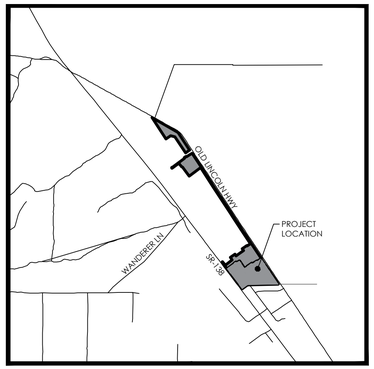
# DESERT EDGE PUD PHASE 1

PREPARED FOR:

LGI HOMES UTAH, LLC

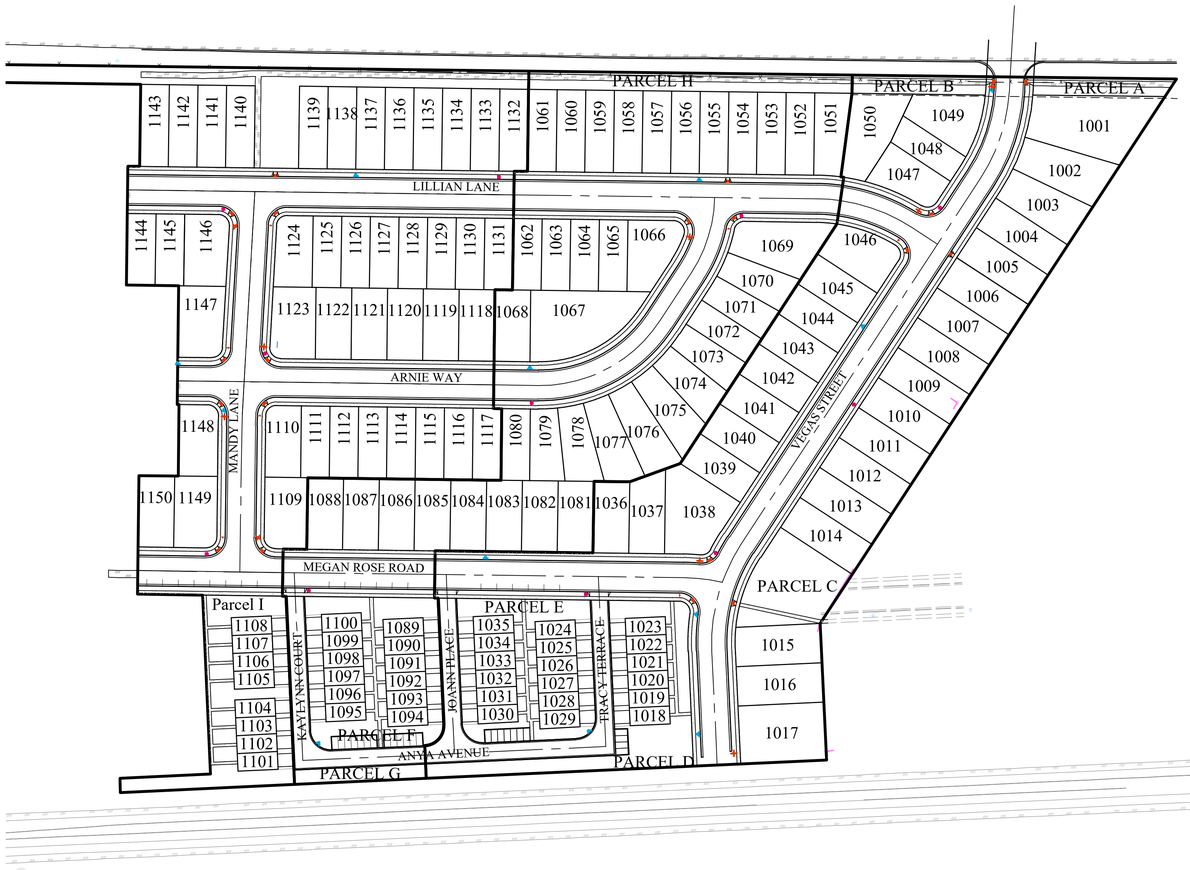
LOCATED IN:

GRANTSVILLE CITY, UTAH




VICINITY MAP

NTS




SITE MAP

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D) IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS


ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: MATT MERRILL

OWNER/DEVELOPER
LGI HOMES, UTAH, LLC
170 SOUTH MAIN STREET, SUITE 1135
SALT LAKE CITY, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY


**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100ft.

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1 | COVER SHEET |
| C2 | FINAL PLAT 1A |
| C2.1 | FINAL PLAT 1A |
| C2.2 | FINAL PLAT 1B |
| C2.3 | FINAL PLAT 1B |
| C2.4 | FINAL PLAT 1C |
| C2.5 | FINAL PLAT 1C |
| C2.6 | FINAL PLAT 1C |
| C2.7 | FINAL PLAT 1C |
| C2.8 | FINAL PLAT 1C |
| C3 | PHASING PLAN |
| C3.1 | PHASING PLAN |
| C3.2 | OVERALL SITE PLAN |
| C3.3 | PHASE 1 SITE PLAN |
| C3.4 | SITE PLAN |
| C3.5 | SITE PLAN |
| C3.6 | SITE PLAN |
| C3.7 | SITE PLAN |
| C3.8 | CROSS SECTIONS |
| C3.9 | CROSS SECTION PLAN |
| C4 | OVERALL GRADING & DRAINAGE PLAN |
| C4.1 | PHASE 1 GRADING & DRAINAGE PLAN |
| C4.2 | GRADING & DRAINAGE PLAN |
| C4.3 | GRADING & DRAINAGE PLAN |
| C4.4 | GRADING & DRAINAGE PLAN |
| C4.5 | GRADING & DRAINAGE PLAN |
| C5 | SEWER PLAN |
| C5.1 | SEWER PLAN |
| C5.2 | SEWER PLAN |
| C5.3 | SEWER PLAN |
| C6 | WATER PLAN |
| C6.1 | WATER PLAN |
| C6.2 | WATER PLAN |
| C6.3 | WATER PLAN |
| C7 | EROSION CONTROL PLAN |
| PP01 | MEGAN ROSE ROAD |
| PP02 | MEGAN ROSE ROAD |
| PP03 | ARNIE WAY |
| PP04 | ARNIE WAY |
| PP05 | LILLIAN LANE |
| PP06 | LILLIAN LANE |
| PP07 | LILLIAN LANE |
| PP08 | MANDY LANE |
| PP09 | MANDY LANE |
| PP10 | VEGAS STREET |
| PP11 | VEGAS STREET |
| PP12 | VEGAS STREET |
| PP13 | KAYLYNN COURT |
| PP14 | JOANN PLACE |
| PP15 | TRACY TERRACE |
| PP16 | ANYA AVENUE |
| PP17 | SD STATE ROUTE 138 |
| PP18 | SD STATE ROUTE 138 |
| ,PP19 | ,PP19 |
| ,PP20 | ,PP20 |
| PP21 | SD OLD LINCOLN HWY |
| PP22 | SD OLD LINCOLN HWY |
| PP23 | SS CATCH |


FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com


FOR REVIEW ONLY

DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
COVER SHEET

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

COVER SHEET

Scale: 1"=100' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: C1


K:_2023\23-0400 desert edge phase 1 fig\Design 23-0400\dwg\sheets\C1 - COVER SHEET.dwg

# DESERT EDGE PUD

## PHASE 1A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

15 22 — MEASURED: S89°48'41"W 2644.79' — 15 22 14 23 — BASIS OF BEARING: MEASURED: N89°51'07"E 2653.99' (SECTION LINE) — 14 23

NORTH 1/4 CORNER OF SECTION 22, TS2, R6W, SLB&M 1988 TOOELE COUNTY MONUMENT 3" FLAT BRASS CAP (RESET: 6-29-2018)

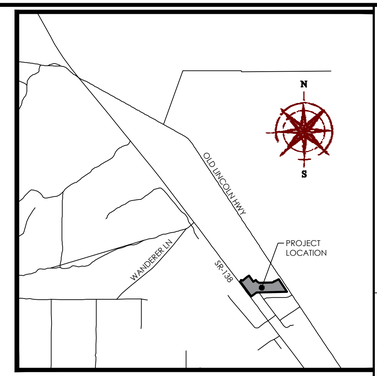
43.31' (TIE) ALONG SECTION LINE

NORTHEAST CORNER OF SECTION 22, TS2, R6W, SLB&M TOOELE COUNTY MONUMENT

NORTH 1/4 CORNER OF SECTION 23, TS2, R6W, SLB&M TOOELE COUNTY MONUMENT

S0°11'19"E 4853.09'(TIE)

VICINITY MAP
N.T.S




16-031-0-0002
LGI HOMES-UTAH, LLC

01-040-A-0022
LGI HOMES-UTAH, LLC

N56°20'21"E 66.00'
N33°39'39"W 5.00'
N52°58'30"E 177.04'
R=28.00'
Δ=90°00'00"
L=43.98'
CH=S82°01'30"E 39.60'
N52°58'30"E 46.00'
POINT OF BEGINNING
S33°39'39"E 220.86'
N56°20'21"E 100.00'
S33°39'39"E 50.00'
S54°21'13"E 75.15'
N88°46'46"E 400.00'
R=283.00'
Δ=0°47'14"
L=3.89'
CH=N26°32'03"W 3.89'
N63°51'34"E 66.00'
N56°17'40"E 25.65'
N63°04'20"E 117.76'
S33°42'20"E 453.08'
N37°01'30"W 560.07'
S52°58'33"W 191.30'
S88°46'46"W 909.31'

MEGAN ROSE ROAD (PUBLIC - 66' WIDE)
JOANN PLACE (PRIVATE - 26' WIDE)
ANYA AVENUE (PRIVATE - 26' WIDE)
TRACY TERRACE (PRIVATE - 26' WIDE)
VEGAS STREET (PUBLIC - 66' WIDE)
LILLIAN LANE (PUBLIC - 66' WIDE)
OLD LINCOLN HIGHWAY 66' +/- PUBLIC ROW
PARCEL B 0.11 acres 4812 sqft
PARCEL A 0.11 acres 4798 sqft
PARCEL E 0.45 acres 19669 sqft
PARCEL D 0.51 acres 22317 sqft
PARCEL C 0.32 acres 14020 sqft
SILVER FOX DRIVE
SILVER FOX ESTATES SUBDIVISION ENTRY: 244610
RMP TRANSMISSION LINE EASEMENT ENTRY: _____
15' WATERLINE EASEMENT
SLOPE EASEMENT ENTRY: 227892 BK: 938 PG: 2064
STATE ROUTE 138 (U.S. 40/50) 100' +/- PUBLIC ROW (UDOT PROJECT F-86(12))
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT LOT
1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- LIMITED COMMON
- COMMON AREA
- PRIVATE AREA

***NOTES***

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C, D AND E TO BE OWNED AND MAINTAINED BY THE HOA
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENTS

PAGE 1 OF 2

## *SURVEYOR'S CERTIFICATE*

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as DESERT EDGE PUD PHASE 1A, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

## *BOUNDARY DESCRIPTION*

A parcel of land located within Parcel 01-040-A-002 and Parcel 16-031-0-0002, also located in the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. (Basis of Bearing: is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23), located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly right-of-way line of STATE ROUTE 138 as established by previous subdivisions and surveys, said point being S89°48'41"W 43.31 feet along the Section line to a found section corner and S0°11'19"E 4853.09 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence N52°58'30"E 46.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: N52°58'30"E) a distance of 43.98 feet through a central angle of 90°00'00" Chord: S82°01'30"E 39.60 feet; thence N52°58'30"E 177.04 feet; thence N33°39'39"W 5.00 feet; thence N56°20'21"E 66.00 feet; thence S33°39'39"E 220.86 feet; thence N56°20'21"E 100.00 feet; thence S33°39'39"E 50.00 feet; thence S54°21'13"E 75.15 feet; thence N88°46'46"E 400.00 feet; thence N63°51'34"E 66.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 283.00 feet (radius bears: S63°51'34"W) a distance of 3.89 feet through a central angle of 00°47'14" Chord: N26°32'03"W 3.89 feet; thence along a line non-tangent to said curve, N63°04'20"E, a distance of 117.76 feet; thence N56°17'40"E 25.65 feet westerly right-of-way line of OLD LINCOLN HIGHWAY; thence along said right-of-way line S33°42'20"E 453.08 feet to the northerly boundary line of Silver Fox Estates Subdivision according to the official plat thereof recorded August 3, 2005 as Entry No. 244610 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of afore said SATE ROUTE 138; thence along said right-of-way N37°01'30"W 560.01 feet to the point of beginning.

Contains: 9.48 acres+/-

## *OWNER'S DEDICATION*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

DESERT EDGE PUD
PHASE 1A

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES 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 UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE DESERT EDGE HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 170 SOUTH MAIN STREET, SUITE 1135, UTAH 84101

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

_____ _____

## *LIMITED LIABILITY ACKNOWLEDGMENT*

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. 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.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

### PREPARED FOR

OWNER/DEVELOPER
LGI HOMES-UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

### CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

_____
GRANTSVILLE CITY ATTORNEY

### TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

_____
TOOELE COUNTY TREASURER

### CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ___ A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
GRANTSVILLE CITY MAYOR ATTEST: CITY RECORDER

### RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. _____.

### DESERT EDGE PUD
### PHASE 1A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

### PREPARED BY

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

### GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

### GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

_____
GRANTSVILLE CITY FIRE DEPARTMENT

### GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

_____
CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

### TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF_____ A.D. 20__

_____
TOOELE COUNTY SURVEY DIRECTOR

### GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

_____
GRANTSVILLE CITY ENGINEER

### TOOELE COUNTY RECORDER

NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

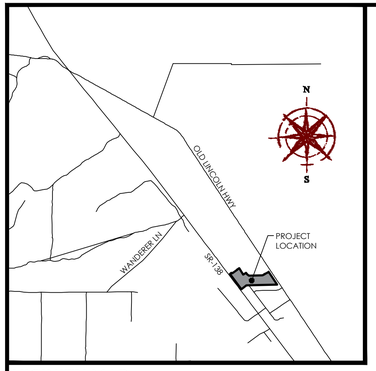
_____ _____
FEE $ TOOELE COUNTY RECORDER

ZA_2023\23-040 DESERT EDGE PHASE 1 (LO)\DESIGN 23-040\DWG\SHEETS\02 - FINAL PLAT 1A.DWG

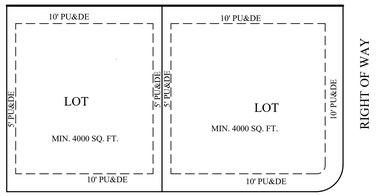
# DESERT EDGE PUD

## PHASE 1A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S




LOTS TYPICAL BUILDING PU&DE

N.T.S.

LEGEND

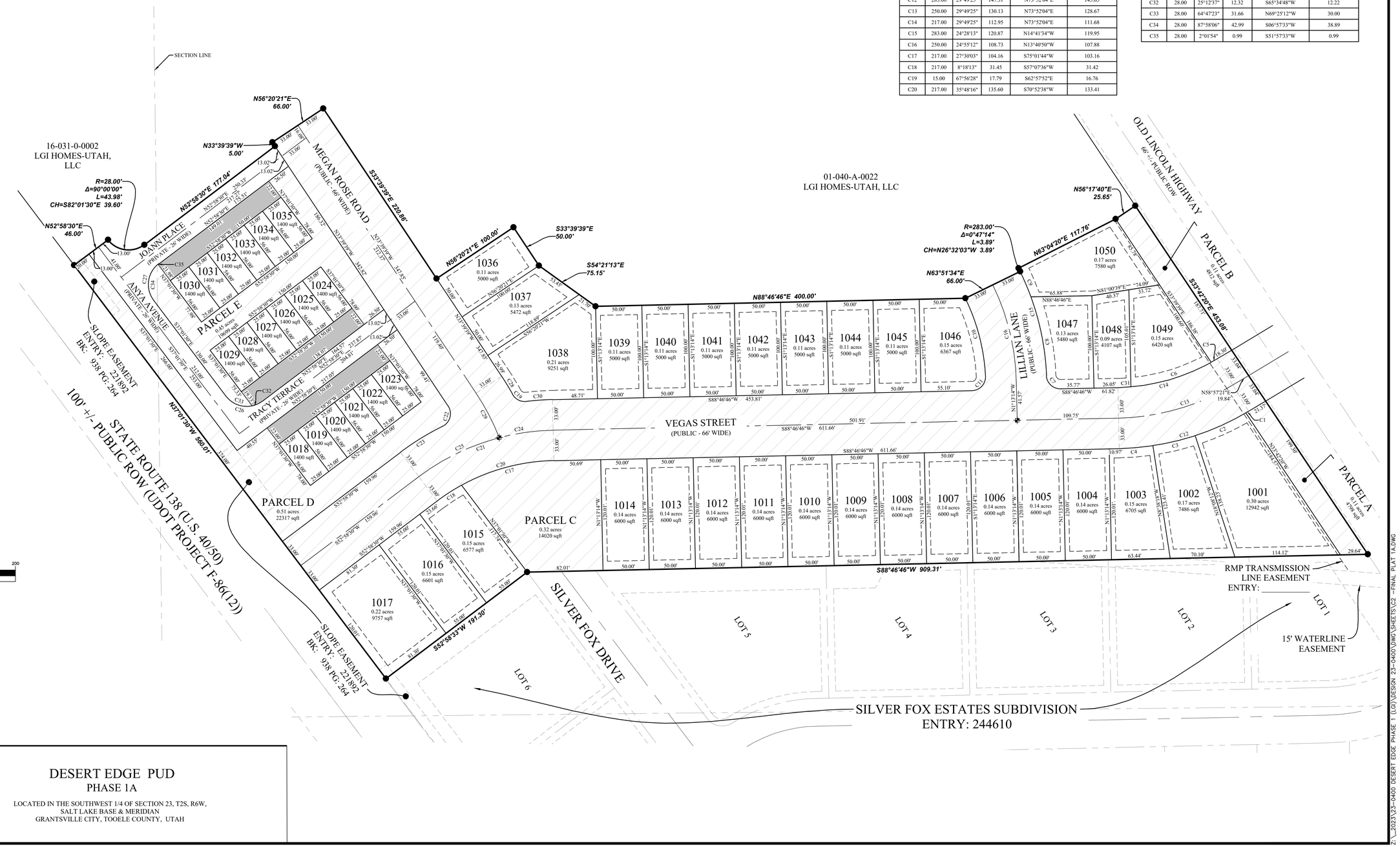
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- LIMITED COMMON
- COMMON AREA
- PRIVATE AREA

***NOTES***

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C, D AND E TO BE OWNED AND MAINTAINED BY THE HOA
3. PARCEL E TO SERVE AS PUBLIC UTILITY EASEMENT

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 283.00 | 0°44'26" | 3.66 | S59°19'34"W | 3.66 |
| C2 | 283.00 | 12°10'01" | 60.10 | S65°46'48"W | 59.98 |
| C3 | 283.00 | 9°29'53" | 46.91 | S76°36'45"W | 46.86 |
| C4 | 283.00 | 7°25'04" | 36.64 | S85°04'14"W | 36.61 |
| C5 | 217.00 | 1°59'14" | 7.53 | N59°56'58"E | 7.53 |
| C6 | 217.00 | 24°08'58" | 91.46 | N73°01'04"E | 90.79 |
| C7 | 15.00 | 88°45'47" | 23.24 | S46°50'21"E | 20.98 |
| C8 | 283.00 | 17°36'45" | 86.99 | S11°15'50"E | 86.65 |
| C9 | 283.00 | 6°51'27" | 33.87 | S23°29'56"E | 33.85 |
| C10 | 217.00 | 23°05'42" | 87.47 | N14°35'35"W | 86.88 |
| C11 | 15.00 | 91°49'30" | 24.04 | N42°52'01"E | 21.55 |
| C12 | 283.00 | 29°49'25" | 147.31 | N73°52'04"E | 145.65 |
| C13 | 250.00 | 29°49'25" | 130.13 | N73°52'04"E | 128.67 |
| C14 | 217.00 | 29°49'25" | 112.95 | N73°52'04"E | 111.68 |
| C15 | 283.00 | 24°28'13" | 120.87 | N14°41'34"W | 119.95 |
| C16 | 250.00 | 24°55'12" | 108.73 | N13°40'50"W | 107.88 |
| C17 | 217.00 | 27°30'03" | 104.16 | S75°01'44"W | 103.16 |
| C18 | 217.00 | 8°18'13" | 31.45 | S57°07'36"W | 31.42 |
| C19 | 15.00 | 67°56'28" | 17.79 | S62°57'52"E | 16.76 |
| C20 | 217.00 | 35°48'16" | 135.60 | S70°52'38"W | 133.41 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C21 | 250.00 | 35°48'16" | 156.23 | S70°52'38"W | 153.70 |
| C22 | 15.00 | 97°31'16" | 25.53 | N15°05'58"E | 22.56 |
| C23 | 283.00 | 10°53'07" | 53.76 | S58°25'03"W | 53.68 |
| C24 | 250.00 | 13°30'25" | 58.94 | S82°01'30"W | 58.80 |
| C25 | 250.00 | 22°17'51" | 97.29 | S64°07'27"W | 96.68 |
| C26 | 28.00 | 90°00'00" | 43.98 | S82°01'30"E | 39.60 |
| C27 | 28.00 | 90°00'00" | 43.98 | S07°58'30"W | 39.60 |
| C28 | 283.00 | 4°40'01" | 23.05 | S31°19'39"E | 23.05 |
| C29 | 250.00 | 12°27'35" | 54.37 | N27°25'52"W | 54.26 |
| C30 | 283.00 | 5°42'53" | 28.23 | N85°55'20"E | 28.21 |
| C31 | 217.00 | 3°41'13" | 13.96 | N86°56'09"E | 13.96 |
| C32 | 28.00 | 25°12'37" | 12.32 | S65°34'48"W | 12.22 |
| C33 | 28.00 | 64°47'23" | 31.66 | N69°25'12"W | 30.00 |
| C34 | 28.00 | 87°58'06" | 42.99 | S06°57'33"W | 38.89 |
| C35 | 28.00 | 2°01'54" | 0.99 | S51°57'33"W | 0.99 |




GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.



PREPARED FOR

OWNER/DEVELOPER
LGI HOMES.UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DESERT EDGE PUD
PHASE 1A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:\2023\23-0400 DESERT EDGE PHASE 1 (LG)\DESIGN 23-0400 DWG SHEETS\C2 -FINAL PLAT 1A.DWG

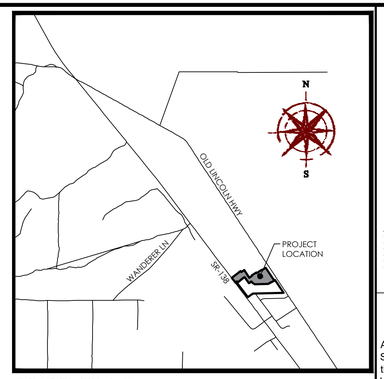
# DESERT EDGE PUD

## PHASE 1B

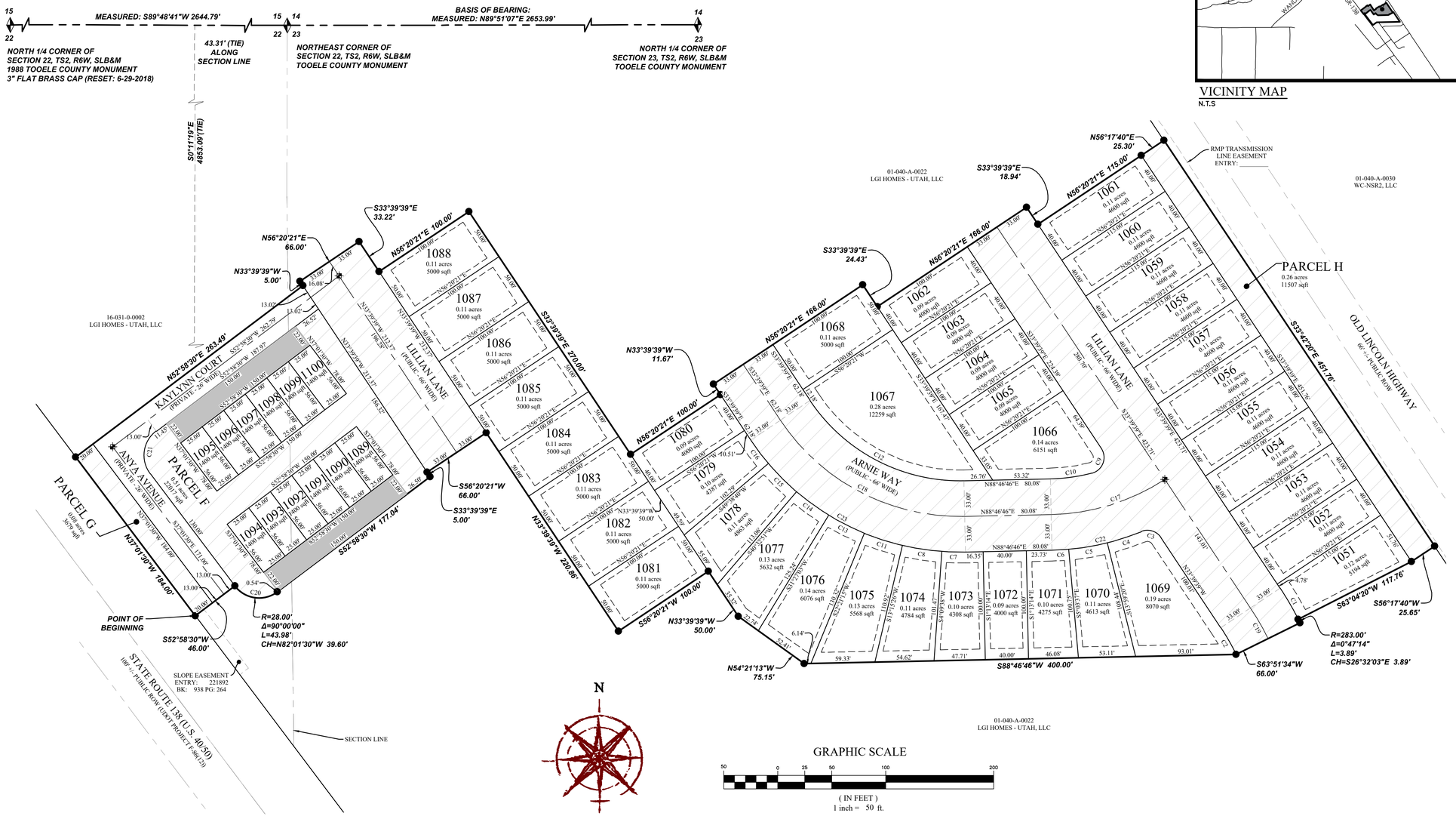
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- LIMITED COMMON
- COMMON AREA
- PRIVATE AREA




VICINITY MAP
N.T.S




## SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as DESERT EDGE PUD PHASE 1B, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

## BOUNDARY DESCRIPTION

A parcel of land located within Parcel #01-040-A-0022 and Parce #16-031-0-0002, also in the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. (Basis of Bearing: N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23), located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly right-of-way line of STATE ROUTE 138 as established by previous subdivisions and surveys, said point being S89°48'41"W 43.31 feet along the Section line and S0°11'19"E 4853.09 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake and Meridian; running thence along said right-of-way line N37°01'30"W 184.00 feet; thence N52°58'30"E 263.49 feet; thence N33°39'39"W 5.00 feet; thence N56°20'21"E 66.00 feet; thence S33°39'39"E 33.22 feet; thence N56°20'21"E 100.00 feet; thence S33°39'39"E 270.00 feet; thence N56°20'21"E 100.00 feet; thence N33°39'39"W 11.67 feet; thence N56°20'21"E 166.00 feet; thence S33°39'39"E 24.43 feet; thence N56°20'21"E 166.00 feet; thence S33°39'39"E 18.94 feet; thence N56°20'21"E 115.00 feet; thence N56°17'40"E 25.30 feet to the southerly boundary line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys; thence along said right-of-way line S33°42'20"E 451.76 feet; thence S56°17'40"W 25.65 feet; thence S63°04'20"W 117.76 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 283.00 feet (radius bears: S63°04'20"W) a distance of 3.89 feet through a central angle of 00°47'14" Chord: S26°32'03"E 3.89 feet; thence S63°51'34"W 66.00 feet; thence S88°46'46"W 400.00 feet; thence N54°21'13"W 75.15 feet; thence N33°39'39"W 50.00 feet; thence S56°20'21"W 100.00 feet; thence N33°39'39"W 220.86 feet; thence S56°20'21"W 66.00 feet; thence S33°39'39"E 5.00 feet; thence S52°58'30"W 177.04 feet; thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N82°01'30"W 39.60 feet; thence S52°58'30"W 46.00 feet to the point of beginning.

