


# November 3, 2022

# Planning Commission Meeting

# Information Packet

# AGENDA ITEM #1

Consideration to recommend approval of the Master Development Agreement for Harvest Meadows

**WHEN RECORDED, RETURN TO:**

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

# GRANTSVILLE CITY
# MASTER DEVELOPMENT AGREEMENT
# FOR
# HARVEST MEADOWS SUBDIVISION

THIS MASTER DEVELOPMENT Agreement ("**Agreement**") is made and entered as of the _____ day of _____, 2022, by and between Grantsville City, a municipal corporation of the State of Utah ("**City**") and Andy Lewis, Greg DeHaan, and Scooter II, LLC, a limited liability company of the State of Utah ("**Developer**").

## RECITALS

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

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

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

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

## TERMS

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

1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.

1.4. **City** means Grantsville City, a political subdivision of the State of Utah.

1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.6. **Council** means the elected City Council of the City.

1.7. **Default** means a breach of this Agreement as specified herein.

1.8. **Developer** means Andy Lewis, Greg DeHaan, and Scooter II, LLC and his/its successors/assignees as permitted by this Agreement.

1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.

1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.

1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.

1.12. **GLUDMC** means the Grantsville Land Use Management and Development Code.

1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq*.

1.14. **Maximum Residential Units** means the development on the Property of Harvest Meadows Subdivision, ninety-six (96) Residential Dwelling Units

1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."

1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.

1.19. **Property** means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.

1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.

1.22. **Zoning** means the R-1-21 zoning of the Property.

2. **Development of the Project**.

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

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

3. **Vested Rights.**

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

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

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

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

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

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

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

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

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

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

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in Default as of January 31, 2027, then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

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

6. **Public Infrastructure.**

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

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

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

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

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent

required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq*. (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

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

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

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

8. **Default.**

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

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

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

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

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

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

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

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

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

8.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City,

the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

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

8.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

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

**To the Developer:**

Greg DeHaan

**To the City:**

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

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

11. **Incorporation of Recitals and Exhibits.** All Recitals and Exhibits are hereby incorporated into this Agreement.

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

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

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

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

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

party.

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

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

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

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

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

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

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

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for

Developer shall be Andy Lewis. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

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

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

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

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

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

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

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

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

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2022-24 adopted by the City on May 4th, 2022.

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

| | |
|---|---|
| DEVELOPER<br>ANDY LEWIS CONSTRUCTION | GRANTSVILLE CITY |
| _____ | _____ |
| By: _____ | By: Jesse Wilson |
| Its: _____ | Its: City Manager |

DEVELOPER
GREG DeHAAN

_____
By: _____
Its: _____

DEVELOPER
SCOOTER II, LLC

_____
By: _____
Its: _____

Approved as to form and legality: Attest:

_____ _____
City Attorney City Recorder

**CITY ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF TOOELE )

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

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF _____ )

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a _____ and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF _____ )

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF _____ )

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

## TABLE OF EXHIBITS


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

Exhibit “A”
Legal Description of Property

Exhibit “B”
Final Plat

**HARVEST MEADOWS SUBDIVISION**
**ADDENDUM NO.1**

**TERMS**

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:
   a. The Development complies with GLUDMA and other City Standards.
3. **Offsite Improvements:**
   a. Street Improvements: The Developer shall construct a ADA accessible pedestrian crossing at the intersection of Quirk Street and Axe Handle Drive to connect with the existing trail located on the west side of Quirk Street as part of Phase 1. The pedestrian crossing includes a contiguous hard surface pathway form the intersection to the trail, cross walk stripping, and warning signage and pedestrian crossing signals with hand activated solar power LED flashing beacons.
4. **Open Space:**
   a. The Developer shall provide Grantsville City a fee-in-leu for the raw ground (undeveloped) value of 6.35 acres also described as 10% of the total parcel acreage at a value of $ 508,000 The funds shall be deposited with Grantsville City at an equivalent of $ 5,291 per lot per phase ($ 508,000 divided by 96 lots) prior to recording of each phase.
   b. Grantsville City shall utilize the fee in leu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails within ½ mile of the proposed development.
   c. Grantsville City shall utilize the fee in leu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails within ½ mile of the proposed development.
5. **Construction Coordination:**
   a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
   b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
   c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
   d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

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

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

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

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

# AGENDA ITEM #2

Discussion of the Preliminary Plat for Alington Subdivision P.U.D.

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

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

**BENCHMARK**

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

ELEV = 4601.53

# ALINGTON SUBDIVISION PUD
# PRELIMINARY PLAT SUBMITTAL

## MAIN STREET
## GRANTSVILLE, UTAH

**FOR REVIEW**
**NOT FOR CONSTRUCTION**

DATE PRINTED
September 20, 2022

INDEX OF DRAWINGS


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


**NOTICE TO CONTRACTOR**

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

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

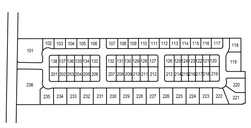
**NOTICE TO DEVELOPER/ CONTRACTOR**

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

**UTILITY DISCLAIMER**

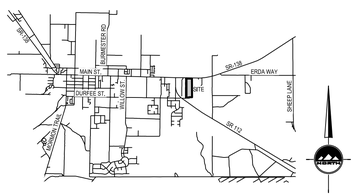
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP




NO SCALE

GENERAL NOTES

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.

**NOTES:**
- APPROVED BY CITY COUNCIL ON: _____.
- PRE-CONSTRUCTION MEETING DATE: _____.

APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20___.

_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS_____)

_____ _____
CITY ENGINEER DATE

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


ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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


ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

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

PRELIMINARY

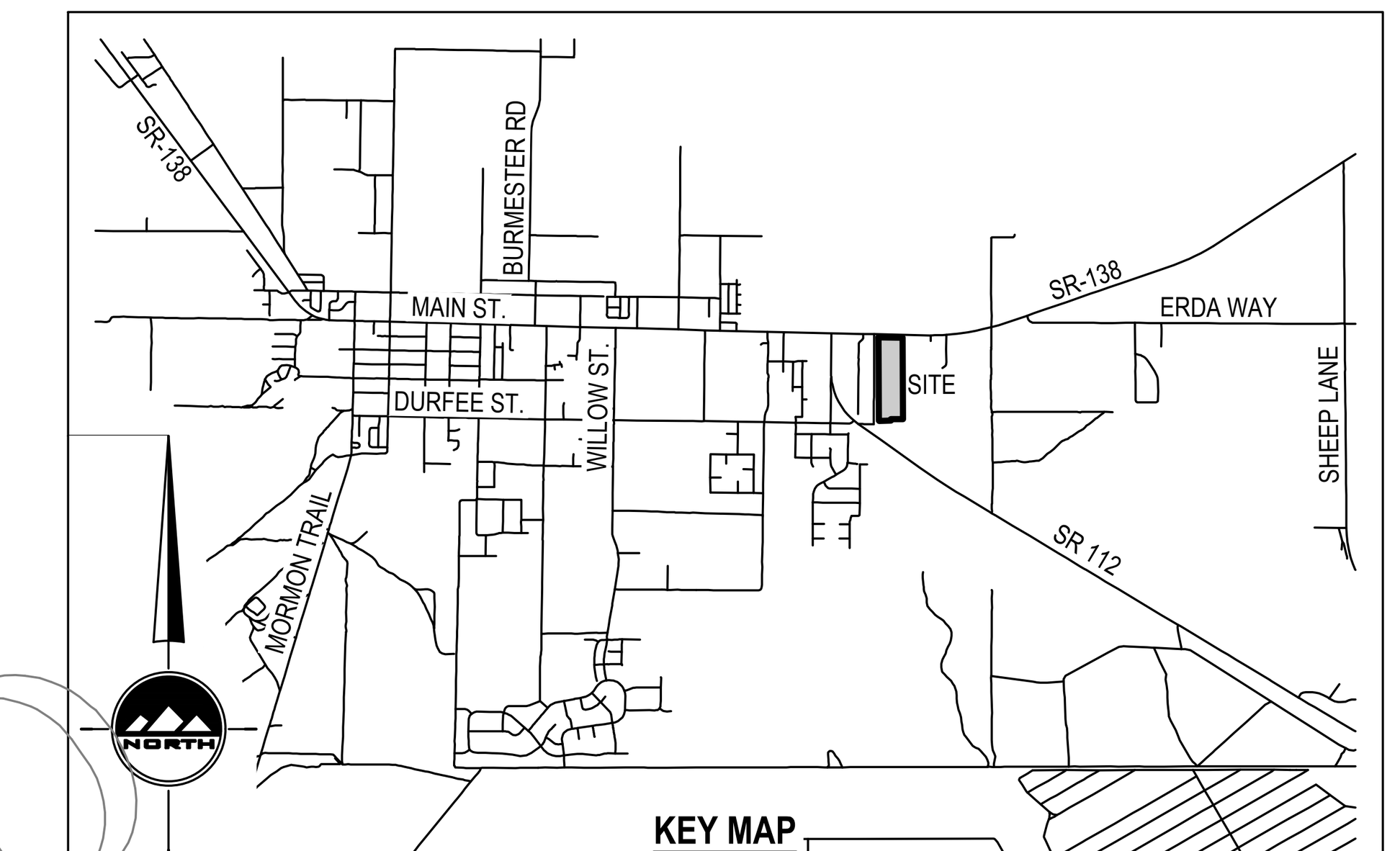
COVER

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

C-000

# ALINGTON SUBDIVISION
## PRELIMINARY PLAT

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




**KEY MAP**
NOT TO SCALE

**CURVE TABLE**

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

**CENTERLINE CURVE TABLE**

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

**LINE TABLE**

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

PRELIMINARY - NOT TO BE RECORDED

### SURVEYOR'S CERTIFICATE

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

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J. KINSMAN
STATE OF UTAH
09/20/2022 5:04:37 PM
For Review

### OWNER'S DEDICATION AND CONSENT TO RECORD

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

**ALINGTON SUBDIVISION**

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

In witness whereof I / we have hereunto set my / our hand this________day of____________________A.D., 20_______.

By: Ironwood Real Estate
Joseph White, Managing Member

By:

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele }S.S.

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

MY COMMISSION EXPIRES:__________________________________,

________________________________ RESIDING IN__________________________ COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

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

CENTURYLINK ______________________ DATE ___________

ROCKY MOUNTAIN POWER ______________ DATE ___________

DOMINION ENERGY __________________ DATE ___________

COMCAST _________________________ DATE ___________

# ALINGTON SUBDIVISION
## PRELIMINARY PLAT

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

### TOOELE COUNTY 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

### 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

### TOOELE COUNTY SURVEY DEPARTMENT

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

RECORD OF SURVEY FILE #20XX-XXXX

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

**SHEET 1 OF 2**
PROJECT NUMBER : T1265K
MANAGER : J. CLEGG
DRAWN BY : R. FISH
CHECKED BY : D. KINSMAN
DATE : 9/20/22

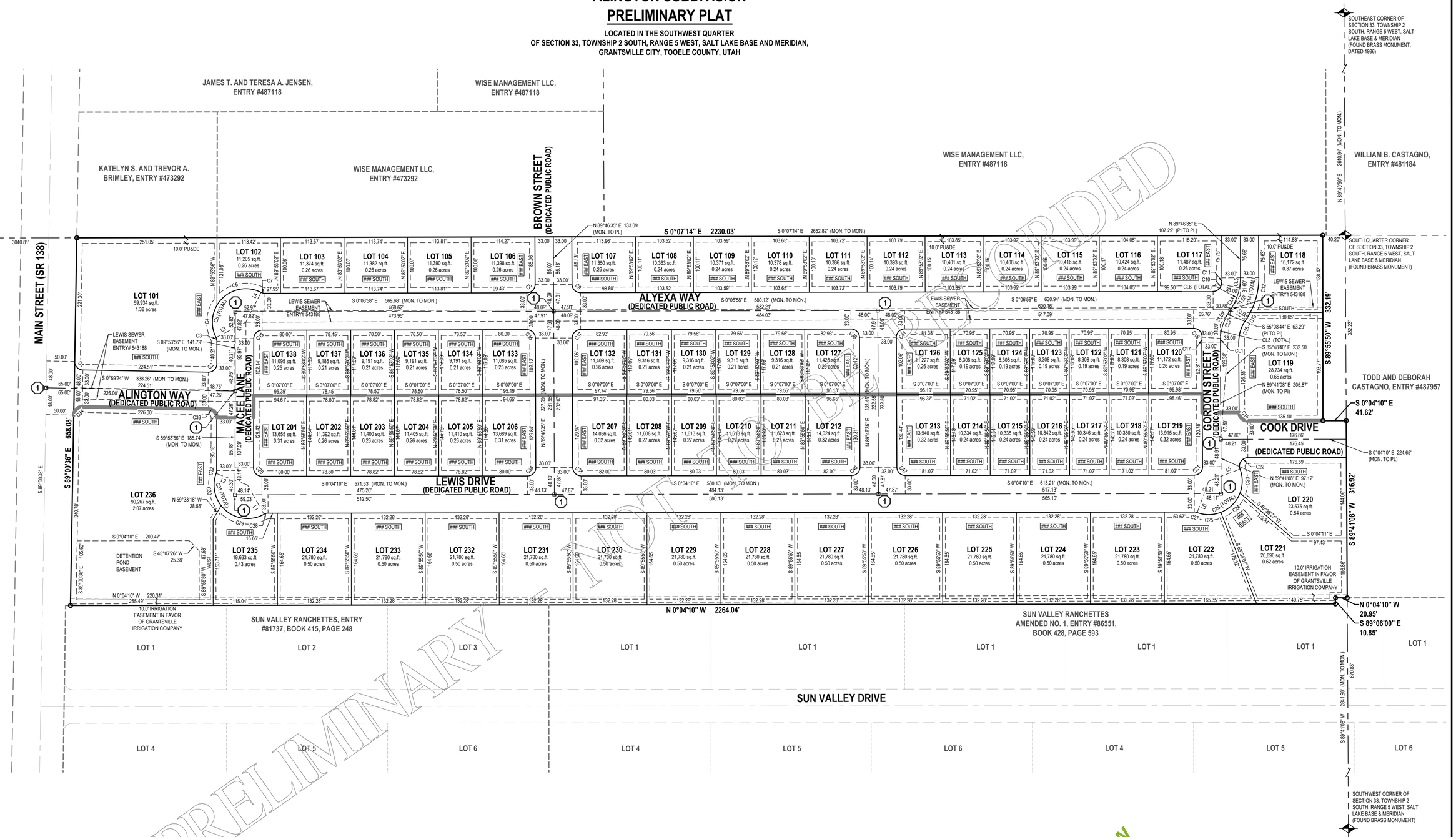
ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

### TOOELE COUNTY RECORDER

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

# ALINGTON SUBDIVISION
# PRELIMINARY PLAT

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




For Review

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

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


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


PROFESSIONAL LAND SURVEYOR No. 334[illegible] DOUGLAS KINSMAN STATE OF UTAH
9/20/22 5:04:21 PM


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


TOOELE COUNTY RECORDER

RECORDED # _____

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

DATE: _____ TIME: _____

FEE$ _____ TOOELE COUNTY RECORDER

## GRANTSVILLE 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 CONTRACTORS 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.

## 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.

## 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. LIP 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.

## 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.

## GRANSTVILLE 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.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING

## Chain of Communication

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

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

## Main Construction Contact

Project Foreman:

## Construction Schedule

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

## Construction Staking

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

## Geotechnical

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

## Submittals

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

## Sewer

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

Testing:

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

## Emergency Services

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

## Culinary Water

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

Testing:

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

Disinfection:

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

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

## Storm Water

Pipe Material:

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

## Franchise Utilities

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

## Surface Improvements

Pavement:

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

Concrete:

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

Earthwork:

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

## Testing and QA/QC

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

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

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


ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: ~~435.830.3542~~


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

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

**PRELIMINARY**

**GRANTSVILLE GENERAL PRECONSTRUCTION NOTES**

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

**C-002**

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

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

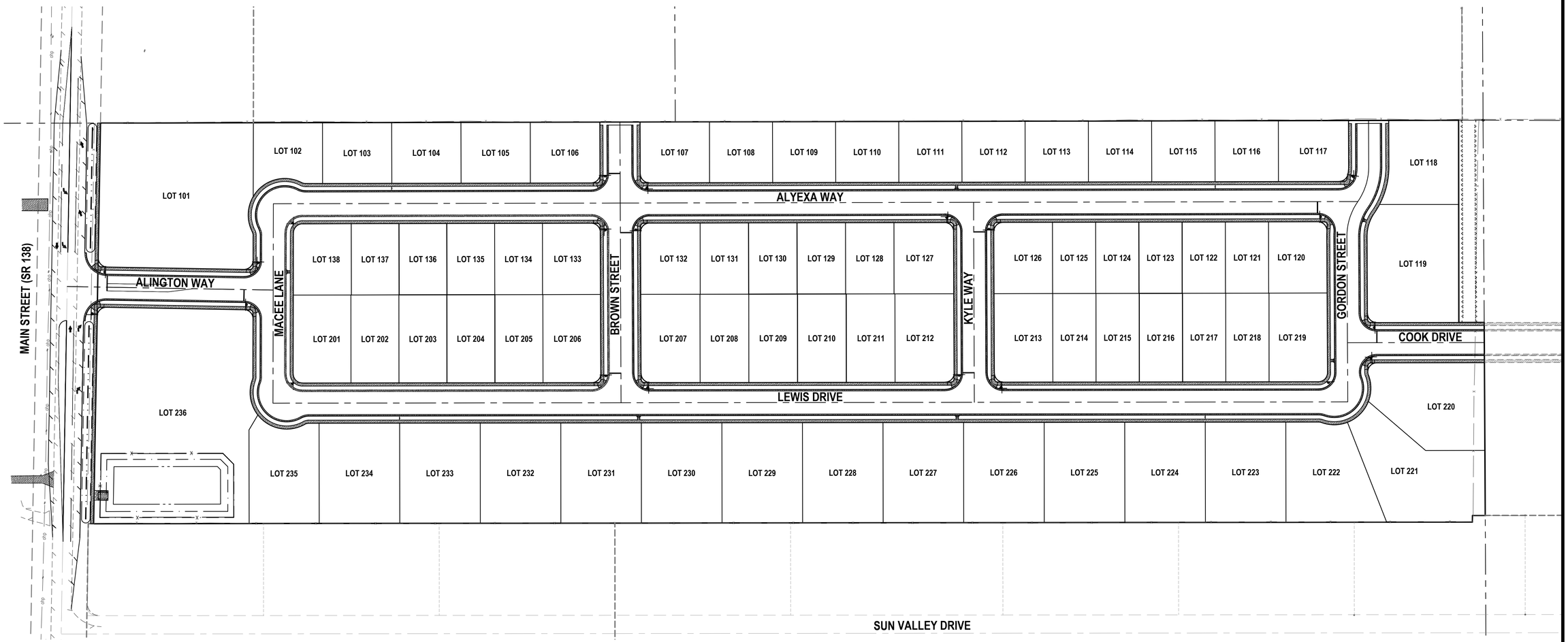
## BENCHMARK

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

ELEV = 4601.53

## GENERAL NOTES

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




NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

( IN FEET )
HORZ: 1 inch = 80 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:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

OVERALL SITE PLAN

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

C-100

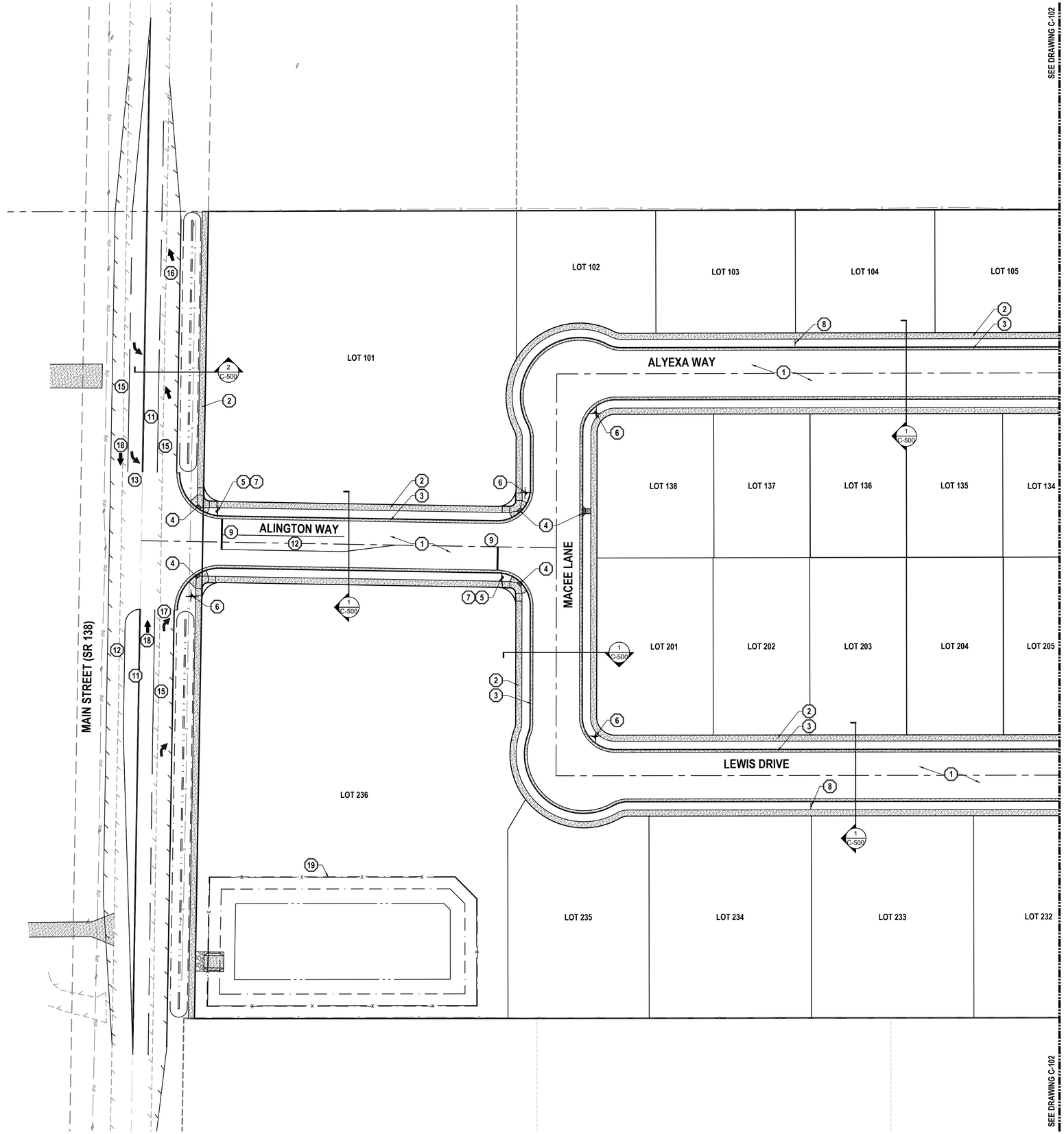
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

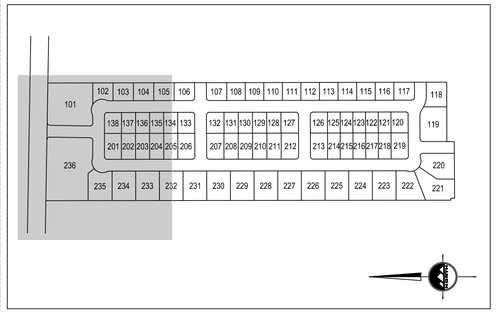
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO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

## SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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




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

NORTH

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

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

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

PRELIMINARY

SITE PLAN

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

**C-101**

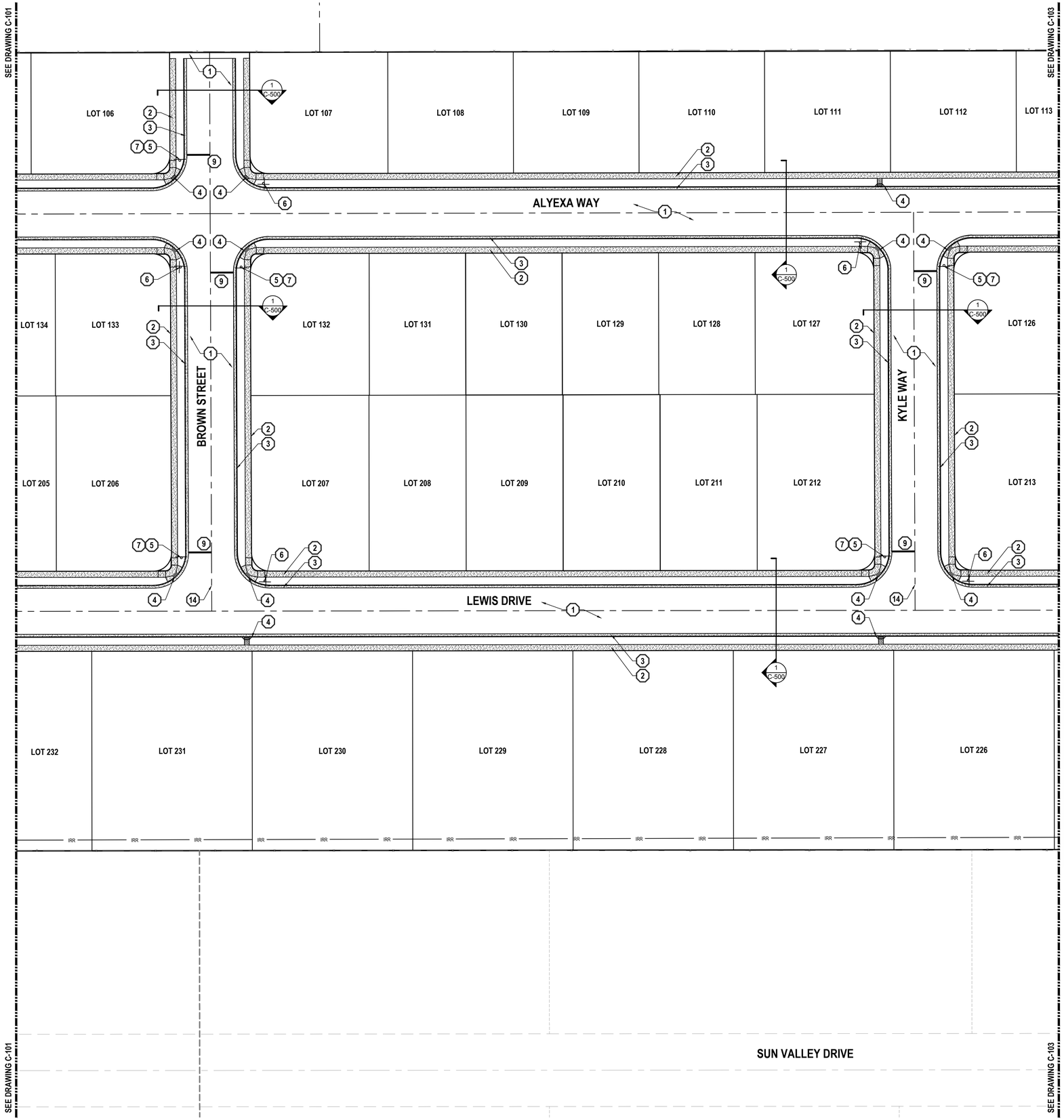
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEV = 4601.53




## GENERAL NOTES

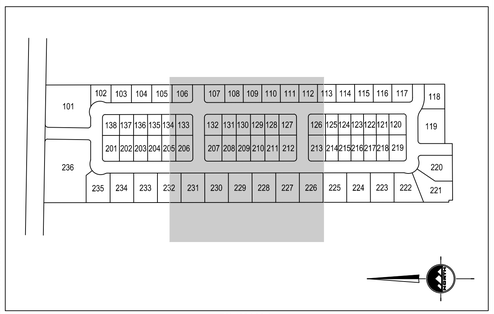
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO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

## SCOPE OF WORK:

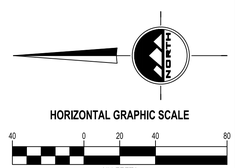
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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




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





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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

LICENSED PROFESSIONAL ENGINEER
6-17427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

**PRELIMINARY**

**SITE PLAN**

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

**C-102**

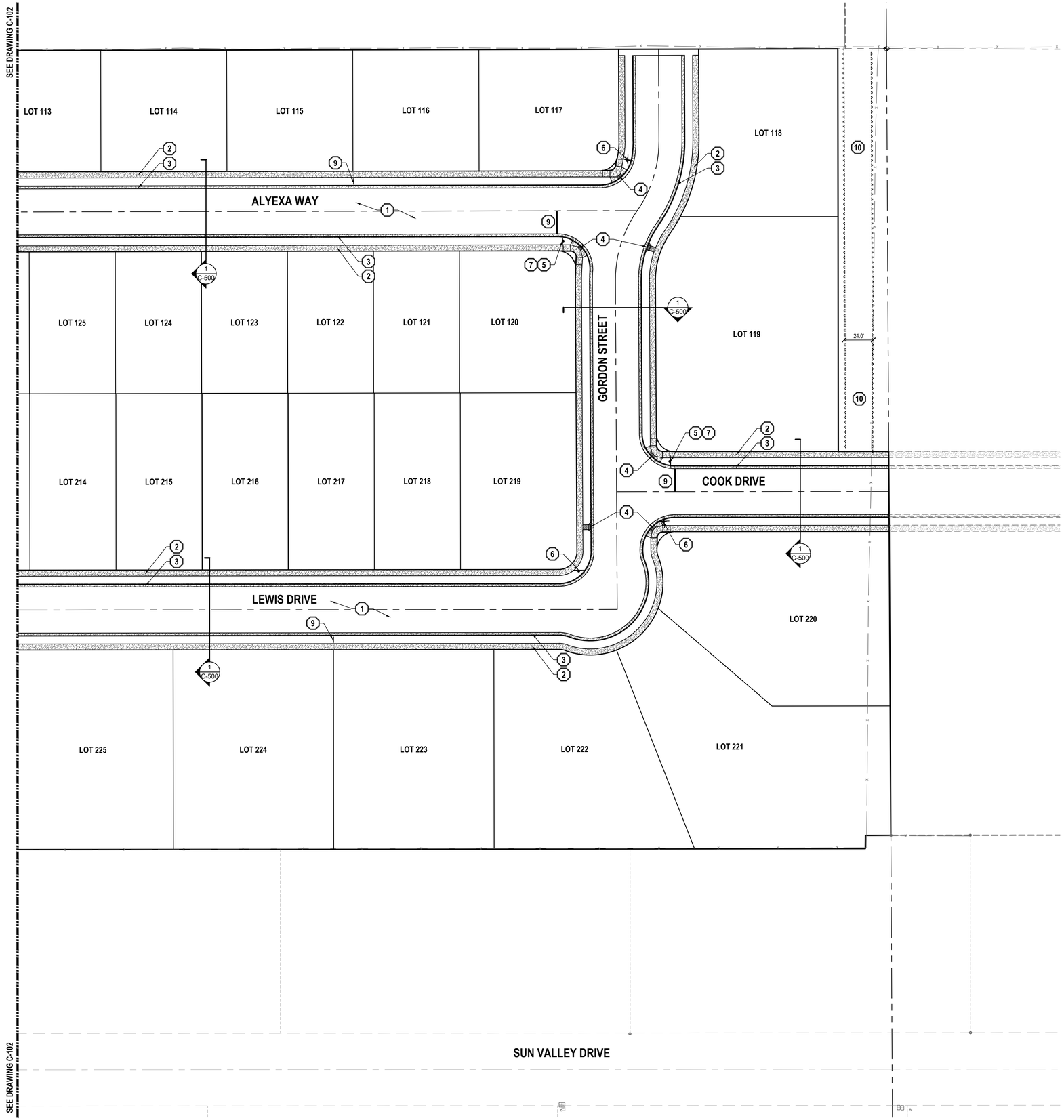
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEV = 4601.53




## GENERAL NOTES

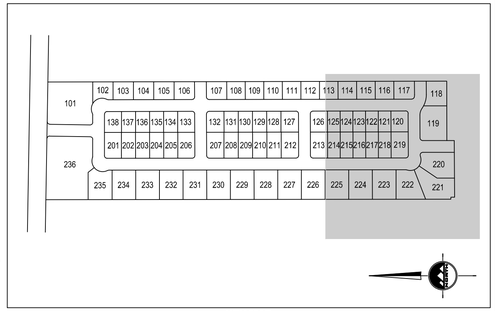
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO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

## SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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




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

NORTH

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

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

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

**PRELIMINARY**

**SITE PLAN**

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

**C-103**

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

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

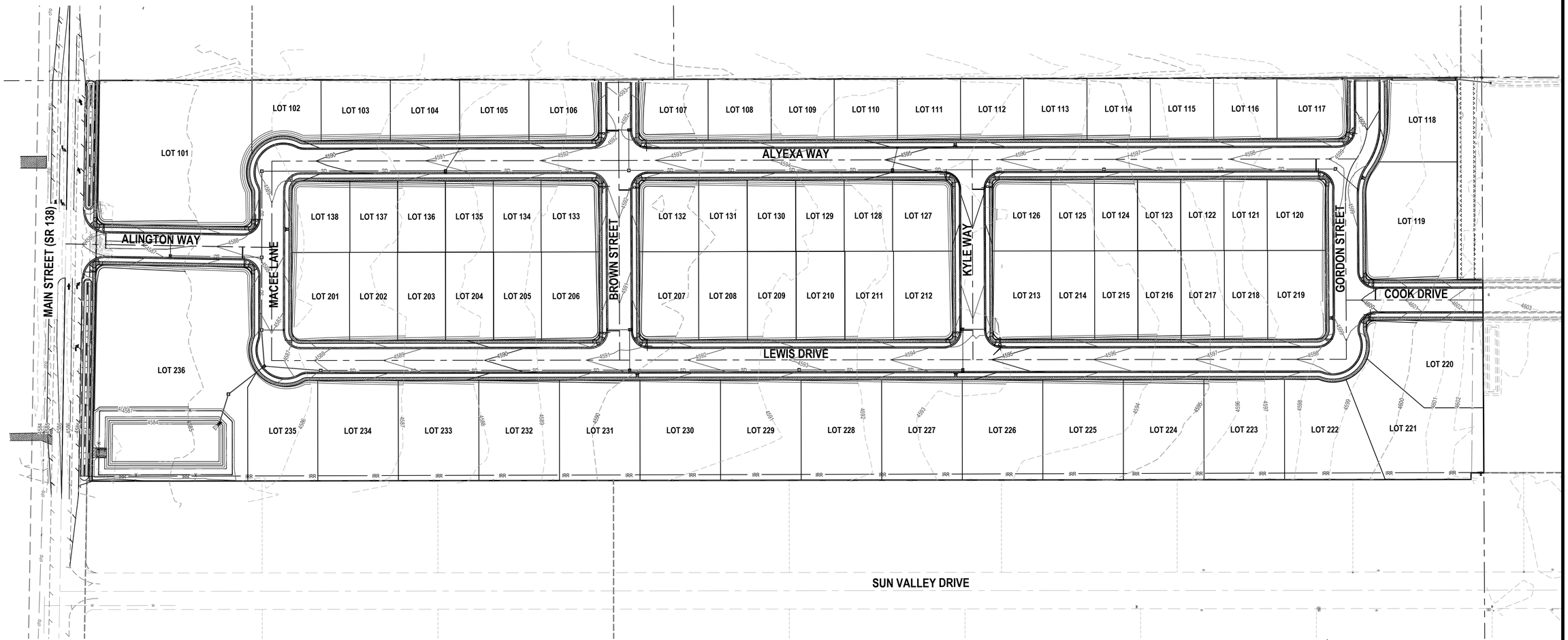
## BENCHMARK

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

ELEV = 4601.53

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

( IN FEET )

HORZ. 1 inch = 80 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:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

**OVERALL GRADING AND DRAINAGE PLAN**

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

**C-200**

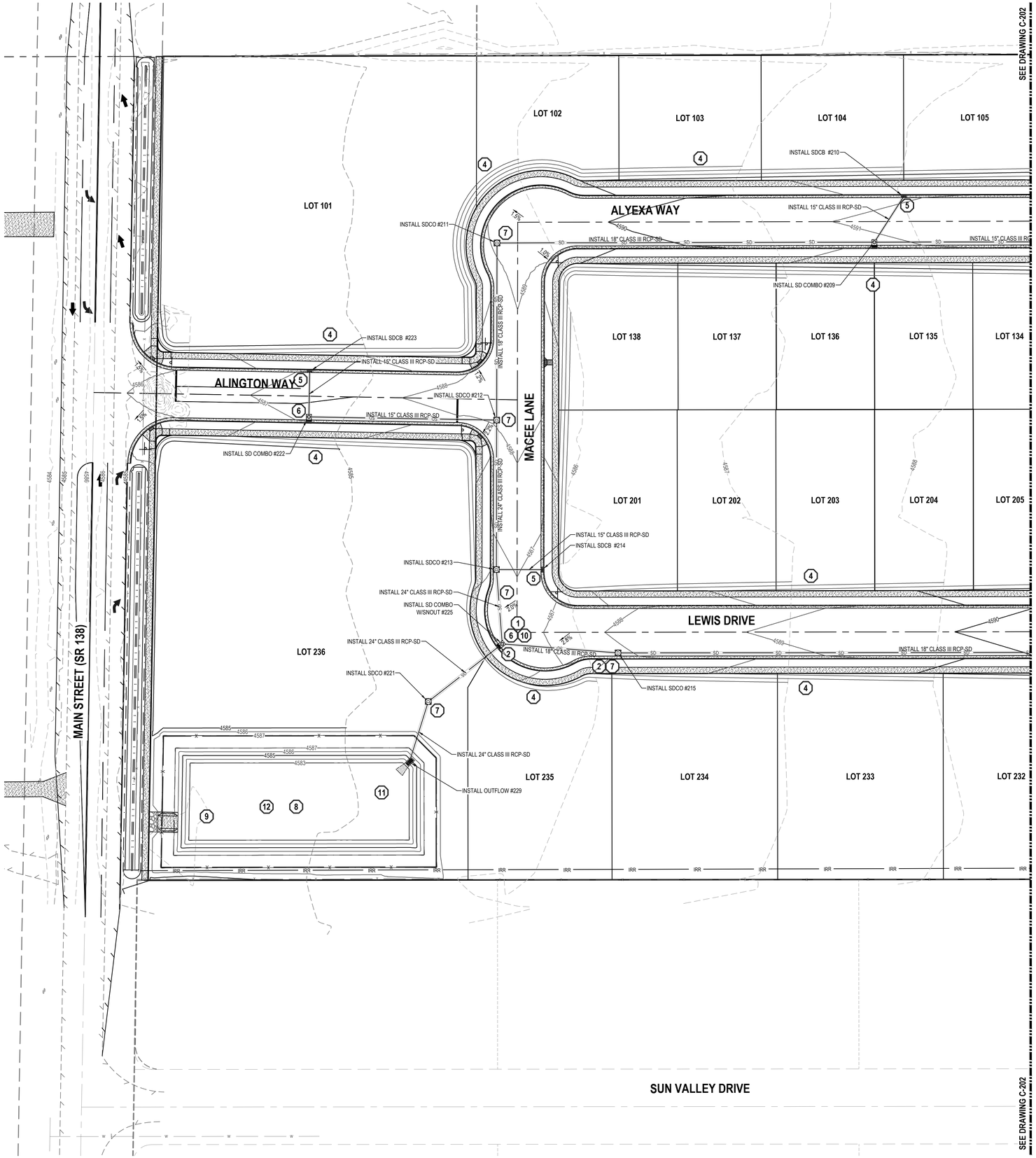
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

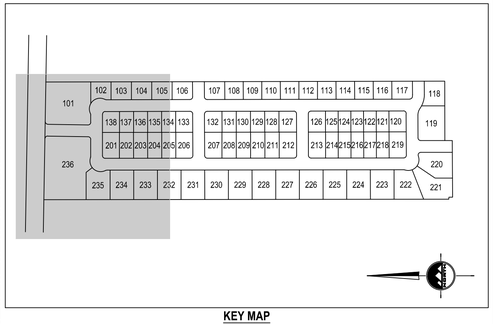
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

| | | |
|---|---|---|
| TOP OF BERM ELEVATION | = | 4587.0 |
| SPILLWAY ELEVATION | = | 4586.0 |
| HIGH WATER ELEVATION | = | 4585.0 |
| BOTTOM OF BASIN ELEVATION | = | 4581.0 |
| VOLUME REQUIRED | = | 36,344 CU. FT. |
| VOLUME PROVIDED | = | 39,020 CU. FT. |

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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




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

NORTH

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

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

LICENSED PROFESSIONAL ENGINEER
5647427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

## GRADING AND DRAINAGE PLAN

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

**C-201**

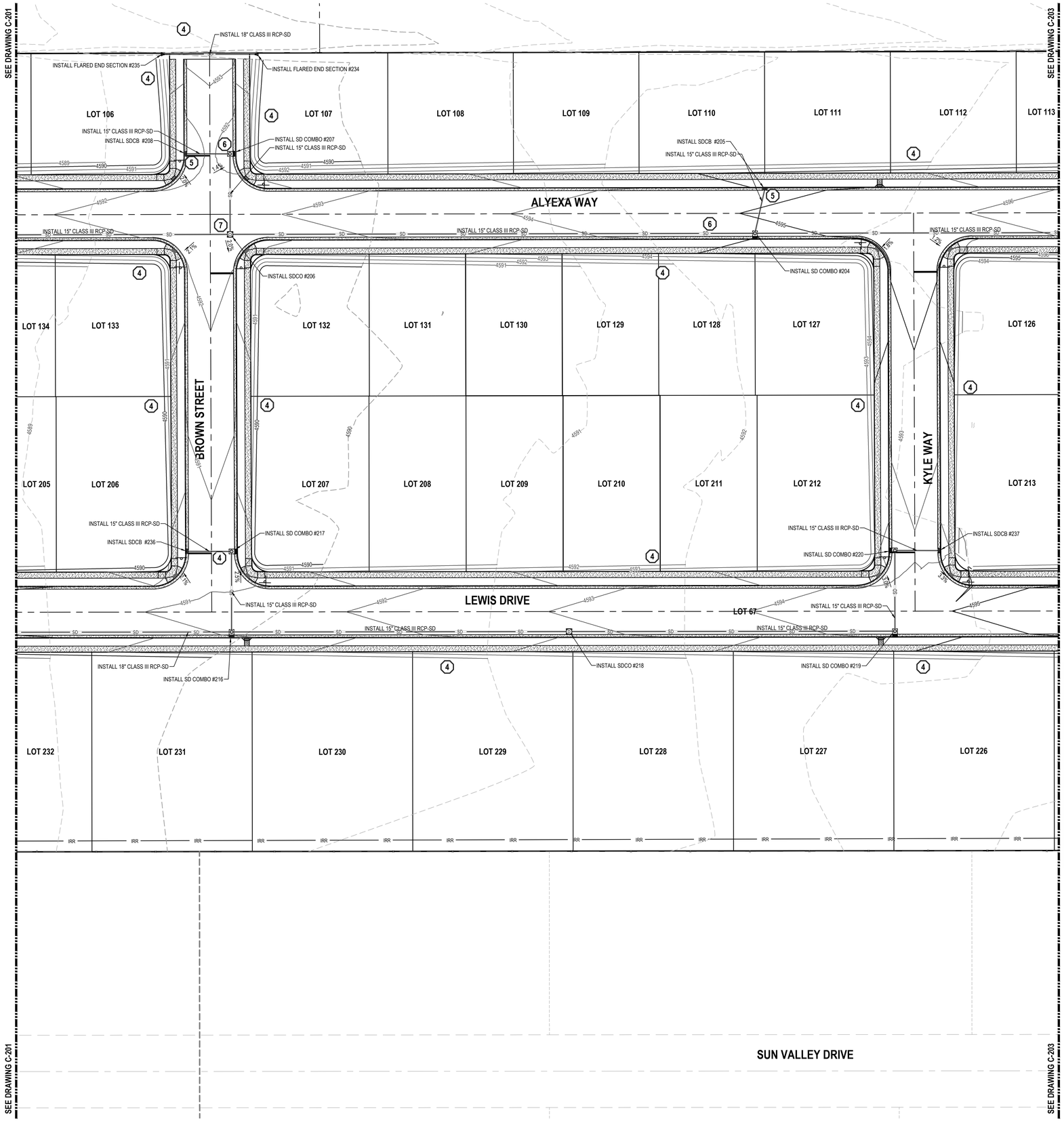
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

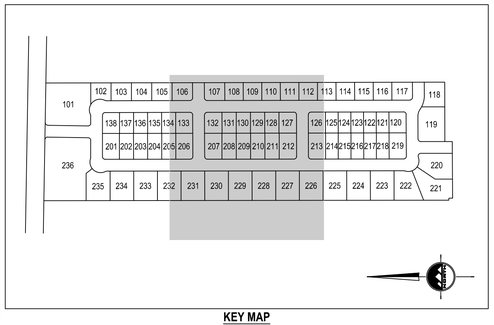
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

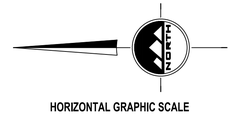
| | | |
|---|---|---|
| TOP OF BERM ELEVATION | = | 4587.0 |
| SPILLWAY ELEVATION | = | 4586.0 |
| HIGH WATER ELEVATION | = | 4585.0 |
| BOTTOM OF BASIN ELEVATION | = | 4581.0 |
| VOLUME REQUIRED | = | 36,344 CU. FT. |
| VOLUME PROVIDED | = | 39,020 CU. FT. |

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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




KEY MAP
SCALE: 1"=400'





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


# ALINGTON SUBDIVISION
## PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
NO. 7427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

## GRADING AND DRAINAGE PLAN

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

**C-202**

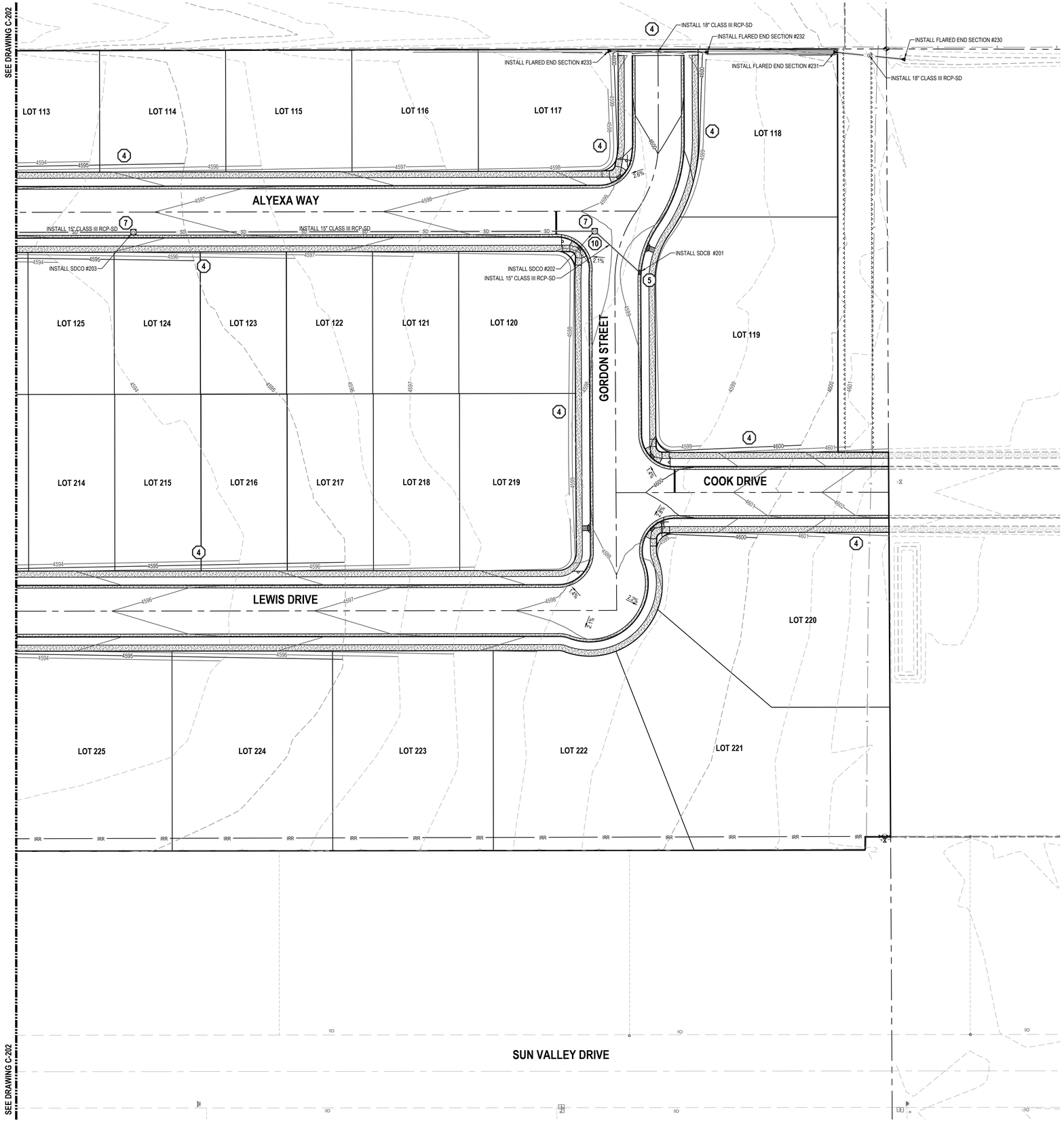
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

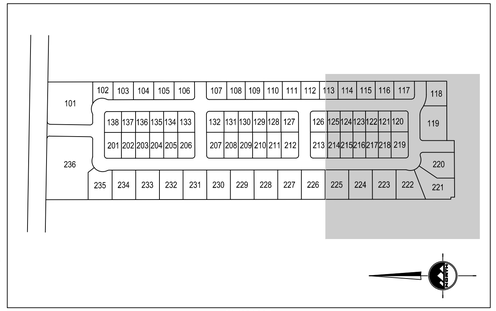
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

| | | |
|---|---|---|
| TOP OF BERM ELEVATION | = | 4587.0 |
| SPILLWAY ELEVATION | = | 4586.0 |
| HIGH WATER ELEVATION | = | 4585.0 |
| BOTTOM OF BASIN ELEVATION | = | 4581.0 |
| VOLUME REQUIRED | = | 36,344 CU. FT. |
| VOLUME PROVIDED | = | 39,020 CU. FT. |

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED. THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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




KEY MAP
SCALE: 1"=400'

