN AND PROFILE
17	C-301 - SECTIONS
18	C-511 - EROSION CONTROL DETAILS
19	C-521 - SURFACE DETAILS
20	C-522 - SURFACE DETAILS
21	C-523 - SURFACE DETAILS
22	C-531 - STORM UTILITY DETAILS
23	C-532 - STORM UTILITY DETAILS
24	C-541 - SEWER UTILITY DETAILS
25	C-551 -WATER UTILITY DETAILS
26	C-571 - DRY UTILITY DETAILS

ZONING INFORMATION:

- CURRENT ZONE: R-1-12
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE : 12,000 SQ. FT.
- MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.

SETBACKS

- MIN FRONT YARD: 40 FT
- MIN REAR YARD FOR MAIN BUILDING: 30 FT
- MIN REAR YARD FOR ACCESSORY BUILDING: 1 FT
- MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE, INTERIOR: 7.5 FT
- TWO FRONT AND TWO SIDE YARD FOR CORNER LOTS
- MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
- MAX BUILDING HEIGHT: 35 FT
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%



VICINITY MAP
1" = 2000 FT

SITE ANALYSIS NARRATIVE

- THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN. AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21. SECTION 21.1.13.
- THIS PRELIMINARY PLAN INCLUDES THE SUBDIVISION OF TOOELE COUNTY PARCEL 01-066-0-0005 INTO 30 RESIDENTIAL SINGLE-FAMILY LOTS IN A THREE PHASED DEVELOPMENT. THE CURRENT ZONING IS R-1-12
- THE ACREAGE OF THE ENTIRE TRACT IS 702,551 SQ. FT. OR 16.128 ACRES.
- GENERAL VEGETATION CHARACTERISTICS INCLUDE GRASS PASTURE WITH GOOD COVERAGE
- GENERAL SOILS TYPES CONSIST PREDOMINANTLY OF SILTY TO SANDY GRAVEL WITH VARYING COBBLE CONTENT (GM TO GP-GM), AND SOME SILTY SAND (SM), EXTENDING TO THE FULL DEPTH PENETRATED, 9 TO 10 FEET PER THE GMT ENGINEERING LABORATORIES GEOTECHNICAL STUDY DATED JUNE 25, 2020. GROUNDWATER WAS NOT ENCOUNTERED AT THE TIME OF FIELD EXPLORATIONS WITHIN THE MAXIMUM DEPTH EXPLORED OF ABOUT 9 TO 10 FEET BELOW THE EXISTING GROUND SURFACE. THEREFORE, GROUNDWATER IS NOT ANTICIPATED TO AFFECT PROPOSED CONSTRUCTION.
- THE SITE IS IN ZONE "D" PER FEMA PANEL 49045C1605C DATED 11/18/2009
- STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND NORTHEAST OF THE PROJECT AS PART OF THE APPLEGATE APARTMENTS. THE HYDRAULIC SOIL GROUP IS "C".

OPEN SPACE NARRATIVE

- OPEN SPACE MEETS REQUIREMENTS BY PROVIDING IMPROVED LANDSCAPE AREAS/ COMMUNITY GREENS AT THE NORTH END OF THE PROPERTY ALONG THE NORTH SIDE OF THE PROPOSED APPLE STREET EXTENSION IDENTIFIED AS A PORTION OF PARCEL-A. THE BALANCE OF OPEN SPACE REQUIREMENT WILL BE VIA A PAYMENT IN-LIEU OF THE DEDICATION.
- THE PROPOSED OPEN SPACE IS WHAT IS AVAILABLE BETWEEN AN EXISTING WROUGHT IRON FENCE WITH CONCRETE WALL FOUNDATION WITH MASONRY PILLARS AND THE EXISTING ROADWAY CURB AND GUTTER ON THE NORTH SIDE OF THE PROPOSED APPLE STREET EXTENSION. MUCH OF THE OPEN SPACE IS CURRENTLY CONSTRUCTED WITH MEANDERING TRAIL AND LARGE LANDSCAPE BOULDERS AND PLANTED TREES. SINCE THE PROPOSED OPEN SPACE AREA PRE-DATES CURRENT OPEN SPACE WIDTH REQUIREMENTS, A DEVIATION FROM STANDARD WIDTH WILL BE REQUIRED.

CONTACTS:

ENGINEER:	CIVIL PROJ-EX	435-228-6736
SURVEYOR:	NOLAN HATHCOCK	801-568-2965
OWNER REPRESENTATIVE:	SHANE WATSON	435-840-0268

PRE-CONSTRUCTION MEETING DATE:
xxxxx

GRANTSVILLE CITY COUNCIL APPROVAL DATE:
xxxx

GRANTSVILLE CITY ENGINEER

APPROVED BY CITY ENGINEER : GRANTSVILLE CITY, UTAH. FOR PUBLIC IMPROVEMENTS ONLY SHEETS (_____)

BY: _____ DATE: _____

GRANTSVILLE CITY ENGINEER

"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.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number: 20-45015
Designed By: BVB
Date Issued: 2022.07.06
Drawn By: BVB

Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH
7/6/2022 12:23:27 PM

Sheet Name:
G-001

PRE-CONSTRUCTION MEETING AGENDA NOTES

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" lift's.

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 were 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.

Construction Drawings:

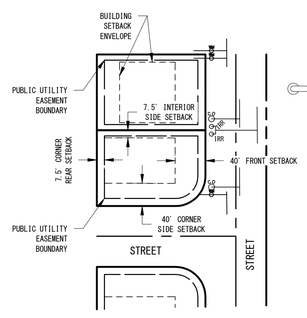
Don't print any plans until all of the changes have been made and you have received a copy of the signed plans from Kristy Clark.

1. Provide Kristy Clark with one 24x36 and Four 11x17's.

END.

FITTING SCHEDULE

REDUCERS	R10X8 (10'' BY 8'' REDUCER) SMALL END SIZE (in) LARGE END SIZE (in) FITTING DESIGNATION, R = REDUCER
TEES	T8X6 (8'' BY 8'' BY 6'' TEE) BRANCH PIPE SIZE (in) THROUGH PIPE SIZE (in) FITTING DESIGNATION, T = TEE
BENDS	B12.45 (12'', 45° BEND) BEND ANGLE (DEGREES) BEND SIZE (in) FITTING DESIGNATION, B = BEND



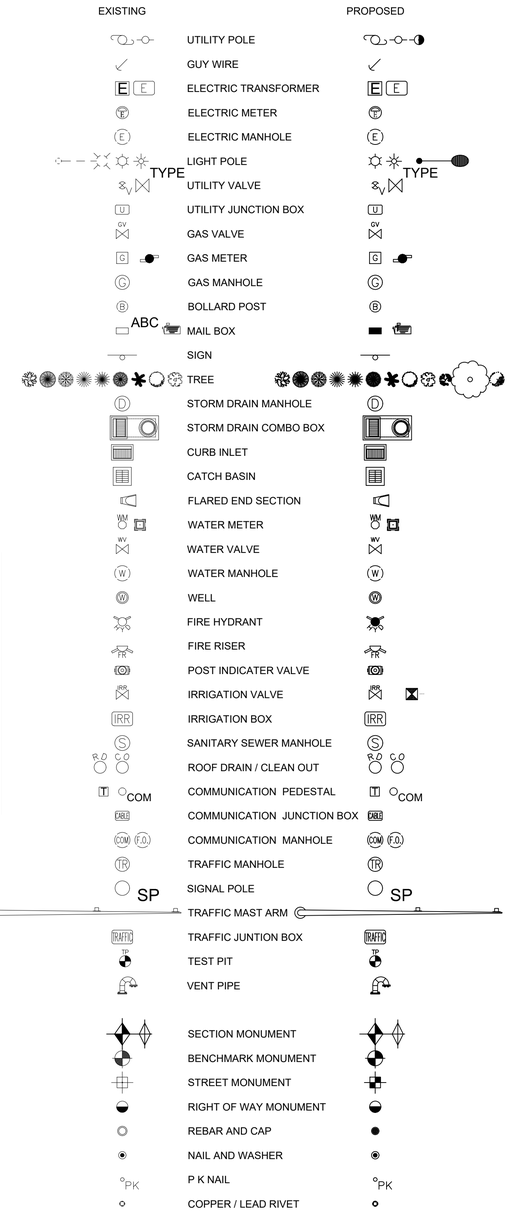
UTILITY SERVICE LATERAL LOCATIONS

1. IN GENERAL THE UTILITY SERVICE LATERALS SHOULD BE PLACED TO AVOID THE FRONTAGE OF THE BUILDING SETBACK ENVELOPE AS MUCH AS POSSIBLE.
2. WATER SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT WHERE POSSIBLE.
3. IRRIGATION SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT.
4. SEWER SERVICE LATERALS SHOULD BE PLACED ON THE LOW SIDE OF THE LOT AND A MINIMUM OF 10' AWAY FROM WATER OR IRRIGATION SERVICES WHERE POSSIBLE.
5. ON CORNER LOTS THERE IS A 40' FRONT YARD. 40' CORNER SIDE YARD AND (2) REAR YARD SETBACKS. THE SERVICE LATERALS CLOSEST TO THE CORNER SHOULD BE PLACED STARTING 5' OFF THE 10 FT PUBLIC UTILITY EASEMENT BOUNDARY TO AVOID POTENTIAL CONFLICTS WITH PUBLIC UTILITY CROSSINGS.
6. POSITIONS MAY VARY FROM TYPICAL LOCATIONS DUE TO REQUIRED SPACING BETWEEN MULTIPLE CONNECTIONS AT THE SERVICE MAINS AND REQUIRED MIN SEPARATION DISTANCES DICTATED BY THE STATE OF UTAH DIVISION OF DRINKING WATER STANDARDS AND THE IBC/IPC

1 UTILITY SERVICE LATERAL SCHEMATIC

SCALE: NTS

SYMBOLS



NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄ /C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LF OR LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
TA	= TOP OF ASPHALT
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TC	= TOP OF CONCRETE
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2	= SQUARE YARD

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No.	By	Date

Revisions

FINAL INFRASTRUCTURE

Project Number 20-45015
Designed By BVB
Drawn By BVB
Date Issued 2022.07.06

Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON STATE OF UTAH 2022.07.06

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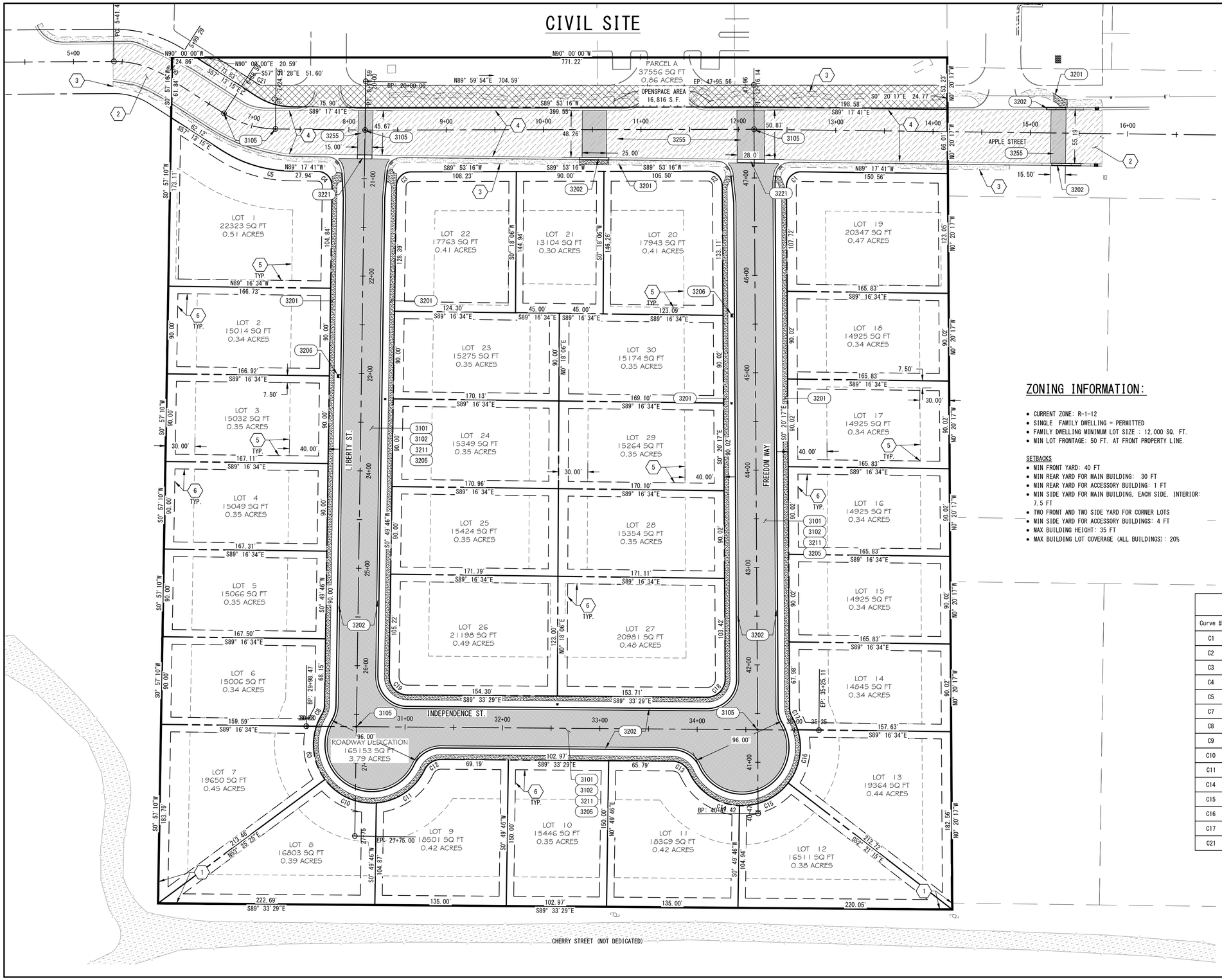
Sheet Name:
G-002

CIVIL SITE



SCALE: 1" = 50'

0 50 100 150

N

PAY ITEMS

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3101	UNCLASSIFIED ROADWAY EXCAVATION
3102	8-INCH THICK GRANULAR BORROW
3105	STREET MONUMENT, PER APWA PLAN 272, 273, 274, 275
3201	CONCRETE SIDE WALK, APWA PLAN 231
3202	CONCRETE CURB AND GUTTER, APWA 205.1 TYPE A, SEE TYPICAL SECTIONS
3205	3-INCH THICK ASPHALT, 1/2-INCH MIX, PG 64-28 DM-3/4" CLASS III
3206	16 UNIT COMMUNITY MAILBOX, FLORENCE 1570-16XX MODEL(OR EQUAL) W/ 6" x 42" x 42" CONCRETE PAD.
3211	6-INCH THICK ROAD BASE, SEE TYPICAL SECTION
3216	CURB RAMP, APWA PLAN 235.2
3221	4 FT WATERWAY,DETAIL 1, C-521
3255	ASPHALT PAVEMENT T-PATCH, APWA PLAN 255

CONSTRUCTION NOTES

1. PROPERTY BOUNDARY
2. EXISTING ASPHALT PAVEMENT
3. EXISTING SIDEWALK
4. EXISTING CURB AND GUTTER
5. BUILDING SETBACK ENVELOPE REQUIREMENTS
6. PUBLIC UTILITY AND DRAINAGE EASEMENT

ZONING INFORMATION:

- CURRENT ZONE: R-1-12
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE : 12,000 SQ. FT.
- MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.

SETBACKS

- MIN FRONT YARD: 40 FT
- MIN REAR YARD FOR MAIN BUILDING: 30 FT
- MIN REAR YARD FOR ACCESSORY BUILDING: 1 FT
- MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE, INTERIOR: 7.5 FT
- TWO FRONT AND TWO SIDE YARD FOR CORNER LOTS
- MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
- MAX BUILDING HEIGHT: 35 FT
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.84	15.00	91° 03'55"	S45° 11' 00"W	21.41
C2	23.50	15.00	89° 46'23"	N45° 13' 29"W	21.17
C3	23.32	15.00	89° 03'51"	S45° 21' 20"W	21.04
C4	23.59	15.00	90° 07'27"	N44° 13' 57"W	21.24
C5	74.45	133.00	32° 04'27"	S73° 15' 27"E	73.49
C7	37.51	67.00	32° 04'24"	S73° 15' 27"E	37.02
C8	9.84	18.50	30° 29'08"	N16° 05' 18"E	9.73
C9	57.41	60.00	54° 49'29"	S9° 09' 51"E	55.25
C10	60.53	60.00	57° 48'04"	S65° 28' 37"E	57.99
C11	63.04	60.00	60° 11'57"	N55° 31' 22"E	60.18
C14	65.75	60.00	62° 47'16"	S56° 07' 56"E	62.51
C15	57.42	60.00	54° 49'41"	N65° 03' 35"E	55.25
C16	57.68	60.00	55° 04'57"	N10° 06' 17"E	55.49
C17	9.84	18.50	30° 29'13"	S15° 34' 53"E	9.73
C21	2.83	5.00	32° 28'38"	S73° 45' 47"E	2.80

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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number	Designed By
20-45015	BVB
Drawn By	Date Issued
BVB	2022.07.06

Project Name:
SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE,
TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

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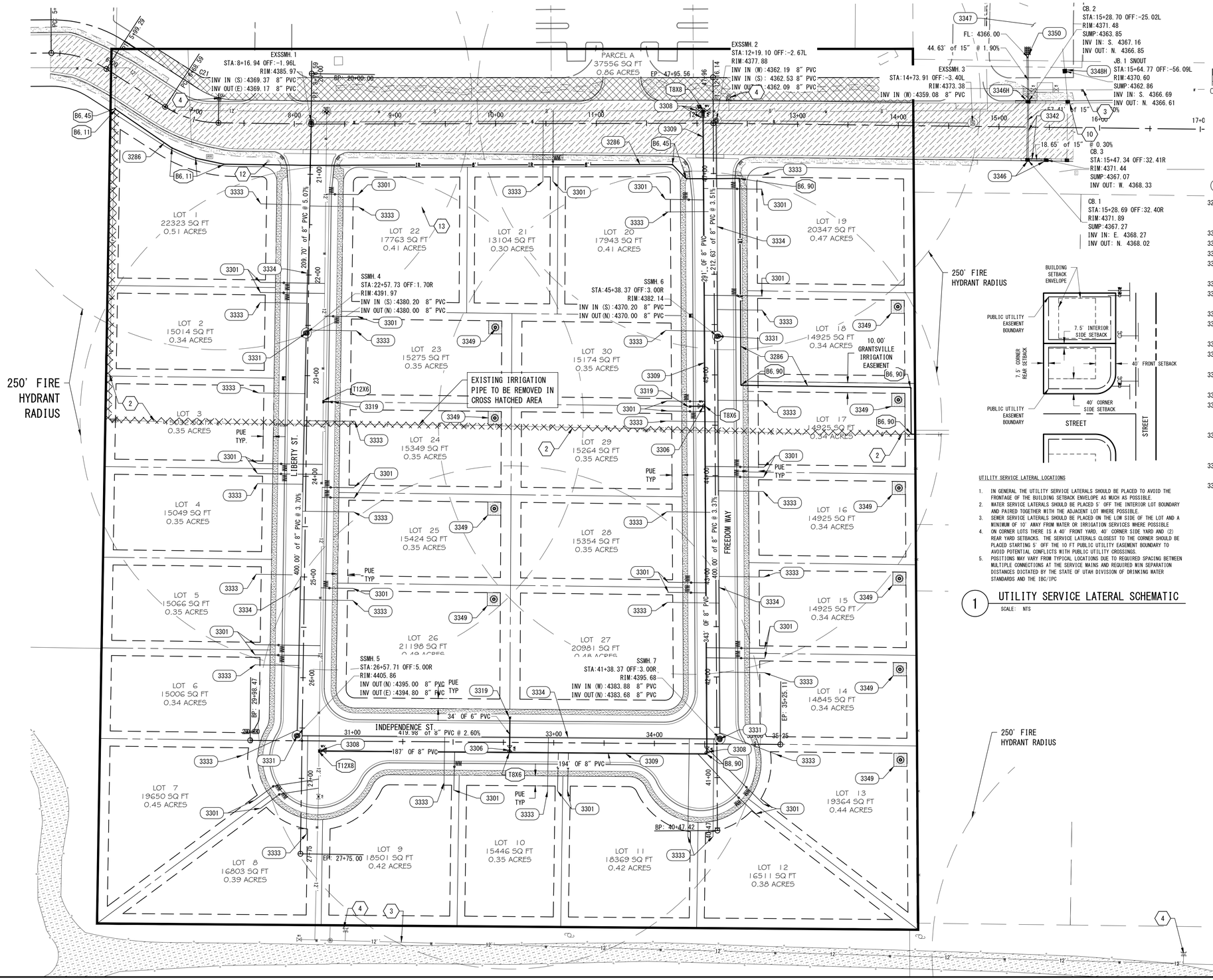
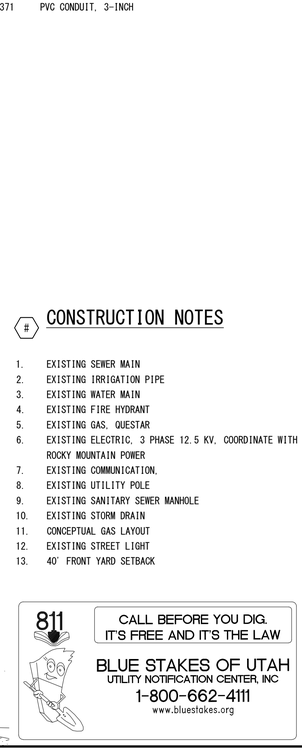
Sheet Name:
CS-101

CIVIL UTILITY





UTILITY SERVICE LATERAL LOCATIONS

1. IN GENERAL THE UTILITY SERVICE LATERALS SHOULD BE PLACED TO AVOID THE FRONTAGE OF THE BUILDING SETBACK ENVELOPE AS MUCH AS POSSIBLE.
2. WATER SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT WHERE POSSIBLE.
3. SEWER SERVICE LATERALS SHOULD BE PLACED ON THE LOW SIDE OF THE LOT AND A MINIMUM OF 10' AWAY FROM WATER OR IRRIGATION SERVICES WHERE POSSIBLE
4. ON CORNER LOTS THERE IS A 40' FRONT YARD, 40' CORNER SIDE YARD AND (2) REAR YARD SETBACKS. THE SERVICE LATERALS CLOSEST TO THE CORNER SHOULD BE PLACED STARTING 5' OFF THE 10 FT PUBLIC UTILITY EASEMENT BOUNDARY TO AVOID POTENTIAL CONFLICTS WITH PUBLIC UTILITY CROSSINGS.
5. POSITIONS MAY VARY FROM TYPICAL LOCATIONS DUE TO REQUIRED SPACING BETWEEN MULTIPLE CONNECTIONS AT THE SERVICE MAINS AND REQUIRED MIN SEPARATION DISTANCES DICTATED BY THE STATE OF UTAH DIVISION OF DRINKING WATER STANDARDS AND THE IBC/IPC

1 UTILITY SERVICE LATERAL SCHEMATIC

SCALE: NTS

PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
3333	PVC SDR 35 SANITARY SEWER LATERAL, APWA PLAN 431
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348H	STORM DRAIN JUNCTION BOX, APWA PLAN 332 AND PRE-CAST LID WITH 30" ACCESS HOLE AND APWA PLAN 302.1 FRAME AND COVER
3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT³
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

#	
1.	EXISTING SEWER MAIN
2.	EXISTING IRRIGATION PIPE
3.	EXISTING WATER MAIN
4.	EXISTING FIRE HYDRANT
5.	EXISTING GAS, QUESTAR
6.	EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7.	EXISTING COMMUNICATION,
8.	EXISTING UTILITY POLE
9.	EXISTING SANITARY SEWER MANHOLE
10.	EXISTING STORM DRAIN
11.	CONCEPTUAL GAS LAYOUT
12.	EXISTING STREET LIGHT
13.	40' FRONT YARD SETBACK

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FINAL INFRASTRUCTURE

Project Number: 20-45015
Designed By: BVB
Date Issued: 2022.07.06
Drawn By: BVB

Project Name: SPRINGFIELD ESTATES SUBDIVISION GRANTSVILLE, TOOELE COUNTY, UTAH

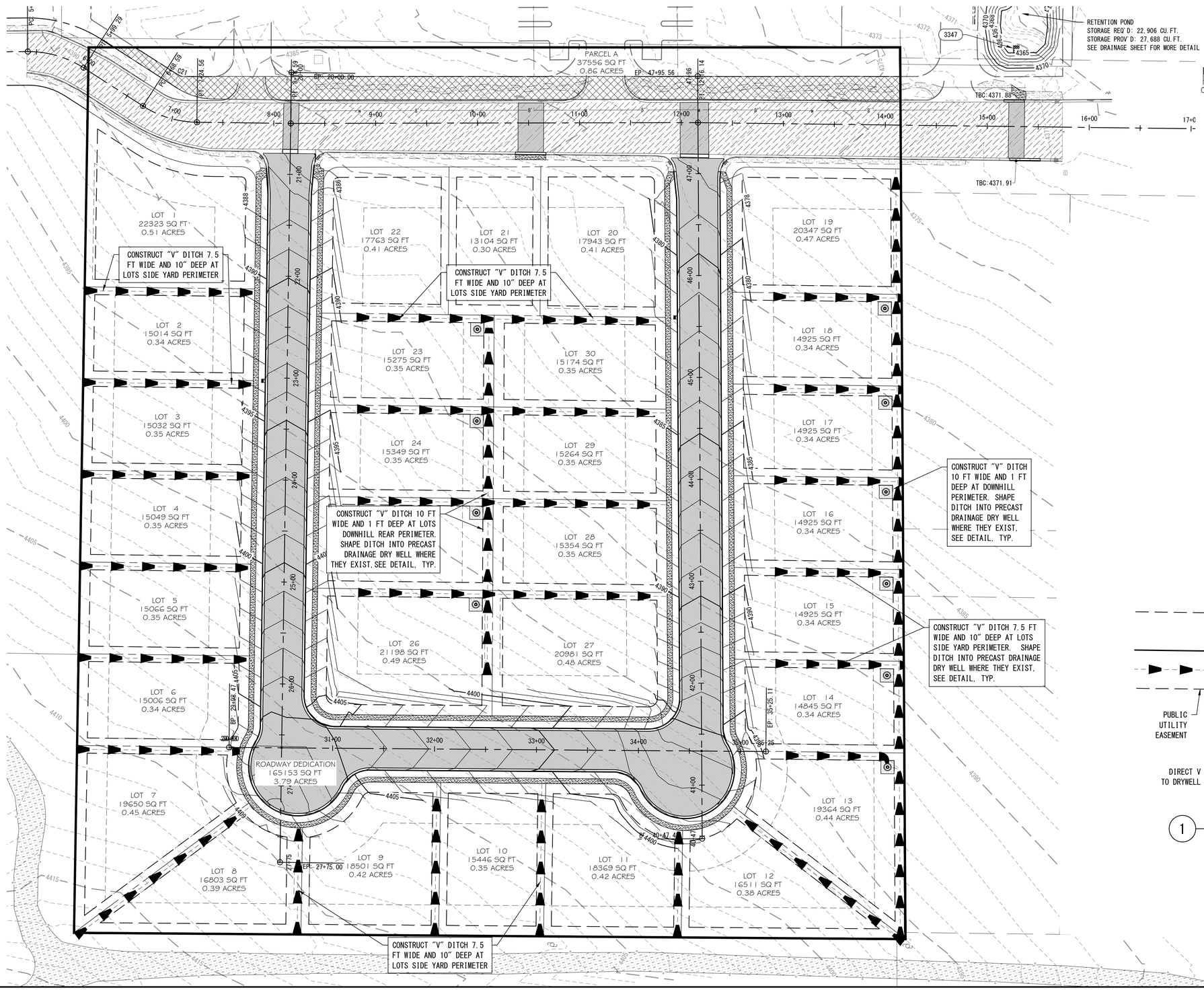
CIVIL PROJ-EX, INC
ENGINEERS · PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

7/6/2022 12:23:51 PM

Sheet Name: CU-101

CIVIL GRADING



GENERAL GRADING NOTES:

A. GROUND IMMEDIATELY ADJACENT TO FOUNDATION AREAS, EXCEPT AT PAVED LOCATIONS, IS TO BE GRADED AWAY AT A SLOPE NOT LESS THAN 1:20 (5.0%) FOR A MINIMUM DISTANCE OF 10 FEET PER INTERNATIONAL BUILDING CODE. EXCEPT AT EXIT/ENTRANCE LOCATIONS, WHERE CONCRETE/PAVED SURFACE IS GRADED AWAY AT A SLOPE NOT LESS THAN 1:50 (2.0%)

B. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.