Contains: 7.53 acres+/-

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

DESERT EDGE PUD
PHASE 1B

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES 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 UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE DESERT EDGE HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 170 SOUTH MAIN STREET, SUITE 1135, UTAH 84101

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

_____ _____

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC; IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. 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.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____

PRINTED FULL NAME OF NOTARY

PAGE 1 OF 2

**NOTES**

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS F, G AND H TO BE OWNED AND MAINTAINED BY THE HOA
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT

PREPARED FOR

OWNER/DEVELOPER
LGI HOMES.UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ___ A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

GRANTSVILLE CITY MAYOR

ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. _____.

DESERT EDGE PUD
PHASE 1B

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRANTSVILLE CITY
PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY
PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20__

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER
OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO._____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ _____

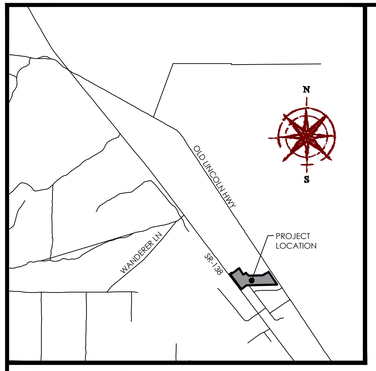
TOOELE COUNTY RECORDER

Z:_2023\23-0400 DESERT EDGE PHASE 1 (LO)\DESIGN 23-0400\DWG\SHEETS\C2 - FINAL PLAT 1B.DWG

# DESERT EDGE PUD

## PHASE 1B

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP

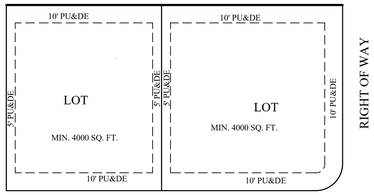
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- LIMITED COMMON
- COMMON AREA
- PRIVATE AREA

***NOTES***

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS F, G AND H TO BE OWNED AND MAINTAINED BY THE HOA
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT




LOTS TYPICAL BUILDING PU&DE

N.T.S.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 283.00 | 6°43'59" | 33.26 | S30°17'40"E | 33.24 |
| C2 | 217.00 | 7°31'14" | 28.48 | N29°54'03"W | 28.46 |
| C3 | 15.00 | 78°28'03" | 20.54 | N72°53'41"W | 18.97 |
| C4 | 233.00 | 8°08'22" | 33.10 | S71°56'29"W | 33.07 |
| C5 | 233.00 | 8°55'43" | 36.31 | S80°28'32"W | 36.27 |
| C6 | 233.00 | 3°50'23" | 15.61 | S86°51'35"W | 15.61 |
| C7 | 233.00 | 5°22'52" | 21.88 | N88°31'48"W | 21.87 |
| C8 | 233.00 | 9°05'48" | 36.99 | N81°17'28"W | 36.95 |
| C9 | 15.00 | 109°02'17" | 28.55 | N20°51'29"E | 24.43 |
| C10 | 167.00 | 13°24'09" | 39.06 | N82°04'42"E | 38.98 |
| C11 | 233.00 | 9°05'48" | 36.99 | N72°11'40"W | 36.95 |
| C12 | 167.00 | 57°33'35" | 167.77 | S62°26'27"E | 160.80 |
| C13 | 233.00 | 9°05'48" | 36.99 | N63°05'51"W | 36.95 |
| C14 | 233.00 | 9°05'48" | 36.99 | N54°00'03"W | 36.95 |
| C15 | 233.00 | 9°05'48" | 36.99 | N44°54'14"W | 36.95 |
| C16 | 233.00 | 6°41'41" | 27.22 | N37°00'30"W | 27.21 |
| C17 | 200.00 | 31°59'14" | 111.66 | N72°47'09"E | 110.21 |
| C18 | 200.00 | 57°33'35" | 200.92 | S62°26'27"E | 192.58 |
| C19 | 250.00 | 7°31'14" | 32.81 | N29°54'03"W | 32.79 |
| C20 | 28.00 | 90°00'00" | 43.98 | S82°01'30"E | 39.60 |
| C21 | 28.00 | 90°00'00" | 43.98 | S07°58'30"W | 39.60 |
| C22 | 233.00 | 20°54'28" | 85.02 | N78°19'32"E | 84.55 |
| C23 | 233.00 | 57°33'35" | 234.07 | S62°26'27"E | 224.35 |



PREPARED FOR

OWNER/DEVELOPER
LGI HOMES.UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DESERT EDGE PUD
PHASE 1A

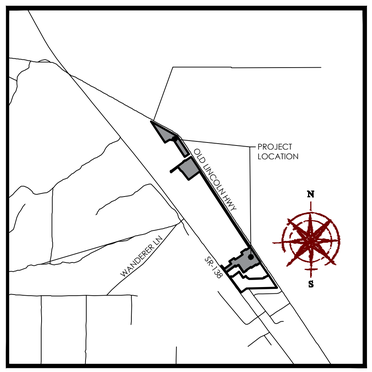
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-0400 DESERT EDGE PHASE 1 (LGI)\DESIGN 23-0400\DWG\SHEETS\C2 -FINAL PLAT 1B.DWG

# DESERT EDGE PUD

## PHASE 1C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
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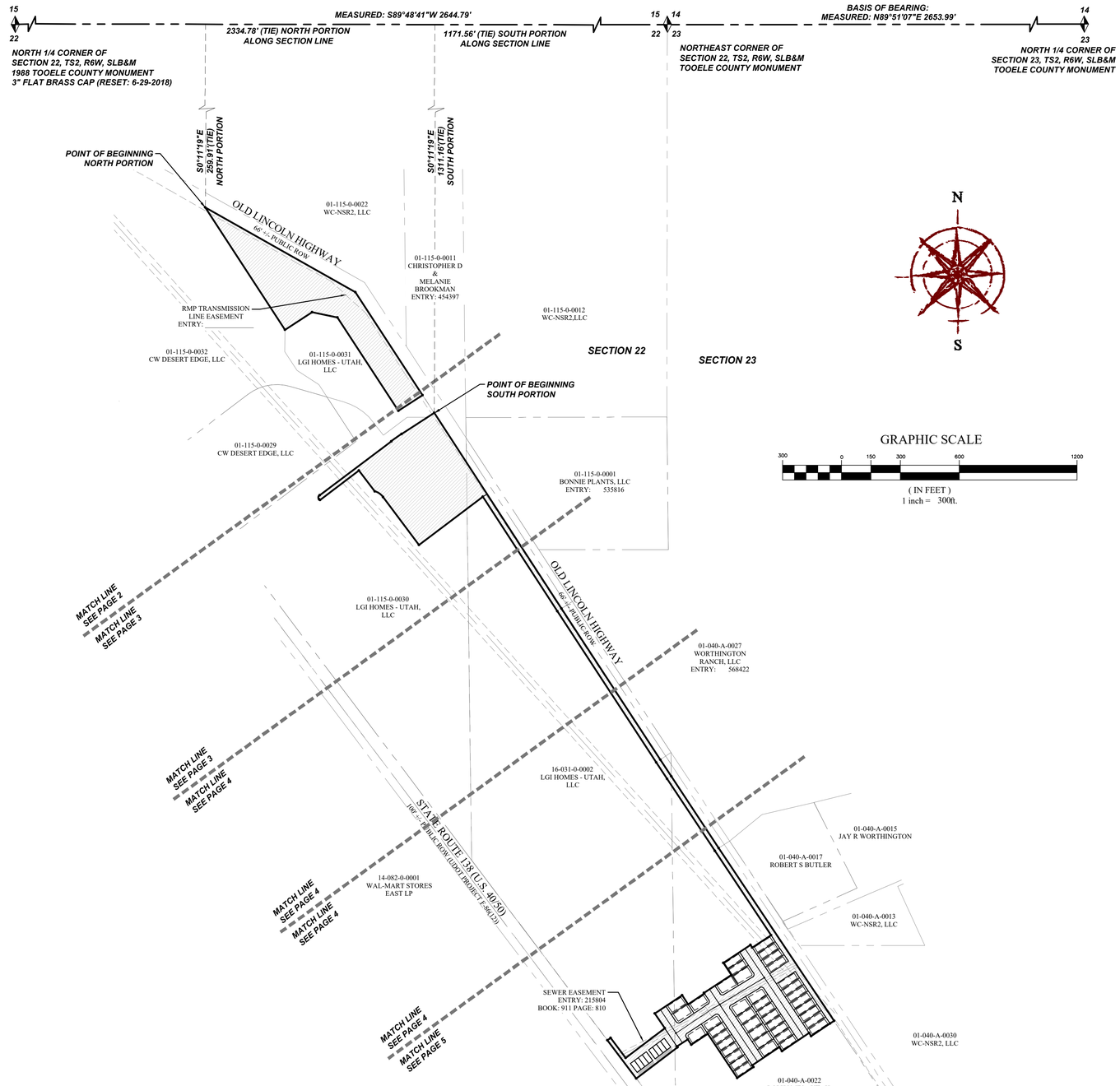
***NOTES***

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS I, J, K AND L TO BE OWNED AND MAINTAINED BY THE HOA
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT




## *SURVEYOR'S CERTIFICATE*

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as DESERT EDGE PUD PHASE 1C, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

## *BOUNDARY DESCRIPTION*

A tract of land located in the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23, Entire tract comprised of, a part of Parcel identified by Tooele County Tax ID. Number 01-040-A-0022, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line to a found section corner and S0°11'19"E 259.91 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence along said right-of way line the two (2) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 626.14 feet; thence S56°50'51"W 146.87 feet; thence N33°09'09"W 568.93 feet; thence N78°09'09"W 131.28 feet; thence S56°50'51"W 164.25 feet; thence N33°09'09"W 745.18 feet to the point of beginning.

Contains: 5.62 acres+/-

***BOUNDARY DESCRIPTION***
***SOUTH PORTION***

A tract of land located in the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23, Entire tract comprised of, a part of Parcel identified by Tooele County Tax ID. Number 01-040-A-0022, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 1171.56 feet along the Section line to a found section corner and S0°11'19"E 1311.16 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence along said right-of-way line the following six (6) courses: (1) S33°09'09"E 300.58 feet; thence (2) S32°58'50"E 888.24 feet; thence (3) S33°10'04"E 920.24 feet; thence (4) S33°38'57"E 102.25 feet; thence (5) S33°27'52"E 438.32 feet; thence (6) S33°42'20"E 1,057.99 feet; thence S56°17'40"W 25.30 feet; thence S56°20'21"W 115.00 feet; thence N33°39'39"W 18.94 feet; thence S56°20'21"W 166.00 feet; thence N33°39'39"W 24.43 feet; thence S56°20'21"W 166.00 feet; thence S33°39'39"E 11.67 feet; thence S56°20'21"W 100.00 feet; thence N33°39'39"W 270.00 feet; thence S56°20'21"W 100.00 feet; thence N33°39'39"W 33.22 feet; thence S56°20'21"W 66.00 feet; thence S33°39'39"E 5.00 feet; thence S52°58'30"W 263.49 feet to the northerly right-of-way line of STATES ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said right-of-way N37°01'30"W 243.62 feet; thence N52°58'30"E 20.00 feet; thence S37°01'30"E 127.04 feet; thence N52°58'30"E 250.35 feet; thence N33°39'39"W 91.00 feet; thence N56°20'21"E 166.00 feet; thence S33°39'39"E 55.00 feet; thence N56°20'21"E 100.00 feet; thence N33°39'39"W 2.74 feet; thence N56°20'21"E 166.00 feet; thence N33°39'39"W 73.13 feet; thence N56°20'21"E 166.00 feet; thence S33°39'39"E 16.56 feet; thence N56°20'21"E 114.87 feet; thence N33°42'20"W 516.05 feet; thence N33°27'52"W 438.33 feet; thence N33°38'57"W 102.31 feet; thence N33°10'04"W 920.39 feet; thence N32°58'50"W 895.45 feet; thence S52°58'30"W 407.99 feet; thence N37°01'30"W 305.00 feet; thence along the arc of a curve to the left with a radius of 81.00 feet a distance of 51.79 feet through a central angle of 36°38'00" Chord: N55°20'31"W 50.91 feet; thence along a line non-tangent to said curve, N37°01'30"W, a distance of 132.67 feet; thence S52°58'30"W 250.00 feet; thence N37°01'30"W 5.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N07°58'30"E 21.21 feet; thence N52°58'30"E 456.63 feet; thence along the arc of a curve to the right with a radius of 946.00 feet a distance of 63.94 feet through a central angle of 03°52'21" Chord: N54°54'40"E 63.93 feet; thence N56°50'51"E 197.76 feet to the point of beginning.

Contains: 15.04 acres+/-

## *OWNER'S DEDICATION*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

DESERT EDGE PUD
PHASE 1C

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES 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 UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE DESERT EDGE PUD PHASE 1C HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 170 SOUTH MAIN STREET , SUITE 1135, UTAH 84101

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET

HAND THIS _____ DAY OF _____ A.D. 20__

## *LIMITED LIABILITY ACKNOWLEDGMENT*

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. 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.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY



PREPARED FOR

OWNER/DEVELOPER
LGI HOMES-UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ___ A.D., 20 ___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

GRANTSVILLE CITY MAYOR

ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. _____.

DESERT EDGE PUD
PHASE 1C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRANTSVILLE CITY
PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY
PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF_____ A.D. 20__

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER
OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____

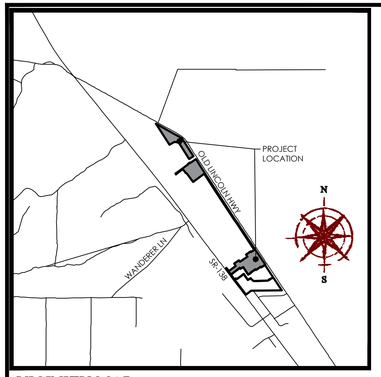
TOOELE COUNTY RECORDER

ZA_2023\23-0400 DESERT EDGE PHASE 1 (LO)\DESIGN 23-0400\DWG\SHEETS\02 - FINAL PLAT 1C.DWG

# DESERT EDGE PUD

PHASE 1C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- LIMITED COMMON
- COMMON AREA
- PRIVATE AREA

***NOTES***

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS I, J, K AND L TO BE OWNED AND MAINTAINED BY THE HOA
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT

POINT OF BEGINNING
NORTH PORTION

OLD LINCOLN HIGHWAY
66' +/- PUBLIC ROW

S60°30'29"E 879.11'

N33°09'09"W 745.18'

S56°50'51"W 164.35'

N78°09'09"W 131.28'

PARCEL L
5.62 acres /
244820 sqft

RMP TRANSMISSION
LINE EASEMENT
ENTRY: _____

OLD LINCOLN HIGHWAY
66' +/- PUBLIC ROW

S33°09'09"E 626.14'

N33°09'09"W 568.93'

S56°50'51"W 146.87'

01-115-0-0022
WC-NSR2, LLC

01-115-0032
CW DESERT EDGE, LLC

01-115-0-0011
CHRISTOPHER D &
MELANIE BROOKMAN
ENTRY: 454397

50' RMP EASEMENT
ENTRY: 511839

01-115-0031
LGI HOMES - UTAH, LLC

01-115-0029
CW DESERT EDGE, LLC

MATCH SEE SHEET 3

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.



PREPARED FOR

OWNER/DEVELOPER
LGI HOMES.UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY

PREPARED BY

FOCUS®
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DESERT EDGE PUD
PHASE 1C

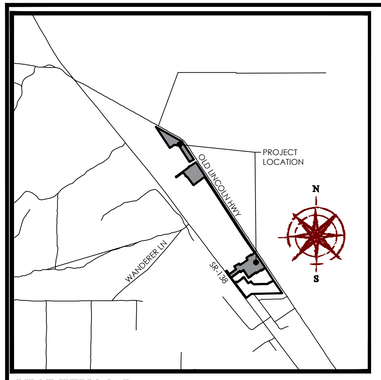
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-0400 DESERT EDGE PHASE 1 (C)\DESIGN 23-0400\DWG\SHEETS\C2 - FINAL PLAT 1C.DWG

# DESERT EDGE PUD

PHASE 1C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
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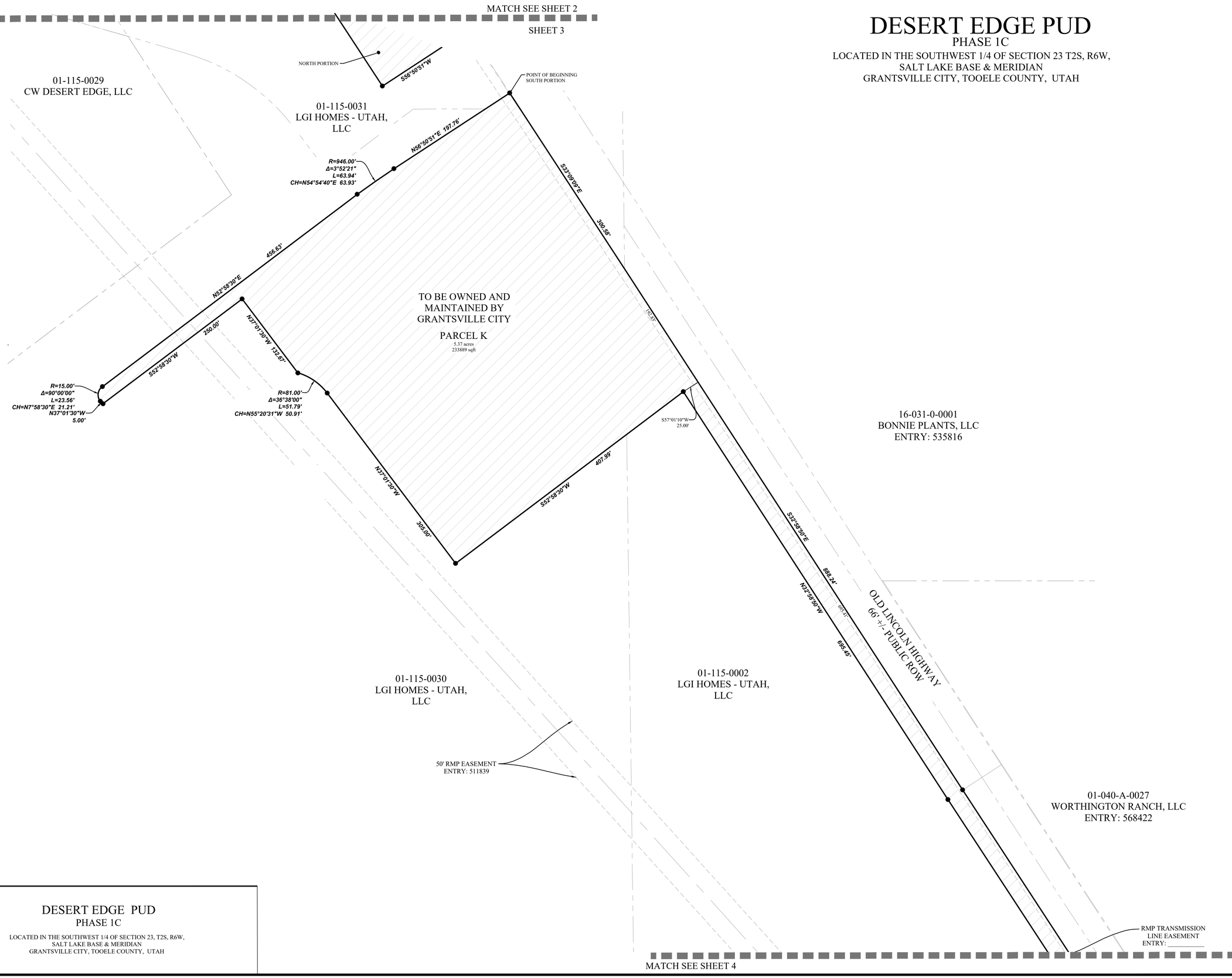
3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT

MATCH SEE SHEET 2

SHEET 3




16-031-0-0001
BONNIE PLANTS, LLC
ENTRY: 535816

MATCH SEE SHEET 4

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.



PREPARED FOR

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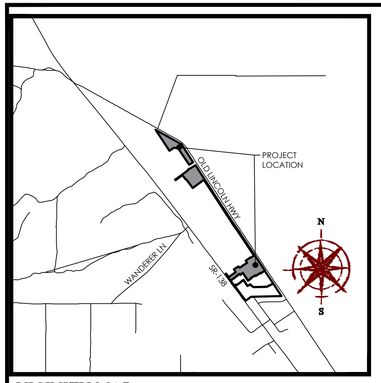
DESERT EDGE PUD
PHASE 1C
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-0400 DESERT EDGE PHASE 1 (CA)\DESIGN 23-0400\DWG\SHEETS\C2 - FINAL PLAT 1C.DWG

# DESERT EDGE PUD
## PHASE 1C
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23 T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
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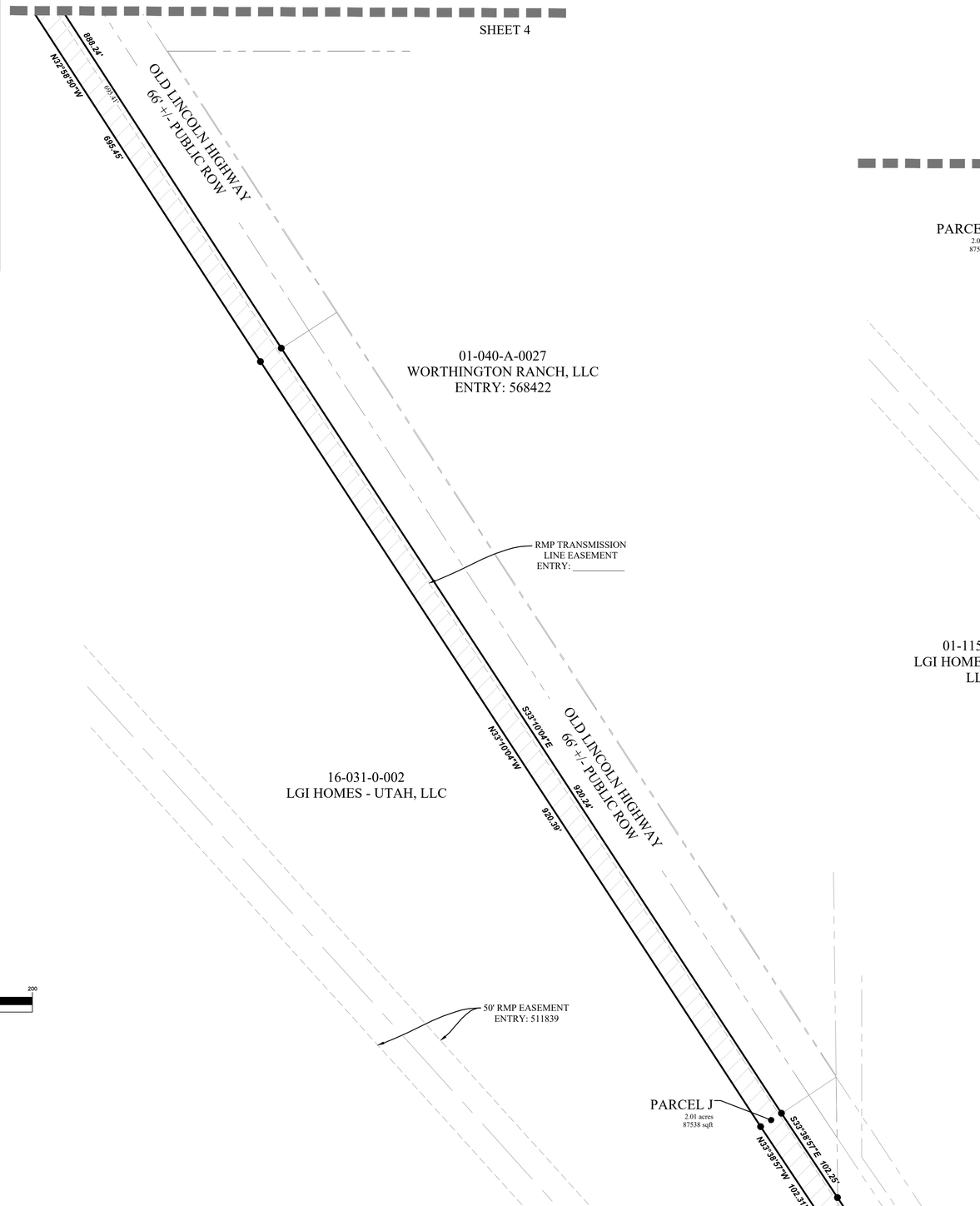
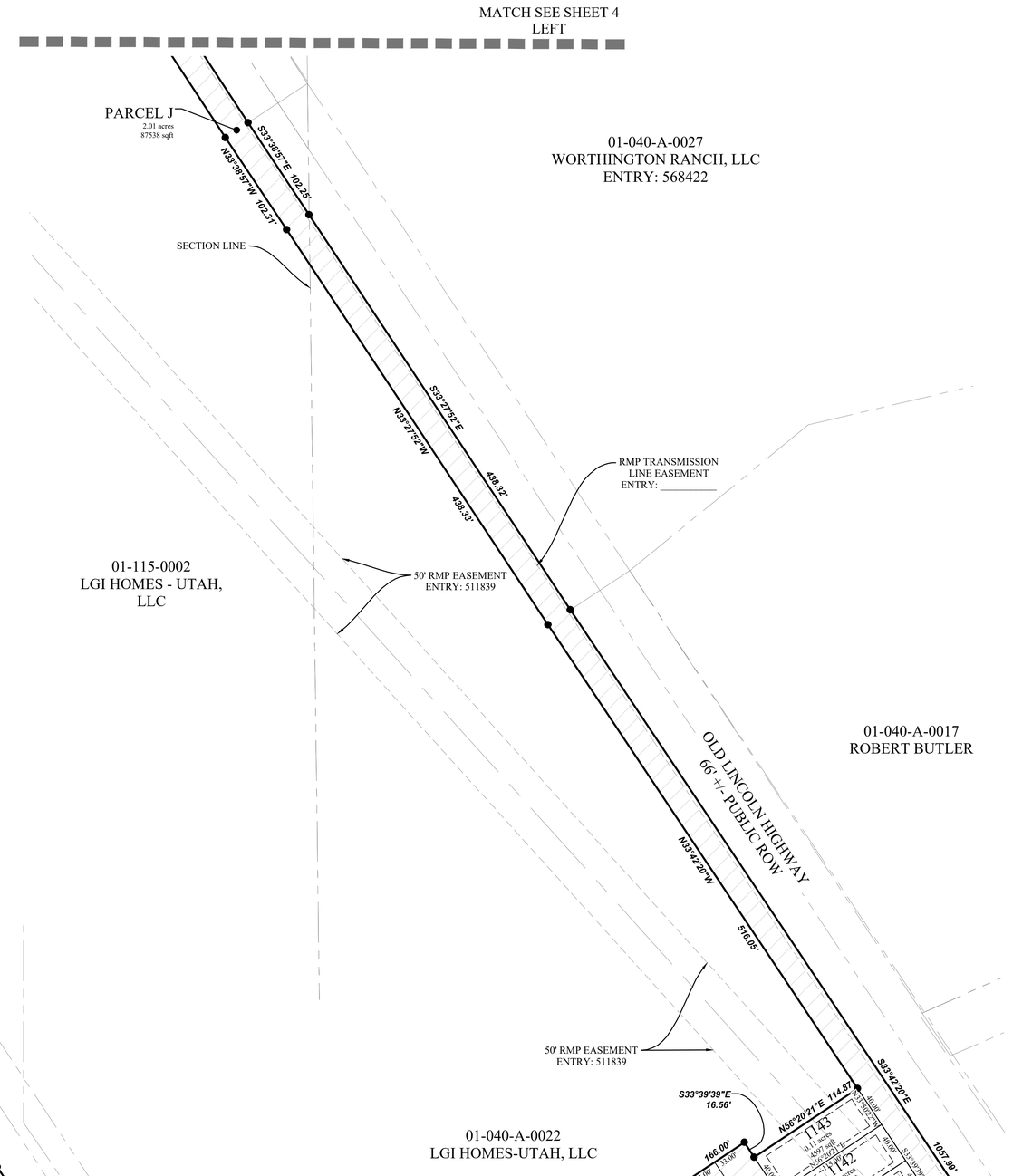
GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.