NORTH

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

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

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

PRELIMINARY

## GRADING AND DRAINAGE PLAN

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

**C-203**

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

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

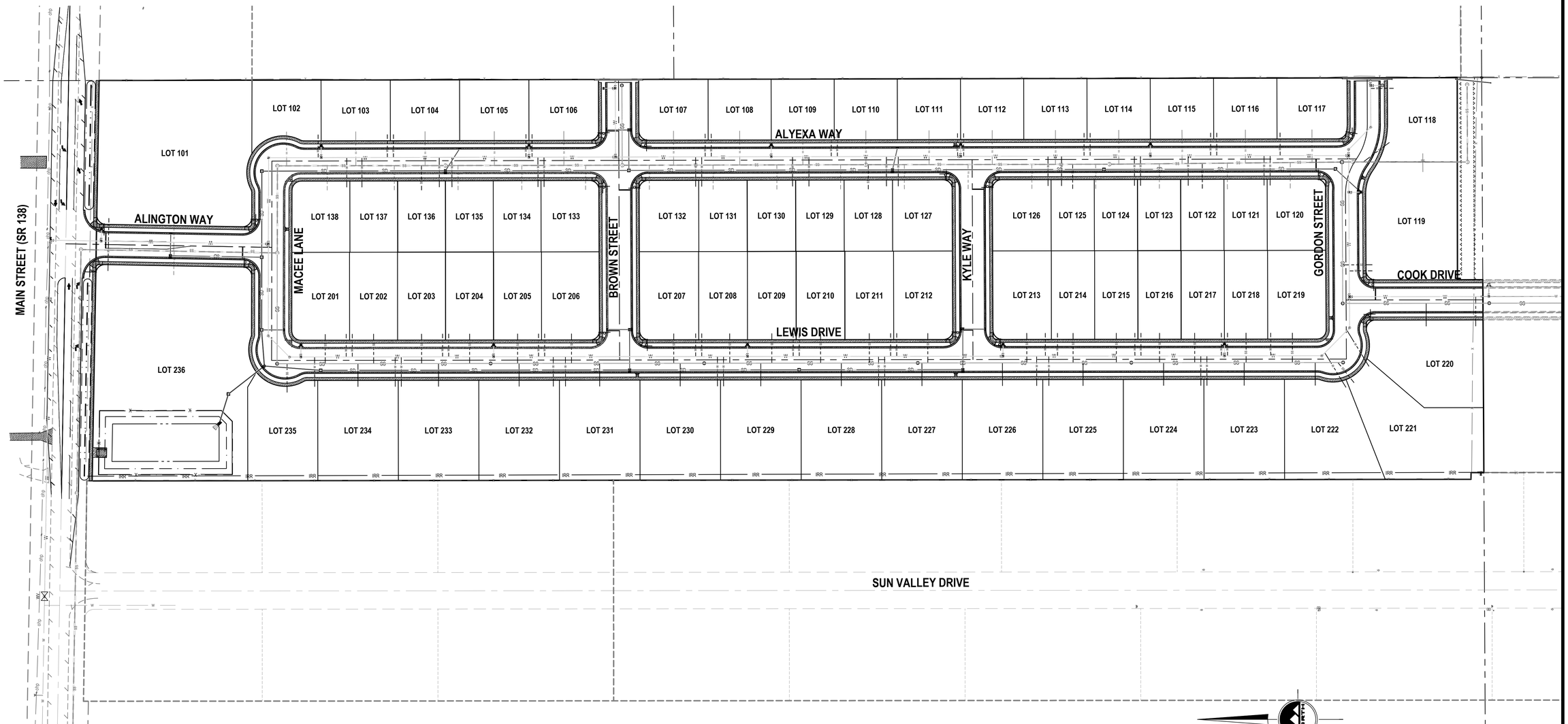
## BENCHMARK

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

ELEV = 4601.53

## GENERAL NOTES

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




HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

( IN FEET )

HORZ: 1 inch = 80 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:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: 435-830-3642

# ALINGTON SUBDIVISION
# PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

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

PRELIMINARY

## OVERALL UTILITY PLAN

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

C-300

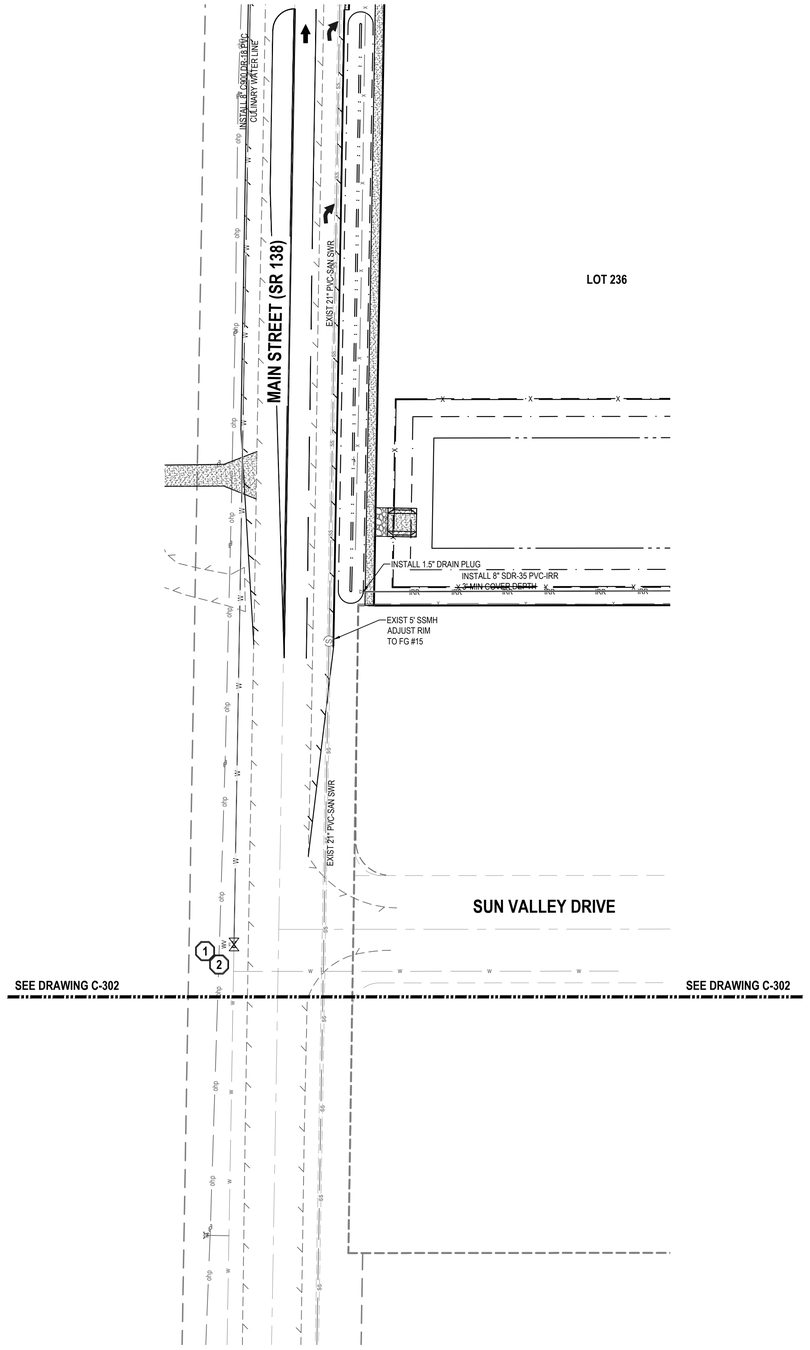
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

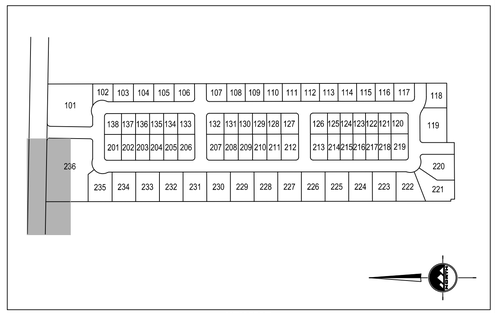
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD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

## SCOPE OF WORK:

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

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

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




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

NORTH

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


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

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

PRELIMINARY

UTILITY PLAN

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

**C-301**

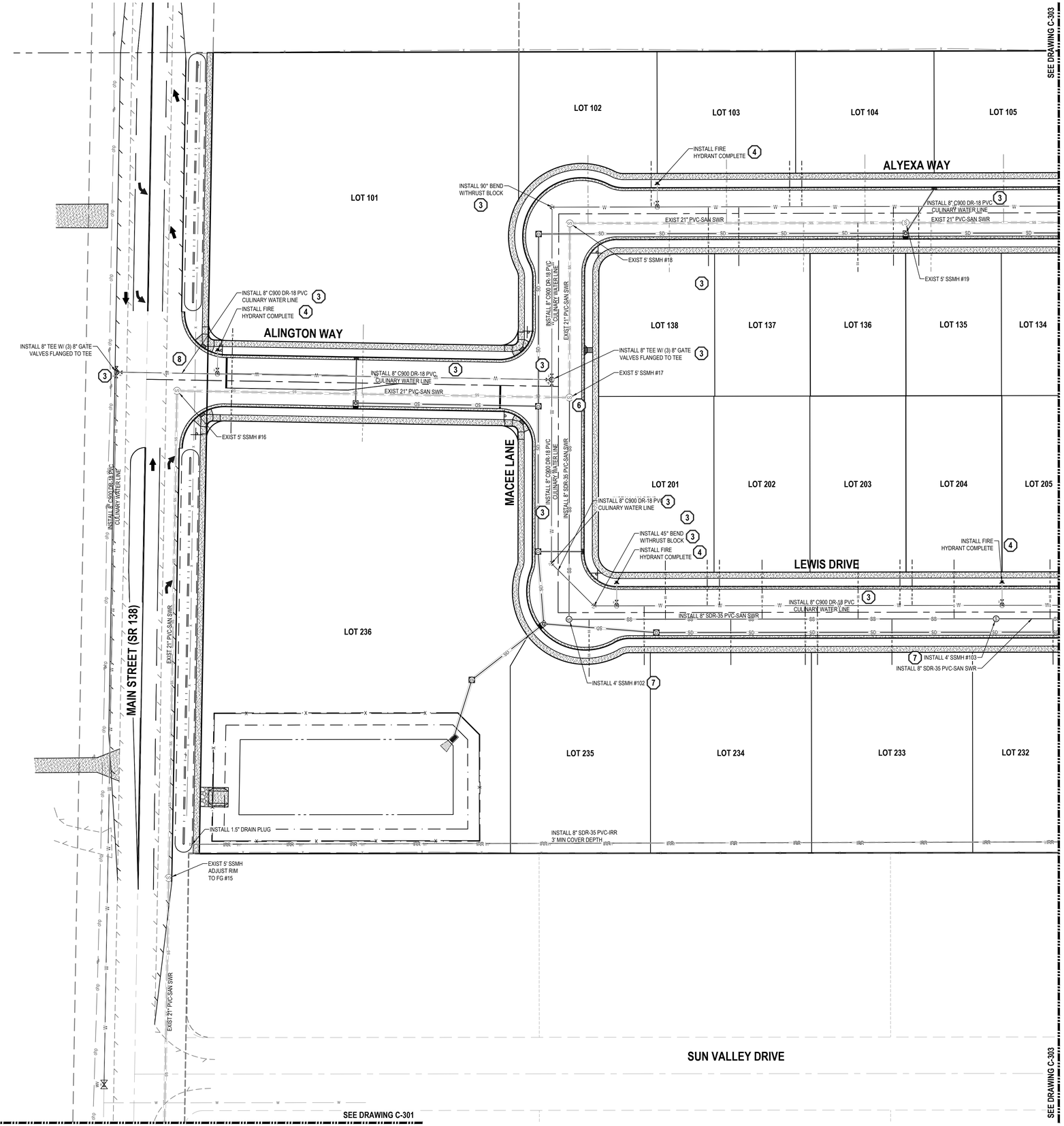
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

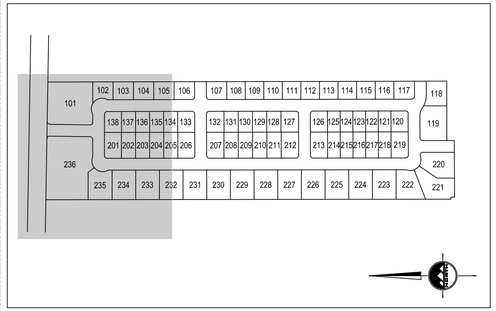
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD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

## SCOPE OF WORK:

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

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

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




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

NORTH

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

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

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

**PRELIMINARY**

**UTILITY PLAN**

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

**C-302**

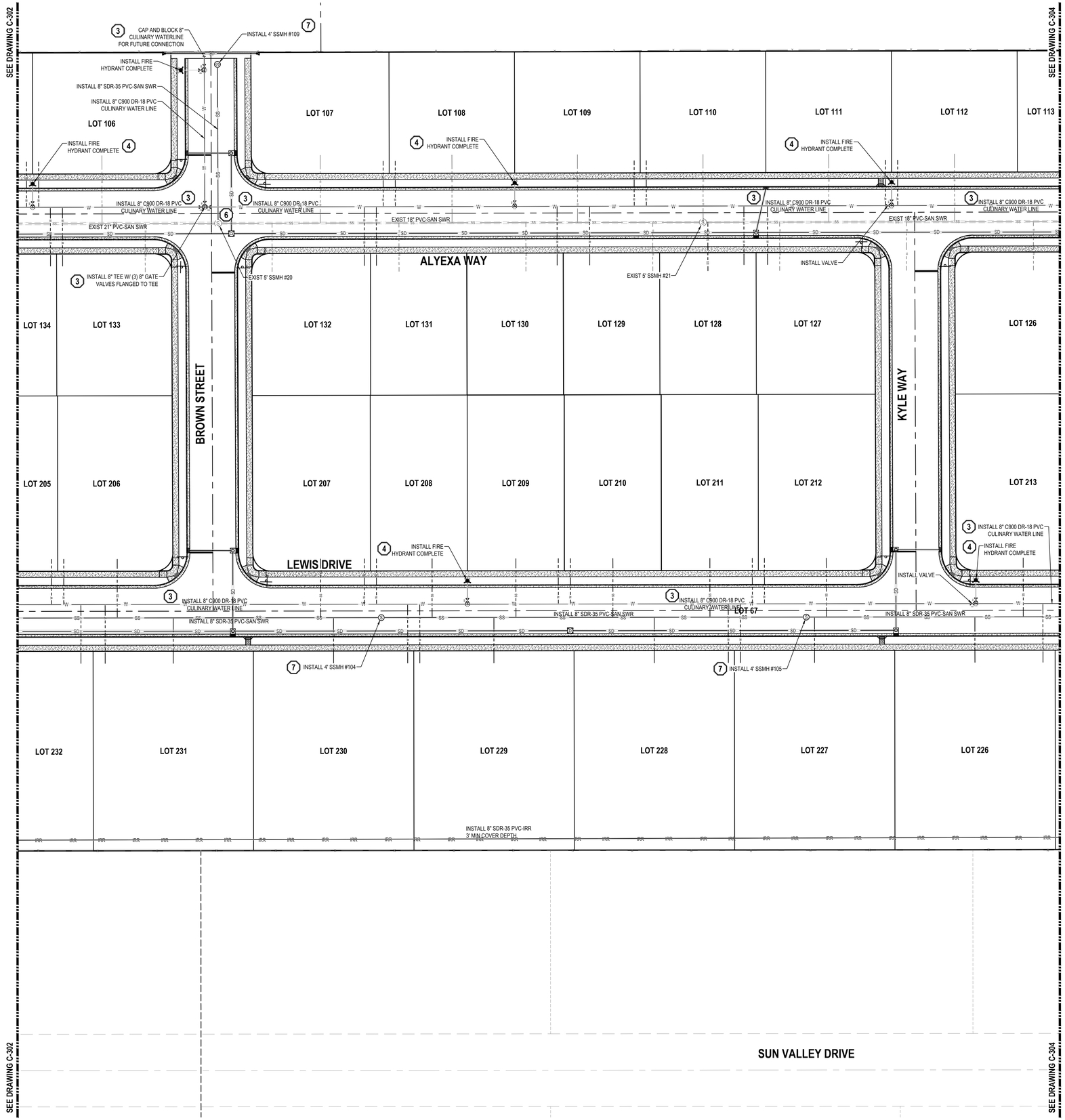
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEV = 4601.53




## GENERAL NOTES

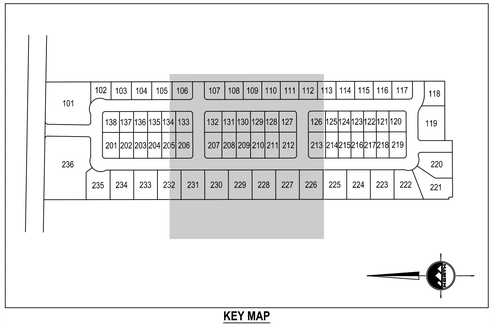
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD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

## SCOPE OF WORK:

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

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

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




KEY MAP
SCALE: 1"=400'

NORTH

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

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

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

PRELIMINARY

UTILITY PLAN

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

C-303

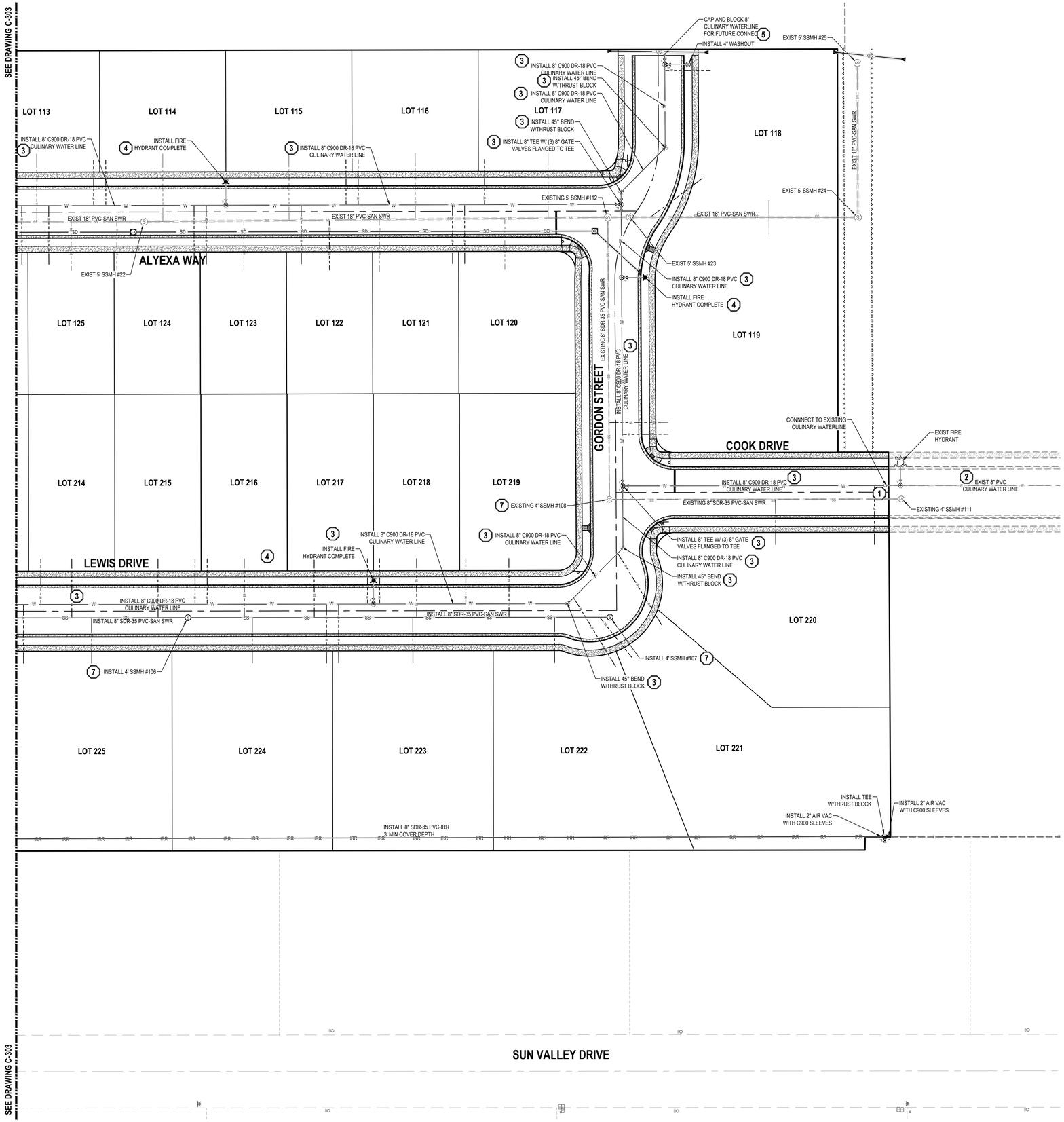
811 Know what's below. Call before you dig.

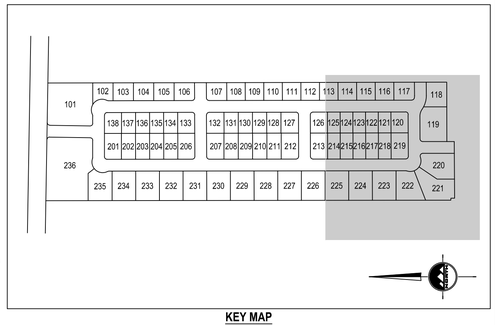
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

## BENCHMARK

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

ELEV = 4601.53




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

NORTH

**HORIZONTAL GRAPHIC SCALE**

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

## GENERAL NOTES

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

## SCOPE OF WORK:

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

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

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


ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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

LICENSED PROFESSIONAL ENGINEER 5647427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

UTILITY PLAN

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

**C-304**

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

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

## BENCHMARK

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

ELEV = 4601.53

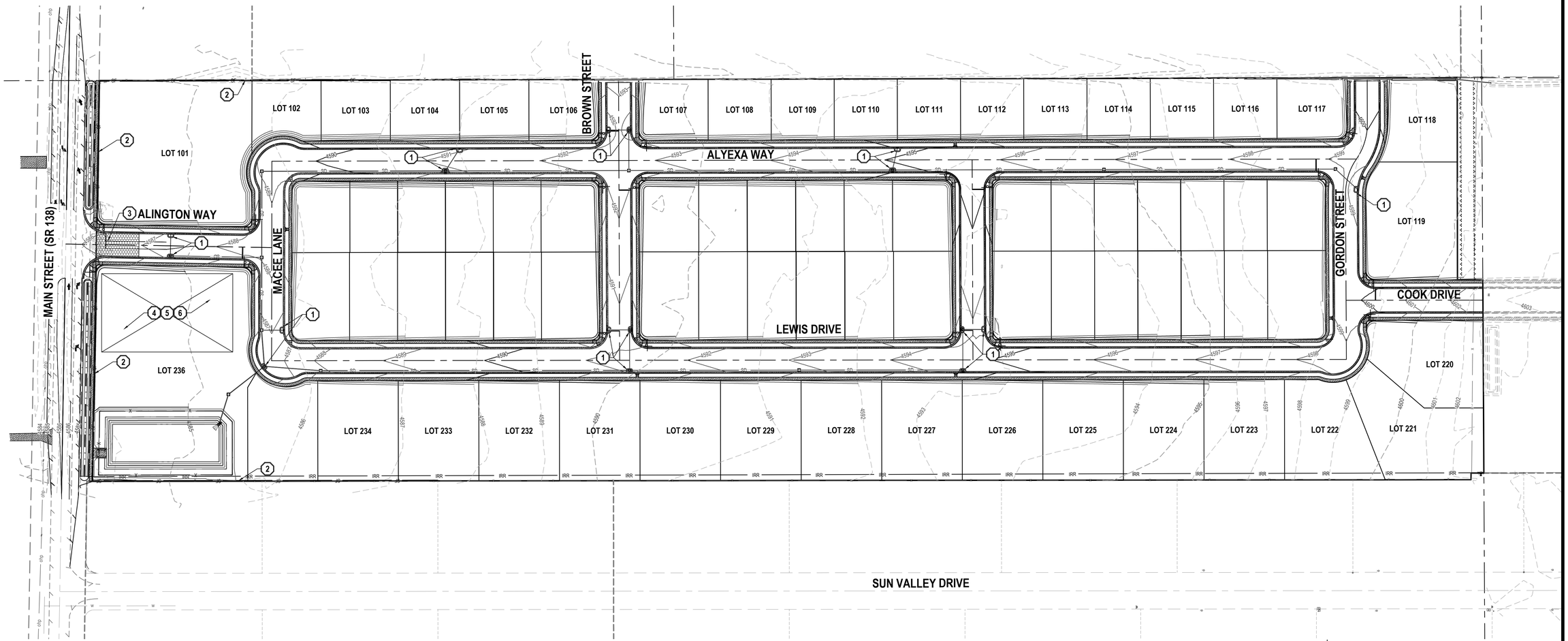
## GENERAL NOTES

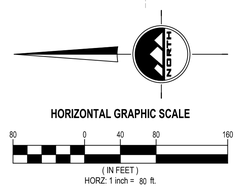
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT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

## SCOPE OF WORK:

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

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




ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

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

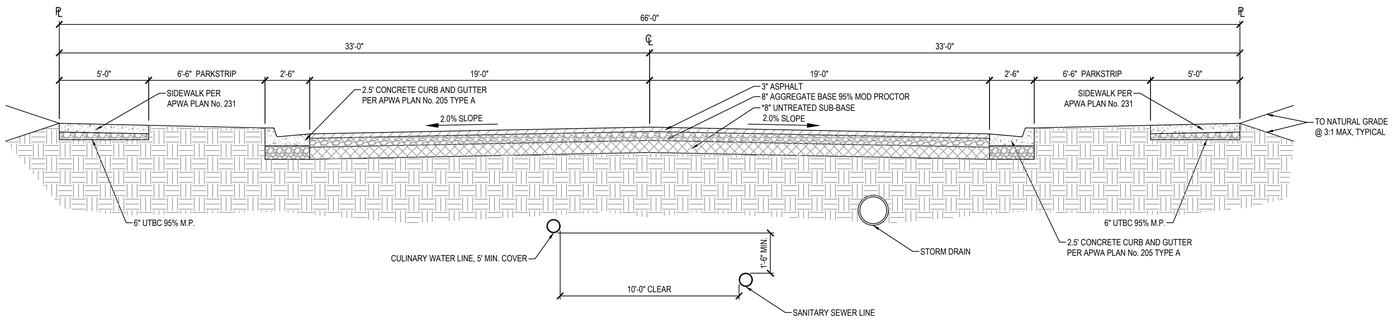
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
JACOB M. CLEGG
9/20/2022

PRELIMINARY

## EROSION CONTROL PLAN

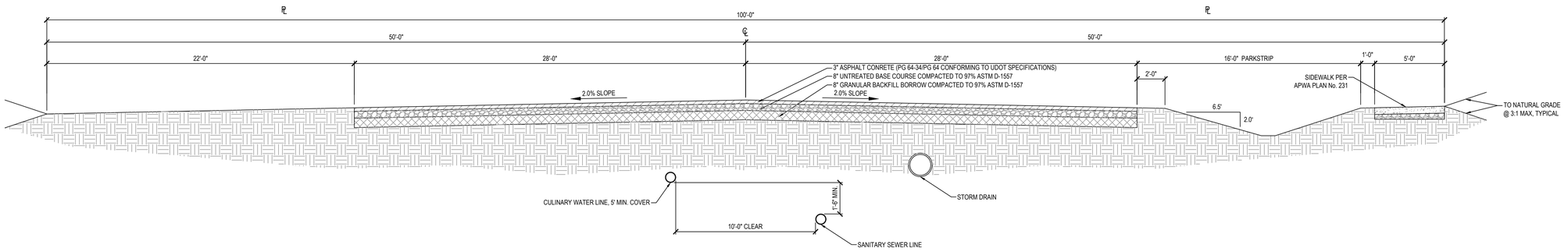
| PROJECT NUMBER | PRINT DATE |
|---|---|
| T1265K | 9/20/2022 |
| DRAWN BY | CHECKED BY |
| J.CID | J. CLEGG |
| PROJECT MANAGER | |
| J. CLEGG | |

**C-400**



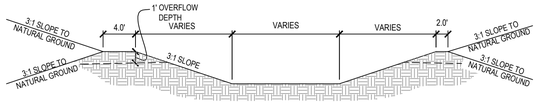

1 TYPICAL 66 FOOT ROAD CROSS SECTION

SCALE: NONE



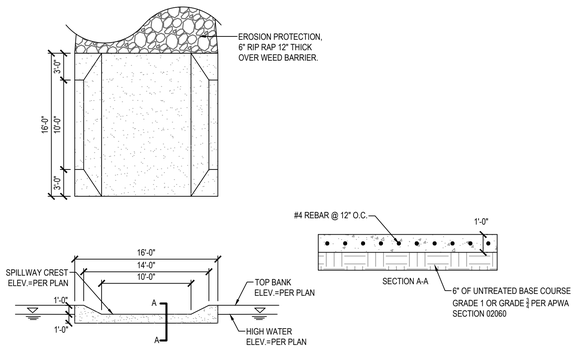

2 TYPICAL 100 FOOT ROAD CROSS SECTION

SCALE: NONE



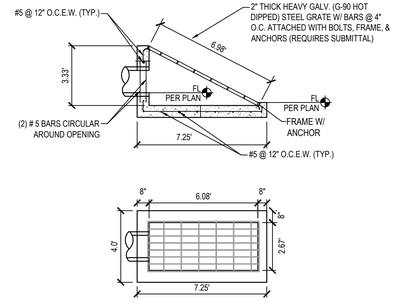

3 RETENTION BASIN LAYOUT

SCALE: NONE



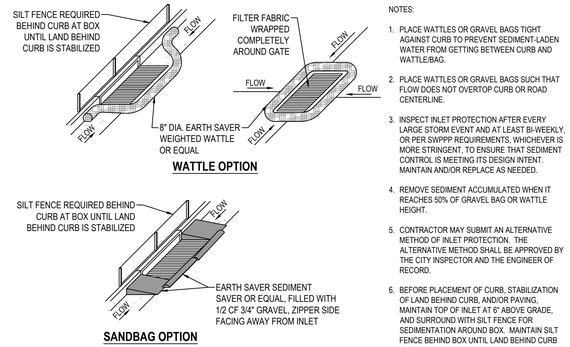

4 CONCRETE SPILLWAY

SCALE: NONE




5 SLOPED OUTLET STRUCTURE

SCALE: NONE

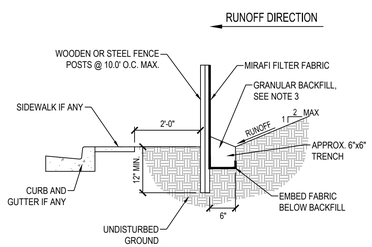



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

6 SAG INLET PROTECTION

SCALE: NONE

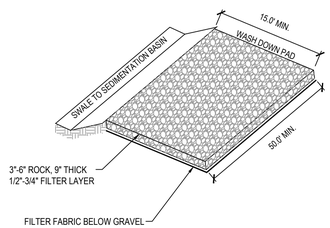



**NOTES:**

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

7 TEMPORARY SILT FENCE

SCALE: NONE

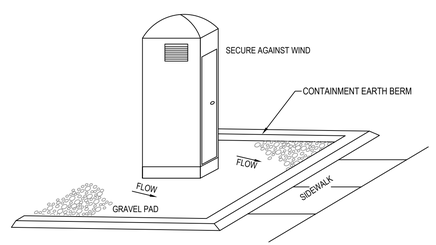



**NOTE:**

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

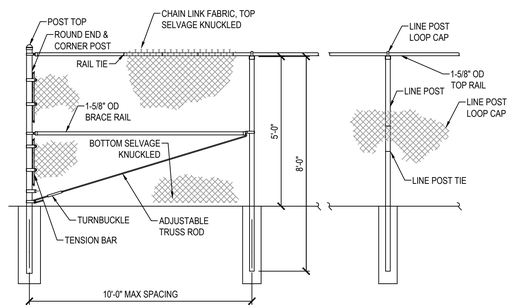
8 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE




9 PORTABLE TOILET

SCALE: NONE




10 FENCE SECTION ELEVATION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

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

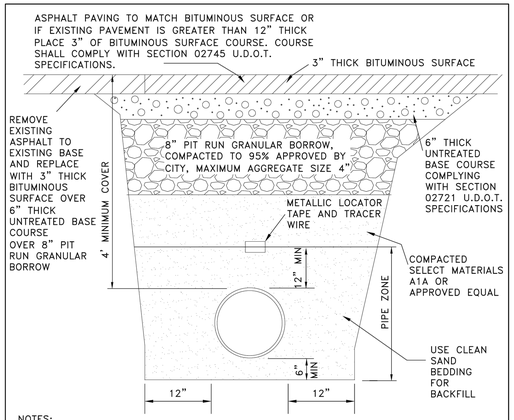
LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH — JACOB M. CLEGG — 9/20/2022

PRELIMINARY

DETAILS

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

C-500

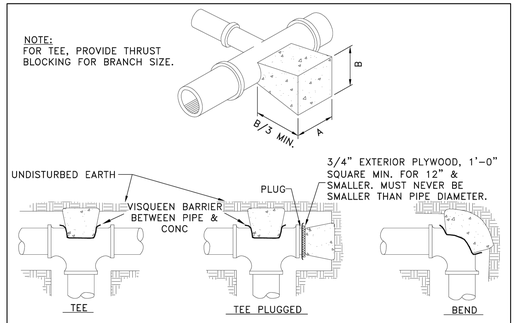



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER 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. 01-22

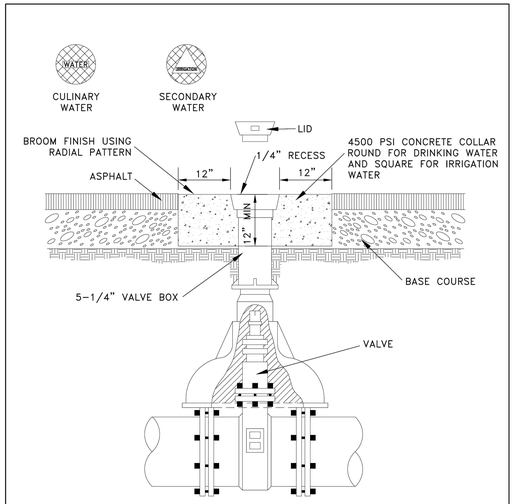
## GRANTSVILLE CITY
## UTILITY TRENCH FOR WATER MAIN




| DIMENSIONS FOR THRUST BLOCKING | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FITTING | TEES & PLUGS | | 90° BENDS | | 45° BENDS & "Y"S | | 22 1/2° BENDS | |
| SIZES | A | B | A | B | A | B | A | 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.

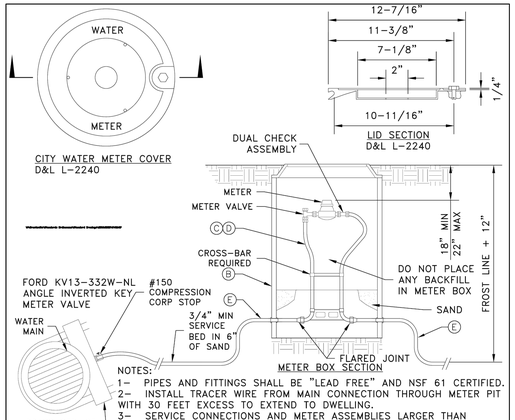
## GRANTSVILLE CITY
## THRUST BLOCK DETAIL




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)].

REV. 01-22

## GRANTSVILLE CITY
## VALVE BOX COLLAR DETAIL

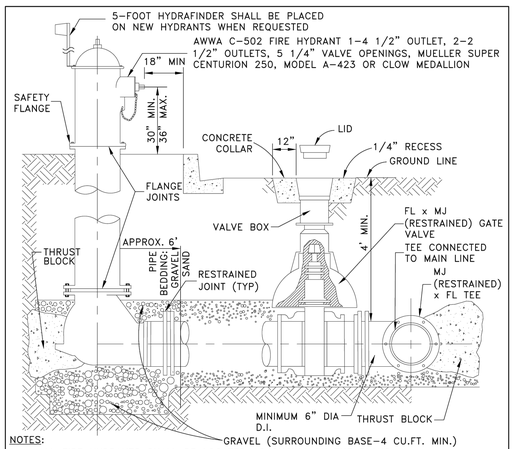



NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL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

REV 07-22

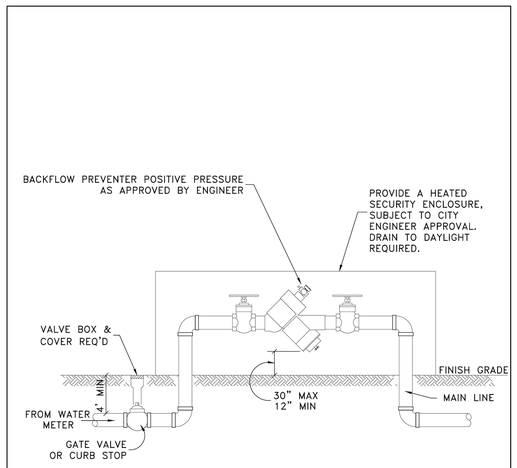
## GRANTSVILLE CITY
## SERVICE CONNECTION & METER ASSEMBLY




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

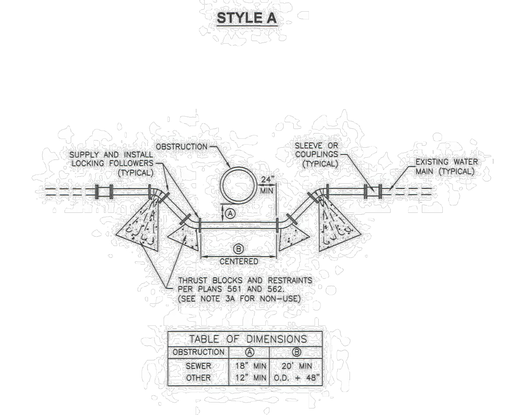



NOTES:
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

## GRANTSVILLE CITY
## TYPICAL BACKFLOW PREVENTER INSTALLATION

## GRANTSVILLE CITY STANDARDS

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




| TABLE OF DIMENSIONS | | |
|---|---|---|
| OBSTRUCTION | (A) | (B) |
| SEWER | 18" MIN | 20" MIN |
| OTHER | 12" MIN | O.D. + 48" |

APWA Utah Chapter

*Water main line loop*

Plan 543.1 March 2011


ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


# ALINGTON SUBDIVISION
## PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH, 84029

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

PRELIMINARY

**DETAILS**

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

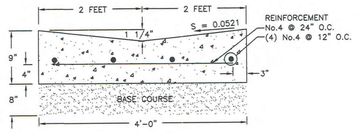
**C-501**

*Waterway*

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. Unless indicated otherwise, width of waterway as follows.
      1) 4 feet for a residential street.
      2) 6 feet for a non-residential street.
      3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
   C. Additional requirements are specified in APWA Section 32 16 13.

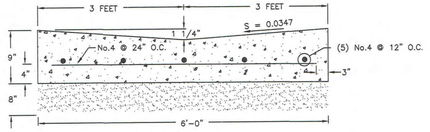
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide 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. Thickness is 6-inches if flow-line 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. 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.



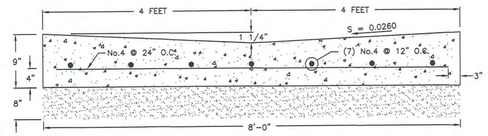

**4'-0" WATERWAY**

CONCRETE AREA = 2.583 SQ. FT.




**6'-0" WATERWAY**

CONCRETE AREA = 3.875 SQ. FT.




**8'-0" WATERWAY**

CONCRETE AREA = 5.166 SQ. FT.

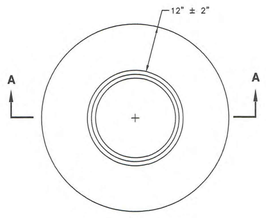


*Cover collar for sanitary sewer manhole*

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 pavment 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.




**SECTION A-A**

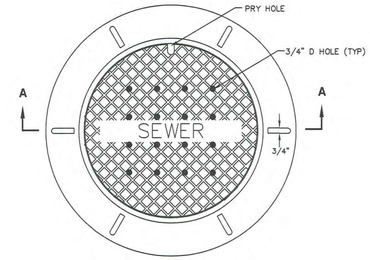


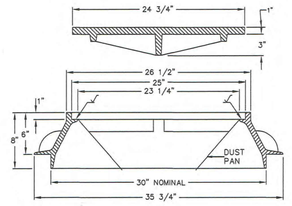
*30" Frame and cover*

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.




**SECTION A-A**

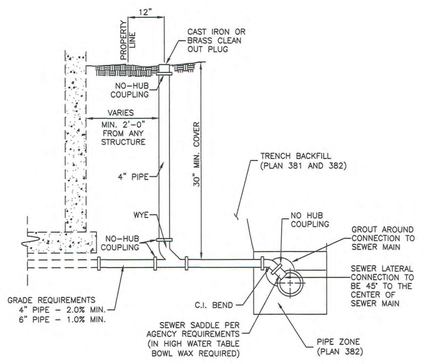


*Sewer lateral connection*

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.






ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

# ALINGTON SUBDIVISION
# PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

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

PRELIMINARY

DETAILS

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

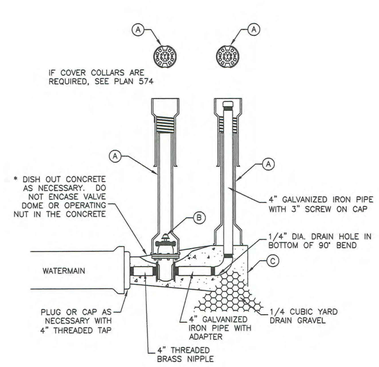
C-502

*4" washout valve*

1. **GENERAL**
   - A. Before backfilling, secure inspection of installation by ENGINEER.
   - B. Water mains 12-inches and larger will require a special washout assembly design.

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.

3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
   - C. Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
   - D. After installation of washout valve assembly, verify the washout valve riser drains to gravel.
   - E. Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.




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



USDA NRCS 2012 Fact Sheet

NRCS Natural Resources Conservation Service

# Rock Outlet Protection


Denver Federal Center
Building 56, Room 2604
PO Box 25426
Denver, Co 80225-0426

720-544-2810 - office
*www.co.nrcs.usda.gov*




**What is rock outlet protection?**

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

**When is rock outlet protection used?**

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

**How is rock outlet protection installed?**

***Apron length:*** Apron length ***(La)*** shall be determined from Table 1.

***Apron width:*** The apron width is based on the diameter of the discharge pipe, ***(D)***. The apron width will be ***3D*** at the upstream end ***(Wu)***, and the downstream width ***(Wd)*** will be equal to ***(D + La)***. The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, ***(D)***.

***Alignment***: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.

***Thickness***: The required apron thickness is shown in Table 1.

***Gabions***: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.

***Materials***: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

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

USDA NRCS 2012 Fact Sheet - rock outlet protection

**When type of maintenance is required?**

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

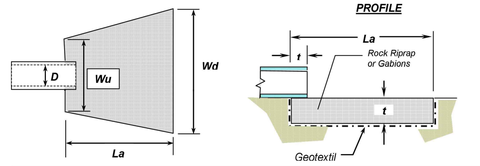



*Figure 1 - Typical detail for rock outlet protection below a culvert*

| Culvert Size D, (inches) | Rock Size $d_{50}$ (inches) | Apron Legnth La, (feet) | Upstream Width Wu, (feet) | Downstream Width Wd, (feet) | Thickness *t*, (inches) | Quantity (tons) |
|---|---|---|---|---|---|---|
| 12 | 6 | 12 | 3 | 13 | 18 | 15 |
| 18 | 9 | 16 | 4.5 | 18 | 24 | 20 |
| 21 | 9 | 18 | 5 | 20 | 24 | 35 |
| 24 | 9 | 20 | 6 | 22 | 24 | 60 |
| 30 | 9 | 22 | 7.5 | 24 | 24 | 75 |
| 36 | 12 | 24 | 9 | 27 | 30 | 120 |
| 42 | 18 | 26 | 10.5 | 30 | 36 | 180 |
| 48 | 18 | 28 | 12 | 32 | 36 | 215 |

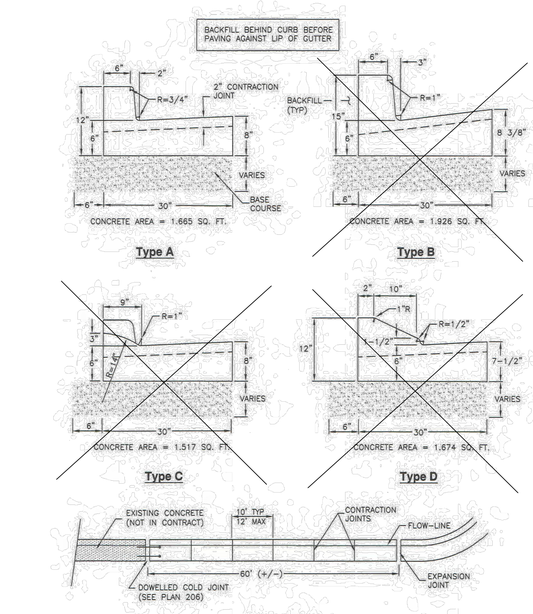
*TABLE 1 - Rock outlet protection apron dimensions*

| Smallest Dimension in Inches | | | | | % of rocks small than size shown |
|---|---|---|---|---|---|
| Gadion Rock | 6"$d_{50}$ | 9"$d_{50}$ | 12"$d_{50}$ | 18"$d_{50}$ | |
| 8 | 12 | 15 | 21 | 30 | 100 |
| 6 | 9 | 12 | 18 | 24 | 50-70 |
| 4 | 6 | 9 | 12 | 18 | 35-50 |
| 3 | 2 | 3 | 4 | 6 | 2-10 |

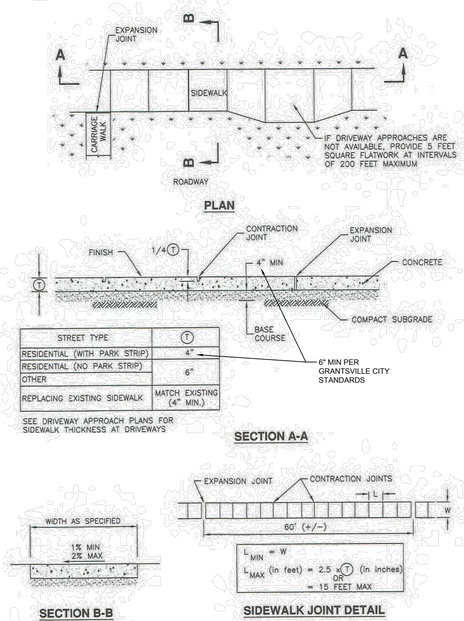
*TABLE 2 - Required rock gradation*

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

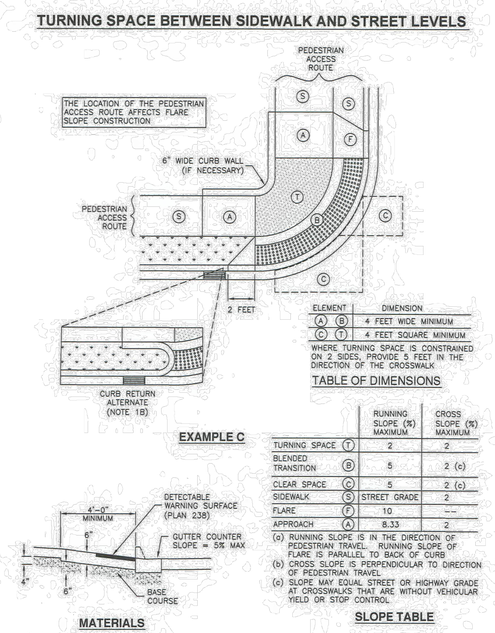
*Helping People Help the Land*
**USDA is an equal opportunity provider and employer**



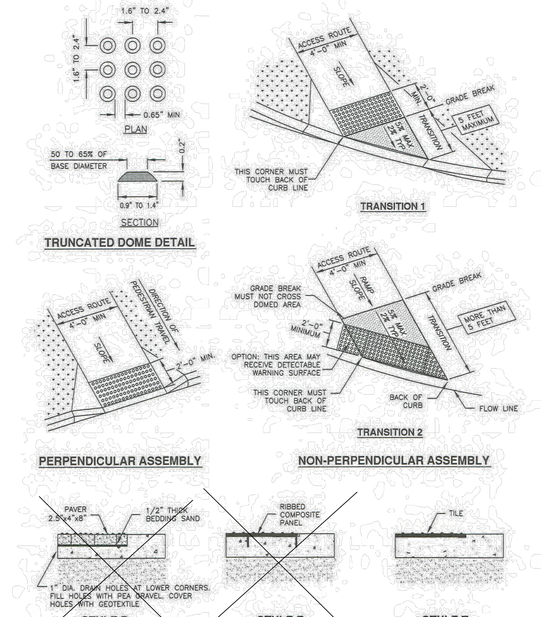










ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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

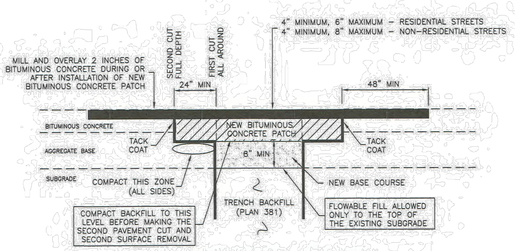
LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

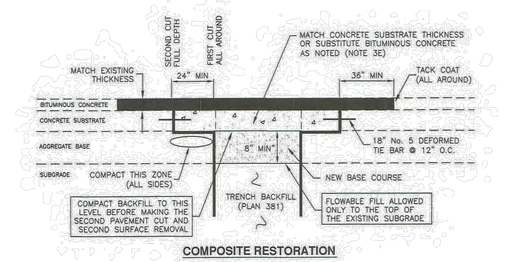
DETAILS

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

C-503

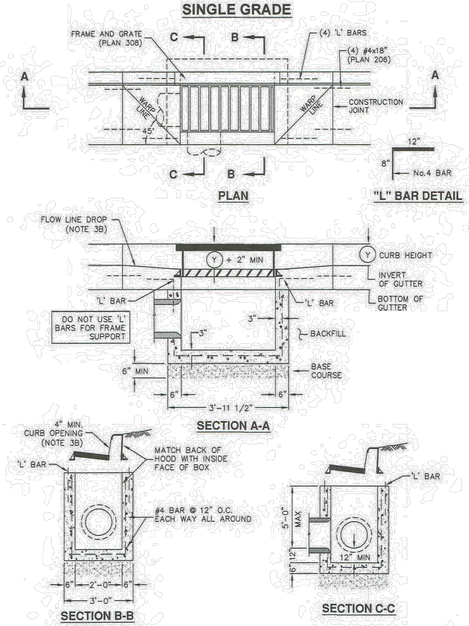



**BITUMINOUS CONCRETE RESTORATION**

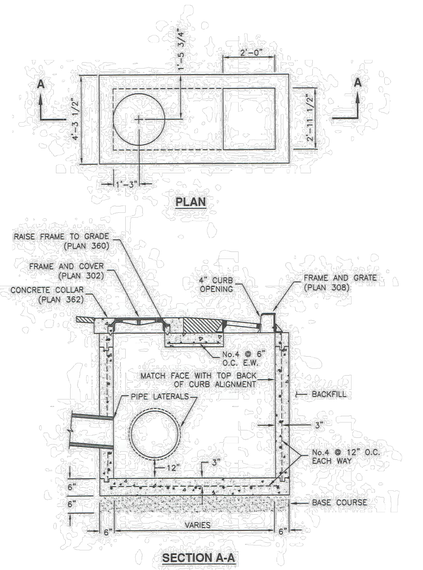



**COMPOSITE RESTORATION**

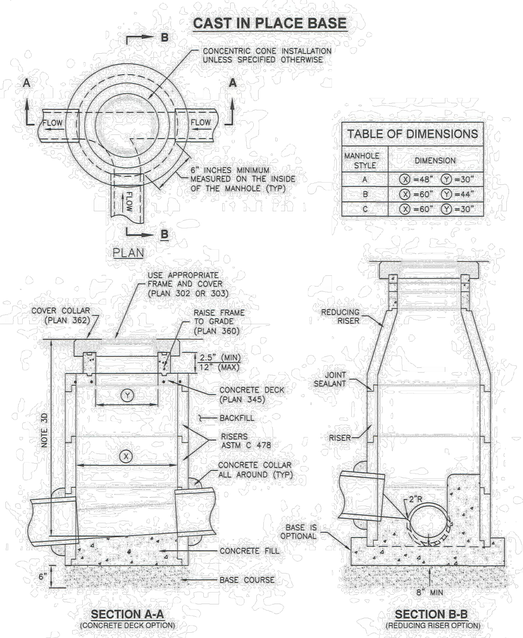
APWA Utah Chapter — *Bituminous pavement T-patch* — Plan 255, November 2015



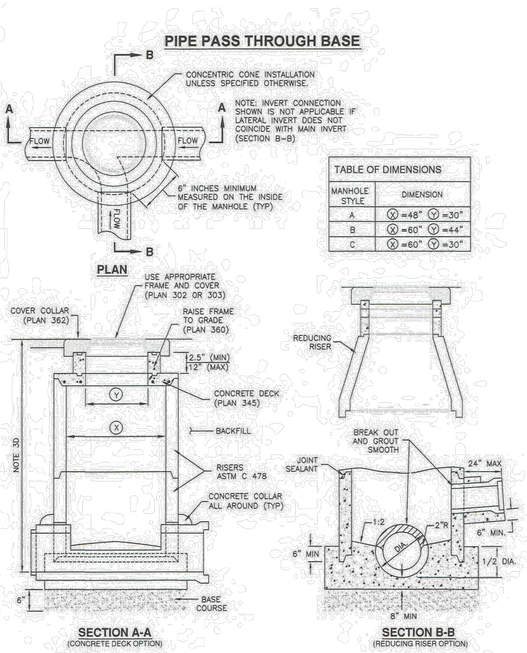

APWA Utah Chapter — *Catch basin* — Plan 315.1, September 2010




APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316, March 2011

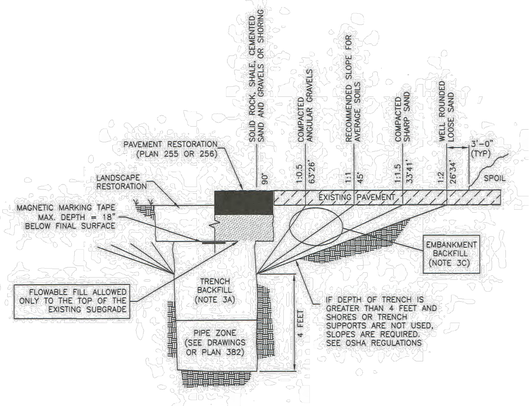



APWA Utah Chapter — *Precast manhole* — Plan 341.1, November 2010




APWA Utah Chapter — *Precast manhole* — Plan 341.2, November 2010

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.