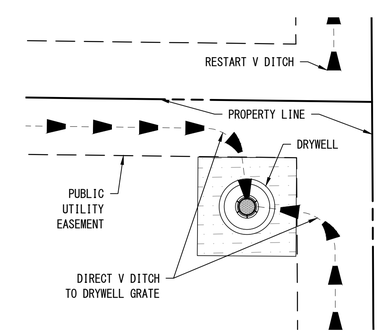
C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

D. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

E. 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.

F. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED STATE PERMIT.

G. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.



1 TYPICAL DITCH TO DRYWELL
SCALE: 1" = 10'

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ENGINEERS · PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

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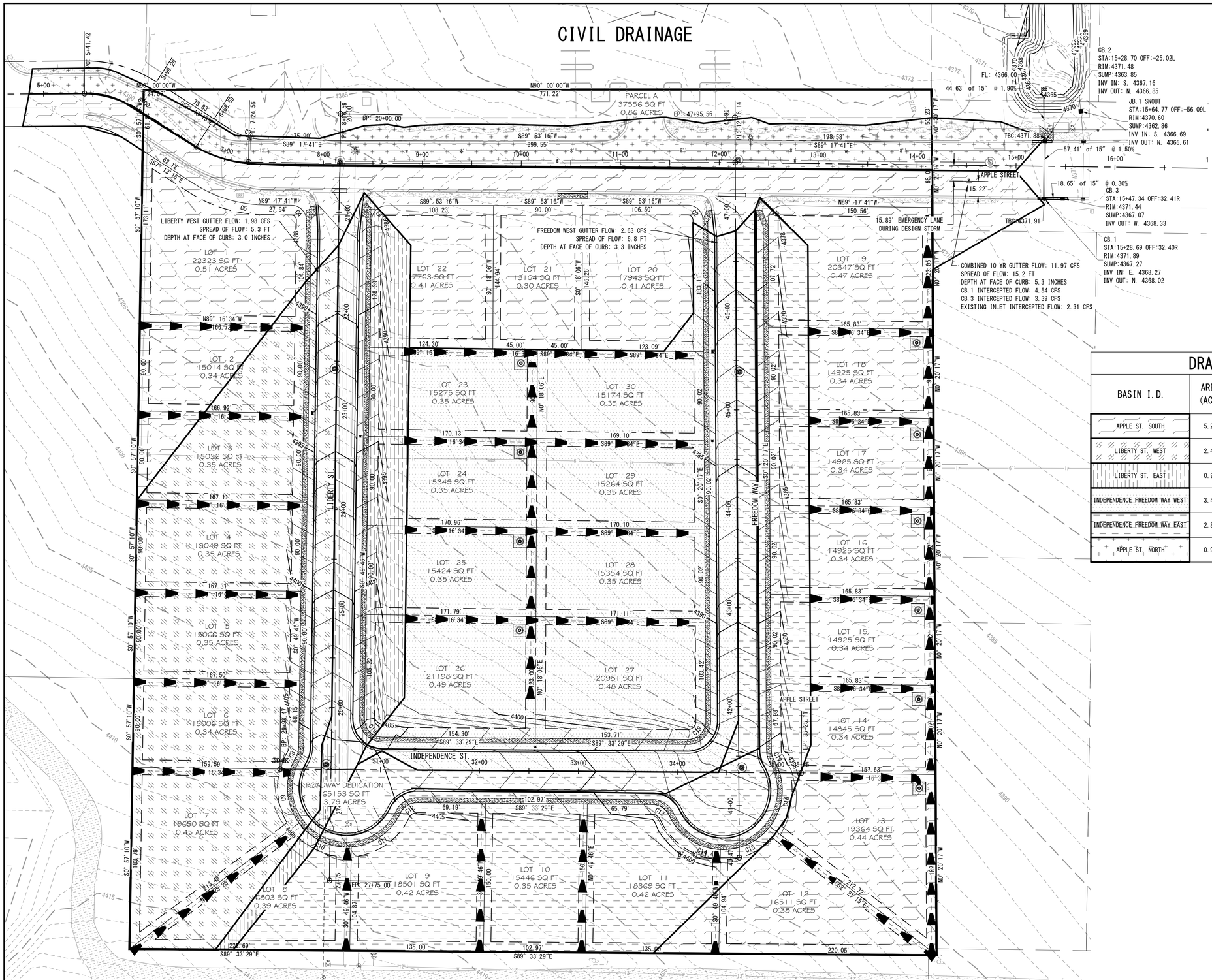
Sheet Name: CG-101

CIVIL DRAINAGE



DRAINAGE BASINS LEGEND

BASIN I.D.	AREA (AC.)	RATIONAL C	TIME OF CONCENTRATION (MIN)	INTENSITY (IN/HR)	PEAK FLOW (CFS)
APPLE ST. SOUTH	5.29	0.50	20.05	1.70	4.50
LIBERTY ST. WEST	2.48	0.50	22.24	1.60	1.98
LIBERTY ST. EAST	0.98	0.50	25.68	1.46	0.72
INDEPENDENCE_FREEDOM WAY WEST	3.42	0.50	23.50	1.54	2.63
INDEPENDENCE_FREEDOM WAY EAST	2.83	0.50	24.34	1.51	2.14
APPLE ST. NORTH	0.94	0.60	7.59	2.73	1.54

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GRANTSVILLE,
TOOELE COUNTY, UTAH

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ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

7/6/2022 12:24:01 PM

Sheet Name:
CD-101

CIVIL DRAINAGE

REQUIRED LOT RETENTION VOLUMES FOR REAR DRAINING LOTS

	Retention Volumes by SCS Method				
	Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
Lot 13	19364	71	81	4.08	2.35
Lot 14	14845	71	81	4.08	2.35
Lot 15	14925	71	81	4.08	2.35
Lot 16	14925	71	81	4.08	2.35
Lot 17	14925	71	81	4.08	2.35
Lot 18	14925	71	81	4.08	2.35
Lot 23	15275	71	81	4.08	2.35
Lot 24	15349	71	81	4.08	2.35
Lot 25	15424	71	81	4.08	2.35
Lot 26	21198	71	80	4.08	2.50

24 Hour Rain fall depths				
2yr	10 yr	25 yr	50 yr	100 yr
1.21	1.65	1.91	2.11	**2.31**

	Pre Development Runoff Volumes Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	56	228	372	502	645
Lot 14	43	175	285	385	494
Lot 15	43	176	287	387	497
Lot 16	43	176	287	387	497
Lot 17	43	176	287	387	497
Lot 18	43	176	287	387	497
Lot 23	44	180	294	396	509
Lot 24	44	181	295	398	511
Lot 25	44	181	297	400	514
Lot 26	61	249	408	549	706

	Post Development Runoff Volumes Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	287	638	885	1090	1306
Lot 14	220	489	678	836	1001
Lot 15	221	492	682	840	1007
Lot 16	221	492	682	840	1007
Lot 17	221	492	682	840	1007
Lot 18	221	492	682	840	1007
Lot 23	226	503	698	860	1030
Lot 24	227	506	701	864	1035
Lot 25	229	508	705	868	1040
Lot 26	277	640	898	1114	1343

	Required Retention Volumes - Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	231	410	512	588	661
Lot 14	177	315	393	451	507
Lot 15	178	316	395	453	510
Lot 16	178	316	395	453	510
Lot 17	178	316	395	453	510
Lot 18	178	316	395	453	510
Lot 23	182	324	404	464	522
Lot 24	183	325	406	466	524
Lot 25	184	327	408	468	527
Lot 26	216	391	491	565	637
Total volume	**1888**	**3356**	**4194**	**4815**	**5416**

REQUIRED RETENTION POND VOLUME CALCULATIONS

Retention Volumes by SCS Method				
Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
702551	71	80.63	4.08	2.40

24 Hour Rain fall depths				
2yr	10 yr	25 yr	50 yr	100 yr
1.21	1.65	1.91	2.11	**2.31**

Pre Development Runoff Volumes Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
2020	8263	13511	18204	23401

Post Development Runoff Volumes Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
9949	22420	31223	38558	46307

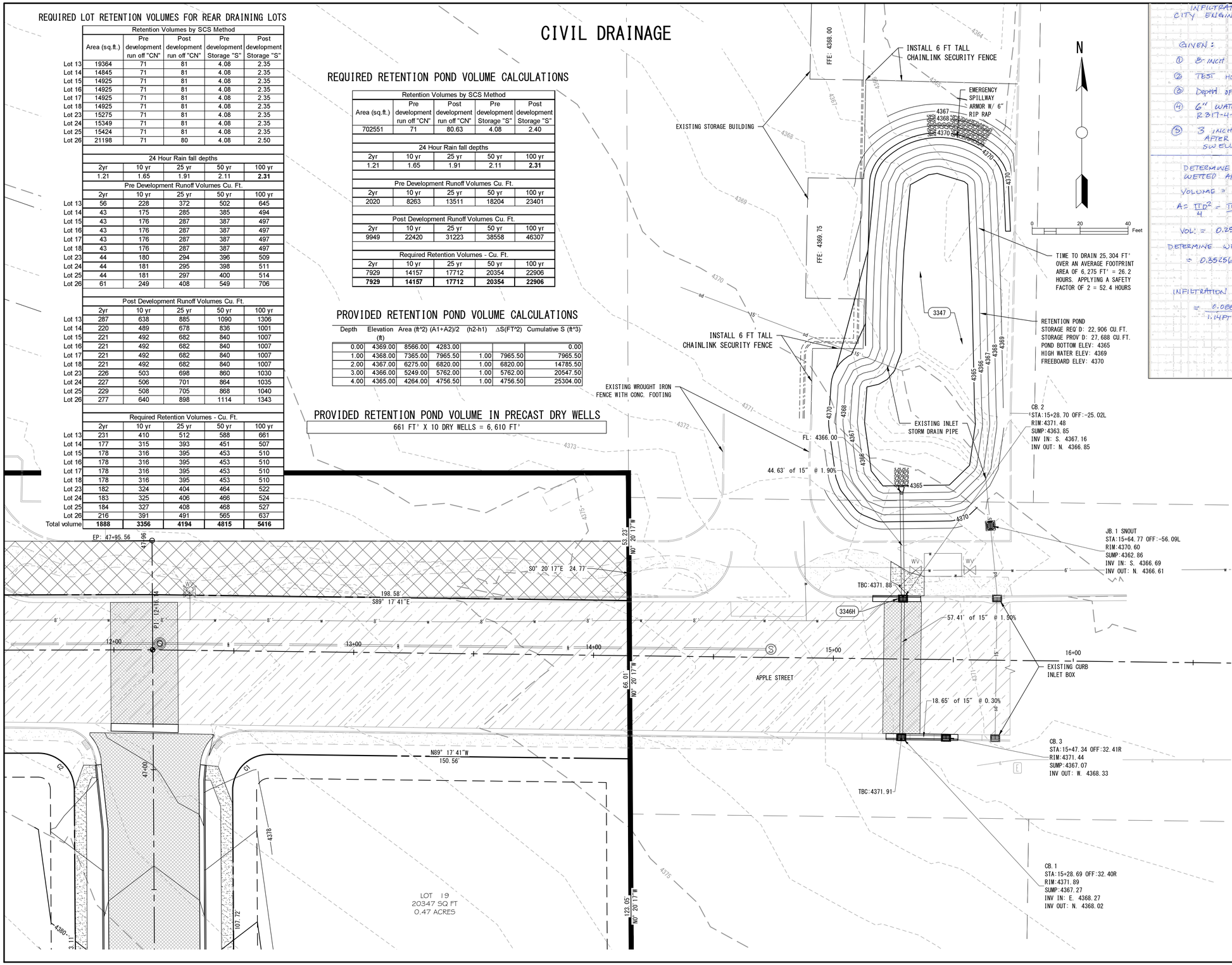
Required Retention Volumes - Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
7929	14157	17712	20354	22906
7929	**14157**	**17712**	**20354**	**22906**

PROVIDED RETENTION POND VOLUME CALCULATIONS

Depth	Elevation (ft)	Area (ft^2)	(A1+A2)/2	(h2-h1)	ΔS(FT^2)	Cumulative S (ft^3)
0.00	4369.00	8566.00	4283.00			0.00
1.00	4368.00	7365.00	7965.50	1.00	7965.50	7965.50
2.00	4367.00	6275.00	6820.00	1.00	6820.00	14785.50
3.00	4366.00	5249.00	5762.00	1.00	5762.00	20547.50
4.00	4365.00	4264.00	4756.50	1.00	4756.50	25304.00

PROVIDED RETENTION POND VOLUME IN PRECAST DRY WELLS

661 FT³ X 10 DRY WELLS = 6,610 FT³



INFILTRATION CALCULATION RECOMMENDED BY CITY ENGINEER (IGNORES CAPILLARY VS. GRAVITY FORCES AND ASSUMES SIDE WALL INFILTRATION RATE = BOTTOM RATE)

GIVEN:

1. 8-INCH DIAM TEST HOLE = 0.67' DIAM.
2. TEST HOLE LOCATION BELOW GROUND = 48"
3. DEPTH OF TEST HOLE = 48" TO 66" BELOW GROUND
4. 6" WATER DEPTH AT START OF TEST PER R317-4-14 APENDIX D PART 1.1 C 9a
5. 3 INCHES DROP IN FINAL 30 MIN PERIOD AFTER 4hr SATURATION PERIOD AND 20 HRS SWELLING PERIOD.

DETERMINE INFILTRATION VOLUME OVER THE WETTED AREA OF THE FINAL 0.25' (3-INCH) DROP

VOLUME = AREA × HEIGHT

$A = \frac{\pi D^2}{4} = \frac{\pi (0.67)^2}{4} \Rightarrow 0.35256 FT^2$

$VOL: = 0.25' \times (0.35256 FT^2) = 0.0814 FT^3$

DETERMINE WETTED AREA: = AREA + AVG HEIGHT × CIRCUMF.

$= 0.35256 + \frac{(6+3)}{2} \frac{1}{12} \times \pi D \Rightarrow 1.14 FT^2$

INFILTRATION RATE = VOL/WETTED AREA/TIME

$= \frac{0.0814 FT^3}{1.14 FT^2 (0.5) hr} \Rightarrow \underline{0.154 FT^3/FT^2/hr}$

DRAINAGE NARRATIVE

APPLEGATE APARTMENTS WHICH IS PARTIALLY CONSTRUCTED HAS PREVIOUSLY PROVIDED A DESIGN FOR STORMWATER PONDS ON THE APPLEGATE PROPERTY. BASED ON AVAILABLE DESIGN DRAWINGS AND DRAINAGE DESIGN REPORT FROM THE APPLEGATE PROPERTY OWNER STEVE WALKER, THE PROPOSED BOUNDARY OF THE APPLEGATE PROJECT WAS FOR 9.68 ACRES. BECAUSE THE PROJECT WAS NOT COMPLETED WITH RESULTING FINANCIAL OBLIGATIONS, THE LAND TITLE DOCUMENTS TODAY ARE DIFFERENT THAN THE PREVIOUSLY PROPOSED (2005) APPLEGATE BOUNDARY.

THE APPLEGATE STORMWATER DESIGN ACCOUNTED FOR 10.28 ACRES INCLUDING 3.5 ACRES OF LAND WHICH IS NOW PART OF THE SPRINGFIELD ESTATES SUBDIVISION, INCLUDING THE PAVED APPLE STREET AND THE PORTIONS OF THIS PROJECT NORTH OF THE CURRENT BUILT ROADWAY.

THE 2005 APPLEGATE HYDROLOGY CALCULATIONS DEMONSTRATE A REQUIRED STORAGE VOLUME OF 34,932 CU.FT. WITH A STORAGE VOLUME PROVIDED OF 38,529 CU.FT. THE SPRINGFIELD ESTATES VOLUME CALCULATIONS HERON PREDICTS A REQUIRED VOLUME OF 22,906 CU.FT. IF THE AREA FOR APPLE STREET AND THE LAND NORTH OF IT ARE REMOVED FROM SPRINGFIELD ESTATES CALCULATIONS THEN THE PREDICTED VOLUME IS REDUCED BY APPROXIMATELY 4,300 CU.FT RESULTING IN A REQUIRED VOLUME OF 18,606 CU.FT. WHEN LOOKING AT THE TWO PROJECTS TOGETHER IT APPEARS APPROXIMATELY 53,538 CU.FT. OF STORAGE VOLUME IS REQUIRED.

BECAUSE THE APPLEGATE PROJECT HAS NOT PROGRESSED OVERTIME IT IS ANTICIPATED THAT THE APPLEGATE PROJECT AND SPECIFICALLY THE RETENTION PONDS WILL BE REVISITED. MR. STEVE WALKER HAS PROVIDE DOCUMENTED COMMUNICATION THAT THE REVISED APPLEGATE PROJECT PONDS WILL ACCOMMODATE ADDITIONAL VOLUMES DISPLACED BY THE SPRINGFIELD POND. THIS APPEARS TO BE FEASIBLE AFTER LOOKING AT THE 2005 APPLEGATE CALCULATED VOLUMES FOR PONDS IDENTIFIED 2,3 & 4 IN THE 2005 APPLEGATE CONSTRUCTION DRAWINGS. THE TABULATED PROVIDED VOLUME OF PONDS 2-4 IN THE DRAINAGE REPORT DATED 4/1/2005 BY ENSIGN ENGINEERING SHOWS 24,016 C.F. AVAILABLE. IF COMBINED WITH THE VOLUME OF 31,914 C.F. SHOWN WITH THIS PROJECT A TOTAL VOLUME OF 55,930 C.F. WOULD BE AVAILABLE.

FOR NOW THE RETENTION POND FOR THE SPRINGFIELD ESTATES PROJECT WILL BE CONSTRUCTED ON THE APPLEGATE LAND WHERE THERE IS EXISTING STREET INLET BOXES AND DRAINAGE PIPES DIRECTED TO THE PROPOSED POND AREA. THE APPLEGATE PROJECT WILL NEED TO PROVIDE ADDITIONAL PONDS VOLUME BEYOND THE POND SHOWN HERON WHICH ARE CAPABLE OF PROVIDING APPROXIMATELY 22,000 (53,538 - 31,914) CU.FT. OF STORAGE.

BASED ON MEASURED TOPOGRAPHY THE EXISTING POND PRELIMINARILY CONSTRUCTED

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Date Issued: 2022.07.06
Project Number: 20-45015
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CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

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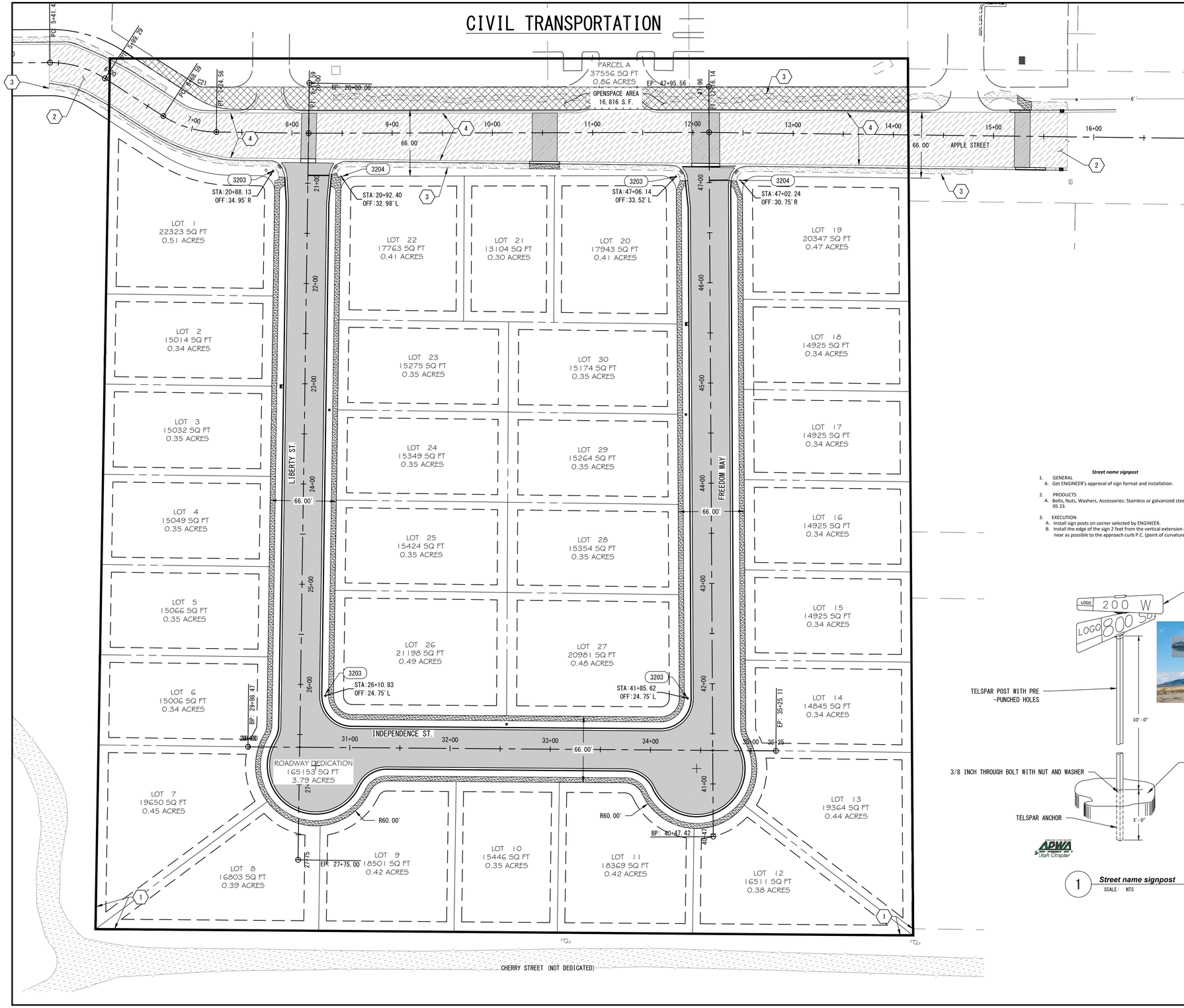
Sheet Name: CD-102

CIVIL TRANSPORTATION



SCALE: 1" = 50'

0 50 100 150

N

PAY ITEMS

3203 POST MOUNTED STREET SIGNS, COORDINATE LOGO WITH GRANTSVILLE CITY PUBLIC WORKS

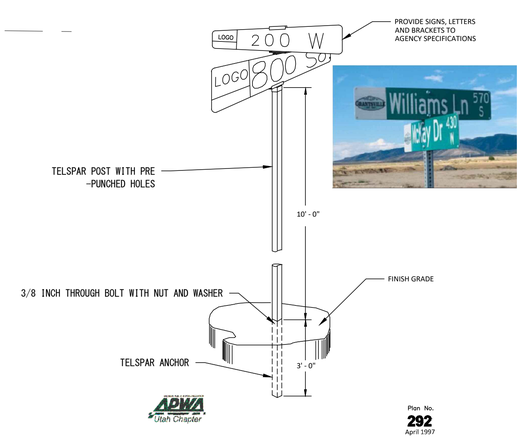
3204 POST MOUNTED STOP SIGN, MUTCD R1-1 WITH "CROSS TRAFFIC DOES NOT STOP" MUTCD W4-4P SIGN, AND 12-INCH WIDE PAINTED STOP BAR

CONSTRUCTION NOTES

1. PROPERTY BOUNDARY
2. EXISTING ASPHALT PAVEMENT
3. EXISTING SIDEWALK
4. EXISTING CURB AND GUTTER

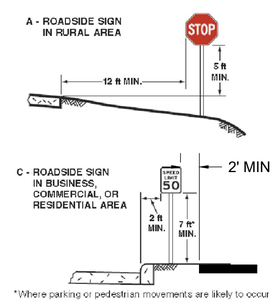
Street name signpost

1. GENERAL
   A. Get ENGINEER's approval of sign format and installation.
2. PRODUCTS
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. EXECUTION
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



1 ***Street name signpost***
SCALE: NTS

HEIGHTS AND LATERAL LOCATIONS OF SIGN INSTALLATIONS	
ROADSIDE SIGN IN RURAL AREA	FIG. A
ROADSIDE SIGN IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREA	FIG. C



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FINAL INFRASTRUCTURE

Project Number 20-45015	Designed By BVB
Drawn By BVB	Date Issued 2022.07.06

Project Name: SPRINGFIELD ESTATES SUBDIVISION GRANTSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

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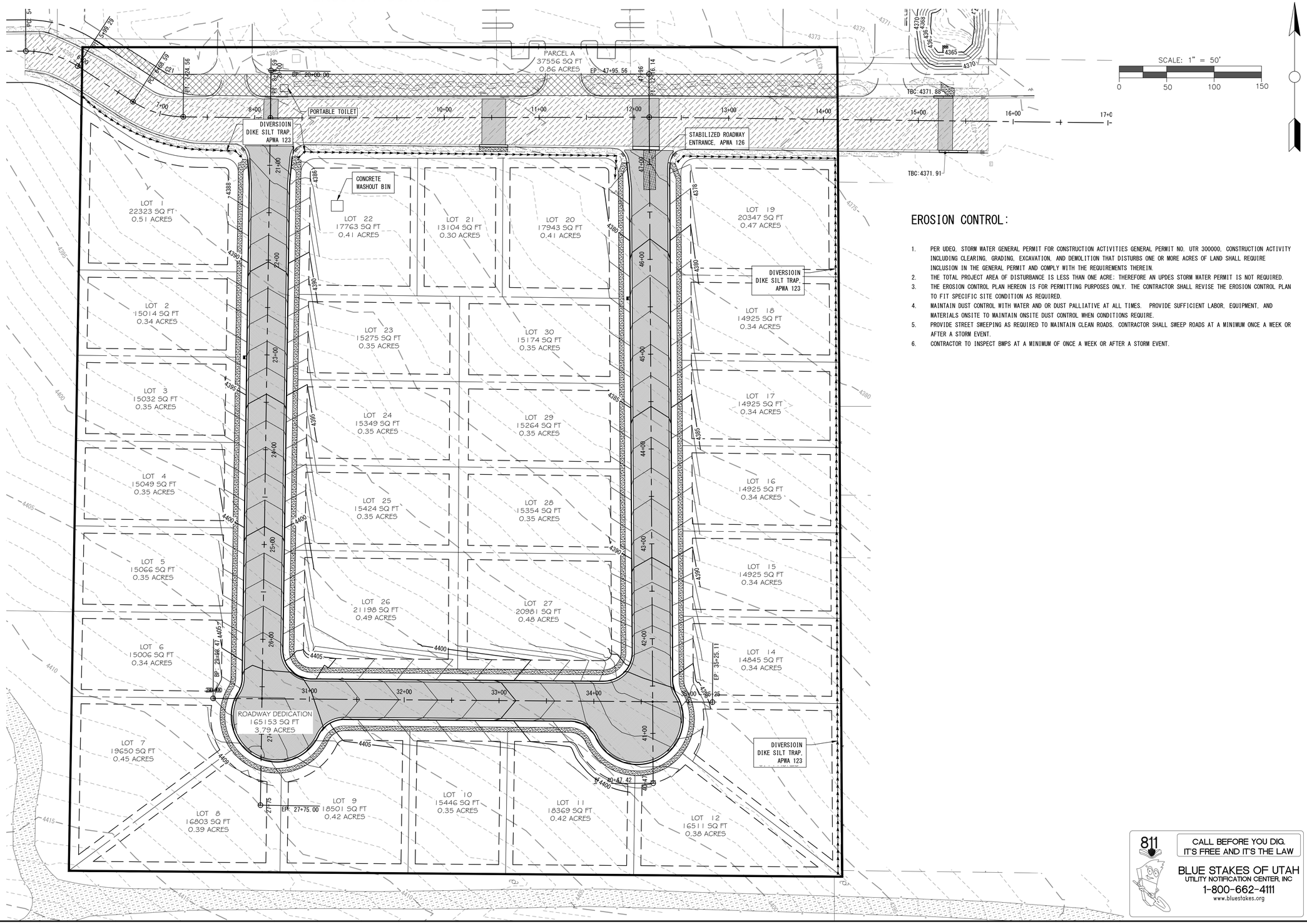
Sheet Name: CT-101

EROSION CONTROL



EROSION CONTROL:

1. PER UDEQ, STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GENERAL PERMIT NO. UTR 300000, CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, EXCAVATION, AND DEMOLITION THAT DISTURBS ONE OR MORE ACRES OF LAND SHALL REQUIRE INCLUSION IN THE GENERAL PERMIT AND COMPLY WITH THE REQUIREMENTS THEREIN.
2. THE TOTAL PROJECT AREA OF DISTURBANCE IS LESS THAN ONE ACRE: THEREFORE AN UPDES STORM WATER PERMIT IS NOT REQUIRED.
3. THE EROSION CONTROL PLAN HEREON IS FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL REVISE THE EROSION CONTROL PLAN TO FIT SPECIFIC SITE CONDITION AS REQUIRED.
4. MAINTAIN DUST CONTROL WITH WATER AND OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN ONSITE DUST CONTROL WHEN CONDITIONS REQUIRE.
5. PROVIDE STREET SWEEPING AS REQUIRED TO MAINTAIN CLEAN ROADS. CONTRACTOR SHALL SWEEP ROADS AT A MINIMUM ONCE A WEEK OR AFTER A STORM EVENT.
6. CONTRACTOR TO INSPECT BMPS AT A MINIMUM OF ONCE A WEEK OR AFTER A STORM EVENT.