PAGE 4 OF 5

PREPARED FOR

OWNER/DEVELOPER
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DESERT EDGE PUD
PHASE 1C
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-040 DESERT EDGE PHASE 1 (1C)\DESIGN 23-040\DWG\SHEETS\C2 - FINAL PLAT 1C.DWG

# DESERT EDGE PUD

PHASE 1C

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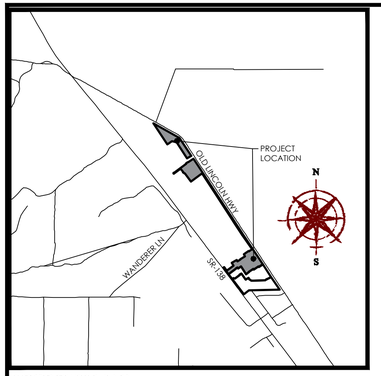
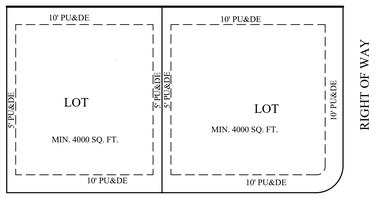
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH




VICINITY MAP
N.T.S




LOTS TYPICAL BUILDING PU&DE

N.T.S.

## LEGEND

- BOUNDARY
- SECTION LINE
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3. ALL PARCELS TO SERVE AS PUBLIC UTILITY EASEMENT

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 15.00 | 90°00'00" | 23.56 | S78°39'39"E | 21.21 |
| C2 | 15.00 | 92°01'42" | 24.09 | N12°21'12"E | 21.59 |
| C3 | 467.00 | 2°27'34" | 20.05 | S57°34'08"W | 20.05 |
| C4 | 500.00 | 2°30'26" | 21.88 | S57°35'33"W | 21.88 |
| C5 | 15.00 | 90°00'00" | 23.56 | S11°20'21"W | 21.21 |
| C6 | 15.00 | 92°30'26" | 24.22 | N12°35'33"E | 21.67 |
| C7 | 15.01 | 87°29'34" | 22.92 | N77°25'53"W | 20.75 |
| C8 | 533.00 | 2°01'42" | 18.87 | N57°21'12"E | 18.87 |
| C9 | 15.00 | 87°29'34" | 22.91 | S77°24'27"E | 20.74 |
| C10 | 15.00 | 92°30'26" | 24.22 | S12°35'33"W | 21.67 |
| C11 | 15.00 | 87°29'34" | 22.91 | N77°24'27"W | 20.74 |




N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

PAGE 5 OF 5

PREPARED FOR

OWNER/DEVELOPER
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DESERT EDGE PUD
PHASE 1C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:\...2023\23-0400 DESERT EDGE PHASE 1 (LOT)\DESIGN\ 23-0400 DWG\SHEETS\C2 - FINAL PLAT 1C.DWG

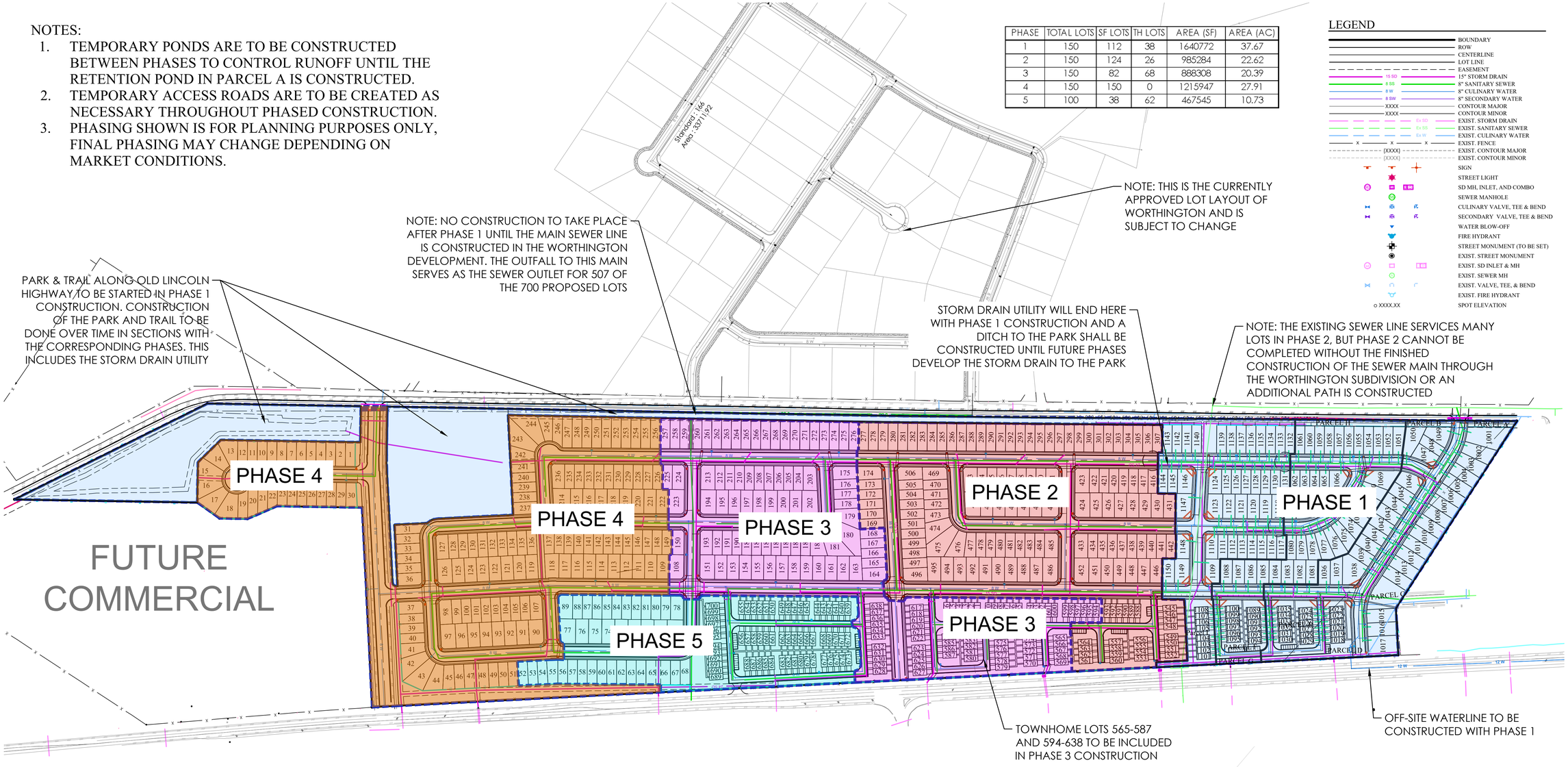
NOTES:

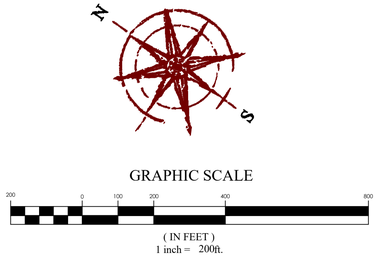
1. TEMPORARY PONDS ARE TO BE CONSTRUCTED BETWEEN PHASES TO CONTROL RUNOFF UNTIL THE RETENTION POND IN PARCEL A IS CONSTRUCTED.
2. TEMPORARY ACCESS ROADS ARE TO BE CREATED AS NECESSARY THROUGHOUT PHASED CONSTRUCTION.
3. PHASING SHOWN IS FOR PLANNING PURPOSES ONLY, FINAL PHASING MAY CHANGE DEPENDING ON MARKET CONDITIONS.

| PHASE | TOTAL LOTS | SF LOTS | TH LOTS | AREA (SF) | AREA (AC) |
|---|---|---|---|---|---|
| 1 | 150 | 112 | 38 | 1640772 | 37.67 |
| 2 | 150 | 124 | 26 | 985284 | 22.62 |
| 3 | 150 | 82 | 68 | 888308 | 20.39 |
| 4 | 150 | 150 | 0 | 1215947 | 27.91 |
| 5 | 100 | 38 | 62 | 467545 | 10.73 |

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION




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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

# DESERT EDGE PUD PRELIMINARY

GRANTSVILLE CITY, UTAH

## PHASING PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PHASING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=200' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3 | | |

Z:_2023\23-0400 Desert Edge Phase 1 [LGI]\design 23-0400\dwg\sheets\C3 - PHASING PLAN.dwg

DUE TO THE LENGTH OF THE ROADS WITHIN THE PHASE, TEMPORARY TURN-AROUNDS WILL LIKELY BE REQUIRED AT THE ENDS OF THESE ROADS UNTIL THE NEXT PHASE IS PAVED.

PHASE 1C

PHASE 1B

PHASE 1A

PARCEL H

PARCEL B

PARCEL A

PARCEL C

PARCEL D

PARCEL E

PARCEL F

PARCEL G

Parcel I

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

| PHASE | TOTAL LOTS | SF LOTS | TH LOTS | AREA (SF) | AREA (AC) |
|---|---|---|---|---|---|
| 1A | 50 | 32 | 18 | 412755 | 9.48 |
| 1B | 50 | 38 | 12 | 327870 | 7.53 |
| 1C | 50 | 42 | 8 | 900147 | 20.66 |
| 1 | 150 | 112 | 38 | 1640772 | 37.67 |

NOTES:

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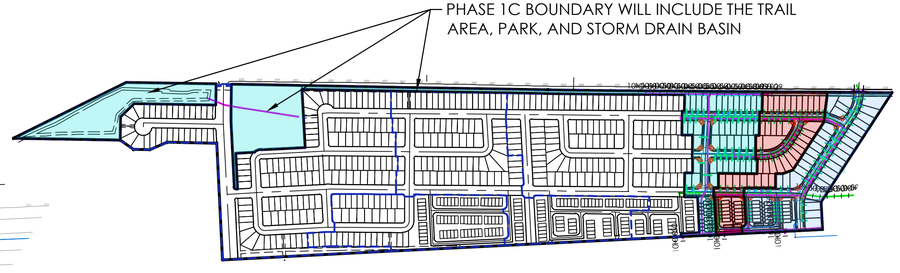
3. PHASING SHOWN IS FOR PLANNING PURPOSES ONLY, FINAL PHASING MAY CHANGE DEPENDING ON MARKET CONDITIONS.

GRAPHIC SCALE

40 0 30 40 120 240

( IN FEET )
1 inch = 60 ft.

PHASE 1C BOUNDARY WILL INCLUDE THE TRAIL AREA, PARK, AND STORM DRAIN BASIN



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

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FOR REVIEW ONLY

# DESERT EDGE PUD PRELIMINARY

GRANTSVILLE CITY, UTAH

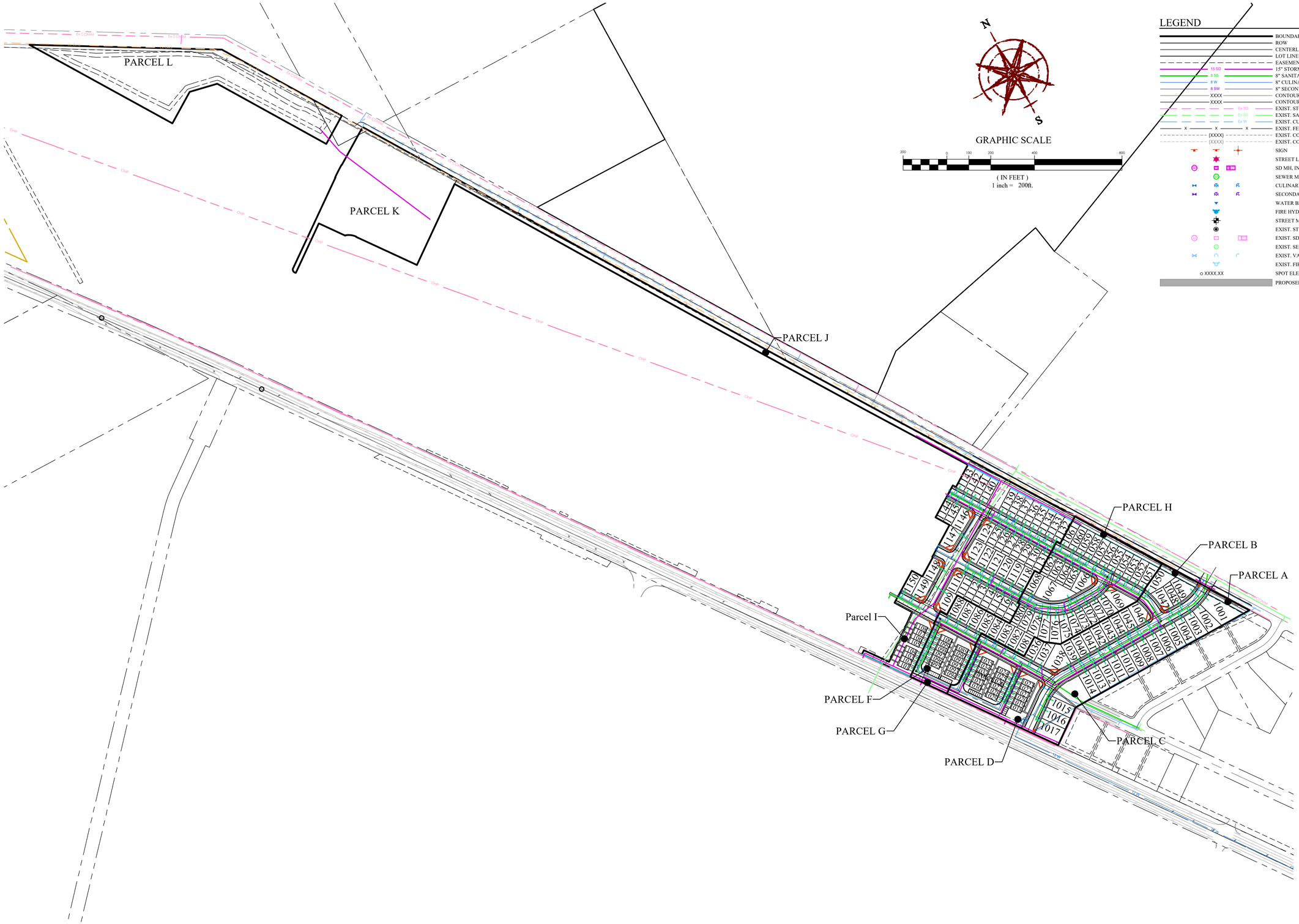
PHASING PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PHASING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=60' | Drawn: | MW |
| Date: | 12/06/23 | Job #: | 23-0400 |
| Sheet: | C3.01 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (LCE)\design 23-0400.dwg\sheet\C3 - PHASING PLAN.dwg

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## OVERALL SITE PLAN

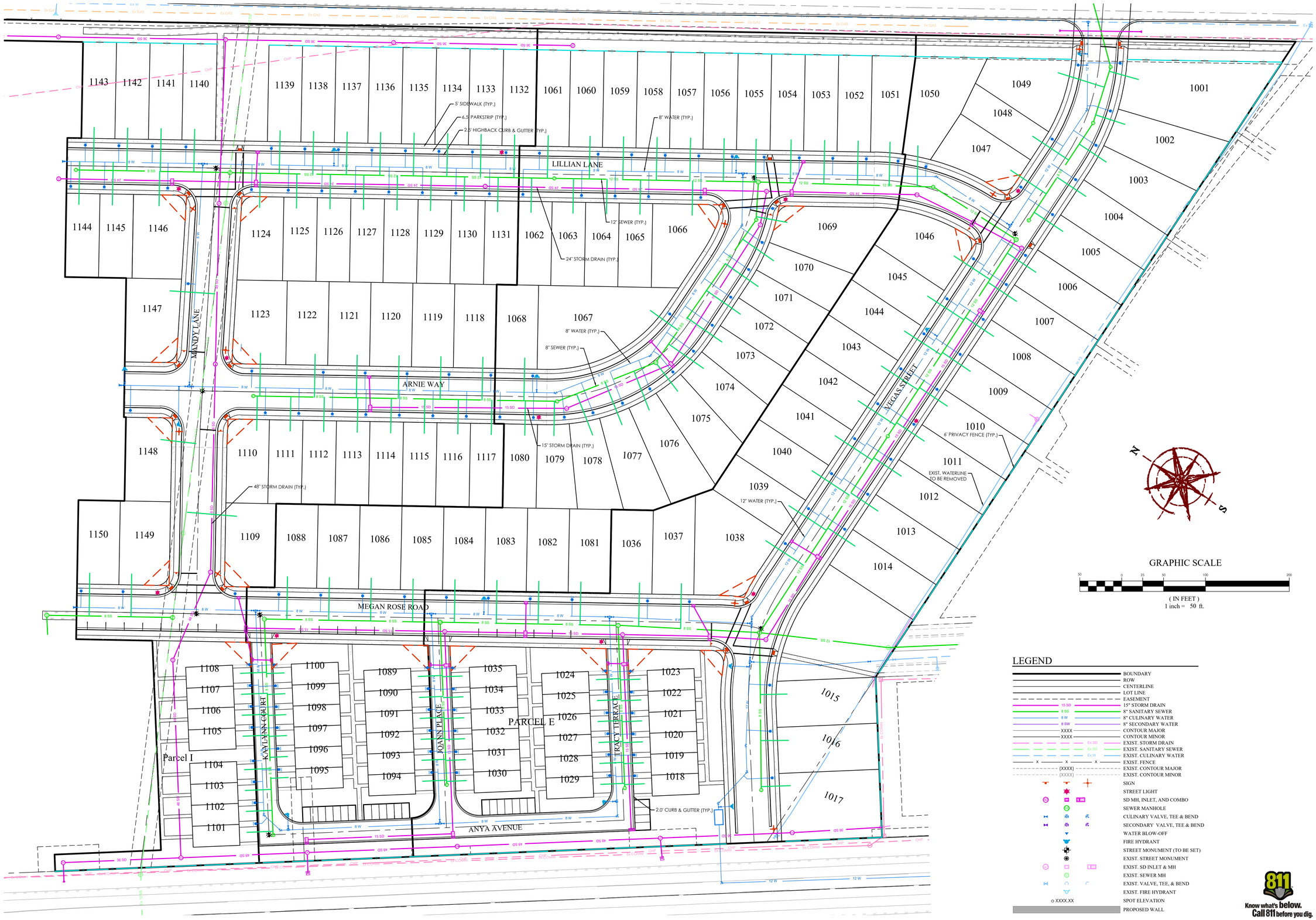
| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=200' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3.2 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (GJ)\design 23-0400.dwg\sheets\C3 - OVERALL SITE PLAN.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

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

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
PHASE 1 SITE PLAN

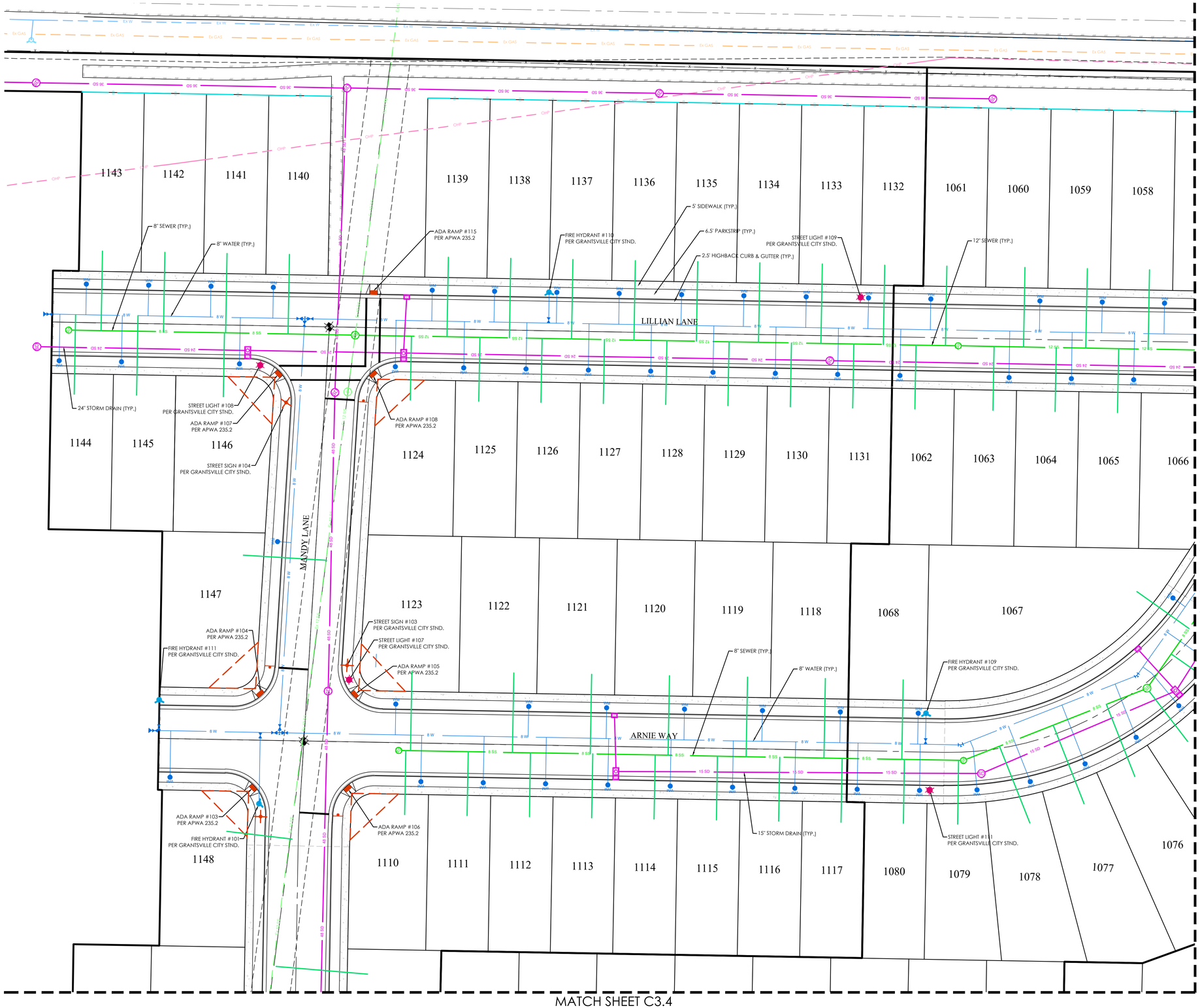
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PHASE 1 SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3.3 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (GJ)\design 23-0400.dwg\sheets\C3.1 - PHASE 1 SITE PLAN.dwg



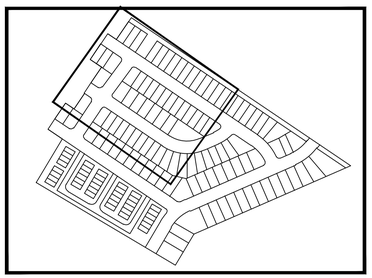

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SITE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3.4 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (GSI)\design 23-0400\dwg\sheets\C3.2 - SITE PLAN.dwg

MATCH SHEET C3.2

MATCH SHEET C3.5

1058 1057 1056 1055 1054 1053 1052 1051 1050 1049 1048 1047 1046 1045 1044 1043 1042 1041 1040 1039 1038 1037 1036 1065 1066 1069 1070 1071 1072 1073 1074 1075 1076 1077 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013

LILLIAN LANE

ARNIE WAY

VEGAS STREET

8" WATER (TYP.)

FIRE HYDRANT #108
PER GRANTSVILLE CITY STND.

ADA RAMP #116
PER APWA 235.2

5' SIDEWALK (TYP.)

6.5' PARKSTRIP (TYP.)

2.5' HIGHBACK CURB & GUTTER (TYP.)

12" SEWER (TYP.)

24" STORM DRAIN (TYP.)

ADA RAMP #109
PER APWA 235.2

STREET SIGN #105
PER GRANTSVILLE CITY STND.

STREET LIGHT #110
PER GRANTSVILLE CITY STND.

ADA RAMP #110
PER APWA 235.2

15" STORM DRAIN (TYP.)

8" SEWER (TYP.)

FIRE HYDRANT #106
PER GRANTSVILLE CITY STND.

STREET LIGHT #102
PER GRANTSVILLE CITY STND.

ADA RAMP #119
PER APWA 235.2

STREET SIGN #109
PER GRANTSVILLE CITY STND.

FIRE HYDRANT #107
PER GRANTSVILLE CITY STND.

ADA RAMP #120
PER APWA 235.2

STREET LIGHT #101
PER GRANTSVILLE CITY STND.

ADA RAMP #111
PER APWA 235.2

STREET SIGN #106
PER GRANTSVILLE CITY STND.

ADA RAMP #112
PER APWA 235.2

18" STORM DRAIN (TYP.)

ADA RAMP #117
PER APWA 235.2

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

KEY MAP
N.T.S

Know what's below.
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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

SITE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

Scale: 1"=30' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: C3.5

Z:\...2023\23-0400 Desert Edge Phase 1 (GI)\design 23-0400\dwg\sheets\C3.3 - SITE PLAN.dwg

MATCH SHEET C3.2

MATCH SHEET C3.5

MANDY LANE

MEGAN ROSE ROAD

KAYLYNN COURT

JOANN PLACE

TRACY TERRACE

PARCEL E

PARCEL F

PARCEL D

Parcel I

1150 1149 1109 1088 1087 1086 1085 1084 1083 1082 1081 1036 1037

1108 1107 1106 1105 1104 1103 1102 1101

1100 1099 1098 1097 1096 1095 1094

1089 1090 1091 1092 1093

1035 1034 1033 1032 1031 1030

1024 1025 1026 1027 1028 1029

1023 1022 1021 1020 1019 1018

ADA RAMP #101 PER APWA 235.2

STREET LIGHT #106 PER GRANTSVILLE CITY STND.