APWA Utah Chapter — *Trench backfill* — Plan 381, July 2016





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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

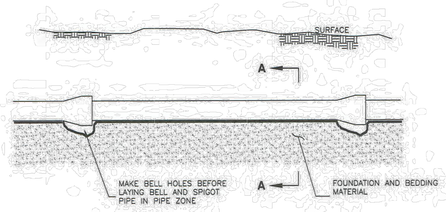
LICENSED PROFESSIONAL ENGINEER — 7427-2201 — JACOB M. CLEGG — 9/20/2022 — STATE OF UTAH

PRELIMINARY

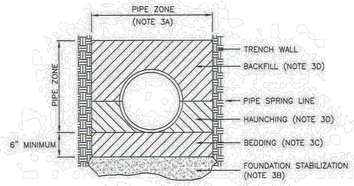
DETAILS

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

C-504




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"

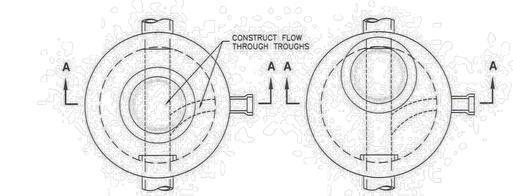
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

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

APWA Utah Chapter

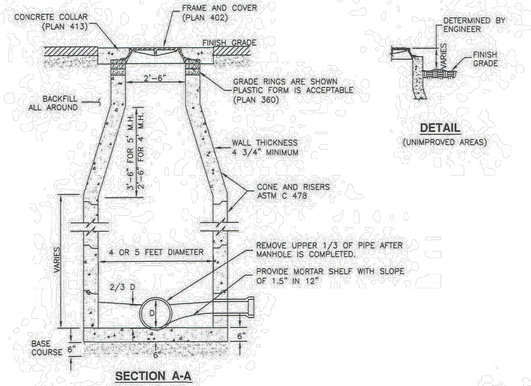
*Pipe zone backfill*

Plan 382 January 2011




PLAN (CONCENTRIC RISER)

PLAN (ECCENTRIC RISER)




SECTION A-A




DETAIL (UNIMPROVED AREAS)

APWA Utah Chapter

*Sanitary sewer manhole*

Plan 411 April 2011

**Study Summary Statistics**

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

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

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

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

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

Time of Concentration: 30 min
Rainfall Intensity I: 1.33 in/hr
Mannings N 0.013

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

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

| Pipe | Tributary Basins | Surface Flow (CFS) | Upstream Pipes | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Full Flow Capacity (CFS) | % of Full-Flow Capacity |
|---|---|---|---|---|---|---|---|---|---|
| 201-202 | 1 | 0.771 | None | 0.000 | 0.771 | 0.60% | 15 | 5.017 | 15.4% |
| 204-205 | 5 | 1.245 | None | 0.000 | 1.245 | 1.64% | 15 | 8.295 | 15.0% |
| 204-206 | 4 | 1.416 | 201-205 | 2.016 | 3.432 | 0.71% | 15 | 5.458 | 62.9% |
| 206-207 | 6 | 0.736 | None | 0.000 | 0.736 | 0.60% | 15 | 5.017 | 14.7% |
| 209-210 | 13 | 0.422 | None | 0.000 | 0.422 | 2.72% | 15 | 10.682 | 3.9% |
| **209-211** | **7** | **1.333** | **201-209** | **4.589** | **5.923** | **0.60%** | **18** | **8.159** | **72.6%** |
| 222-223 | 14 | 1.604 | None | 0.000 | 1.604 | 0.60% | 15 | 5.017 | 32.0% |
| 224-222 | 15 | 1.324 | None | 0.000 | 1.324 | 0.59% | 15 | 4.975 | 26.6% |
| 212-222 | None | 0.000 | 222-224 | 2.928 | 2.928 | 0.60% | 15 | 5.017 | 58.4% |
| **212-213** | **None** | **0.000** | **201-222** | **8.851** | **8.851** | **0.60%** | **24** | **17.570** | **50.4%** |
| 213-214 | 11&12 | 1.549 | None | 0.000 | 1.549 | 2.00% | 15 | 9.160 | 16.9% |
| **213-225** | **None** | **0.000** | **201-225** | **10.400** | **10.400** | **0.75%** | **24** | **19.644** | **52.9%** |
| 219-220 | 3 | 1.093 | None | 0.000 | 1.093 | 0.67% | 15 | 5.302 | 20.6% |
| 218-219 | 2 | 1.997 | 219-220 | 1.093 | 3.090 | 0.60% | 15 | 5.017 | 61.6% |
| 216-217 | 8 | 1.634 | None | 0.000 | 1.634 | 1.13% | 15 | 6.885 | 23.7% |
| **215-216** | **9** | **1.90** | **216-220** | **4.723** | **6.624** | **0.60%** | **18** | **8.159** | **81.2%** |
| **221-225** | **10** | **1.410** | **201-225** | **15.123** | **16.533** | **2.50%** | **24** | **35.865** | **46.1%** |


ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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




PRELIMINARY

DETAILS

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

C-505



**NOAA Atlas 14, Volume 1, Version 5**
**Location name: Grantsville, Utah, USA***
**Latitude: 40.5967°, Longitude: -112.4195°**
**Elevation: 4299.5 ft****
* source: ESRI Maps
** source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kasungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

## PF tabular

**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]**

| Duration | Average recurrence interval (years) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | **0.120** (0.105-0.136) | **0.152** (0.135-0.175) | **0.210** (0.185-0.240) | **0.263** (0.229-0.301) | **0.346** (0.295-0.398) | **0.420** (0.350-0.487) | **0.508** (0.412-0.597) | **0.611** (0.478-0.728) | **0.771** (0.576-0.938) | **0.918** (0.658-1.14) |
| 10-min | **0.162** (0.160-0.208) | **0.231** (0.205-0.266) | **0.319** (0.281-0.368) | **0.400** (0.349-0.457) | **0.526** (0.450-0.605) | **0.640** (0.533-0.742) | **0.774** (0.628-0.908) | **0.929** (0.727-1.11) | **1.17** (0.877-1.43) | **1.40** (1.00-1.73) |
| 15-min | **0.226** (0.198-0.257) | **0.287** (0.254-0.329) | **0.396** (0.349-0.454) | **0.496** (0.433-0.567) | **0.652** (0.558-0.750) | **0.793** (0.661-0.920) | **0.959** (0.778-1.13) | **1.15** (0.902-1.37) | **1.46** (1.09-1.77) | **1.73** (1.24-2.15) |
| 30-min | **0.304** (0.267-0.347) | **0.386** (0.342-0.444) | **0.533** (0.470-0.611) | **0.667** (0.583-0.764) | **0.878** (0.751-1.01) | **1.07** (0.890-1.24) | **1.29** (1.05-1.52) | **1.55** (1.21-1.85) | **1.96** (1.46-2.38) | **2.33** (1.67-2.89) |
| 60-min | **0.376** (0.330-0.429) | **0.478** (0.423-0.549) | **0.660** (0.582-0.756) | **0.826** (0.722-0.945) | **1.09** (0.930-1.25) | **1.32** (1.10-1.53) | **1.60** (1.30-1.88) | **1.92** (1.50-2.29) | **2.42** (1.81-2.95) | **2.89** (2.07-3.58) |
| 2-hr | **0.451** (0.410-0.506) | **0.570** (0.515-0.642) | **0.749** (0.676-0.842) | **0.912** (0.816-1.02) | **1.18** (1.03-1.33) | **1.42** (1.21-1.61) | **1.69** (1.40-1.95) | **2.01** (1.61-2.36) | **2.53** (1.92-3.04) | **2.99** (2.19-3.67) |
| 3-hr | **0.515** (0.474-0.571) | **0.637** (0.584-0.708) | **0.815** (0.745-0.901) | **0.969** (0.878-1.07) | **1.22** (1.08-1.35) | **1.43** (1.25-1.63) | **1.70** (1.44-1.96) | **2.02** (1.67-2.38) | **2.55** (1.99-3.07) | **3.02** (2.27-3.71) |
| 6-hr | **0.650** (0.604-0.706) | **0.803** (0.746-0.870) | **0.981** (0.912-1.06) | **1.14** (1.06-1.24) | **1.37** (1.25-1.49) | **1.56** (1.41-1.71) | **1.79** (1.58-1.98) | **2.07** (1.79-2.41) | **2.58** (2.15-3.10) | **3.05** (2.46-3.74) |
| 12-hr | **0.811** (0.757-0.874) | **0.995** (0.927-1.08) | **1.21** (1.13-1.31) | **1.38** (1.28-1.49) | **1.63** (1.50-1.77) | **1.83** (1.66-2.00) | **2.04** (1.82-2.25) | **2.28** (2.00-2.54) | **2.71** (2.32-3.13) | **3.08** (2.58-3.78) |
| 24-hr | **1.01** (0.933-1.10) | **1.25** (1.15-1.35) | **1.49** (1.38-1.62) | **1.70** (1.57-1.84) | **1.97** (1.81-2.13) | **2.17** (2.00-2.36) | **2.38** (2.19-2.58) | **2.59** (2.37-2.82) | **2.87** (2.59-3.16) | **3.10** (2.76-3.82) |
| 2-day | **1.10** (1.02-1.19) | **1.35** (1.25-1.46) | **1.62** (1.50-1.75) | **1.83** (1.70-1.98) | **2.13** (1.97-2.30) | **2.36** (2.17-2.55) | **2.59** (2.37-2.81) | **2.82** (2.57-3.06) | **3.13** (2.83-3.41) | **3.36** (3.02-3.86) |
| 3-day | **1.17** (1.09-1.27) | **1.43** (1.33-1.56) | **1.72** (1.60-1.86) | **1.96** (1.82-2.12) | **2.29** (2.12-2.47) | **2.54** (2.34-2.74) | **2.80** (2.57-3.03) | **3.06** (2.79-3.32) | **3.41** (3.08-3.72) | **3.68** (3.30-4.12) |
| 4-day | **1.24** (1.15-1.34) | **1.52** (1.42-1.65) | **1.83** (1.70-1.97) | **2.09** (1.94-2.25) | **2.44** (2.26-2.63) | **2.72** (2.51-2.93) | **3.01** (2.76-3.25) | **3.30** (3.01-3.57) | **3.70** (3.34-4.02) | **4.00** (3.58-4.38) |
| 7-day | **1.42** (1.32-1.54) | **1.74** (1.63-1.89) | **2.09** (1.94-2.25) | **2.37** (2.21-2.55) | **2.74** (2.55-2.95) | **3.03** (2.81-3.25) | **3.31** (3.06-3.57) | **3.60** (3.31-3.88) | **3.97** (3.62-4.30) | **4.24** (3.85-4.60) |
| 10-day | **1.58** (1.47-1.70) | **1.93** (1.81-2.08) | **2.30** (2.15-2.47) | **2.60** (2.43-2.78) | **2.98** (2.79-3.19) | **3.27** (3.05-3.49) | **3.55** (3.30-3.80) | **3.82** (3.55-4.10) | **4.16** (3.84-4.48) | **4.41** (4.05-4.76) |
| 20-day | **2.01** (1.88-2.15) | **2.47** (2.30-2.64) | **2.93** (2.74-3.13) | **3.28** (3.07-3.49) | **3.73** (3.48-3.96) | **4.04** (3.78-4.30) | **4.35** (4.06-4.63) | **4.63** (4.31-4.93) | **4.97** (4.61-5.31) | **5.20** (4.83-5.57) |
| 30-day | **2.39** (2.24-2.54) | **2.93** (2.74-3.12) | **3.47** (3.25-3.69) | **3.89** (3.65-4.13) | **4.44** (4.16-4.70) | **4.83** (4.52-5.12) | **5.22** (4.86-5.54) | **5.59** (5.19-5.95) | **6.04** (5.58-6.46) | **6.36** (5.86-6.82) |
| 45-day | **2.93** (2.75-3.12) | **3.58** (3.37-3.82) | **4.21** (3.96-4.47) | **4.68** (4.41-4.97) | **5.28** (4.98-5.59) | **5.69** (5.37-6.02) | **6.08** (5.73-6.43) | **6.42** (6.06-6.79) | **6.80** (6.42-7.20) | **7.03** (6.65-7.45) |
| 60-day | **3.48** (3.29-3.70) | **4.23** (3.97-4.52) | **4.96** (4.67-5.29) | **5.52** (5.19-5.87) | **6.21** (5.84-6.59) | **6.69** (6.28-7.10) | **7.14** (6.70-7.57) | **7.54** (7.06-8.01) | **7.99** (7.48-8.50) | **8.26** (7.74-8.80) |

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

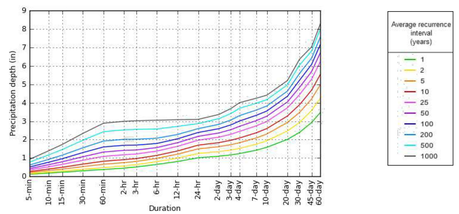
Back to Top

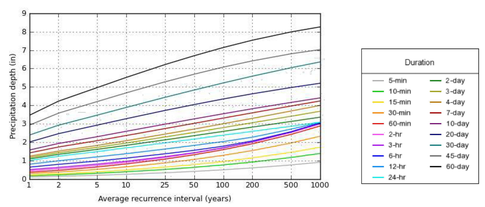
## PF graphical





PDS-based depth-duration-frequency (DDF) curves
Latitude: 40.5967°, Longitude: -112.4195°




NOAA Atlas 14, Volume 1, Version 5

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

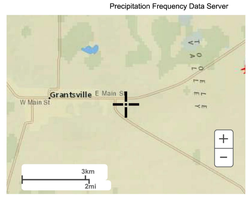
Back to Top

## Maps & aerials

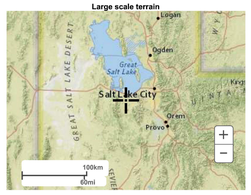
**Small scale terrain**



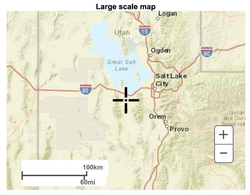





**Large scale terrain**




**Large scale map**




**Large scale aerial**

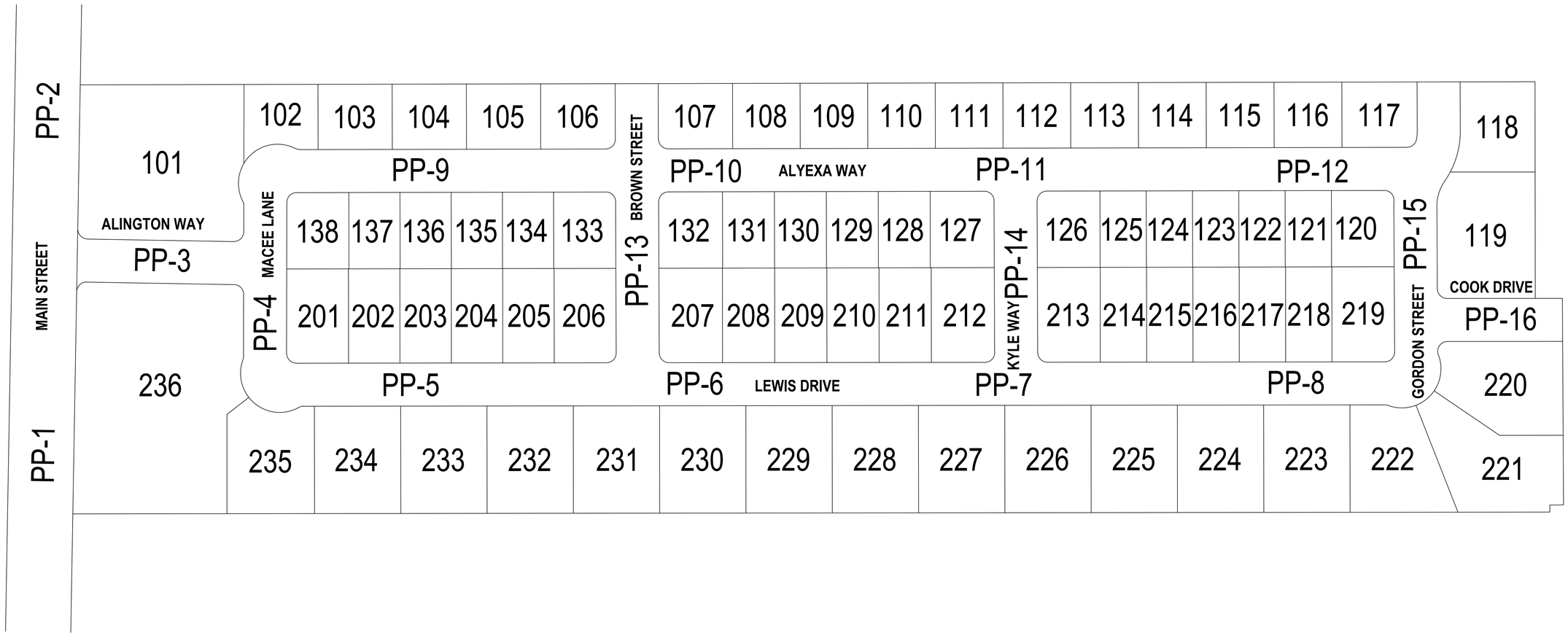
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEV = 4601.53





**ENSIGN**
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


# ALINGTON SUBDIVISION
## PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

**PRELIMINARY**

**PLAN AND PROFILE KEYMAP**

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

**PP-0**

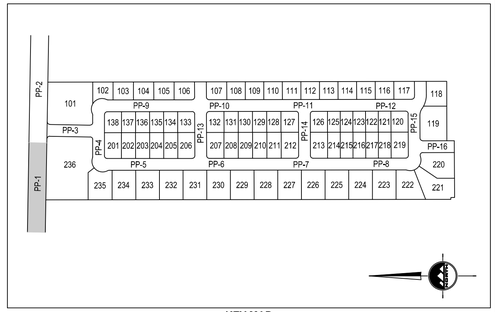
811 Know what's below. Call before you dig.

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

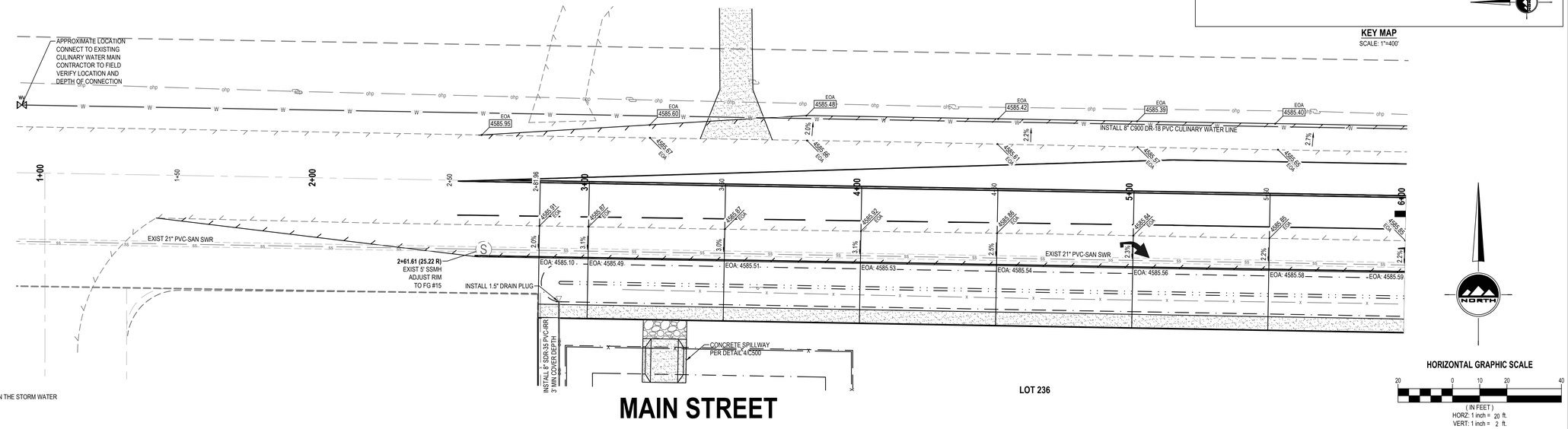
## BENCHMARK

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

ELEV = 4601.53




KEY MAP
SCALE: 1"=400'

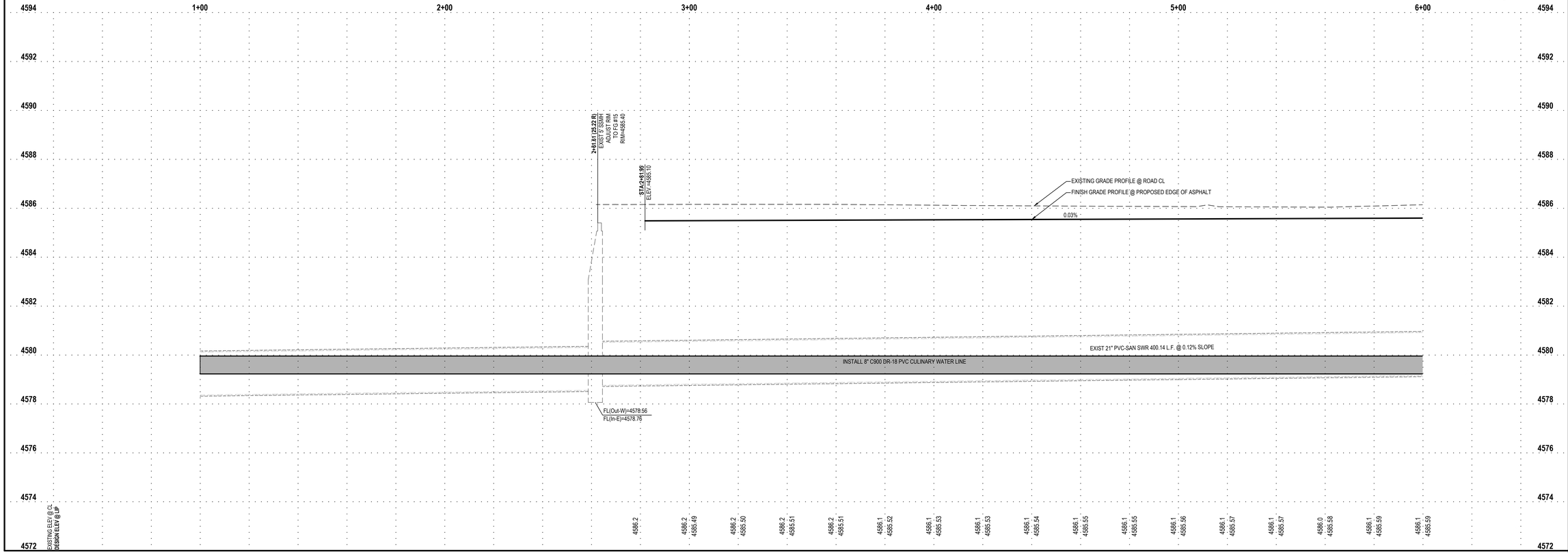



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

# MAIN STREET

LOT 236

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

MAIN STREET
PLAN AND PROFILE

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

PP-1

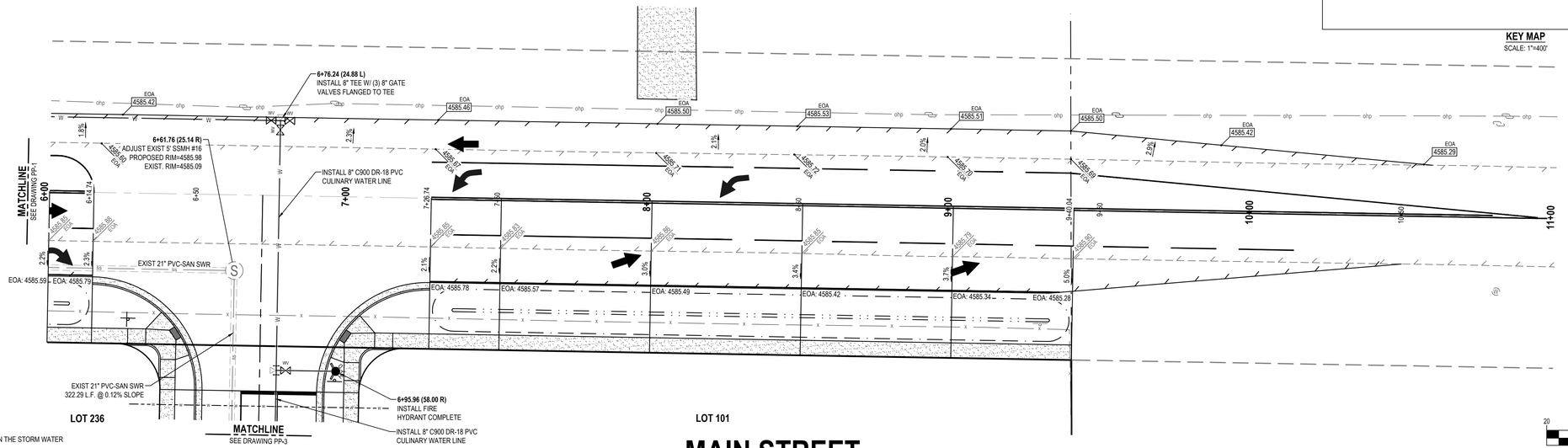
811 Know what's below. Call before you dig.

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

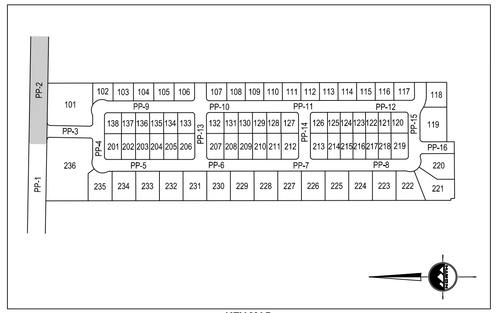
## BENCHMARK

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

ELEV = 4601.53



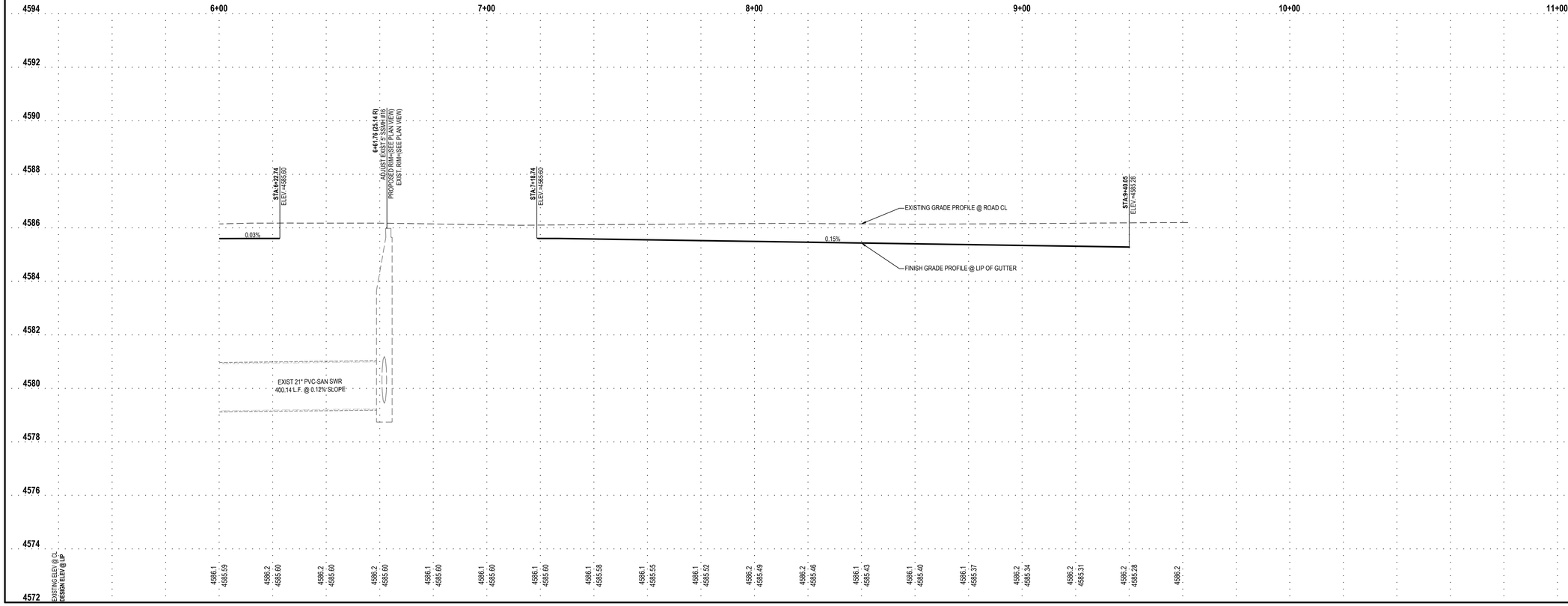

18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES




KEY MAP
SCALE: 1"=400'

NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

MAIN STREET
PLAN AND PROFILE

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

PP-2

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

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

## BENCHMARK

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

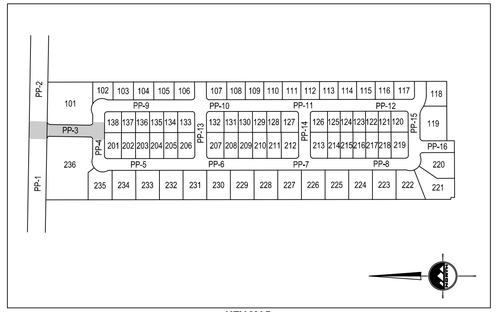
ELEV = 4601.53

## SCOPE OF WORK:

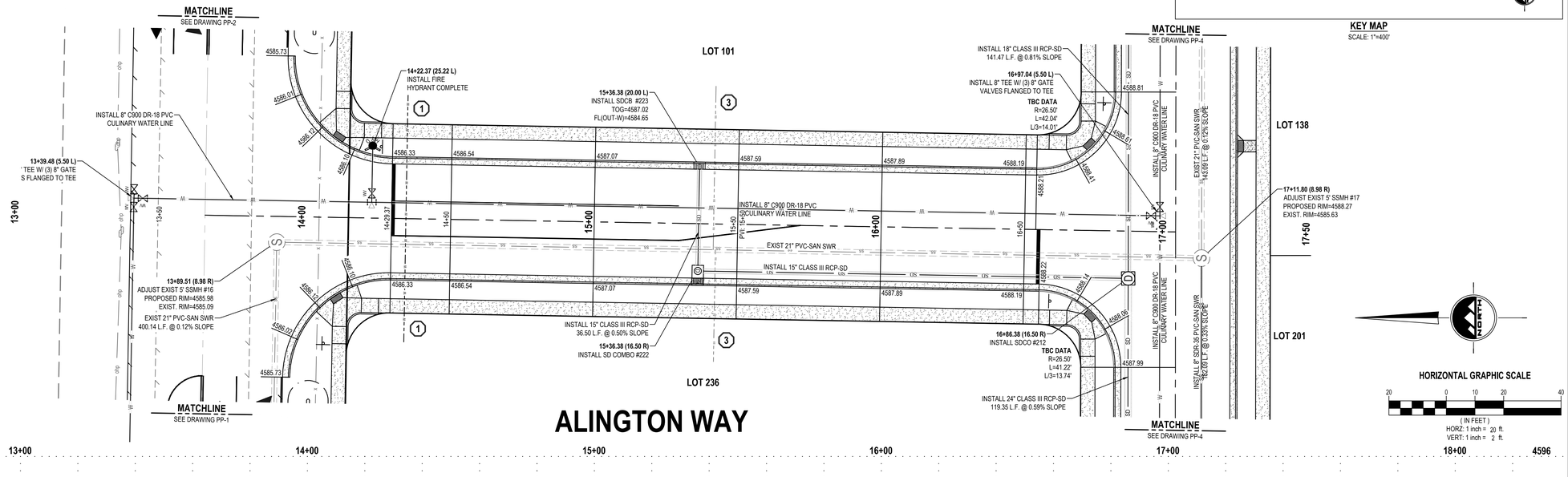
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

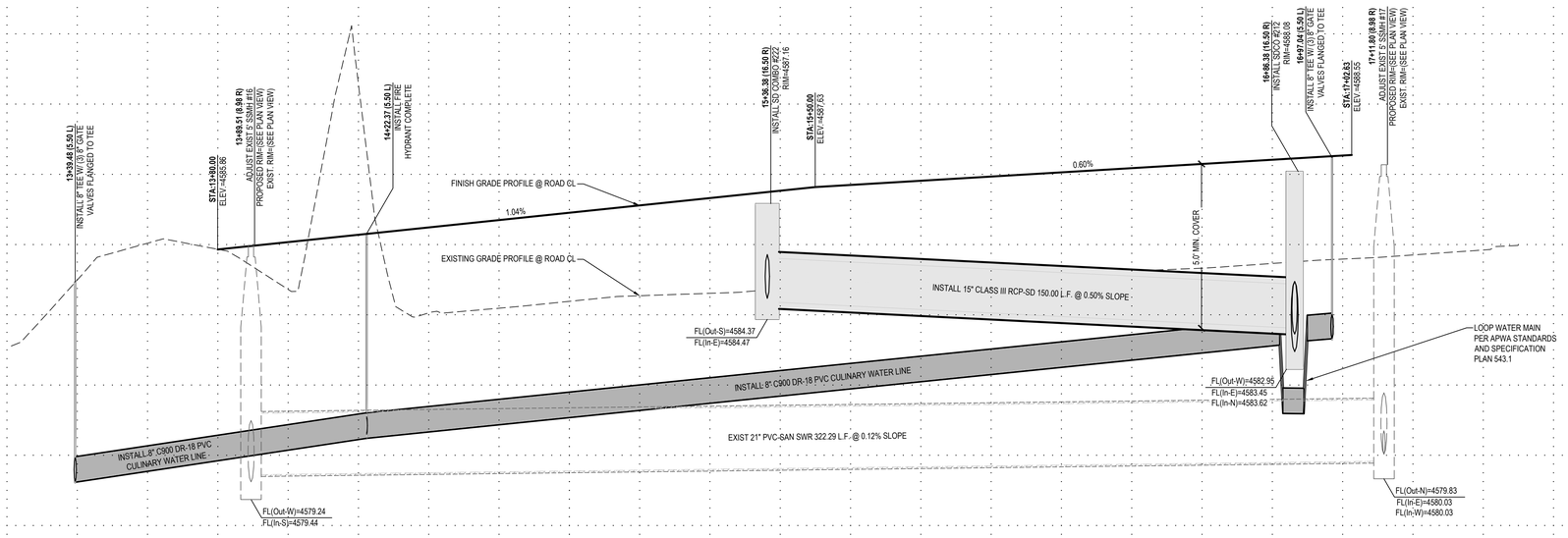
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE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

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




KEY MAP
SCALE: 1"=400'





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

WWW.ENSIGNENG.COM


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

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

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

PRELIMINARY

ARLINGTON WAY
PLAN AND PROFILE

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

PP-3

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

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

## BENCHMARK

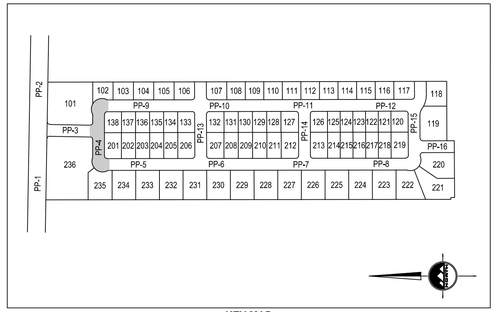
SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

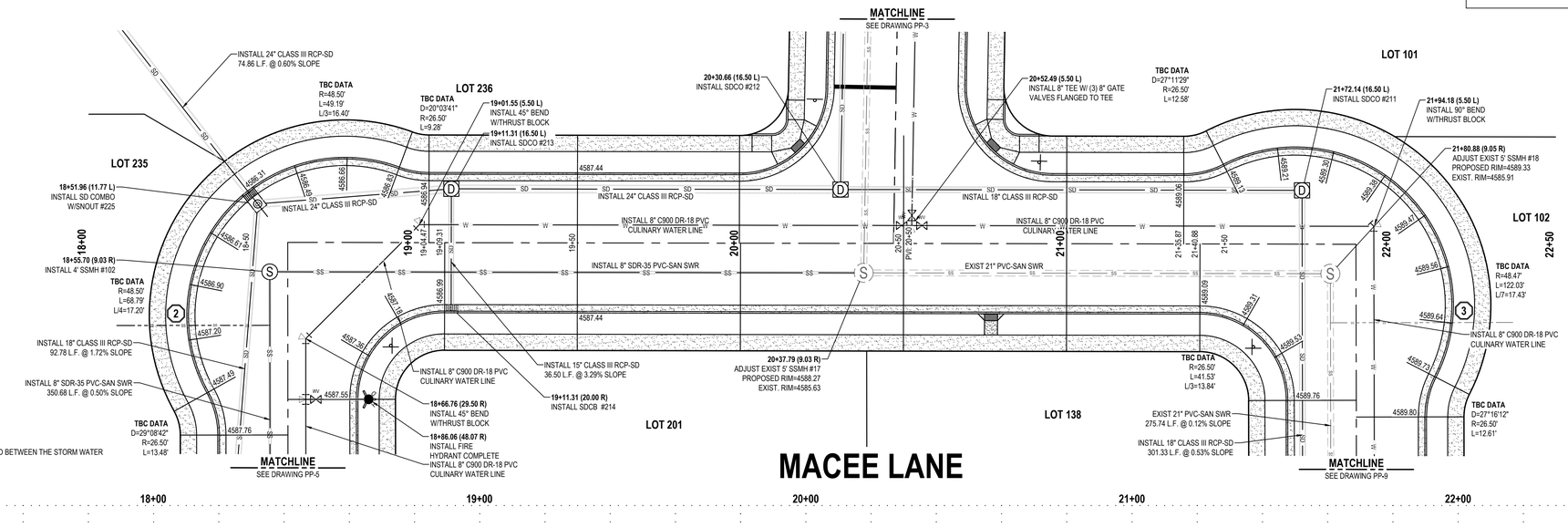
## SCOPE OF WORK:

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

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




KEY MAP
SCALE: 1"=400'



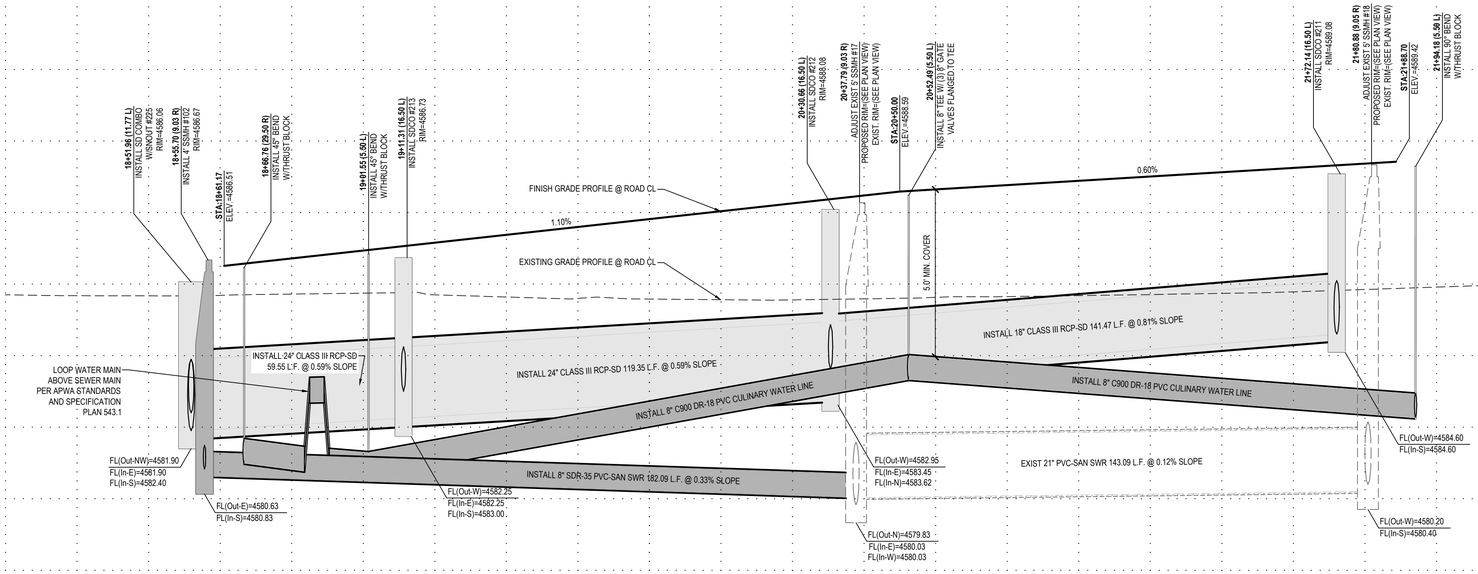




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

LICENSED PROFESSIONAL ENGINEER 9001427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

MACEE LANE
PLAN AND PROFILE

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

PP-4

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

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

## BENCHMARK

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

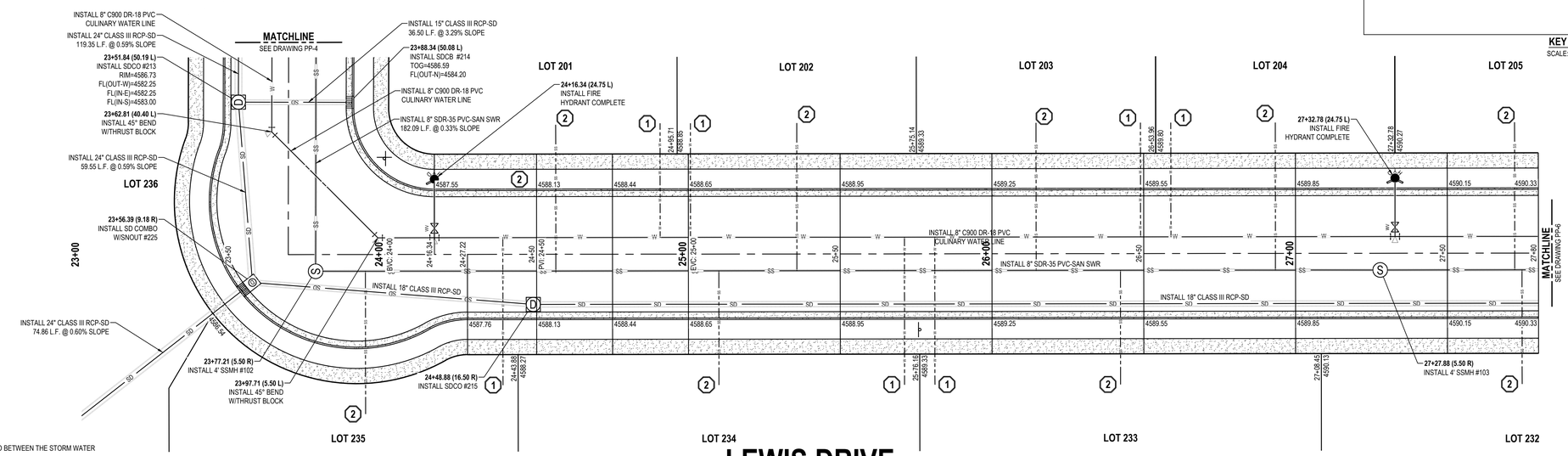
ELEV = 4601.53

## SCOPE OF WORK:

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

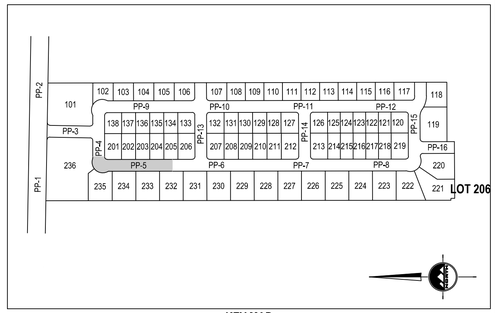
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE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

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




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

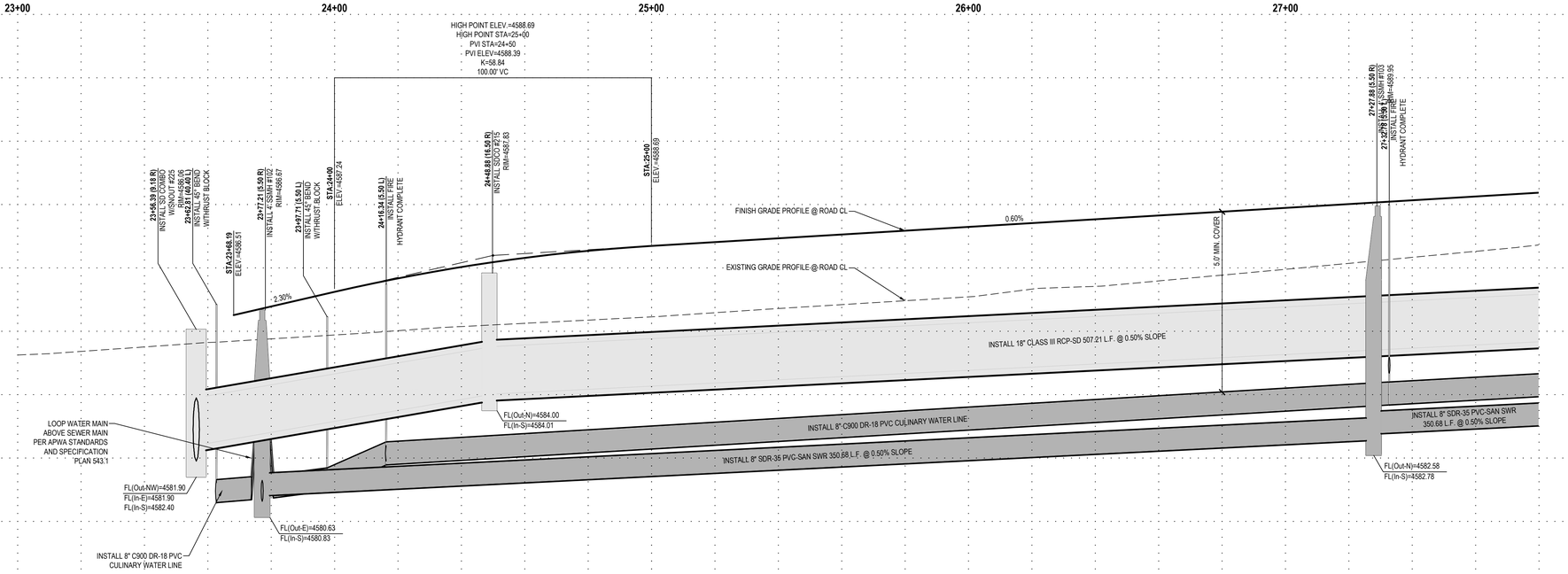
# LEWIS DRIVE




KEY MAP
SCALE: 1"=400'

NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642


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

LICENSED PROFESSIONAL ENGINEER
9007427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

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

PP-5

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

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

## BENCHMARK

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

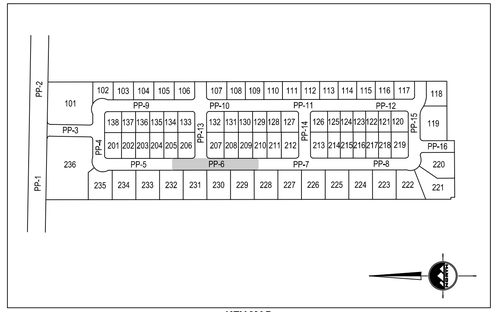
ELEV = 4601.53

## SCOPE OF WORK:

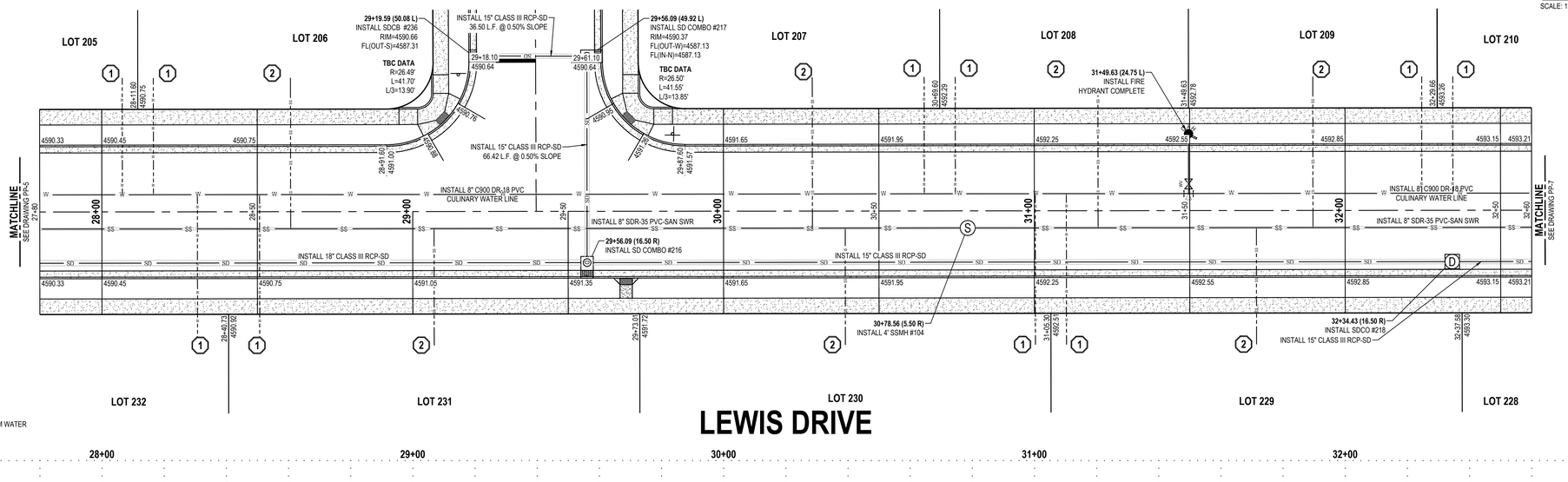
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