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PROFESSIONAL ENGINEER
7224167
BARRY V.
BUNDERSON
2022.07.06
STATE OF UTAH

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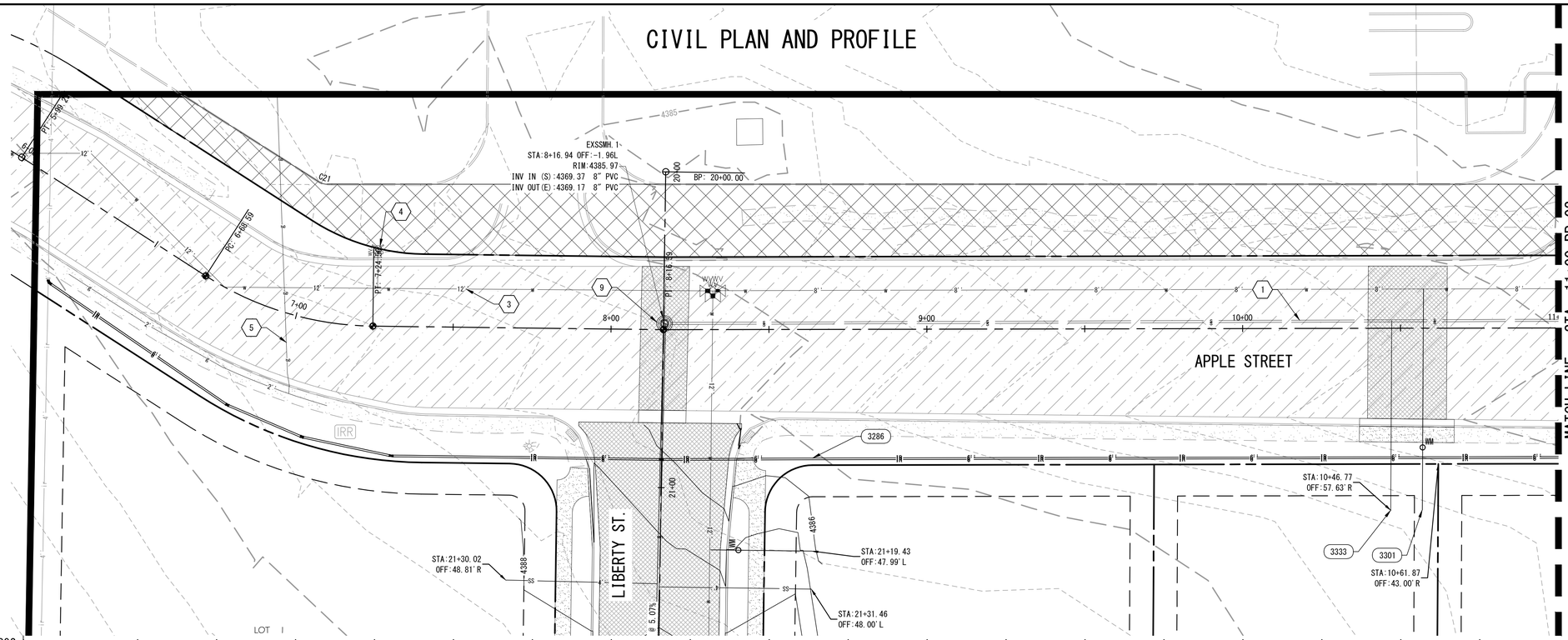
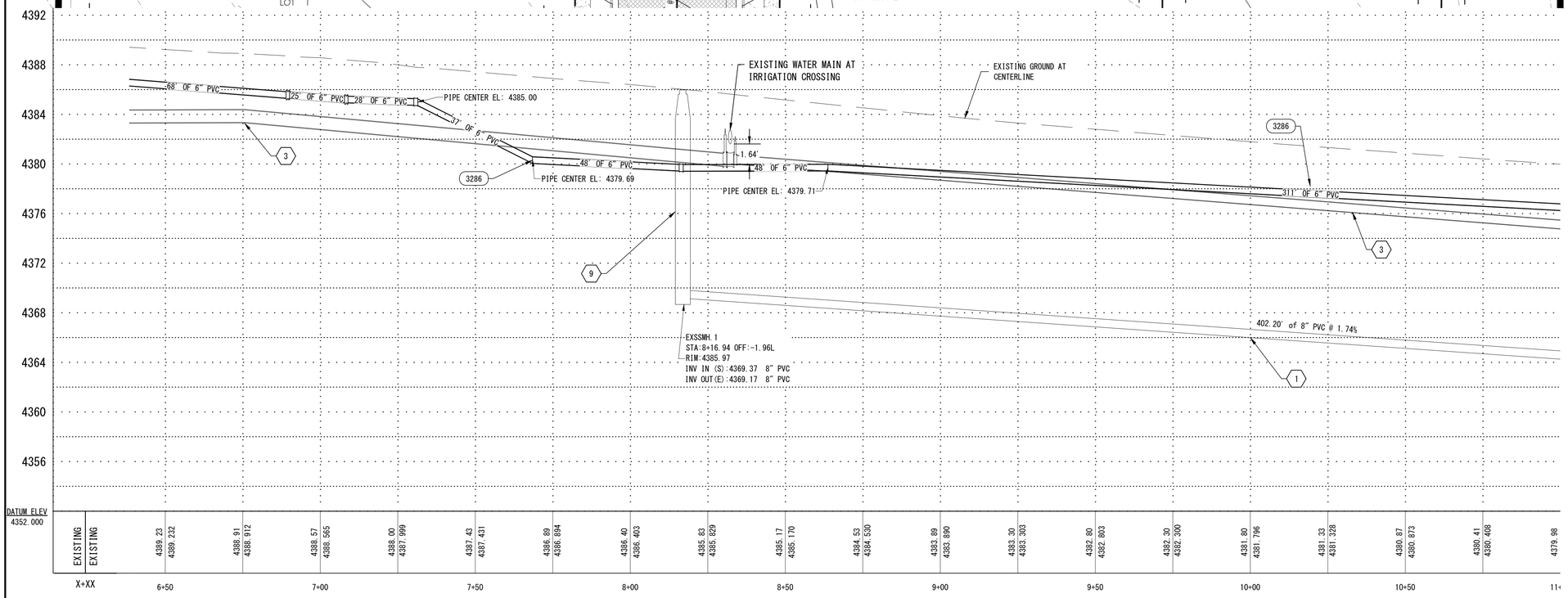
Sheet Name:
EC-101

CIVIL PLAN AND PROFILE





PAY ITEMS

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3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
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3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT'
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

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3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION.
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. CONCEPTUAL GAS LAYOUT

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PROFESSIONAL ENGINEER
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STATE OF UTAH
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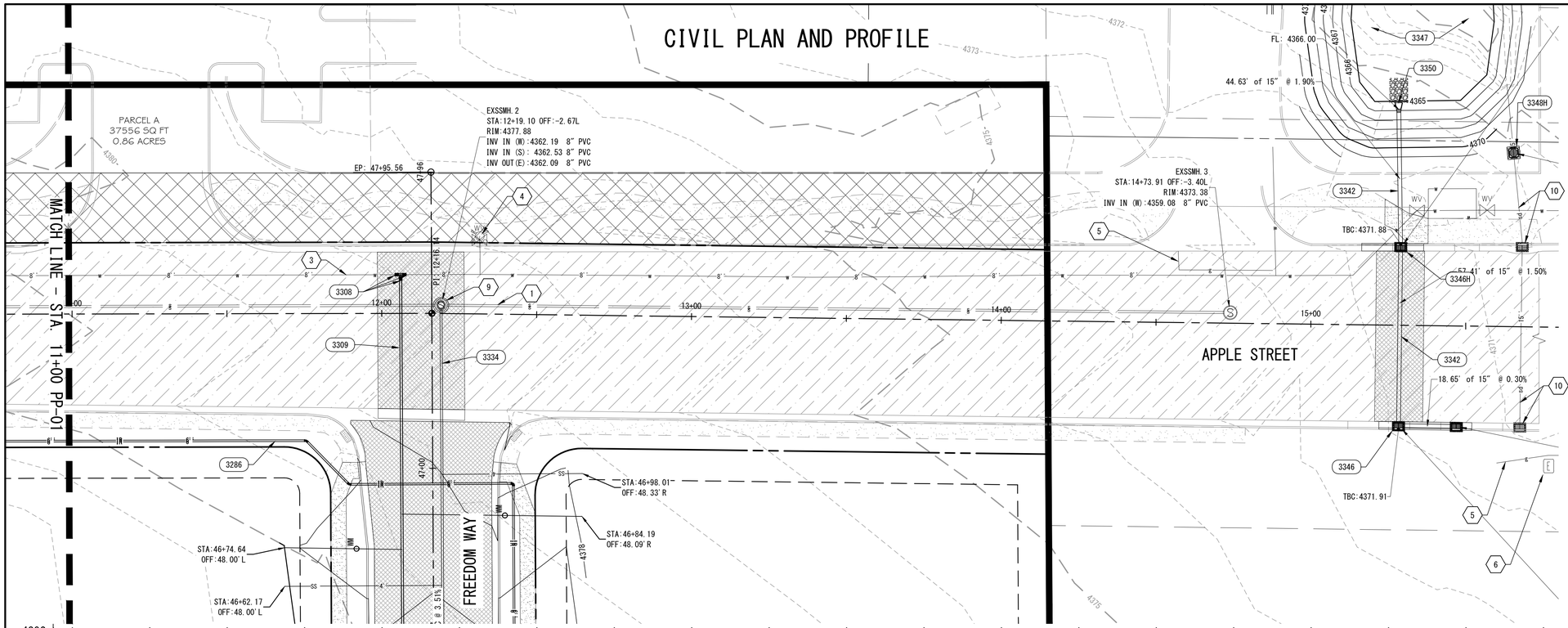
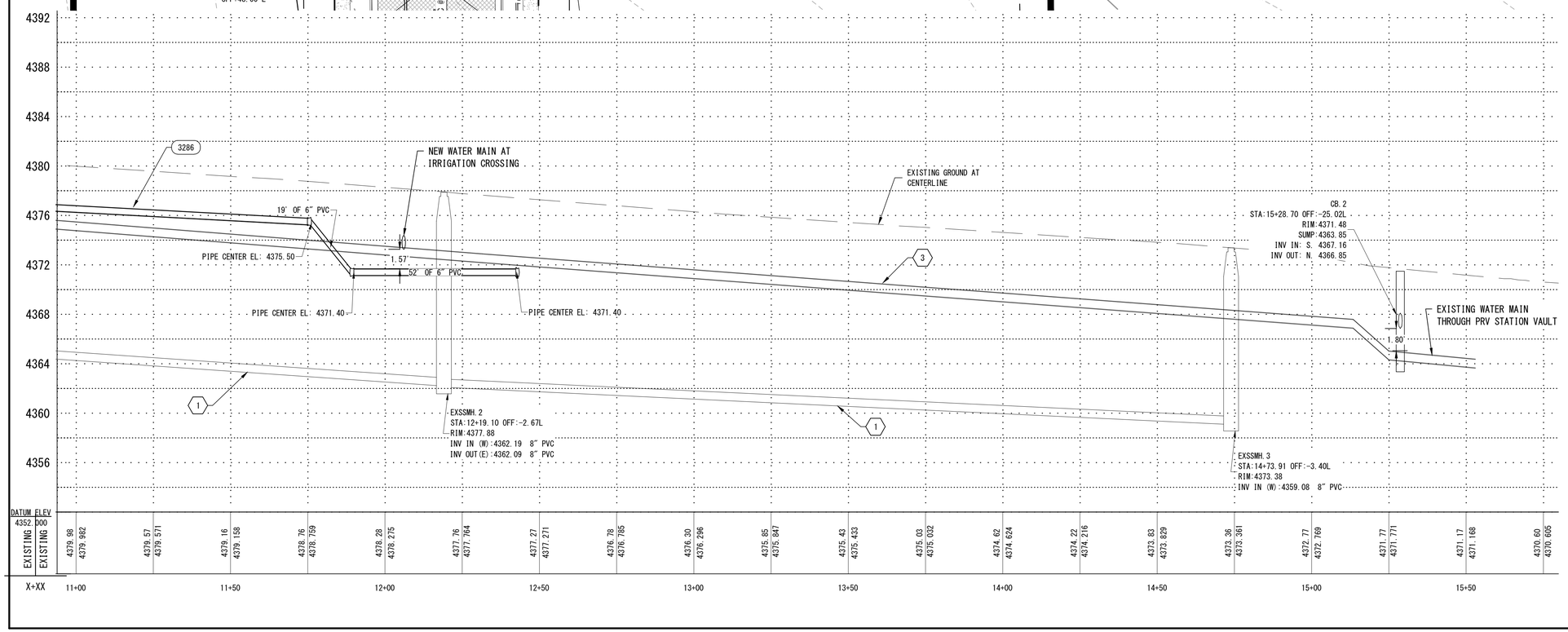
Sheet Name:
PP-01

CIVIL PLAN AND PROFILE





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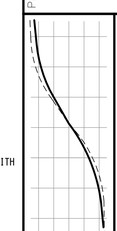

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ENGINEERS • PLANNERS
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GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
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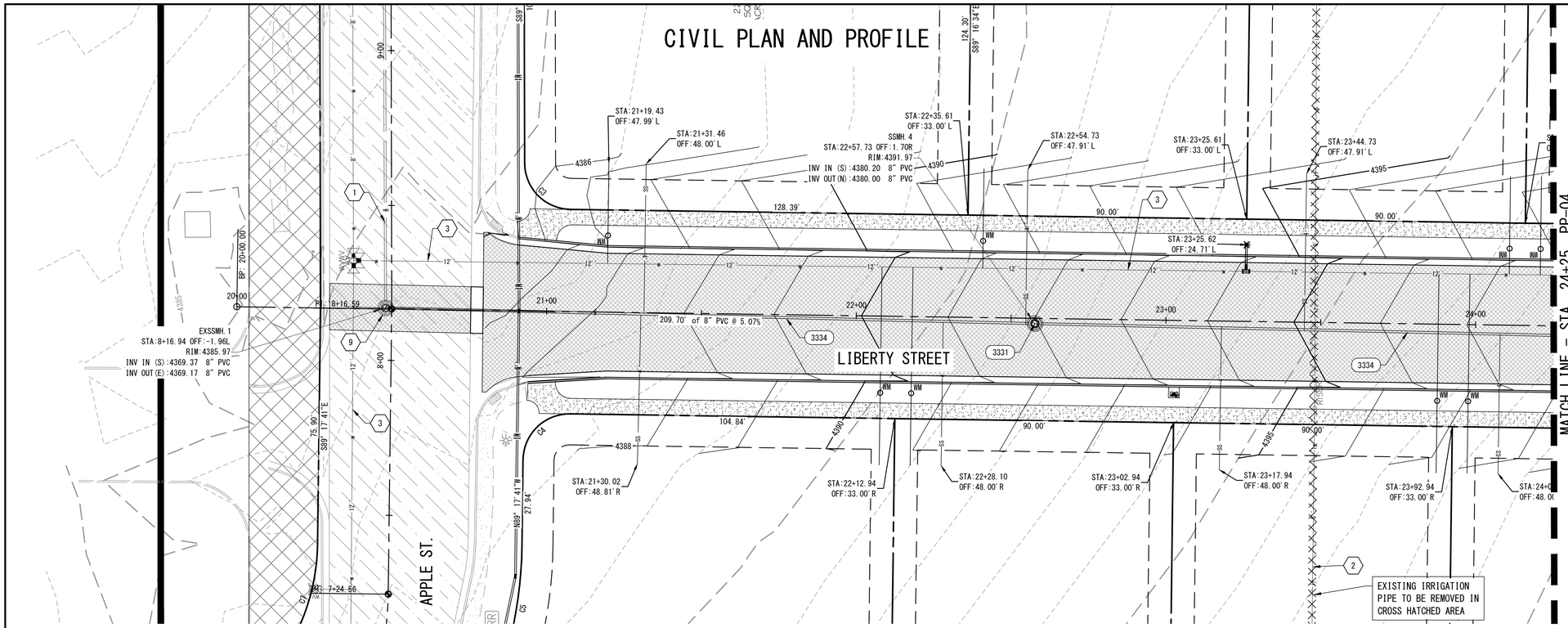
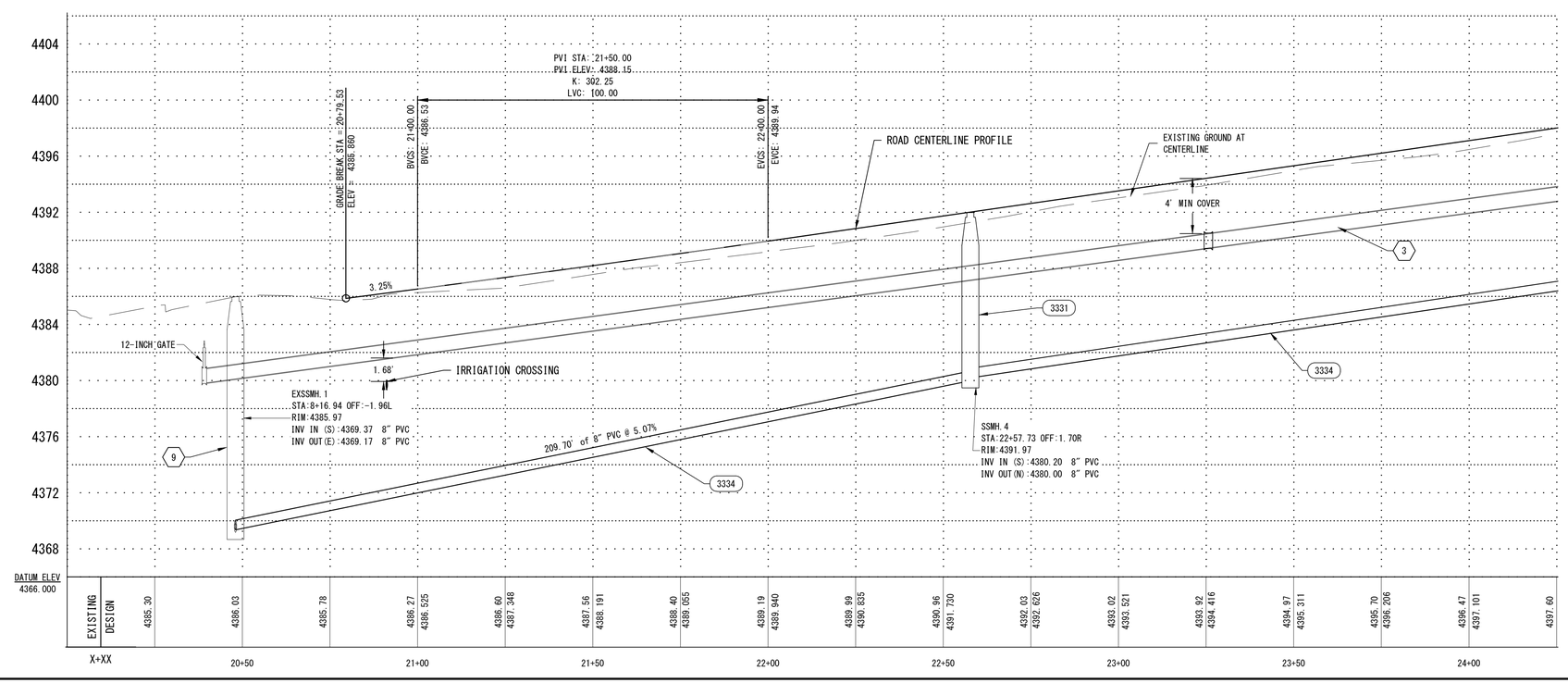
Sheet Name:
PP-02

CIVIL PLAN AND PROFILE





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PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

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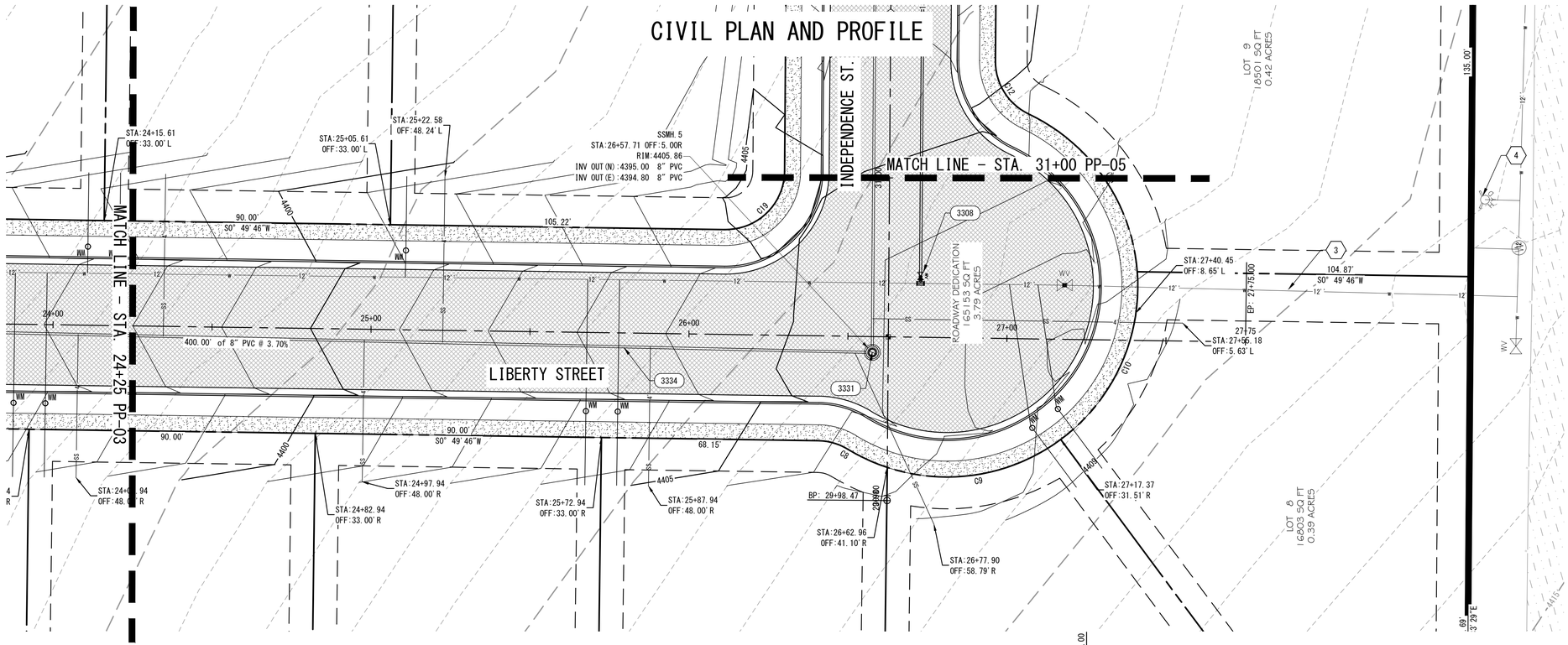
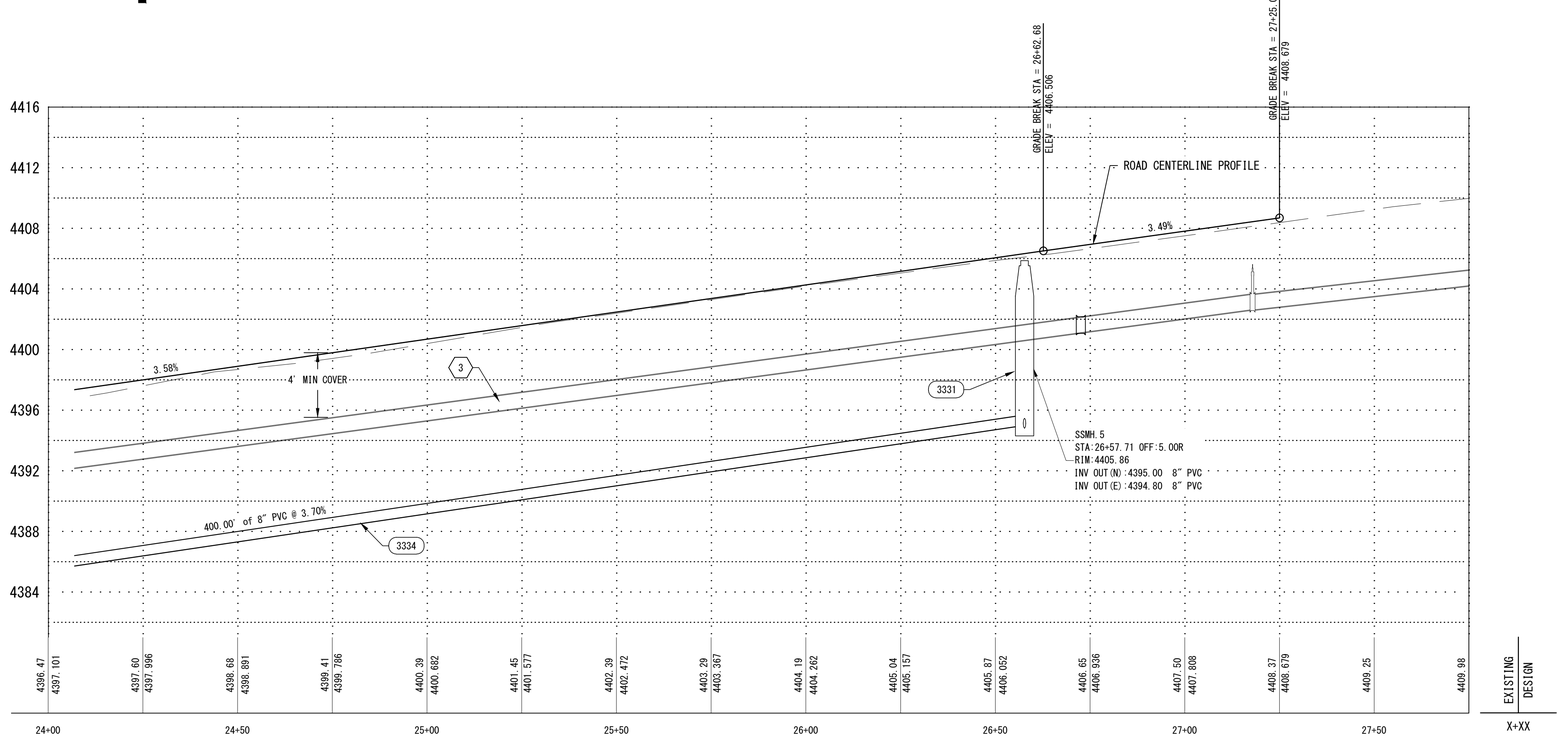
Sheet Name: PP-03