STREET SIGN #101 PER GRANTSVILLE CITY STND.

ADA RAMP #102 PER APWA 235.2

5' SIDEWALK (TYP.)

6.5' PARKSTRIP (TYP.)

2.5' HIGHBACK CURB & GUTTER (TYP.)

8" WATER (TYP.)

8" SEWER (TYP.)

STREET LIGHT #105 PER GRANTSVILLE CITY STND.

15" STORM DRAIN (TYP.)

STREET LIGHT #104 PER GRANTSVILLE CITY STND.

2.0' CURB & GUTTER (TYP.)

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- WATER BLOW-OFF
- FIRE HYDRANT
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SITE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

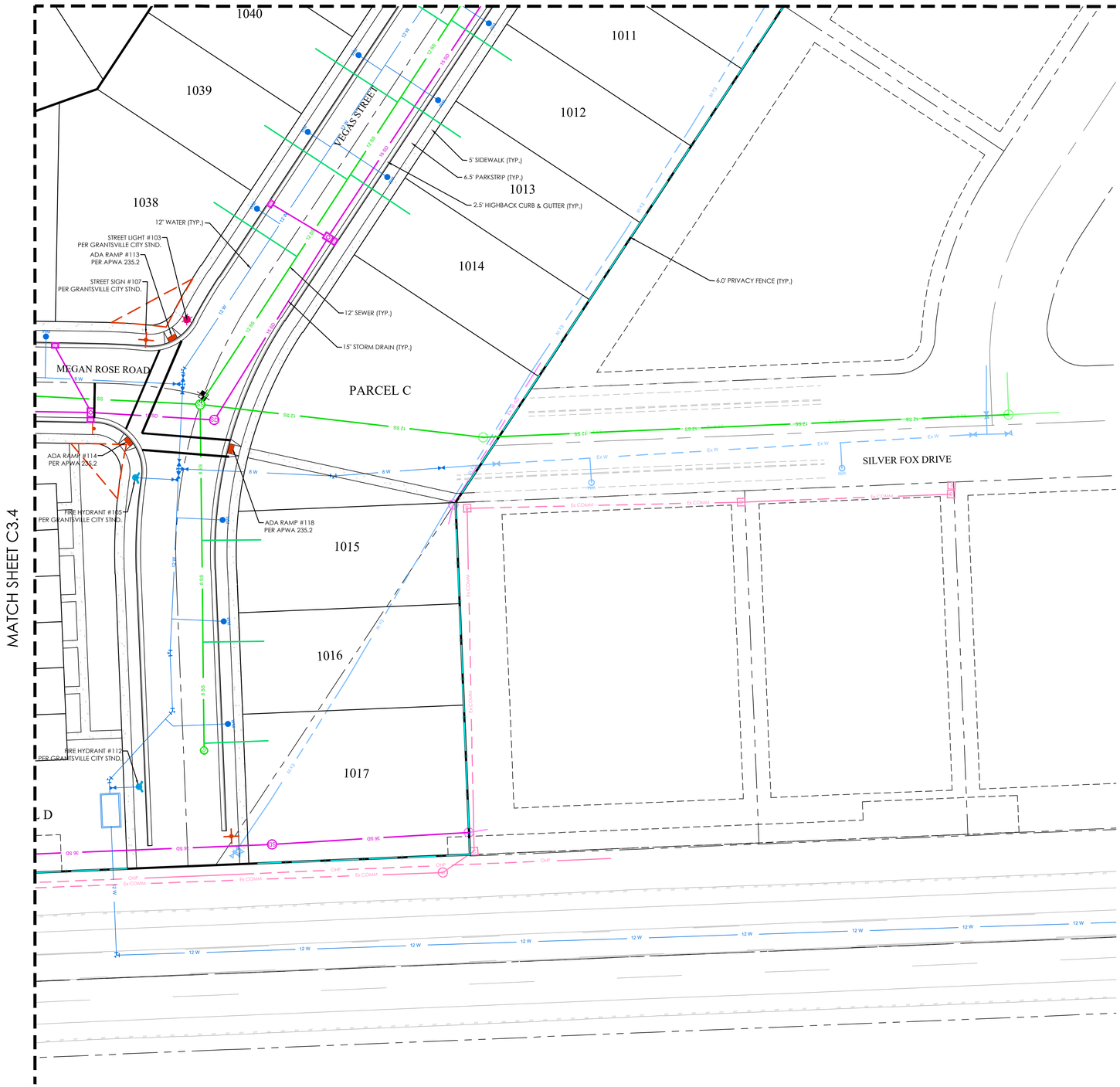
| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3.6 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (CGI)\design 23-0400\dwg\sheets\C3.4 - SITE PLAN.dwg

MATCH SHEET C3.3

MATCH SHEET C3.4




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

KEY MAP
N.T.S

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


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# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## SITE PLAN

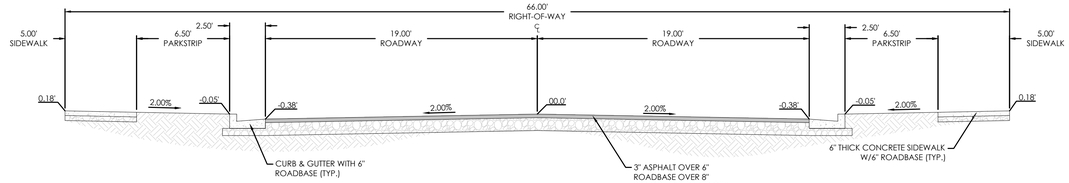
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

| | |
|---|---|
| Scale: 1"=30' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: C3.7 | |

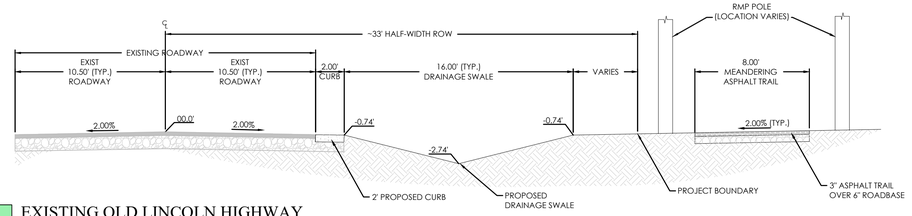
Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheets\C3.5 - SITE PLAN.dwg




## 66' RESIDENTIAL ROAD

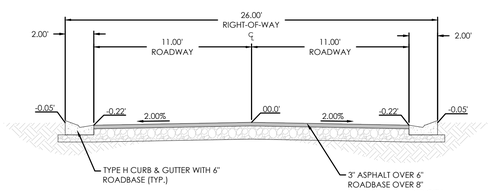
N.T.S.

LILLIAN AVENUE, ARNIE WAY, MEGAN ROSE ROAD, MANDY LANE, VEGAS STREET




## EXISTING OLD LINCOLN HIGHWAY

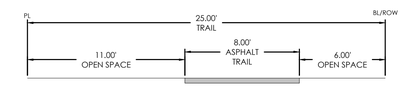
N.T.S.




## 26' RESIDENTIAL ROAD

N.T.S.

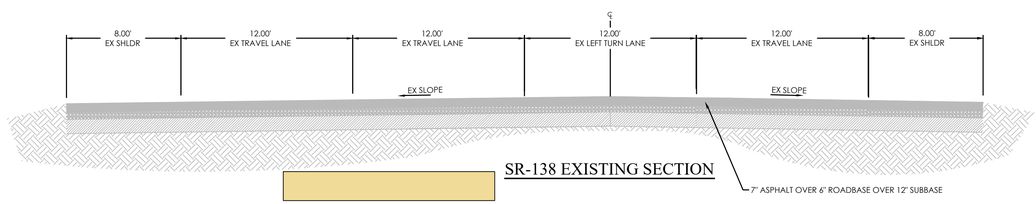
KAYLYNN COURT, JOANN PLACE, ANYA AVENUE, TRACY TERRACE




## 25' TRAIL SECTION

N.T.S.

(WEST OF OLD LINCOLN)




## SR-138 EXISTING SECTION

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

CROSS SECTIONS

REVISION BLOCK

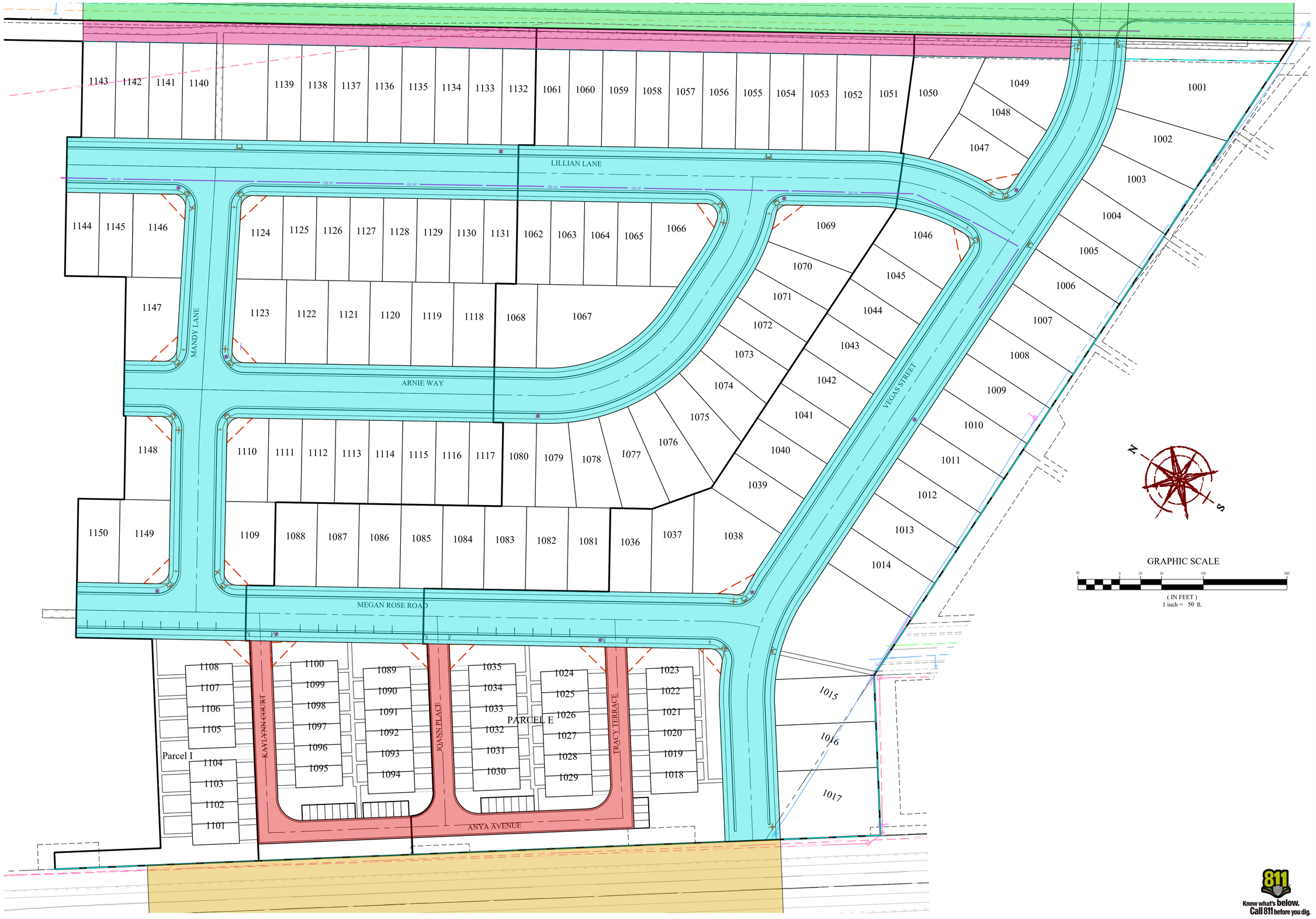
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

CROSS SECTIONS

| | |
|---|---|
| Scale: 1"=30' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: C3.8 | |

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

Z:\...2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheets\C3.8 - CROSS SECTIONS.dwg

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## CROSS SECTION PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

CROSS SECTION PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C3.9 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 [GE]\design 23-0400\dwg\sheet\C3.9 - CROSS SECTION PLAN.dwg




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

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

## OVERALL GRADING & DRAINAGE PLAN

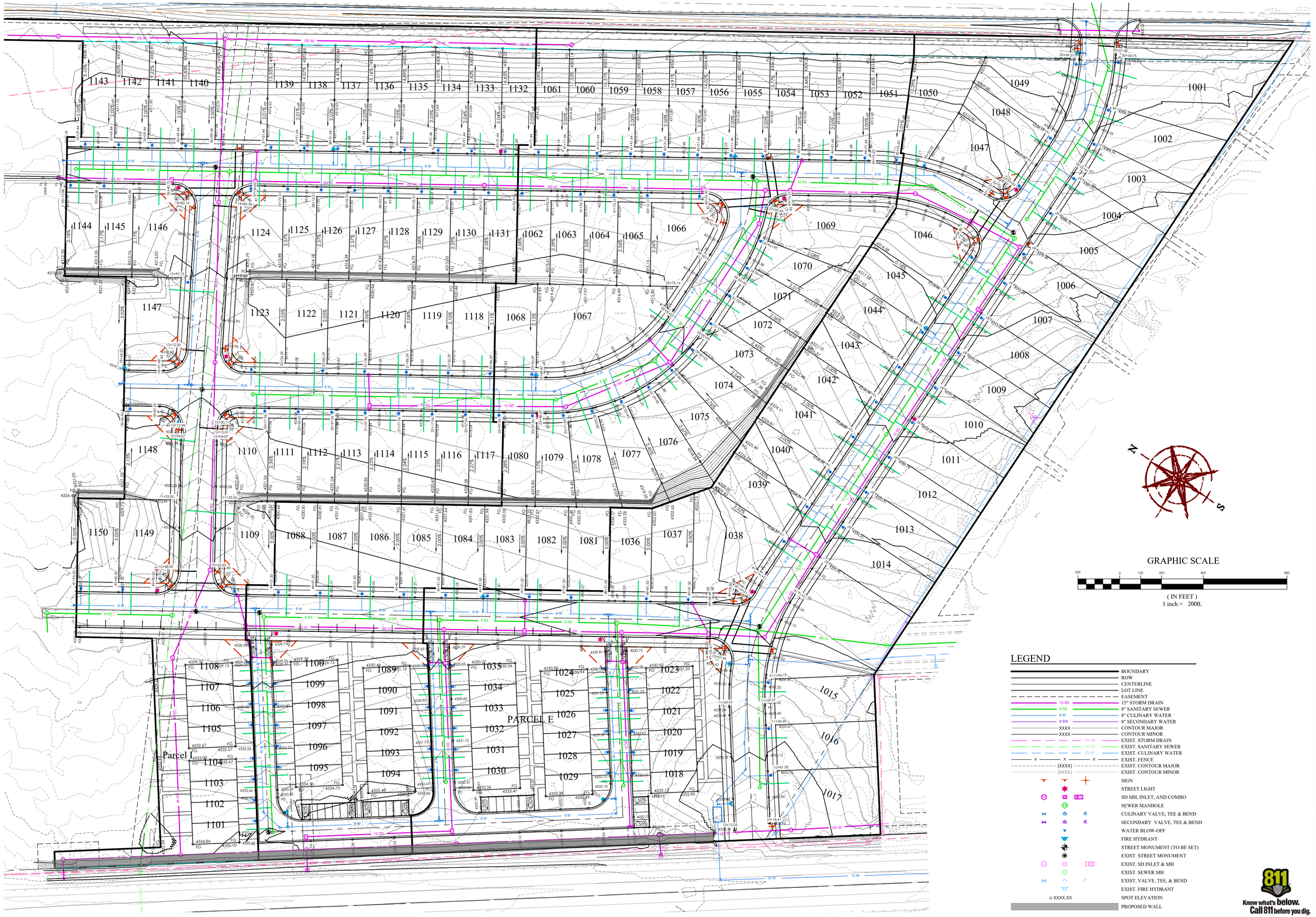
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL GRADING & DRAINAGE PLAN

| | |
|---|---|
| Scale: 1"=200' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: C4 | |

Z:_2023\23-0400 Desert Edge Phase 1 (GJ)\design 23-0400\dwg\sheets\C4 - OVERALL GRADING PLAN.dwg

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

## PHASE 1 GRADING & DRAINAGE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PHASE 1 GRADING & DRAINAGE PLAN

| | |
|---|---|
| Scale: 1"=200' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: C4.1 | |

Z:_2023\23-0400 Desert Edge Phase 1 (LCI)\Design\23-0400.dwg\sheet\C4.1 - PHASE 1 GRADING PLAN.dwg

SDMH #124.5' Ø
RIM=4308.59'
INV. BIDIRECTIONAL=4291.88 (SE)
INV. BIDIRECTIONAL=4291.88 (NW)
PER GRANTSVILLE CITY STNDS.

36" RCP
L=199.45'
S=0.00%

SDMH #115.5' Ø
RIM=4304.18'
INV. BIDIRECTIONAL=4295.88 (SE)
INV. BIDIRECTIONAL=4291.88 (NW)
INV. IN=4291.88 (SW)
PER GRANTSVILLE CITY STNDS.

36" RCP
L=200.55'
S=0.00%

SDMH #123 5' Ø
RIM=4303.46
INV. BIDIRECTIONAL=4295.88 (SE)
INV. BIDIRECTIONAL=4295.88 (NW)
PER GRANTSVILLE CITY STNDS.

36" RCP
L=213.95'
S=0.00%

SDMH #122 5' Ø
RIM=4302.99
INV. BIDIRECTIONAL=4295.88 (NW)
PER GRANTSVILLE CITY STNDS.

SD INLET #102
TBC=4311.33
INV. OUT=4307.83 (SW)
SD Combo

48" RCP
L=195.52'
S=1.39%

15" RCP
L=37.23'
S=0.50%

24" RCP
L=134.46'
S=0.33%

SD COMBO #104
TBC=4310.82
INV. IN=4302.14 (SE)
INV. OUT=4302.04 (NW)
PER APWA STND. 316

24" RCP
L=99.97'
S=0.33%

SD COMBO #113
TBC=4311.33
INV. IN=4302.59 (SE)
INV. OUT=4302.47 (NW)
INV. IN=4307.64 (NE)
PER APWA STND. 316

24" RCP
L=272.79'
S=0.33%

SDMH #128 5' Ø
RIM=4312.43
INV. IN=4303.49 (SE)
INV. OUT=4303.49 (NW)
PER GRANTSVILLE CITY STNDS.

24" RCP
L=261.88'
S=0.33%

SDMH #107 6' Ø
RIM=4309.48
INV. IN=4301.60 (SE)
PER GRANTSVILLE CITY STNDS.

48" RCP
L=191.75'
S=3.22%

SDMH #111 6' Ø
RIM=4312.37
INV. IN=4303.16 (SW)
INV. OUT=4294.61 (NE)
PER GRANTSVILLE CITY STNDS.

SDMH #110 6' Ø
RIM=4318.43
INV. IN=4309.33 (SW)
INV. OUT=4309.33 (NE)
PER GRANTSVILLE CITY STNDS.

SD INLET #107
TBC=4318.65
INV. OUT=4315.15 (SW)
PER APWA STND. 315

SD COMBO #112
TBC=4315.55
INV. IN=4311.84 (N)
INV. IN=4309.15 (NW)
INV. OUT=4309.05 (E)
PER APWA STND. 316

15" RCP
L=36.71'
S=0.50%

SD COMBO #111
TBC=4318.64
INV. IN=4314.97 (NE)
INV. OUT=4312.46 (SE)
PER APWA STND. 316

15" RCP
L=233.72'
S=0.49%

SDMH #117.5' Ø
RIM=4317.15
INV. IN=4311.31 (NW)
INV. OUT=4311.21 (SE)
PER GRANTSVILLE CITY STNDS.

15" RCP
L=134.67'
S=1.53%

48" RCP
L=248.31'
S=3.22%

MATCH SHEET C4.4

MATCH SHEET C4.3

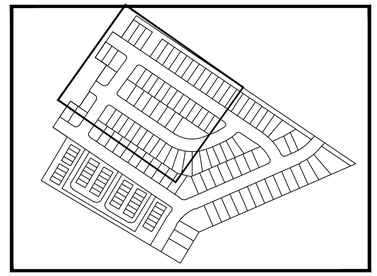
## LEGEND

| | |
|---|---|
| | BOUNDARY |
| | ROW |
| | CENTERLINE |
| | LOT LINE |
| | EASEMENT |
| 15 SD | 15" STORM DRAIN |
| 8 SS | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| Ex SD | EXIST. STORM DRAIN |
| Ex SS | EXIST. SANITARY SEWER |
| Ex W | EXIST. CULINARY WATER |
| x x x | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| | SIGN |
| | STREET LIGHT |
| SD MH | SD MH, INLET, AND COMBO |
| | SEWER MANHOLE |
| CW | CULINARY VALVE, TEE & BEND |
| SW | SECONDARY VALVE, TEE & BEND |
| | WATER BLOW-OFF |
| | FIRE HYDRANT |
| | STREET MONUMENT (TO BE SET) |
| | EXIST. STREET MONUMENT |
| SD | EXIST. SD INLET & MH |
| | EXIST. SEWER MH |
| CW | EXIST. VALVE, TEE, & BEND |
| | EXIST. FIRE HYDRANT |
| o XXXX.XX | SPOT ELEVATION |
| | PROPOSED WALL |

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

GRADING & DRAINAGE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C4.2 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (GI)\design 23-0400.dwg\sheets\C4.2 - GRADING PLAN.dwg

MATCH SHEET C4.2

MATCH SHEET C4.5

SD INLET #101
TBC=4311.77
INV. OUT=4305.27 (W)
PER APWA STND. 315

24" RCP
L=29.20'
S=0.33%

15" RCP
L=39.02'
S=0.50%

SD COMBO #105
TBC=4312.36
INV. IN=4304.36 (SE)
INV. OUT=4304.36 (NW)
PER APWA STND. 316

24" RCP
L=73.68'
S=0.33%

SDMH #120 5' Ø
RIM=4312.02
INV. IN=4304.60 (SE)
INV. OUT=4304.60 (NW)
INV. IN=4305.35 (SW)
PER GRANTSVILLE CITY STNDS.

SD COMBO #106
TBC=4311.84
INV. IN=4304.70 (SE)
INV. OUT=4304.70 (NW)
INV. IN=4305.08 (E)
PER APWA STND. 316

15" RCP
L=40.59'
S=2.78%

24" RCP
L=148.61'
S=0.33%

24" RCP
L=74.21'
S=0.33%

SD COMBO #103
TBC=4310.68
INV. IN=4305.93 (S)
INV. OUT=4305.43 (N)
PER APWA STND. 316

SDMH #118 5' Ø
RIM=4310.50
INV. OUT=4306.28 (N)
INV. IN=4304.53 (W)
PER GRANTSVILLE CITY STNDS.

SDMH #119 5' Ø
RIM=4312.55
INV. IN=4306.58 (W)
INV. OUT=4306.48 (NE)
PER GRANTSVILLE CITY STNDS.

SDMH #106 5' Ø
RIM=4310.90
INV. IN=4305.19 (S)
INV. OUT=4305.19 (NW)
PER GRANTSVILLE CITY STNDS.

18" RCP
L=64.71'
S=0.54%

18" RCP
L=89.94'
S=0.50%

SD COMBO #102
TBC=4313.87
INV. IN=4307.08 (W)
INV. OUT=4306.98 (E)
PER GRANTSVILLE CITY STNDS.

15" RCP
L=350.85'
S=3.44%

1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1065 1066 1069 1070 1071 1072 1073 1074 1075 1076 1077

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
GRADING & DRAINAGE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C4.3 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\civil\sheets\C4.3 - GRADING PLAN.dwg

MATCH SHEET C4.2

MATCH SHEET C4.5

SDMH #116.6' Ø
RIM=4328.83
INV. IN=4319.29 (SW)
INV. OUT=4319.19 (E)
PER GRANTSVILLE CITY STNDS.

SD COMBO #107
TBC=4328.26
INV. OUT=4324.43 (SE)
INV. IN=4324.53 (NE)
INV. IN=4324.53 (SW)
PER APWA STND. 316

15" RCP
L=33.28'
S=0.50%

SD INLET #111
TBC=4329.10
INV. IN=4325.80 (SE)
INV. OUT=4324.70 (NE)
PER APWA STND. 315

48" RCP
L=114.18'
S=1.56%

SDMH #109.6' Ø
RIM=4326.13
INV. OUT=4317.33 (NE)
INV. IN=4317.41 (W)
PER GRANTSVILLE CITY STNDS.

SD INLET #109
TBC=4328.22
INV. OUT=4324.72 (SW)
PER APWA STND. 315

15" RCP
L=36.47'
S=0.50%

SDMH #112.5' Ø
RIM=4329.18
INV. IN=4322.27 (SW)
INV. OUT=4322.17 (SE)
INV. IN=4322.27 (NW)
PER GRANTSVILLE CITY STNDS.

15" RCP
L=237.09'
S=0.91%

15" RCP
L=40.45'
S=2.95%

15" RCP
L=95.62'
S=0.50%

SD INLET #104
TBC=4329.99
INV. OUT=4326.49 (SW)
PER APWA STND. 315

15" RCP
L=34.51'
S=0.50%

SDMH #121.5' Ø
RIM=4330.27
INV. IN=4321.02 (NW)
INV. OUT=4320.92 (SE)
INV. IN=4321.02 (SW)
PER GRANTSVILLE CITY STNDS.

SD INLET #105
TBC=4330.12
INV. OUT=4326.62 (SW)
PER APWA STND. 315

15" RCP
L=40.21'
S=0.50%

15" RCP
L=115.26'
S=0.50%

15" RCP
L=35.13'
S=8.25%

SD COMBO #108
TBC=4329.99
INV. IN=4326.31 (NE)
INV. OUT=4321.59 (SE)
INV. IN=4321.69 (NW)
PER APWA STND. 316

SD COMBO #115
TBC=4330.03
INV. IN=4323.56 (SW)
INV. OUT=4323.46 (NE)
INV. IN=4323.56 (NW)
PER APWA STND. 316

SD INLET #103
TBC=4330.91
INV. OUT=4324.15 (SE)
PER APWA STND. 315

SD COMBO #109
TBC=4330.02
INV. IN=4320.40 (NW)
INV. IN=4326.42 (NE)
INV. OUT=4320.30 (SE)
PER APWA STND. 316

SD COMBO #116
TBC=4330.89
INV. IN=4324.02 (SW)
INV. OUT=4323.92 (NE)
INV. IN=4324.02 (NW)
PER APWA STND. 316

15" RCP
L=26.04'
S=0.50%

15" RCP
L=174.28'
S=1.60%

15" RCP
L=206.36'
S=1.73%

SD COMBO #114
TBC=4333.56
INV. IN=4327.28 (NW)
INV. OUT=4327.18 (NE)
PER APWA STND. 316

15" RCP
L=197.09'
S=1.31%

SD DOUBLE INLET #113
TBC=4332.84
INV. OUT=4326.59 (NE)
PER APWA STND. 315

48" RCP
L=236.14'
S=2.58%

SDMH #126.7' Ø
RIM=4334.61
INV. IN=4326.40 (NW)
INV. OUT=4325.40 (NE)
INV. IN=4325.39 (SE)
PER GRANTSVILLE CITY STNDS.