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

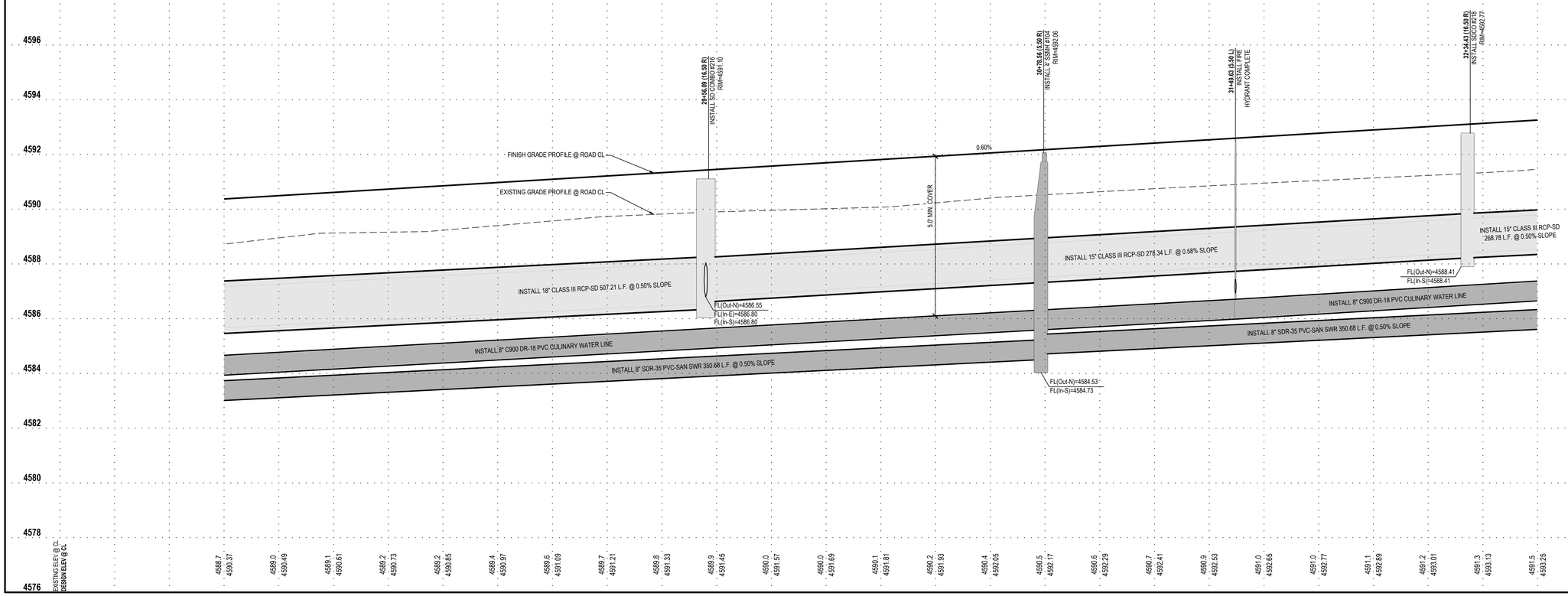



KEY MAP
SCALE: 1"=400'




# LEWIS DRIVE

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




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

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

PP-6

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

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

## BENCHMARK

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

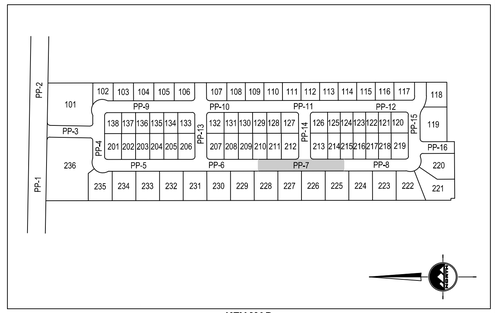
LOT 209
ELEV = 4601.53

## SCOPE OF WORK:

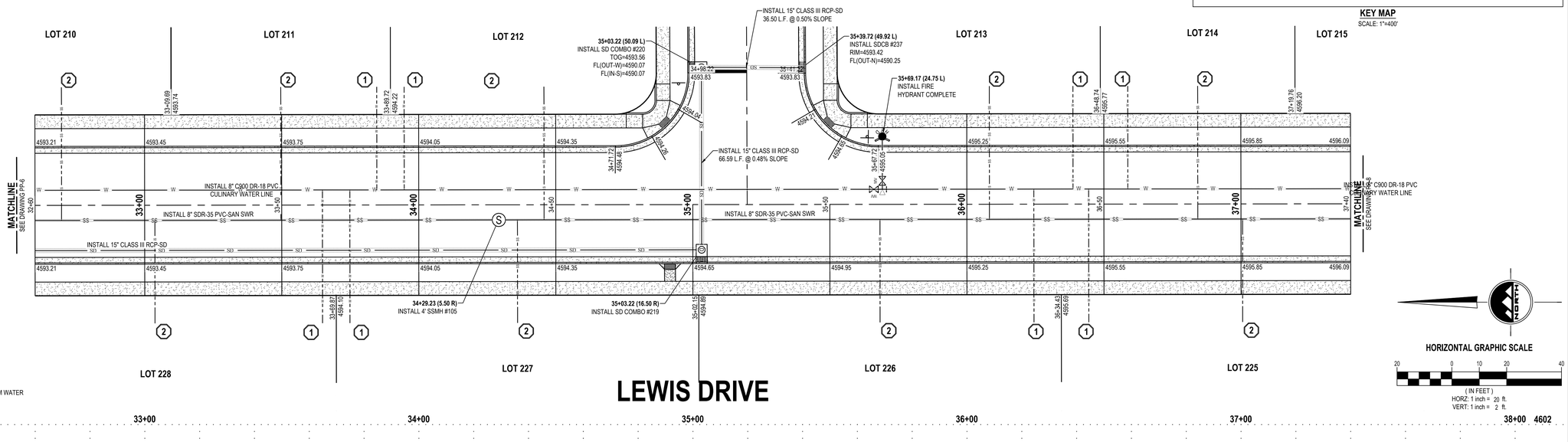
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

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

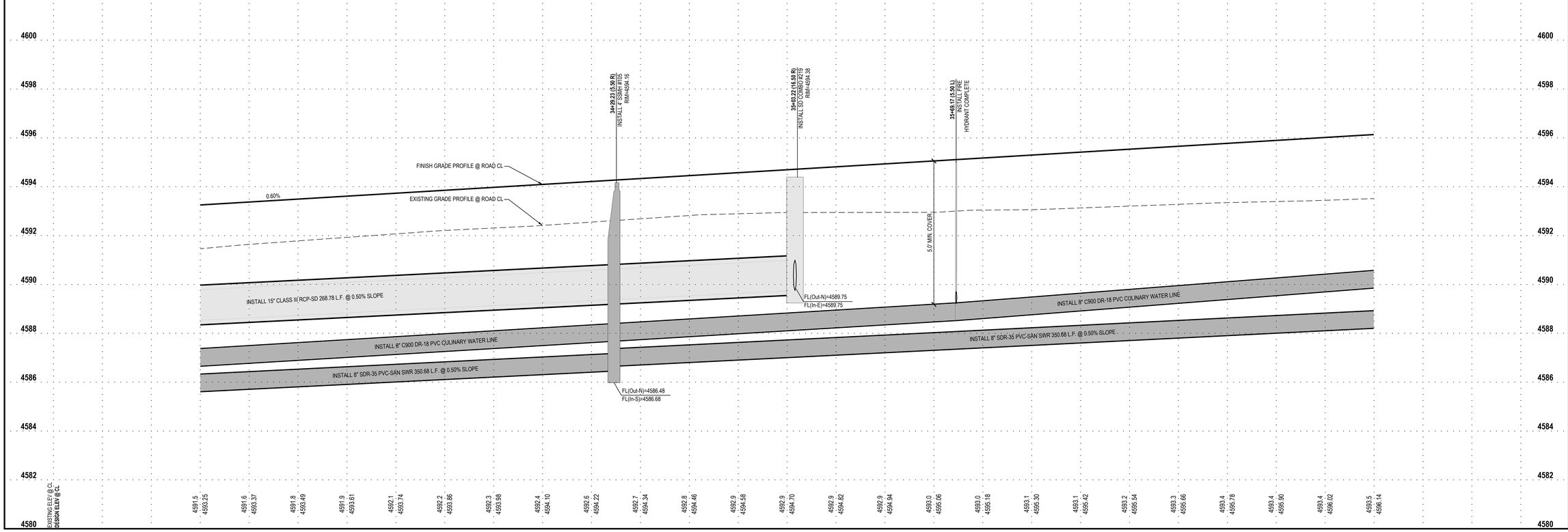



**KEY MAP**
SCALE: 1"=400'




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





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

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

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

PRELIMINARY

**LEWIS DRIVE**
**PLAN AND PROFILE**

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

**PP-7**

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

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

## BENCHMARK

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

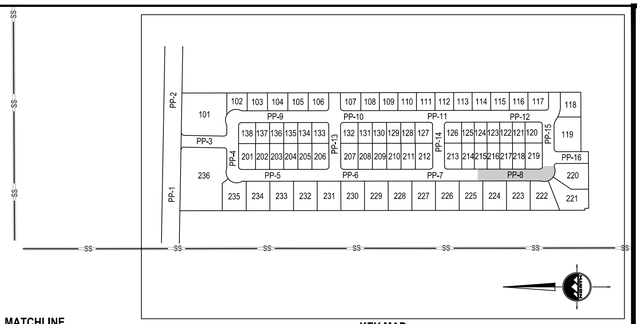
**LOT 214**

ELEV = 4601.53

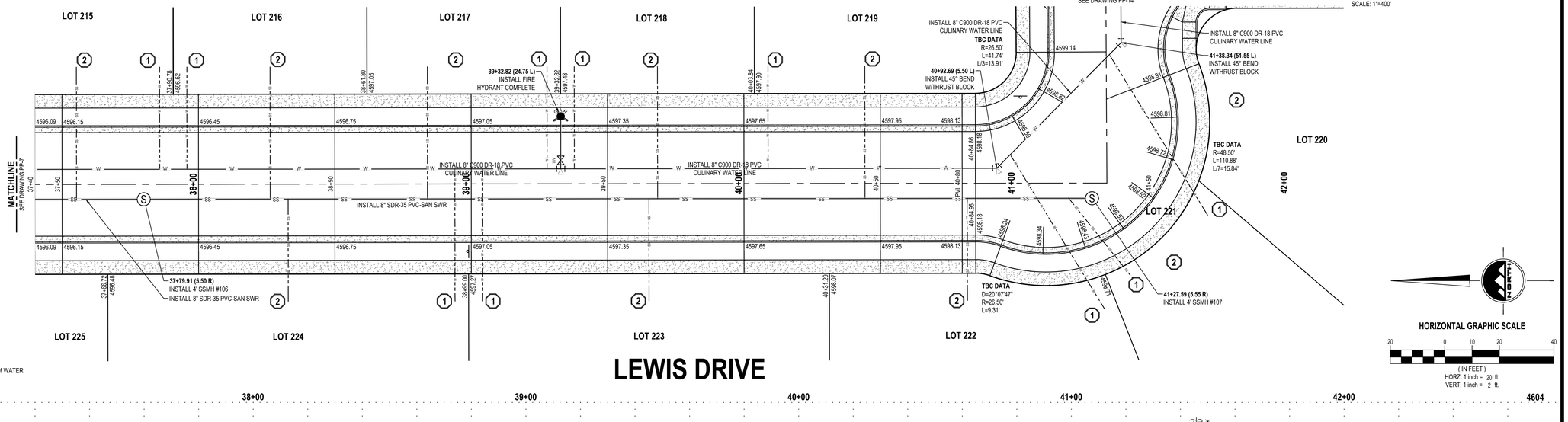
## SCOPE OF WORK:

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

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




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

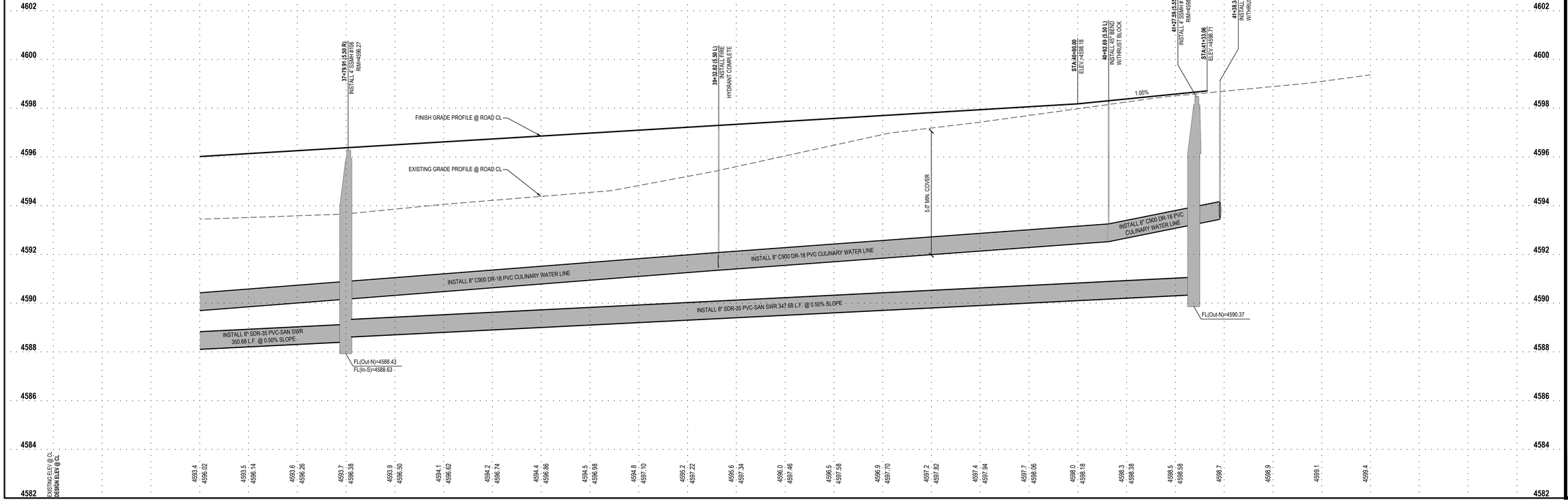



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

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





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


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

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

PRELIMINARY

**LEWIS DRIVE**
**PLAN AND PROFILE**

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

**PP-8**

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

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

## BENCHMARK

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

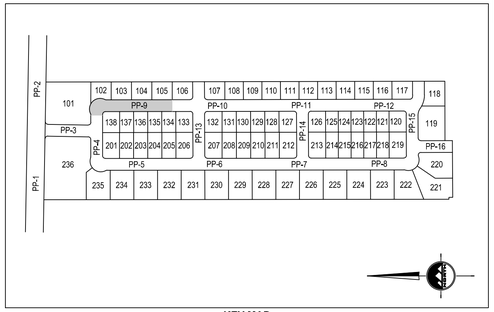
ELEV = 4601.53

## SCOPE OF WORK:

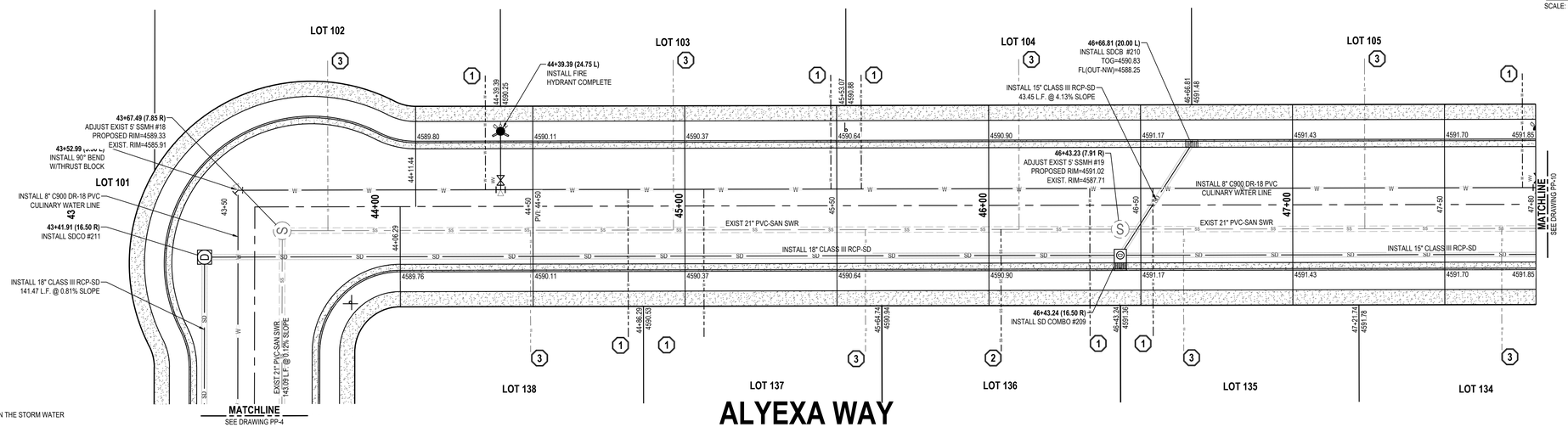
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

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




KEY MAP
SCALE: 1"=400'

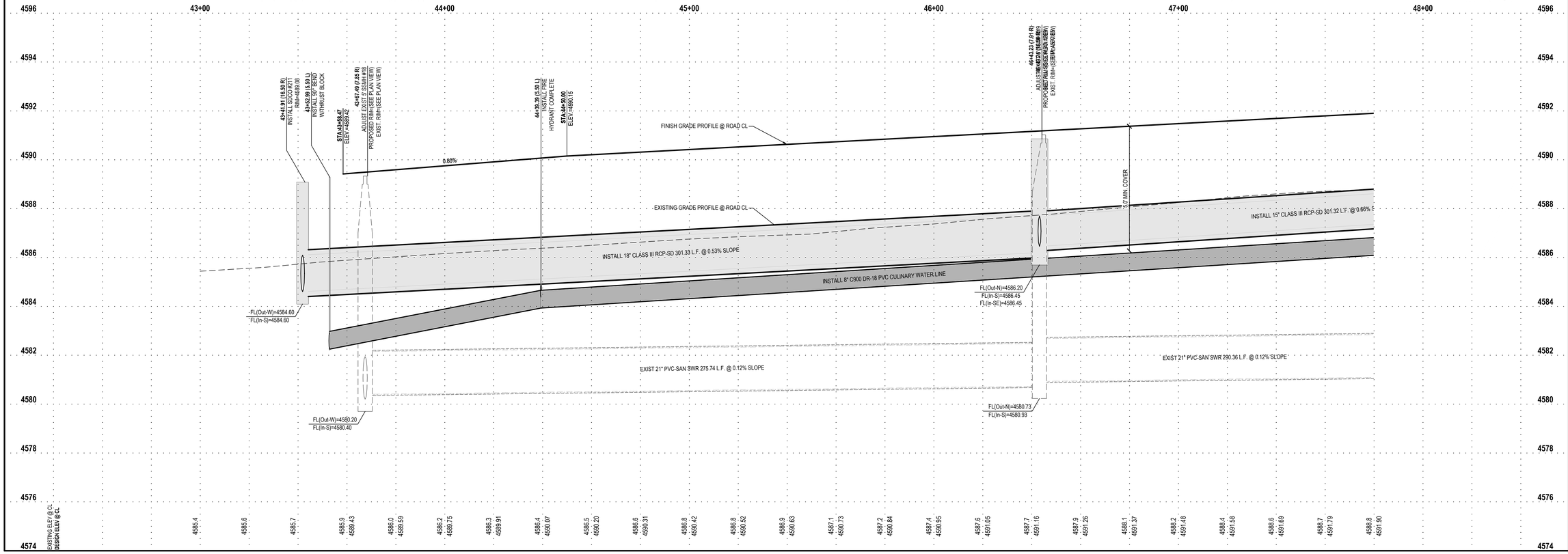



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

LICENSED PROFESSIONAL ENGINEER
5427427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

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

PP-9

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

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

## BENCHMARK

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

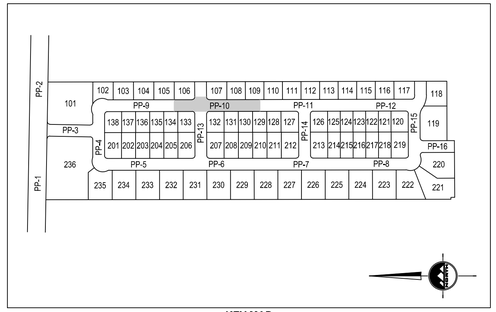
ELEV = 4601.53

## SCOPE OF WORK:

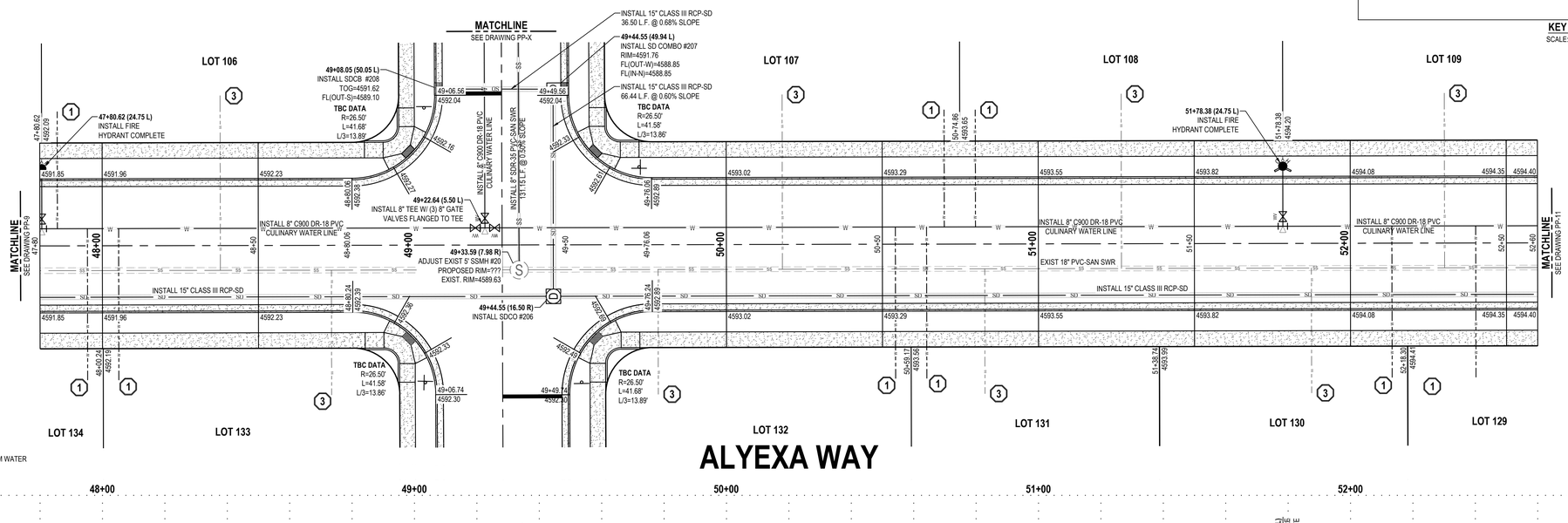
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

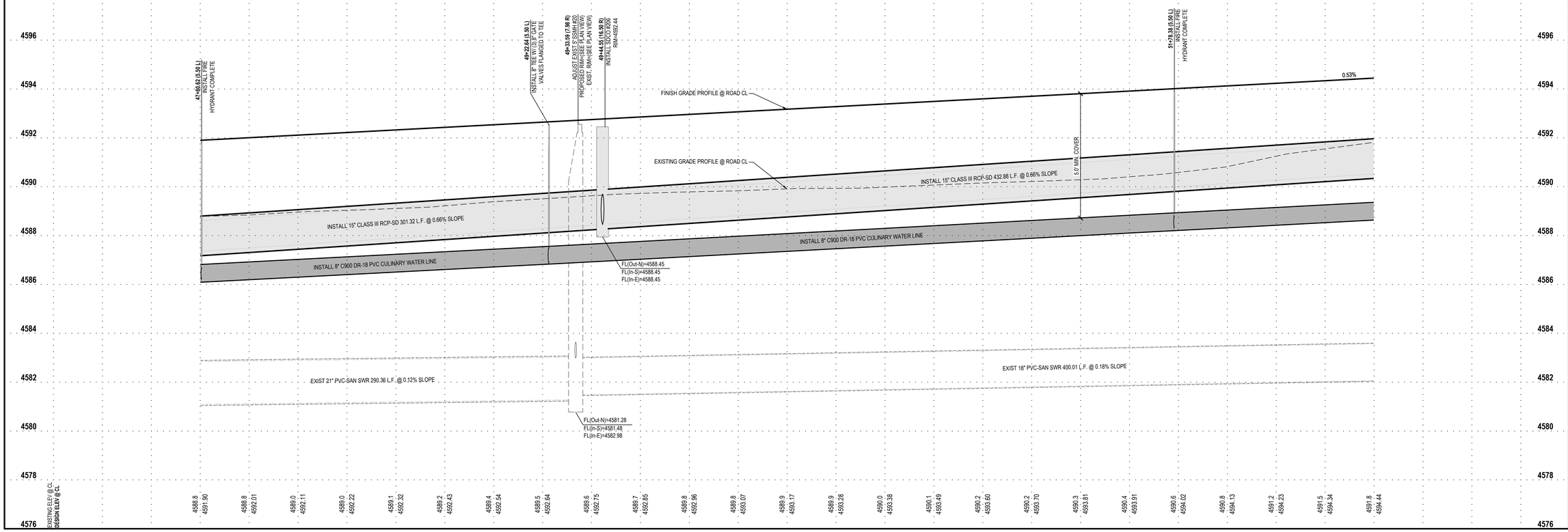
**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**




KEY MAP
SCALE: 1"=400'




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




HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

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

PP-10

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

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

## BENCHMARK

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

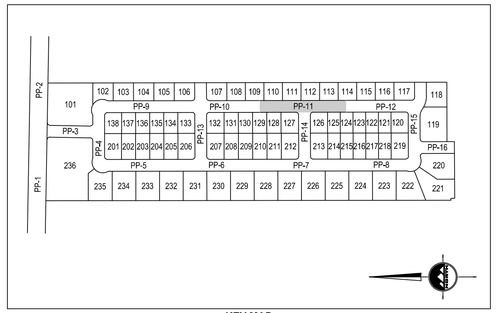
ELEV = 4601.53

## SCOPE OF WORK:

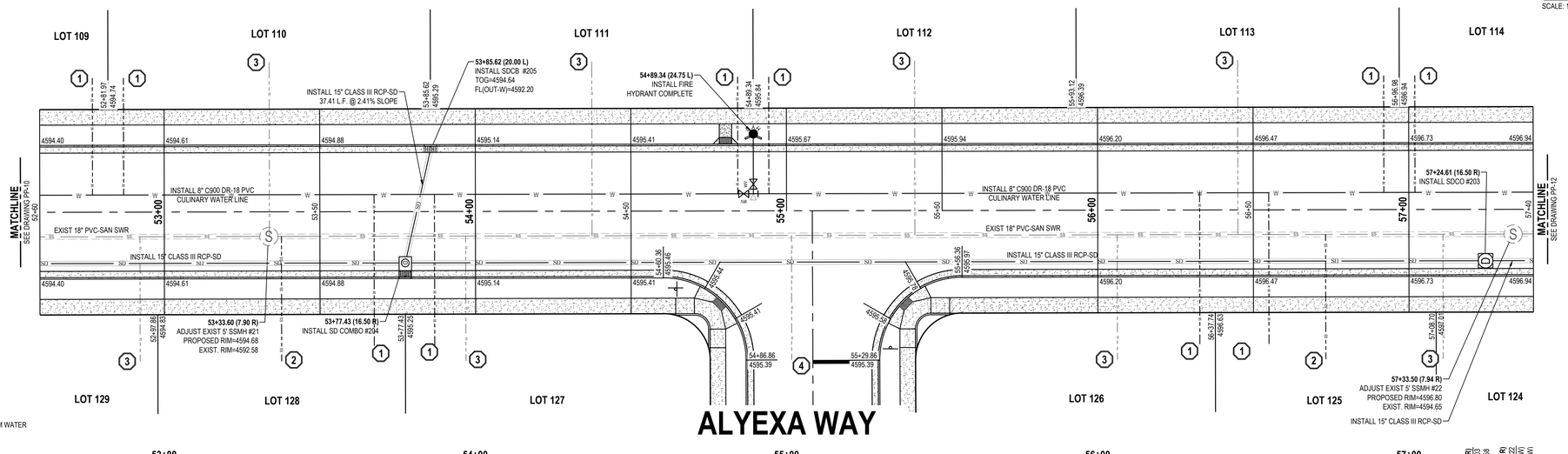
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

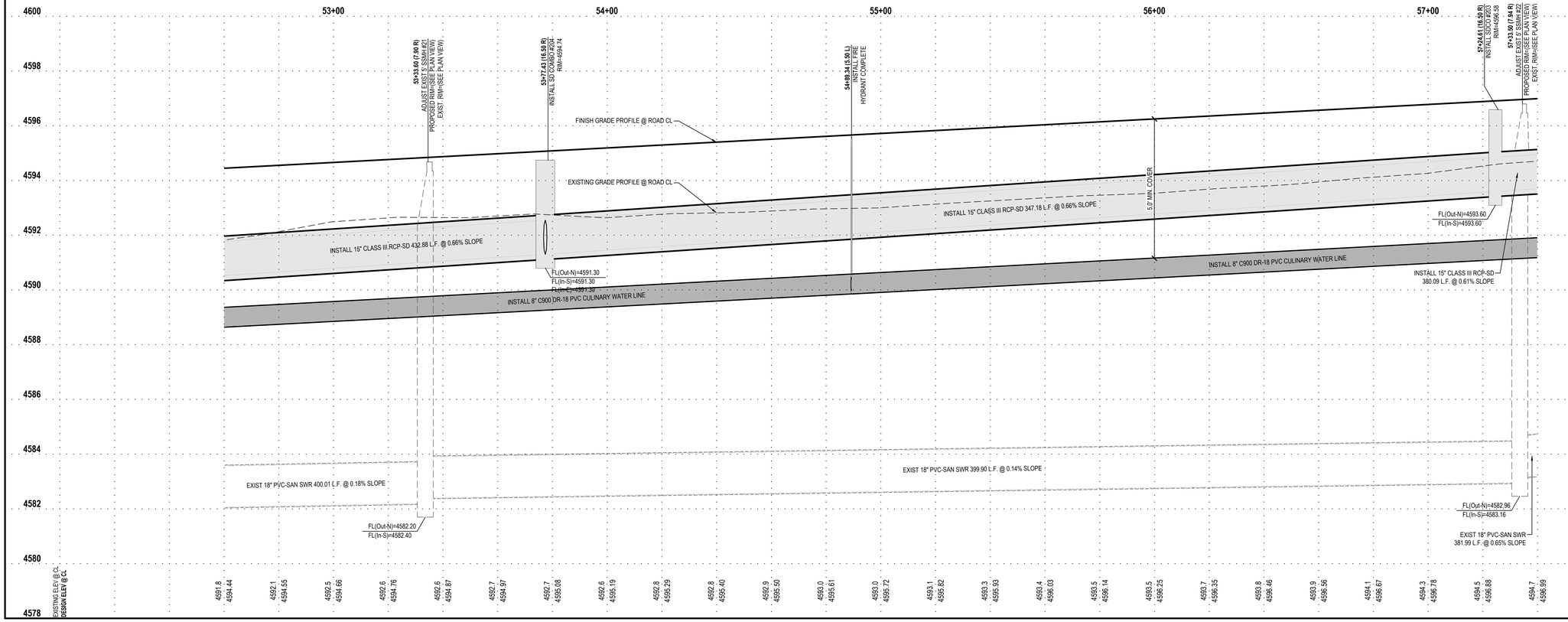
**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**




KEY MAP
SCALE: 1"=400'




HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: 435-830-3642


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

LICENSED PROFESSIONAL ENGINEER — 7427-2201 — JACOB M. CLEGG — 9/20/2022 — STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

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

PP-11

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

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

## BENCHMARK

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

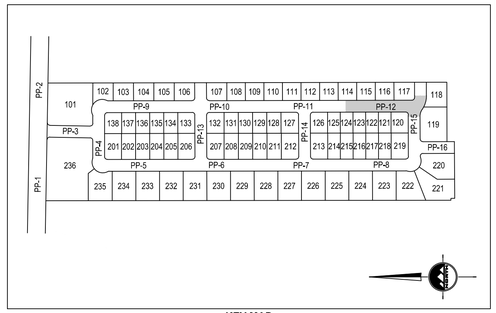
ELEV = 4601.53

## SCOPE OF WORK:

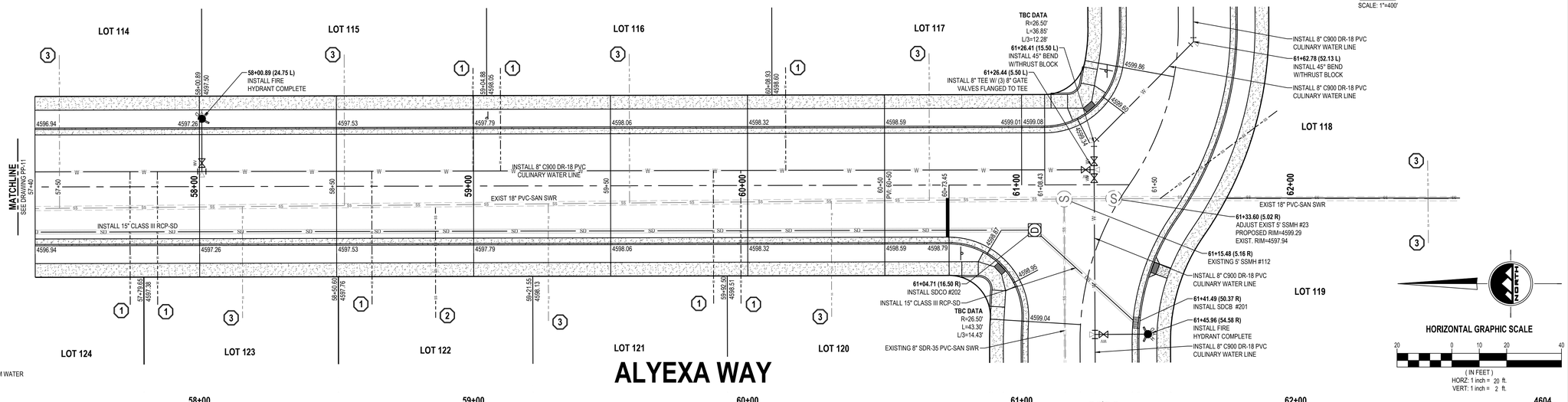
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

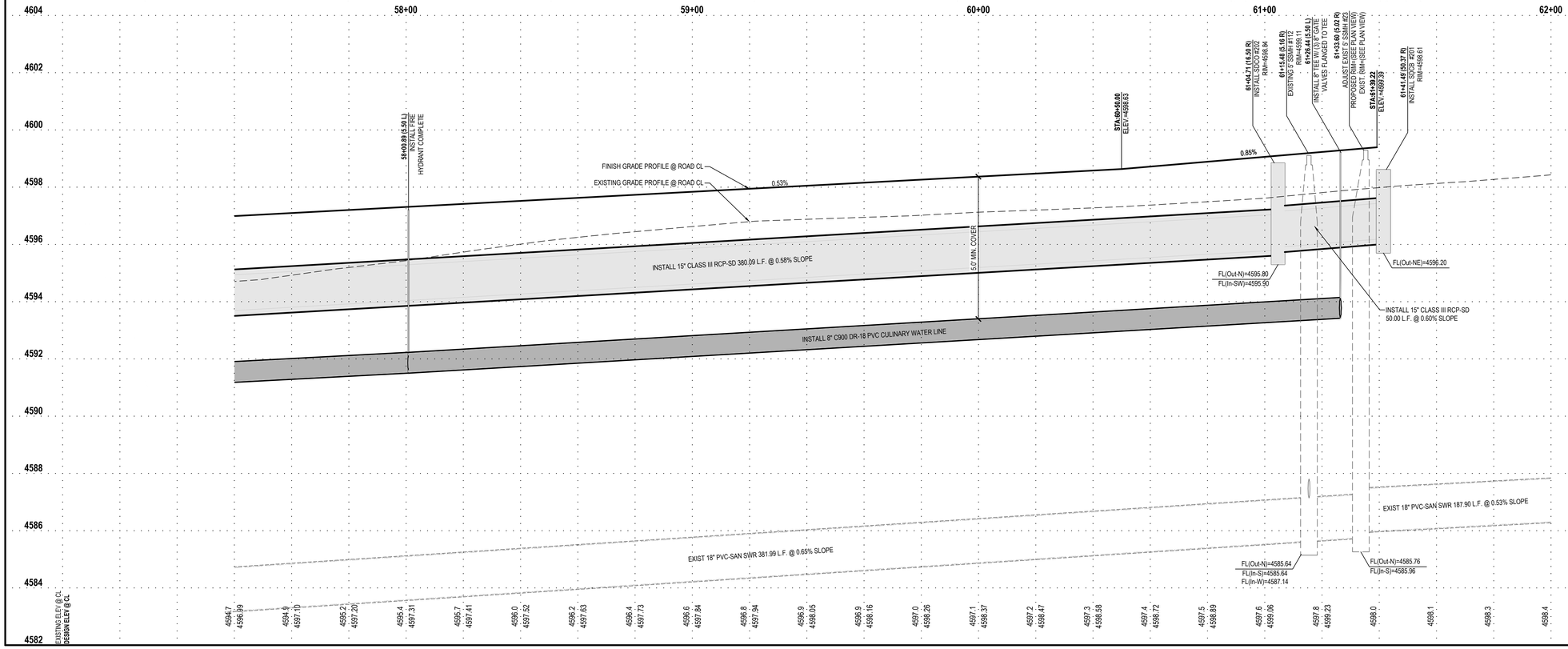
**NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**




KEY MAP
SCALE: 1"=400'




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





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


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

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

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

PROJECT MANAGER
J. CLEGG

**PP-12**

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

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

## BENCHMARK

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

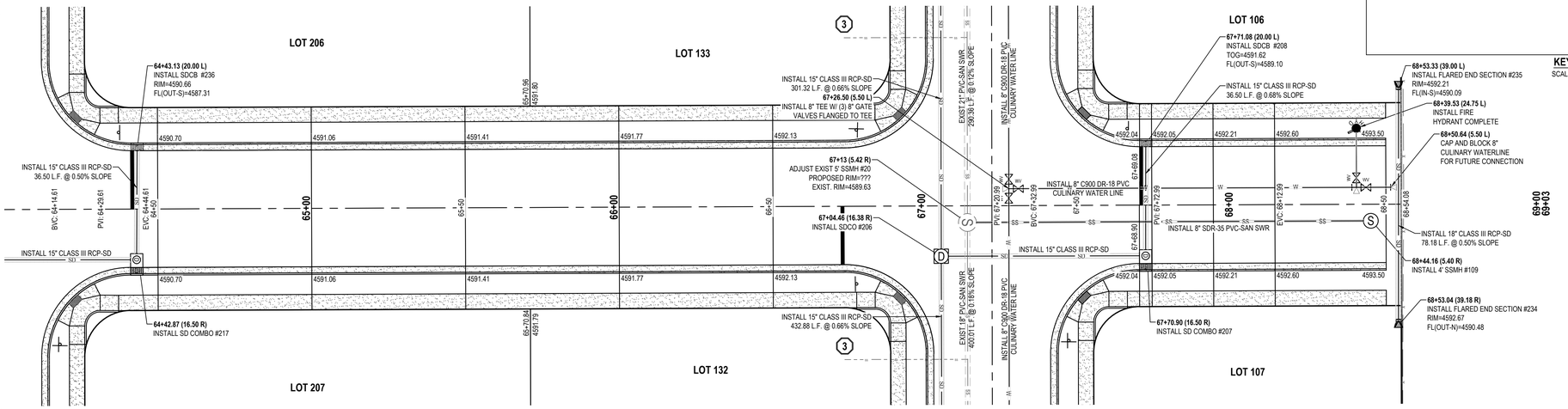
ELEV = 4601.53

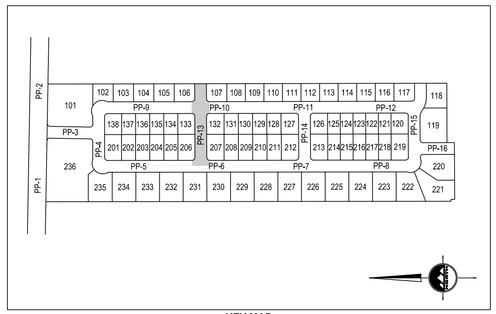
## SCOPE OF WORK:

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

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

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



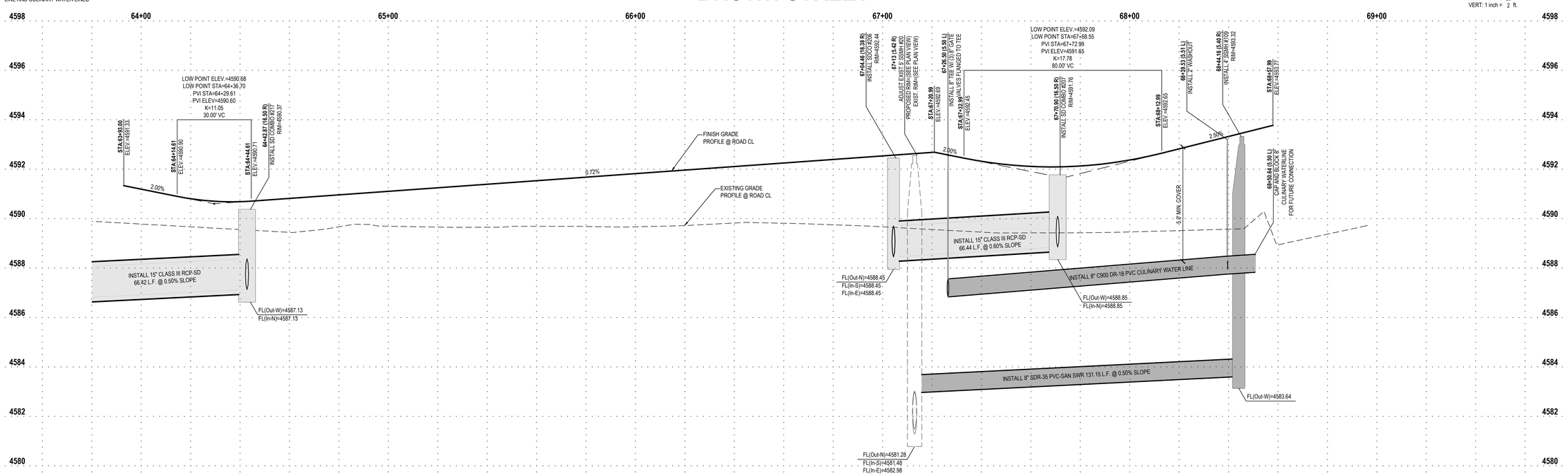




KEY MAP
SCALE: 1"=400'

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

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

# BROWN STREET





ENSIGN
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**
Phone: 801.255.0529

**LAYTON**
Phone: 801.547.1100

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


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

LICENSED PROFESSIONAL ENGINEER
NO. 11437-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

**BROWN STREET PLAN AND PROFILE**

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

**PP-13**

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

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

## BENCHMARK

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

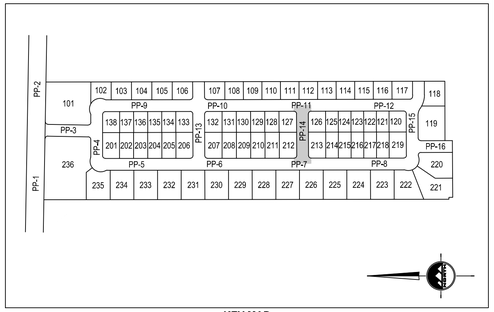
ELEV = 4601.53

## SCOPE OF WORK:

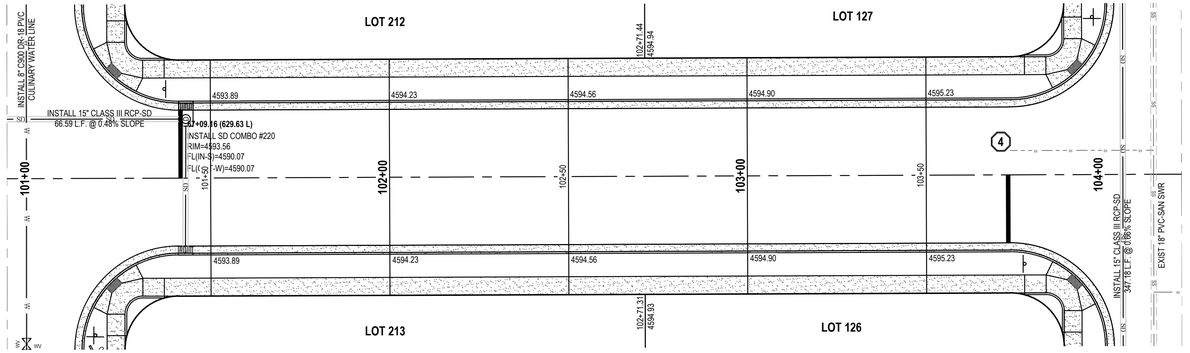
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

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

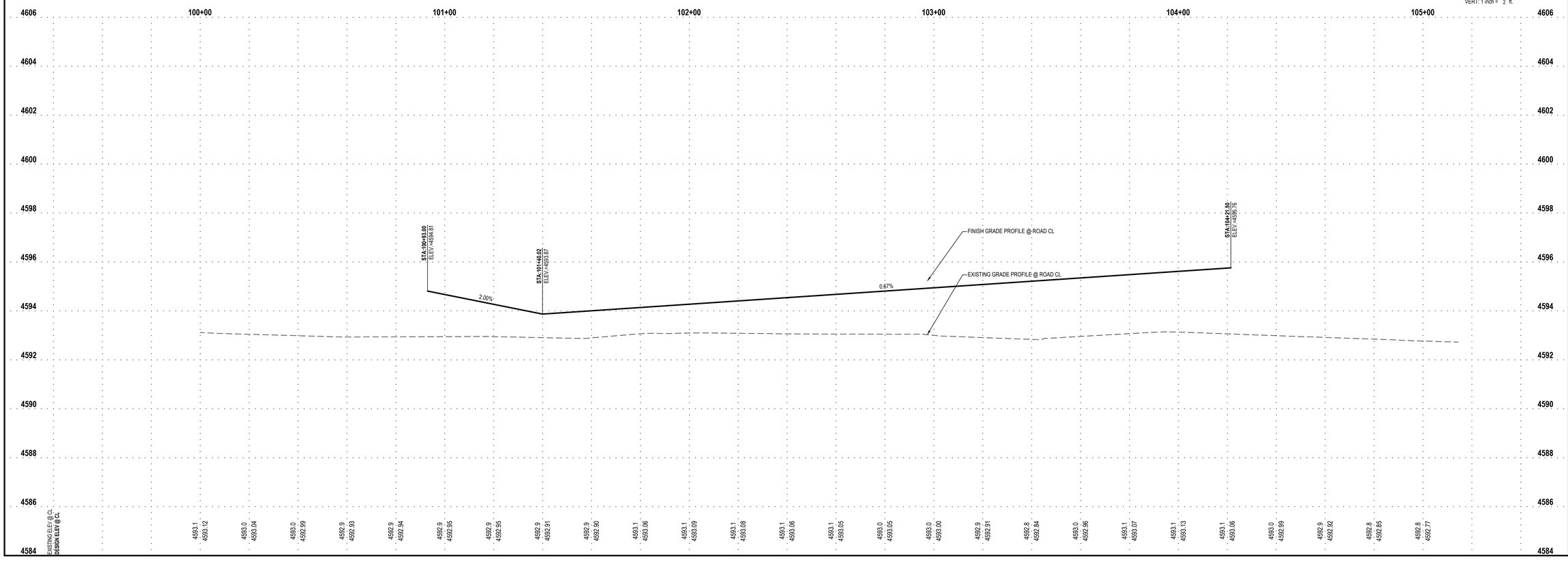



**KEY MAP**
SCALE: 1"=400'




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

# KYLE STREET




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

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

PRELIMINARY

GORDON STREET
PLAN AND PROFILE

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

**PP-14**

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

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

## BENCHMARK

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

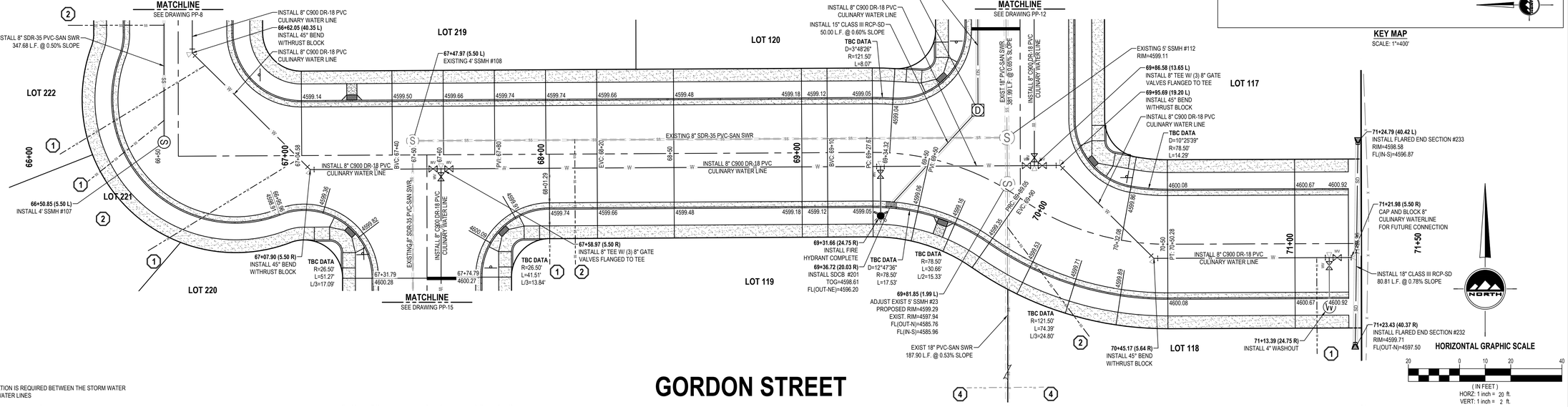
ELEV = 4601.53

## SCOPE OF WORK:

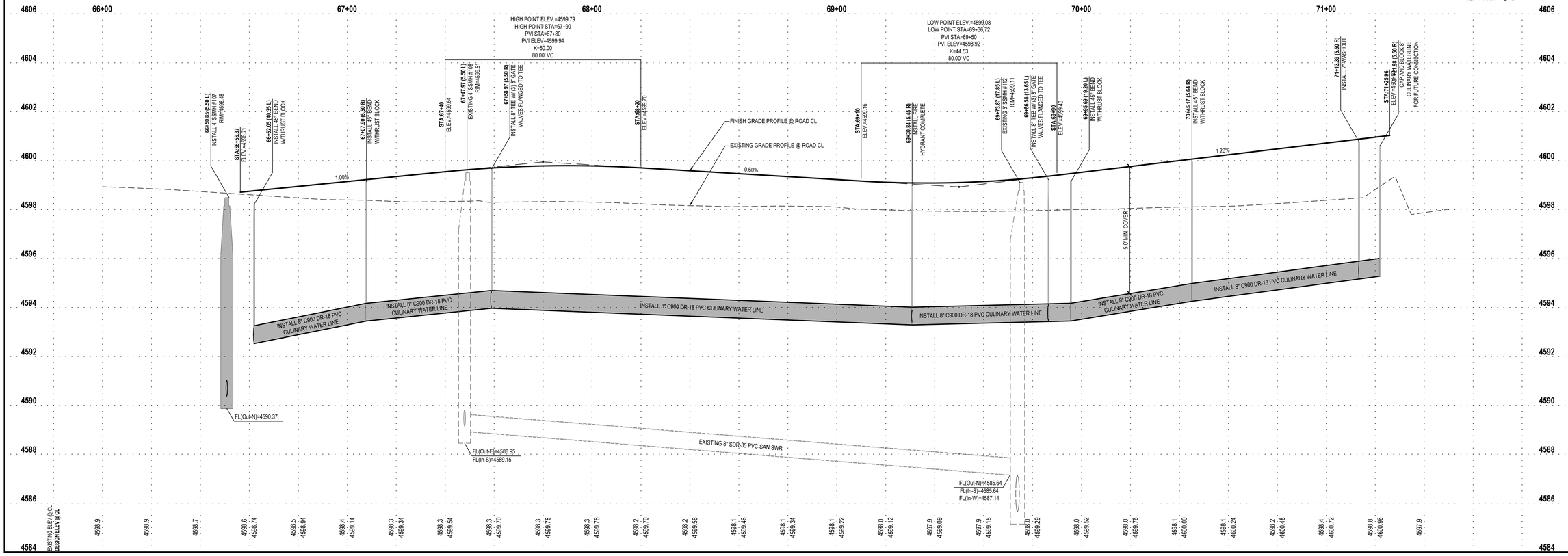
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

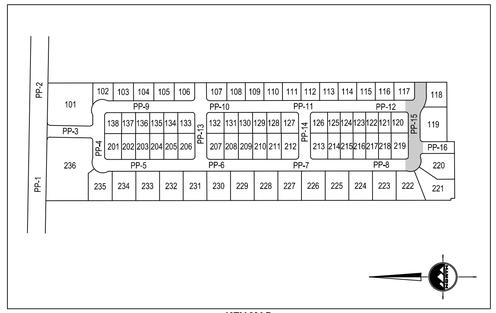
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE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

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




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




HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:*
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
*CONTACT:*
JOE WHITE
PHONE: 435-830-3642


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

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

**GORDON STREET PLAN AND PROFILE**

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

PROJECT MANAGER
J. CLEGG

**PP-15**

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

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

## BENCHMARK

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

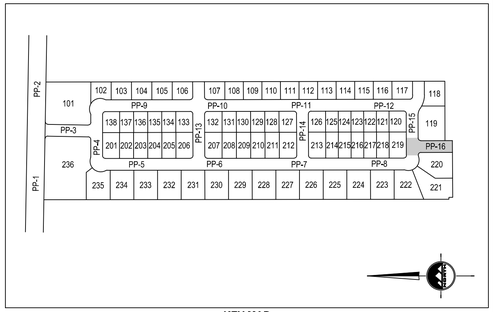
ELEV = 4601.53

## SCOPE OF WORK:

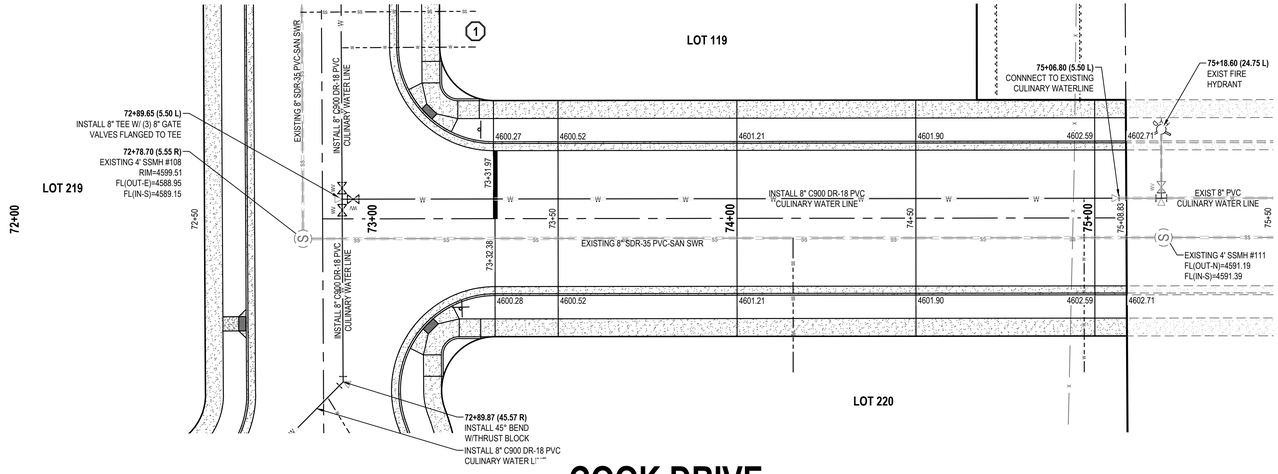
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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

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

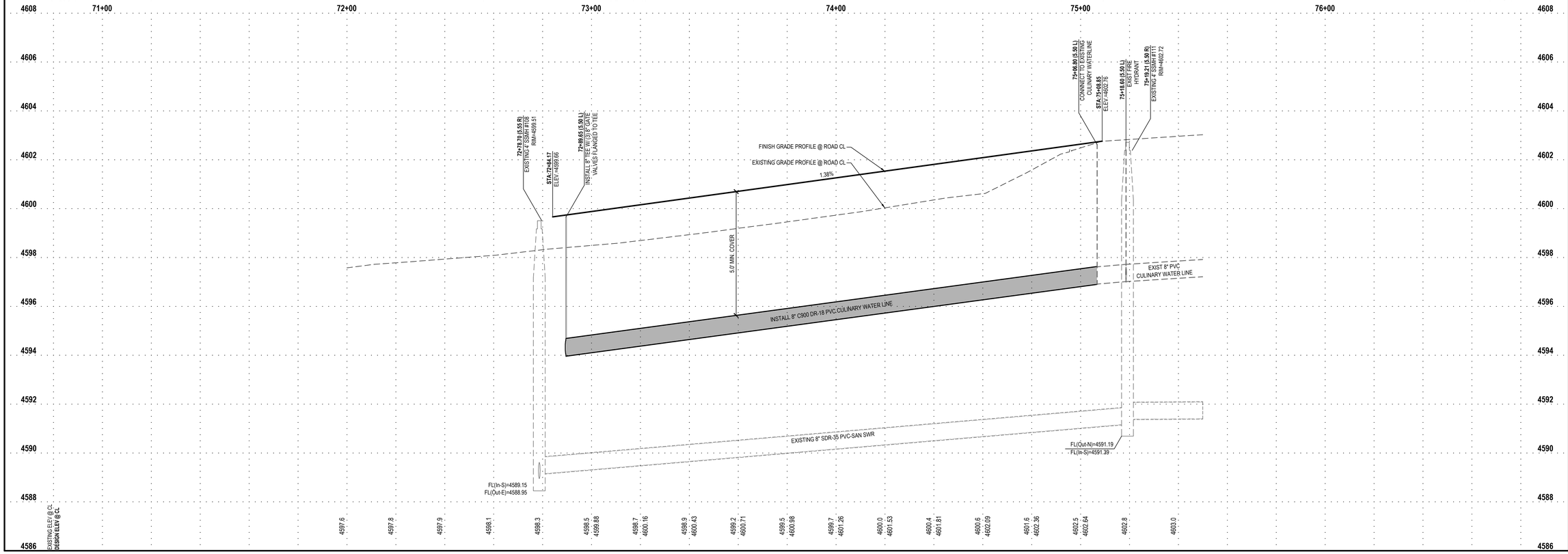



KEY MAP
SCALE: 1"=400'




# COOK DRIVE

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




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

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

LICENSED PROFESSIONAL ENGINEER 8647427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

COOK DRIVE
PLAN AND PROFILE

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

**PP-16**

# AGENDA ITEM #3

Discussion of the Development Agreement for Presidents Park Townhomes

**ADDENDUM NO. 3**
**TO**
**PRESIDENT'S PARK P.U.D. SUBDIVSION**
(Mixed Used and Townhome Parcels)

**TERMS**

1. **Definitions.** The capitalized terms used in this Addendum No. 3 shall have the meanings set forth in the MDA unless otherwise specified herein.

2. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Townhome phases within President's Park P.U.D., identified on "Exhibit A" to this Addendum:
   a. Minimum Lot size = 3,400 square feet.
   b. Main Structures Setbacks: Front yard = 25 ft, Rear yard = 15 ft, Side yard = 0 ft, Townhomes development area perimeter boundary = 20 ft, Separated Structures = 15 ft, from road right-of-way = 25 ft
   c. Minimum Roadway Pavement Width = 26 ft
   d. Minimum frontage at the front property line on approved street = 25 ft
   e. Minimum lot width at the front and rear setback lines = 40 ft
   f. Maximum building height = 35 ft
   g. Maximum lot coverage by main structure = 60%

3. **Mixed-Use Area Modification to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Mixed-Use phases within President's Park P.U.D., identified on "Exhibit B" to this Addendum:
   a. Setbacks: Front: 25 ft, Side: none, if provided a side yard shall not be less than 6 feet, Rear: 20 ft, Corner lots: There shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10-foot setbacks for the other two sides.
   b. 15% of the gross area to be impervious/landscaped
   c. Minimum Lot size: 21,780 square feet
   d. Minimum Lot width at front and rear setback: 100 feet
   e. Minimum frontage on an approved street: 50 feet
   f. Maximum height of structures: 45 feet
   g. Maximum Building coverage: 50%

# PRELIMINARY PLAN - PRESIDENTS PARK P.U.D.
## A PREMIER PLANNED COMMUNITY

EXHIBIT A - TOWNHOMES

ANDERSON FARMS

ANDERSON RANCH

WORTHINGTON STREET

FUTURE RIGHT OF WAY LINE (R/W)

S89° 58' 39"W 1354.60'

NYGREEN STREET

ROAD CENTERLINE

FUTURE EDGE OF ASPHALT

MIXED USE

MIXED USE A
131241 SQ FT
3.01 ACRES

MIXED USE B
164498 SQ FT
3.78 ACRES

SCHOOL OR 20 SINGLE FAMILY LOTS

SCHOOL/ 20 SINGLE FAMILY LOTS
437306 SQ FT
10.04 ACRES

WASHINGTON AVE.

OPEN SPACE : A
4852 SQ FT
0.11 ACRES

GRANT AVE.

ADAMS AVE.

HARRISON CIRC.

PRESIDENTS PARK TOWN HOUSES

TOWN HOUSES
283190 SQ FT
6.50 ACRES

OPEN SPACE : C
45884 SQ FT
1.05 ACRES

OPEN SPACE : D
27364 SQ FT
0.63 ACRES

OPEN SPACE : E
49775 SQ FT
1.14 ACRES

JANE R BROWN - TRUSTEE

JEFFERSON AVE.

SHELLEY LANE

ROADWAY DEDICATION
147648 SQ FT
40.12 ACRES

FUTURE CONNECTION TO SHELLEY LANE

PRESIDENTS PARK

PRESIDENTS PARK
439443 SQ FT
10.09 ACRES

OPEN SPACE : F
93894 SQ FT
2.20 ACRES

OPEN SPACE : G
96001 SQ FT
2.20 ACRES

OPEN SPACE : M
8000 SQ FT
0.18 ACRES

OPEN SPACE : L
82000 SQ FT
1.88 ACRES

OPEN SPACE : K
82000 SQ FT
1.88 ACRES

OPEN SPACE : J
82000 SQ FT
1.88 ACRES

OPEN SPACE : H
82000 SQ FT
1.88 ACRES

REAGAN AVE.

ROOSEVELT AVE.

MADISON AVE.

MONROE AVE.

LINCOLN AVE.

GRANTSVILLE ESTATES

S0° 28' 22"W 2642.20'

S0° 29' 15"W 1332.65'

S89° 36' 30"E 1286.47'

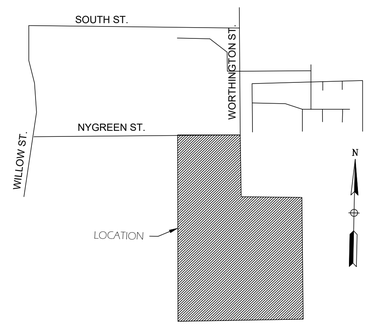
S0° 26' 54"W 1298.90'

S0° 26' 54"W 1320.00'

S89° 46' 00"W 2641.99'

S0° 28' 22"W 1328.37'

GRANTSVILLE SOIL CONSERVATION DISTRICT PROPERTY




VICINITY MAP
1 INCH = 2000 FT

## PRESIDENTS PARK (A PLANNED UNIT DEVELOPMENT):

PREPARED 4/20/2020

FACTS

| | |
|---|---|
| • TOTAL ACREAGE | 200 ACRES |
| • LANDSCAPE / BUFFER AREA | 14.97 ACRES |
| • OPEN SPACE CREATED BY ADDITIONAL STREET DEDICATION FOR TREE GREENWAY | 10.83 ACRES |
| • SCHOOL OPEN SPACE AREA | 3.5 ACRES |
| • PRESIDENTS PARK | 10.09 ACRES |
| • TOTAL P.U.D. OPEN SPACE AREA | 39.39 ACRES (19.69%) |
| • GREENWAY TREES | 849 |
| • NUMBER OF LOTS (SINGLE FAMILY) | 258 |
| • PRESIDENTS PARK TOWN HOUSES | 46 UNITS |
| • LOTS ADJOINING LANDSCAPE / BUFFER AREA / PARK | 145 |
| • LOTS ADJOINING GRANTSVILLE SOIL CONSERVATION PROP. | 28 |
| • TOTAL | 173 |
| • ROADWAY TREE GREENWAY | 16.46 ACRES |
| • ROADWAY TREE GREENWAY | 37,742 LINEAR FEET |
| • | |
| • MIXED USE DEVELOPMENT | 6.79 ACRES |
| • PRESIDENTS PARK TOWN HOUSES | 6.50 ACRES |
| • ROADWAY DEDICATION AREA | 40.12 ACRES (20.06%) |

LEGEND

- ROADWAY TREE GREENWAY
- LANDSCAPE / BUFFER AREA
- PRESIDENTS PARK
- FENCE ALONG GRANTSVILLE SOIL CONSERVATION PROPERTY
- GREEN ASH TREE

N

SCALE: 1" = 100'

0 100 200 300

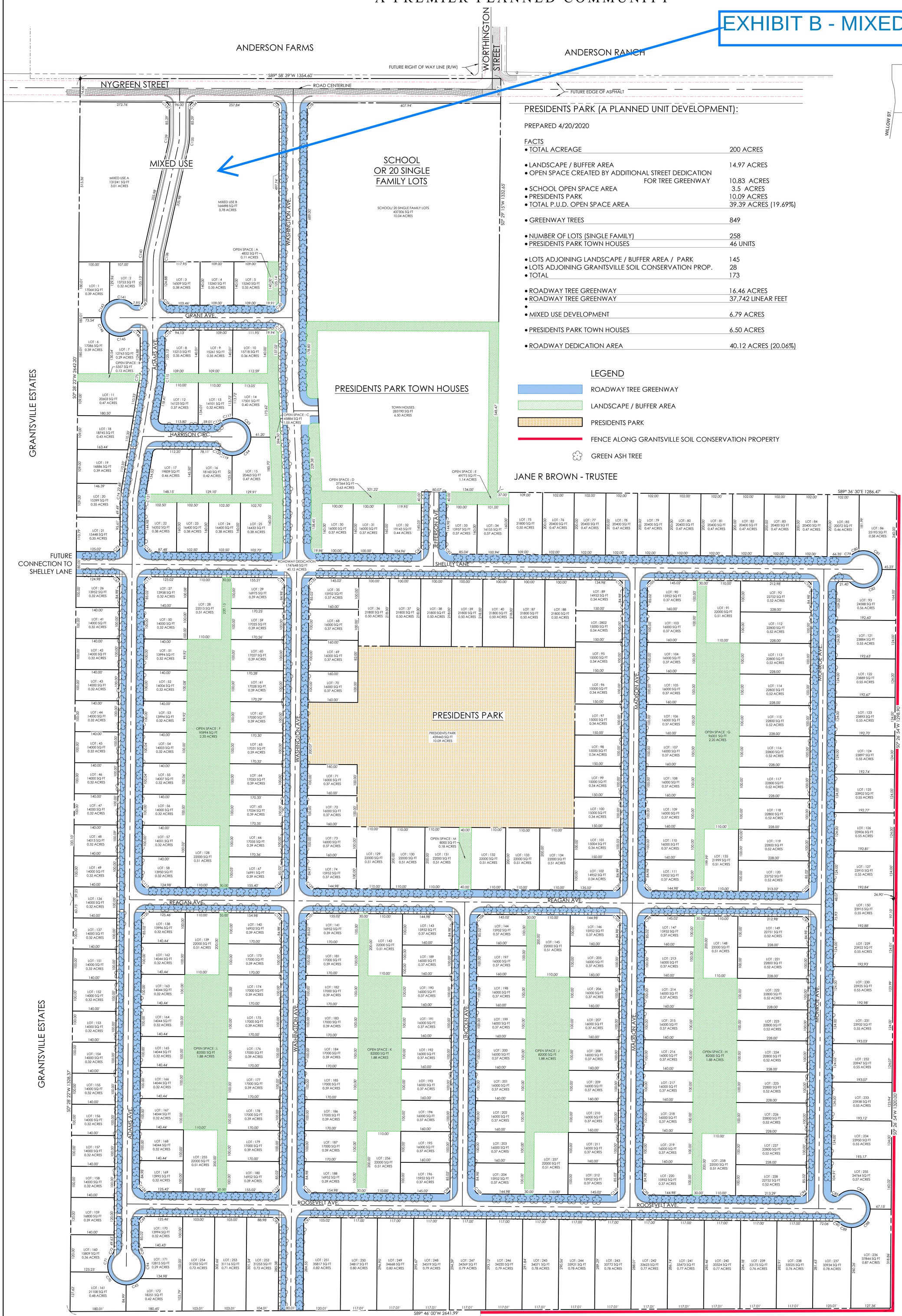

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

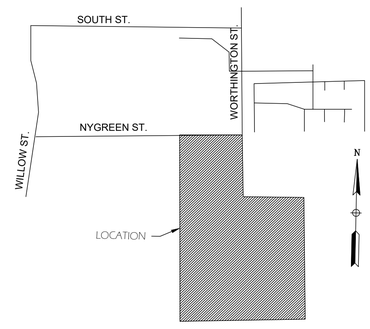

4/20/2020 2:15:58 PM

V-001

# PRELIMINARY PLAN - PRESIDENTS PARK P.U.D.
## A PREMIER PLANNED COMMUNITY

**EXHIBIT B - MIXED USE**




VICINITY MAP
1 INCH = 2000 FT

## PRESIDENTS PARK (A PLANNED UNIT DEVELOPMENT):

PREPARED 4/20/2020

FACTS

| | |
|---|---|
| • TOTAL ACREAGE | 200 ACRES |
| • LANDSCAPE / BUFFER AREA | 14.97 ACRES |
| • OPEN SPACE CREATED BY ADDITIONAL STREET DEDICATION FOR TREE GREENWAY | 10.83 ACRES |
| • SCHOOL OPEN SPACE AREA | 3.5 ACRES |
| • PRESIDENTS PARK | 10.09 ACRES |
| • TOTAL P.U.D. OPEN SPACE AREA | 39.39 ACRES (19.69%) |
| • GREENWAY TREES | 849 |
| • NUMBER OF LOTS (SINGLE FAMILY) | 258 |
| • PRESIDENTS PARK TOWN HOUSES | 46 UNITS |
| • LOTS ADJOINING LANDSCAPE / BUFFER AREA / PARK | 145 |
| • LOTS ADJOINING GRANTSVILLE SOIL CONSERVATION PROP. | 28 |
| • TOTAL | 173 |
| • ROADWAY TREE GREENWAY | 16.46 ACRES |
| • ROADWAY TREE GREENWAY | 37,742 LINEAR FEET |
| • | |
| • MIXED USE DEVELOPMENT | 6.79 ACRES |
| • PRESIDENTS PARK TOWN HOUSES | 6.50 ACRES |
| • ROADWAY DEDICATION AREA | 40.12 ACRES (20.06%) |

LEGEND

- ROADWAY TREE GREENWAY
- LANDSCAPE / BUFFER AREA
- PRESIDENTS PARK
- FENCE ALONG GRANTSVILLE SOIL CONSERVATION PROPERTY
- GREEN ASH TREE

SCALE: 1" = 100'
0 100 200 300

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

4/20/2020 2:15:58 PM

V-001

# AGENDA ITEM #4

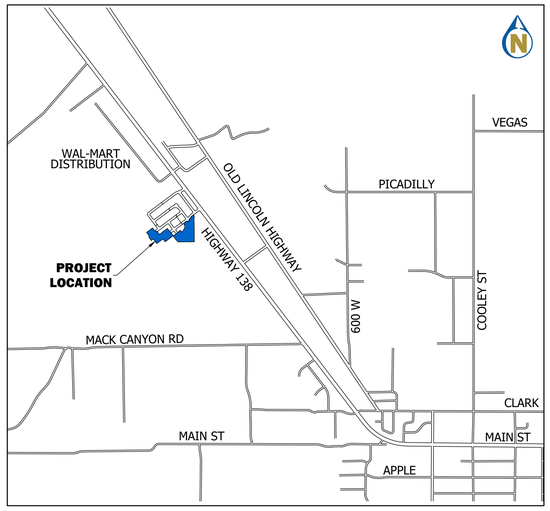
Discussion of the Preliminary Plat for the  Highlands phase 5

# THE HIGHLANDS PHASE 5 - PRELIMINARY

**800 N HIGHWAY 138**
**LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.**
**GRANTSVILLE CITY, TOOELE COUNTY, UTAH**

| DATA TABLE | |
|---|---|
| TOTAL AREA | 9.56 ACRES |
| RIGHT-OF-WAY AREA | 2.35 ACRES |
| LOT AREA | 7.21 ACRES |
| NUMBER OF LOTS | 39 LOTS |
| DENSITY | 4.08 LOTS PER ACRE |

## VICINITY MAP




SCALE: 1"=2000'

## SHEET INDEX


| SHEET | TITLE |
|---|---|
| C100 | COVER & INDEX |
| C101 | GRANTVILLE CITY NOTES |
| C102 | NOTES & LEGEND |
| C200 | TOPOGRAPHIC PLAN |
| C400 | SITE PLAN - OVERALL |
| C401 | SITE PLAN - WEST |
| C402 | SITE PLAN - EAST |
| C500 | GRADING PLAN - OVERALL |
| C501 | GRADING PLAN - WEST |
| C502 | GRADING PLAN - EAST |
| C510 | DETENTION POND |
| C600 | UTILITY PLAN - OVERALL |
| C601 | UTILITY PLAN - WEST |
| C602 | UTILITY PLAN - EAST |
| C611 | SEWER PLAN - WEST |
| C612 | SEWER PLAN - EAST |
| C621 | WATER PLAN - WEST |
| C622 | WATER PLAN - EAST |
| C631 | STORM DRAIN PLAN - WEST |
| C632 | STORM DRAIN PLAN - EAST |
| C700 | ROCKY WAY PLAN & PROFILE |
| C710 | HIGH PLAINS DRIVE PLAN & PROFILE |
| C711 | HIGH PLAINS DRIVE PLAN & PROFILE |
| C720 | BUTTE LANE PLAN & PROFILE |
| C721 | BUTTE LANE PLAN & PROFILE |
| C730 | HONEYSUCKLE LANE PLAN & PROFILE |
| C740 | CURB RETURN PROFILES |
| C800 | STRIPING AND SIGNAGE PLAN |
| C900 | APWA ROADWAY DETAILS |
| C910 | APWA STORM DRAIN DETAILS |
| C920 | APWA STORM DRAIN DETAILS |
| C930 | APWA SEWER DETAILS |
| C940 | APWA WATER DETAILS |
| C950 | UDOT CORNER RAMP DETAILS |
| C960 | BMP DETAILS |
| EC100 | EROSION CONTROL PLAN |


## GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.


Know what's **below.**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


**BENCHMARK:** W 1/4 CORNER, SECTION 26, T.2S., R.6W., S.L.B.&M. (FOUND 2-1/2" BRASS DISC MONUMENT WITH "X")
**ELEVATION:** 4406.22

**PRELIMINARY**
**NOT FOR CONSTRUCTION**


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/01/22
STATE OF UTAH


**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com


**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C100**
COVER & INDEX


H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET_1014007_PHS.dwg 2022-06-01 6:53:03 PM LELAND MARTINEAU

# GRANTSVILLE CITY NOTES

## GRANTSVILLE CITY GENERAL NOTES

1. 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. 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. 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. 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. 5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. 6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. 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. 8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. 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. 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. 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. 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. 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. 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. 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. 16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. 17. Contractors are responsible for all OSHA requirements on the project site.
18. 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. 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. 20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. 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. 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. 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. 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. 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. 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. 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.

## GRANTSVILLE CITY TRAFFIC NOTES

1. When a designated "Safe Route To School" is encroached upon by a construction work zonthe 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.

## GRANTSVILLE CITY GRADING NOTES

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

## GRANTSVILLE CITY FIRE DEPARTMENT NOTES

1. 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. 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. 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. 4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. 5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. 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. 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. 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. 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. 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. 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. 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. 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.

## GRANTSVILLE CITY WATER NOTES

1. 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. 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. 3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. 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. 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. 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. 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. 8. Water stub-out installations will not be construed as a commitment for water service.
9. 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. 10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. 11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. 12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. 13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. 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. 15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. 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. 17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. 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. 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. 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.


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**PRELIMINARY**

**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C101**
GRANTVILLE CITY NOTES


H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET 1014007 PH5.dwg 2022-06-01 6:53:04 PM LELAND MARTINEAU

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.
2. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
3. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
5. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

## SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

## UTILITY NOTES

1. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
2. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
3. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
4. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
5. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
6. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
7. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
8. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
   - WATER - GRANTSVILLE CITY PUBLIC WORKS
   - SEWER - GRANTSVILLE CITY PUBLIC WORKS
   - STORM DRAIN - GRANTSVILLE CITY PUBLIC WORKS
   - ELECTRICAL - ROCKY MOUNTAIN POWER
   - TELEPHONE - CENTURYLINK
   - NATURAL GAS - DOMINION ENERGY

## EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

## ABBREVIATIONS

| | |
|---|---|
| ⌀ | DIAMETER |
| Δ | DELTA |
| ° | DEGREES |
| ' | MINUTES, FEET |
| " | SECONDS, INCHES |
| AD | ALGEBRAIC DIFFERENCE |
| ADA | AMERICAN DISABILITIES ACT |
| ADS | CORRUGATED BLACK PLASTIC PIPE |
| ARCH | ARCHITECT, ARCHITECTURAL |
| B&C | BAR & CAP |
| BLA | BOUNDARY LINE AGREEMENT |
| BLDG | BUILDING |
| BM | BENCHMARK |
| BND | BOUNDARY |
| BOW | BACK OF WALK |
| BRG | BEARING |
| BV | BUTTERFLY VALVE |
| BVC | BEGIN VERTICAL CURVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CH | CHORD |
| CHB | CHORD BEARING |
| CI | CAST IRON |
| CIP | CAST IN PLACE |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| COMM | COMMUNICATIONS |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CUL | CULINARY |
| CW | CULINARY WATER |
| CWL | CULINARY WATERLINE |
| DEMO | DEMOLITION |
| DI | DUCTILE IRON |
| DIAM | DIAMETER |
| DIST | DISTANCE |
| E | EAST, ELECTRICITY, ELECTRICAL |
| EASE | EASEMENT |
| EG | EXISTING GRADE |
| EL | ELBOW |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END VERTICAL CURVE |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EX | EXISTING |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FND | FOUNDATION |
| FP | FIRE PROTECTION |
| FTG | FOOTING |
| G | GAS, NATURAL GAS |
| GB | GRADE BREAK |
| GV | GATE VALVE |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| HP | HIGH POINT |
| HPE | HIGH POINT ELEVATION |
| HPS | HIGH POINT STATION |
| ID | INSIDE DIAMETER |
| IE | INVERT ELEVATION |
| INV | INVERT |
| IRR | IRRIGATION |
| IRRMH | IRRIGATION MANHOLE |
| K | RADIUS OF CURVATURE |
| L | LENGTH |
| LAT | LATERAL SERVICE |
| LD | LAND DRAIN |
| LDMH | LAND DRAIN MANHOLE |
| LF | LINEAL FEET |
| LG | LIP OF GUTTER |
| LP | LOW POINT |
| LPE | LOW POINT ELEVATION |
| LPS | LOW POINT STATION |
| MD | MEASURE DOWN |
| MECH | MECHANICAL |
| MH | MANHOLE |
| MON | MONUMENT |
| N | NORTH |
| NE | NORTHEAST |
| NG | NATURAL GRADE |
| NR | NON-RADIAL |
| NW | NORTHWEST |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE |
| PCC | PORTLAND CONCRETE CEMENT |
| PI | POINT OF INFLECTION |
| PL | PROPERTY LINE |
| PROP | PROPERTY |
| PT | POINT OF TANGENCY |
| PUE | PUBLIC UTILTIY EASEMENT |
| PUE&DE | PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT |
| PVI | POINT OF VERTICAL INFLECTION |
| R | RADIUS |
| RC | REBAR & CAP |
| RCL | ROADWAY CENTERLINE |
| RCP | REINFORCED CONCRETE PIPE |
| ROW | RIGHT OF WAY |
| S | SOUTH |
| SD | STORM DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SE | SOUTHEAST |
| SEC | SECONDARY |
| SEC | SECTION |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| SPEC | SPECIFICATION |
| SPECS | SPECIFICATIONS |
| SPP | STEEL PIPE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| STD | STANDARD |
| STDS | STANDARDS |
| SW | SECONDARY WATER |
| SW | SOUTHWEST |
| SWL | SECONDARY WATERLINE |
| TAN | TANGENT |
| TB | THRUST BLOCK |
| TBC | TOP BACK OF CURB |
| TBW | TOP BACK OF WALK |
| TEL | TELEPHONE |
| TCW | TOP OF CURBWALL |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOE | TOE OF SLOPE OR WALL |
| TOG | TOP OF GRATE |
| TOW | TOP OF WALL |
| UTIL | UTILITY |
| UD | UNDERDRAIN |
| UGP | UNDERGROUND POWER |
| VC | VERTICAL CURVE |
| W | WEST, WATER |
| W2 | SECONDARY WATER |
| WL | WATERLINE |
| WM | WATER METER |

## LEGEND

- SECTION CORNER
- MONUMENT
- EXISTING SPOT ELEVATION (⊠30.82 / 30.82)
- PROPOSED SPOT ELEVATION (⊠30.82 / 30.82)
- DOWNWARD GRADE (GRADE)
- EXISTING INDEX CONTOUR (4258)
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR (4258)
- PROPOSED MINOR CONTOUR
- LOT OR BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- BUILDABLE AREA SETBACK
- CENTER LINE OF ROAD
- EXISTING FENCE (x x x)
- PROPOSED FENCE (x x x)
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- ADA PARKING
- STREET LIGHT
- LIGHT POLE (LIGHT)
- POWER POLE (PWR)
- TELEPHONE POLE (TEL)
- UTILITY POLE (UTIL)
- STREET SIGN
- ROCK WALL

- EXISTING WATER LINE (W W)
- PROPOSED WATER LINE (W W)
- EXISTING FIRE PROTECTION (FP FP)
- PROPOSED FIRE PROTECTION (FP FP)
- WATER MANHOLE (W W)
- WATER METER
- FIRE HYDRANT
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK
- EXISTING IRRIGATION LINE (IRR IRR)
- PROPOSED IRRIGATION LINE (IRR IRR)
- IRRIGATION MANHOLE (IRR IRR)
- IRRIGATION METER (IM)
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK
- EXISTING SEWER LINE (SS SS)
- PROPOSED SEWER LINE (SS SS)
- SEWER MANHOLE (SS SS)
- EXISTING LAND DRAIN (LD LD)
- PROPOSED LAND DRAIN (LD LD)
- LAND DRAIN MANHOLE (LD LD)
- EXISTING STORM DRAIN (SD SD)
- PROPOSED STORM DRAIN (SD SD)
- STORM DRAIN MANHOLE (SD SD)
- CATCH BASIN / CLEANOUT
- CURB INLET
- EXISTING FIBER OPTIC (FO FO)
- PROPOSED FIBER OPTIC (FO FO)
- EXISTING NATURAL GAS (GAS GAS)
- PROPOSED NATURAL GAS (GAS GAS)
- EXISTING POWER (P P)
- PROPOSED POWER (P P)
- EXISTING OVERHEAD POWER (OHP OHP)
- PROPOSED OVERHEAD POWER (OHP OHP)
- EXISTING UNDERGROUND POWER (UGP UGP)
- PROPOSED UNDERGROUND POWER (UGP UGP)
- EXISTING TELEPHONE (TEL TEL)
- PROPOSED TELEPHONE (TEL TEL)


Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com


PRELIMINARY NOT FOR CONSTRUCTION

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

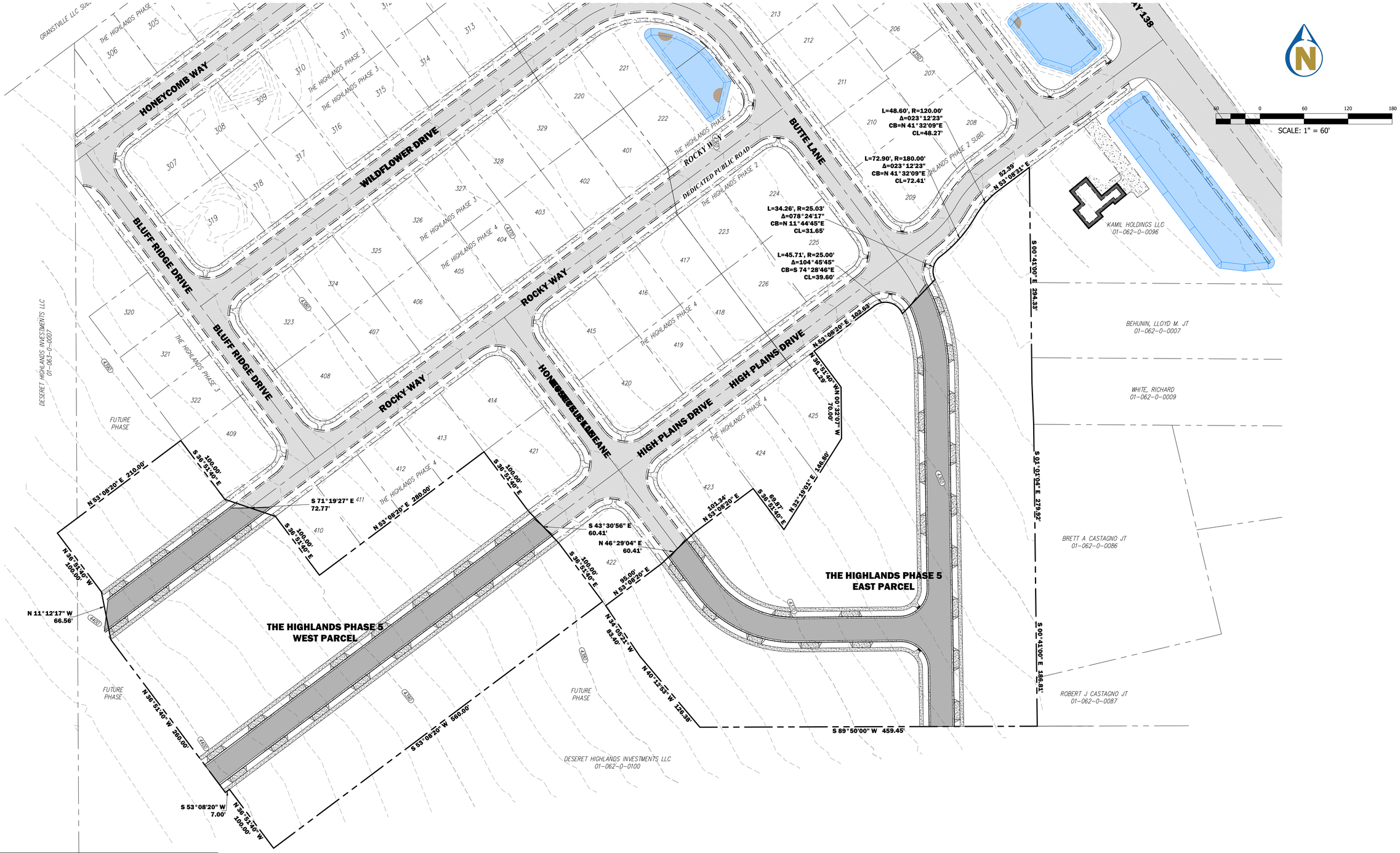
**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C102**
NOTES & LEGEND


H:\1014007\D_PRODUCTION\Cad\s1014007_Phase 5\04_Plan Set\PLANSET_1014007 PH5.dwg 2022-06-01 6:53:05 PM LELAND MARTINEAU




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

# THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

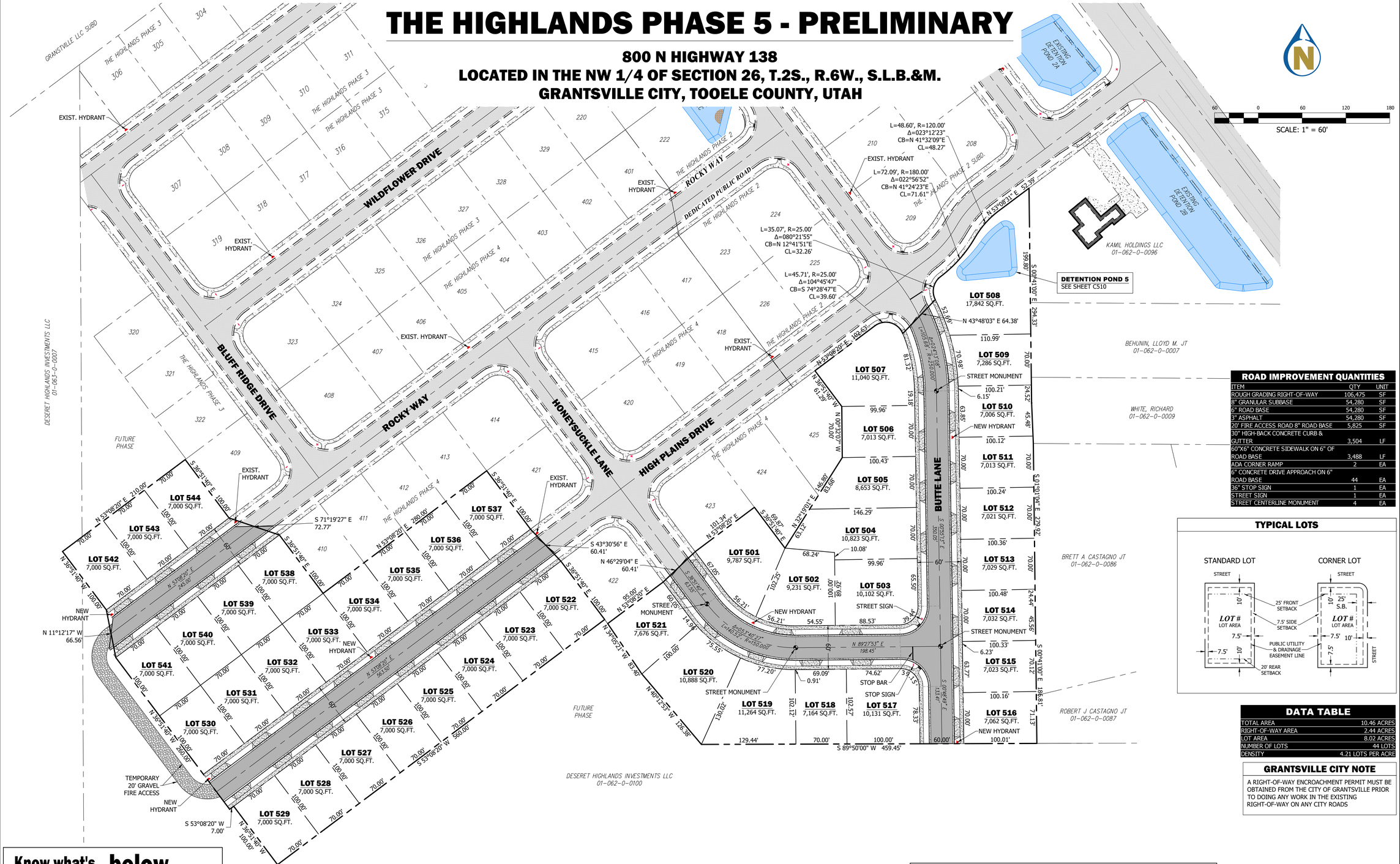
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C200**
TOPOGRAPHIC PLAN

H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET 1014007 PH5.dwg 2022-06-01 6:53:07 PM LELAND MARTINEAU

# THE HIGHLANDS PHASE 5 - PRELIMINARY

## 800 N HIGHWAY 138
## LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
## GRANTSVILLE CITY, TOOELE COUNTY, UTAH




| ROAD IMPROVEMENT QUANTITIES | | |
|---|---|---|
| ITEM | QTY | UNIT |
| ROUGH GRADING RIGHT-OF-WAY | 106,475 | SF |
| 8" GRANULAR SUBBASE | 54,280 | SF |
| 6" ROAD BASE | 54,280 | SF |
| 3" ASPHALT | 54,280 | SF |
| 20' FIRE ACCESS ROAD 8" ROAD BASE | 5,825 | SF |
| 30" HIGH-BACK CONCRETE CURB & GUTTER | 3,504 | LF |
| 60"X6" CONCRETE SIDEWALK ON 6" OF ROAD BASE | 3,488 | LF |
| ADA CORNER RAMP | 2 | EA |
| 6" CONCRETE DRIVE APPROACH ON 6" ROAD BASE | 44 | EA |
| 36" STOP SIGN | 1 | EA |
| STREET SIGN | 1 | EA |
| STREET CENTERLINE MONUMENT | 4 | EA |

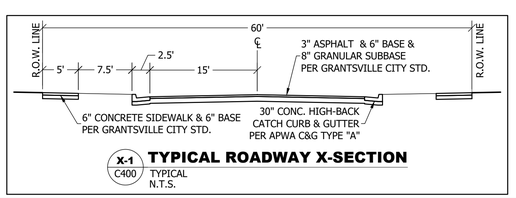
### TYPICAL LOTS




| DATA TABLE | |
|---|---|
| TOTAL AREA | 10.46 ACRES |
| RIGHT-OF-WAY AREA | 2.44 ACRES |
| LOT AREA | 8.02 ACRES |
| NUMBER OF LOTS | 44 LOTS |
| DENSITY | 4.21 LOTS PER ACRE |

### GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS




X-1 / C400 **TYPICAL ROADWAY X-SECTION**
TYPICAL N.T.S.

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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/01/22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

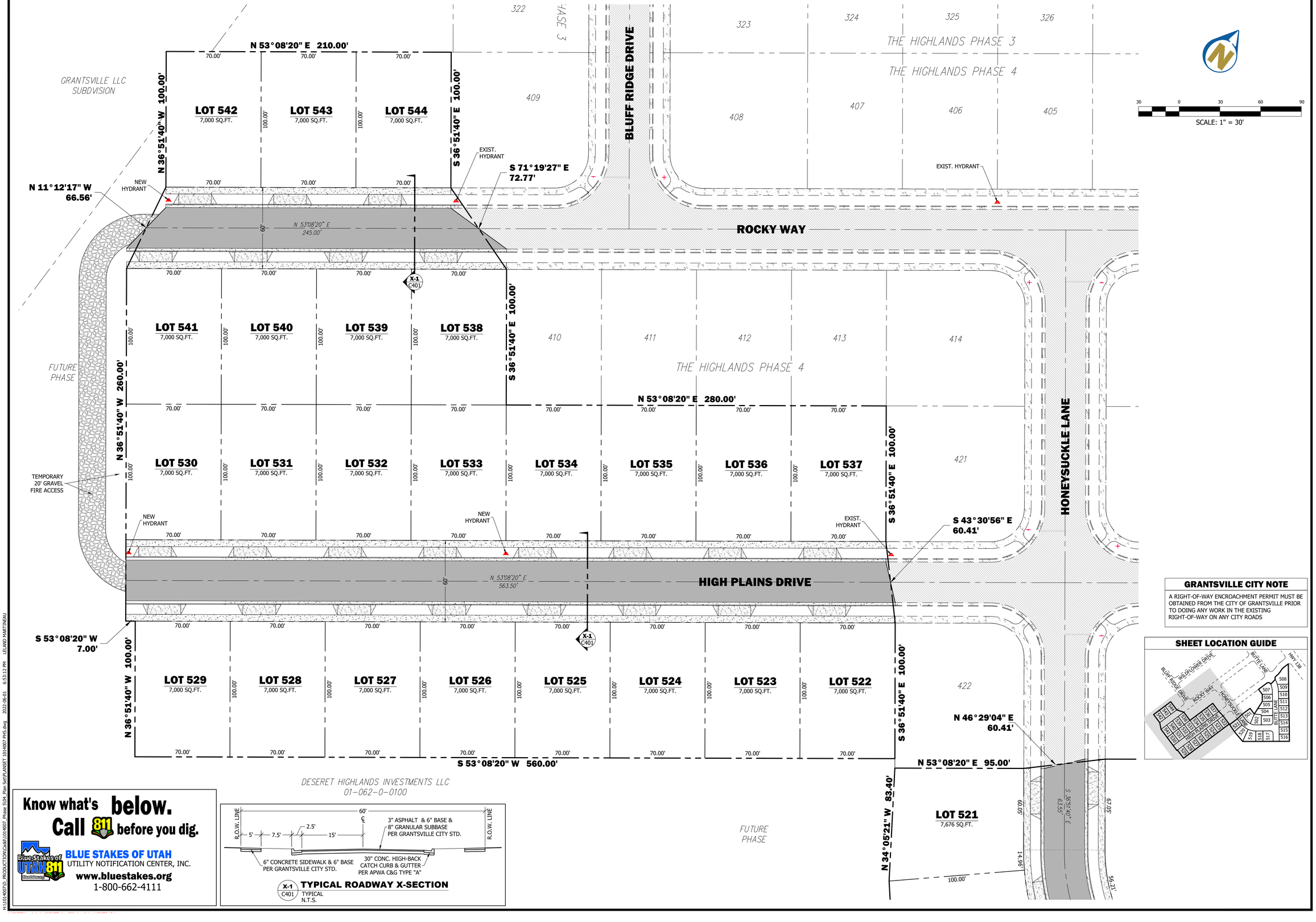
**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C400**
SITE PLAN - OVERALL

H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET 1014007 PHS.dwg 2022-06-01 6:53:10 PM LELAND MARTINEAU




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SHEET LOCATION GUIDE







X-1 C401 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.


Know what's **below.** Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER No. 375153 Leland K. Martineau 6-01-22 STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

# THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

# C401
SITE PLAN - WEST

H:\1014007\D_PRODUCTION\Cadd\1014007_Phase 5\04_Plan Set\PLANSET 1014007 PH5.dwg 2022-06-01 6:53:12 PM LELAND MARTINEAU

KAMIL HOLDINGS LLC
01-062-0-0096

BEHUNIN, LLOYD M. JT
01-062-0-0007

WHITE, RICHARD
01-062-0-0009

BRETT A CASTAGNO JT
01-062-0-0086

ROBERT J CASTAGNO JT
01-062-0-0087

S 00°41'00" E 294.33'

S 01°01'04" E 279.92'

S 00°41'00" E 186.81'

199.80' | 70.00' | 24.52' | 45.48' | 70.00' | 70.00' | 70.00' | 24.44' | 45.56' | 70.12' | 71.13'

N 53°08'31" E 52.39'

DETENTION POND 5
SEE SHEET C510

LOT 508
17,842 SQ.FT.

LOT 509
7,286 SQ.FT.

LOT 510
7,006 SQ.FT.

LOT 511
7,013 SQ.FT.

LOT 512
7,021 SQ.FT.

LOT 513
7,029 SQ.FT.

LOT 514
7,032 SQ.FT.

LOT 515
7,023 SQ.FT.

LOT 516
7,062 SQ.FT.

110.99' | 100.21' | 100.12' | 100.24' | 100.36' | 100.48' | 100.33' | 100.16' | 100.01'

STREET MONUMENT

NEW HYDRANT

STREET MONUMENT

NEW HYDRANT

70.98' | 6.15' | 63.85' | 70.00' | 70.00' | 70.00' | 70.00' | 6.23' | 63.77' | 70.00'

52.69'

L=105.68', R=250.000'
Δ=024°13'08"

BUTTE LANE

S 00°55'13" E
350.05'

S 00°48'49" E
133.41'

60'

L=48.60', R=120.00'
Δ=023°12'23"
CB=N 41°32'09"E
CL=48.27'

L=72.09', R=180.00'
Δ=022°56'52"
CB=N 41°24'23"E
CL=71.61'

81.32' | 19.18' | 70.00' | 70.00' | 70.00' | 65.50' | 39.44' | 39.15' | 78.33'

X-1
C402

STREET SIGN

STOP SIGN

STOP BAR

209

LOT 507
11,040 SQ.FT.

LOT 506
7,013 SQ.FT.

LOT 505
8,653 SQ.FT.

LOT 504
10,823 SQ.FT.

LOT 503
10,102 SQ.FT.

LOT 517
10,131 SQ.FT.

99.96' | 100.43' | 146.29' | 99.96' | 88.53' | 74.62' | 100.00'

N 53°08'20" E 102.63'

N 00°32'07" W
70.00'

N 89°27'53" E
198.45'

S 89°50'00" W 459.45'

EXIST.
HYDRANT

L=35.07', R=25.00'
Δ=080°21'55"
CB=N 12°41'51"E
CL=32.26'

N 43°48'03" E 64.38'

N 36°51'40" W
61.29'

83.68'

N 32°19'01" E 146.80'

63.12'

10.08' | 89.92' | 100.00' | 102.57'

X-1
C402

60'

225

L=45.71', R=25.00'
Δ=104°45'47"
CB=S 74°28'47"E
CL=39.60'

425

LOT 502
9,231 SQ.FT.

LOT 518
7,164 SQ.FT.

68.24' | 54.55' | 69.09' | 70.00'

0.91' | 102.12'

224

THE HIGHLANDS PHASE 2

226

EXIST.
HYDRANT

HIGH PLAINS DRIVE

THE HIGHLANDS PHASE 4

424

STREET MONUMENT

69.87'
S 36°51'40" E

102.25'

56.21'

77.20'

LOT 519
11,264 SQ.FT.

LOT 501
9,787 SQ.FT.

NEW HYDRANT

Δ=104°45'47"
CH=39.60'
R=25.00'

129.44'

DESERET HIGHLANDS INVESTMENTS LLC
01-062-0-0100

223

418

THE HIGHLANDS PHASE 4

423

N 53°08'20" E
101.34'

67.05'

S 36°51'40" E
67.55'

75.55'

130.02'

LOT 520
10,888 SQ.FT.

ROCKY WAY

DEDICATED PUBLIC ROAD

417

419

EXIST.
HYDRANT

N 46°29'04" E
60.41'

14.36'

60.65'

100.00'

N 40°12'53" W 126.38'

HONEYSUCKLE LANE

LOT 521
7,676 SQ.FT.