CIVIL PLAN AND PROFILE





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PROFESSIONAL ENGINEER
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BARRY V. BUNDERSON
2022.07.06
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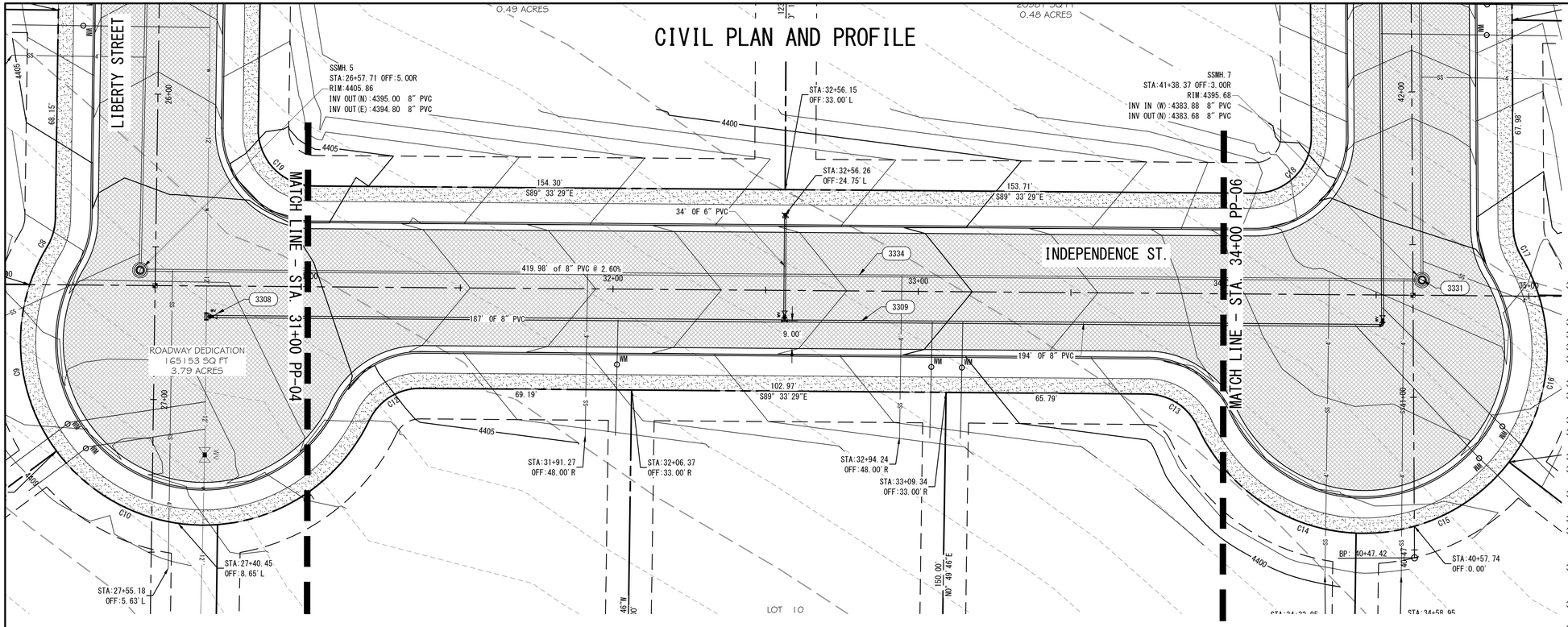
Sheet Name:
PP-04

CIVIL PLAN AND PROFILE



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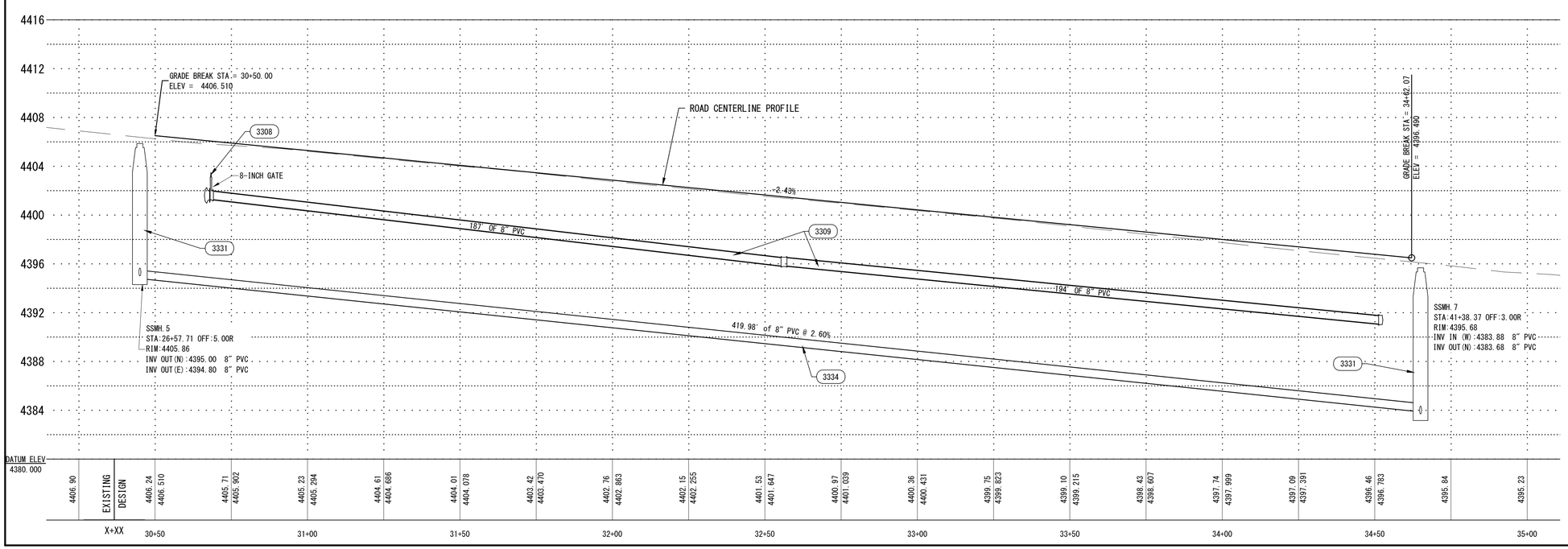

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PROFESSIONAL ENGINEER
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BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

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Sheet Name:
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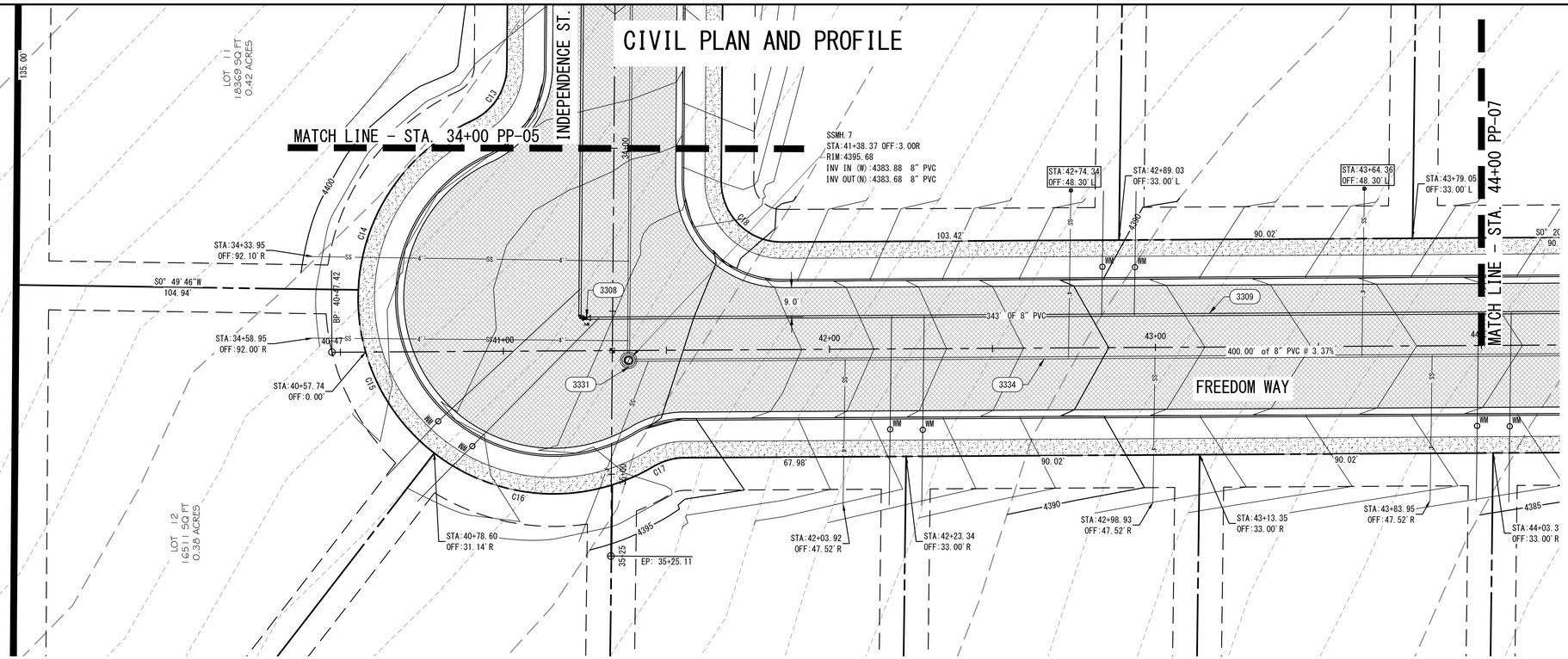

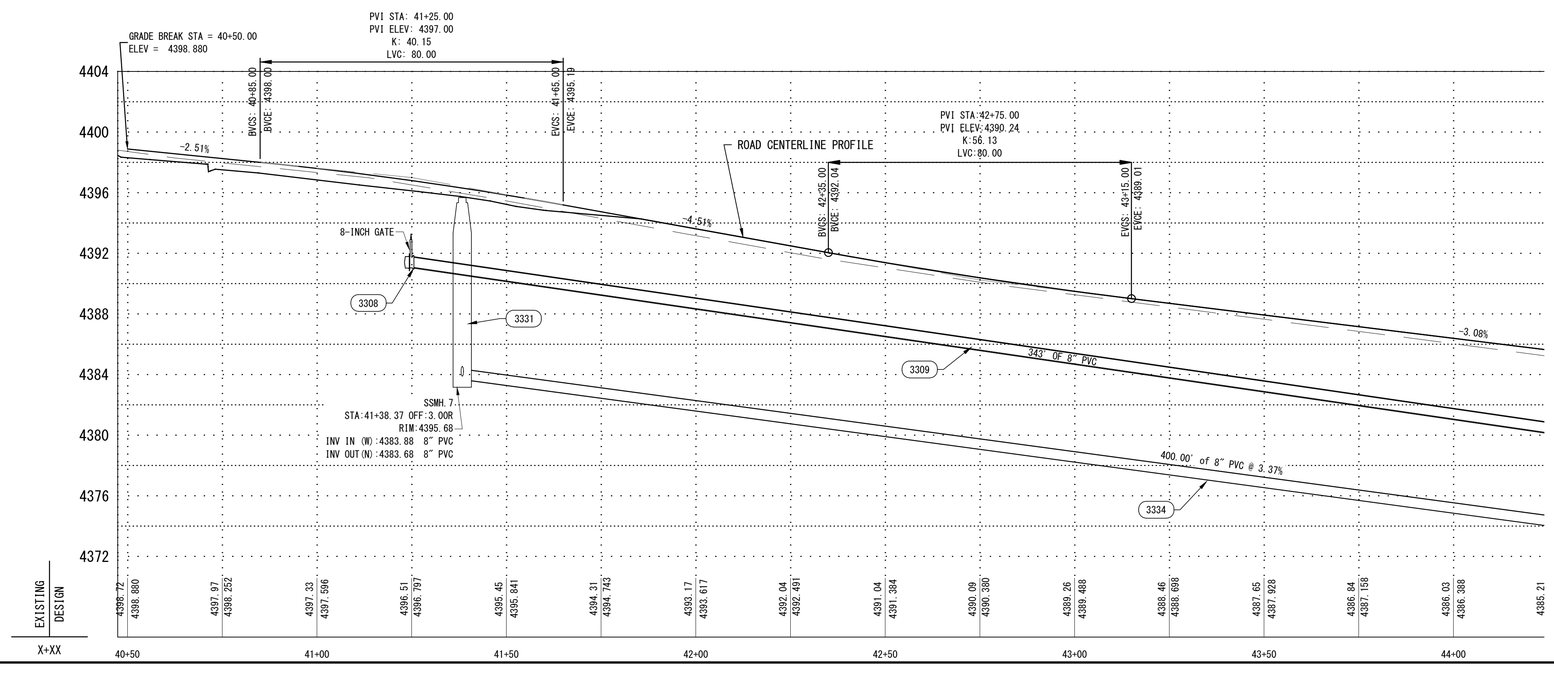

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10. CONCEPTUAL GAS LAYOUT

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number	Designed By	Date Issued
20-45015	BVB	2022.07.06
Drawn By		
BVB		

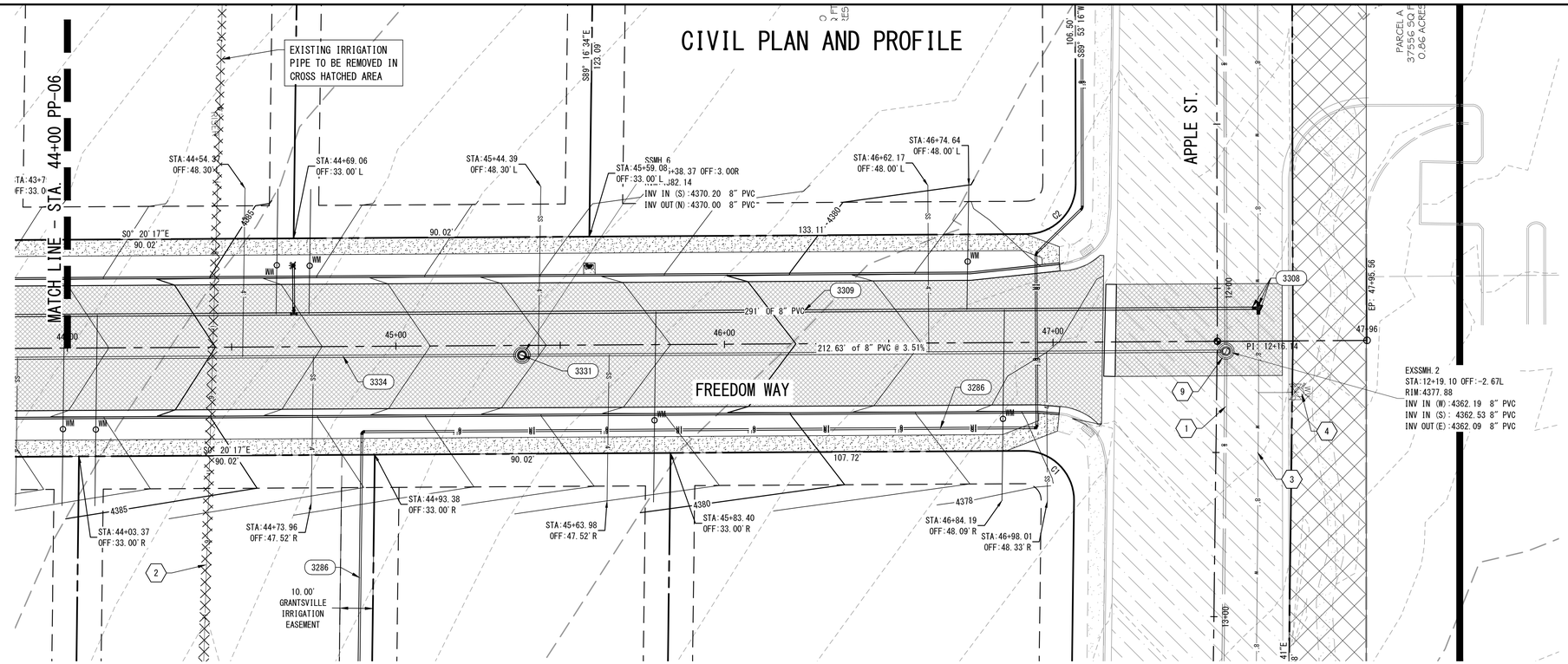
Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

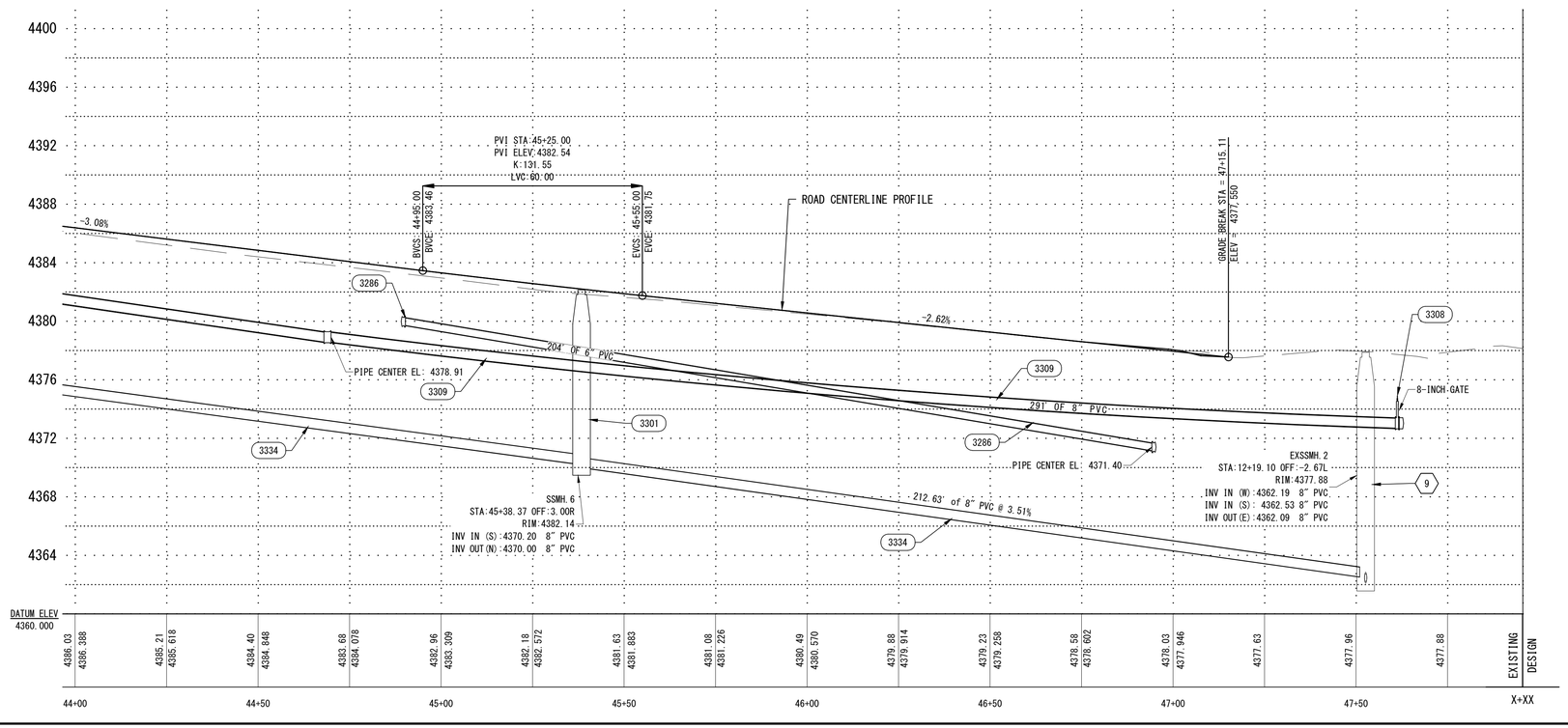
CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH
7/6/2022 12:24:46 PM

Sheet Name:
PP-06

CIVIL PLAN AND PROFILE





PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
3333	PVC SDR 35 SANITARY SEWER LATERAL, APWA PLAN 431
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348H	STORM DRAIN JUNCTION BOX, APWA PLAN 332 AND PRE-CAST LID WITH 30" ACCESS HOLE AND APWA PLAN 302.1 FRAME AND COVER
3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT³
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

1. EXISTING SEWER MAIN
2. EXISTING IRRIGATION PIPE
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION.
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. CONCEPTUAL GAS LAYOUT

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1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number 20-45015 | Designed By BVB | Date Issued 2022.07.06 | Drawn By BVB

Project Name: SPRINGFIELD ESTATES SUBDIVISION GRANTSVILLE, TOOELE COUNTY, UTAH

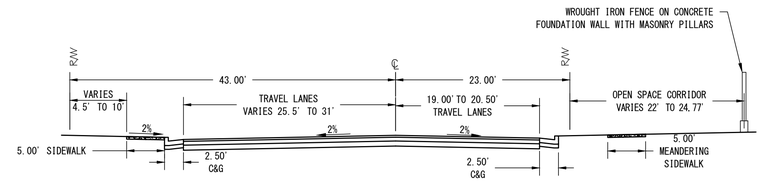
CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

7/6/2022 12:24:54 PM

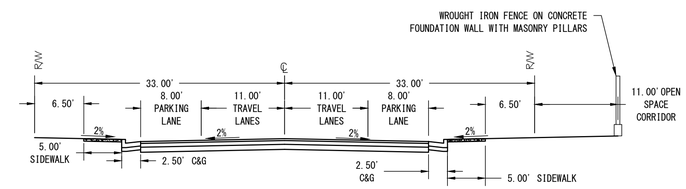
Sheet Name: PP-07

CIVIL SECTIONS



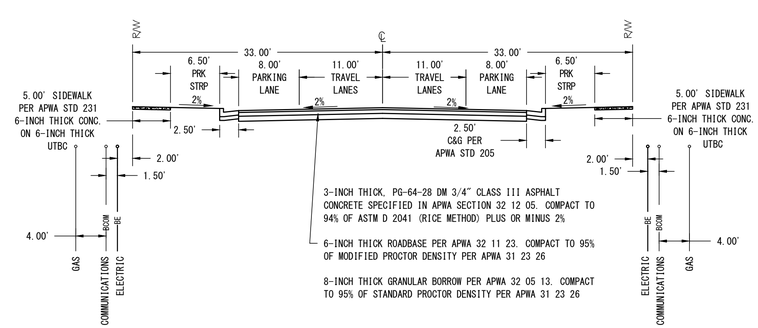
1 EXISTING APPLE STREET SECTION (EAST END TO "S" CURVE)

SCALE: NTS



2 EXISTING APPLE STREET SECTION ("S" CURVE TO WEST END)

SCALE: NTS



3 STANDARD 66' RESIDENTIAL ROADWAY TYPICAL SECTION

SCALE: NTS

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BLUE STAKES OF UTAH
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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number 20-45015	Designed By BVB
Drawn By BVB	Date Issued 2022.07.06

Project Name: SPRINGFIELD ESTATES SUBDIVISION GRANTSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.07.06 STATE OF UTAH

7/6/2022 12:25:05 PM

Sheet Name: C-301

CIVIL ENVIRONMENTAL CONTROL DETAILS

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRATICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

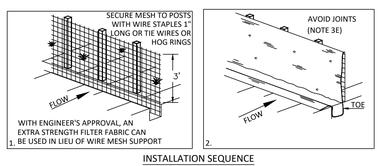
Silt fence

1. GENERAL
   A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   B. Application. To intercept sediment from disturbed areas of limited extent.
   C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   E. Protection of Existing Waterways: Place barrier at top of stream bank.
   F. Inlet Protection.

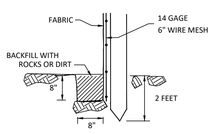
2. PRODUCTS
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   B. Burlap. 10 ounces per square yard of fabric.
   C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. EXECUTION
   A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   D. Maintenance
      (1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
      (2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
      (3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
      (4) Re-anchor fence as necessary to prevent shortcutting.
      (5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Plan No.
122
February 2006

1 ***Silt fence***
SCALE: NTS

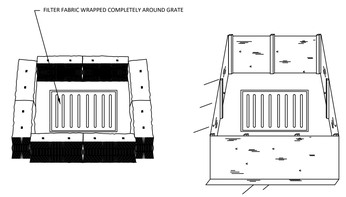
Inlet protection - fence or straw bale

1. GENERAL
   A. Description. A temporary sediment barrier around storm drain inlet.
   B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Installation and application criteria.
      1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
      2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
   B. Maintenance
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 4-inches in depth.
      3) Repair or re-align barrier or fence as needed.
      4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)

SILT FENCE
(PLAN No. 122)

Plan
124.3
February 2006

2 ***Inlet protection - fence or straw bale***
SCALE: NTS

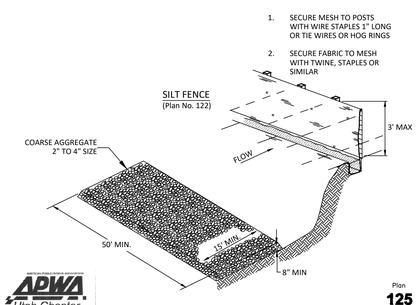
Equipment and vehicle wash down area

1. GENERAL
   A. Description. A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
   B. Application.
      1) At any site where regular washing of vehicles and equipment will occur.
      2) May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan 122)
   E. Maintenance.
      1) Requires periodic top dressing with additional stones.
      2) Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
      3) Keep the wash area in a condition which will prevent tracking or flow of mud onto public rights-of-way.
      4) Periodically dress the top with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      5) Inspect daily for loss of gravel or sediment buildup.
      6) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      7) Expand stabilized area as required to accommodate activities.
      8) Maintain silt fence as outlined in Plan 122.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



WASH DOWN AREA

Plan
125
February 2006

3 ***Equipment and vehicle wash down area***
SCALE: NTS

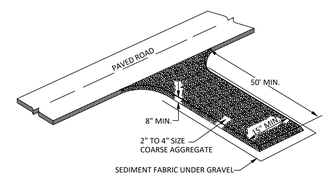
Stabilized roadway entrance

1. GENERAL
   A. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   B. At any site where vehicles and equipment enter the public right of way.