36" RCP
L=140.62'
S=1.17%

48" RCP
L=150.83'
S=0.50%

SD COMBO #101
TBC=4334.77
INV. OUT=4330.07 (SE)
PER APWA STND. 316

SDMH #102.6' Ø
RIM=4334.54
INV. IN=4326.15 (SE)
INV. OUT=4326.15 (NW)
INV. IN=4326.15 (SW)
PER GRANTSVILLE CITY STNDS.

48" RCP
L=179.17'
S=0.50%

SDMH #108.6' Ø
RIM=4332.94
INV. IN=4327.04 (SE)
INV. OUT=4327.04 (NW)
PER GRANTSVILLE CITY STNDS.

48" RCP
L=242.43'
S=0.50%

SDMH #103.6' Ø
RIM=4331.59
INV. IN=4328.26 (SE)
INV. OUT=4328.26 (NW)
INV. IN=4329.19 (SW)
PER GRANTSVILLE CITY STNDS.

PARCEL I

PARCEL E

PARCEL F

PARCEL D

1150 1149 1109 1088 1087 1086 1085 1084 1083 1082 1081 1036 1037
1108 1107 1106 1105 1104 1103 1102 1101 1100 1099 1098 1097 1096 1095 1094 1093 1092 1091 1090 1089 103 1034 1033 1032 1031 1030 1024 1025 1026 1027 1028 1029 1023 1022 1021 1020 1019 1018

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

N

S

GRAPHIC SCALE

30 0 15 30 40 120

( IN FEET )
1 inch = 30 ft.

KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## GRADING & DRAINAGE PLAN

REVISION BLOCK

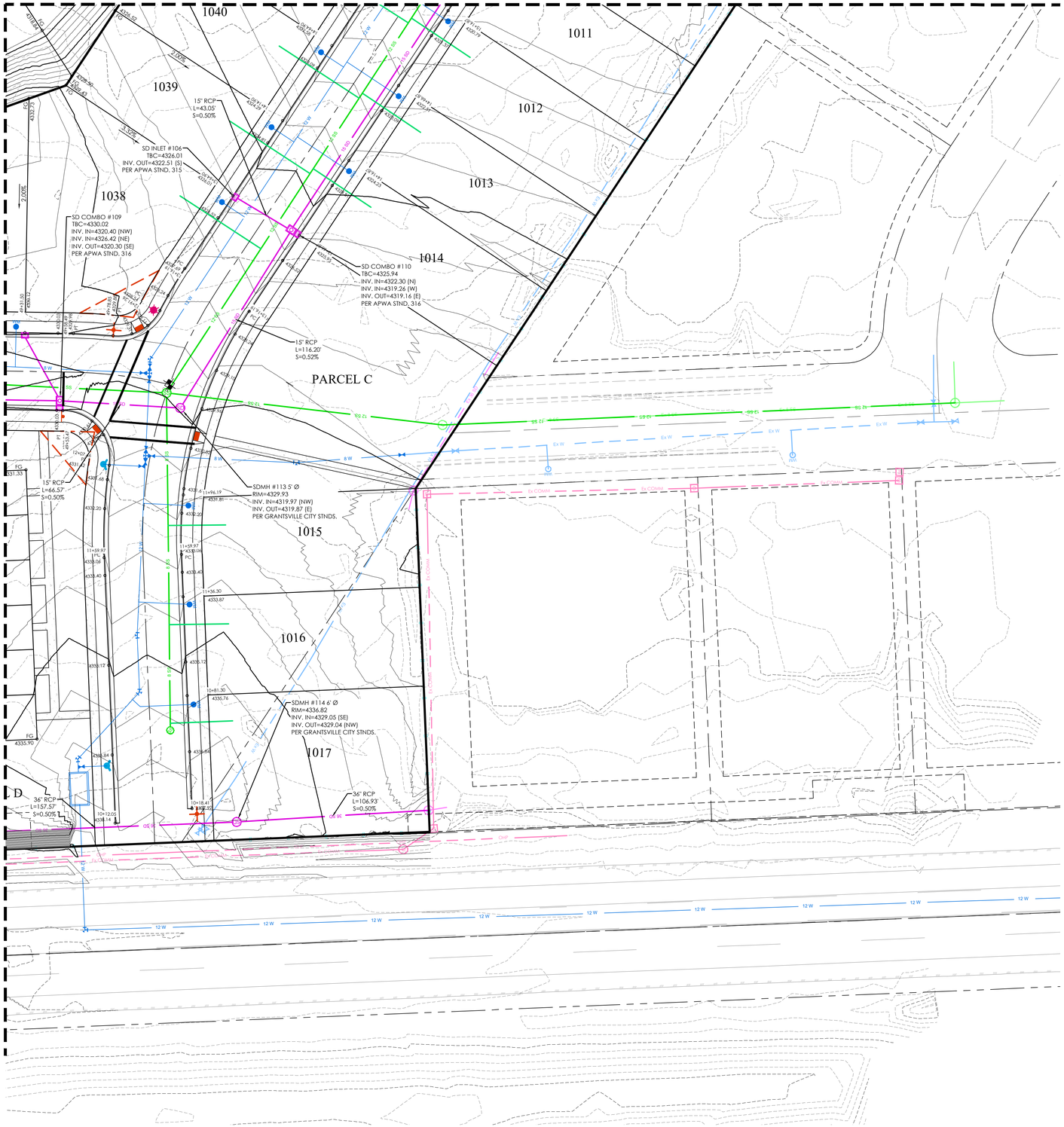
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING & DRAINAGE PLAN

Scale: 1"=30' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: C4.4

Z:\...2023\23-0400 Desert Edge Phase 1 (GI)\design 23-0400\dwg\sheets\C4.4 - GRADING PLAN.dwg

MATCH SHEET C4.3




MATCH SHEET C4.4

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

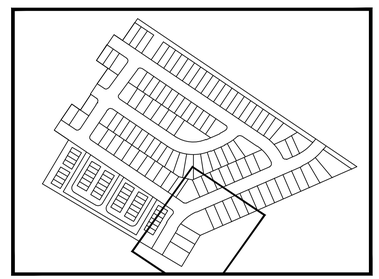
N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

GRADING & DRAINAGE PLAN

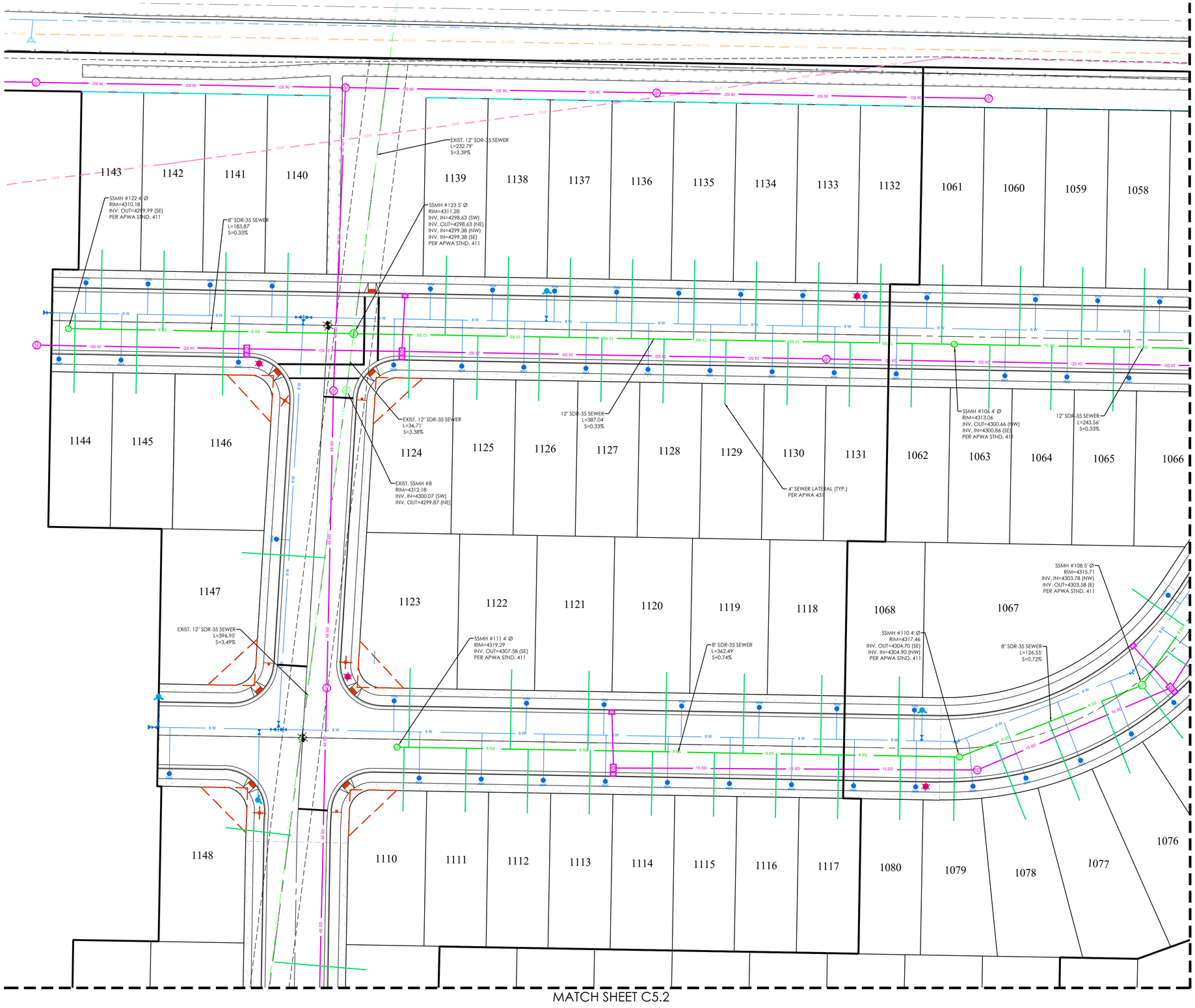
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C4.5 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (GJ)\design 23-0400.dwg\sheets\C4.5 - GRADING PLAN.dwg



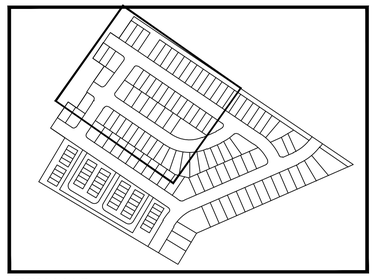

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SEWER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C5 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (LCE)\design 23-0400\dwg\sheet\\C5 - SEWER PLAN.dwg

MATCH SHEET C5

MATCH SHEET C5.3

1058 1057 1056 1055 1054 1053 1052 1051 1050 1049 1048 1047 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1069 1046 1070 1045 1071 1044 1072 1043 1073 1042 1074 1041 1075 1040 1076 1039 1077 1038 1037 1036 1065 1066

SSMH #107 5' Ø
RIM=4312.09
INV. IN=4301.86 (SW)
INV. OUT=4301.66 (NW)
INV. IN=4301.86 (SE)
PER APWA STND. 411

12" SDR-35 SEWER
L=208.81'
S=0.33%

SSMH #105 4' Ø
RIM=4310.98
INV. OUT=4302.55 (NW)
INV. IN=4302.75 (S)
PER APWA STND. 411

8" SDR-35 SEWER
L=90.66'
S=0.33%

SSMH #102 4' Ø
RIM=4302.96
INV. IN=4295.43 (W)
INV. OUT=4295.23 (NE)
PER APWA STND. 411

8" SDR-35 SEWER
L=70.04'
S=0.57%

SSMH #104 4' Ø
RIM=4304.79
INV. IN=4296.02 (W)
INV. OUT=4295.82 (E)
PER APWA STND. 411

8" SDR-35 SEWER
L=139.21'
S=3.01%

12" SDR-35 SEWER
L=243.56'
S=0.33%

8" SDR-35 SEWER
L=45.22'
S=1.06%

SSMH #103 4' Ø
RIM=4312.61
INV. IN=4302.54 (W)
INV. OUT=4302.34 (NE)
PER APWA STND. 411

12" SDR-35 SEWER
L=117.17'
S=0.33%

SSMH #101 4' Ø
RIM=4309.61
INV. OUT=4300.22 (E)
PER APWA STND. 411

SSMH #113 5' Ø
RIM=4310.55
INV. IN=4303.33 (W)
INV. OUT=4303.13 (N)
PER APWA STND. 411

8" SDR-35 SEWER
L=208.21'
S=0.50%

4" SEWER LATERAL (TYP.)
PER APWA 431

12" SDR-35 SEWER
L=280.18'
S=1.32%

SSMH #108 5' Ø
RIM=4315.71
INV. IN=4303.78 (NW)
INV. OUT=4303.58 (E)
PER APWA STND. 411

SSMH #112 4' Ø
RIM=4320.15
INV. IN=4307.23 (W)
INV. OUT=4307.03 (E)
PER APWA STND. 411

12" SDR-35 SEWER
L=280.00'
S=2.51%

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

KEY MAP
N.T.S

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

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## SEWER PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C5.1 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheets\C5.1 - SEWER PLAN.dwg

MATCH SHEET C5

EXIST. SSMH #7
RIM=4324.71
INV. IN=4314.14 (SW)
INV. OUT=4313.94 (NE)

EXIST. 12" SDR-35 SEWER
L=101.62'
S=3.82%

SSMH #124 5' Ø
RIM=4327.77
INV. IN=4318.03 (SW)
INV. OUT=4318.03 (NE)
INV. IN=4318.78 (NW)
PER APWA STND. 411

SSMH #120 5' Ø
RIM=4328.32
INV. OUT=4317.71 (SE)
INV. IN=4317.91 (SW)
PER APWA STND. 411

8" SDR-35 SEWER
L=209.86'
S=0.50%

4" SEWER LATERAL (TYP.)
PER APWA 431

SSMH #121 5' Ø
RIM=4329.37
INV. IN=4316.66 (NW)
INV. IN=4316.66 (SW)
INV. OUT=4316.56 (SE)
PER APWA STND. 411

8" SDR-35 SEWER
L=212.37'
S=0.50%

SSMH #116 5' Ø
RIM=4330.51
INV. IN=4315.50 (SW)
INV. IN=4315.50 (NW)
INV. OUT=4315.30 (SE)
PER APWA STND. 411

8" SDR-35 SEWER
L=169.05'
S=0.50%

8" SDR-35 SEWER
L=150.18'
S=0.48%

1150 1149 1109 1088 1087 1086 1085 1084 1083 1082 1081 1036 1037

1108 1107 1106 1105 1100 1099 1098 1097 1096 1095 1089 1090 1091 1092 1093 1094 1035 1034 1033 1032 1031 1030 1024 1025 1026 1027 1028 1029 1023 1022 1021 1020 1019 1018

PARCEL E

EXIST. 12" SDR-35 SEWER
L=309.09'
S=4.03%

8" SDR-35 SEWER
L=257.84'
S=3.37%

8" SDR-35 SEWER
L=194.10'
S=3.47%

8" SDR-35 SEWER
L=194.32'
S=3.85%

SSMH #119 4' Ø
RIM=4332.66
INV. OUT=4323.40 (NE)
PER APWA STND. 411

SSMH #117 4' Ø
RIM=4332.22
INV. OUT=4322.99 (NE)
PER APWA STND. 411

Parcel I

1104 1103 1102 1101

SSMH #118 4' Ø
RIM=4335.10
INV. OUT=4326.60 (NE)
PER APWA STND. 411

PARCEL F

PARCEL D

EXIST. SSMH #6
RIM=4339.29
INV. IN=4330.49 (SW)
INV. OUT=4330.49 (NE)

MATCH SHEET C5.3

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
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- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

KEY MAP
N.T.S

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## SEWER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

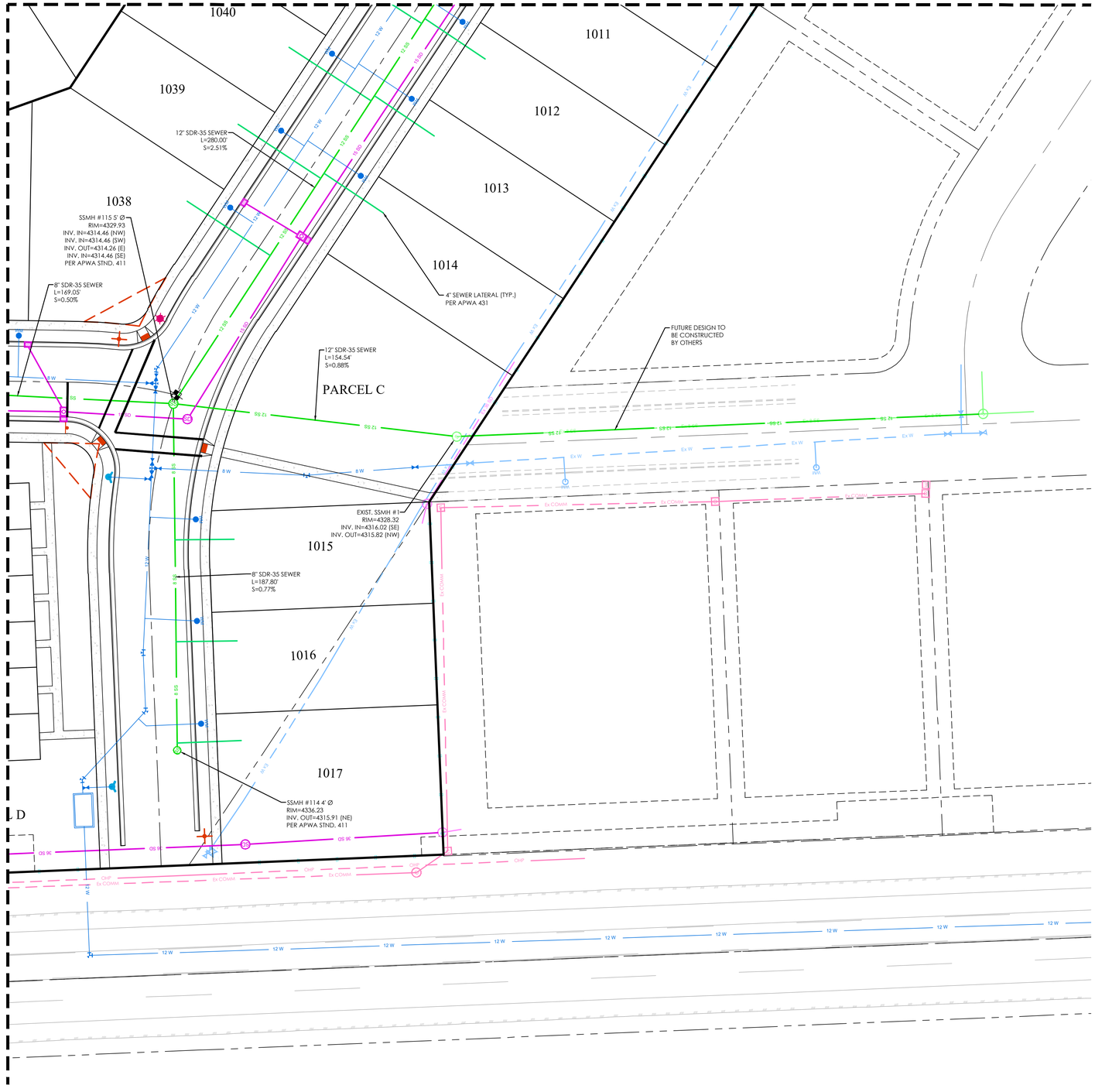
SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C5.2 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (EGI)\design 23-0400\dwg\sheets\C5.2 - SEWER PLAN.dwg

MATCH SHEET C5.1

MATCH SHEET C5.2




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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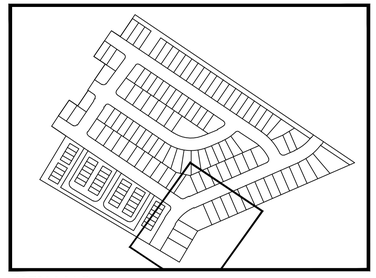
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

KEY MAP
N.T.S



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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SEWER PLAN

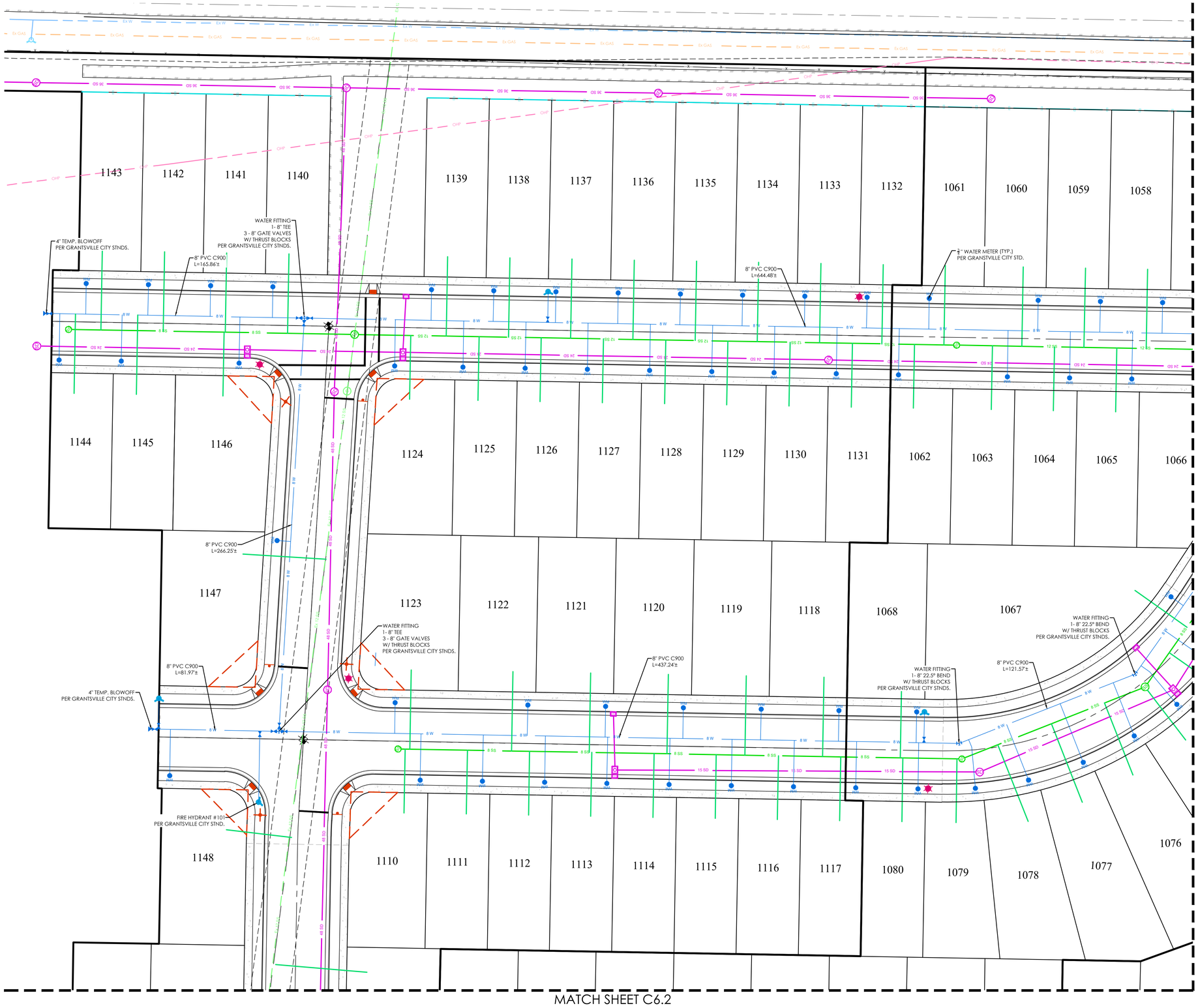
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C5.3 | | |

Z:_2023\23-0400 Desert Edge Phase 1 [LCE]\design 23-0400\dwg\sheet\C5.3 - SEWER PLAN.dwg




## LEGEND

- BOUNDARY
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- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
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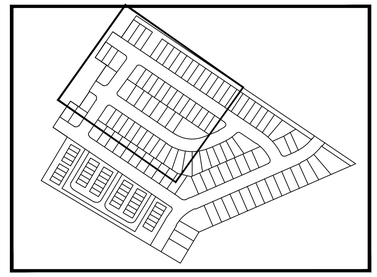
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

N S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

WATER PLAN

| | |
|---|---|
| Scale: 1"=30' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: C6 | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheets\C6 - WATER PLAN.dwg

MATCH SHEET C6

MATCH SHEET C6.3

1058 1057 1056 1055 1054 1053 1052 1051 1050 1049 1048 1047 1046 1045 1044 1043 1042 1041 1040 1039 1038 1037 1036 1065 1066 1069 1070 1071 1072 1073 1074 1075 1076 1077 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013

WATER FITTING
1- 8" TEE
3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

8" PVC C900
L=230.84'±

WATER FITTING
1- 8" 22.5° BEND
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

8" PVC C900
L=106.00'±

8" PVC C900
L=62.16'±

WATER FITTING
1- 8" 22.5° BEND
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

8" PVC C900
L=190.03'±

WATER FITTING
1- 8" 22.5° BEND
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

WATER FITTING
1- 8" TEE
3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

12" PVC C900
L=105.03'±

WATER FITTING
1- 12" 45° BEND
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

12" PVC C900
L=165.75'±

WATER FITTING
1- 12" X 8" TEE
2- 12" GATE VALVES
1 - 8" GATE VALVE
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

FIRE HYDRANT #106
PER GRANTSVILLE CITY STND.

¾" WATER METER (TYP.)
PER GRANTSVILLE CITY STD.

12" PVC C900
L=559.69'±

WATER FITTING
1- 8" 22.5° BEND
W/ THRUST BLOCKS
PER GRANTSVILLE CITY STNDS.