N 53°08'20" E
95.00'

N 34°05'21" W 83.40'

416

422

FUTURE
PHASE

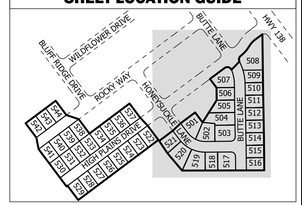
SCALE: 1" = 30'

30 | 0 | 30 | 60 | 90

## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

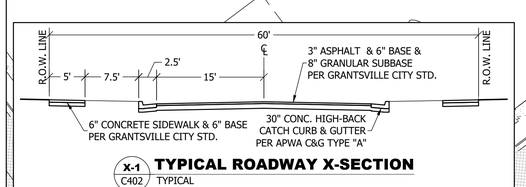
## SHEET LOCATION GUIDE




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

Blue Stakes of Utah 811

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




X-1 C402 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.upstwellhomes.com

**PRELIMINARY**

**THE HIGHLANDS PHASE 5**

800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

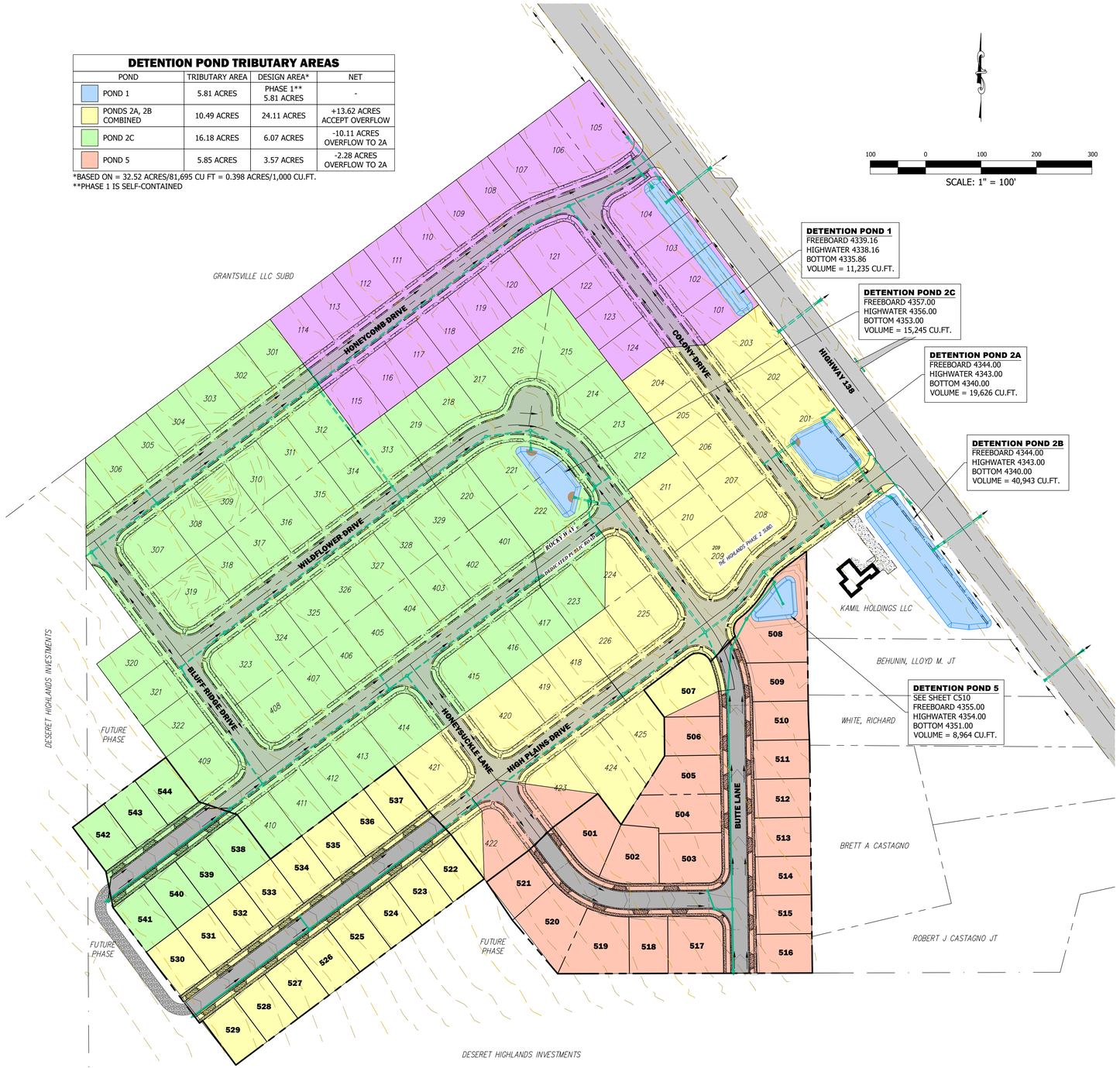
**C402**
SITE PLAN - EAST

H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET_1014007_PH5.dwg 2022-06-01 6:53:14 PM LELAND MARTINEAU

## DETENTION POND TRIBUTARY AREAS

| POND | TRIBUTARY AREA | DESIGN AREA* | NET |
|---|---|---|---|
| POND 1 | 5.81 ACRES | PHASE 1** 5.81 ACRES | - |
| PONDS 2A, 2B COMBINED | 10.49 ACRES | 24.11 ACRES | +13.62 ACRES ACCEPT OVERFLOW |
| POND 2C | 16.18 ACRES | 6.07 ACRES | -10.11 ACRES OVERFLOW TO 2A |
| POND 5 | 5.85 ACRES | 3.57 ACRES | -2.28 ACRES OVERFLOW TO 2A |

*BASED ON = 32.52 ACRES/81,695 CU FT = 0.398 ACRES/1,000 CU.FT.
**PHASE 1 IS SELF-CONTAINED




## PHASE 1 REQUIRED DETENTION

19-Jan-22

**Area Analysis**

| Area | sq.ft. | Acres | % Total | C | Weighted C |
|---|---|---|---|---|---|
| Building | 57,600 | 1.322 | 22.77% | 0.85 | 0.20 |
| Improvements | 42,273 | 0.970 | 16.71% | 0.90 | 0.16 |
| Landscape | 153,136 | 3.516 | 60.53% | 0.15 | 0.10 |
| Total | 253,009 | 5.808 | 100.00% | | 0.46 |

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server
Latitude: 40.6109° Longitude: -112.4947°
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ | |
|---|---|---|---|---|---|
| 5 | 6.010 | 4,560 | 261 | 4,299 | |
| 10 | 4.570 | 6,938 | 523 | 6,415 | |
| 15 | 3.780 | 8,589 | 784 | 7,805 | |
| 30 | 2.540 | 11,588 | 1,568 | 10,020 | |
| 60 | 1.570 | 14,361 | 3,136 | 11,225 | > < |
| 120 | 0.834 | 15,197 | 6,273 | 8,924 | |
| 180 | 0.561 | 15,324 | 9,409 | 5,915 | |
| 360 | 0.294 | 16,087 | 18,819 | 0 | |
| 720 | 0.166 | 18,214 | 37,638 | 0 | |
| 1440 | 0.097 | 21,159 | 75,275 | 0 | |
| | | | Required Detention | **11,225** | |

## PHASE 2 REQUIRED DETENTION

19-Jan-22

**Area Analysis**

| Area | sq.ft. | Acres | % Total | C | Weighted C |
|---|---|---|---|---|---|
| Building | 142,313 | 3.267 | 39.75% | 0.85 | 0.34 |
| Improvements | 114,649 | 2.632 | 32.02% | 0.90 | 0.29 |
| Landscape | 101,040 | 2.320 | 28.22% | 0.15 | 0.04 |
| Total | 358,002 | 8.219 | 100.00% | | 0.67 |

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server
Latitude: 40.6109° Longitude: -112.4947°
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ | |
|---|---|---|---|---|---|
| 5 | 6.010 | 9,905 | 370 | 9,535 | |
| 10 | 4.570 | 15,064 | 740 | 14,324 | |
| 15 | 3.780 | 18,690 | 1,110 | 17,580 | |
| 30 | 2.540 | 25,117 | 2,219 | 22,898 | |
| 60 | 1.570 | 31,050 | 4,438 | 26,612 | > < |
| 120 | 0.834 | 32,989 | 8,876 | 24,113 | |
| 180 | 0.561 | 33,285 | 13,314 | 19,971 | |
| 360 | 0.294 | 34,887 | 26,628 | 8,259 | |
| 720 | 0.166 | 39,397 | 53,256 | 0 | |
| 1440 | 0.097 | 46,042 | 106,513 | 0 | |
| | | | Required Detention | **26,612** | |

## PHASE 3 REQUIRED DETENTION

19-Jan-22

**Area Analysis**

| Area | sq.ft. | Acres | % Total | C | Weighted C |
|---|---|---|---|---|---|
| Building | 76,800 | 1.763 | 32.45% | 0.85 | 0.28 |
| Improvements | 46,102 | 1.058 | 19.48% | 0.90 | 0.18 |
| Landscape | 113,766 | 2.612 | 48.07% | 0.15 | 0.07 |
| Total | 236,668 | 5.433 | 100.00% | | 0.52 |

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server
Latitude: 40.6109° Longitude: -112.4947°
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ | |
|---|---|---|---|---|---|
| 5 | 6.010 | 5,126 | 244 | 4,881 | |
| 10 | 4.570 | 7,795 | 489 | 7,306 | |
| 15 | 3.780 | 9,672 | 733 | 8,938 | |
| 30 | 2.540 | 12,998 | 1,467 | 11,531 | |
| 60 | 1.570 | 16,068 | 2,934 | 13,134 | > < |
| 120 | 0.834 | 17,071 | 5,868 | 11,203 | |
| 180 | 0.561 | 17,225 | 8,802 | 8,423 | |
| 360 | 0.294 | 18,054 | 17,603 | 450 | |
| 720 | 0.166 | 20,387 | 35,207 | 0 | |
| 1440 | 0.097 | 23,826 | 70,414 | 0 | |
| | | | Required Detention | **13,134** | |

## PHASE 4 REQUIRED DETENTION

19-Jan-22

**Area Analysis**

| Area | sq.ft. | Acres | % Total | C | Weighted C |
|---|---|---|---|---|---|
| Building | 80,000 | 1.837 | 27.75% | 0.85 | 0.24 |
| Improvements | 64,495 | 1.481 | 22.37% | 0.90 | 0.20 |
| Landscape | 143,831 | 3.302 | 49.88% | 0.15 | 0.07 |
| Total | 288,326 | 6.619 | 100.00% | | 0.51 |

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server
Latitude: 40.6109° Longitude: -112.4947°
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ | |
|---|---|---|---|---|---|
| 5 | 6.010 | 6,110 | 298 | 5,812 | |
| 10 | 4.570 | 9,292 | 596 | 8,697 | |
| 15 | 3.780 | 11,529 | 894 | 10,635 | |
| 30 | 2.540 | 15,494 | 1,787 | 13,707 | |
| 60 | 1.570 | 19,154 | 3,574 | 15,580 | > < |
| 120 | 0.834 | 20,350 | 7,149 | 13,201 | |
| 180 | 0.561 | 20,533 | 10,723 | 9,810 | |
| 360 | 0.294 | 21,521 | 21,446 | 75 | |
| 720 | 0.166 | 24,302 | 42,891 | 0 | |
| 1440 | 0.097 | 28,402 | 85,783 | 0 | |
| | | | Required Detention | **15,580** | |

## PHASE 5 REQUIRED DETENTION

19-Jan-22

**Area Analysis**

| Area | sq.ft. | Acres | % Total | C | Weighted C |
|---|---|---|---|---|---|
| Building | 140,800 | 3.232 | 30.91% | 0.85 | 0.26 |
| Improvements | 106,475 | 2.444 | 23.37% | 0.90 | 0.21 |
| Landscape | 208,269 | 4.781 | 45.72% | 0.15 | 0.07 |
| Total | 455,544 | 10.458 | 100.00% | | 0.54 |

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server
Latitude: 40.6109° Longitude: -112.4947°
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ | |
|---|---|---|---|---|---|
| 5 | 6.010 | 10,213 | 471 | 9,743 | |
| 10 | 4.570 | 15,532 | 941 | 14,591 | |
| 15 | 3.780 | 19,271 | 1,412 | 17,859 | |
| 30 | 2.540 | 25,898 | 2,824 | 23,075 | |
| 60 | 1.570 | 32,016 | 5,647 | 26,369 | > < |
| 120 | 0.834 | 34,014 | 11,294 | 22,720 | |
| 180 | 0.561 | 34,320 | 16,942 | 17,379 | |
| 360 | 0.294 | 35,972 | 33,883 | 2,089 | |
| 720 | 0.166 | 40,622 | 67,767 | 0 | |
| 1440 | 0.097 | 47,473 | 135,534 | 0 | |
| | | | Required Detention | **26,369** | |

## DETENTION NARRATIVE

THIS DEVELOPMENT WAS INITALLY PLANNED WITH 6 PHASES. WE HAVE COMBINED PHASES 5 AND 6 INTO A SINGLE PHASE 5 AT THE CITY'S DIRECTION.

SINCE THIS IS A MULTI-PHASE DEVELOPMENT, DETENTION IS PROVIDED AS MUCH AS POSSIBLE NEAR HIGHWAY 138. PHASES 1 & 2 HAVE PROVIDED MOST OF THE REQUIRED DETENTION FOR THE ENTIRE DEVELOPMENT.

THE DETENTION FOR PHASES 1-5 ARE AS FOLLOWS. SEE THE CALCULATION TABLES ABOVE.

| PHASE | REQUIRED | PROVIDED |
|---|---|---|
| PHASE 1: | 11,225 CU.FT. | 11,235 CU.FT. |
| PHASE 2: | 26,612 CU.FT. | 73,382 CU.FT. |
| PHASE 3: | 13,134 CU.FT. | - |
| PHASE 4: | 15,580 CU.FT. | - |
| PHASE 5: | 26,639 CU.FT. | 8,964 CU.FT. |
| TOTAL: | 92,920 CU.FT. | 93,581 CU.FT. |

PHASE 5, (THIS PHASE,) WILL PROVIDE 8,964 CU.FT. OF DETENTION CAPACITY. THIS COMPLETES THE PROVIDED DETENTION FOR THE 6 INITIAL PHASES OF THE HIGHLANDS.

## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS


Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH


DEVELOPER
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com


# THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138

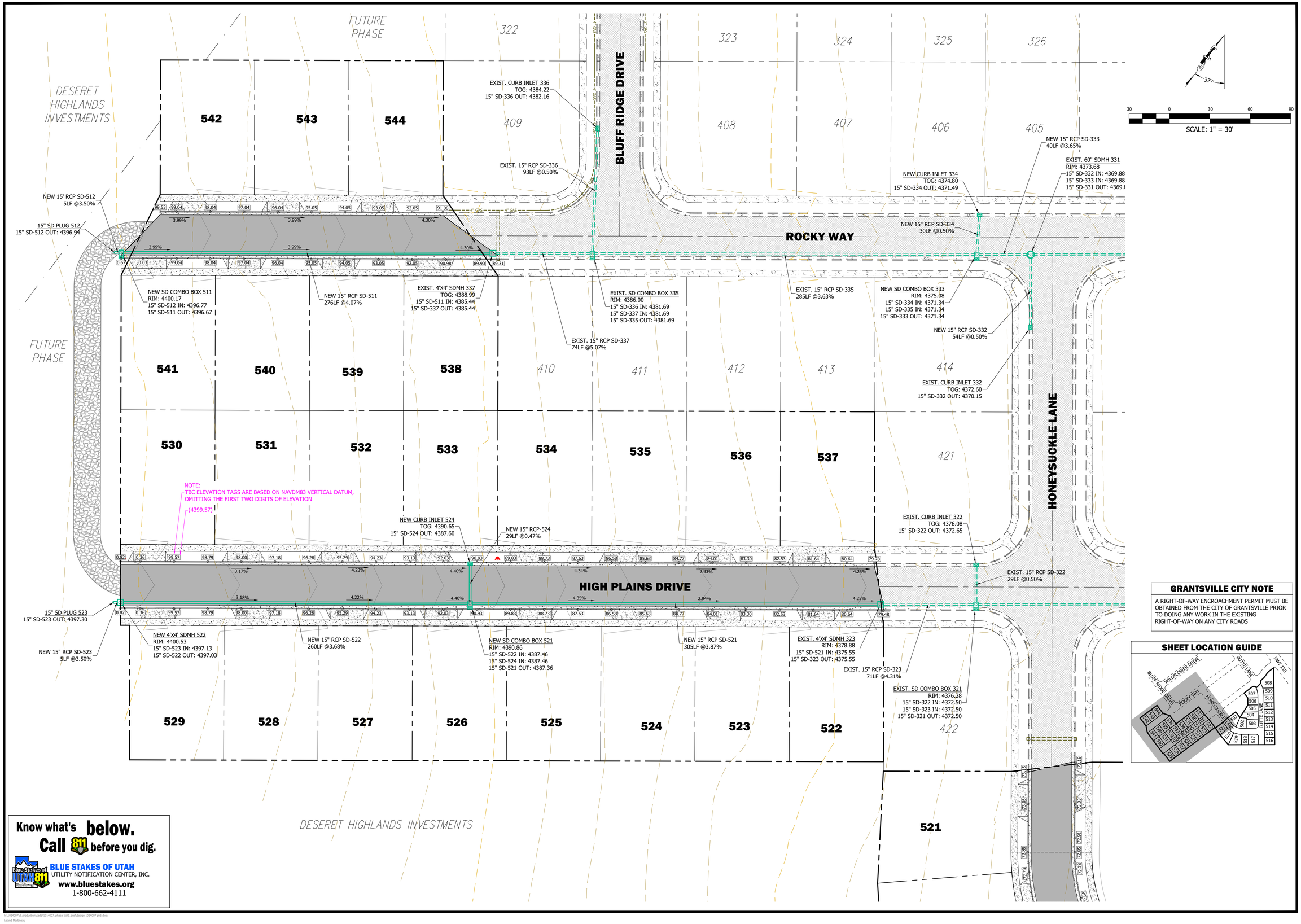
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C500**
GRADING PLAN - OVERALL


h:\1014007\cd_production\cadd\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




**GRANTSVILLE CITY NOTE**

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

**SHEET LOCATION GUIDE**




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/1/22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updtwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C501**
GRADING PLAN - WEST

**DETENTION POND 5**
SEE SHEET C510
FREEBOARD 4355.00
HIGHWATER 4354.00
BOTTOM 4351.00
VOLUME = 8,964 CU.FT.

NEW WEIR BOX 501
TOG: 4355.00
15" SD-502 IN: 4348.35
15" SD-503 IN: 4348.35
15" SD-212 OUT: 4348.25

NEW INLET/OUTLET 502
TOG: 4351.00
15" SD-502 OUT: 4348.00

NEW 15" RCP SD-502
40LF @-0.87%

NEW 15" RCP SD-503
80LF @1.00%

NEW 4'X4' SDMH 503
RIM: 4355.07
15" SD-504 IN: 4349.15
15" SD-503 OUT: 4349.15

EX. 15" RCP SD-212
28LF @1.80%

NEW SD COMBO BOX WITH SNOUT 504
RIM: 4356.47
15" SD-505 IN: 4352.57
15" SD-504 OUT: 4352.47
SUMP: 4348.97
SEE SNOUT DETAILS SHEET C960

NEW 15" RCP SD-504
61LF @5.47%

EXIST. 60" SDMH 215
RIM: 4352.57
24" SD-213 IN: 4347.75
15" SD-212 IN: 4347.75
4" SD-211 OUT: 4347.65

EX. 24" RCP SD-213
86LF @1.99%

NEW 15" RCP SD-505
77LF @1.48%

EXIST. 60" SDMH 216
RIM: 4354.76
24" SD-214 IN: 4349.60
24" SD-213 OUT: 4349.50

EX. 24" RCP SD-214
65LF @2.12%

EXIST. CURB INLET 217
TOG: 4356.34
15" SD-215 OUT: 4352.31

NEW SD COMBO BOX 505
RIM: 4357.21
15" SD-506 IN: 4353.81
15" SD-505 OUT: 4353.71

EX. 30" RCP SD-217
84LF @0.50%

EX. 15" RCP SD-215
45LF @0.51%

NEW SD COMBO BOX 220
RIM: 4356.02
30" SD-218 IN: 4351.60
30" SD-217 OUT: 4351.50

EXIST. 60" SDMH 219
RIM: 4356.72
15" SD-216 IN: 4352.33
30" SD-217 IN: 4351.08
15" SD-215 IN: 4352.08
24" SD-214 OUT: 4350.98

EXIST. 15" RCP SD-216
185LF @3.59%

EXIST. 60" SDMH 218
RIM: 4362.97
15" SD-321 IN: 4358.97
15" SD-216 OUT: 4358.97

EXIST. 15" RCP SD-321
333LF @4.07%

EXIST. SD COMBO BOX 321
RIM: 4376.28
15" SD-322 IN: 4372.50
15" SD-323 IN: 4372.50
15" SD-321 OUT: 4372.50

NEW 15" RCP SD-506
393LF @1.64%

NEW CURB INLET 508
TOG: 4363.75
15" SD-508 OUT: 4361.61

NEW 4'X4' SDMH 506
RIM: 4364.19
15" SD-509 IN: 4360.36
15" SD-507 IN: 4360.36
15" SD-506 OUT: 4360.26

NEW 15" RCP SD-509
113LF @1.77%

15" SD PLUG 510
15" SD-510 OUT: 4362.55

NEW 15" RCP SD-510
5LF @1.85%

NEW 4'X4' SDMH 509
RIM: 4366.36
15" SD-510 IN: 4362.46
15" SD-509 OUT: 4362.36

NEW 15" RCP SD-507
32LF @1.88%

NEW CURB INLET 507
TOG: 4363.76
15" SD-508 IN: 4361.07
15" SD-507 OUT: 4360.97

NEW 15" RCP SD-508
36LF @1.50%

NOTE:
TBC ELEVATION TAGS ARE BASED ON NAVDM83 VERTICAL DATUM, OMITTING THE FIRST TWO DIGITS OF ELEVATION
(4362.84)

BUTTE LANE
HIGH PLAINS DRIVE
HONEYSUCKLE LANE
DEDICATED PUBLIC ROAD
ROCK

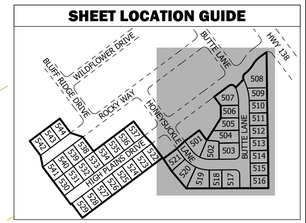
LOT 501 LOT 502 LOT 503 LOT 504 LOT 505 LOT 506 LOT 507 LOT 508 LOT 509 LOT 510 LOT 511 LOT 512 LOT 513 LOT 514 LOT 515 LOT 516 LOT 517 LOT 518 LOT 519 LOT 520 LOT 521

FUTURE PHASE

SCALE: 1" = 30'

**GRANTSVILLE CITY NOTE**
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

**SHEET LOCATION GUIDE**




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH


**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com


**THE HIGHLANDS PHASE 5 - PRELIMINARY**

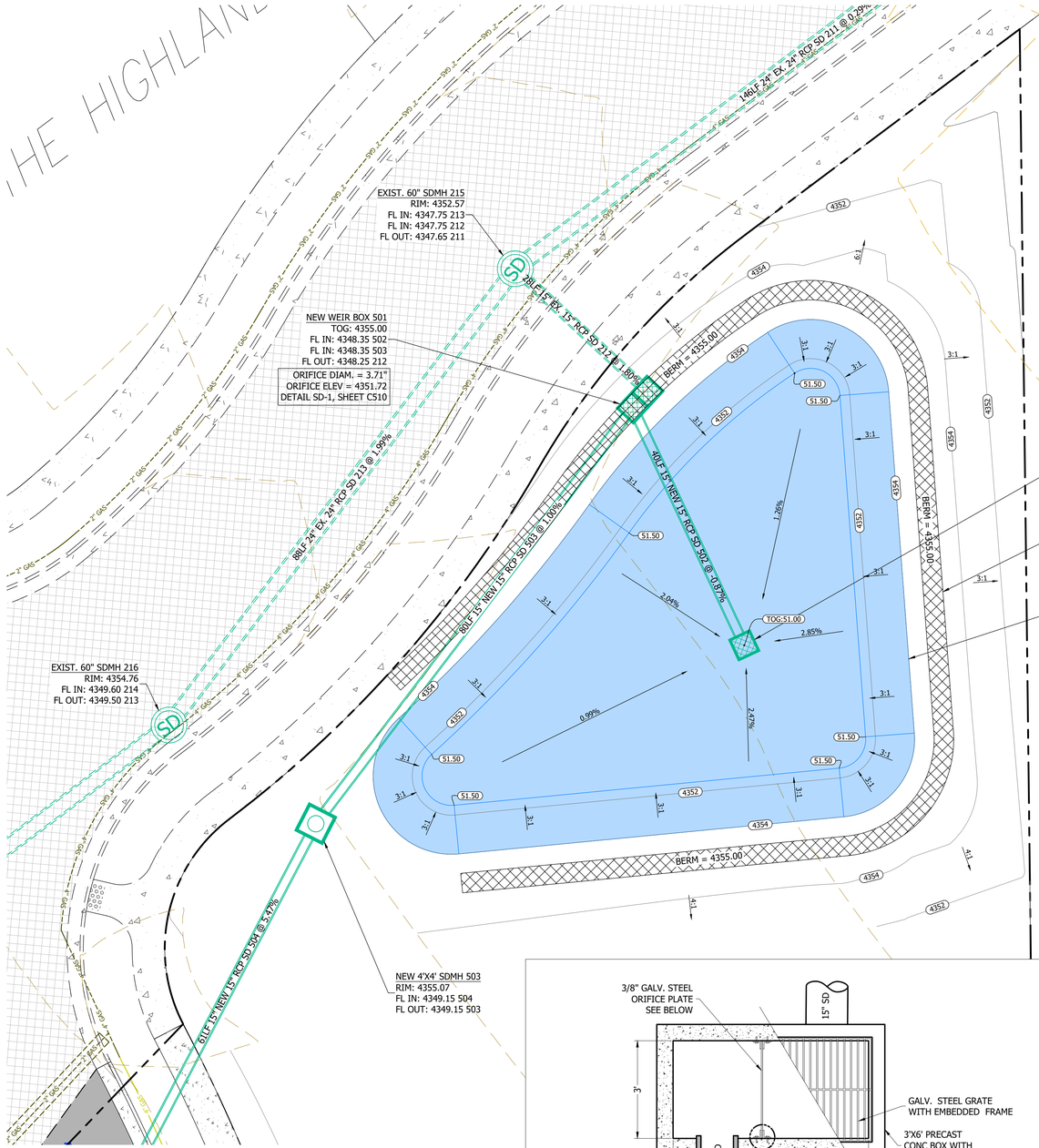
800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C502**
GRADING PLAN - EAST

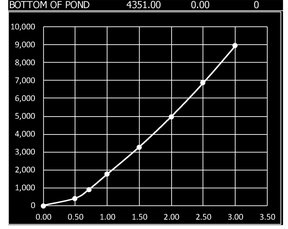



10 0 10 20 30

SCALE: 1" = 10'

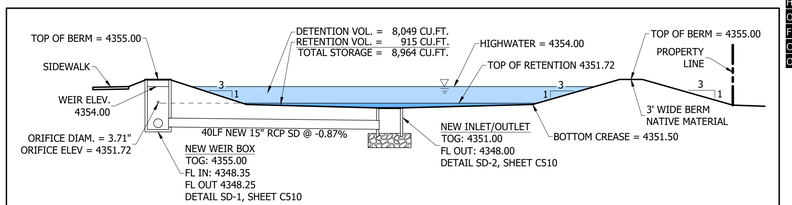
## STAGE STORAGE CURVE

| | ELEV. | STAGE | CU.FT. |
|---|---|---|---|
| HIGHWATER | 4354.00 | 3.00 | 8,964 |
| | 4353.50 | 2.50 | 6,889 |
| | 4353.00 | 2.00 | 4,994 |
| | 4352.50 | 1.50 | 3,287 |
| | 4352.00 | 1.00 | 1,759 |
| TOP OF RETENTION | 4351.72 | 0.72 | 915 |
| | 4351.50 | 0.50 | 403 |
| BOTTOM OF POND | 4351.00 | 0.00 | 0 |




## 3-DAY DRAWDOWN

SOIL TYPE (FROM GEOTECH TEST PIT 3) = POORLY GRADED GRAVEL = GC
ESTIMATED INFILTRATION RATE FOR GC = 0.06 IN/HR
POND BASE AREA = 2,543 SQ.FT.
POND INFILTRATION RATE = (0.06 IN/HR)/(12 IN/FT)*(2,543 SQ.FT.) = 12.72 CU.FT./HR
3-DAY DRAWDOWN = (72 HRS)*(12.72 CU.FT./HR) = 915 CU.FT.




**X-1** C510 **SECTION THROUGH DETENTION POND**
TYPICAL
N.T.S.

## DRAINAGE CALCULATIONS

11-Apr-22

**Pre-Development Area Analysis**

| Area | sq.ft. | Acres | C |
|---|---|---|---|
| Building | 0 | 0.00 | 0.85 |
| Improvements | 0 | 0.00 | 0.90 |
| Landscape | 163,573 | 3.76 | 0.15 |
| Total | 163,573 | 3.76 | 0.15 |

**Post-Development Area Analysis**

| Area | sq.ft. | Acres | C |
|---|---|---|---|
| Building | 44,677 | 1.03 | 0.85 |
| Improvements | 38,537 | 0.88 | 0.90 |
| Landscape | 80,359 | 1.84 | 0.15 |
| Total | 163,573 | 3.76 | 0.52 |

**100 Year Storage Analysis**

**NOAA Precipitation Frequency Data Server**
**Latitude: 40.6109°** **Longitude: -112.4947°**
Allowable Runoff 0.15 cfs/acre

| Time (min.) | I in./hr | Runoff ft³ | Allowable Runoff ft³ | Storage ft³ |
|---|---|---|---|---|
| 5 | 6.010 | 3,506 | 169 | 3,337 |
| 10 | 4.570 | 5,332 | 338 | 4,994 |
| 15 | 3.780 | 6,616 | 507 | 6,109 |
| 30 | 2.540 | 8,891 | 1,014 | 7,877 |
| 60 | 1.570 | 10,992 | 2,028 | > 8,964 < |
| 120 | 0.834 | 11,678 | 4,056 | 7,622 |
| 180 | 0.561 | 11,783 | 6,083 | 5,699 |
| 360 | 0.294 | 12,350 | 12,167 | 183 |
| 720 | 0.166 | 13,946 | 24,333 | 0 |
| 1440 | 0.097 | 16,298 | 48,666 | 0 |

Required Detention **8,964**

**80th Percentile Retention Analysis**

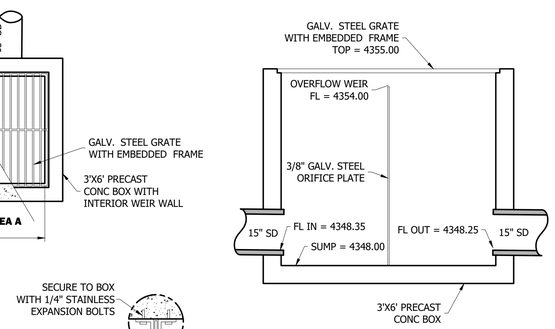
| | |
|---|---|
| $P_{new}$ EQ. A | *Rnew = 0.225(Imp)-.05 when Imp<55%* |
| $P_{new}$ EQ. B | *Rnew = 1.14(Imp)-.371 when Imp>55%* |
| WQRV EQ. | *WQRV = (P 80% *R new *A)/12* |
| Retention | *Retention = WQRV*43560* |
| $P_{80\%}$ | 0.50 (in.) |
| $Imp_{Pre}$ | 0.00 |
| $Imp_{New}$ | 51% |
| A | 3.76 (acre) |
| $R_{pre}$ | 0.05 |
| $R_{new}$ | 0.16 |
| WQRV | 0.018 ac-ft |
| Retention | 780 cu.ft. |

| **Combined Storage** | |
|---|---|
| Retention | **780** cu.ft. |
| Detention | **5184** cu.ft. |
| Combined Storage | 5,964 cu.ft. |

| **Orifice Sizing** | |
|---|---|
| Highwater Elevation | 4,354.00 ft |
| Orifice Elevation | 4,351.72 ft |
| Flow | 0.56 cfs |
| $C_d$ | 0.62 square-edge |
| Orifice Size | **3.71** in. |



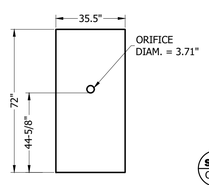

**PLAN VIEW**




**SECTION VIEW**

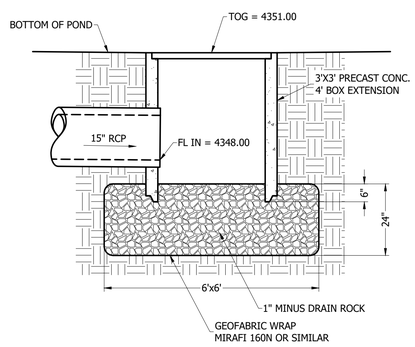



**DETAIL AREA A**



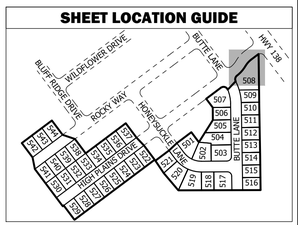

**ORIFICE PLATE**

**SD-1** C600 **STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**
TYPICAL
N.T.S.




**SD-2** C510 **DETENTION PERCOLATION BOX**
TYPICAL
N.T.S.

## SHEET LOCATION GUIDE




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER No. 375153 Leland K. Martineau 6-01-22 STATE OF UTAH


**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com


**PRELIMINARY**

**THE HIGHLANDS PHASE 5 - PRELI**

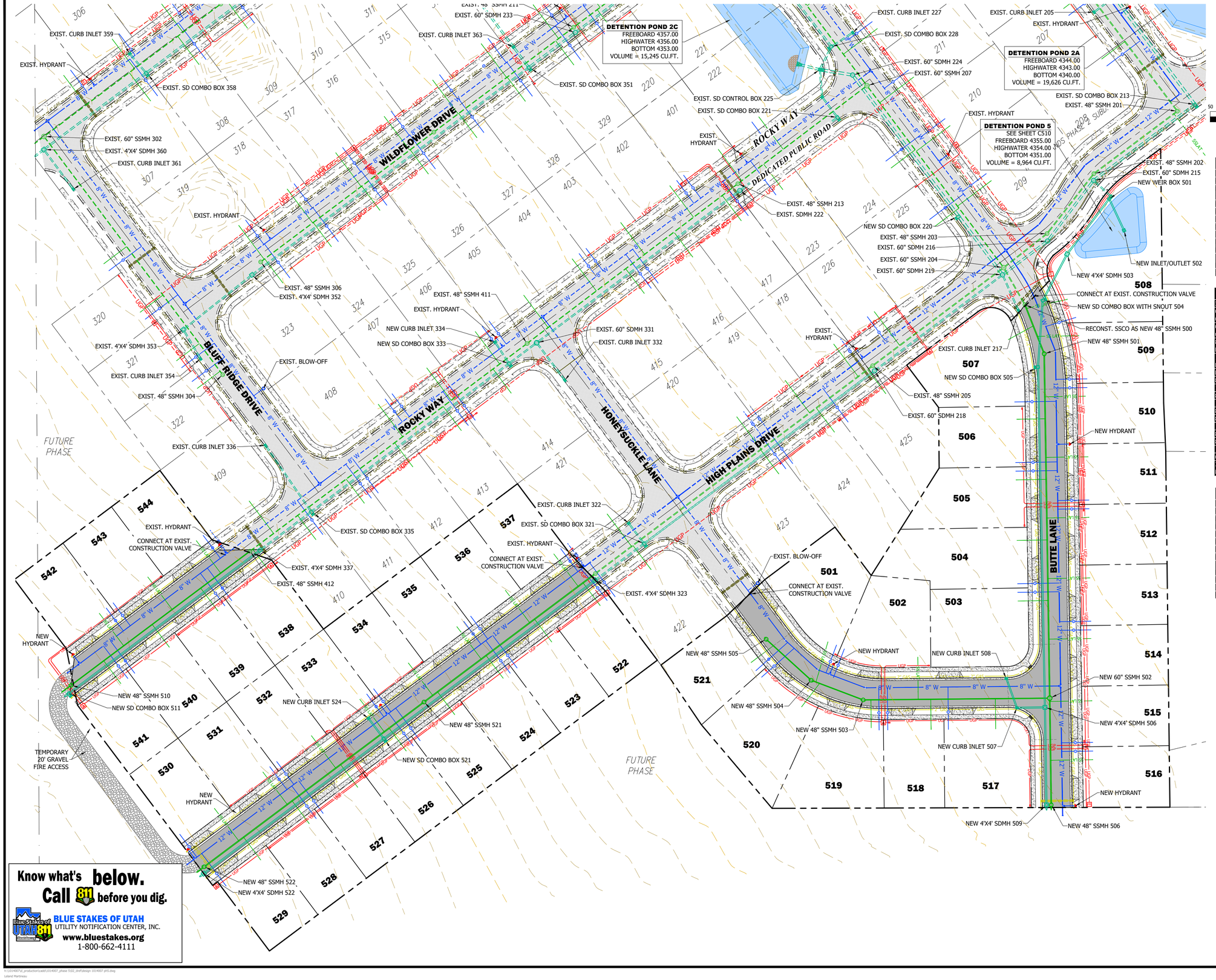
800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C510**
DETENTION POND




## SANITARY SEWER QUANTITIES

| ITEM | QTY | UNIT |
|---|---|---|
| CONNECT AT EXIST 48" MANHOLE | 2 | EA |
| REPLACE TEMP. CLEANOUT WITH NEW 48" PRECAST MANHOLE | 1 | EA |
| NEW 48" PRECAST MANHOLE | 8 | EA |
| NEW 60" PRECAST MANHOLE | 1 | EA |
| CONCRETE MANHOLE COLLAR | 12 | EA |
| 8" PVC 3034 SDR35 SEWER PIPE | 620 | LF |
| 12" PVC 3034 SDR35 SEWER PIPE | 1,161 | LF |
| 8" SEWER PLUG WITH 4"X4" LUMBER LOCATOR TO 4' ABOVE SURFACE | 2 | EA |
| 12" SEWER PLUG WITH 4"X4" LUMBER LOCATOR TO 4' ABOVE SURFACE | 2 | EA |
| 4" PVC 3034 SDR35 SEWER SERVICE | 43 | EA |

## CULINARY WATER QUANTITIES

| ITEM | QTY | UNIT |
|---|---|---|
| CONNECT TO EXIST. 8" MAIN AT CONSTRUCTION VALVE | 2 | EA |
| CONNECT TO EXIST. 12" MAIN AT CONSTRUCTION VALVE | 2 | EA |
| 8" PVC 3034 DR14 CULINARY WATER PIPE | 621 | LF |
| 12" PVC 3034 DR14 CULINARY WATER PIPE | 1,158 | LF |
| FIRE HYDRANT ASSEMBLY COMPLETE | 6 | EA |
| 8" HYDRANT SPOOL 15LF | 6 | EA |
| 12" X 8" TEE | 5 | EA |
| 8" TEE | 2 | EA |
| 12" X 22.5° ELBOW | 1 | EA |
| 8" X 22.5° ELBOW | 2 | EA |
| 8" X 11.25° ELBOW | 1 | EA |
| 12" PLUG & THRUST BLOCK | 2 | EA |
| 8" PLUG & THRUST BLOCK | 1 | EA |
| 8" GATE VALVE | 7 | EA |
| 12" GATE VALVE | 4 | EA |
| CONCRETE VALVE COLLAR | 14 | EA |
| 3/4" HDPE IPS SDR11 SERVICE WITH METER BOX AND SETTER | 44 | EA |

## STORM DRAIN QUANTITIES

| ITEM | QTY | UNIT |
|---|---|---|
| CONNECT AT EXIST. MANHOLE | 2 | EA |
| PRECAST CONC. WEIR BOX AT END OF EXIST. 15" RCP | 1 | EA |
| PRECAST CONC. COMBINATION BOX | 4 | EA |
| PRECAST CONC. INLET BOX | 3 | EA |
| PRECAST CONC. 4'X4' MANHOLE | 4 | EA |
| PRECAST CONC. 3'X3' INLET | 1 | EA |
| 15" RCP PIPE PLUG WITH 4"X4" LUMBER LOCATOR TO 4' ABOVE SURFACE | 3 | EA |
| CONCRETE MANHOLE COLLAR | 8 | EA |
| 15" RCP STORM DRAIN PIPE | 1,716 | LF |
| DETENTION POND GRADING | 1 | LS |

## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

Know what's **below.**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/01/22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

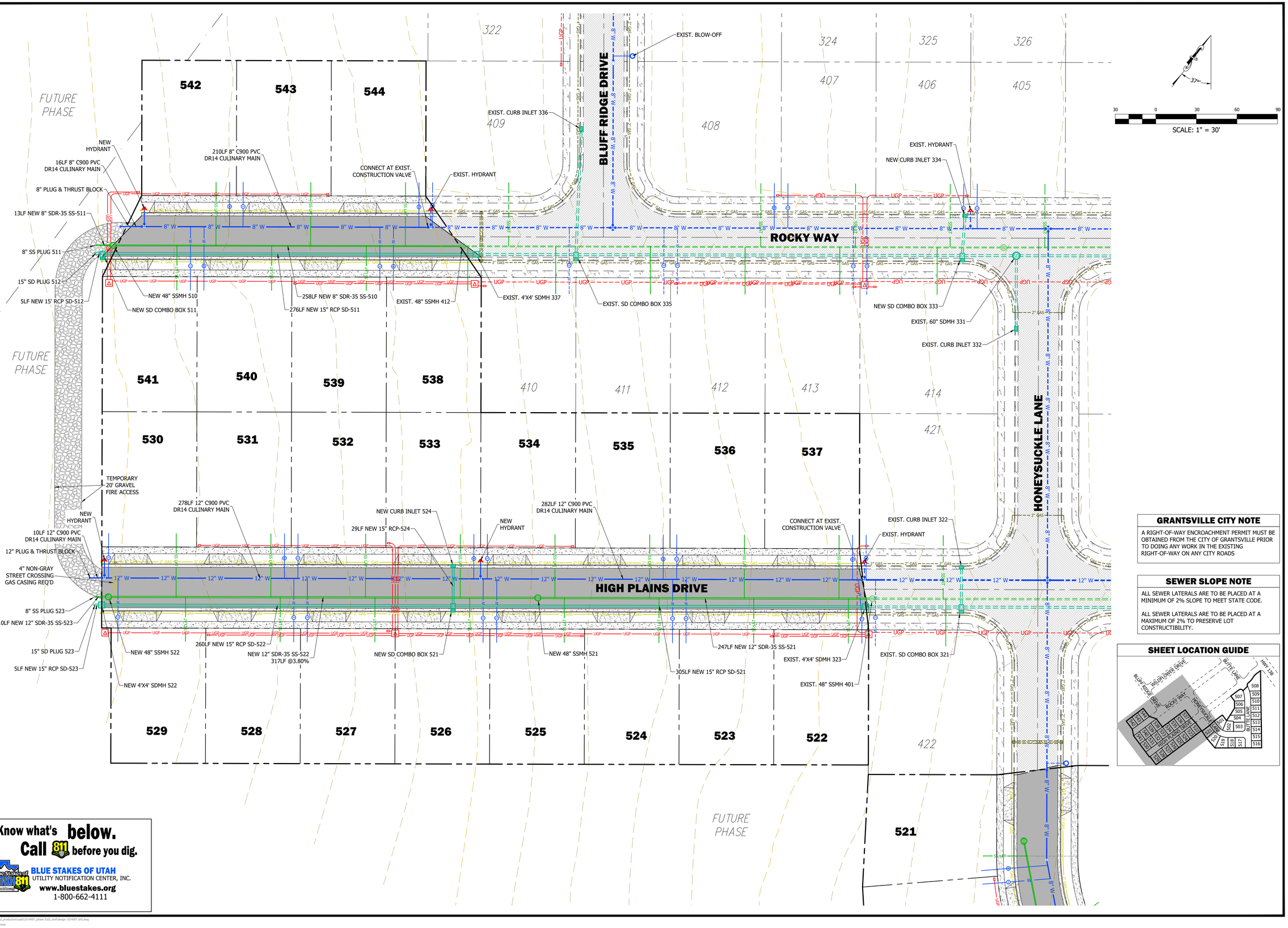
**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C600**
UTILITY PLAN - OVERALL


N:\1014007\pd_production\acad\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/1/22
STATE OF UTAH

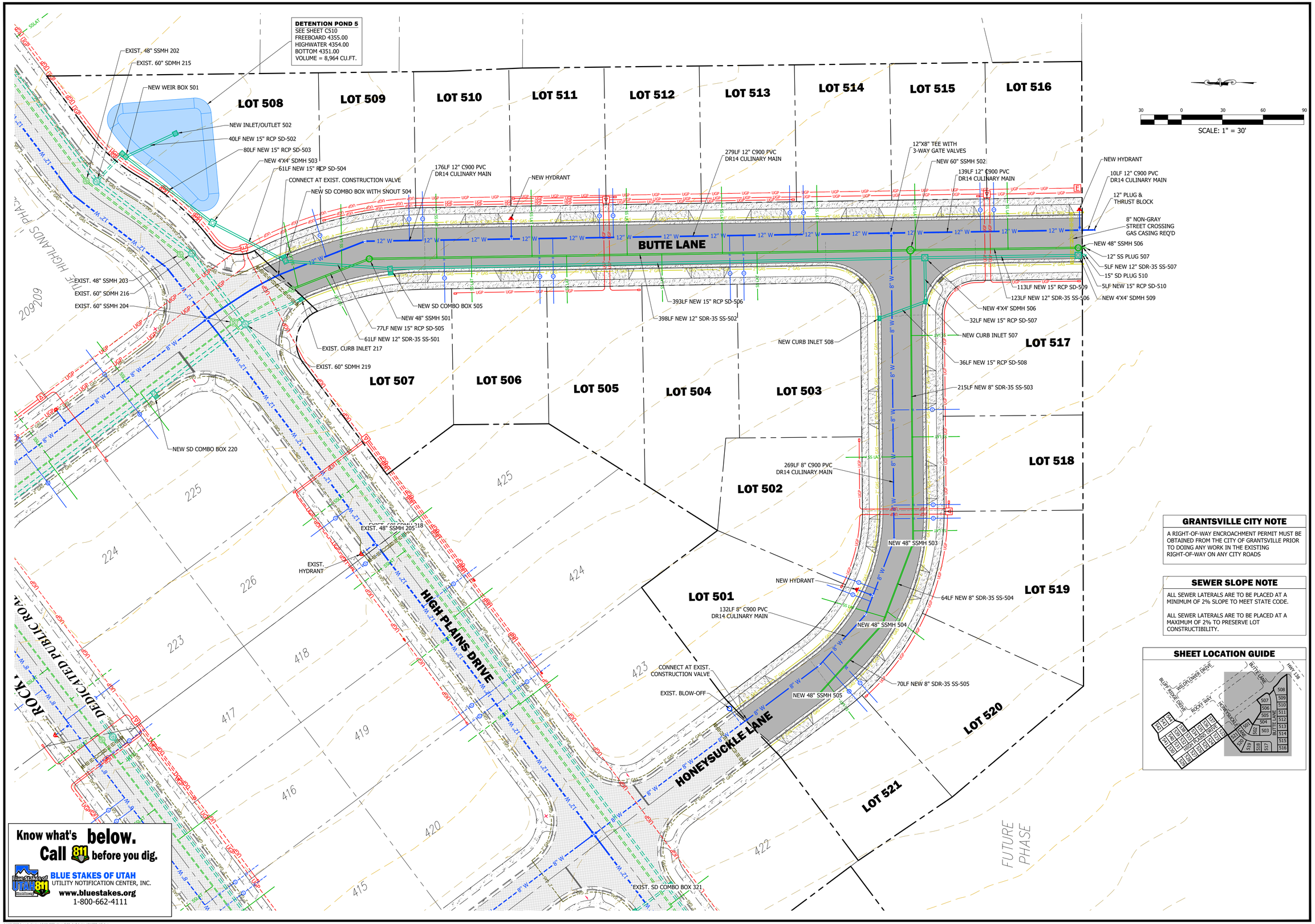
**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C601**
UTILITY PLAN - WEST




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




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

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


Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

# THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138

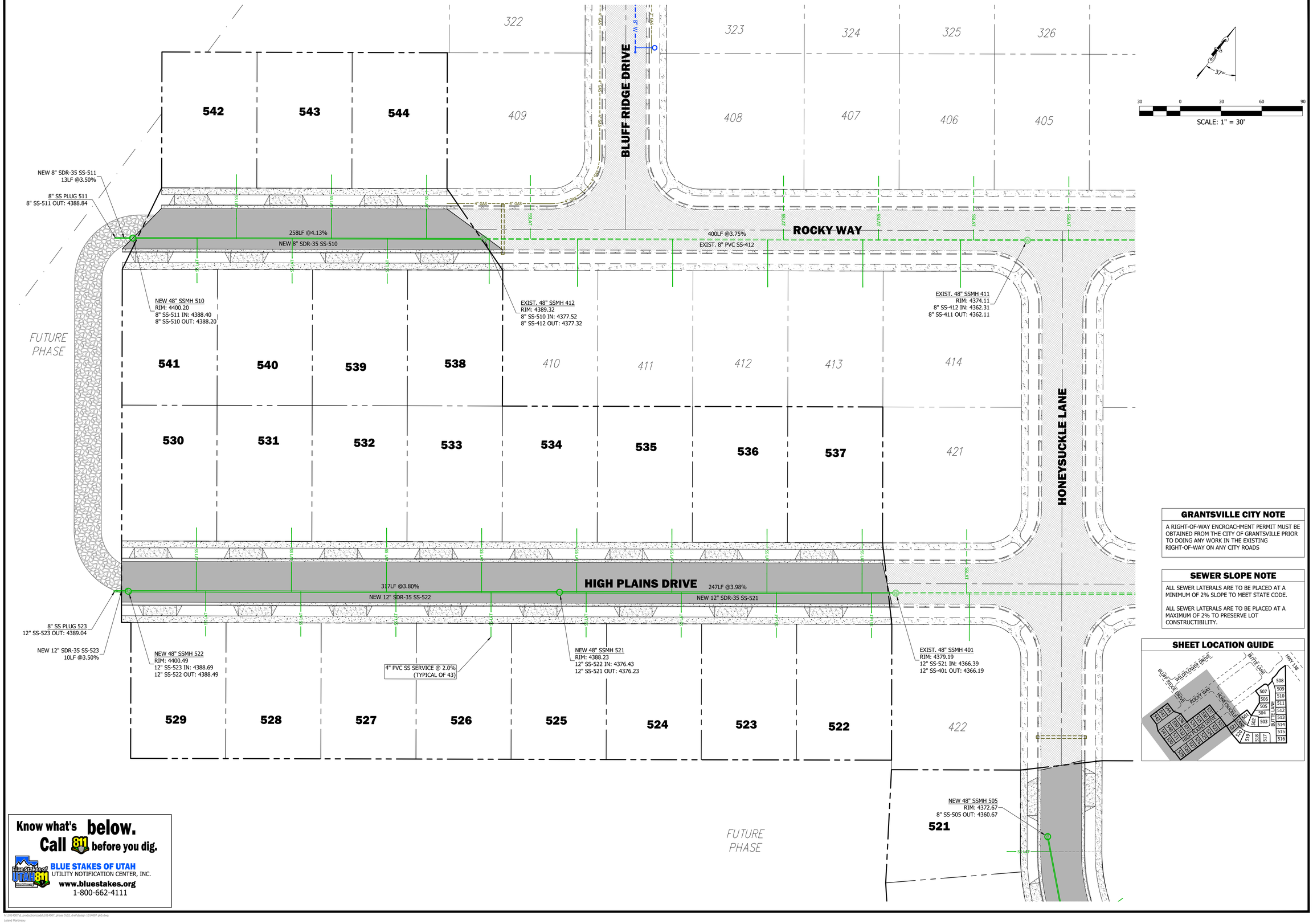
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

# C602

UTILITY PLAN - EAST




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptuwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C611**
SEWER PLAN - WEST


h:\1014007\d_production\cadd\1014007_phase 5\02_dnet\design 1014007 ph5.dwg
Leland Martineau
6/1/22

LOT 508 | LOT 509 | LOT 510 | LOT 511 | LOT 512 | LOT 513 | LOT 514 | LOT 515 | LOT 516

SCALE: 1" = 30'

EXIST. 48" SSMH 202
RIM: 4352.50
12" SS-203 IN: 4345.70
12" SS-202 OUT: 4345.50

EXIST. 48" SSMH 203
RIM: 4354.78
12" SS-204 IN: 4345.52
12" SS-203 OUT: 4345.32

EXIST. 60" SSMH 204
RIM: 4356.58
12" SS-205 IN: 4346.35
8" SS-207 IN: 4346.35
12" SS-215 IN: 4346.35
12" SS-204 OUT: 4346.15

4" PVC SS SERVICE @ 2.0%
(TYPICAL OF 43)