2. PRODUCTS (Not used)

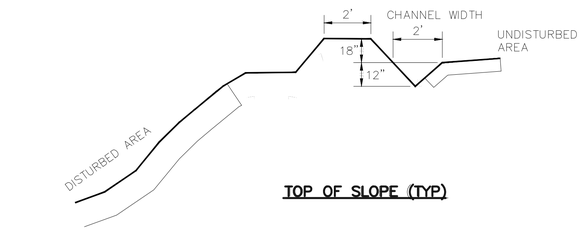
3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   D. Maintenance.
      1) Prevent tracking or flow of mud into the public right-of-way.
      2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      3) Inspect daily for loss of gravel or sediment buildup.
      4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      5) Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

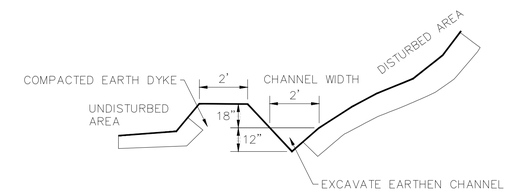


Plan No.
126
February 2006

4 ***Stabilized roadway entrance***
SCALE: NTS



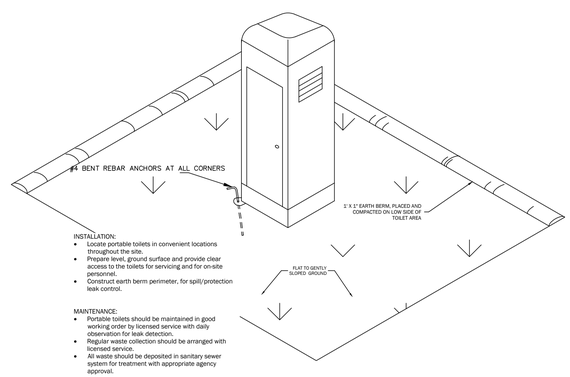
TOP OF SLOPE (TYP)



BASE OF SLOPE (TYP)

6 ***Diversion dike***
SCALE: NTS

Plan No.
123
February 2006



5 ***Toilet***
SCALE: NTS

7 ***Concrete wash-out bin***
SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009	Designed By BVB
Drawn By BVB	Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
96 QUIRK STREET
GRANTSVILLE UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

7/6/2022 12:25:17 PM

Sheet Name:
C-511

CIVIL SURFACE INFRASTRUCTURE DETAILS

Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

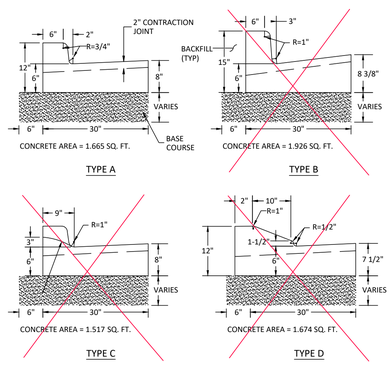
Curb and gutter

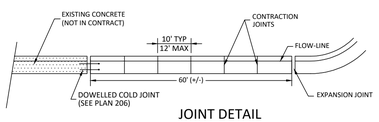
1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flowline grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER

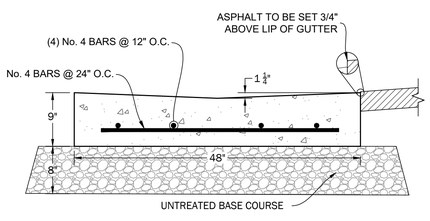




JOINT DETAIL

Plan No.
205.1
December 2008

Curb and gutter



WATERWAY

1 CONCRETE CURB AND GUTTER
SCALE: NTS

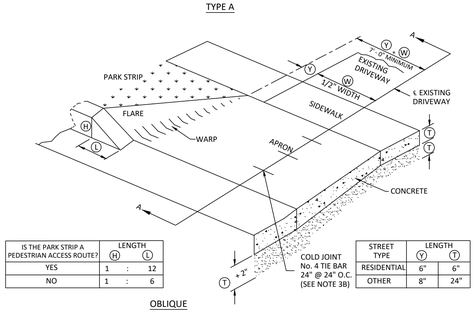
Flare driveway approach

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Field Changes to Slope Requirements:
      1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
      2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
      3) Specific uses or site conditions may require profile design submittal for review and acceptance.
   C. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
   C. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness(in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

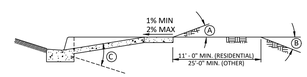
TYPE A



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	LENGTH (H)		(L)
YES	1	:	12
NO	1	:	6

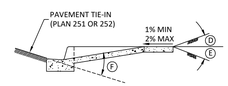
OBLIQUE

STREET TYPE	LENGTH (V)	(T)
RESIDENTIAL	6"	6"
OTHER	8"	24"



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAKOVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

Plan
221.1
December 2009

3 ***Flare driveway approach***
SCALE: NTS

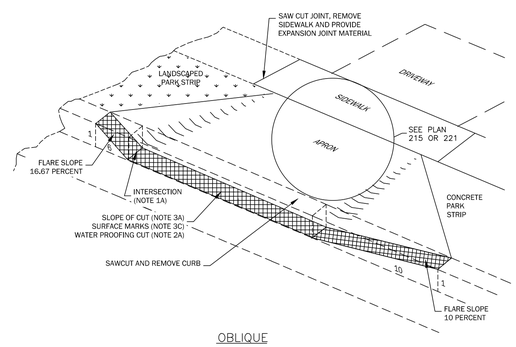
Saw-cut driveway approach

1. GENERAL
   A. The drawing shows sawing off and removing a curb for the construction of a new driveway approach. Additional requirements are specified in Plan 215 or Plan 221 for constructing driveway approach after curb is removed.
   B. The slope of the right flare is required if a pedestrian access route abuts the curb. The slope of the left flare is required if a pedestrian access rout DOES NOT abut the curb.
   C. Variance from specified slopes must be acceptable to the ENGINEER.

2. PRODUCTS
   A. Water repellant: Penetrating compound, APWA Section 07 19 00.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

3. EXECUTION
   A. At the apron, cut the curb off so the slope of the curb cut as measured perpendicular to the flow line is 16.67 percent (1:6). Unless specified otherwise, make the curb cut intersect the flow line.
   B. At the flare, cut the curb off so the slope of curb cut as measured parallel to the flow line is as follows.
1) 8.33 percent (1:12) if curb borders a surface used by pedestrians.
2) 16.67 percent (1:6) if curb does not border a surface used by pedestrians.
   C. No over-cutting where cuts merge. Grind sawed surface so no blade marks remain.
   D. Water proofing. Apply full coverage water repellant over cut concrete.
   E. Expansion Joint: Vertical, full depth, with top of filler set flush with concrete surface.

NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH, THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.



OBLIQUE

Plan
222
February 2011

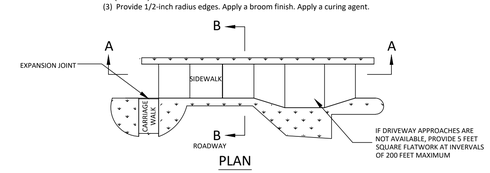
4 ***Saw-cut driveway approach***
SCALE: NTS

Sidewalk

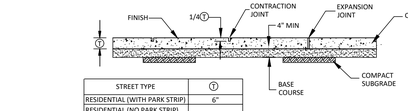
1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      (1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      (2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



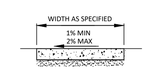
PLAN



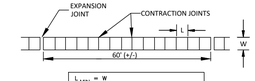
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	6"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B



$L_{MIN} = W$
L_{MAX} in feet $= 2.5 \times (T)$ in inches
OR
$= 15$ FEET MAX.

SIDEWALK JOINT DETAIL

Plan No.
231
March 2009

5 ***Sidewalk***
SCALE: NTS

No.		By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

Revisions

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BVB
Drawn By BVB
Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

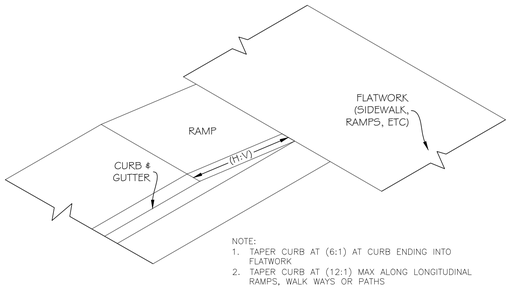
CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.06.16
STATE OF UTAH

7/6/2022 12:25:24 PM

Sheet Name:
C-521

CIVIL SURFACE INFRASTRUCTURE DETAILS



1 TAPER CURB
SCALE: NTS

Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

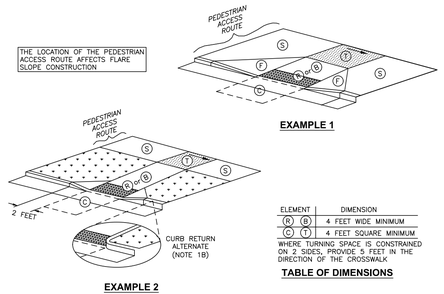
Mid-block curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

TURNING SPACE AT SIDEWALK LEVEL



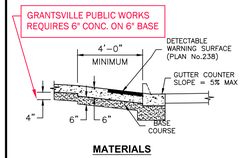
EXAMPLE 1

EXAMPLE 2

ELEMENT	DIMENSION
R B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

2 *Mid-block curb cut assembly*
SCALE: NTS

Plan **236.1** September 2011

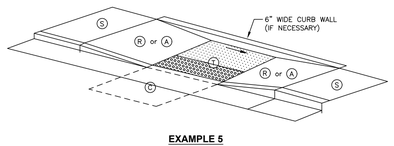
Mid-block curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   E. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   F. Clear Space: No trip hazards in the clear space.

TURNING SPACE AT STREET LEVEL

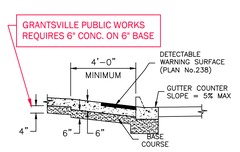


EXAMPLE 5

ELEMENT	DIMENSION
R A	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

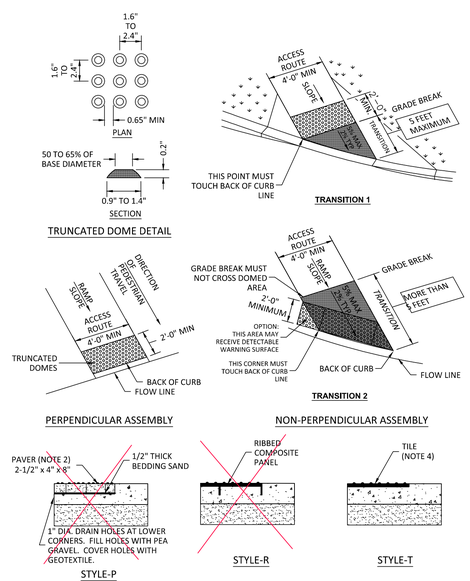
3 *Midblock curb cut assembly*
SCALE: NTS

Plan **236.3** September 2011

1. GENERAL
   A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   B. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Pavers:
      1) Concrete, APWA Section 32 14 13.
      2) Brick and Mortar, APWA Section 32 14 16.
   B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   D. D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

3. EXECUTION
   A. Layout:
      1) Joints Between Units: 3/16 inch maximum or manufacturer'fs recommendation.
      2) Flares: Do not install detectable warning units on flared surfaces.
      3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
      4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
      5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 6 feet minimum and 15 feet maximum from the centerline of the nearest rail.
   B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced no more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
   C. Tile Installation: Install according to manufacturer'fs recommendations. Remove domes that were cut.
   D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.



APWA Utah Chapter

4 *Detectable warning surface*
SCALE: NTS

Plan **238** July 2011

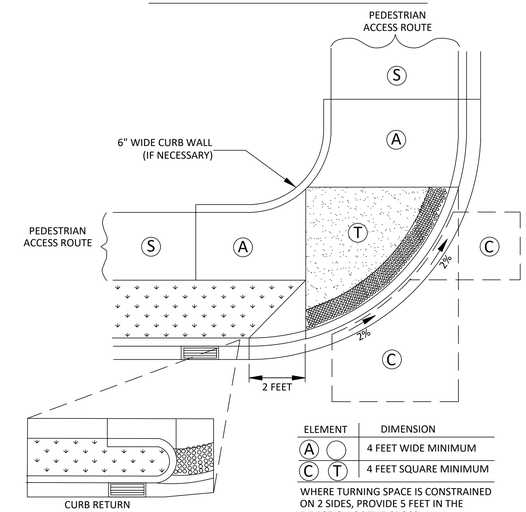
Corner curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   B. Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA's Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      (1) The sloped surface created to accommodate a flare or an approach area shall be perpendicular to the back of curb.
      (2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum for each crosswalk served.
   C. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   D. Concrete Placement: APWA Section 03 30 10.
      (1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      (2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No hazards in the clear space.

TURNING SPACE AT STREET LEVEL

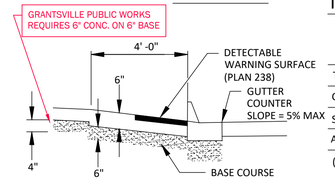


EXAMPLE D

ELEMENT	DIMENSION
A	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
APPROACH	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OR CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

5 *Corner curb cut assembly*
SCALE: NTS

Plan No. **235.2** August 2011

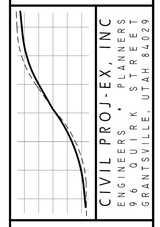
No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB
Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON STATE OF UTAH
Barry V. Bunderson
2022.06.16

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Sheet Name:

C-522

CIVIL SURFACE INFRASTRUCTURE DETAILS

Monument cap and base

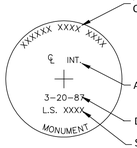
1. GENERAL
   A. Includes fabrication of monument cap and base.

2. PRODUCTS
   A. Cap: Brass or bronze with the following abbreviations. Apply other marks and abbreviations as applicable.

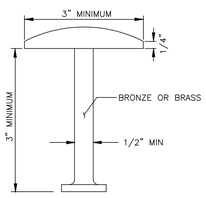
INT	Intersection
ML INT	Monument line intersection
P.C.	Point of curvature
P.C.C.	Point of compound curve
P.I.	Point of intersection
P.O.C.	Point on curve
P.O.T.	Point on Tangent
P.R.C.	Point of reverse curve
P.T.	Point of tangency
S.C.	Section Corner
W.C.	Witness corner

   B. Concrete: Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.

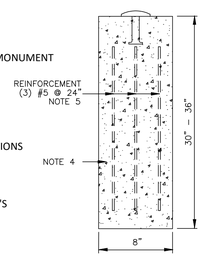
3. EXECUTION
   A. Monument Cap: Show month, day, and year when cap was marked.
   B. License: Show license number of land surveyor who marked the cap.
   C. Provide either precast or cast in-place monument base.



CAP PLAN

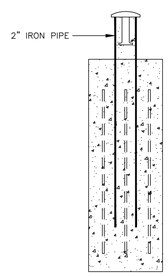


CAP SECTION



SECTION OF BASE

TYPICAL SETTING



SECTION OF BASE

ALTERNATE SETTING

APWA Utah Chapter

1 ***Monument cap and base***
SCALE: NTS

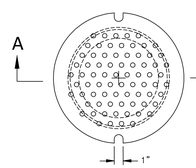
Plan No.
272
April 1997

Frame and cover for monument

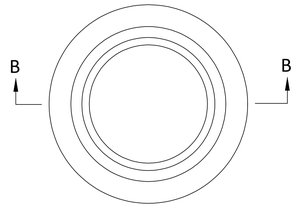
1. GENERAL
   A. The drawing is a frame and cover castings for monument boxes, Plan 274 and 275.

2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better.

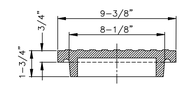
3. EXECUTION
   A. Set frame independent of monument post.



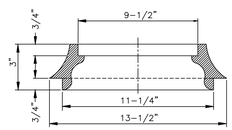
COVER



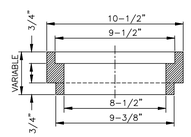
FRAME



SECTION A-A



SECTION B-B



EXTENSION

NOTE: USE EXTENSION IN PORTLAND CEMENT CONCRETE PAVEMENTS. USE FRAME IN BITUMINOUS CONCRETE PAVEMENTS.

APWA Utah Chapter

4 ***Frame and cover for monument***
SCALE: NTS

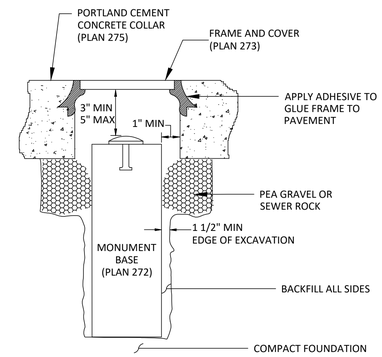
Plan No.
273
April 1997

Cover collar for survey monuments

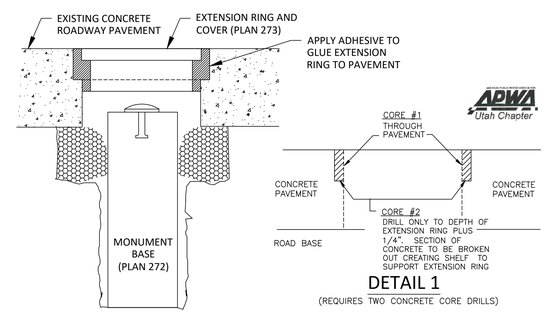
1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better
   B. Backfill: Native soil or backfill borrow, APWA Section 31 05 13.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10.
   E. Pea Gravel: Nominal size 3/4, APWA Section 31 05 13.
   F. Sewer Rock: Nominal size 1", APWA Section 31 05 13.

3. EXECUTION
   A. Locate monument base so reference point falls within 1-inch diameter circle in the center of marker plate. Install maker plate in monument base before the concrete sets.
   B. Compact bottom of excavated hole before placement of precast or cast-in-place monument post.
   C. Compact backfill to 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   D. Set top of frame and cover level with concrete collar.
   E. Set frame independent of monument post.



BITUMIOUS CONCRETE PAVEMENTS



DETAIL 1

(REQUIRES TWO CONCRETE CORE DRILLS)

CEMENT CONCRETE PAVEMENTS

APWA Utah Chapter

3 ***Survey monument placement under pavements***
SCALE: NTS

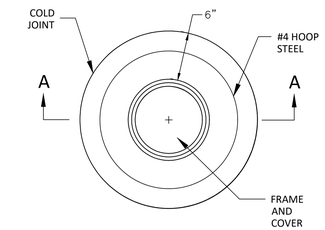
Plan No.
274
December 2001

Cover collar for survey monuments

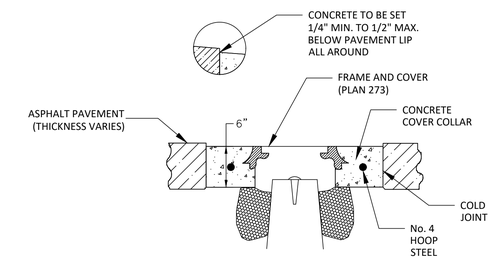
1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type D Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



PLAN



SECTION A-A

APWA Utah Chapter

4 ***Cover collar for survey monuments***
SCALE: NTS

Plan No.
275
April 2011

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009	Designed By BVB
Drawn By BVB	Date Issued 2022.06.16

Project Name:

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE
COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

7/6/2022 12:25:34 PM

Sheet Name:

C-523

CIVIL STORM DRAIN DETAILS

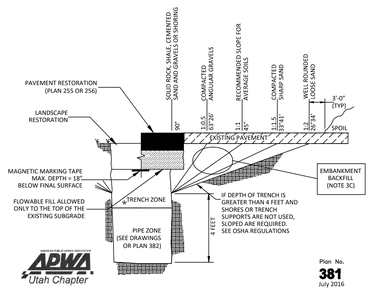
Trench backfill

1. GENERAL
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. PRODUCTS
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. EXECUTION
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      (1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      (2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      (3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      (1) Maximum lift thickness is 8-inches before compaction.
      (2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      (3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      (1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (groundcover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      (2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



Plan No. **381** July 2016

SECTION A-A

Trench backfill

* ADDITIONAL GRANTSVILLE CITY TRENCH ZONE NOTES

PAVED ROADWAY: Above the pipe zone.
A. A-1-a Granular Borrow APWA Section 31 05 13. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
B. Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.

NON-ROADWAY: Above the pipe zone.
A. Native Fill: CONTRACTOR to submit appropriate Proctor per APWA Section 31 23 26. Place in lifts not exceeding 8 inches before compaction. Compact per APWA Section 31 23 26 to a standard proctor density of 80 percent or greater.

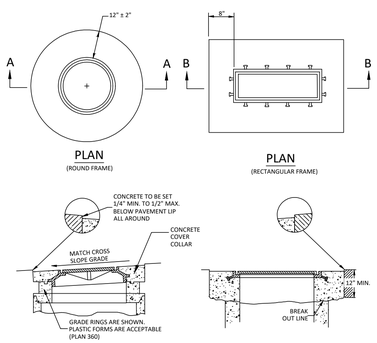
1 Trench backfill
SCALE: NTS

Cover collar for storm drains

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Plan No. **362** December 2010

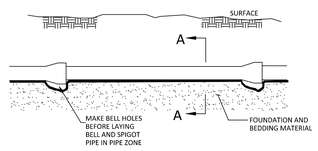
2 ***Cover collar for storm drains***
SCALE: NTS

Pipe zone backfill

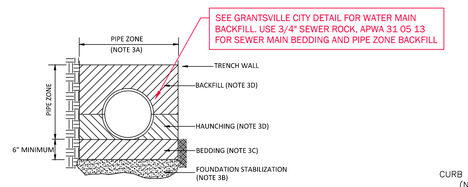
1. GENERAL
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer'fs recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER'fs permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      (1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      (2) Maximum lift thickness is 8-inches.
      (3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      (4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      (5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      (1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      (2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      (1) Place the controlled low strength material, APWA Section 31 05 15.
      (2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      (3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

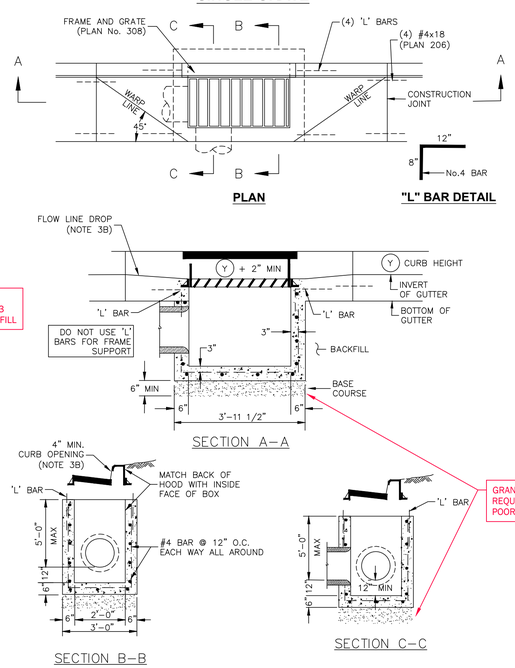
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Plan No. **382** January 2011

3 ***Pipe zone backfill***
SCALE: NTS

1. GENERAL
   A. The drawing shows typical pipe connections. refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
   A. Base course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled rap aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

SINGLE GRATE



4 ***Catch basin***
SCALE: NTS

Plan **315.1** September 2010

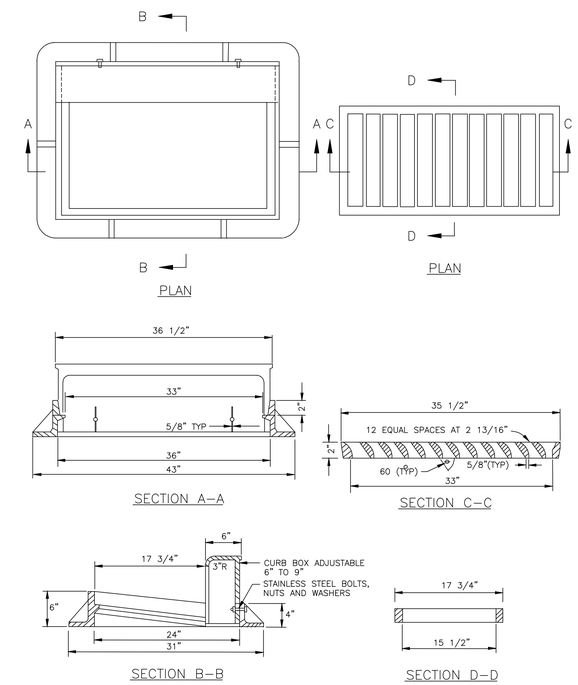
Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

35 1/2" GRATE AND FRAME

1. GENERAL
   A. The grate and frame fits concrete boxes in plan 315.

2. PRODUCTS
   A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
   B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.

CURB OPENING FRAME AND GRATE



5 ***35 1/2" Grate and frame***
SCALE: NTS

Plan **308** January 1999

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB
Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.06.16 STATE OF UTAH

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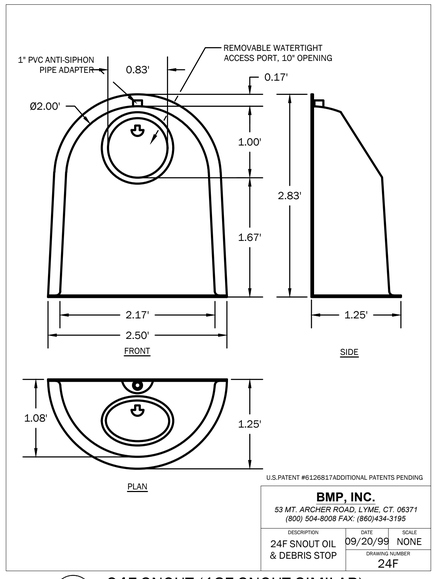
CIVIL STORM DRAIN DETAILS

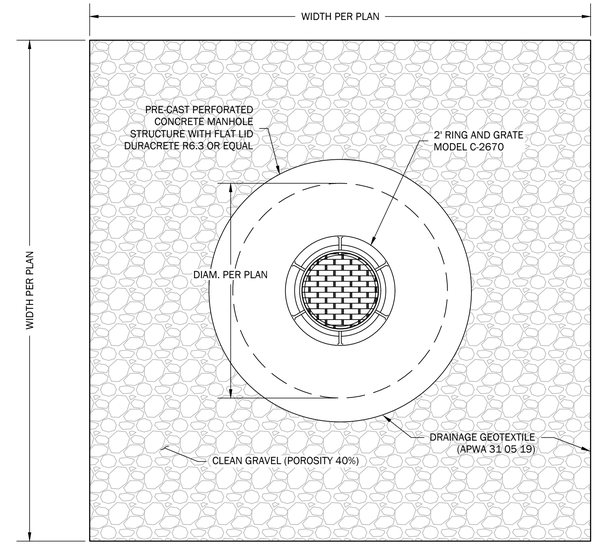
Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

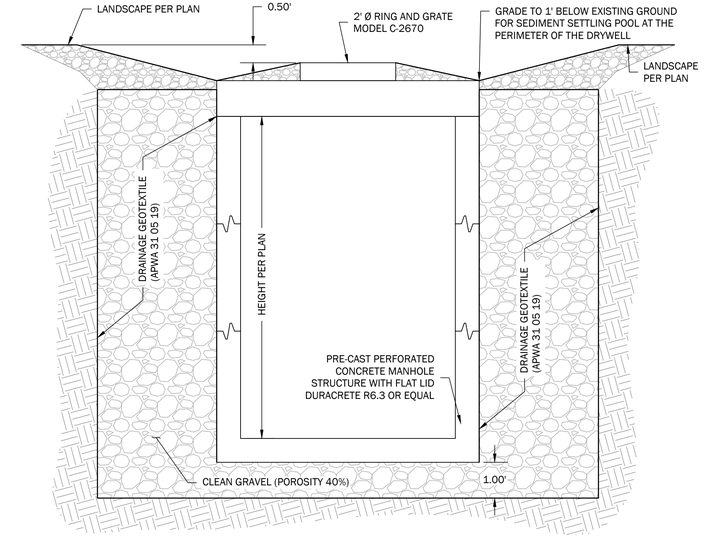
Precast box

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.
3. EXECUTION
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER'fs approval. Submit design calculations and shop drawings.
   D. Core Holes:
      (1) Provide core holes that are at least 4"h larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      (2) Center core holes to leave 2"h of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      (3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.