KEY MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## LEGEND

- BOUNDARY
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- EASEMENT
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- 8" SANITARY SEWER
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- SPOT ELEVATION XXXX.XX
- PROPOSED WALL

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
WATER PLAN

REVISION BLOCK

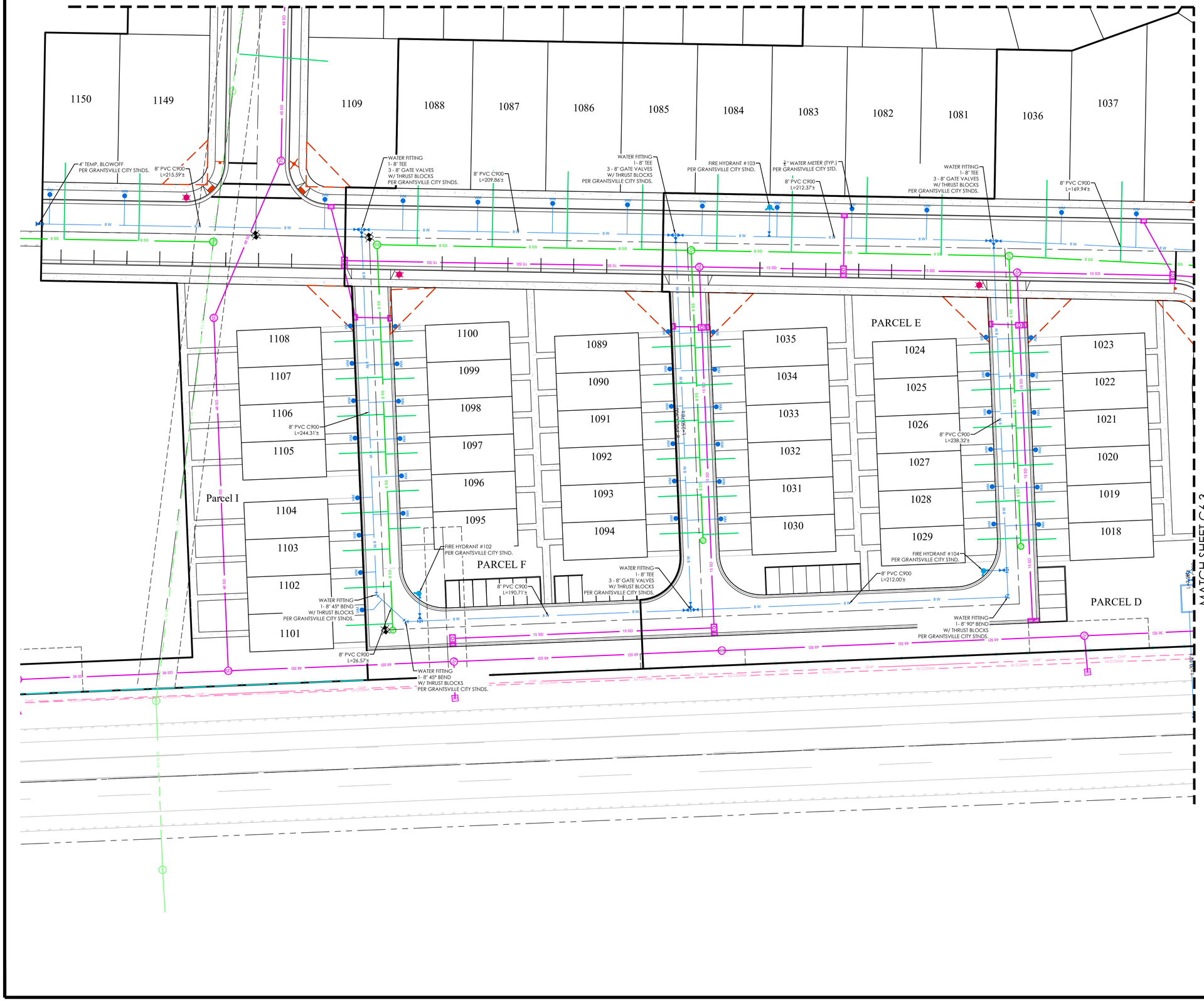
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

WATER PLAN

Scale: 1"=30' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: C6.1

Z:_2023\23-0400 Desert Edge Phase 1 [CGI]\design 23-0400\dwg\sheets\C6.1 - WATER PLAN.dwg

MATCH SHEET C6

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- 15" STORM DRAIN
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- o XXXX.XX SPOT ELEVATION
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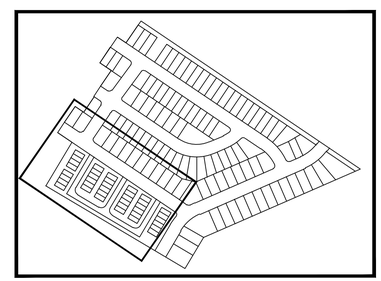
GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.



KEY MAP
N.T.S

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

WATER PLAN

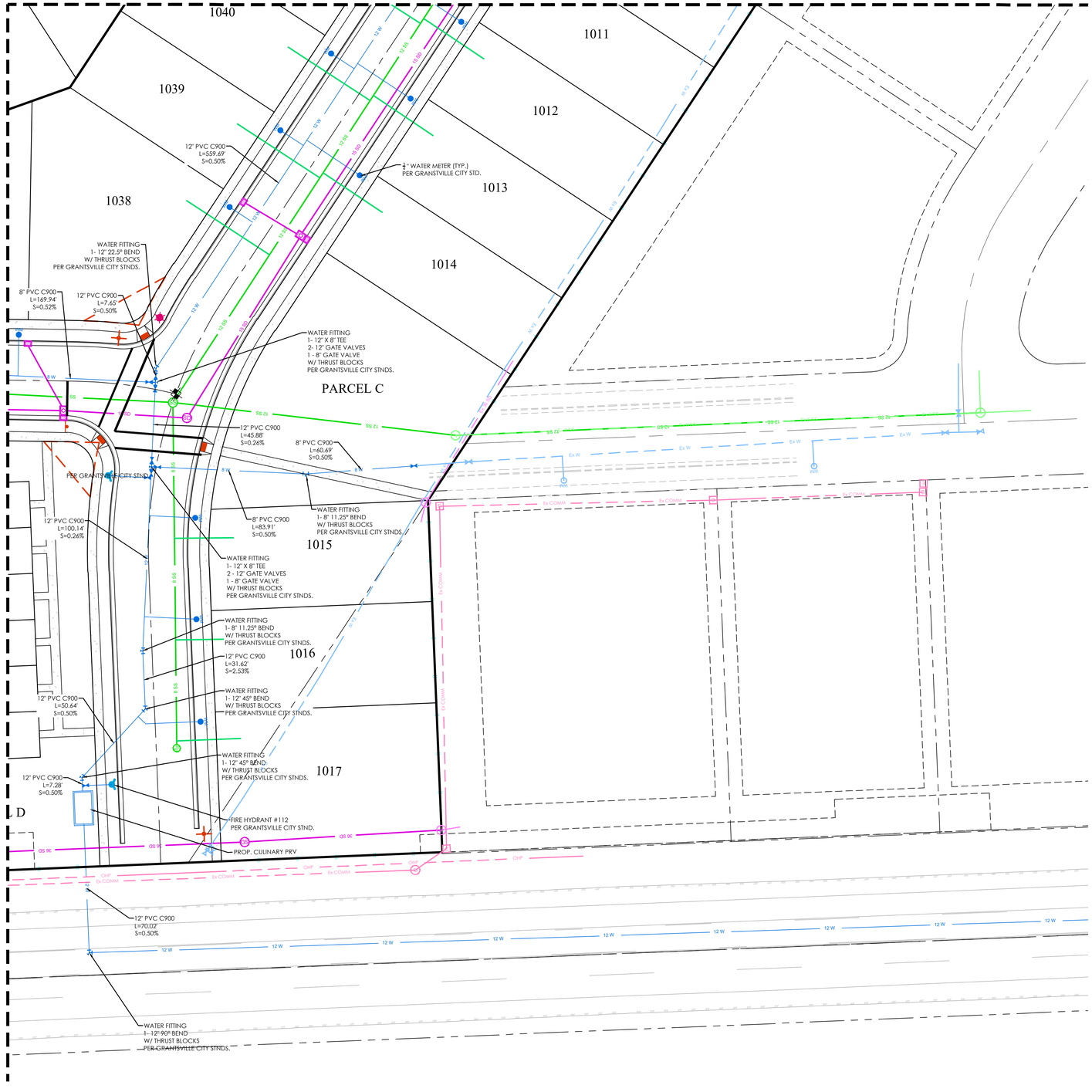
| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C6.2 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (GJI)\design 23-0400\dwg\sheets\C6.2 - WATER PLAN.dwg

MATCH SHEET C6.1

MATCH SHEET C6.2




## LEGEND

- BOUNDARY
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- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
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- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
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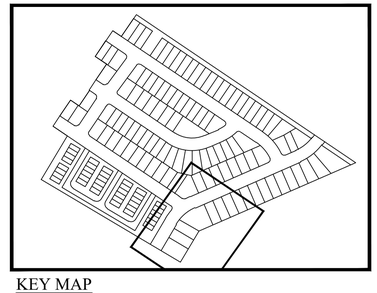

KEY MAP
N.T.S

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# DESERT EDGE PUD PHASE 1
## GRANTSVILLE CITY, UTAH
## WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

WATER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C6.3 | | |

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

Z:_2023\23-0400 Desert Edge Phase 1 (GS)\design 23-0400\dwg\sheet\C6.3 - WATER PLAN.dwg




EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- OWNERSHIP
- SIGNAGE
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL
- SWALE

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
EROSION CONTROL PLAN

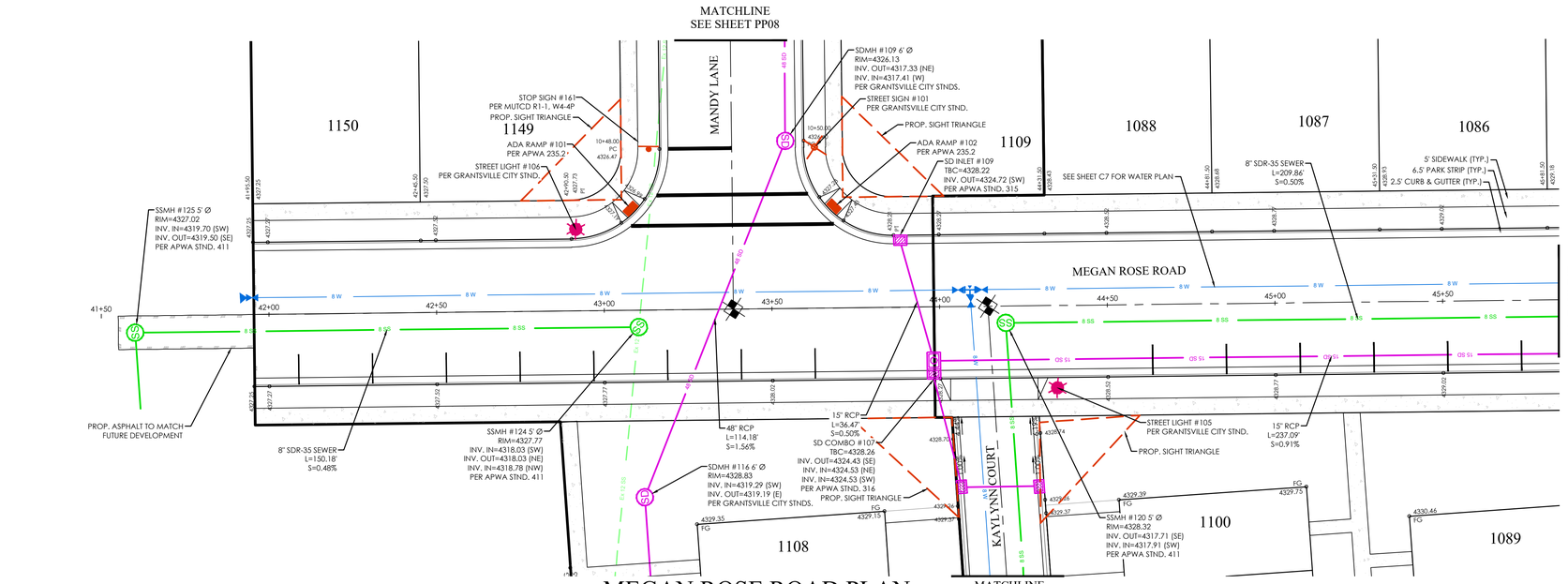
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

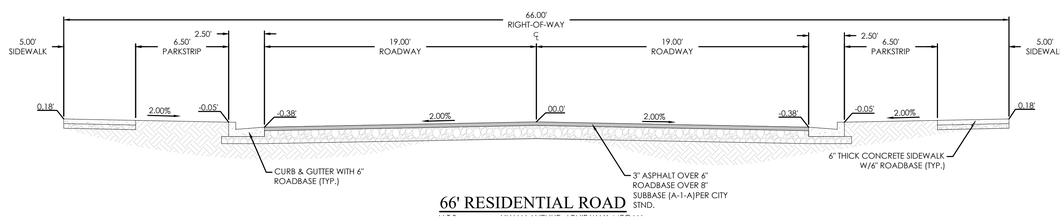
EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | C7 | | |

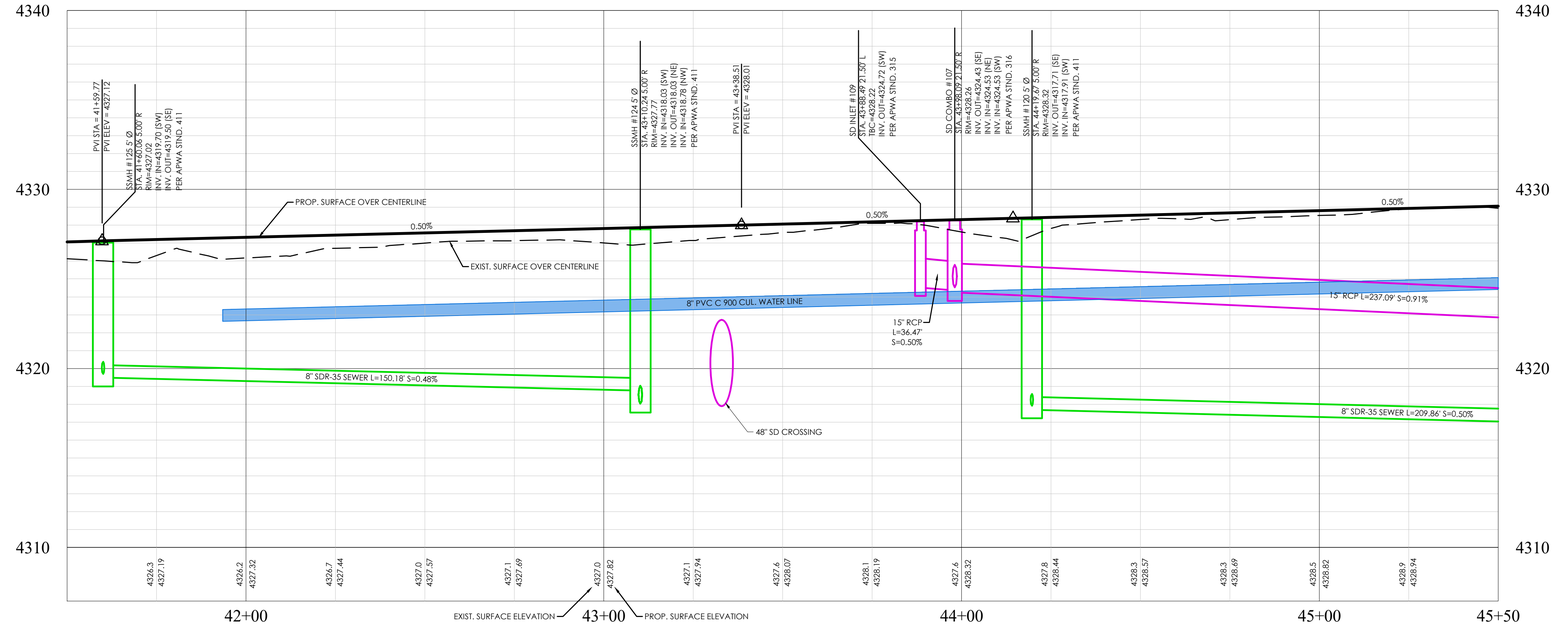
Z:\...2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400.dwg\sheets\C7 - EROSION CONTROL PLAN.dwg




## MEGAN ROSE ROAD PLAN



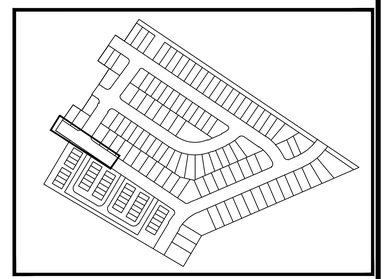

## 66' RESIDENTIAL ROAD




## MEGAN ROSE ROAD PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
MEGAN ROSE ROAD

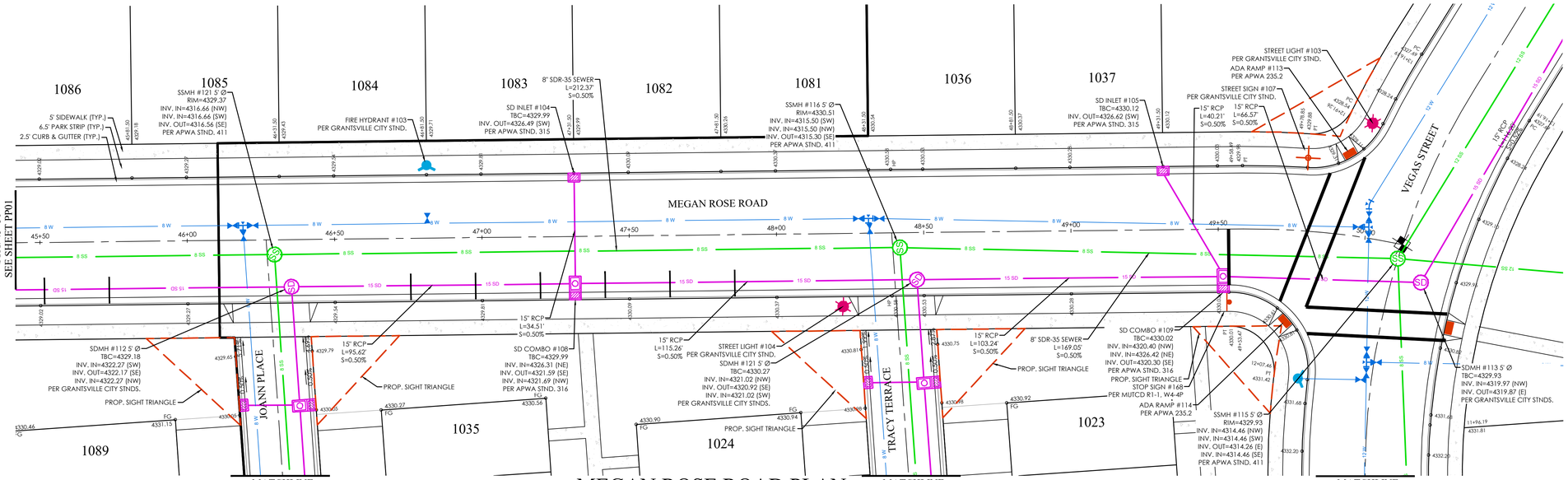
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

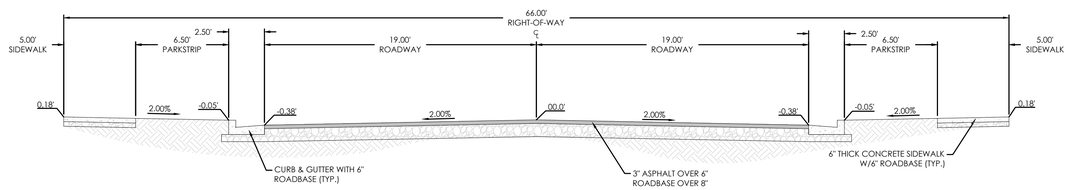
MEGAN ROSE ROAD

| | |
|---|---|
| Scale: 1"=20' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: PP01 | |

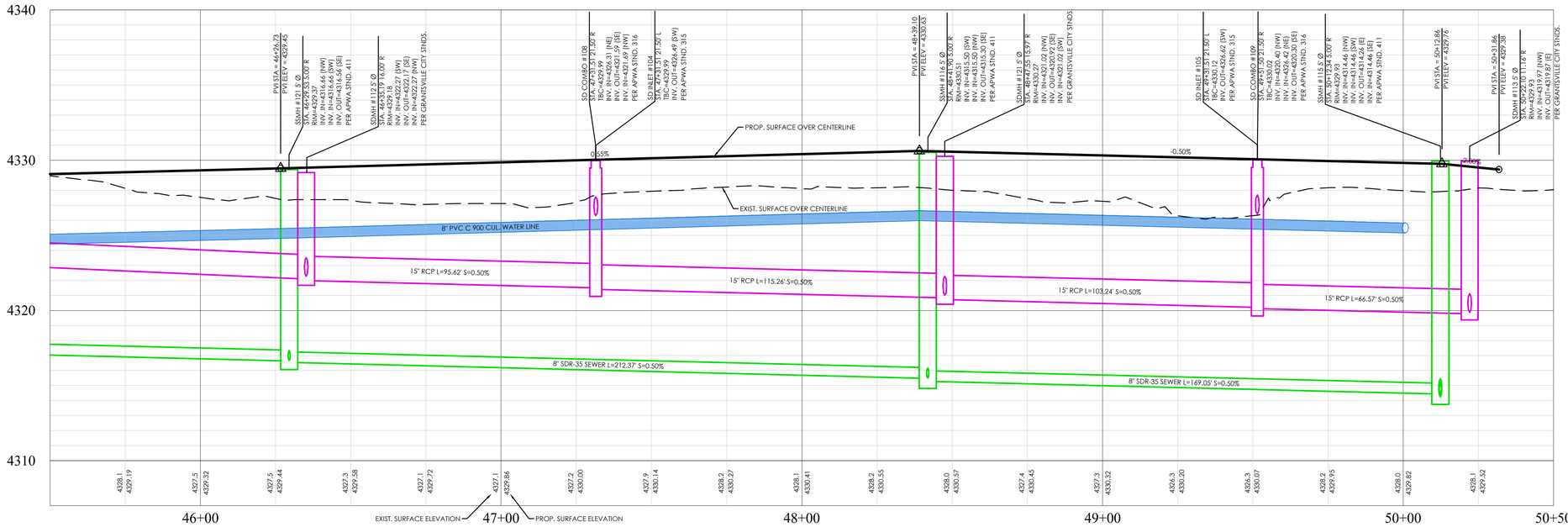
Z:_2023\23-0400 Desert Edge Phase 1 (LG)\design 23-0400.dwg\sheets\PP01 - MEGAN ROSE ROAD.dwg




## MEGAN ROSE ROAD PLAN




## 66' RESIDENTIAL ROAD



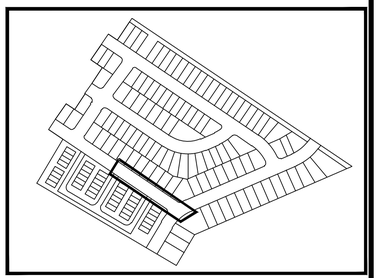

## MEGAN ROSE ROAD PROFILE

## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

MEGAN ROSE ROAD

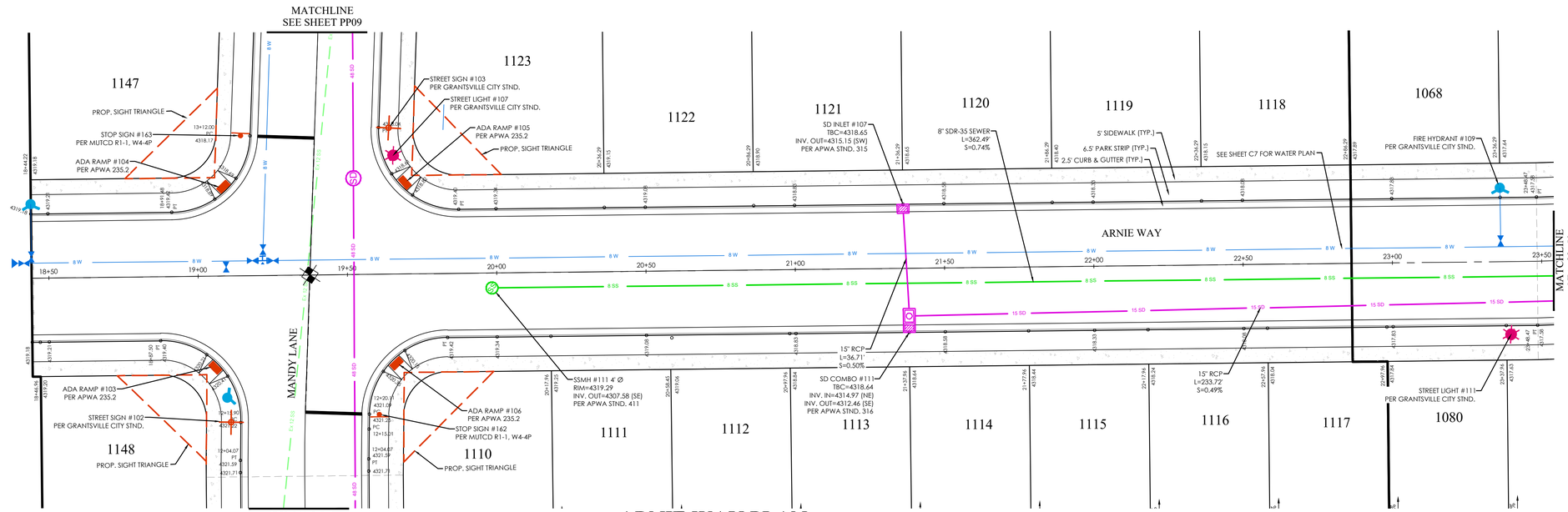
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

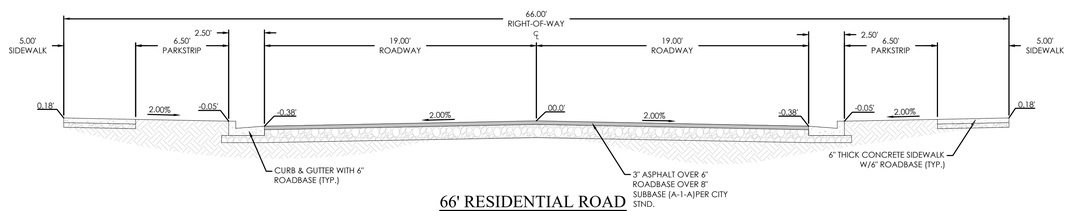
MEGAN ROSE ROAD

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP02

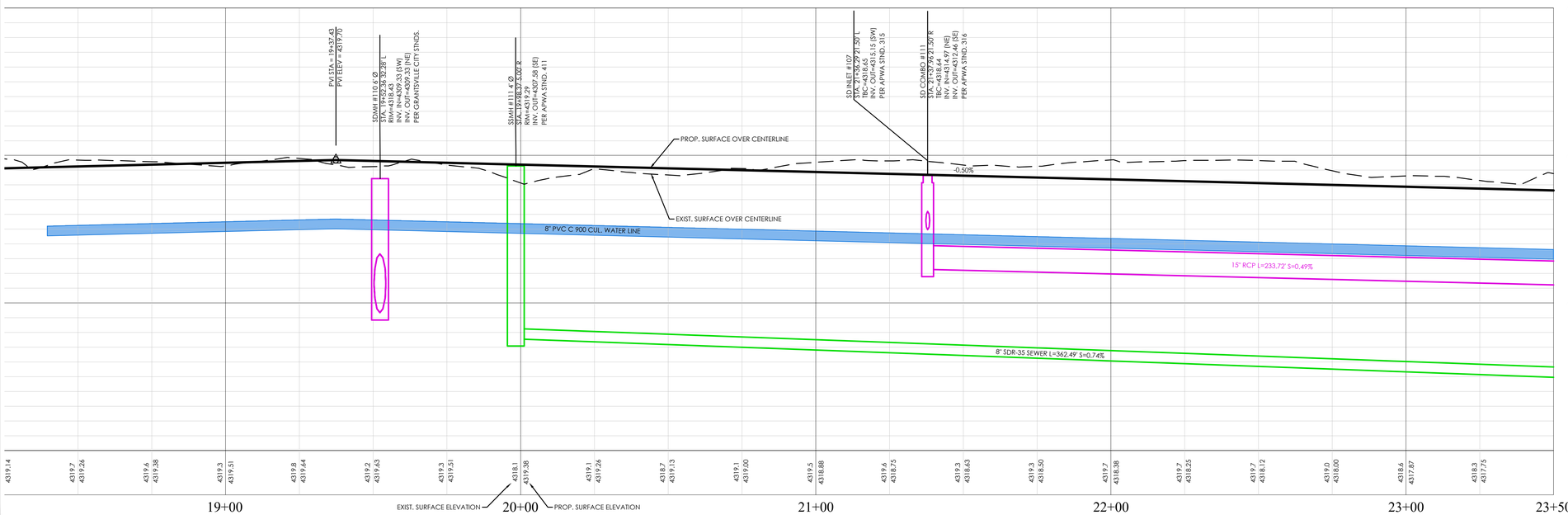
Z:_2023\23-0400 Desert Edge Phase 1 (EG)\design 23-0400\dwg\sheets\PP02 - MEGAN ROSE ROAD.dwg