BUTTE LANE

NEW 12" SDR-35 SS-501
61LF @0.50%

NEW 12" SDR-35 SS-502
398LF @0.50%

NEW 12" SDR-35 SS-506
123LF @0.50%

NEW 12" SDR-35 SS-507
5LF @0.50%

12" SS PLUG 507
12" SS-507 OUT: 4350.13

NEW 48" SSMH 506
RIM: 4366.48
12" SS-507 IN: 4350.11
12" SS-506 OUT: 4349.91

NEW 60" SSMH 502
RIM: 4364.05
8" SS-503 IN: 4349.62
12" SS-506 IN: 4349.29
12" SS-502 OUT: 4349.09

NEW 48" SSMH 501
RIM: 4357.19
12" SS-502 IN: 4347.10
12" SS-501 OUT: 4347.00

RECONST. SSCO AS NEW 48" SSMH 500
RIM: 4356.65
12" SS-501 IN: 4346.70
12" SS-215 OUT: 4346.60

EXIST. 48" SSMH 205
RIM: 4363.02
12" SS-401 IN: 4354.22
12" SS-205 OUT: 4354.02

NEW 48" SSMH 503
RIM: 4370.68
8" SS-504 IN: 4359.16
8" SS-503 OUT: 4358.96

NEW 48" SSMH 504
RIM: 4372.31
8" SS-505 IN: 4360.32
8" SS-504 OUT: 4360.22

NEW 48" SSMH 505
RIM: 4372.67
8" SS-505 OUT: 4360.67

EXIST. 12" PVC SS-203 — 88LF @0.43%
EXIST. 12" PVC SS-204 — 64LF @0.99%
EXIST. 12" PVC SS-215 — 49LF @0.51%
EXIST. 8" PVC SS-207 — 263LF @0.50%
EXIST. 12" PVC SS-205 — 198LF @4.06%
EXIST. 12" PVC SS-401 — 400LF @2.99%
NEW 8" SDR-35 SS-503 — 215LF @4.33%
NEW 8" SDR-35 SS-504 — 64LF @1.65%
NEW 8" SDR-35 SS-505 — 70LF @0.50%

LOT 517 | LOT 518 | LOT 519 | LOT 520 | LOT 521 | LOT 502 | LOT 501 | LOT 507 | LOT 506 | LOT 505 | LOT 504 | LOT 503

FUTURE PHASE

HIGH PLAINS DRIVE | HONEYSUCKLE LANE | THE HIGHLANDS PHASE 209 | DEDICATED PUBLIC ROAD

225 224 226 223 418 417 419 416 420 415 425 424 423 422

## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




Know what's **below.**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

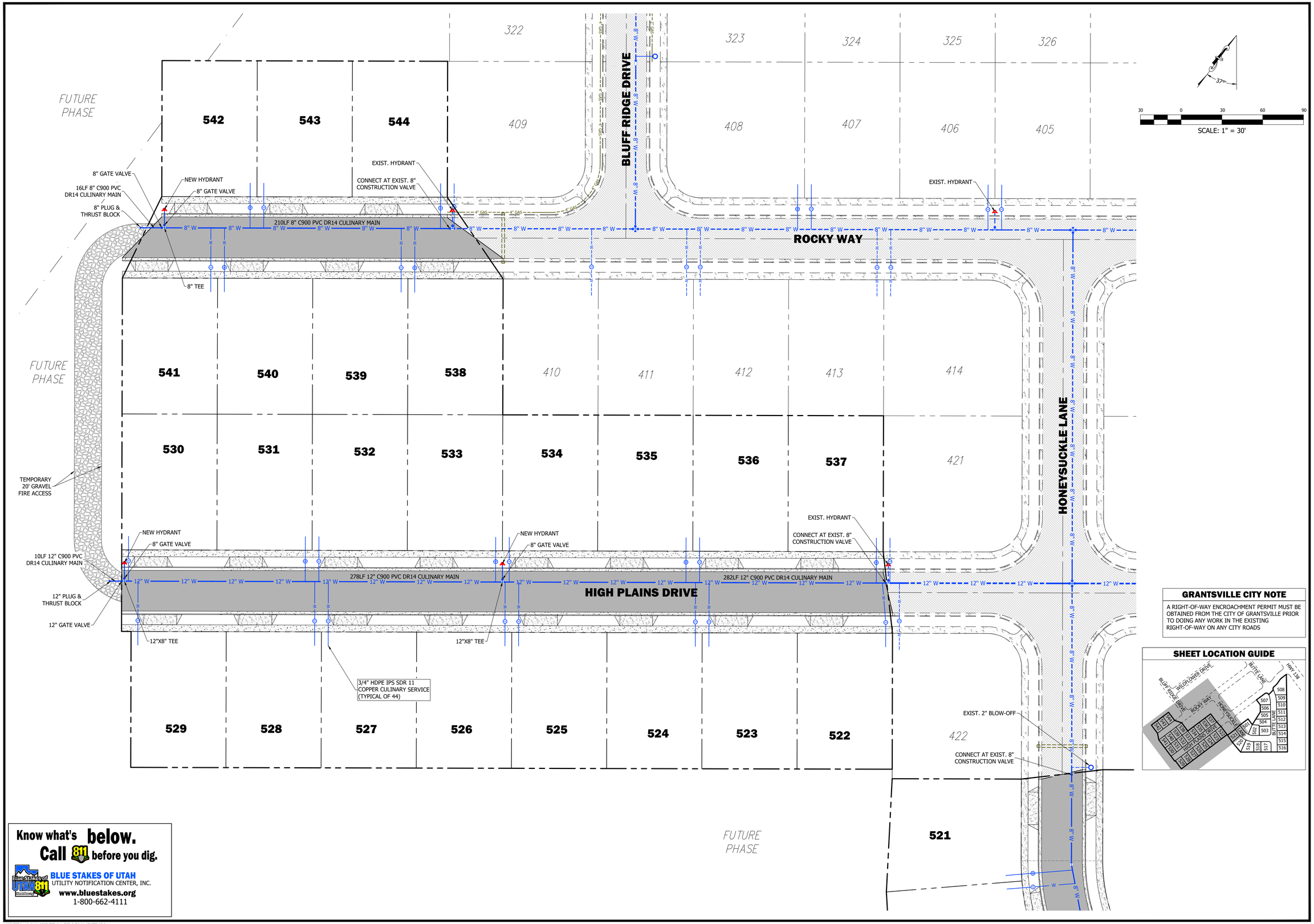
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C612**
SEWER PLAN - EAST


I:\1014007\cd_production\cad\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SHEET LOCATION GUIDE




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/1/22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C621**
WATER PLAN - WEST




**GRANTSVILLE CITY NOTE**

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

**SHEET LOCATION GUIDE**




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

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


Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

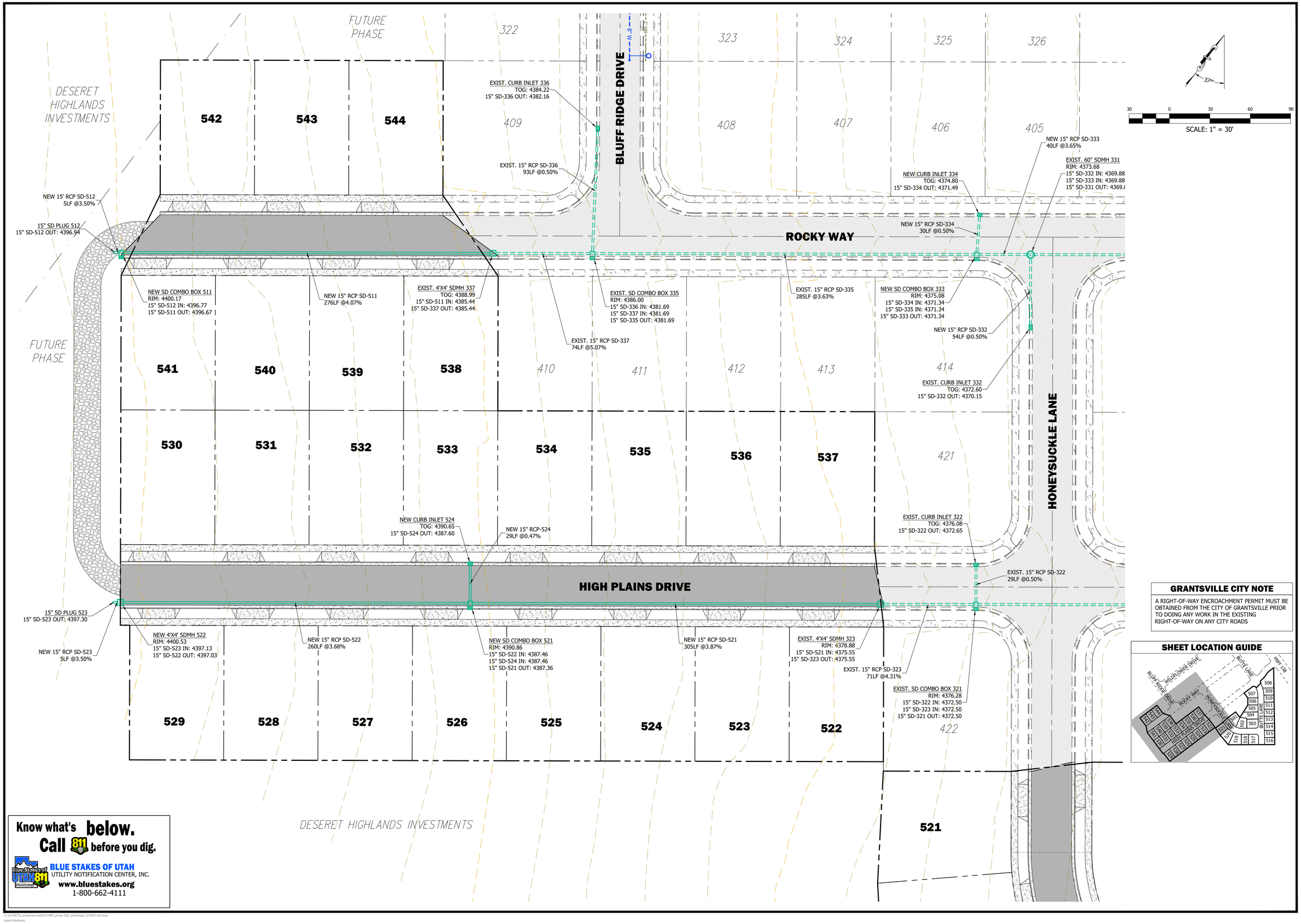
800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C622**
WATER PLAN - EAST




## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SHEET LOCATION GUIDE




Know what's **below.**
**Call** 811 **before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6/01/22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptiwellhomes.com

# THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

# C631

STORM DRAIN PLAN - WEST


h:\1014007\cd_production\cad\1014007_phase 5\02_dmf\design 1014007 ph5.dwg
Leland Martineau
6/1/22

**DETENTION POND 5**
SEE SHEET C510
FREEBOARD 4355.00
HIGHWATER 4354.00
BOTTOM 4351.00
VOLUME = 8,964 CU.FT.

NEW WEIR BOX 501
TOG: 4355.00
15" SD-502 IN: 4348.35
15" SD-503 IN: 4348.35
15" SD-212 OUT: 4348.25

NEW INLET/OUTLET 502
TOG: 4351.00
15" SD-502 OUT: 4348.00

NEW 15" RCP SD-502
40LF @-0.87%

NEW 15" RCP SD-503
80LF @1.00%

NEW 4'X4' SDMH 503
RIM: 4355.07
15" SD-504 IN: 4349.15
15" SD-503 OUT: 4349.15

EX. 15" RCP SD-212
28LF @1.80%

NEW SD COMBO BOX WITH SNOUT 504
RIM: 4356.47
15" SD-505 IN: 4352.57
15" SD-504 OUT: 4352.47
SUMP: 4348.97
SEE SNOUT DETAILS SHEET C960

NEW 15" RCP SD-504
61LF @5.47%

EX. 24" RCP SD-213
86LF @1.99%

EXIST. 60" SDMH 215
RIM: 4352.57
24" SD-213 IN: 4347.75
15" SD-212 IN: 4347.75
4" SD-211 OUT: 4347.65

NEW 15" RCP SD-505
77LF @1.48%

EXIST. 60" SDMH 216
RIM: 4354.76
24" SD-214 IN: 4349.60
24" SD-213 OUT: 4349.50

EX. 24" RCP SD-214
65LF @2.12%

EXIST. CURB INLET 217
TOG: 4356.34
15" SD-215 OUT: 4352.31

NEW SD COMBO BOX 505
RIM: 4357.21
15" SD-506 IN: 4353.81
15" SD-505 OUT: 4353.71

EX. 15" RCP SD-215
45LF @0.51%

EX. 30" RCP SD-217
84LF @0.50%

NEW SD COMBO BOX 220
RIM: 4356.02
30" SD-218 IN: 4351.60
30" SD-217 OUT: 4351.50

EXIST. 60" SDMH 219
RIM: 4356.72
15" SD-216 IN: 4352.33
30" SD-217 IN: 4351.08
15" SD-215 IN: 4352.08
24" SD-214 OUT: 4350.98

EXIST. 15" RCP SD-216
185LF @3.59%

EXIST. 60" SDMH 218
RIM: 4362.97
15" SD-321 IN: 4358.97
15" SD-216 OUT: 4358.97

EXIST. 15" RCP SD-321
333LF @4.07%

EXIST. SD COMBO BOX 321
RIM: 4376.28
15" SD-322 IN: 4372.50
15" SD-323 IN: 4372.50
15" SD-321 OUT: 4372.50

NEW 15" RCP SD-506
393LF @1.64%

NEW CURB INLET 508
TOG: 4363.75
15" SD-508 OUT: 4361.61

NEW 4'X4' SDMH 506
RIM: 4364.19
15" SD-509 IN: 4360.36
15" SD-507 IN: 4360.36
15" SD-506 OUT: 4360.26

NEW 15" RCP SD-509
113LF @1.77%

15" SD PLUG 510
15" SD-510 OUT: 4362.55

NEW 15" RCP SD-510
5LF @1.85%

NEW 4'X4' SDMH 509
RIM: 4366.36
15" SD-510 IN: 4362.46
15" SD-509 OUT: 4362.36

NEW 15" RCP SD-507
32LF @1.88%

NEW CURB INLET 507
TOG: 4363.76
15" SD-508 IN: 4361.07
15" SD-507 OUT: 4360.97

NEW 15" RCP SD-508
36LF @1.50%

BUTTE LANE

HIGH PLAINS DRIVE

HONEYSUCKLE LANE

LOT 501 LOT 502 LOT 503 LOT 504 LOT 505 LOT 506 LOT 507 LOT 508 LOT 509 LOT 510 LOT 511 LOT 512 LOT 513 LOT 514 LOT 515 LOT 516 LOT 517 LOT 518 LOT 519 LOT 520 LOT 521

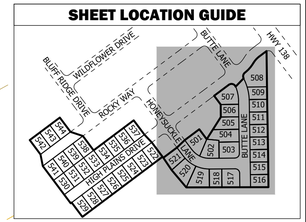
FUTURE PHASE

30 0 30 60 90
SCALE: 1" = 30'

## GRANTSVILLE CITY NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY CITY ROADS

## SHEET LOCATION GUIDE




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

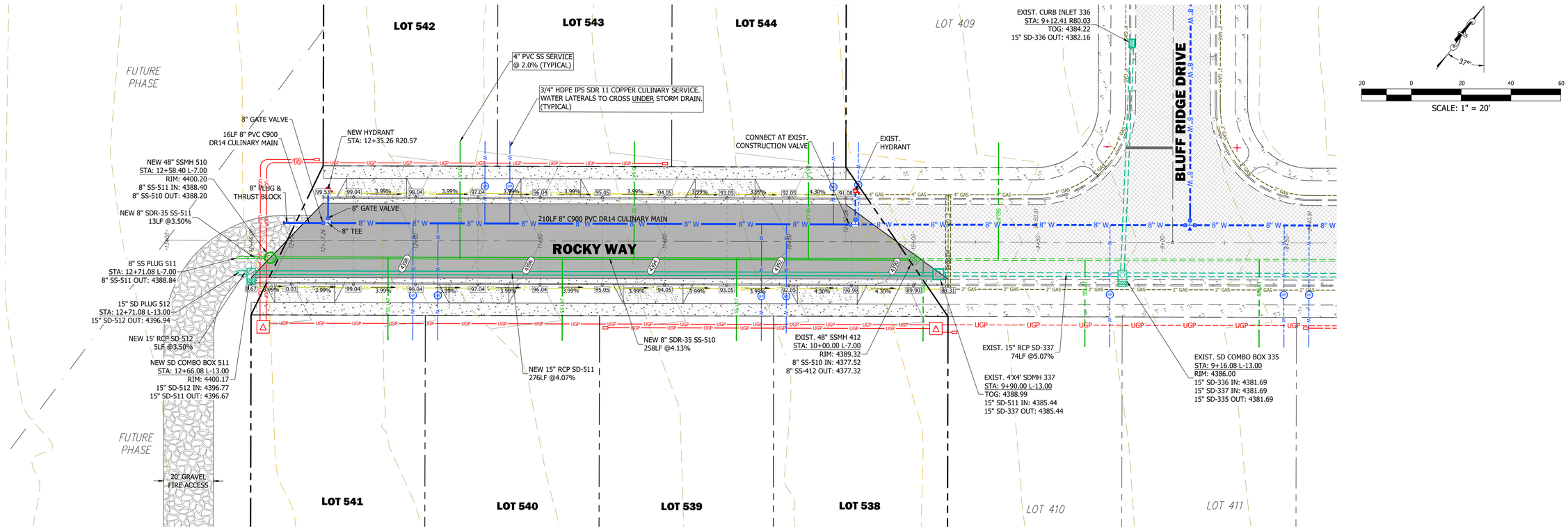

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com


**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C632**
STORM DRAIN PLAN - EAST







X-1 / C400 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.

## SEWER SLOPE NOTE

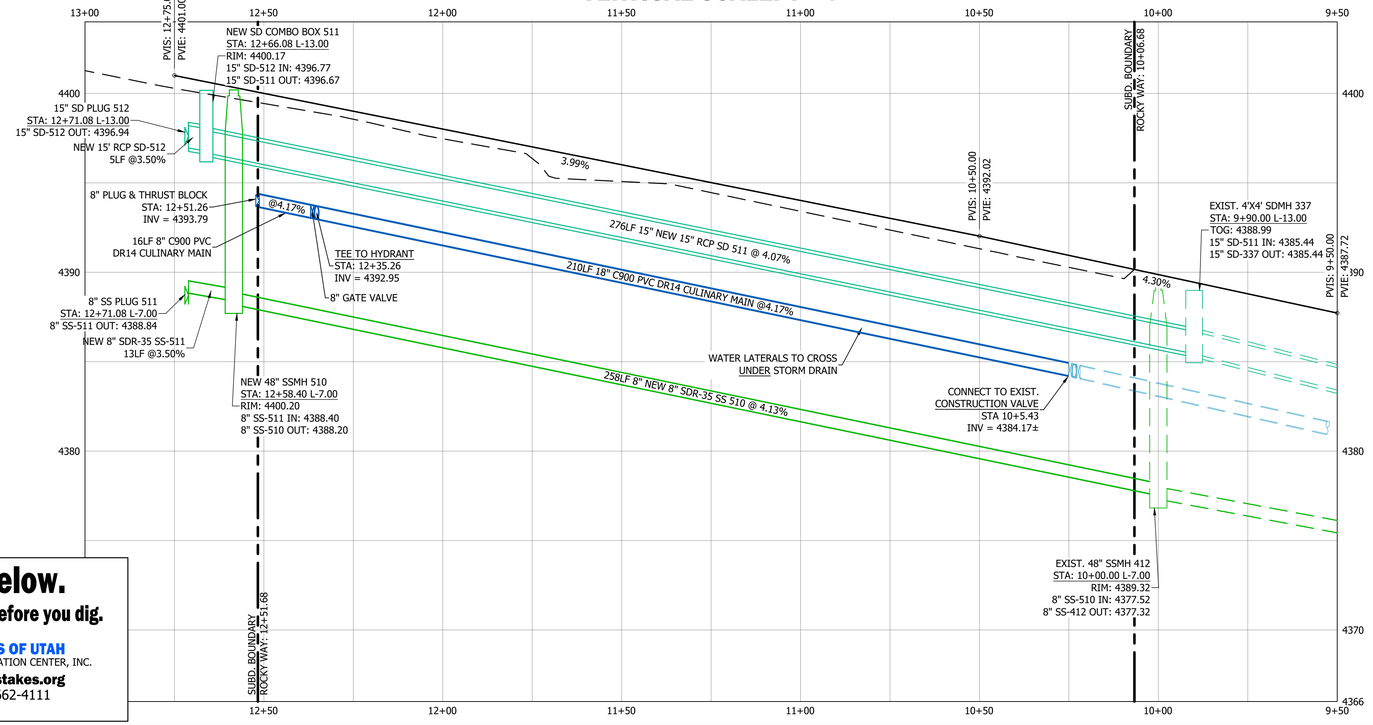
ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




## ROCKY WAY - STA: 9+50 TO 13+00
## VERTICAL SCALE: 1"=4'




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

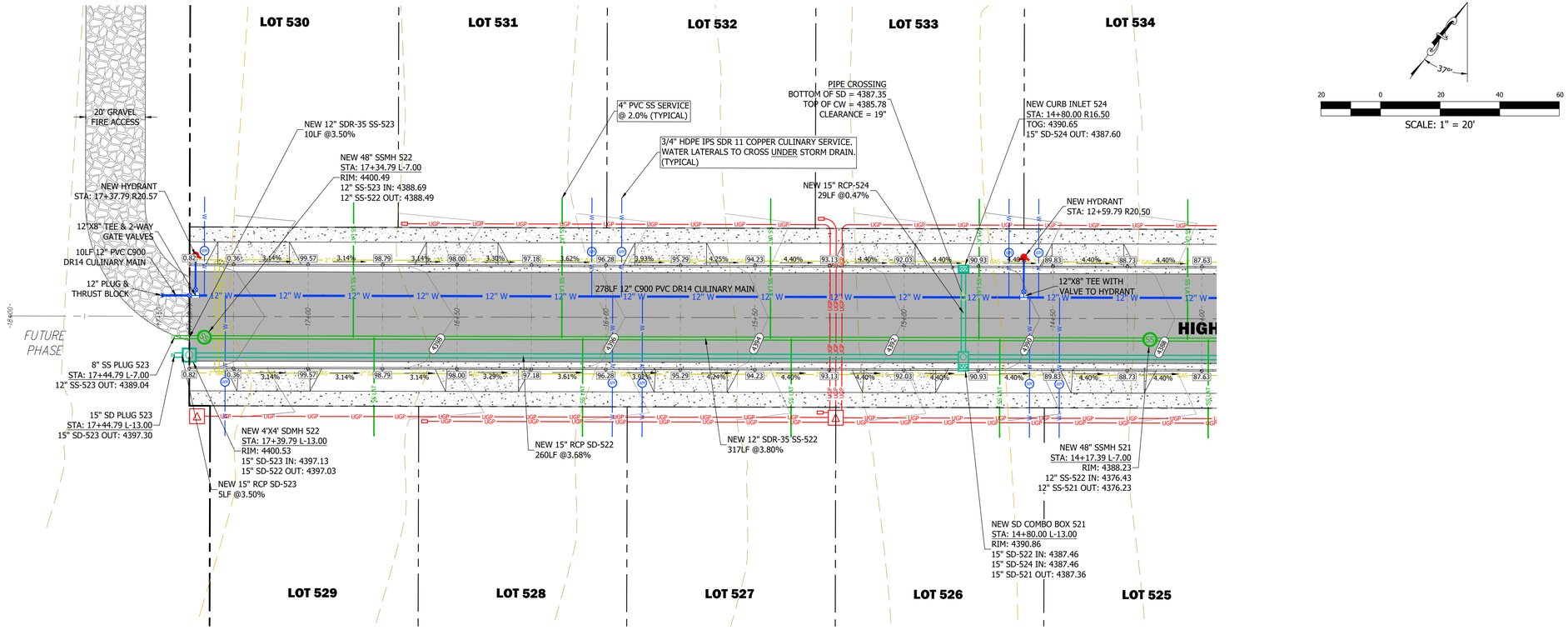
800 N HIGHWAY 138

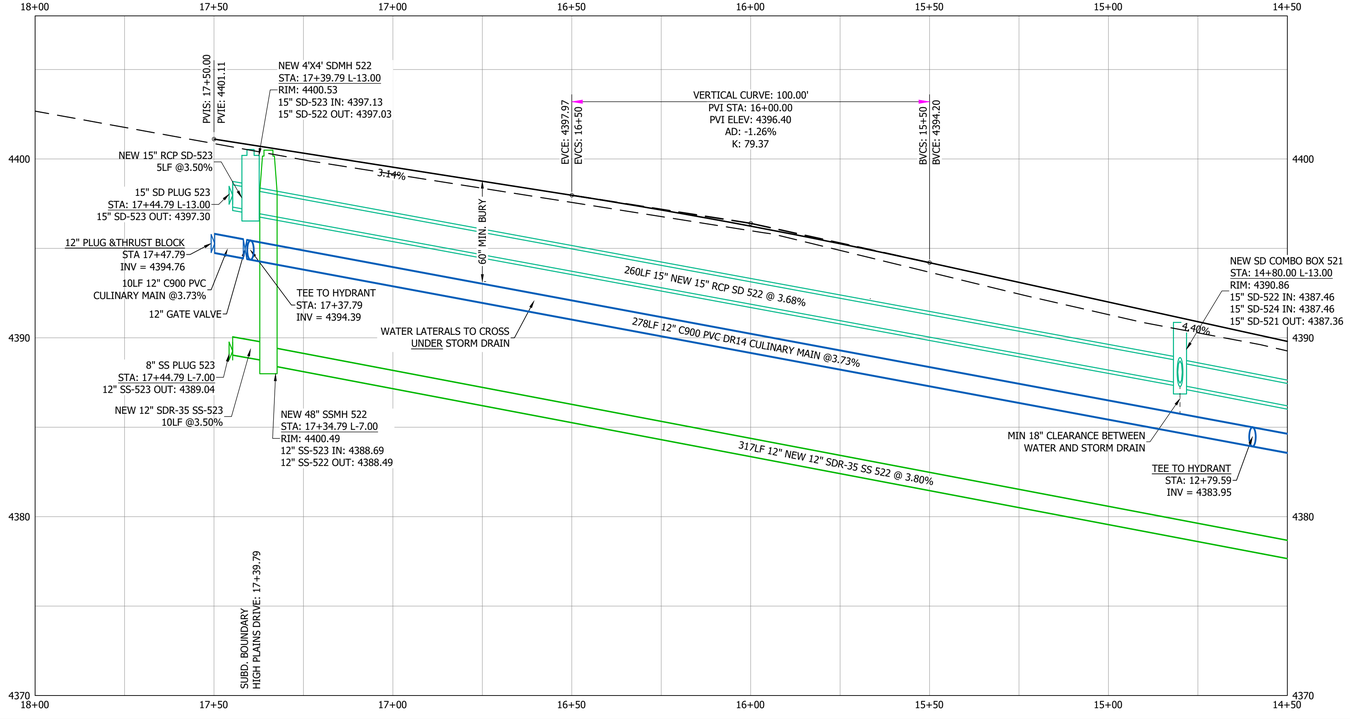
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH

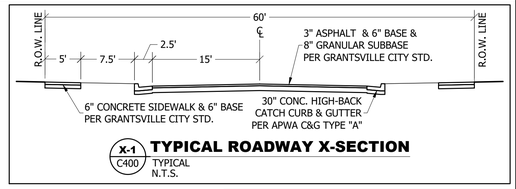
**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C700**
ROCKY WAY PLAN & PROFILE




X-1 / C400 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.

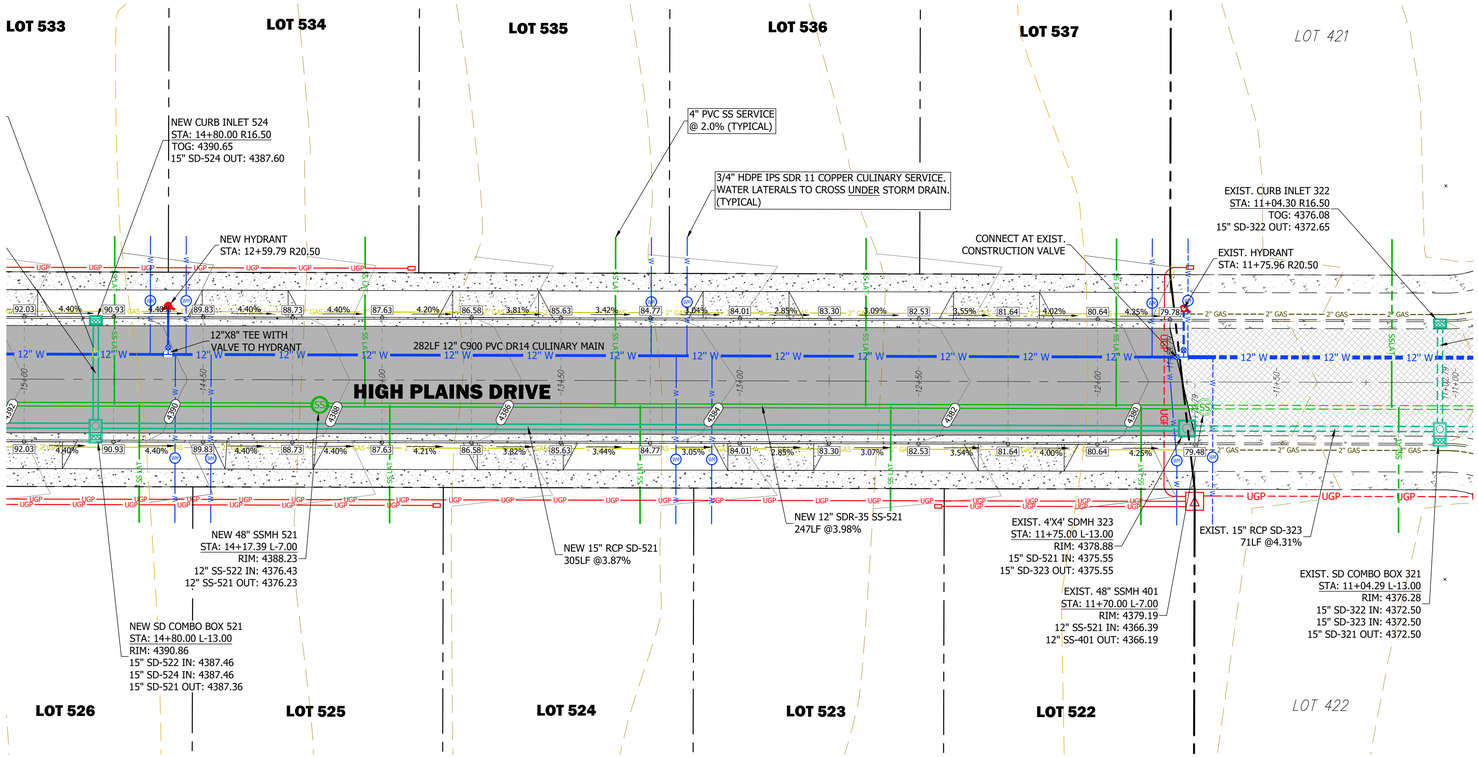
## SEWER SLOPE NOTE

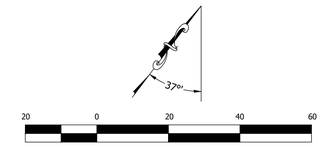
ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE






1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus




**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com

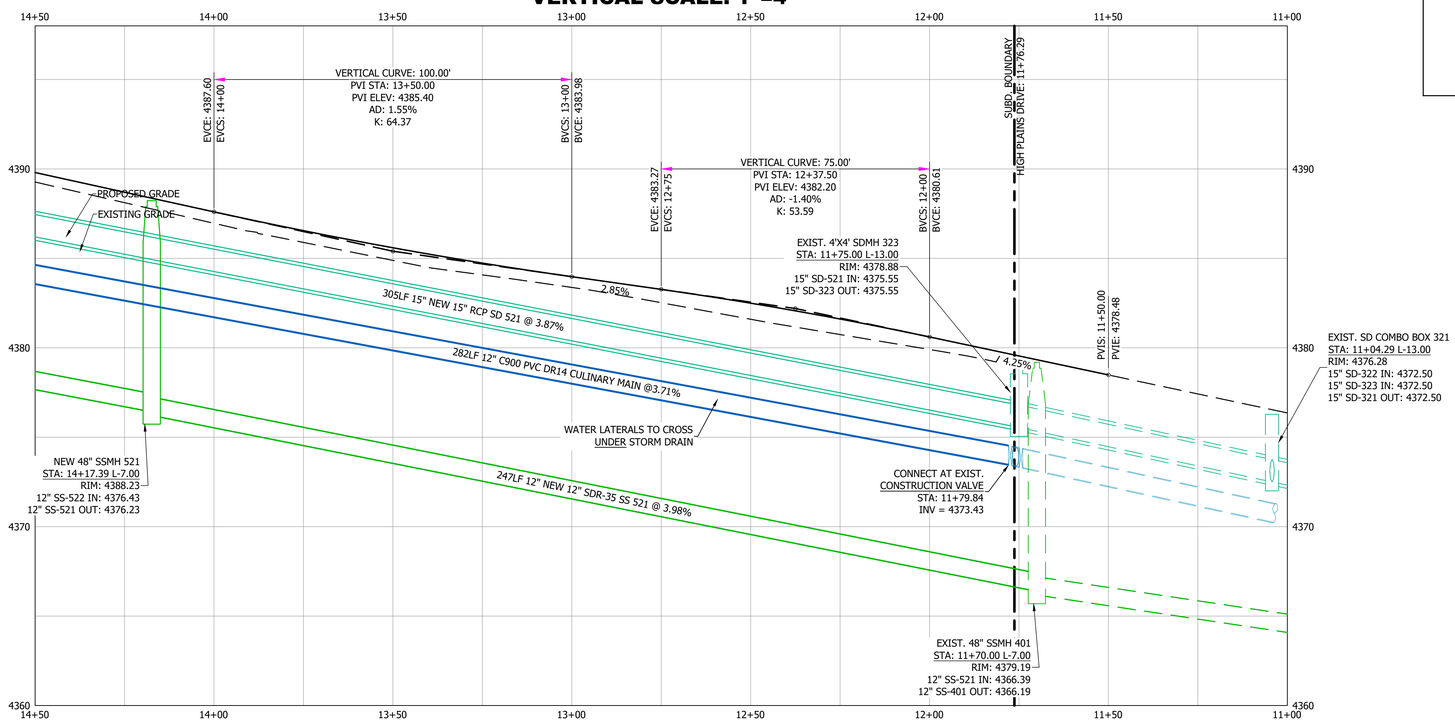
**THE HIGHLANDS PHASE 5 - PRELIMINARY**

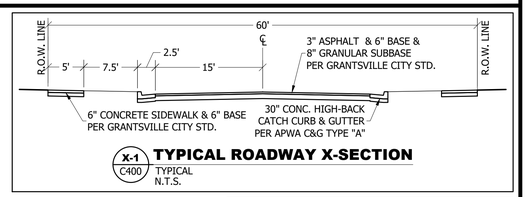
800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

## HIGH PLAINS DRIVE - STA: 11+00 TO 14+50
## VERTICAL SCALE: 1"=4'



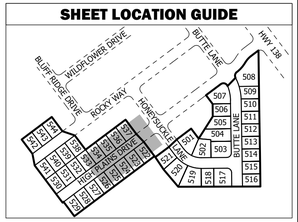



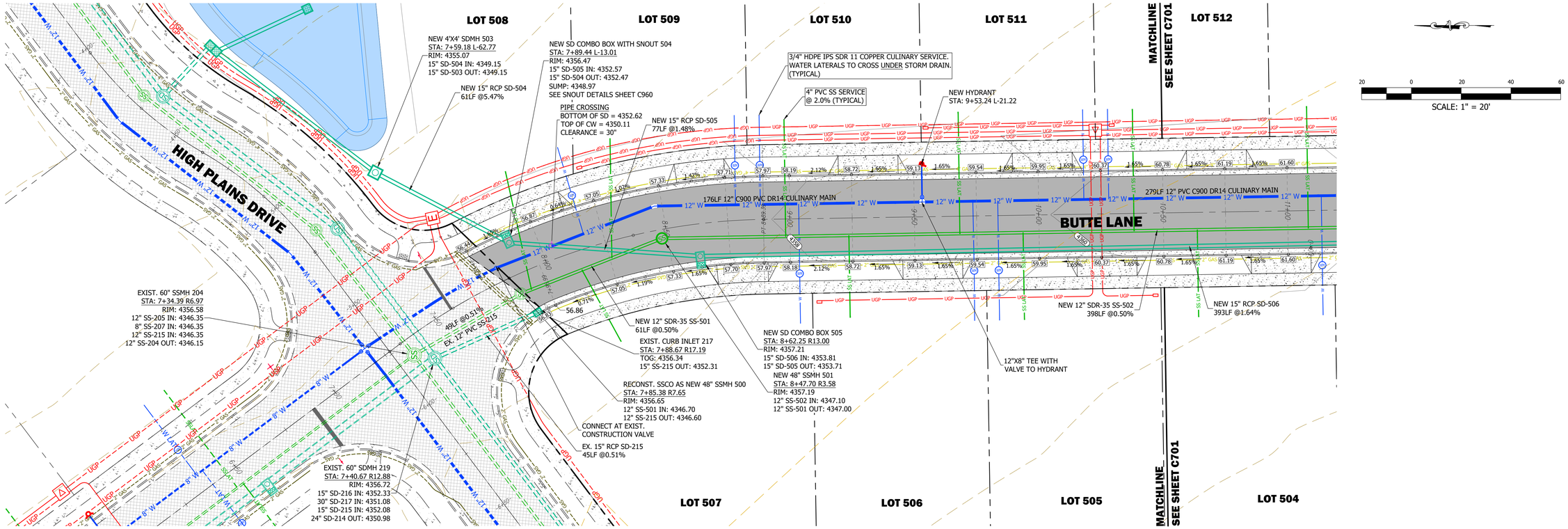

### SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

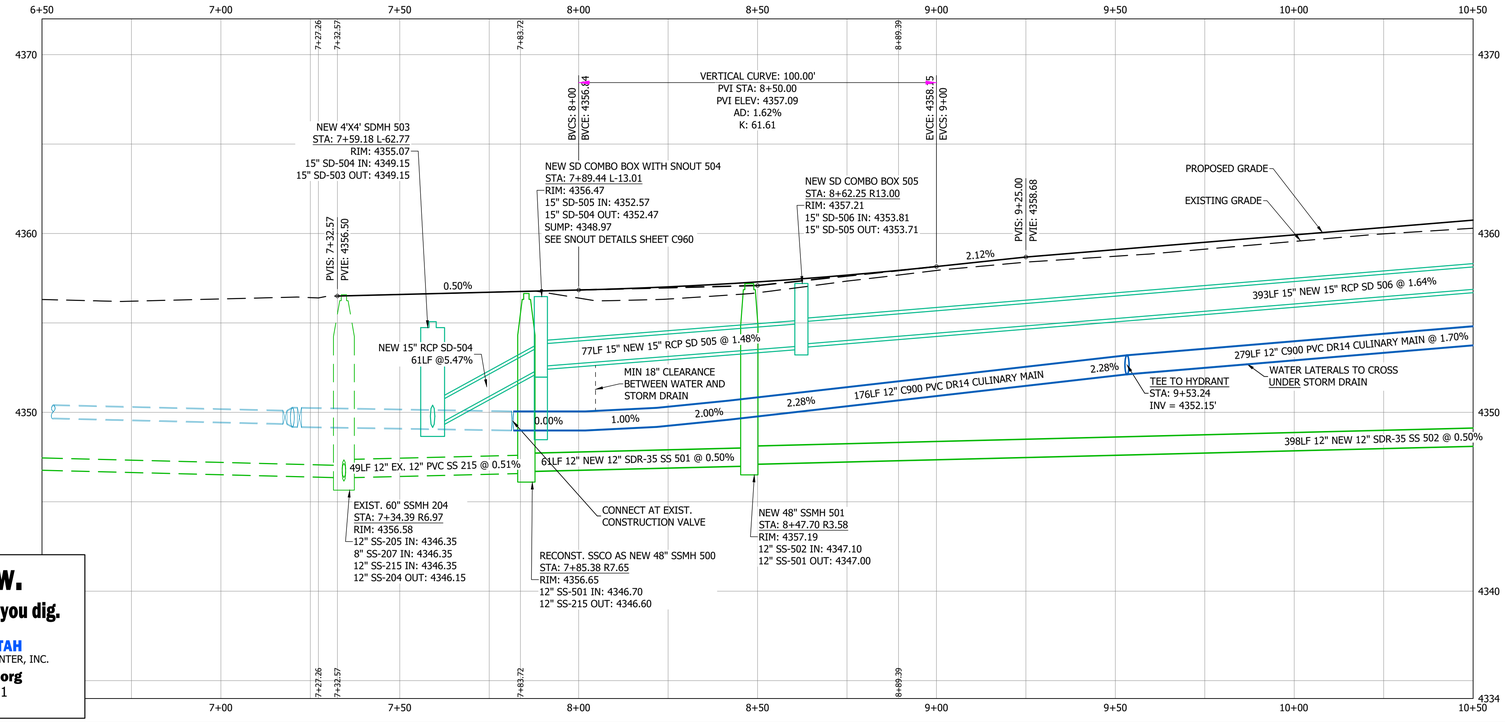
ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

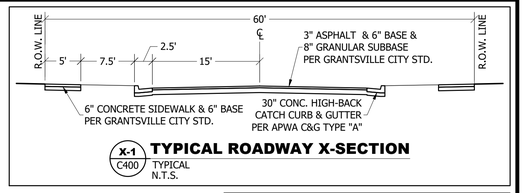
### SHEET LOCATION GUIDE






# BUTTE LANE - STA: 6+50 TO 10+50
## VERTICAL SCALE: 1"=4'




X-1 / C400 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.uptwellhomes.com

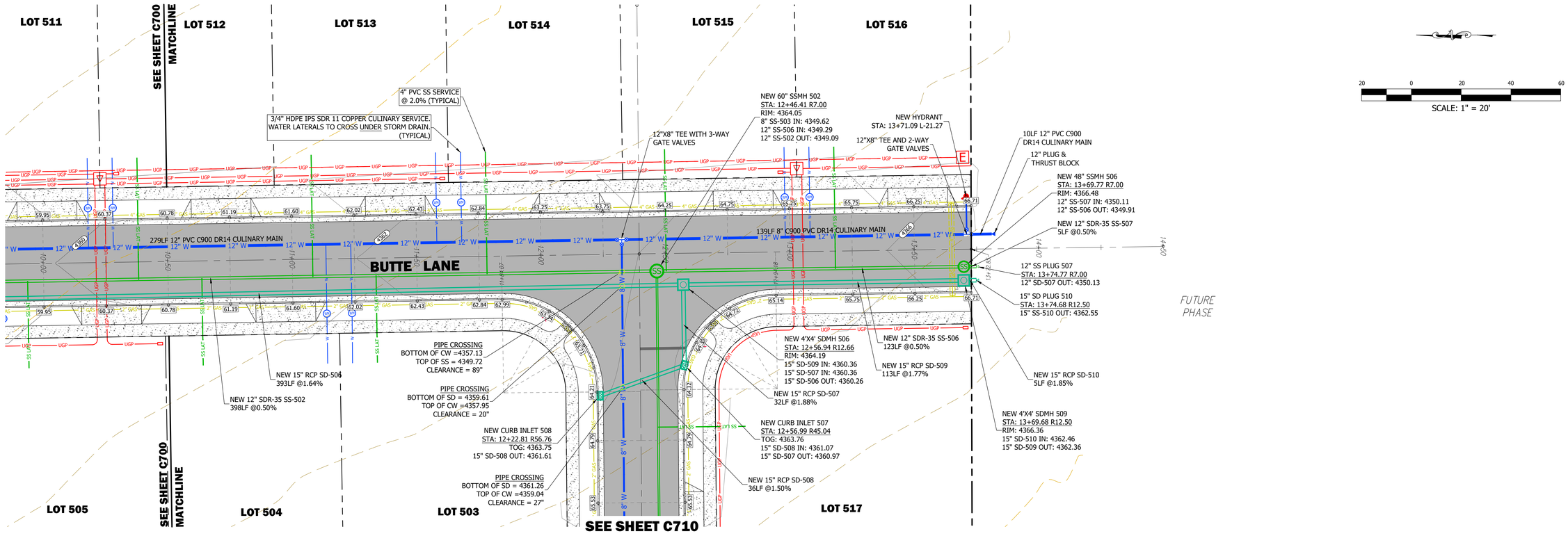
**THE HIGHLANDS PHASE 5 - PRELIMINARY**
800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

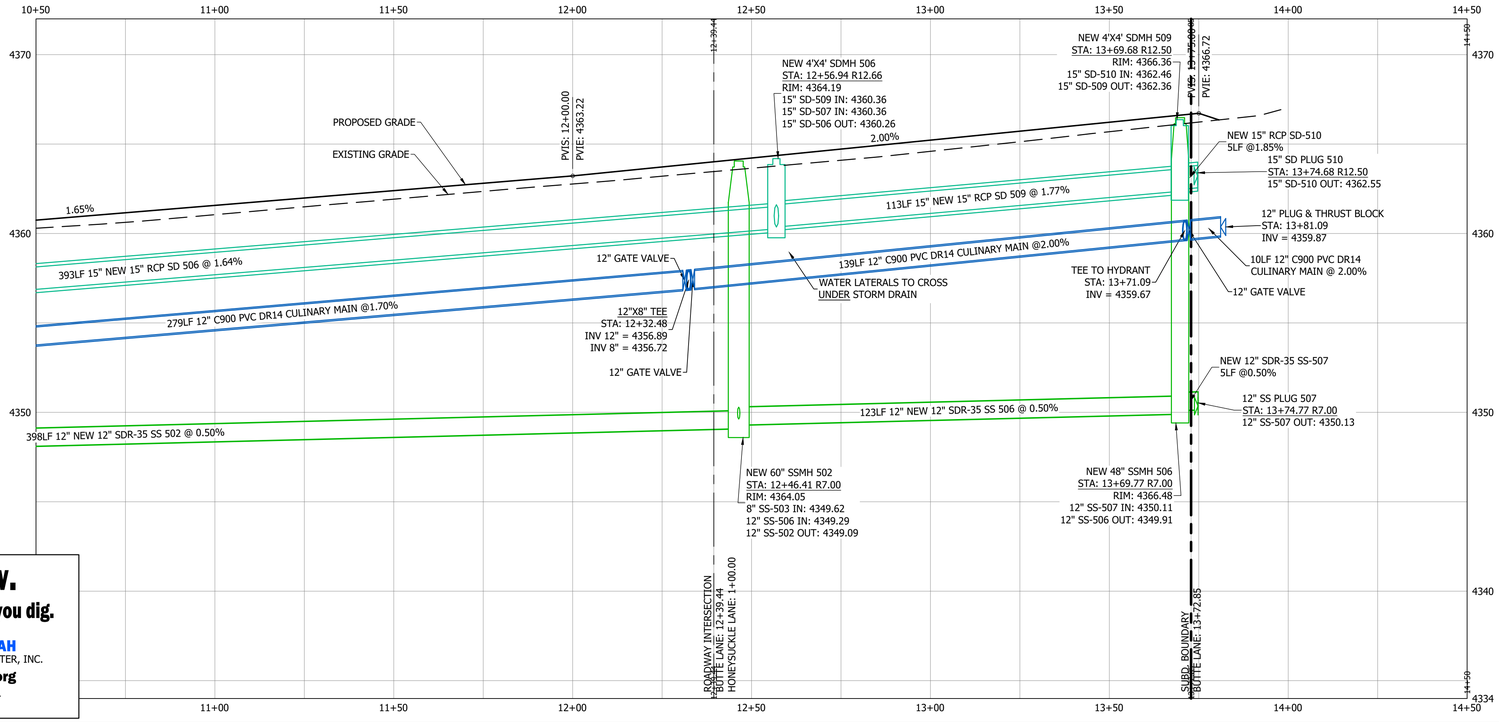
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

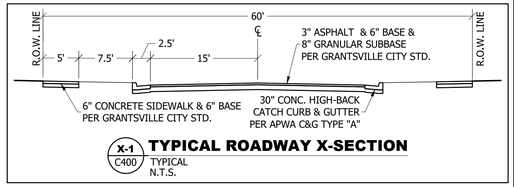
**C720**
BUTTE LANE PLAN & PROFILE

I:\1014007\d_production\cad\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




# BUTTE LANE - STA: 10+50 TO 14+50
## VERTICAL SCALE: 1"=4'




X-1 / C400 **TYPICAL ROADWAY X-SECTION**
TYPICAL
N.T.S.

## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

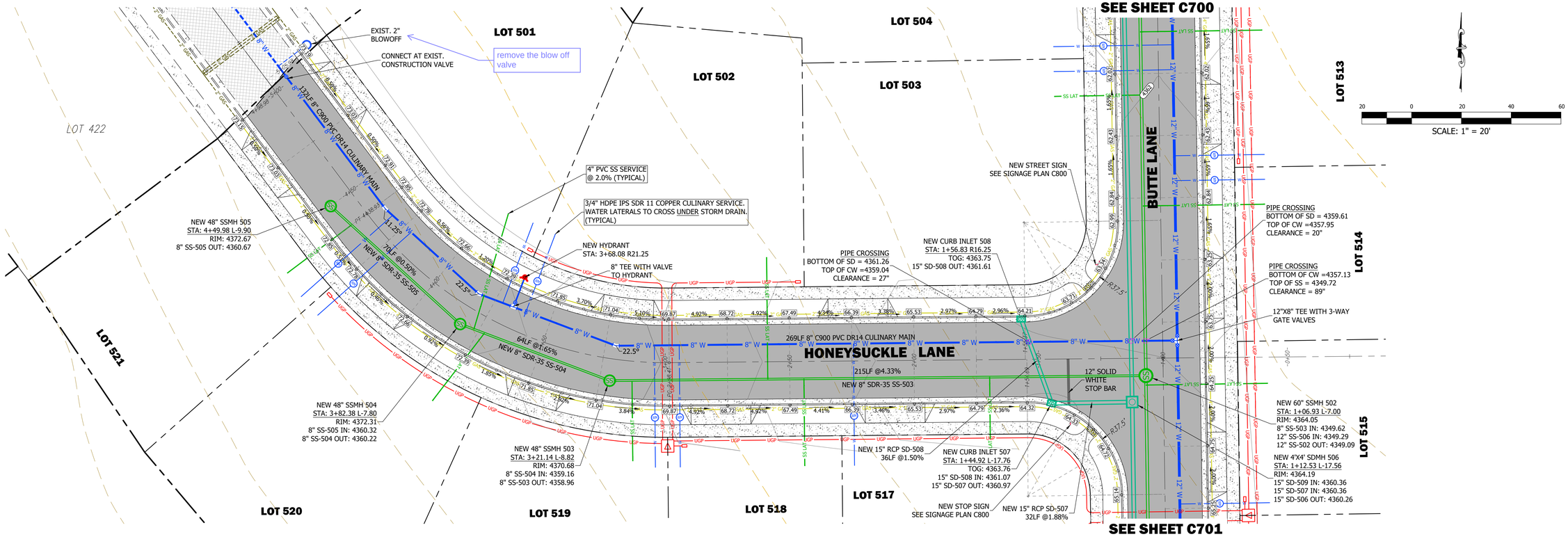
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH

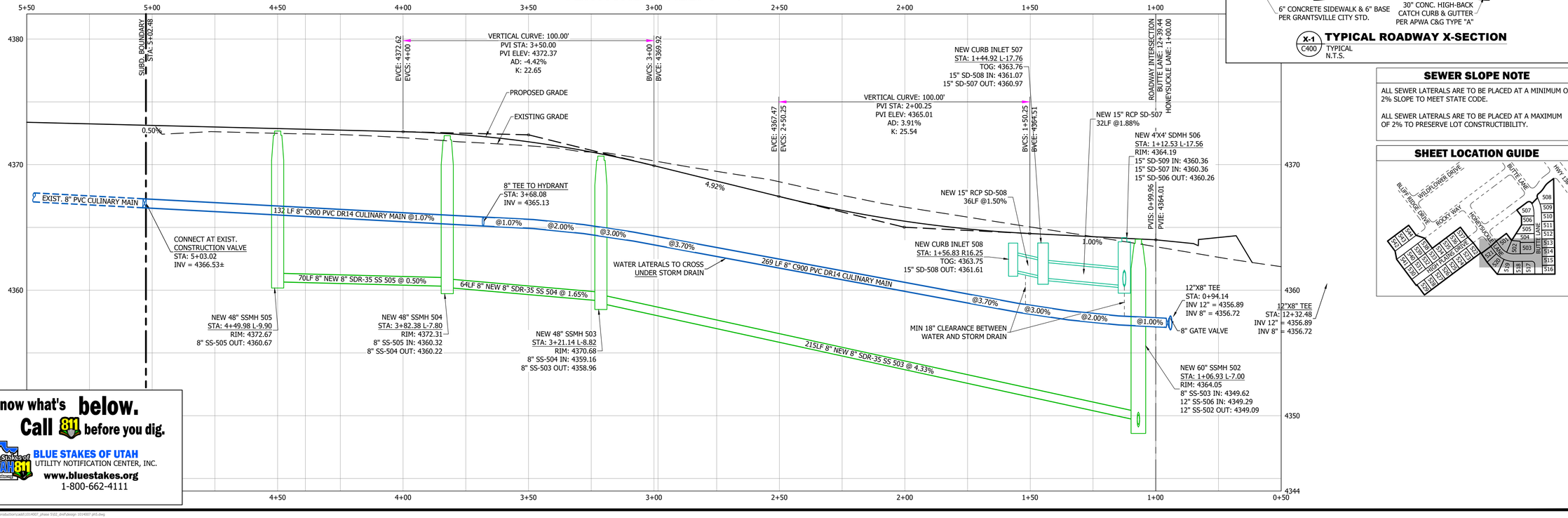
**REVISIONS**

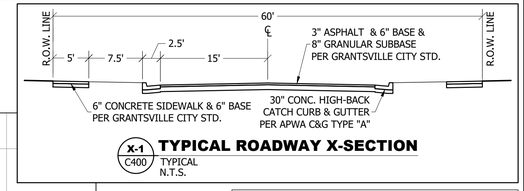
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C721**
BUTTE LANE PLAN & PROFILE


N:\1014007\04_production\cad\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




## SEWER SLOPE NOTE

ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

## SHEET LOCATION GUIDE




Know what's **below.**
**Call 811 before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

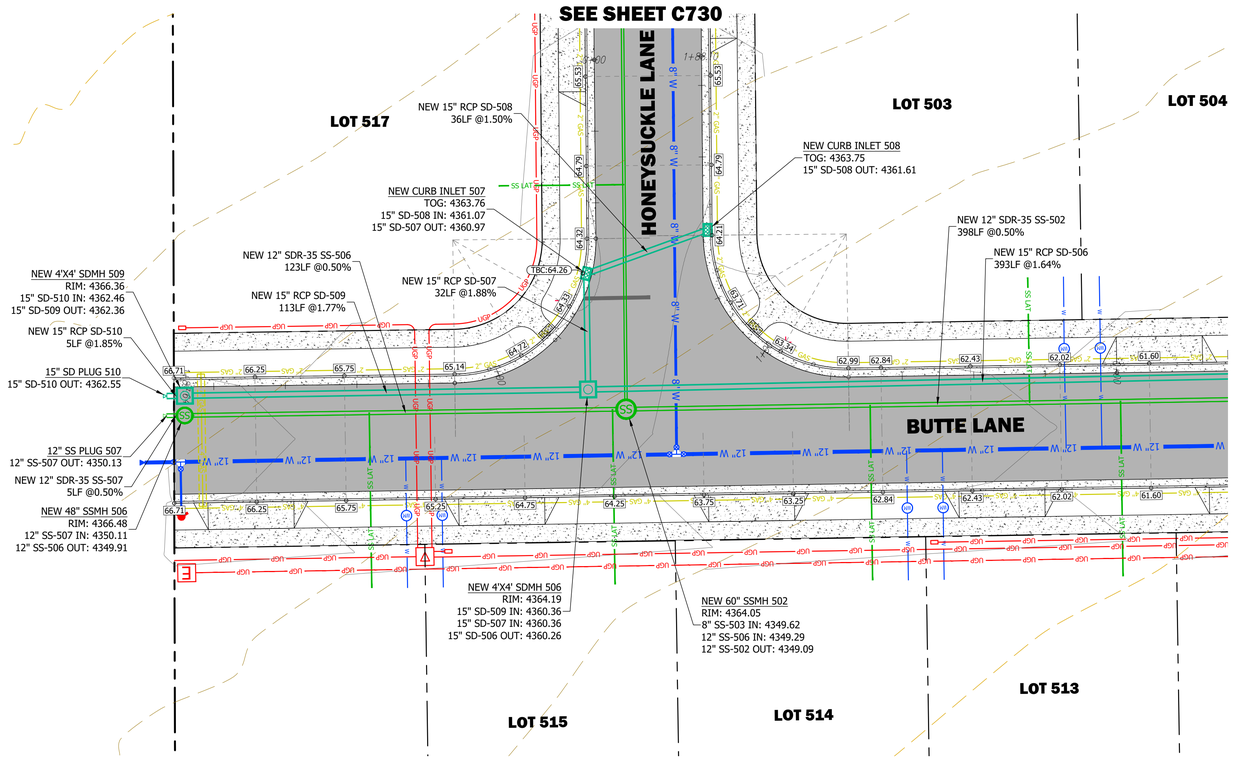
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

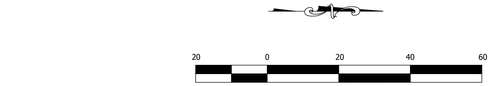
**C730**
HONEYSUCKLE LANE PLAN & PROFILE

I:\1014007\cd_production\cad\1014007_phase 5\02_draft\design 1014007 plt5.dwg
Leland Martineau
6/1/22




20 0 20 40 60

SCALE: 1" = 20'




X-1 / C400 **TYPICAL ROADWAY X-SECTION**

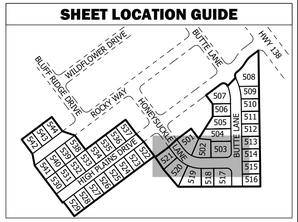
TYPICAL
N.T.S.

## SEWER SLOPE NOTE

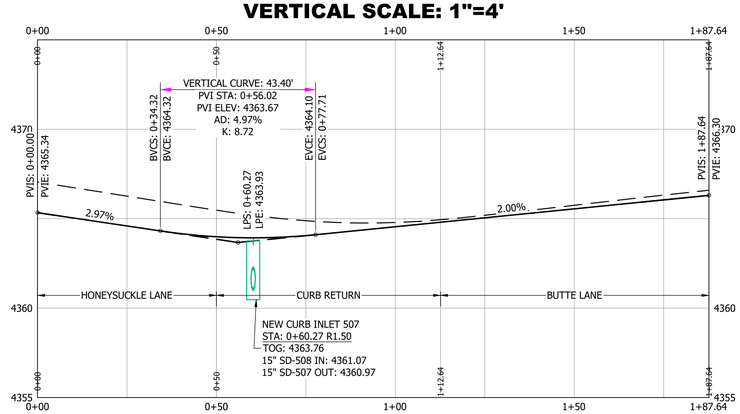
ALL SEWER LATERALS ARE TO BE PLACED AT A MINIMUM OF 2% SLOPE TO MEET STATE CODE.

ALL SEWER LATERALS ARE TO BE PLACED AT A MAXIMUM OF 2% TO PRESERVE LOT CONSTRUCTIBILITY.

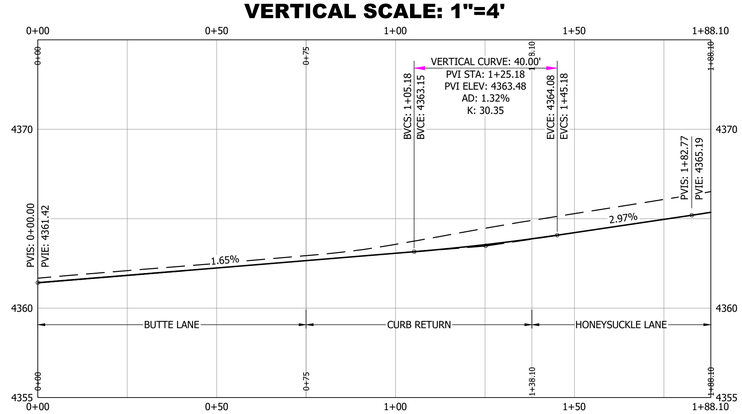
## SHEET LOCATION GUIDE




## CURB RETURN-SW - STA: 0+00 TO 1+88
## VERTICAL SCALE: 1"=4'




## CURB RETURN-NW - STA: 0+00 TO 1+88
## VERTICAL SCALE: 1"=4'




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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updtwellhomes.com

**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C740**
CURB RETURN PROFILES


I:\1014007\Cad_production\cad\1014007_phase 5\02_draft\design 1014007 ph5.dwg
Leland Martineau
6/1/22




60 0 60 120 180

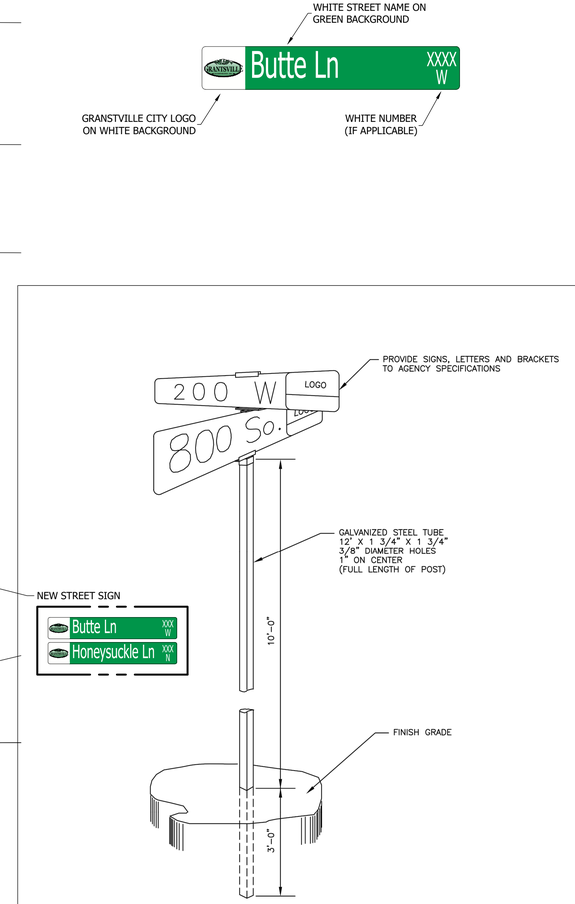
SCALE: 1" = 60'

WHITE STREET NAME ON GREEN BACKGROUND

GRANSTVILLE CITY LOGO ON WHITE BACKGROUND

Butte Ln XXXX W

WHITE NUMBER (IF APPLICABLE)




NEW STREET SIGN

Butte Ln XXX W

Honeysuckle Ln XXX N

***Street name sign (typical)***

April 1997

109

Plan No. **292**

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

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


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

**PRELIMINARY**

**THE HIGHLANDS PHASE 5**

800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**C800**
STRIPING AND SIGNAGE PLAN

H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET 1014007 PH5.dwg 2022-06-01 6:54:43 PM LELAND MARTINEAU

### *Curb and gutter*

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. If flow line grade is greater than 0.5 percent (s=0.005), provide 6 inches uncompacted thickness. If less, provide 8 inches uncompacted thickness.
   C. Place material per APWA Section 32 05 10.
   D. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

2. CONCRETE: Class 4500 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.

3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
   A. Set top of filler flush with surface of concrete.
   B. Expansion joints are required at the start or end of a street intersection curb return.
   C. Expansion joints are not required in slip form work.

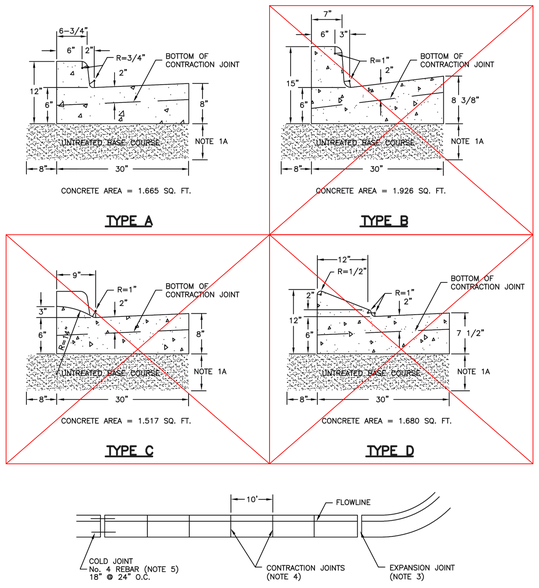
4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
   B. If necessary, match location of contraction joints in portland cement concrete roadway pavements.

5. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.

6. FINISH: Broomed.

7. PROTECTION AND REPAIR:
   A. Fill flow-line with water. Repair construction that does not drain.
   B. Protect concrete from deicing chemicals during cure.






CURB AND GUTTER JOINT DETAIL

### *Curb and gutter*

June 2005



Plan No. **205** Drawing 1 of 2

### *Concrete sidewalk*

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

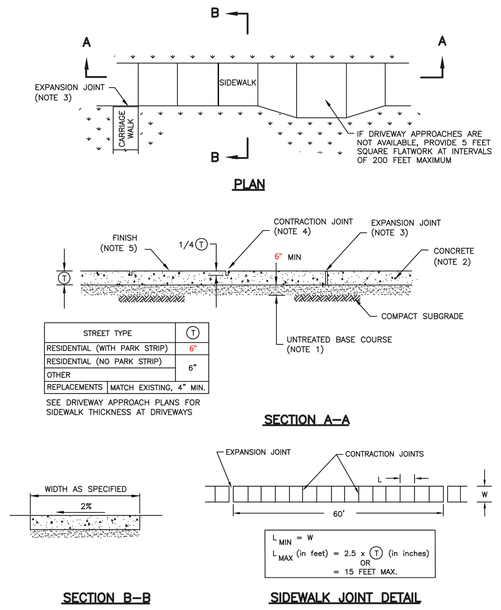
2. CONCRETE: Class 4500 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.

3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
   A. Set top of filler flush with surface of concrete.
   B. Expansion joints are not required in slip formwork except at the start or end of the installation activity.

4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
   B. Maximum length to width ratio for non-square panels is 1.5 to 1.

5. FINISH: Broomed.






### *Concrete sidewalk*

December 2005



Plan No. **231**

### *Trench backfill*

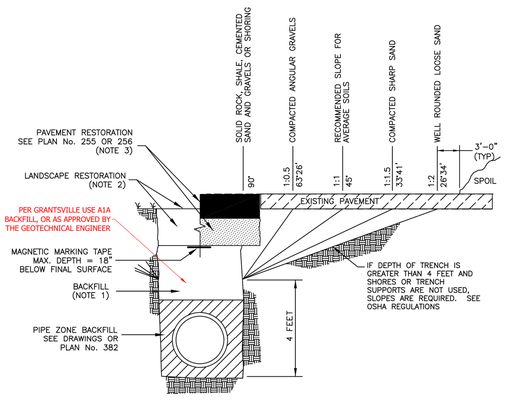
1. BACKFILL: Above the pipe zone.
   A. Granular Fill. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. 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.

2. LANDSCAPED RESTORATION: Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.

3. PAVEMENT RESTORATION: Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.

4. PEA GRAVEL: Pea gravel is not allowed in any part of the trench.






SECTION

### *Trench backfill*

May 2006



Plan No. **381**

### *Pipe zone backfill*

1. BACKFILL: Do not use sewer rock or recycled RAP aggregate in the pipe zone without ENGINEER's written approval.
   A. Granular Fill Below Pipe Spring Line.
      1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
      2) Install and compact backfill material per pipe manufacturer' recommendations.
      3) Water jetting is not allowed in backfilling operation.
      4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   B. Granular Fill Above Pipe Spring Line.
      1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. Place in lifts not exceeding 8 inches before compaction.
      2) Water jetting is not allowed in backfilling operation.
      3) Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
   C. Flowable Fill.
      1) Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
      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.

2. PIPE ZONE WIDTH: Provide width recommended by pipe manufacturer. Width of pipe zone is measured at the pipe spring line and includes any necessary sheathing. In trench box applications, follow manufacturer's recommendations.

3. PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.

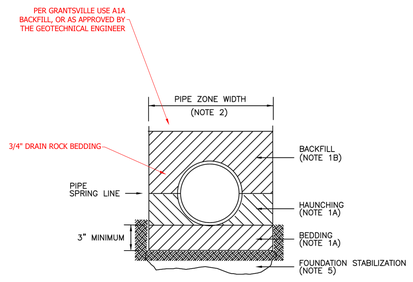
4. PEA GRAVEL: Pea gravel is not allowed in any part of the pipe zone.

5. FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization-separation geotextile per APWA Section 31 05 19 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soils migration.



**GRANSTVILLE CITY NOTE**

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.




INSTALLATION

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

PVC AND HDPE 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.

### *Pipe zone backfill*

August 2006



Plan No. **382**

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

*DEVELOPER*
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

*THE HIGHLANDS PHASE 5 - PRELIMINARY*

*800 N HIGHWAY 138*

*LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH*

| REV # | REVISION DATE | COMMENT | ORIGINAL APPROVAL DATE: 1-1-01 |
|---|---|---|---|

FOR CONSTRUCTION

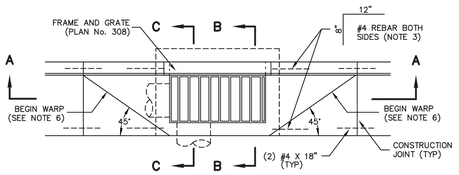
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PHS.dwg | |

*C900*
*APWA ROADWAY DETAILS*

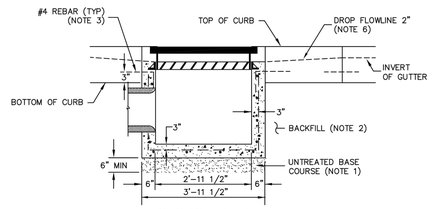
### *Catch basin*

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 31 23 23.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. BACKFILL: Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel.
4. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10 Cure per APWA Section 03 39 00.
5. PIPE LATERALS: The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
6. CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.

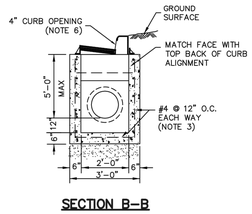




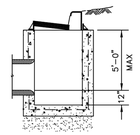

**TYPE A - CURB INLET WITH SINGLE GRATE**




**SECTION A–A**




**SECTION B–B**




**SECTION C–C**

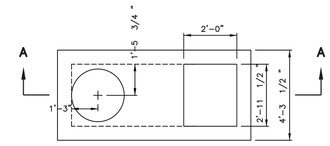


### *Catch basin*

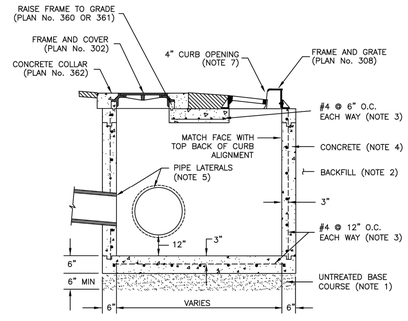


### *Combination inlet / cleanout box*

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 31 23 23.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. BACKFILL: Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel. See APWA Section 03 20 00 requirements.
4. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
5. PIPE LATERALS: The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
6. LADDER RUNGS: Provide plastic coated steel ladder rungs in boxes over 6 feet deep. Place bottom rung 6 inches above top of pipe.
7. CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop from the concrete gutter flow-line to the top of the grate at the curb face opening.




**PLAN**




**SECTION A–A**

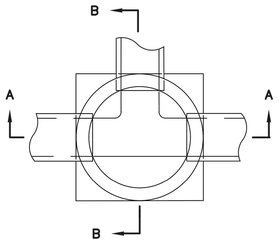


### *Combination inlet/cleanout box*

### *Precast manhole*

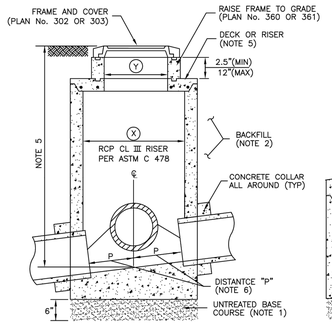
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 31 23 23.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
4. STATIONING AND ELEVATIONS:
   A. Stations of manholes shown on the Drawings apply to the centerline of the shaft.
   B. Elevations shown at the shaft's center refer to the prolonged (or extended) invert grade of the pipe.
   C. Inlet pipe elevation applies to a point of intersection of the inlet pipe invert to the manhole wall.
5. CONCRETE DECK OR REDUCING RISER: When depth of manhole from pipe invert to finish grade exceeds 6'-7", use an ASTM C 478 reducing riser cone.
6. DISTANCE "P": "P" varies as per size of pipes, such that the horizontal inside diameter of the pipe intersects the inside face of the riser.
7. JOINTS: Place flexible gasket-type sealant in all manhole joints.
8. BASE OF MANHOLE: Pour in one continuous operation.
9. FINISH: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.



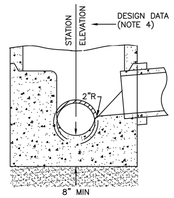



| TABLE OF DIMENSIONS | |
|---|---|
| MANHOLE TYPE | DIMENSION |
| A | (X)=48" (Y)=30" |
| B | (X)=60" (Y)=44" |
| C | (X)=60" (Y)=30" |

**CAST-IN-PLACE BASE**




**SECTION A–A**




**SECTION B–B**



### *Precast manhole*

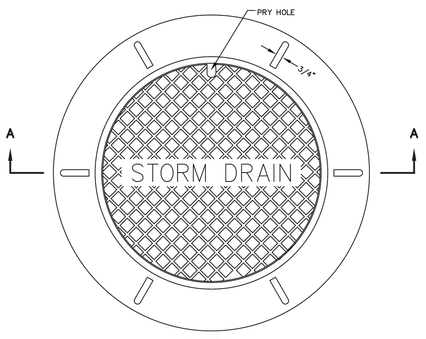


### *30" Frame and cover – type A*

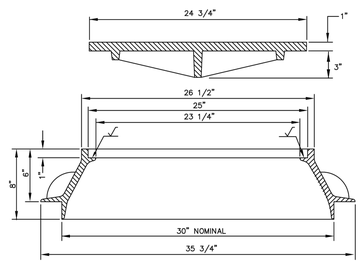
1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "STORM DRAIN" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT: √ designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. 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.
7. CLEANOUT STRUCTURE: See Plan No. 330.
8. MANHOLE STRUCTURES: See Plan No. 341.

**GRANSTVILLE CITY NOTE**

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.




**TYPE A**




**SECTION A–A**



### *30" Frame and cover*

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

*DEVELOPER*
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

*THE HIGHLANDS PHASE 5 - PRELIMINARY*

*800 N HIGHWAY 138*

*LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH*

| ORIGINAL APPROVAL DATE: 1-1-01 | | |
|---|---|---|
| REV # | COMMENT | REVISION DATE |

FOR CONSTRUCTION

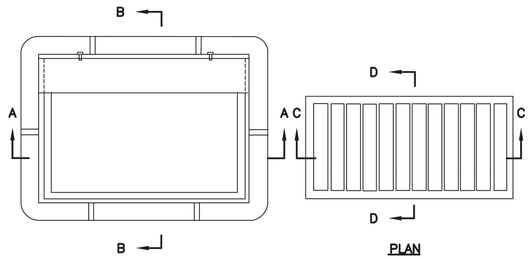
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PHS.dwg | |

*C910*
*APWA STORM DRAIN DETAILS*

### *35 1/2" Grate and frame with adjustable curb box*

1. CASTING: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INLET BOX: See Plan No. 315.






### *35 1/2" Grate and frame with adjustable curb box*

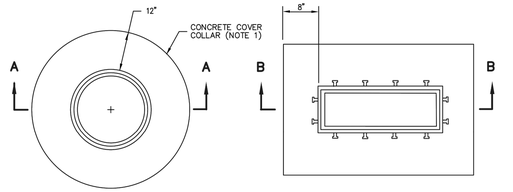


Plan No. **308**

### *Cover collar for storm drains*

1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
2. JOINTS: Provide a neat straight joint between existing and new asphalt concrete surfaces. Provide concentric circle or straight edge cut. Clean edges of all dirt, oil and loose debris.






### *Cover collar for storm drains*

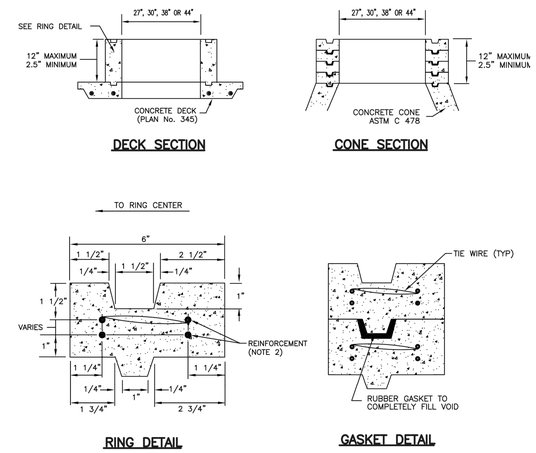


Plan No. **362**

### *Raise frame to grade – grade ring*

1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
2. REINFORCEMENT: ASTM A 615, grade 60 steel per APWA Section 03 20 00.
   A. 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
   B. 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
3. JOINTS: Seat rings with a compressible gasket for non-pressurized applications.






### *Raise frame to grade - grade ring*



Plan No. **361**

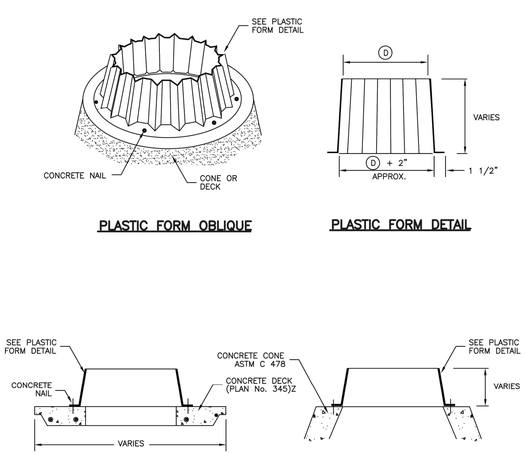
### *Raise frame to grade – plastic form*

1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.

**GRANSTVILLE CITY NOTE**

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.






### *Raise frame to grade - plastic form*



Plan No. **360**

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

***DEVELOPER***
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

***THE HIGHLANDS PHASE 5 - PRELIMINARY***

***800 N HIGHWAY 138***

***LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH***

| REV # | REVISION DATE | COMMENT | ORIGINAL APPROVAL DATE: 1-1-01 |
|---|---|---|---|

FOR CONSTRUCTION

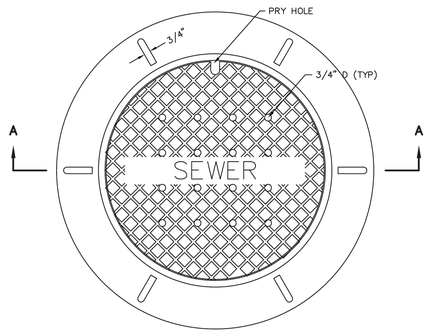
| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PHS.dwg | |

***C920***
***APWA STORM DRAIN DETAILS***

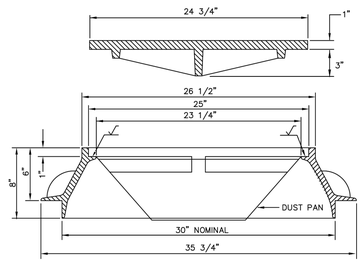
### *30" Frame and cover*

1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "SEWER" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT: √ designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. 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.
7. MANHOLE STRUCTURE: See Plan No. 411.






PLAN




SECTION A–A



### *30" Frame and cover*

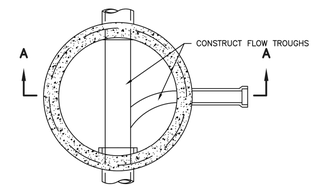
Plan No. **402**



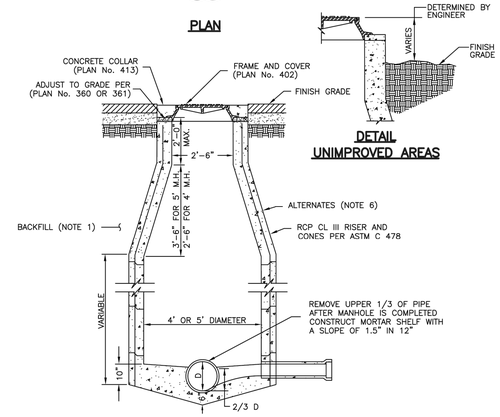
### *Sanitary sewer manhole*

1. BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
2. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
3. MANHOLE SIZE: For sewers under 12" diameter, build a 4 feet diameter manhole. For sewers 12" and larger, and when 3 or more pipes intersect in the manhole, build a 5 feet diameter manhole.
4. GROUT: Grout around all pipe openings with 2:1 sand/cement mortar.
5. JOINTS: Place flexible gasket-type sealant in all manhole joints.
6. ALTERNATES:
   A. Precast reinforced concrete walls 5 inches thick (to be acceptable to the ENGINEER.
   B. Cast in-place concrete to be 8 inches thick minimum.
7. INVERT COVERS: Place invert covers over the top of pipe in all manholes during construction. See Plan No. 412.
8. WATER STOPS: Install rubber water-stop on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.






PLAN




DETAIL
UNIMPROVED AREAS

SECTION A–A



### *Sanitary sewer manhole*

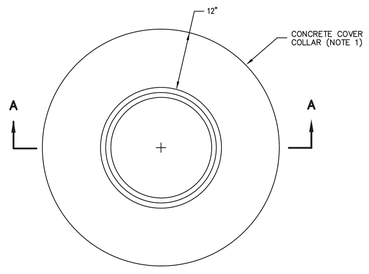
Plan No. **411**



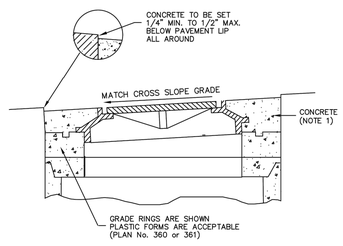
### *Cover collar for sanitary sewer manhole*

1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
2. JOINTS: Provide a neat straight joint between existing and new asphalt concrete surfaces. Provide concentric circle cut. Clean edges of all dirt, oil and loose debris.






PLAN




SECTION A–A



### *Cover collar for sanitary sewer manhole*

Plan No. **413**



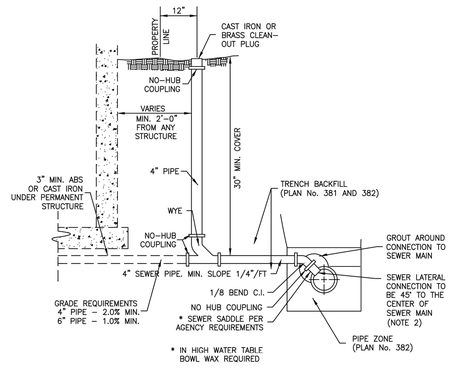
### *Sewer lateral connection*

1. INSPECTION:
   A. Prior to installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Prior to backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
2. INSTALLATION:
   A. Provide agency approved wye or tee with appropriate donut. Verify whether CONTRACTOR or agency is to install the wye.
   B. Tape wrap pipe as required by soil conditions.
   C. Remove core plug from sewer main. Do not break into sewer main to make connection.
   D. Stainless steel straps required.
3. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

**GRANSTVILLE CITY NOTE**

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.






SECTION



### *Sewer lateral connection*

Plan No. **431**



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

*DEVELOPER*
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

*THE HIGHLANDS PHASE 5 - PRELIMINARY*

*800 N HIGHWAY 138*

*LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH*

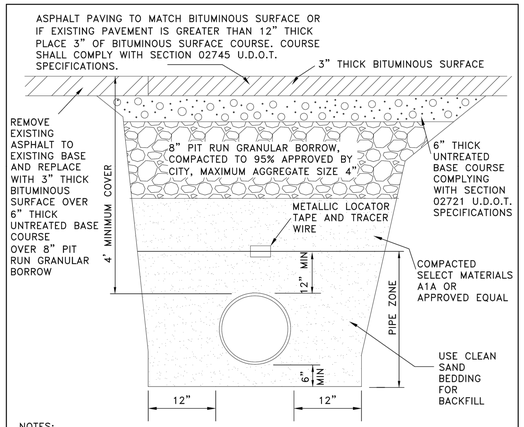
| REV # | REVISION DATE | COMMENT | ORIGINAL APPROVAL DATE: 1-1-01 |
|---|---|---|---|

FOR CONSTRUCTION

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PHS.dwg | |

*C930*

*APWA SEWER DETAILS*

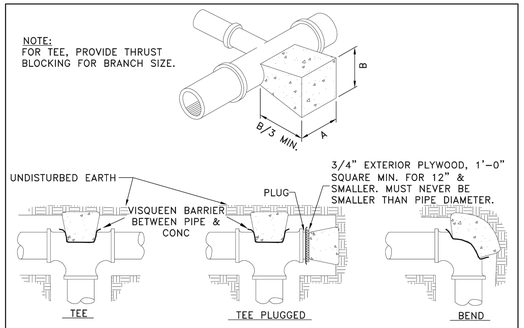



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER 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. 01-22

## GRANTSVILLE CITY
## UTILITY TRENCH FOR WATER MAIN

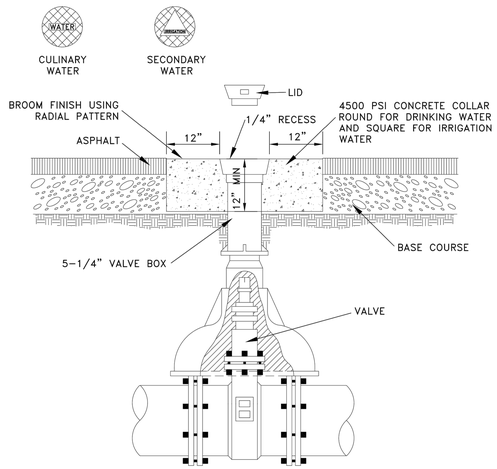



DIMENSIONS FOR THRUST BLOCKING

| 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.

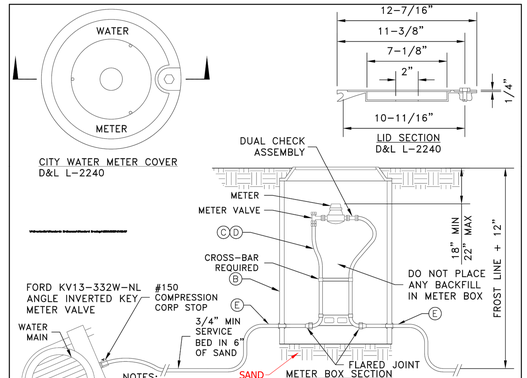
## GRANTSVILLE CITY
## THRUST BLOCK DETAIL




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)].

REV. 01-22

## GRANTSVILLE CITY
## VALVE BOX COLLAR DETAIL



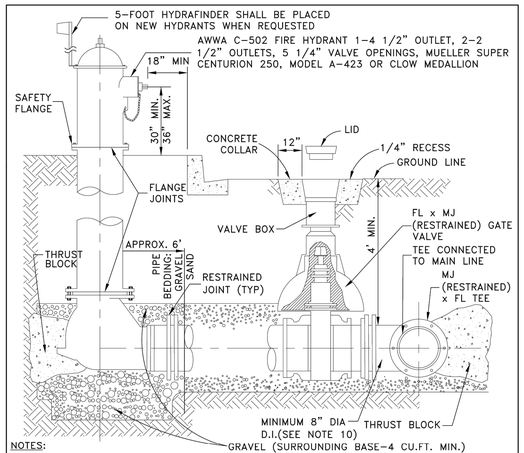

NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL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

REV 01-22

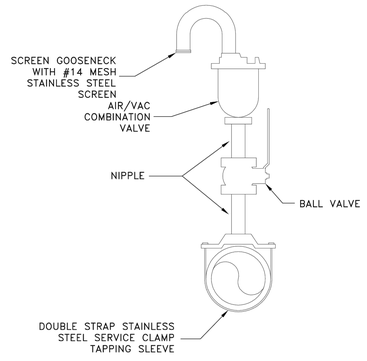
## GRANTSVILLE CITY
## SERVICE CONNECTION & METER ASSEMBLY




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. 09-21

## GRANTSVILLE CITY
## FIRE HYDRANT ASSEMBLY



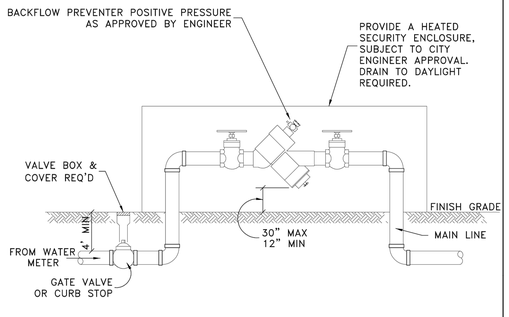

NOTES:

1- ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.

## GRANTSVILLE CITY
## COMBINATION AIR RELEASE VALVE

**GRANSTVILLE CITY NOTE**

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.

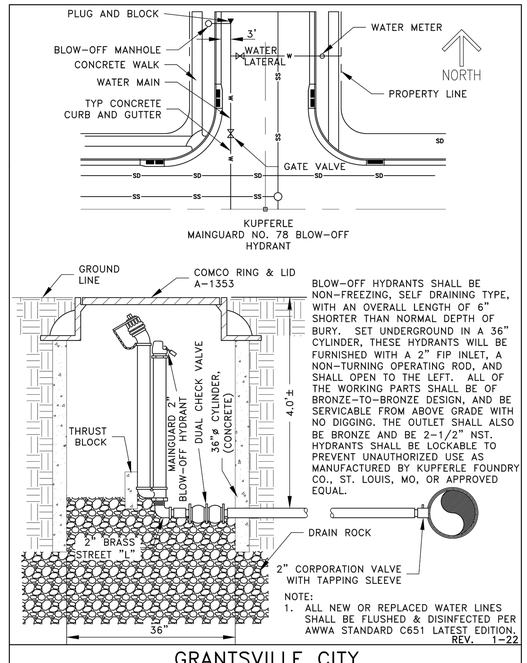



NOTES:

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




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.

REV. 1-22

## GRANTSVILLE CITY
## BURIED 2" BLOW-OFF INSTALLATION


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus



DEVELOPER
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com


NOT FOR CONSTRUCTION

THE HIGHLANDS PHASE 5 - PRELIMINARY

800 N HIGHWAY 138

LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH

ORIGINAL APPROVAL DATE: 1-1-01

| REV'# | REVISION DATE | COMMENT |
|---|---|---|

FOR CONSTRUCTION

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DET.AILS-1014007-PH5.dwg | |

C940

APWA WATER DETAILS

*Detectable warning surface*

**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.

C. 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. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

**3. EXECUTION**

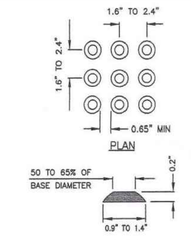
A. Layout:
1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
2) Flares: Do not install detectable warning units on flared surfaces.
3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical 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.

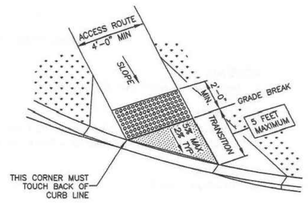
C. Tile Installation: Install according to manufacturer's recommendations. Remove domes that were cut.

D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.

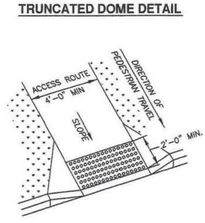




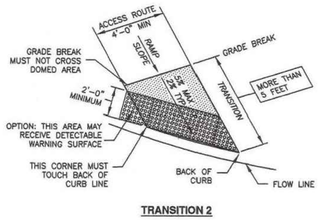

**TRUNCATED DOME DETAIL**




**TRANSITION 1**

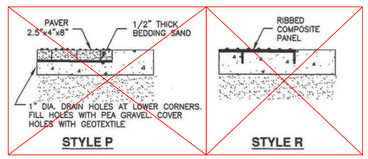



**PERPENDICULAR ASSEMBLY**




**TRANSITION 2**

**NON-PERPENDICULAR ASSEMBLY**

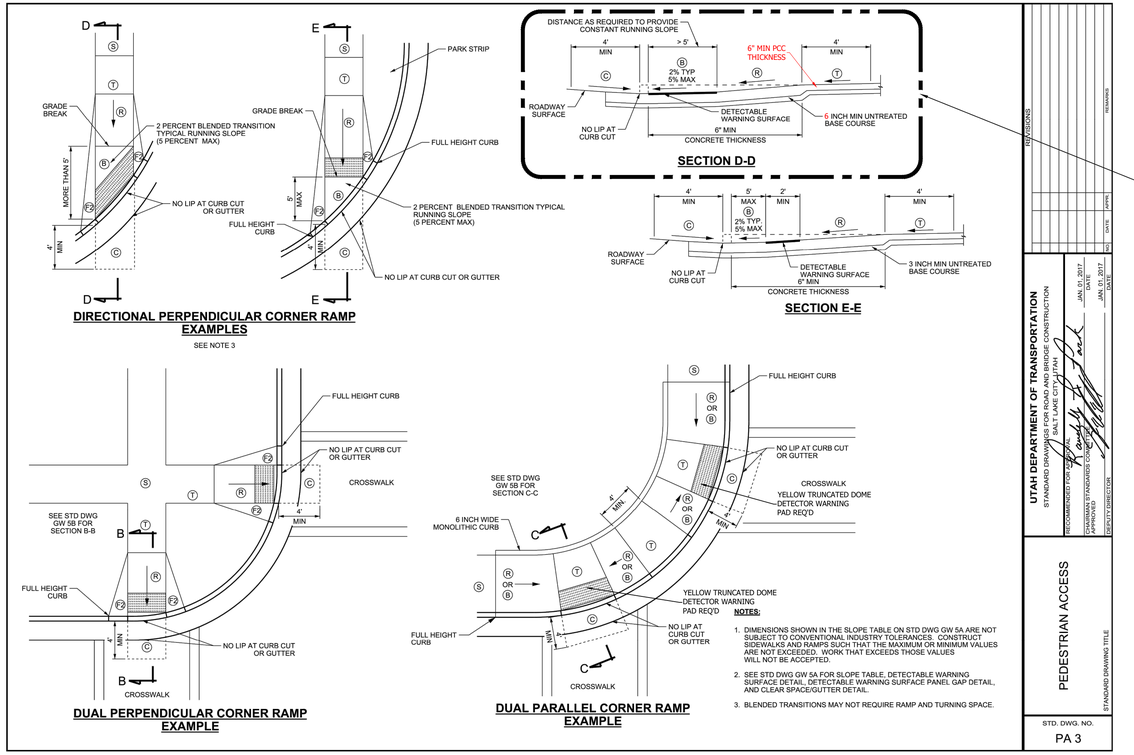


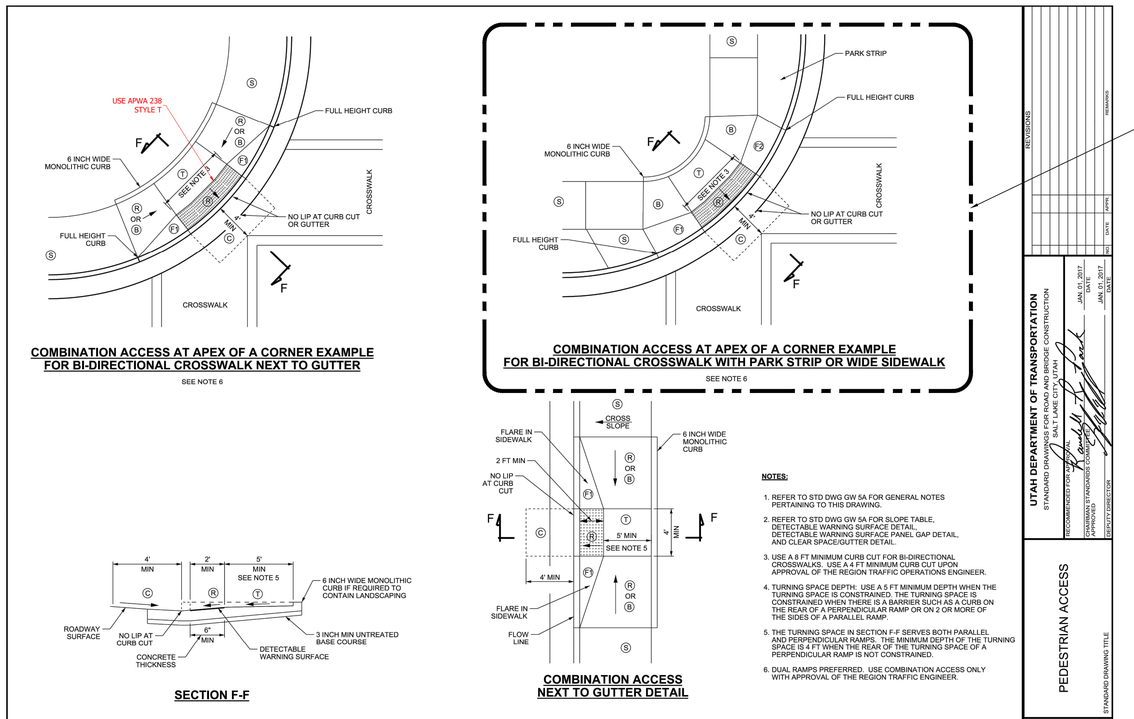

**STYLE P** **STYLE R** **STYLE T**

APWA Utah Chapter

*Detectable warning surface*

Plan 238 July 2011




**GRANSTVILLE CITY NOTE**

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.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

DEVELOPER
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

*THE HIGHLANDS PHASE 5 - PRELIMINARY*

*800 N HIGHWAY 138*

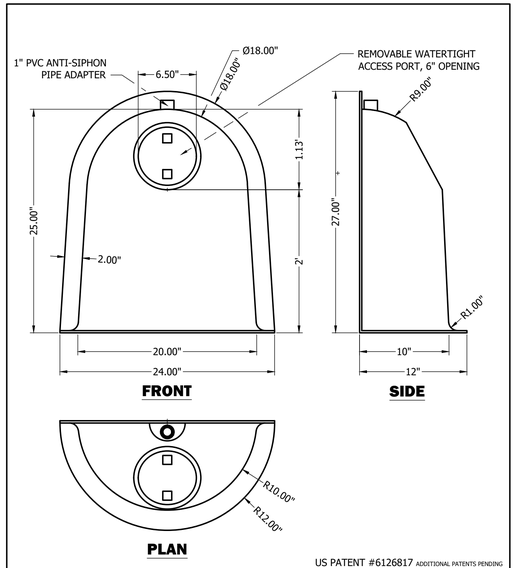
*LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH*

| ORIGINAL APPROVAL DATE: | 1-1-01 |
|---|---|
| REV # | COMMENT / REVISION DATE |

FOR CONSTRUCTION

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PHS.dwg | |

**C950**
*UDOT CORNER RAMP DETAILS*

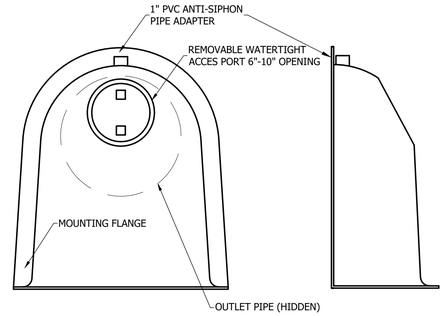



US PATENT #6126817 ADDITIONAL PATENTS PENDING

**BMP, INC.**
*53 MT. ARCHER ROAD, LYME, CT. 06371*
*(800) 504-8008 FAX: (860)434-3195*

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| 18F SNOUT OIL & DEBRIS STOP | 09/14/99 | NONE |
| | DRAWING NUMBER | **18F** |

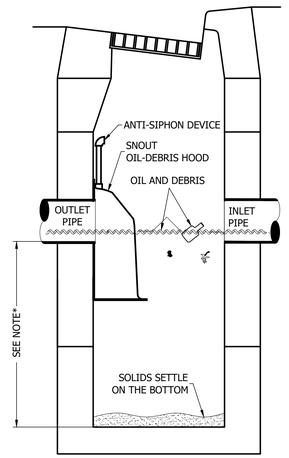
## CONFIGURATION DETAIL




**FRONT VIEW** **SIDE VIEW**

SNOUT OIL-WATER-DEBRIS SEPARATOR

## TYPICAL INSTALLATION



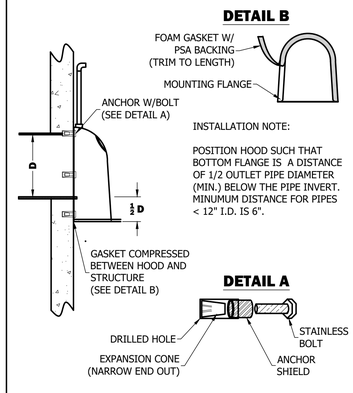

*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A1-A2.
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

## INSTALLATION DETAIL




INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINUMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

# HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/18 | NONE |
| | DRAWING NUMBER | **SP-SN** |

**GRANSTVILLE CITY NOTE**

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.


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


**DEVELOPER**
100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updwellhomes.com

NOT FOR CONSTRUCTION

*THE HIGHLANDS PHASE 5 - PRELIMINARY*

*800 N HIGHWAY 138*

*LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH*

| REV # | COMMENT | REVISION DATE |
|---|---|---|
| ORIGINAL APPROVAL DATE: | | 1-1-01 |

FOR CONSTRUCTION

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 27 DEC 2021 |
| DETAILS-1014007-PH5.dwg | |

**C960**
BMP DETAILS

| Pre-Development Area Analysis | | | |
|---|---|---|---|
| Area | sq.ft. | Acres | C |
| Building | 0 | 0.00 | 0.85 |
| Improvements | 0 | 0.00 | 0.90 |
| Landscape | 491,819 | 11.29 | 0.15 |
| Total | 491,819 | 11.29 | 0.15 |

| Post-Development Area Analysis | | | |
|---|---|---|---|
| Area | sq.ft. | Acres | C |
| Building | 140,800 | 3.23 | 0.85 |
| Improvements | 98,553 | 2.26 | 0.90 |
| Landscape | 252,466 | 5.80 | 0.15 |
| Total | 491,819 | 11.29 | 0.50 |

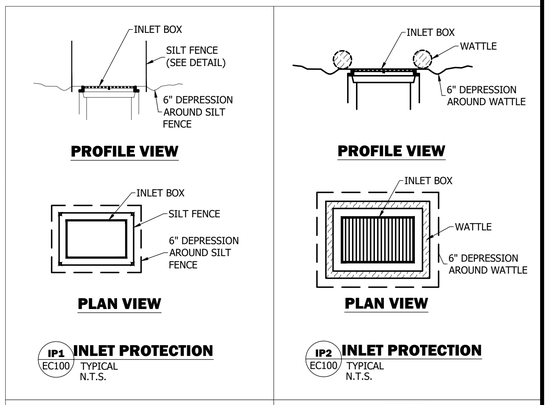
60 0 60 120 180

SCALE: 1" = 60'




## CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.





1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus


REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-01-22
STATE OF UTAH

**DEVELOPER**


100 SOUTH 500 WEST
SUITE 200
BOUNTIFUL, UT 84010
801-784-9100
www.updatwellhomes.com


**THE HIGHLANDS PHASE 5 - PRELIMINARY**

800 N HIGHWAY 138
LOCATED IN THE NW 1/4 OF SECTION 26, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**REVISIONS**

| | |
|---|---|
| DRAWN: | LKM |
| APPROVED: | LKM |
| PROJECT #: | 1014007 |
| DATE: | 2022-01-14 |

**EC100**
EROSION CONTROL PLAN


H:\1014007\D_PRODUCTION\Cad\1014007_Phase 5\04_Plan Set\PLANSET_1014007 PHS.dwg 2022-06-01 6:55:22 PM LELAND MARTINEAU

# AGENDA ITEM #5

Discussion of Xeriscape definition

# AGENDA ITEM #6

Discussion of ADU provision for internal vs detached units

# AGENDA ITEM #7

Report from City Council Liaison

Mayor Critchlow

# AGENDA ITEM #8

Adjourn