2 24F SNOUT (18F SNOUT SIMILAR)
SCALE: NTS



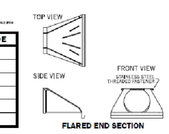


5 PRECAST PERFORATED DRAINAGE DRYWELL
SCALE: NTS

1. GENERAL
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03.
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'fs permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6- inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

FLARED END SECTIONS

SIZE	PRODUCT CODE
10" (250mm)	1015NP
12" (300mm) / 15" (375mm)	1215NP
18" (450mm)	1810NP
24" (600mm)	2410NP
30" (750mm)	3015NP
36" (900mm)	3615NP



METAL TRASH GUARDS*

DIAMETER	DESCRIPTION	PRODUCT CODE
12" (300mm)	GALVANIZED STEEL	1290DA
15" (375mm)	GALVANIZED STEEL	1590DA
18" (450mm)	GALVANIZED STEEL	1890DA
24" (600mm)	GALVANIZED STEEL	2490DA
30" (750mm)	GALVANIZED STEEL	3090DA
36" (900mm)	GALVANIZED STEEL	3690DA

*Grate is sized to fit flared end sections only.

Raise frame to grade

1. GENERAL
   A. Grade rings are used in non-pressurized applications to adjust frame to grade.
2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615.
      1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with no. 14 aws gage wire, 8"on center.
      2) 6" AND 8" High Rings: Provide four 1/4" diameter steel hoops, tied with no. 14 aws gage wire, 8" on center.
   C. Gasket: Rubber-based, compressible.
3. EXECUTION
   A. Ring manufacture:
      1) Fabrication, APWA Section 03 30 10.
      2) Cure, APWA Section 03 39 00.
   B. Field installation: Seat rings with a compressible gasket.

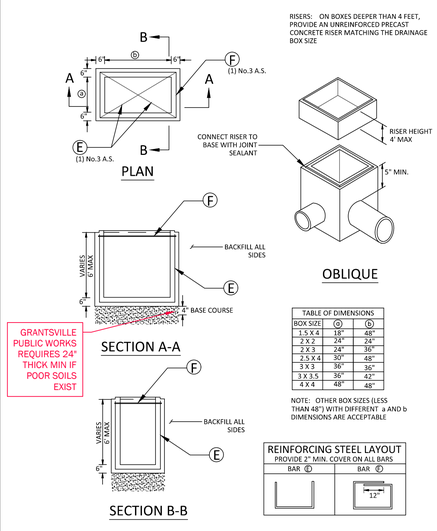


TABLE OF DIMENSIONS		
BOX SIZE	ⓐ	ⓑ
1.5 X 4	18"	48"
2 X 2	24"	24"
2 X 3	24"	36"
2.5 X 4	30"	48"
3 X 3	36"	36"
3 X 3.5	36"	42"
4 X 4	48"	48"

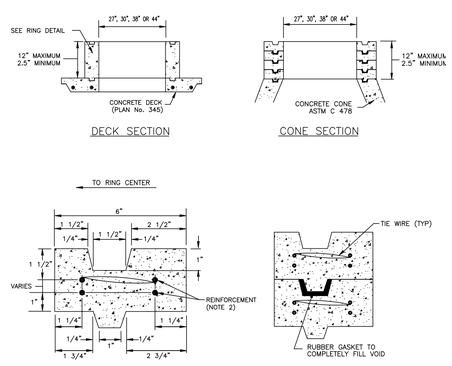
NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT
PROVIDE 2" MIN. COVER ON ALL BARS

APWA Utah Chapter

Plan No. **332**
June 2010

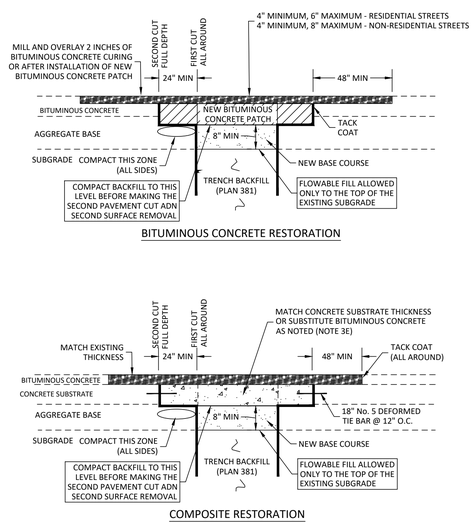
1 ***Precast box***
SCALE: NTS



APWA Utah Chapter

2 ***Raise frame to grade***
SCALE: NTS

Plan No. **360.1**
May 2006

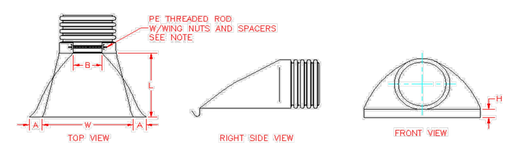


APWA Utah Chapter

4 ***Bituminous pavement T-patch***
SCALE: NTS

Plan **255**
November 2015

FLARED END SECTIONS



PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

ADS. ADVANCED DRAINAGE SYSTEMS, INC.

DRAWING #:	6070	
DRAWN BY:	JCB	01.17.07
APPROVED BY:	JCB	06.28.07
REVISIONS:	TJR	6/7/2016

6 FLARED END SECTION AND TRASH GAURD
SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way improvements	BVB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009	Designed By BVB
Drawn By BVB	Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

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Sheet Name:
C-532

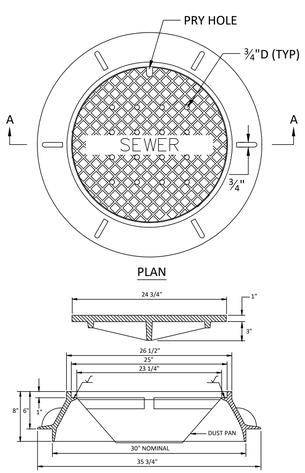
CIVIL SEWER DETAILS

30" Frame and cover

1. GENERAL
   A. The frame and cover fits the manhole in Plan 411

2. PRODUCTS
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1. Cast the heat number on the frame and cover.
      2. Give the frame and cover a machine finish so the cover will not rock.
      3. √ designates machined surface.
      4. Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. EXECUTION
   A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4 -inch allen socket set screws.



Plan 402 April 1997

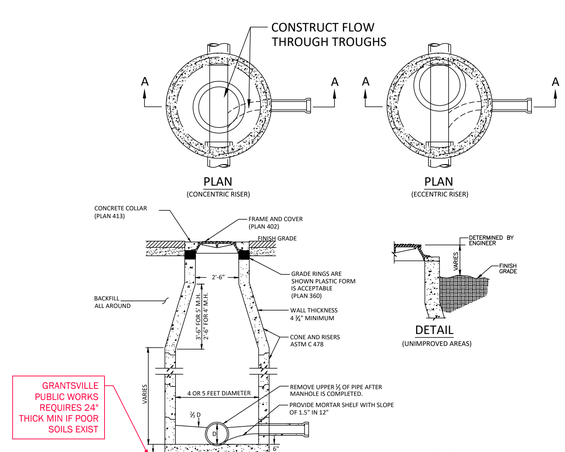
1 *30" Frame and cover*
SCALE: NTS

Sanitary sewer manhole

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'fs permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR'fs choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER'fs permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'f-0"h, remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Plan 411 April 2011

2 *Sanitary sewer manhole*
SCALE: NTS

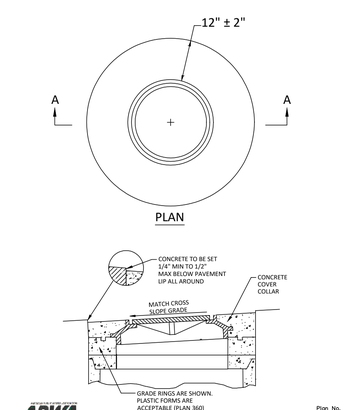
Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

Cover collar for sanitary sewer manhole

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04
   B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavement surface. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Plan 413 September 2001

3 *Cover collar for sanitary sewer manhole*
SCALE: NTS

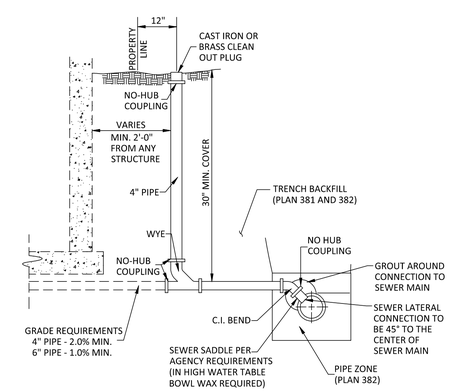
GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

Sewer lateral connection

1. GENERAL
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. EXECUTION
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Plan 431 January 2011

4 *Sewer lateral connection*
SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BVB
Drawn By BVB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.06.16 STATE OF UTAH

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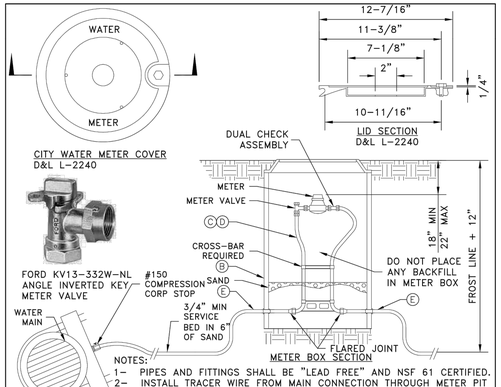
Sheet Name:
C-541

CIVIL WATER DETAILS

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY



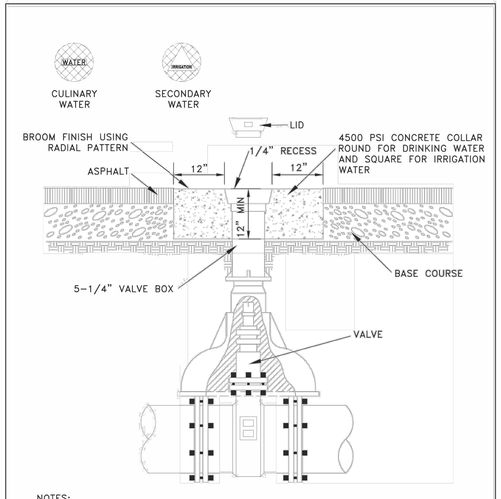
NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER).
5- STAMP GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND

No	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER (GRASS) DUCTILE IRON COVER (DRIVEWAY)
B		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
C		3/4" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		3/4" AND 1" SERVICE LINE	HDPE IPS SDR 11

GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY

1 SCALE: NTS



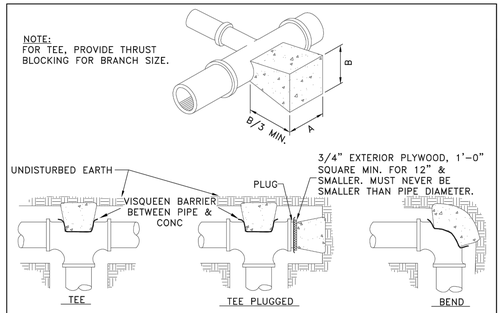
NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL

2 SCALE: NTS

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

NOTE:
FOR TEE, PROVIDE THRUST BLOCKING FOR BRANCH SIZE.



DIMENSIONS FOR THRUST BLOCKING

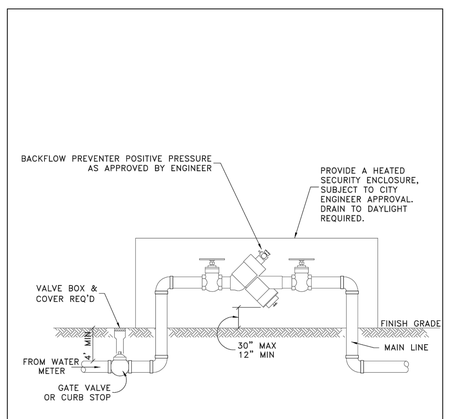
FITTING SIZES	TEES & PLUGS A	TEES & PLUGS B	90° BENDS A	90° BENDS B	45° BENDS & "Y"S A	45° BENDS & "Y"S B	22 1/2° BENDS A	22 1/2° BENDS B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0'	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

NOTES:

1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

GRANTSVILLE CITY
THRUST BLOCK DETAIL

3 SCALE: NTS



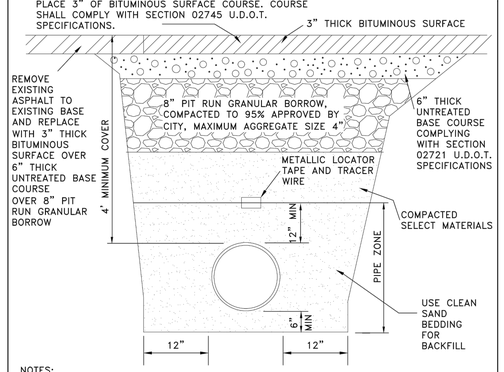
NOTES:

1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION

4 SCALE: NTS

ASPHALT PAVING TO MATCH BITUMINOUS SURFACE OR IF EXISTING PAVEMENT IS GREATER THAN 12" THICK PLACE 3" OF BITUMINOUS SURFACE COURSE. COURSE SHALL COMPLY WITH SECTION 02745 U.D.O.T. SPECIFICATIONS.

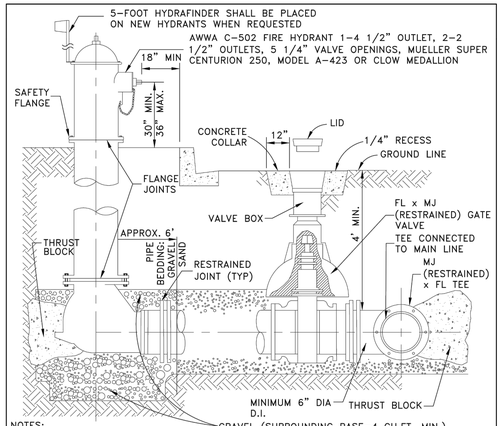


NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
6. MATERIAL THICKNESS MAY CHANGE AS DIRECTED BY THE CITY ENGINEER BASED UPON FINDINGS AND RECOMMENDATIONS IN GEOTECHNICAL REPORT.
7. FOR WATER METERS NOT CONNECTED TO FIRE HYDRANTS, THE MINIMUM LINE SIZE SHALL BE 4" IN DIAMETER, UNLESS THEY SERVE PICNIC SITES, PARKS, SEMI-DEVELOPED CAMPS, PRIMITIVE CAMPS, OR ROADWAY REST-STOPS. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)].
8. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION).
9. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.

LOCATED IN SURFACED ROAD REV. 09-21

GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN

5 SCALE: NTS

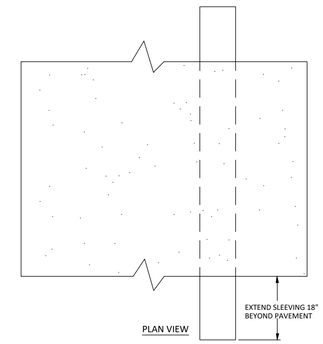


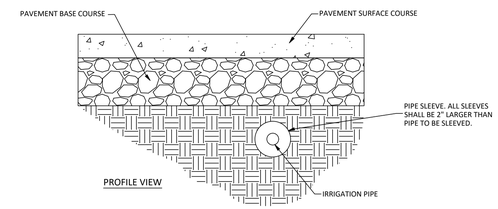
NOTES:
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(a)]
10. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)]

REV. 05-22

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY

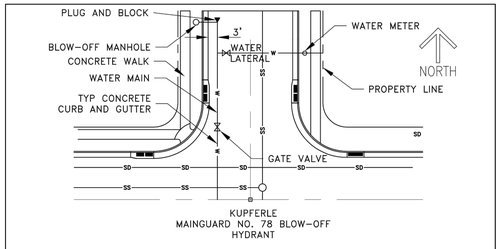
6 SCALE: NTS

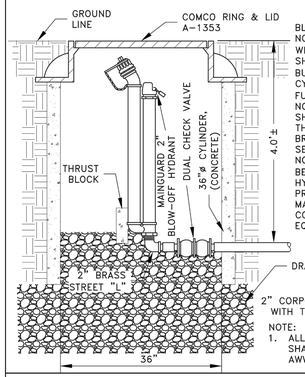




Irrigation sleeve

7 SCALE: NTS





BLOW-OFF HYDRANTS SHALL BE NON-FREEZING, SELF DRAINING TYPE, WITH AN OVERALL LENGTH OF 6" SHORTER THAN NORMAL DEPTH OF BURY. SET UNDERGROUND IN A 36" CYLINDER, THESE HYDRANTS WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL OF THE WORKING PARTS SHALL BE OF BRONZE-TO-BRONZE DESIGN, AND BE SERVICABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

NOTE:
1. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
2" BLOW-OFF INSTALLATION

8 SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BVB
Date Issued 2022.06.16
Drawn By BVB

Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16

7/6/2022 12:25:54 PM

Sheet Name:
C-551

CIVIL DRY UTILITY DETAILS

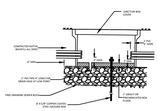
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation in a landscaped area. The installation is similar under concrete flatwork in the park strip.

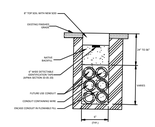
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Maximum particle size 2-inches. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Bedding sand, backfill borrow, or topsoil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
   E. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 90 percent or greater relative to a standard proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Landscaped Surface Restoration: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.

PARK STRIP



JUNCTION BOX DETAIL



TRENCH DETAIL

APWA Utah Chapter

Plan
732.1
September 2011

1 ***Trench for buried electrical conduit***

SCALE: NTS

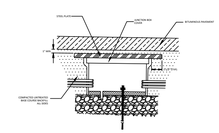
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation requirements under roadway pavement and in landscaped areas.
   B. Additional pavement removal to a painted lane strip, a lip of gutter, an existing pavement patch, or an edge of existing pavement is required if such street feature is within 2-feet of the second saw-cut.

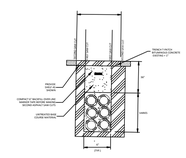
2. PRODUCTS
   A. Bedding: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. Use a fill that flows easily and vibration is not required.
   E. Bituminous Concrete: APWA Section 32 12 05.
      1) Warm weather patch – AC-20-DM-1/2,. Unless indicated otherwise.
      2) Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.
   F. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement:
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
      2) Use flowable fill in excavations that are less than 8"h wide. Before placing aggregate or pavement over flowable fill, cure fill to initial set.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Before Surface Restoration.
      1) Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
      2) Provide tack coat full coverage on all vertical surfaces and surface of concrete substrate.
   E. Roadway Pavement Restoration: Plan 255, 256, or 261 as applicable.

ROADWAY



JUNCTION BOX DETAIL



TRENCH DETAIL

APWA Utah Chapter

Plan
732.2
September 2011

2 ***Trench for buried electrical conduit***

SCALE: NTS

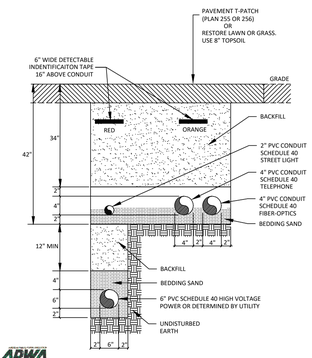
Joint use trench

1. GENERAL
   A. The drawing is a typical arrangement. It applies to the conduit zone and backfilling the trench above the conduit zone.

2. PRODUCTS
   A. Base Course: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Sewer Rock or Pea Gravel: NOT ALLOWED as backfill in any part of the trench.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Detectable Identification Tape: Permanent color as indicated, continuous-printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   F. Conduit: PVC, APWA Section 33 05 07.

3. EXECUTION
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   B. Flowable Fill: Place controlled low strength material. Cure the fill before placing surface restorations.
   C. Surface Restoration. Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
   D. Landscaped Restoration: Rake trench backfill to match existing grade. Compact backfill to 90 percent relative to a standard proctor density, APWA Section 31 23 26. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
   E. Roadway Pavement Restoration: Plans No. 255, 256, or 261.

NARRATIVE: THIS IS A TYPICAL EXAMPLE. INSTALLATION VARIES ACCORDING TO THE SERVICE PROVIDED.



APWA Utah Chapter

Plan No.
733
September 2011

3 ***Joint use trench***

SCALE: NTS

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009

Designed By BYB

Date Issued 2022.06.16

Drawn By BYB

Project Name:

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE
COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

7/6/2022 12:25:59 PM

Sheet Name:

C-571

AGENDA ITEM #5

Consideration to recommend approval of proposed rezone of .305 Acres of Property located at 196 West Street to go from a Legal Non-Conforming lot to a Mixed-Use Designation

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID 5-31-22

HEARING DATE July 7, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME Kristi Smith

MAILING ADDRESS 822 E Main St. Ste B
Grantsville, Ut. 84029

E-MAIL Kristi.smith@fbfs.com

APPLICANT'S PHONE 801-747-2216

LOCATION OF SUBJECT PROPERTY 196 W. Main

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED .305

01-094-0-0067 .13 ACRES

CURRENT ZONE OF PROPERTY Legal non conforming

01-094-0-0044 .18 ACRES

REQUESTED ZONE Mixed Use

PROPOSED USE FOR NEW ZONE, IF APPROVED Small Retail Strip (1,000 ft per unit) of 3 units with office use and second story 2-3 apartments above offices - similar to property on the east border at 152 W. Main (see attached).

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

Kristi Smith

SIGNATURE OF APPLICANT

Grantsville City
429 E Main St
Grantsville, UT 84029
(435) 884-3411

XBP Confirmation Number: 121803787

▶ **Transaction detail for payment to** Grantsville City.			**Date: 06/02/2022 - 4:15:44 PM MT**
Transaction Number: 174244029PT **VisaXXXX-XXXX-XXXX-8599** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	401-ZONING SUBDIVSION FEE	1	$500.00

TOTAL: $500.00

▶ **Transaction detail for payment to** Grantsville City.			**Date: 06/02/2022 - 4:15:45 PM MT**
Transaction Number: 174244033PT **VisaXXXX-XXXX-XXXX-8599** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Service Fee	1	$12.50

TOTAL: $12.50

Billing Information
kristi smith
, 84029

Transaction taken by: Admin gmechamCaselle gmecham

EXHIBIT "A"

PARCEL 1: (01-094-0-0044)
COMMENCING 5 RODS WEST FROM THE SOUTHEAST CORNER OF LOT 5, BLOCK 8 GRANTSVILLE CITY SURVEY PLAT A, AND RUNNING THENCE NORTH 100 FEET; THENCE WEST 80 FEET; THENCE SOUTH 100 FEET; THENCE EAST 80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (01-094-0-0067)
COMMENCING AT THE SOUTHEAST CORNER OF THE ACADEMY GROUNDS IN GRANTSVILLE CITY, AND RUNNING THENCE EAST 41.25 FEET; THENCE NORTH 132 FEET; THENCE WEST 41.25 FEET; THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 5, BLOCK 8, GRANTSVILLE CITY SURVEY, GRANTSVILLE CITY.

AS SURVEYED DESCRIPTION:

A PARCEL OF LAND, SITUATE IN A PORTION OF LOT 5, BLOCK 8, GRANTSVILLE CITY SURVEY. SAID PARCEL ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MAIN STREET, AND THE SOUTHEAST CORNER OF THE ACADEMY GROUNDS IN GRANTSVILLE CITY, SAID POINT BEING SOUTH 88°37'50" EAST 247.53 FEET FROM THE SOUTHWEST CORNER OF BLOCK 8, GRANTSVILLE CITY SURVEY, SAID SOUTHWEST CORNER OF BLOCK 8, IS LOCATED NORTH 89°52'51" WEST 930.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 64.03 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AND RUNNING: THENCE SOUTH 88°37'50" EAST 41.25 FEET ALONG THE NORTH LINE OF SAID MAIN STREET; THENCE NORTH 0°32'51" EAST 134.38 FEET; THENCE NORTH 89°14'35" WEST 41.25 FEET; THENCE SOUTH 0°32'51" WEST 133.94 FEET TO THE POINT OF BEGINNING..

SUBJECT TO A RIGHT OF WAY THAT WAS RECORDED 4/21/22 AS FILING NO. 571276 IN THE OFFICE OF THE RECORDER OF TOOELE COUNTY, UTAH.

TOGETHER WITH A RIGHT OF WAY THAT WAS RECORDED 4/21/22 AS FILING NO. 571277 IN THE OFFICE OF THE RECORDER OF TOOELE COUNTY, UTAH.

GENERAL PLAN AMENDMENT AND REZONING CHECKLIST ITEMS

(You must make an appointment with the Zoning Administrator to turn in an application and checklist items. Please email Kristy Clark @ kclark@grantsvilleut.gov)

1- A completed City application.

2- Legal description of the entire property boundary or portion of the property which the rezone is being requested for.

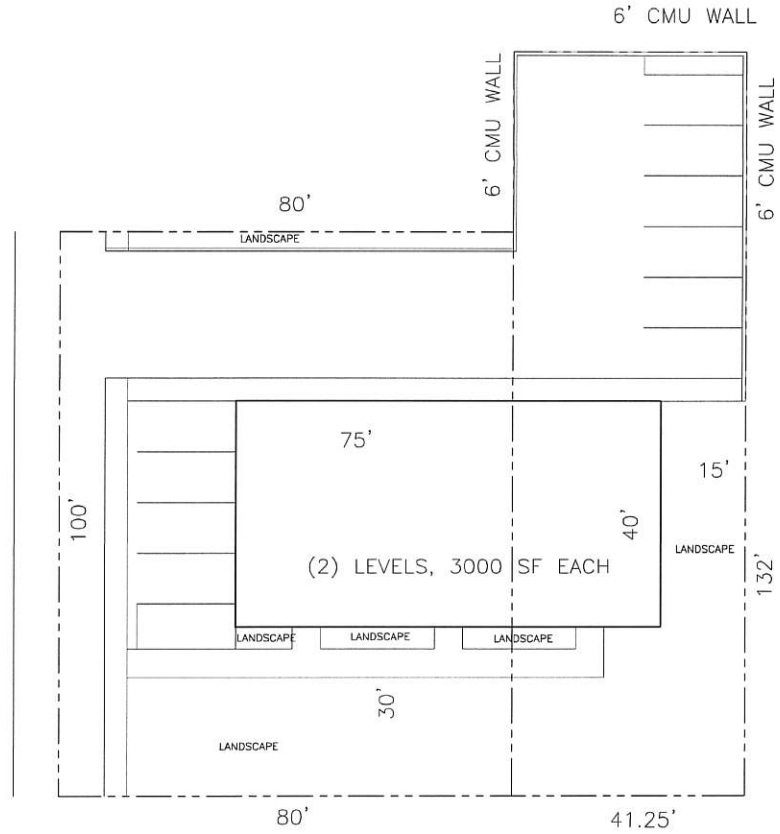
3- A vicinity map identifying the area to be rezoned.

4- Include with your application: A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide **self-sealing envelopes** and **first class postage** for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! **Addresses must be from Tooele County Recorder's Office!**

5- Payment of a $500.00 non-refundable fee.

NOTE: A Rezone goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission on the first Thursday of the month. The Planning Commission will consider and recommend approval on the third Thursday of the same month.