## ARNIE WAY PLAN



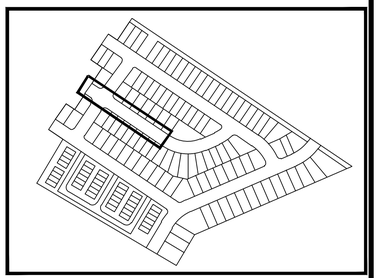

## 66' RESIDENTIAL ROAD




## ARNIE WAY PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

ARNIE WAY

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
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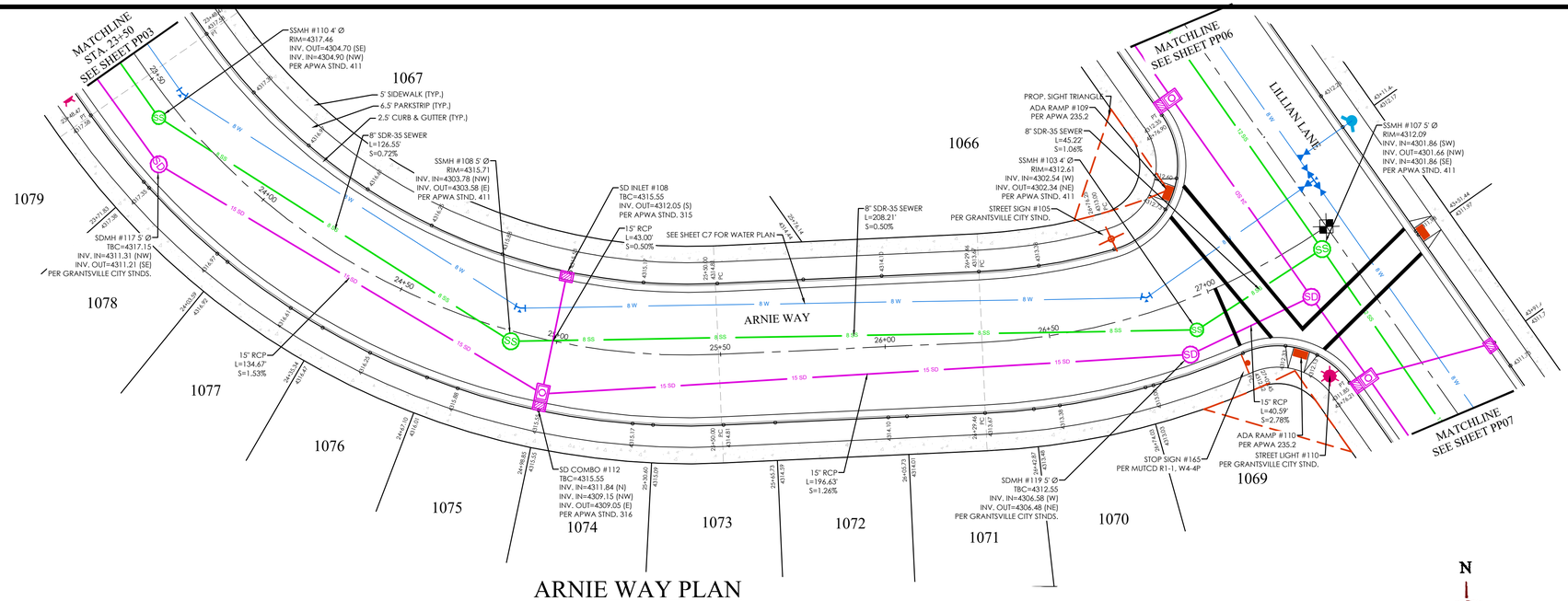
| 6 | ---- | ---- |

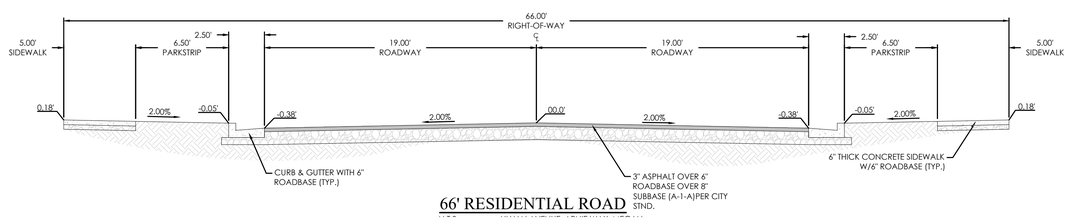
ARNIE WAY

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP03

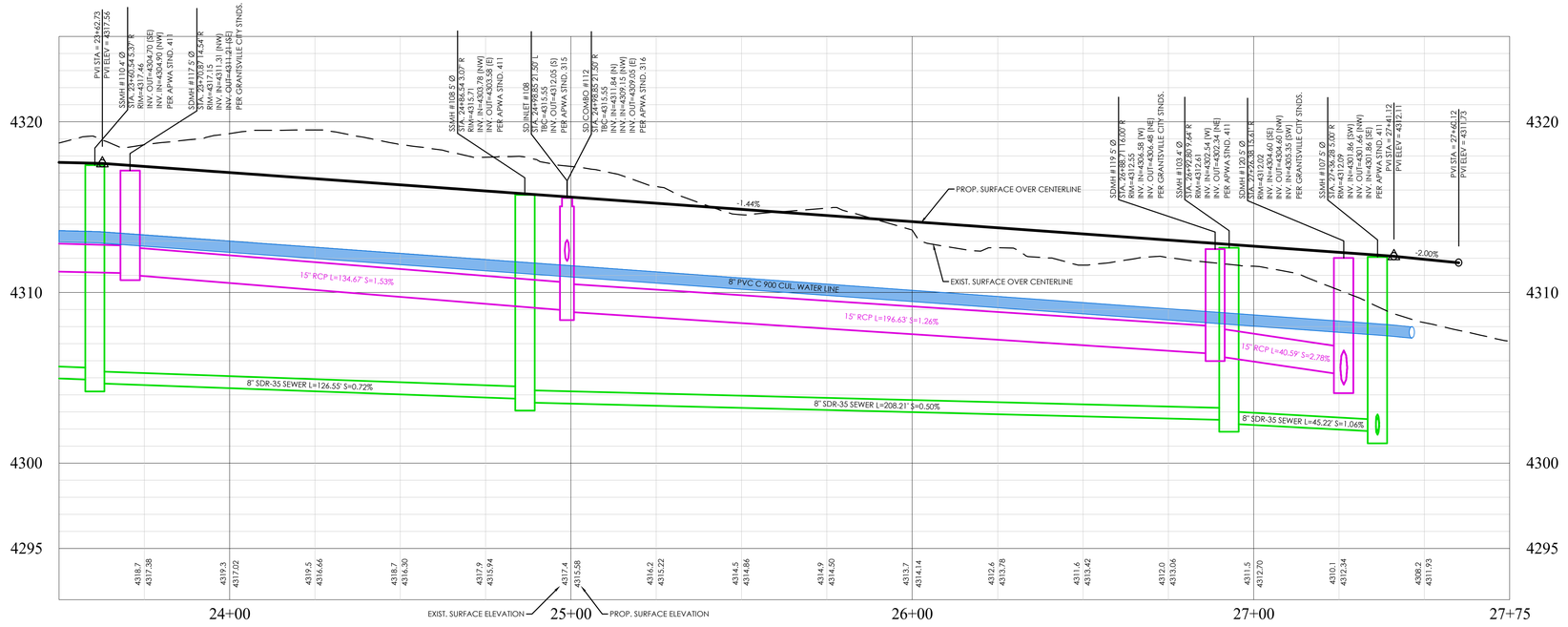
Z:_2023\23-0400 Desert Edge Phase 1 (CG)\design 23-0400\dwg\sheets\PP03 - ARNIE WAY.dwg




## ARNIE WAY PLAN



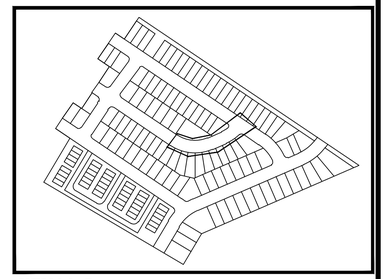

## 66' RESIDENTIAL ROAD




## ARNIE WAY PROFILE

## LEGEND

| | |
|---|---|
| | BOUNDARY |
| | ROW |
| | CENTERLINE |
| | LOT LINE |
| | EASEMENT |
| 15 SD | 15" STORM DRAIN |
| 8 SS | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| Ex SD | EXIST. STORM DRAIN |
| Ex SS | EXIST. SANITARY SEWER |
| Ex W | EXIST. CULINARY WATER |
| x x x | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| | SIGN |
| | STREET LIGHT |
| | SD MH, INLET, AND COMBO |
| | SEWER MANHOLE |
| | CULINARY VALVE, TEE & BEND |
| | SECONDARY VALVE, TEE & BEND |
| | WATER BLOW-OFF |
| | FIRE HYDRANT |
| | STREET MONUMENT (TO BE SET) |
| | EXIST. STREET MONUMENT |
| | EXIST. SD INLET & MH |
| | EXIST. SEWER MH |
| | EXIST. VALVE, TEE, & BEND |
| | EXIST. FIRE HYDRANT |
| o XXXX.XX | SPOT ELEVATION |
| | PROPOSED WALL |



KEY MAP
N.T.S

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
ARNIE WAY

ARNIE WAY

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP04 | | |

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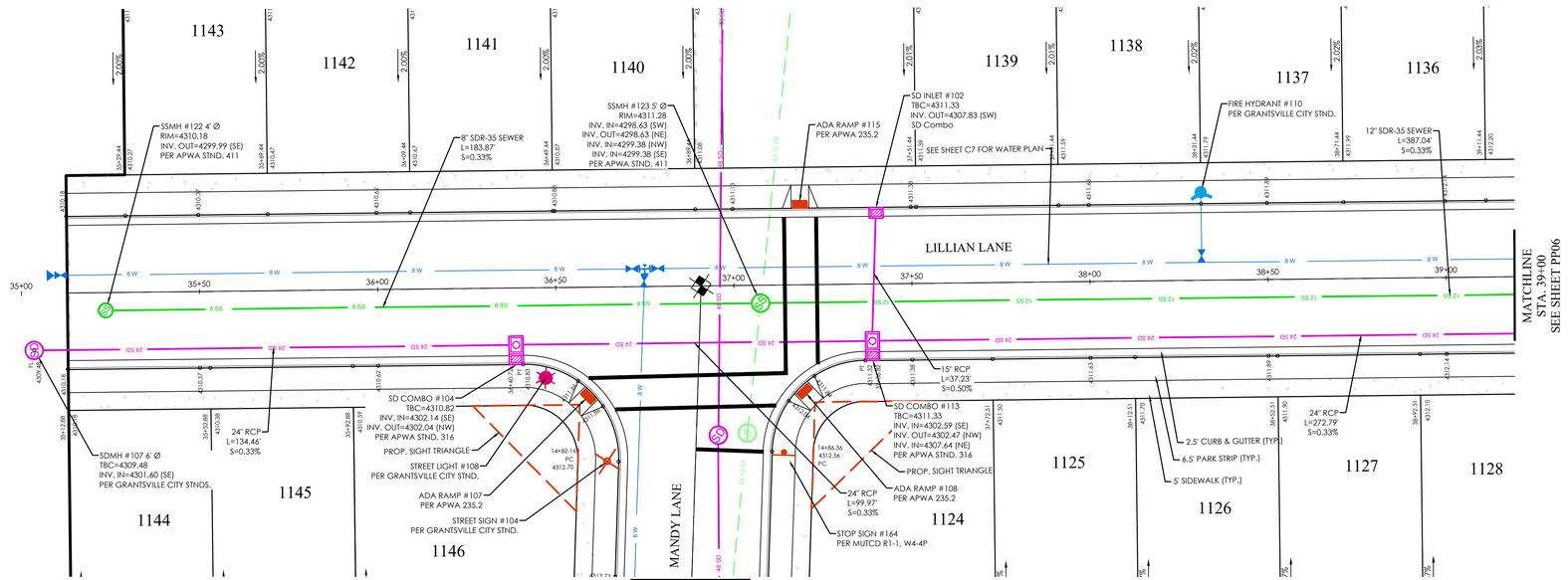
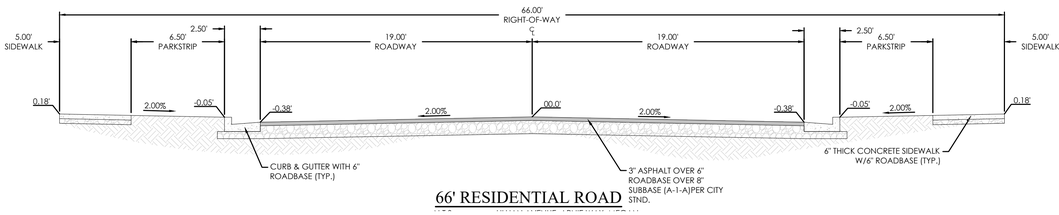
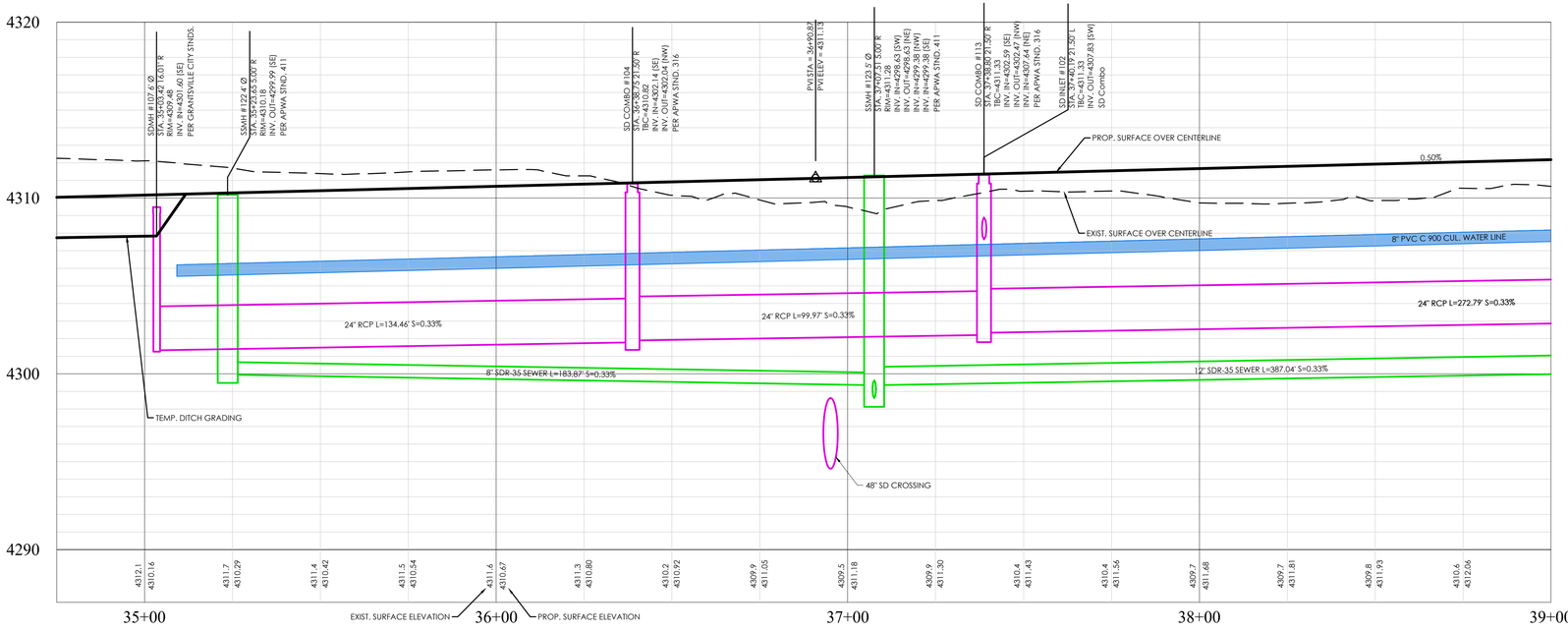



# LILLIAN LANE PLAN



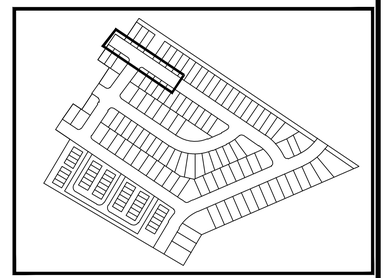

## 66' RESIDENTIAL ROAD




# LILLIAN LANE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
LILLIAN LANE

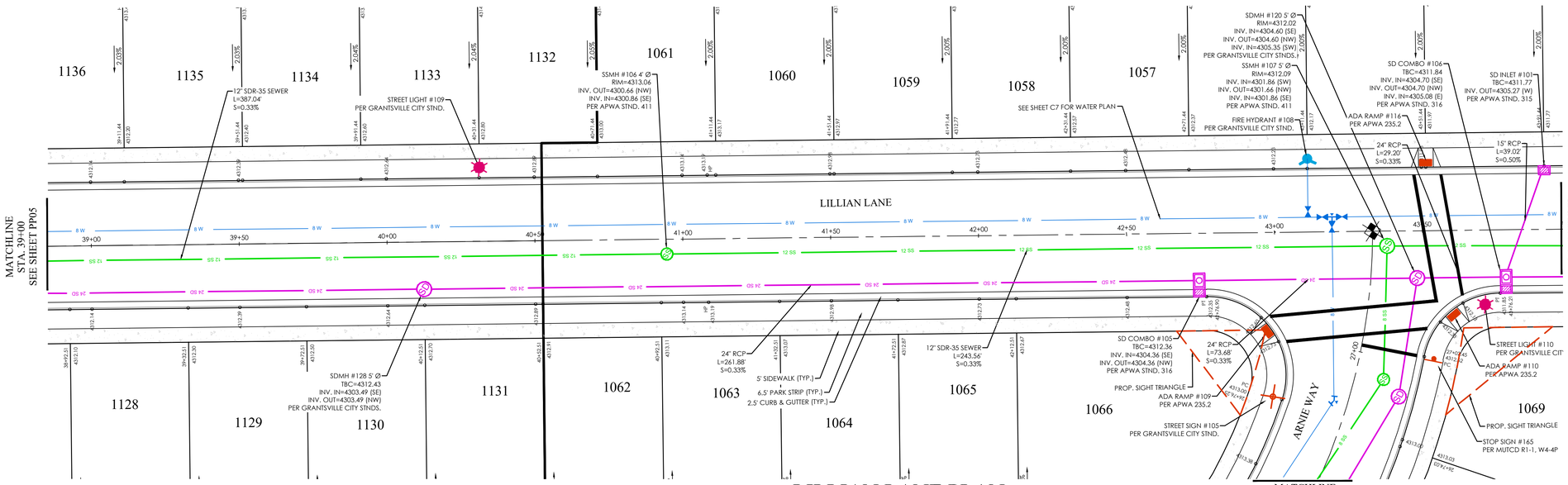
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

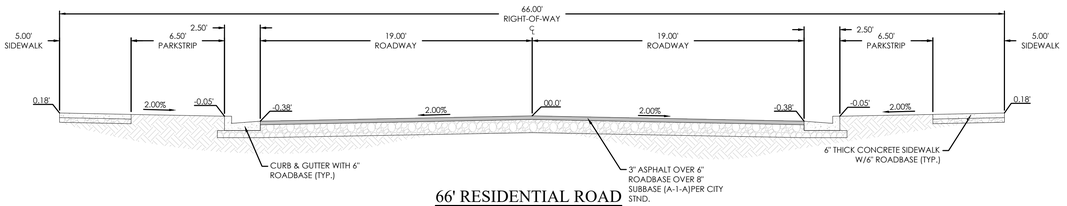
LILLIAN LANE

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP05

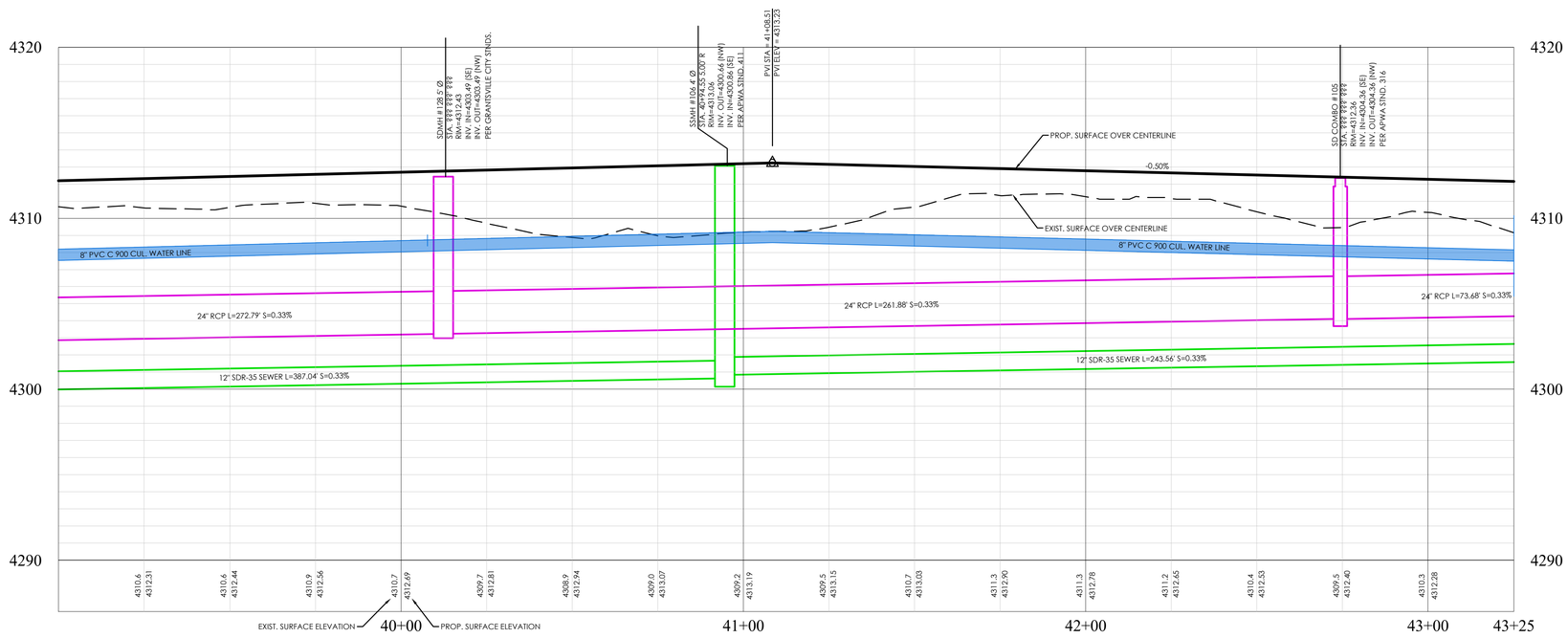
Z:_2023\23-0400 Desert Edge Phase 1 (Cd)\design 23-0400\.dwg\sheet\\PP05 - LILLIAN LANE.dwg




## LILLIAN LANE PLAN



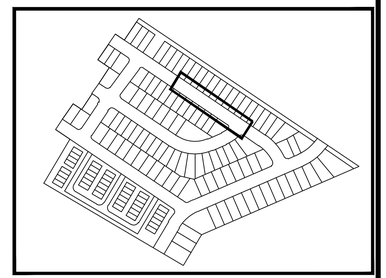

## 66' RESIDENTIAL ROAD




## LILLIAN LANE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



## KEY MAP
N.T.S

## GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
LILLIAN LANE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

LILLIAN LANE

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP06 | | |

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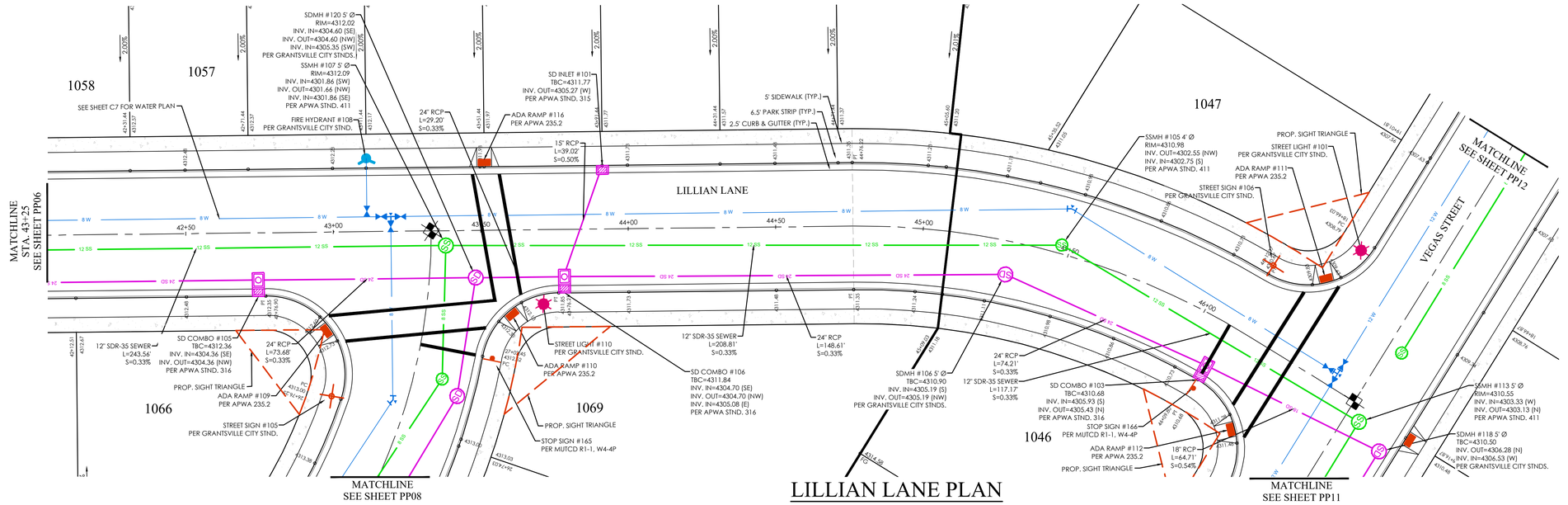
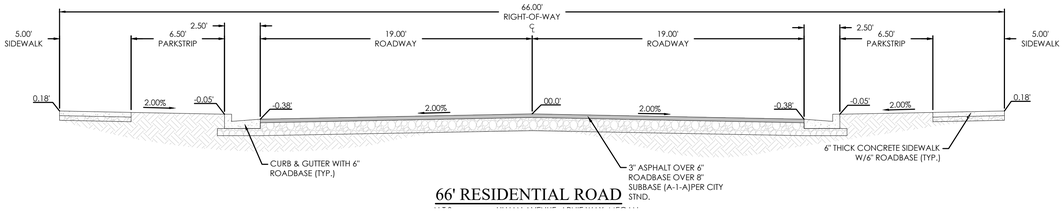
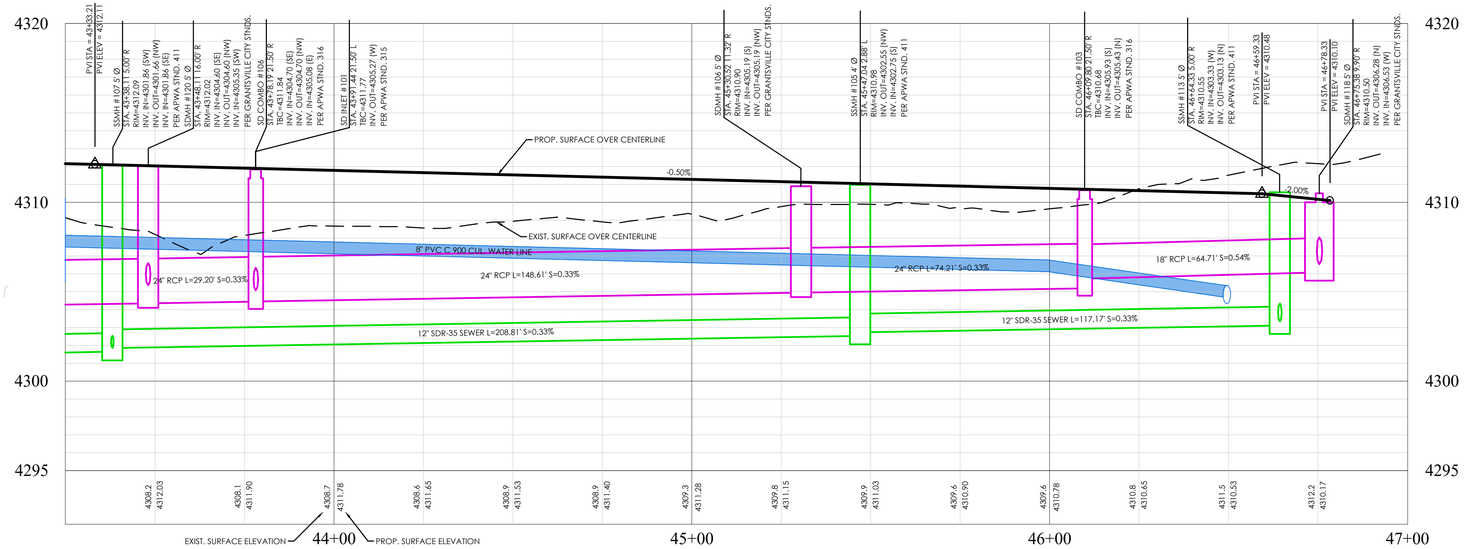