PROPOSAL 1



NORTH

A4 A001 SITE PLAN
SCALE: 1"=10'-0"

ENTELEN
Design - Build, LLC
8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8083

THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ENTELEN — 2009 AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN — 2009

Consultant

No.	Revisions	Date

Project Title
KRISTI SMITH - RETAIL AND RESIDENTIAL
196 MAIN STREET
GRANTSVILLE, UTAH

Sheet Title
SITE PLAN

File No.
KSmith-A001-E205

Drawn by:

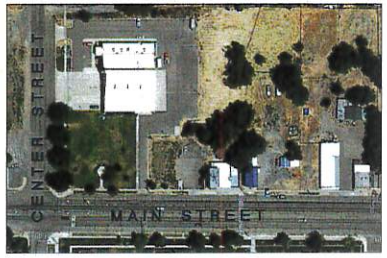
Reviewed by:

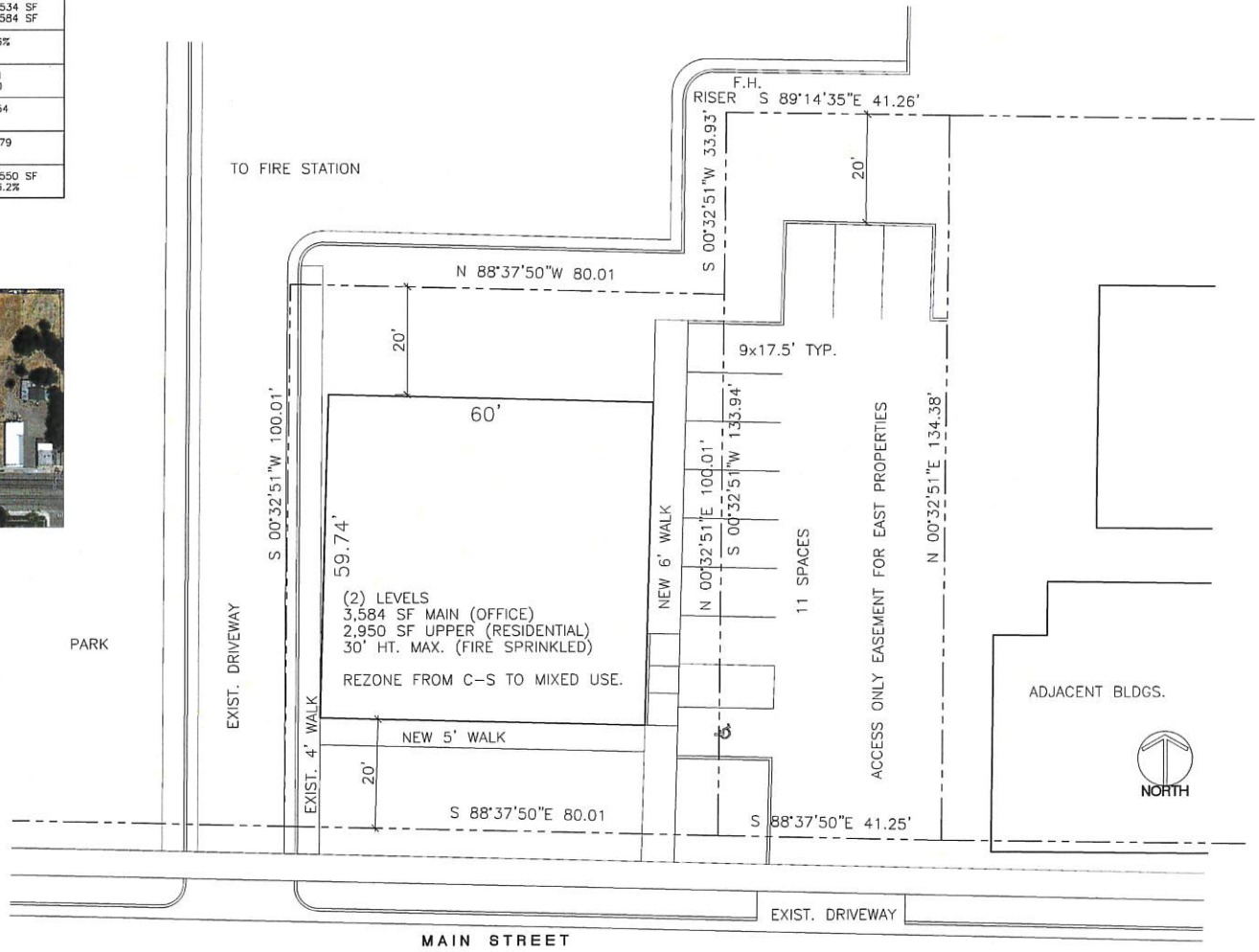
Date Issued:
MAY 5, 2022

Seal

Sheet No.
A001

PROJECT SUMMARY	
GROSS LAND AREA	13,534 SF 0.3 ACRES
GROSS BUILDING AREA FOOTPRINT	6,534 SF 3,584 SF
FOOTPRINT TO LAND RATIO	26%
PARKING SPACES OFFICE PARKING	11 10
OFFICE TO PARKING RATIO	354
NO. OF PARKING SPACES PER 1000 SF.	2.79
LANDSCAPE WITHIN PROPERTY LINE	3,550 SF 26.2%





A4 A001 SITE PLAN
SCALE: 1"=10'-0"

SITE PLAN IS BASED ON SURVEYS BY ENSIGN ENGINEERING IN 2006 AND 2011

ENTELEN
Design - Build, LLC

6707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-6090
FAX: 801-543-9093

THE IDEAS AND DESIGN INCORPORATED HERE-IN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS THE PROPERTY OF ENTELEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN - 2009

Consultant

No.	Revisions	Date

Project Title
KRISTI SMITH - OFFICE AND RESIDENTIAL
196 MAIN STREET
GRANTSVILLE, UTAH

Sheet Title
SITE PLAN

File No.
KSmith-A001-E231

Drawn by:

Reviewed by:

Date Issued:
MAY 31, 2022

Seal

Sheet No.
A001

PROPOSAL 2

File Number: NTTO-119611

Main Branch – Logan
160 North Main Street
Logan, Utah 84321
435-752-3600

Tremonton Office:
472 West Main Street #4
Tremonton, Utah 84337
435-207-4040

Ogden Office:
2650 Washington Blvd, Suite 208
Ogden, Utah 84401
385-333-7215

NORTHERN **TITLE**

"Good Deeds Done Daily!"

Draper Office:
584 East 12300 South Suite #4
Draper, Utah 84020
801-218-2300

Springville Office:
1190 North Main, Suite #7
Springville, Utah 84663
801-704-5280

Grantsville Office:
225 East Main Street Suite F
Grantsville, Utah 84029
435-241-4458

COMMITMENT FOR TITLE INSURANCE

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

BUYER/BORROWER:	**SELLER/OWNER:**
Kristi Smith	Westland Properties, LLC
SELLING AGENT:	**LISTING AGENT:**
Re/Max Complete The Trusted Team (435) 224-3272	Re/Max Complete The Trusted Team (435) 224-3272
LENDER:	**BROKER:**
Cash	

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I—Requirements; and

(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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AMERICAN LAND TITLE ASSOCIATION

Closing/Escrow inquiries to:
Judd Williams
(801) 218-2300
juddw@northerntitle.net
All inquiries regarding this report should be directed to:
Garrett Mansell
(435) 752-3600 x113
garrettm@northerntitle.net

SCHEDULE A

Order No. NTTO-119611

1. Effective Date: March 21, 2022 8:00AM

2. Policy or policies to be issued:

   A. 2006 ALTA Owner's STANDARD Coverage

      Proposed Insured: Kristi Smith

      Amount: $150,000.00
      Premium: $974.00

   B. 2006 ALTA Loan

      Proposed Insured:

      Amount:
      Premium: $0.00

   C. Endorsements: **Endorsement Fee Included in Premium.**

3. The estate or interest in the land described in the Commitment and covered herein is:

   FEE SIMPLE

4. Title to the estate or interest referred to herein is at the effective date hereof vested in:

   Westland Properties, LLC

5. The land referred to in this Commitment is in the State of UT, County of **Tooele** and is described as follows:

   See Attached Exhibit "A"

PROPERTY ADDRESS: 196 West Main Street, Grantsville, UT 84029

SCHEDULE B - SECTION 1

REQUIREMENTS

All of the following Requirements must be met:

1. The proposed insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be property authorized, executed, delivered and recorded in the Public Records.

In addition to the foregoing, the following requirements must be complied with, to-wit:

1. Verify that this property is free and clear of any debts and/or encumbrances of any kind.

2. Payoff delinquent taxes for the year 2020, 2021, disclosed by Schedule B Part 2.

3. Deed conveying title to the purchasers, executed by: Westland Properties, LLC.

4. The State Construction Registry filings will need to be cleared before a new Deed of Trust can be filed with the county recorder.

SCHEDULE B - PART 2

SPECIAL EXCEPTIONS:

1. Taxes for the year 2022 are now a lien not yet due or payable.
   Taxes for the year 2020 are DELINQUENT in the amount of $520.13, plus interest, penalty and costs.
   Tax Serial No. 01-094-0-0044

Subsequent delinquency for the year 2021 in the principal amount of $503.61, plus interest, penalty and costs.

2. Taxes for the year 2022 are now a lien not yet due or payable.
   Taxes for the year 2021 are DELINQUENT in the amount of $349.73, plus interest, penalty and costs.
   Tax Serial No. 01-094-0-0067

3. Said property may be included within the taxing assessment district of Grantsville City and Tooele County Landfill and may be subject to the charges and assessments thereof. (Charges are current according to the information available from the county records.)

4. Any water rights or claims or title to water in or under the Land.

5. Mineral rights, claims or title to minerals in or under the land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easements or other rights relating thereto, whether express, implied, recorded or unrecorded.

6. Subject to all existing roads, streets, alleys, fences, ditches, reservoirs, utilities, canals, pipelines, power, telephone, cable, fiber optic, sewer, gas, or water lines, and right of way and easements thereof.

7. NOTE: No Existing Deed of Trust appears of record. If this information is not correct, please notify Northern Title Company as soon as possible to provide information regarding an existing loan.

8. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

9. Subject to any entities/individuals that have active filings for mechanic lien rights as disclosed by the Utah State Construction Registry. Said entities together with any other entities/individuals who have a valid lien right will be required to be paid at or prior to closing and a release/withdrawal be filed with the Utah State Construction Registry.

10. EASEMENT

Grantor:	Westland Properties, LLC
Grantee:	Sunland Holdings, LLC
Dated:	April 21, 2022
Recorded:	April 21, 2022
Entry No.:	571276

(continued)

Northern Title Company
January 1, 2017

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from out affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- To agents, brokers or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose you Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Rights to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of you Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Northern Title Company
160 North Main Street
Logan, UT 84321

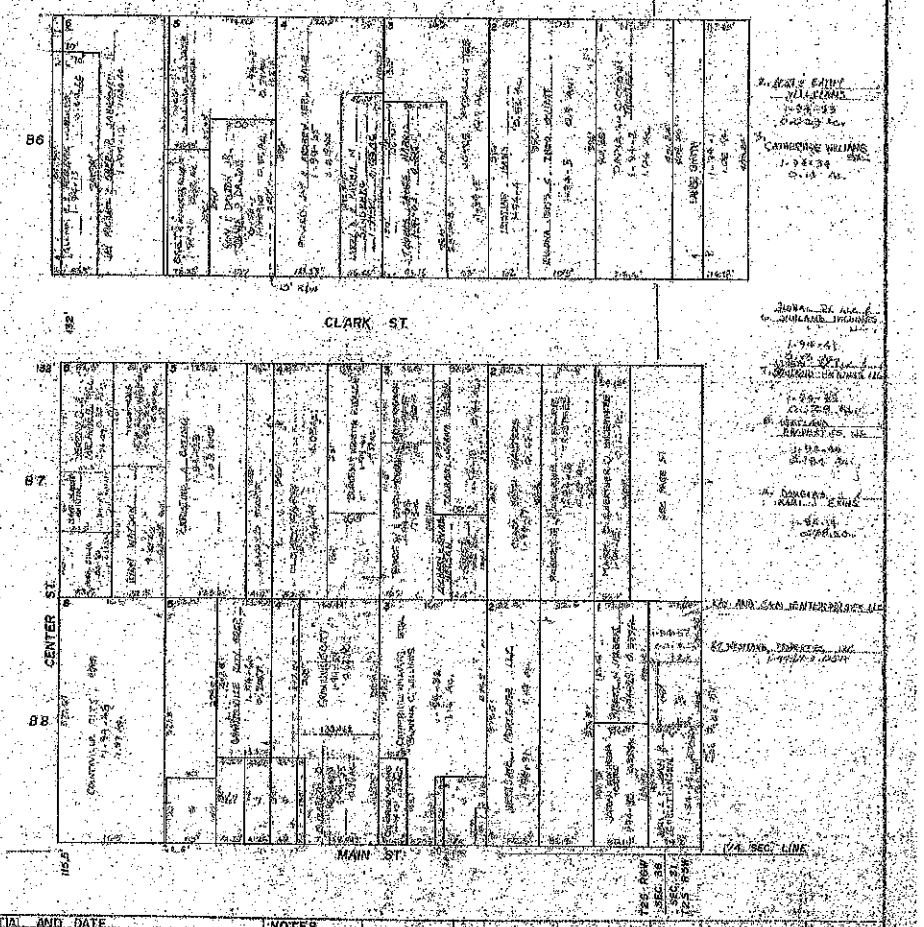
Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

GRANTSVILLE

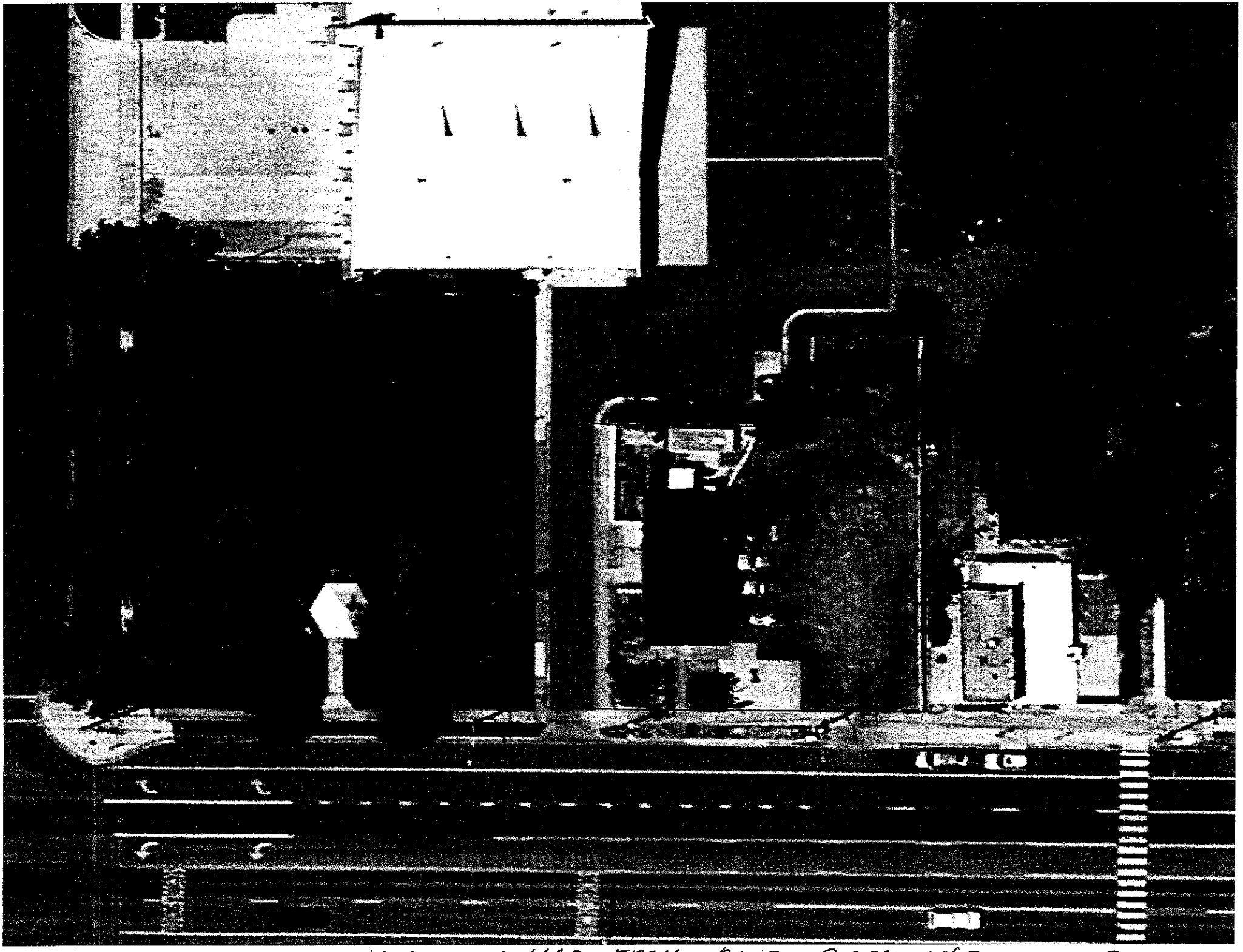
BOOK 1 PAGE 94

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ACTUAL SURVEY.



REVISIONS INITIAL AND DATE	NOTES	U.S.T.C. approval Date	PLAT DEPARTMENT TOOELE COUNTY, UTAH	Section 36 T2S R6W	Book 1 Page 94
				Drawn by RS Date 4/1/79	Scale 1"=100'

Vicinity Map



VICINITY MAP FROM 2013 - RESTAURANT ON SITE

PAID

TOOELE COUNTY

RECORDER/SURVEYOR OFFICE

Request for Surrounding Property Owners

Property Information and Location

(All lines must be filled in)

Property Address: 196 W Main Street, Grantsville

Lot #_____ **Subdivision Name:** _____

Township 02S **Range** 06W **Section** 36

Parcel #01-094-0-0044

Please Choose one of the following

____ 300 Foot Radius includes Mailing labels / Maps

____ 400 Foot Radius Includes Mailing Labels /Maps

✓ Other 500 Foot Radius

FEE: **To be determined $** 15.00 Paid by phone, w/c.c. on 6/1/22 - BR. **(Basic charge is $10.00 – 4 to 30 labels including boundary map printed on an aerial base map) Completed by (initials)** BR **Date** 6-1-22

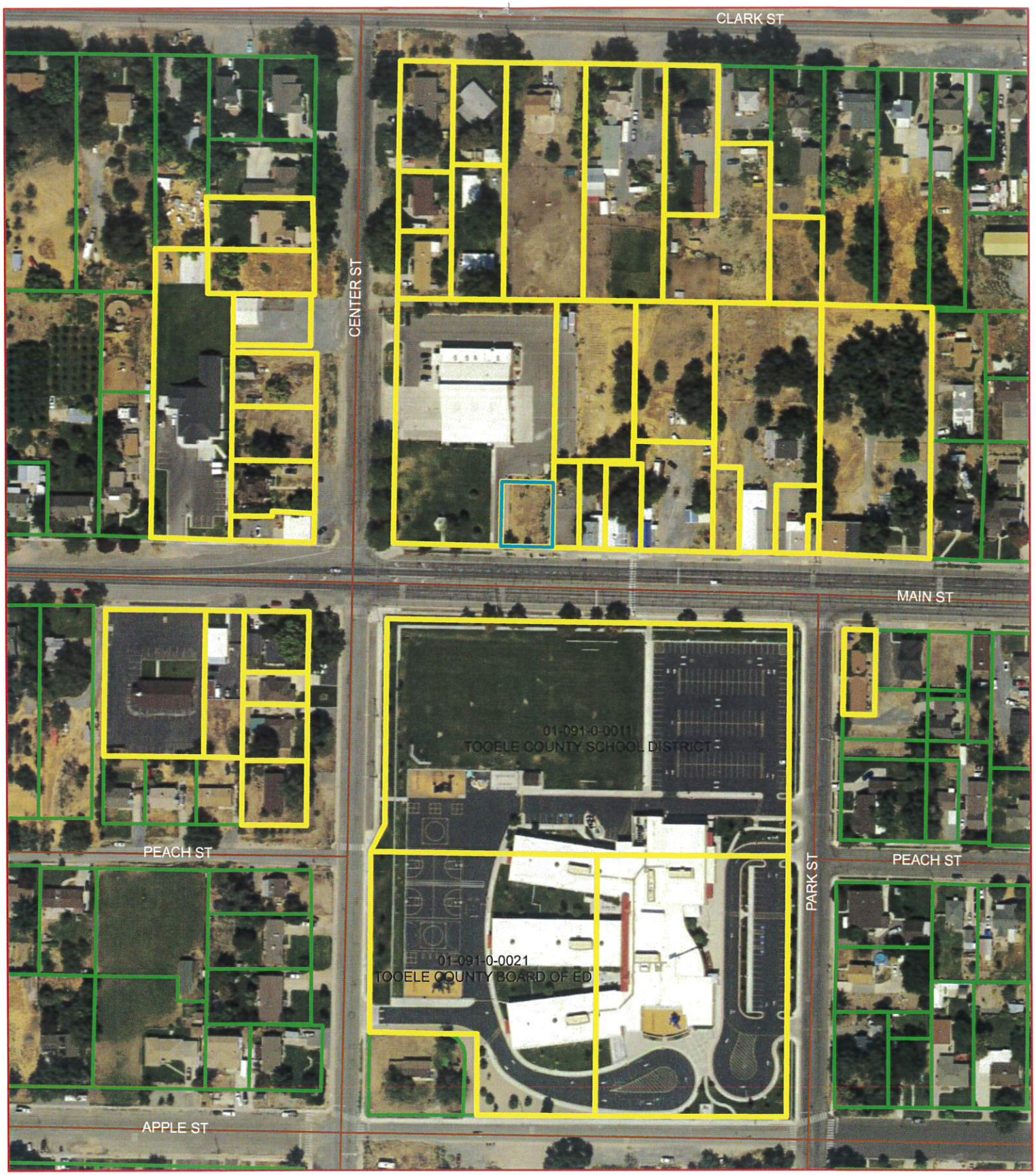
Name of person and contact information Requesting information

Name Kristi Smith **Date** 06/01/2022

Contact Number 801-597-5200

Please allow our Mapping Department 24 hours to complete request, you will be notified when they are ready to be picked up

Thank you



GIS Map Disclaimer:

TOOELE COUNTY

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Kristi Smith
01-094-0-0044

0 75 150 300 450 600 Feet

N W E S

Date: 6/1/2022
blanca.rodriguez

AVERY 5960

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

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WESTLAND PROPERTIES LLC
223 W BULLDOG BLVD #540
PROVO, UT 84604

CONNIE M SNOW JT
10623 S 1990 W
SOUTH JORDAN, UT 84095

124 WEST PROPERTIES, LLC
497 S. HALE STREET
GRANTSVILLE, UT 84029

ANDERSON CODY FRANK
48 S CENTER ST
GRANTSVILLE, UT 84029

LARRY GLEN BURTON
24 S CENTER ST
GRANTSVILLE, UT 84029

NEIL A CRITCHLOW TRUSTEE
P O BOX 984
GRANTSVILLE, UT 84029

FIRST BAPTIST CHURCH GRANTSVIL
PO BOX 357
GRANTSVILLE, UT 84029

SHEFFER QUINTEN RAY JT
36 S CENTER ST
GRANTSVILLE, UT 84029
Called.

LG & LC LLC
229 W MAIN ST
GRANTSVILLE, UT 84029

FERGUSON KADENE DITTMAR
54 NORTH CENTER STREET
GRANTSVILLE, UT 84029

SUNLAND HOLDINGS, LLC
223 W. COUGAR BLVD, #540
PROVO, UT 84604

FAWSON INVESTMENTS LLC
222 W MAIN ST
GRANTSVILLE, UT 84029

SALT LAKE COMMUNITY ACTION
PROGRAM
764 S 200 W
SALT LAKE CITY, UT 84101

EDWARD L TAYLOR JT
283 W VINE ST
GRANTSVILLE, UT 84029

GRANTSVILLE CITY CORPORATION
7 PARK ST
GRANTSVILLE, UT 84029

WILLIAMS WASELAND SCOTT
46 S. QUIRK STREET
GRANTSVILLE, UT 84029

CHRISTINE A CATINO
175 W CLARK ST
GRANTSVILLE, UT 84029

RONALD E NIELSEN TRUSTEE
185 W CLARK ST
GRANTSVILLE, UT 84029

RYAN WATSON
147 LAKEVIEW
TOOELE, UT 84074

JEREMY D HILL JT
90 N CENTER STREET
GRANTSVILLE, UT 84029

CRAWFORD MAKINDY JT
66 N. CENTER ST
GRANTSVILLE, UT 84029

GRANTSVILLE CITY CORP
7 PARK
GRANTSVILLE, UT 84029

LAWRENCE KRISTI JT
67 N CENTER ST
GRANTSVILLE, UT 84029

NELSON ZACHARY JT
119 W CLARK ST
GRANTSVILLE, UT 84029

CRITCHLOW NICHOLAS L JT
157 W CLARK ST
GRANTSVILLE, UT 84029

WESTGATE MORTGAGE LLC
94 W MAIN
GRANTSVILLE, UT 84029

SCOTT WILLIAMS JT
PO BOX 1217
GRANTSVILLE, UT 84029

ELIZABETH D PEHRSON
221 W CLARK ST
GRANTSVILLE, UT 84029

TOOELE COUNTY BOARD OF ED
92 Lodestone Way
TOOELE, UT 84074

TOOELE COUNTY SCHOOL DISTRICT
92 Lodestone Way
TOOELE, UT 84074

AVERY 5960

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

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K.A.T. PROPERTIES, LLC
497 S HALE ST
GRANTSVILLE, UT 84029

ORTEGON TYLER ERIC
141 W. CLARK ST
GRANTSVILLE, UT 84029

RASHER DERRICK A.
5 N CENTER ST
GRANTSVILLE, UT 84029

BUNDERSON BARRY
96 QUIRK ST.
GRANTSVILLE, UT 84029

Patt avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

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Utilisez le Gabarit Avery 5160

AGENDA ITEM #6

Consideration to recommend approval of the proposed rezone of 11 Acres of property located at 4860 West

Highway 112 to go from an A-10 Designation to an RR-1 Designation

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID June 3, 2022

HEARING DATE July 7, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME George Lynn Cook

MAILING ADDRESS 4860 West Highway 112, Grantsville, Utah 84029-8505

E-MAIL

APPLICANT'S PHONE 435-884-6597

LOCATION OF SUBJECT PROPERTY 4860 West Hwy 112

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 11

CURRENT ZONE OF PROPERTY A-10

REQUESTED ZONE RR-1

PROPOSED USE FOR NEW ZONE, IF APPROVED A single 1-Acre lot will be divided out for my nephew to build a house on.

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

George Lynn Cook

SIGNATURE OF APPLICANT

Cook Corner RR-1
Current Zone A-10
DENISE MARSING JT
01-069-0-0020
R021400
ALAN BAILEY
11-0750-001B
R026145
Sun Valley Dr
Durfee St
GEORGE LYNN COOK
01-069-0-0042
R028183
CASTAGNO WILLIAM B
01-069-0-0102
R095546
RG GRANTSVILLE 112, LLC
01-069-0-0103
R095547
SR112 HWY
LORI THOMPSON
01-069-0-0004
R006504
LORI THOMPSON
01-069-0-0090
R032083
LORI THOMPSON
01-069-0-0086
R032079
LORI THOMPSON
01-069-0-0085
R032078
Tooele County GIS, Maxar

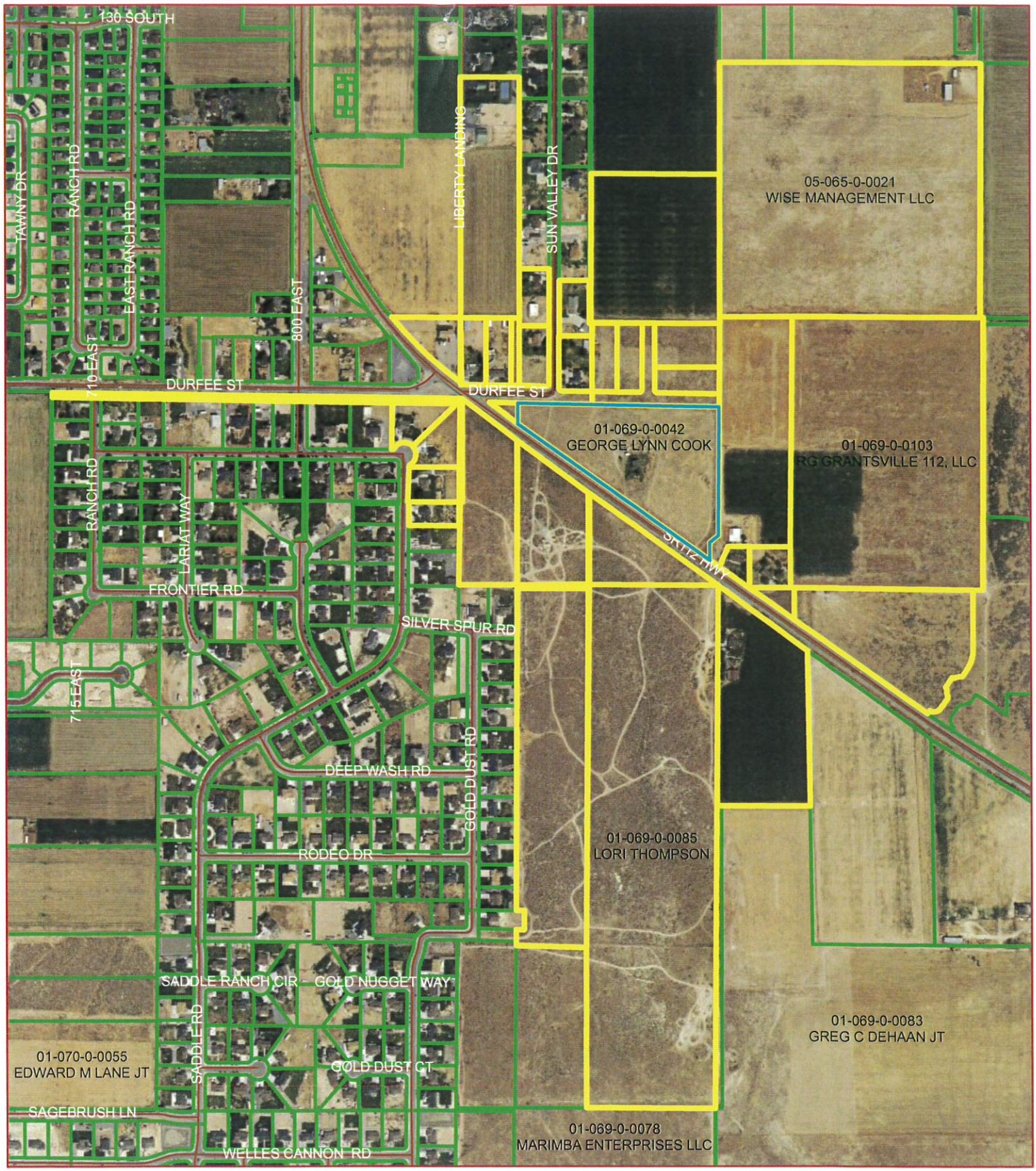
GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE UT 84029 435-884-3411

Receipt No: 7.001111 Jun 3, 2022

GEORGE COOK

Previous Balance:	.00
ZONING/SUBDIV. FEES	
ZONE CHANGE FEE	500.00
Total:	500.00
CASH	500.00
Total Applied:	500.00
Change Tendered:	.00

06/03/2022 12:10 PM



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Joshua Cook - Lynn Cook
01-069-0-0042

0 250 500 1,000 1,500 2,000 Feet

N W E S

Date: 6/1/2022
blanca.rodriguez

AVERY 5960 | Easy Peel. Address Labels | Go to avery.com/templates

Bend along line to expose Pop-up Edge | Use Avery Template 5160

CLAYTON JEFF JT
4792 HIGHWAY 112
GRANTSVILLE, UT 84029

CHRISTENSEN NATHAN V. JT
343 SOUTH SADDLE ROAD
GRANTSVILLE , UT 84029

BROWN MATTHEW ALLEN JT
4795 HWY 112
GRANTSVILLE , UT 84029

LORI THOMPSON
9446 S WASATCH VIEW CR
SOUTH JORDAN, UT 84095

GEORGE LYNN COOK
4806 HWY 112
GRANTSVILLE, UT 84029
Applicant

DENISE MARSING JT
295 HWY 112
GRANTSVILLE, UT 84029

SUPERIOR ASPHALT LC
PO BOX 450
MAGNA, UT 84044

RDJ INVESTMENTS LC
PO BOX 450
MAGNA, UT 84044

ANDERSON RANCH LC
P O BOX 1389
GRANTSVILLE, UT 84029

HERBERT ELI BROUGHTON TRUSTEE
321 S SADDLE RD
GRANTSVILLE, UT 84029

FAHERTY SEAN JT
313 S. SADDLE ROAD
GRANTSVILLE, UT 84029

EVANS DEBBIE C JT
845 E SADDLE RD
GRANTSVILLE , UT 84029

ANDERSON RANCH III INVESTMENTS LLC
405 E 4450 N
PROVO, UT 84604

GEORGE LYNN COOK
4860 HWY 112
GRANTSVILLE, UT 84029
Dup

ALAN BALDY
3575 SUN VALLEY DR
GRANTSVILLE, UT 84029

STALEY NICHOLAS C JT
3570 SUN VALLEY DRIVE
GRANTSVILLE , UT 84029

WISE MANAGEMENT LLC
182 E MAIN ST #2
GRANTSVILLE, UT 84029

ALLEN TERRY LEE SR TRUSTEE
3619 SUN VALLEY DR
GRANTSVILLE, UT 84029

JOSHUA G ECHAVARRIA JT
3610 N SUN VALLEY DR.
GRANTSVILLE, UT 84029

JEFFREY SCOTT JENSEN JT
279 HWY 112
GRANTSVILLE, UT 84029

RDJ INVESTMENTS LC
125 S 900 E
GRANTSVILLE, UT 84029

RG GRANTSVILLE 112, LLC
2265 E. MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

RG GRANTSVILLE 112, LLC
2265 EAST MURRAY HOLLADAY RD
HOLLADAY , UT 84117
Dup

EQUITY TRUST COMPANY CUSTODIAN
1089 E BRETONWOODS LN
OREM, UT 84097

CASTAGNO WILLIAM B
35 E MAIN ST
GRANTSVILLE, UT 84029

ICONIC DEVELOPMENT LLC
3410 N MOYLE LANE
ERDA, UT 84074

GRANTSVILLE CITY
429 E MAIN
GRANTSVILLE, UT 84029

ICONIC DEVELOPMENT, LLC
3410 N MOYLE LN
TOOELE, UT 84074
Dup

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel | Allez à avery.ca/gabarits

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APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

11 acres of land located at 4860 West Highway 112. The request is to go from an A-10 zone to an RR-1 Zone

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, July 7th, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at bbaugh@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 19, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

Braydee Baugh

Interim Zoning Administrator

Join Zoom Meeting

https://us02web.zoom.us/j/89498252841

Meeting ID: 894 9825 2841

AGENDA ITEM #7

Discussion and consideration to approve a Home Occupation for Troy Lloyd to own and operate a tire repair and replacement shop in the R-1-21 zone

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 6/29/22
AMOUNT PAID $200
HEARING DATE _____

PERMIT # _____

FEE IS $75.00 IF REVIEWED IN HOUSE, $200.00 IF REVIEWED BY COMMISSION

Name Troy Lloyd Phone # 435-840-3978

Address of subject property 97 MEADOWLARK CIR

Mailing Address 97 MEADOWLARK CIR

E-mail address of applicant ~~dands tire utah~~ dstireutah@gmail.com

Do you own subject property? YES

Current zone of property _____

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

1) A complete detailed description of the type of business proposed, which includes:
   a) the expected number of clients per day;
   b) a list of the individuals at the home who will be working in the business;
   c) the expected hours of operation of the business; and
   d) storage of material (tools, product, etc), what and where.
2) Approval letter from the owner of the property if you are renting or leasing.
3) Vicinity map of area with North indicated.
4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
5) **A plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

GRANTSVILLE
- INC. 1867 -

Please click the Keeper icon on your browser toolbar to login.

XBP Confirmation Number: 123410069

Transaction detail for payment to Grantsville City. **Date: 06/29/2022 - 2:47:30 PM MT**

Transaction Number: 176134293PT
VisaXXXX-XXXX-XXXX-0883
Status: Successful

Account #	Item	Quantity	Item Amount
	405-CONDITIONAL USE PERMIT	1	$200.00

TOTAL: $200.00

Transaction detail for payment to Grantsville City. **Date: 06/29/2022 - 2:47:32 PM MT**

Transaction Number: 176134295PT
VisaXXXX-XXXX-XXXX-0883
Status: Successful

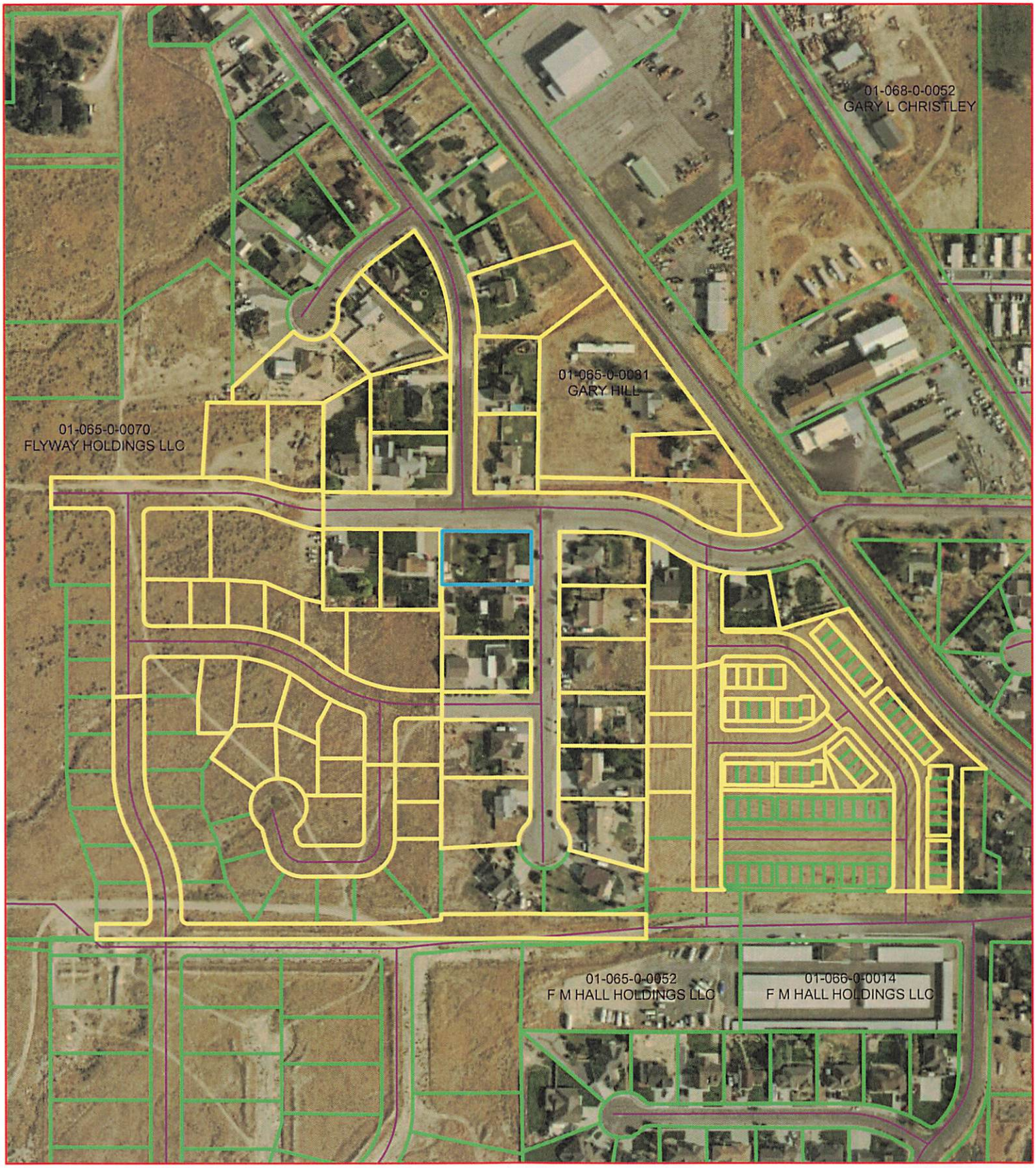
Account #	Item	Quantity	Item Amount
	Service Fee	1	$5.00

TOTAL: $5.00

Billing Information
TROY LLOYD
, 84029

Transaction taken by: Admin hlawrence

I am going to repair and install tires for ATV, motorcycles and recreation type tires.etc No big trucks. I currently have a huge shop/garage for my business.. People will come to my home and receive the service and I will not store any tires on property. I will work alone and have one vehicle at a time.No one will leave their vehicle with me. The service will be provided by appointment only and between my normal initial job schedule. Afternoons early evening no later than 7pm. My plan is that a customer will bring me the new tire and the old tire will go home with them as well. In the future if I were to order tires for someone it would be limited to one set at a time and stored in my garage for 1 day and if the appointment is not kept returned to the tire company.



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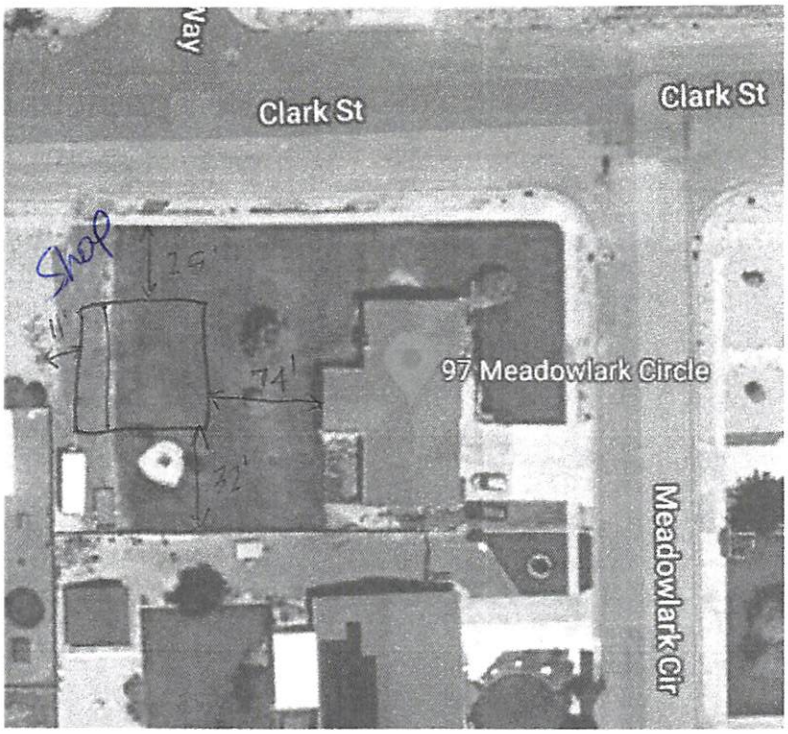
Troy Lloyd
13-006-0-0027

0 75 150 300 450 600 Feet

N W E S

Date: 6/27/2022
blanca.rodriguez

APPROVED
By Kristy Clark at 9:19 am, Sep 09, 2020



Side access from Clark St.

- no street parking

Troy Lloyd
97 Meadowlark Cr.
Grantsville, UT

N

11' from West Line

25' from North (inside sidewalk)

74' from house

32' from South Line

June 29, 2022

APPLICATION FOR
HOME OCCUPATION
CONDITIONAL USE PERMIT
CONSIDERATION BY GRANTSVILLE CITY
ZONING ADMINISTRATOR

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Troy Lloyd, Grantsville, Utah, 84029, to own and operate a tire repair business. All business will be done by owner during afternoon hours. Clients would visit home, by appointment only. Owner will not store or dispose of tires. This business will be part time.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County.

If you have any questions regarding this information, or if you have information that is relevant to the determination of approval, please contact me within fifteen (15) days of the above date by providing written information on the back of this notice and mail it back to me or email me at lwood@grantsvilleut.gov

Thank you,

Libra M Wood
Community Development Administrative Assistant

AGENDA ITEM #8

Approval of Minutes from Planning and Zoning Commission Meeting held 07/07/2022

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 07/07/2021. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair Brian Pattee, Commission Member Erik Stromberg, Commission Member Gary Pinkham, Commission Member Jaime Topham, Commission Member John Limburg

Commission Members that were present on Zoom:

Commission Members that were absent:

Appointed Officers and Employees Present: City Attorney Brett Coombs; City Recorder, Braydee Baugh; City Engineer Dan England; City Council Liaison Darrin Rowberry; Community Development Administrative Assistant, Braydee Baugh.

Appointed Officers and Employees that were present on Zoom: Shay Stark

Citizens and Guests Present: Barry Bunderson, Fred Cox, Kristi Smith,

THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY COMMISSION CHAIR, BRIAN PATTEE AT 7:01 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

a. Proposed rezone of .305 Acres Of Property Located At 196 West Main Street To Go From A Legal Non-Conforming Lot To A Mixed Use Designation

Neil Critchlow stood to provide public comment in support of this rezone. Barry Bunderson stood for public comment. Mr. Bunderson was concerned the Mixed-Use zone requires both commercial and residential development and continued the minimum commercial lot size is ½ acre. Mr. Bunderson noted the current lot does not meet the minimum lot size requirement and did not know how the property would house residential in this case. Mr. Bunderson was concerned this would set a precedence for future projects along Main Street. Fred Cox stood to provide public comment. Mr. Cox advised he was told the commercial requirement of ½ acre would be changed. Kristi Smith stood for public comment. Ms. Smith advised she was the owner of the property and that Commission Member Pinkham brought up that Main Street was in a historic district but there were no defined boundaries. Ms. Smith continued that she understood the commission was going to address that issue during this meeting.

b. Proposal To Rezone 11 Acres Of Property Located At 4860 West Highway 112 To Go From

An A-10 Designation To RR-1 Designation

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:02 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:03 P.M.

1. Discussion of proposed rezone of .305 Acres Of Property Located At 196 West Main Street To Go From A Legal Non-Conforming Lot To A Mixed Use Designation

Commission Member Pinkham asked how they anticipated doing commercial and residential. Mr. Cox advised the plan was to do residential units above the commercial. Ms. Smith advised the plans were already submitted as part of the packet. Mr. Cox explained there would be three apartments. Mr. Cox explained the second plans were submitted after learning of an easement on the property. Mr. Pinkham advised the lots were part of the old Main Street and they are cut up and small and many will be difficult to determine what use they will be. Mr. Pinkham suggested there be a Main Street specific zone district and liked the idea of the parcel having a use.

2. Discussion of proposed rezone of 11 Acres of Property Located At 4860 West Highway 112 To Go From An A-10 Designation To RR-1 Designation

Commission Member Pinkham asked what the Master Plan shows this area as being designated. It was confirmed the Future Land Use was for RR-1. Commission Member Topham asked if the owner of the property knew it was going to take more to break out one parcel than previous processes allowed. Commission Member Stromberg advised this was just a rezone so the owner may not keep the one lot plan after the rezone takes place.

3. Consideration to recommend approval to amend Chapter 19a of the Grantsville City Land Use Management and Development Code

Commission Member Topham acknowledge this code is the code that directly impacts Item 1 on the agenda. Ms. Topham advised that when the Master Plan was being developed there were multiple uses thought of for that designation and wanted to know if the language of the code requires commercial and residential. City Attorney Coombs advised that is how our code has the zone currently. Ms. Topham wanted to understand why there was language regarding Single Family Residential if there was a commercial and residential requirement. Commission Stromberg noted it could have multiple parcels. Ms. Topham wanted to know if it made sense to have the minimum lot size ½ acre when there are several lots on Main Street that will not meet this minimum requirement. Mr. Stromberg asked if there was a way to make an exemption

for properties on Main Street. Shay Stark advised the City has two districts in the code that are "Downtown Commercial Districts" but there is no area in the City that has been assigned that boundary. Mr. Stark advised to assign a boundary to the Downtown Commercial Districts and use an overlay to allow for smaller lot sizes; then it would not affect the areas outside that overlay. Mr. Shay suggested the minimum lot size could be reduced to ¼ acre; but would the City want to promote the smaller lot sizes outside the downtown district area. Mr. Stromberg advised he would prefer to see special sizing for Downtown. Mr. Pinkham advised that Main Street is unique in the City and a specialized code could accomplish what the City wants to go for in these areas. Mr. Stromberg was concerned with being broad with the term "Main Street" because there are larger pieces of property that could still meet the current Mixed-Use code. Mr. Topham asked what it would take to designate the Downtown District area. Mr. Stark advised it would need a public hearing and make it official. Mr. Stark suggested amending the future land use map and amend that boundary. Mr. Stark advised the Downtown Commercial and Downtown Support may require language updates which would be the code amendment process. Mr. Stark suggested amending the language in this current code to allow for the Planning Commission to amend the minimum lot size to ¼ acre along Main Street on SR-112 to Old Lincoln Highway. Ms. Topham asked if there should be a list of criteria that would limit that discretionary decision. Mr. Coombs agreed there should be some criteria. Ms. Topham requested Mr. Stark to provide a suggestion to the Commission regarding what the Downtown Districts should look like. Ms. Topham suggested an amendment later when the Downtown District is defined. Mr. Coombs added to have Mr. Stark also look at the "Central Business" district. Mr. Stark requested a work meeting to define what these districts should be. Ms. Topham asked why the code has the requirement of 25% landscaping and 10% open space. She continued that she felt it was an excessive amount that could border on a "taking". Mr. Stromberg agreed with Ms. Topham that 35% because of the Mixed Use and PUD requirement combined seemed high. Mr. Coombs read the definition of landscaping:

> **"Landscaping: Means the planting, paving and dressing of finished graded earth (dirt) including retaining walls, trees, ground cover, perennial plants and annual plants, etc., and together with an (automatic) irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity."**

Mr. Stromberg suggested changing the definition of landscaping and suggested to conserve water that should be looked at. Mr. Stark advised the addition of that language was to be consistent with the desire for open space. Ms. Topham asked for the reason behind the 25% open space. Mr. Stark advised it was from an old code with the intention of not having a large building downtown. Mr. Pinkham advised the City is trying to avoid 10 acres of buildings and asphalt or other hardscaping. Mr. Stark did not feel 25% is excessive. Ms. Topham said 25% plus the 10% is what she is concerned about and that if it were 25% total it would be more palatable. City Engineer Dan England advised that open space could be landscaped islands in the parking lot. Mr. Stark suggested stating the 10% open space is required by PUD and is not required in Mixed Use Zone. Mr. Stromberg asked if it could be included with the 25%. Mr. Stark noted that some of the requirements to meet open space will not fit in smaller lots (such as the minimum for a 25' wide requirement). Mayor Critchlow suggested designating a Mixed-Use Commercial or Mixed-Use Residential. Mr. Stromberg suggested the open space on smaller lots in the Downtown District

language. Mr. Pinkham suggested the 10% be included in the 25%. Mr. England suggested a certain lot size but make the requirement the lot is existing. Ms. Topham read the definition of open space and PUD:

> OPEN SPACE. Land used for recreation, agriculture, resource protection, amenity, historical preservation, or buffers, and is protected by the provisions of this Code to ensure that it remains in such uses.
>
> PLANNED UNIT DEVELOPMENT (PUD). An integrated design for development of residential, commercial or industrial uses, or limited combination of such uses, in which the density and location regulations of the district in which the development 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. Planned unit development regulations may govern the subdivision of land if it is proposed by the development to sell individual lots in the planned unit development. Thus planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development approval process.

Mr. Limburg addressed the site plan for Item 1 and noted the lot would comply with those requirements. Barry Bunderson noted open space cannot be a front yard, side yard, or rear yard. Mr. Coombs suggested putting a minimum lot number in the code for open space requirements. Mr. Stromberg advised he was concerned about leaving loopholes for the developer. Ms. Topham noted the 10% open space is more important. Mr. Limburg wanted to know if the approval tonight would allow for an exception for the lot in item 1. Mr. Pinkham advised that one parcel isn't going to fit everything. Mr. Pinkham suggested passing this item and revisiting the Downtown District. Mr. Pattee noted he did not like the definition of open space. Ms. Topham asked Attorney Coombs if the language of open space will be an issue. Mr. Coombs advised doing 10% open space or 25% landscaping; not both. Mr. Pinkham suggested changing 25% landscaping to 25% open space. Ms. Topham noted the Mixed-Use zone should not be required to give more open space than other zones; she advised it was not warranted to have 35% dedicated to landscaping and open space because open space is so strictly defined. Mr. Limburg felt the intention of open space was for parks and useable space and did not want high density in a Mixed-Use zone with no open space. Mr. England explained Item 1 is combined space and there should be a combination and if they can't meet the open space, they should pay a fee in lieu. Mr. Stromberg disagreed due to the proximity of the parks. Ms. Topham asked if the 10% being included in the 25% landscaping requirement would be safer. Mr. Coombs advised that it could still be problematic but more reasonable. Mr. Stromberg advised a rezone to Mixed-Use is not required. Mr. Pattee asked Deputy Public Works Director, Christy Montierth, how the billing is set up for this type of building. Ms. Montierth advised the billing would be like a trailer court. Mr. Pattee asked if it would be commercial or residential.

Commission Member Eric Stromberg made the motion to recommend approval of amendments to Chapter 19a of the Grantsville City Land Use Management and Development Code with the change in 19a.8 paragraph 1 the 10% open space as required in Chapter 21 is INCLUDED in the 25% landscape area. Commission Member Pinkham seconded the motion. All voted in favor. Motion carried unanimously.

4. Discussion regarding Springfield Estates Subdivision Final Plat located at approximately 535 West Apple Street, Grantsville Utah

Barry Bunderson was present for this item. Mr. England advised this subdivision has met all the requirements. **There was an issue with Ms. Topham and Mr. Pinkham not receiving the pages in the packet.** Mr. Stromberg noted the full packet was online. Mr. Bunderson noted there are two documents. Mr. Limburg sent the email to Ms. Topham containing the full packet information. Mr. England explained that Mr. Bunderson put a manhole type structure that will collect the majority of the water. Mr. England explained there is no storm drainage in this subdivision; it all goes out to Apple Street and goes to 3 basins. Mr. Coombs asked if the owner would be dedicating the road to the City and when that would be done. Mr. Bunderson explained this would be done when the plat is recorded. Chairman Pattee asked who owns the storm basin. Mr. Bunderson explained it belongs to an adjacent property owner; however, there has been an easement document for that to happen. Mr. Pinkham asked if the old pond system would hold the water from this subdivision and if there was a risk to flooding neighbors. Mr. Bunderson advised that it would not. Ms. Montierth wanted to confirm the pond was not being dedicated to the City for maintaining. Mr. Bunderson advised there will be a Maintenance Agreement in place.

5. Report from City Council Liaison Mayor Critchlow.

Mayor Critchlow advised Ordinance 4 was passed and there was an amendment to strike the story limitation and leave it to 35' and that Chapters 14,15,16 were all tabled due to a corrupt document. Mr. Pinkham wanted to confirm it was not due to content. Chairman Pattee requested a joint meeting with Council in August.

6. Adjourn.

Commission Member Topham made the motion to adjourn the meeting. Commission Member Stromberg seconded the motion. The meeting was adjourned at 8:48 pm.

Braydee Baugh
City Recorder

AGENDA ITEM #9

Report from City Council Liaison Mayor Critchlow

AGENDA ITEM #10

Adjourn