## LILLIAN LANE PLAN



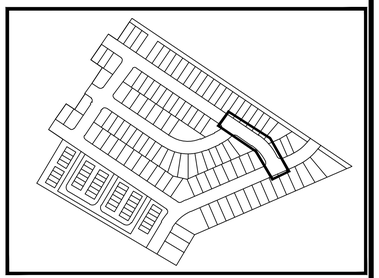

## 66' RESIDENTIAL ROAD




## LILLIAN LANE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
LILLIAN LANE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
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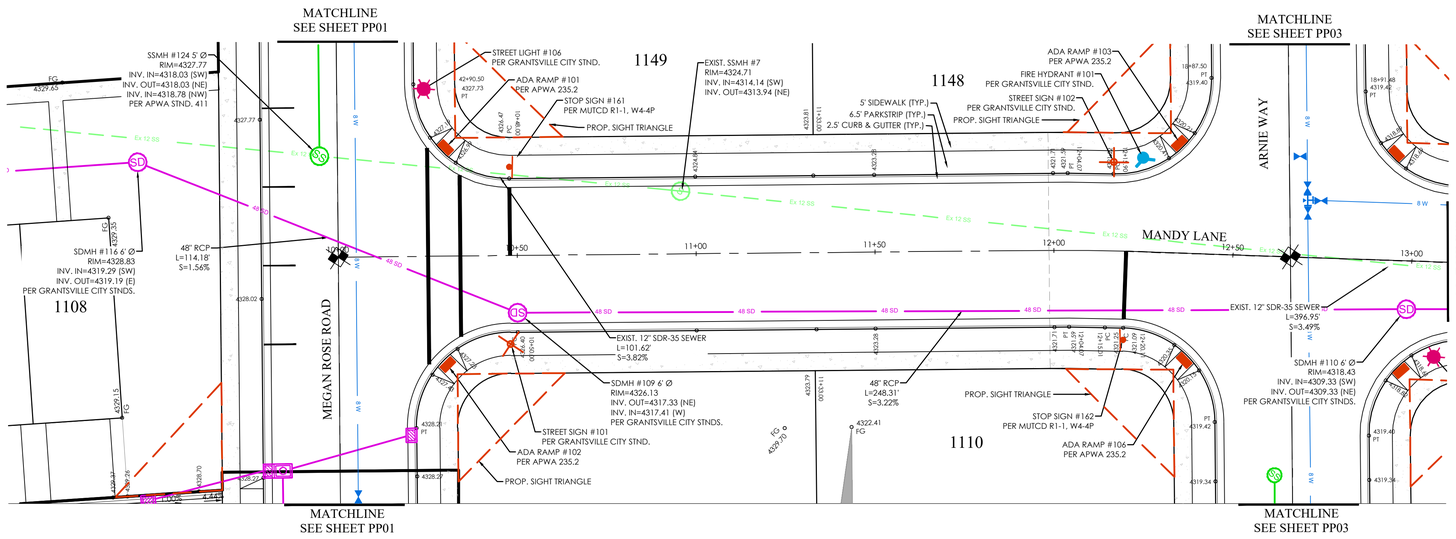
| 5 | ---- | ---- |
| 6 | ---- | ---- |

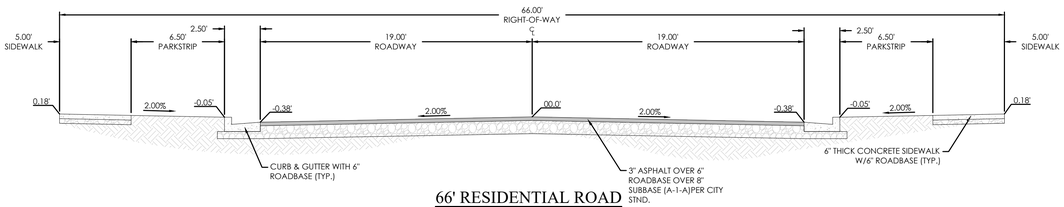
LILLIAN LANE

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP07

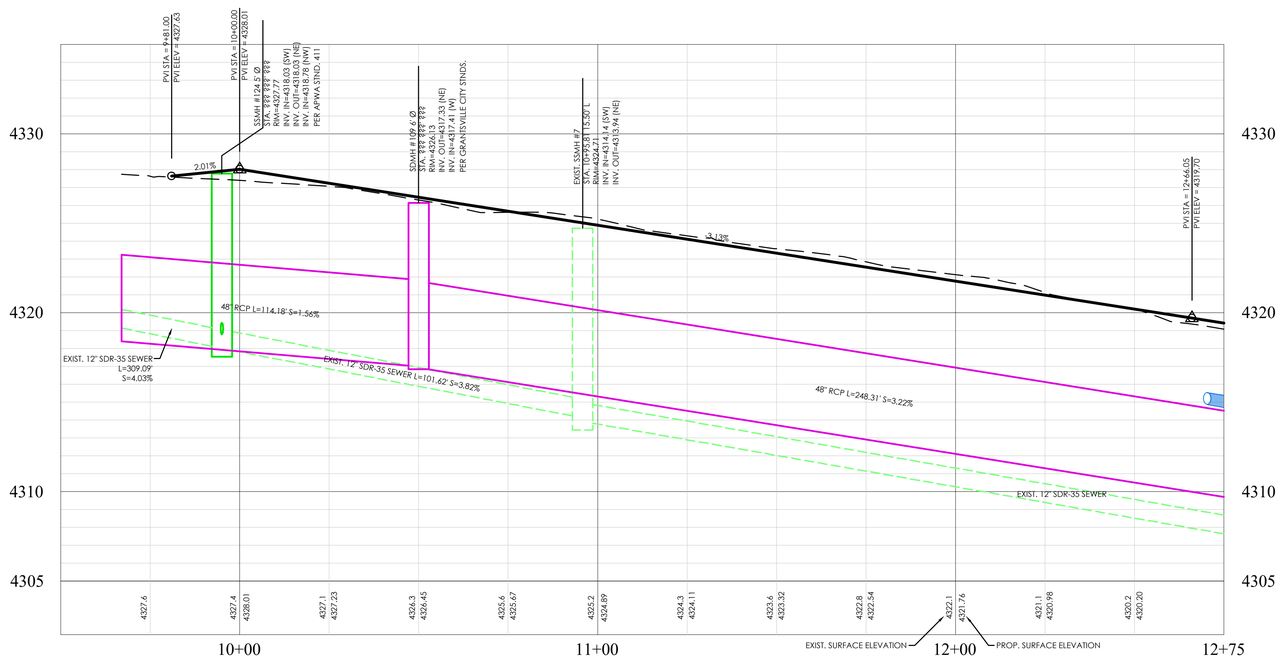
Z:_2023\23-0400 Desert Edge Phase 1 (LCI)\design 23-0400.dwg\sheets\PP07 - LILLIAN LANE.dwg




# MANDY LANE PLAN



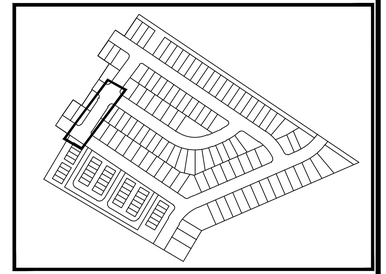

66' RESIDENTIAL ROAD




# MANDY LANE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
MANDY LANE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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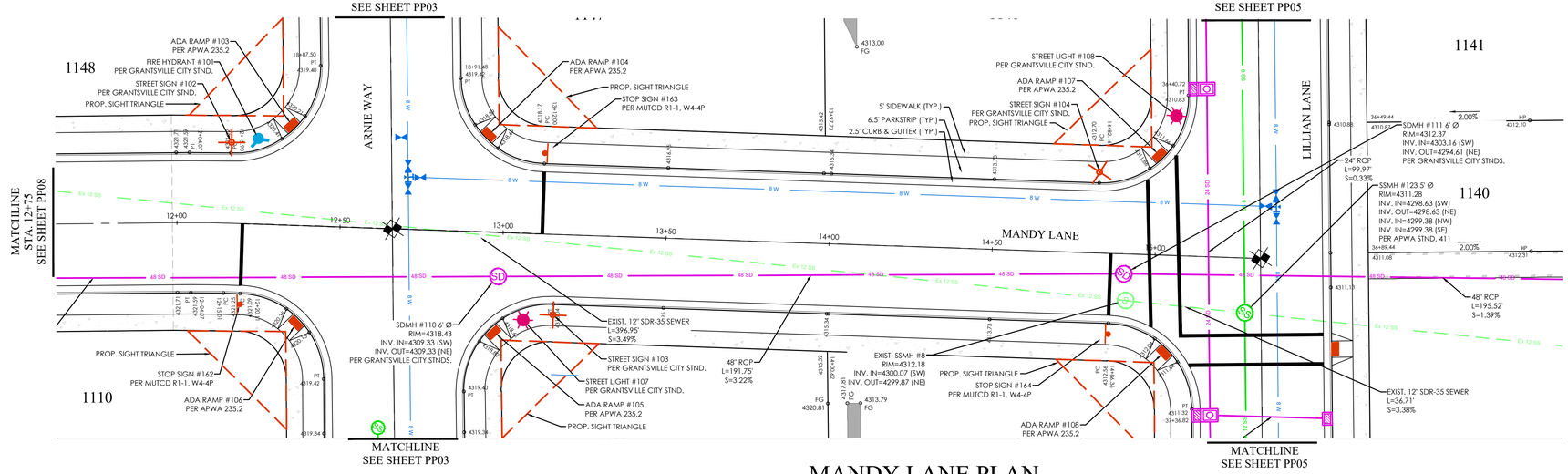
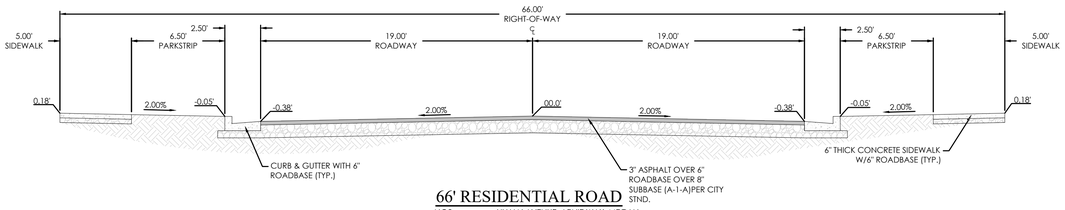
MANDY LANE

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP08 | | |

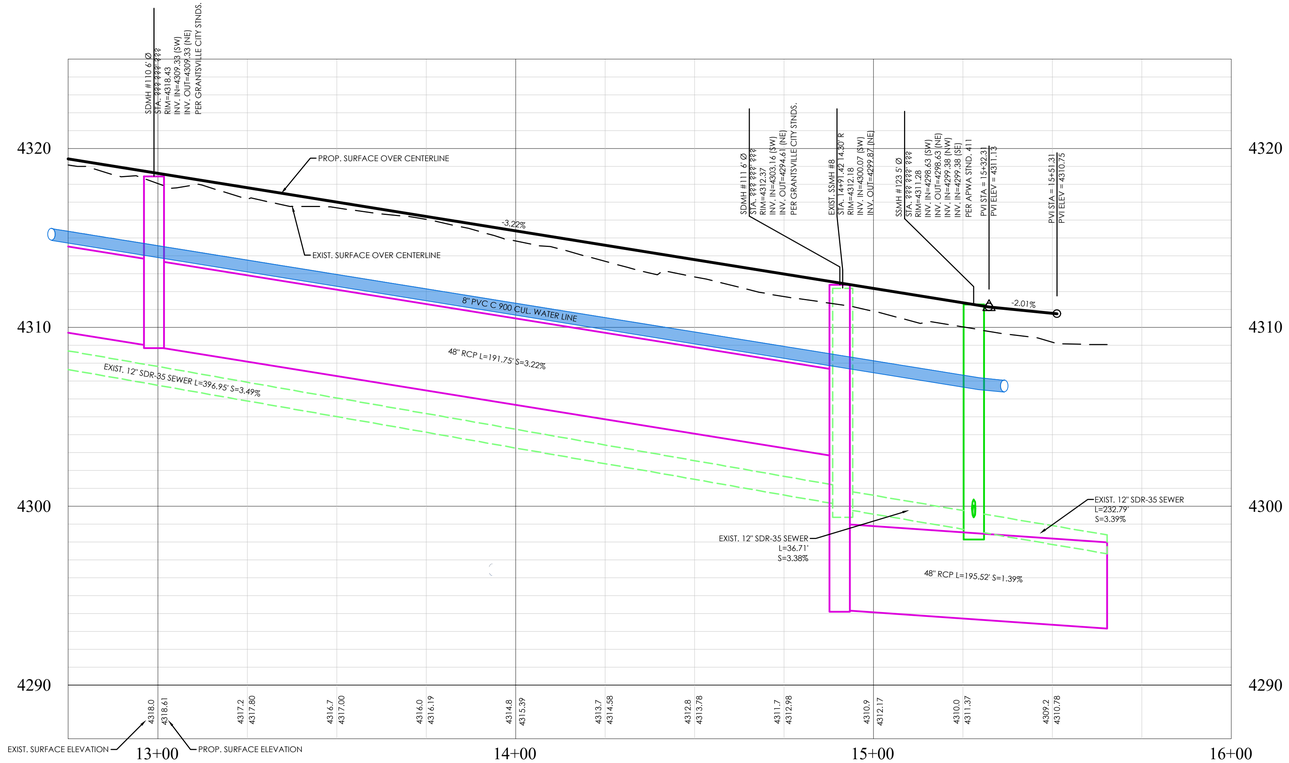
Z:_2023\23-0400 Desert Edge Phase 1 [GE]\Design 23-0400\.dwg\Sheet\\PP08 - MANDY LANE.dwg




## MANDY LANE PLAN



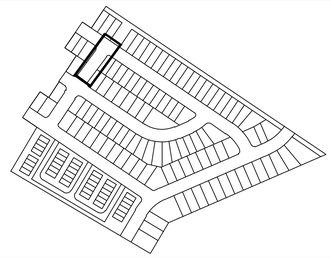

## 66' RESIDENTIAL ROAD




## MANDY LANE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.




**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
MANDY LANE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
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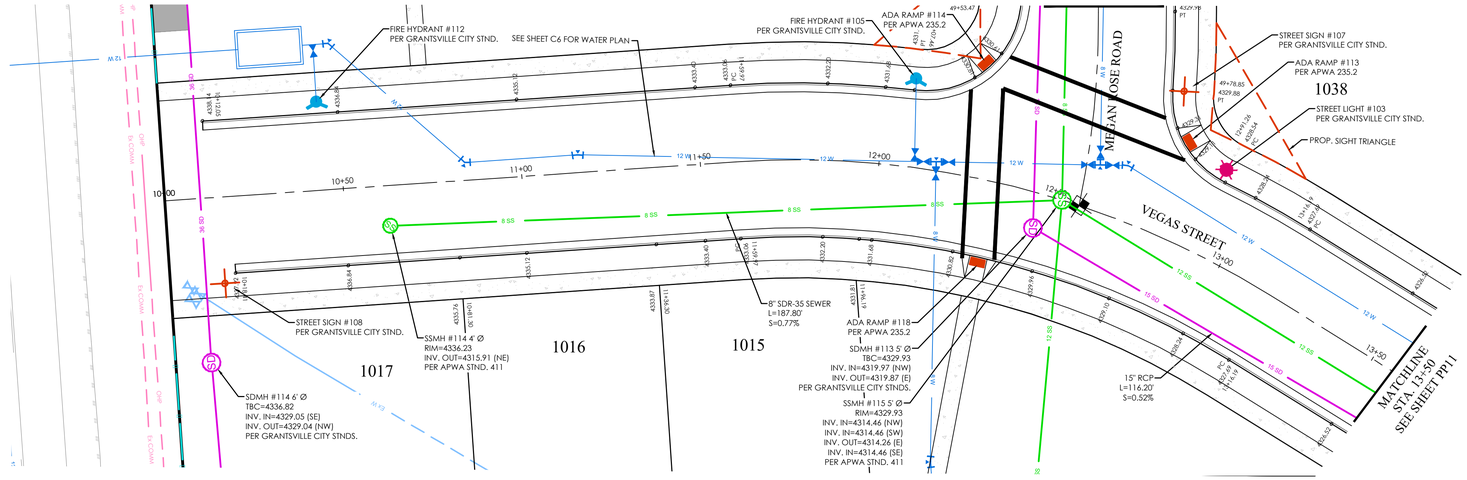
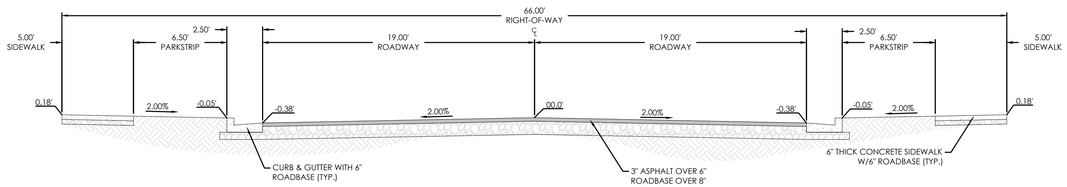
MANDY LANE

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP09 | | |

Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheet\PP09 - MANDY LANE.dwg

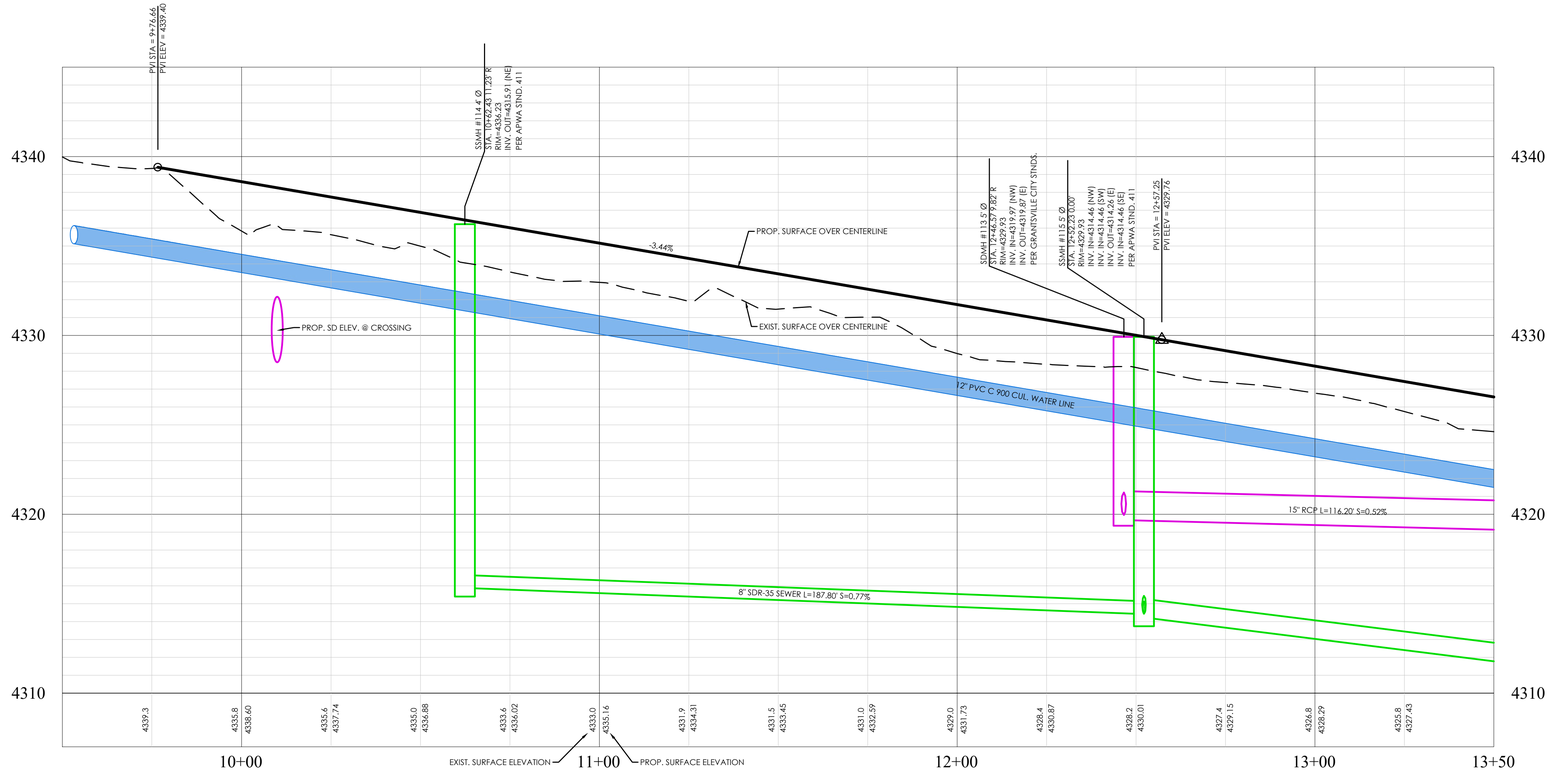



# VEGAS STREET PLAN




## 66' RESIDENTIAL ROAD

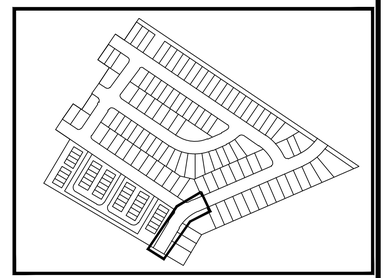
N.T.S. LILLIAN AVENUE, ARNIE WAY, MEGAN ROSE ROAD, MANDY LANE, VEGAS STREET




# VEGAS STREET PROFILE

## LEGEND

| | |
|---|---|
| | BOUNDARY |
| | ROW |
| | CENTERLINE |
| | LOT LINE |
| | EASEMENT |
| 15 SD | 15" STORM DRAIN |
| 8 SS | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| Ex SD | EXIST. STORM DRAIN |
| Ex SS | EXIST. SANITARY SEWER |
| Ex W | EXIST. CULINARY WATER |
| x x x | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| | SIGN |
| | STREET LIGHT |
| | SD MH, INLET, AND COMBO |
| | SEWER MANHOLE |
| | CULINARY VALVE, TEE & BEND |
| | SECONDARY VALVE, TEE & BEND |
| | WATER BLOW-OFF |
| | FIRE HYDRANT |
| | STREET MONUMENT (TO BE SET) |
| | EXIST. STREET MONUMENT |
| | EXIST. SD INLET & MH |
| | EXIST. SEWER MH |
| | EXIST. VALVE, TEE, & BEND |
| | EXIST. FIRE HYDRANT |
| o XXXX.XX | SPOT ELEVATION |
| | PROPOSED WALL |



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
VEGAS STREET

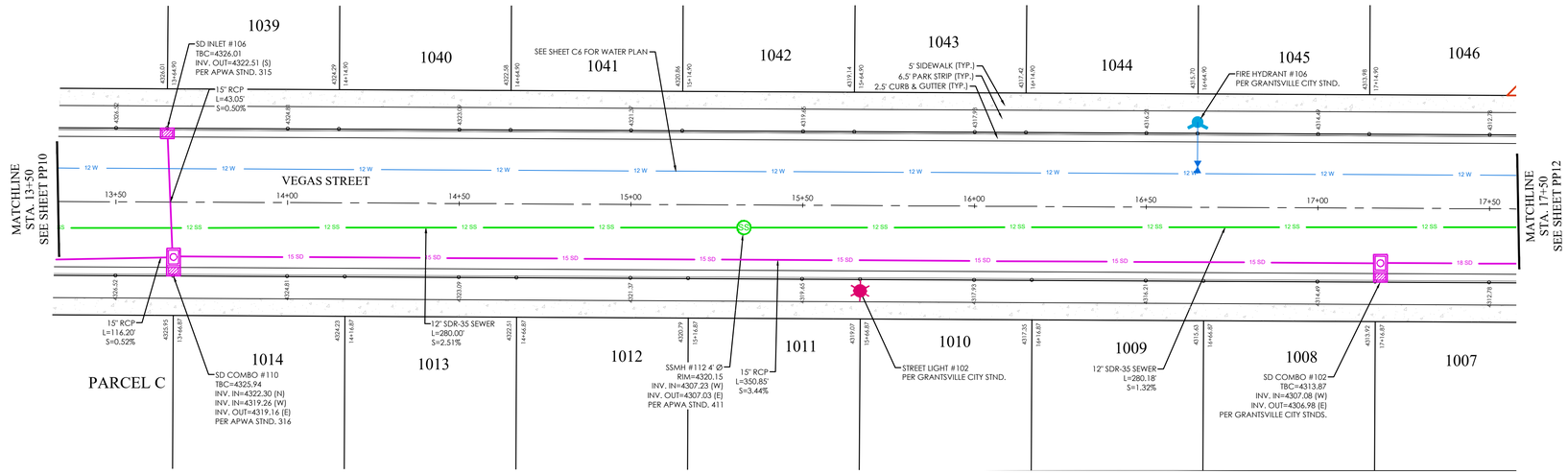
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

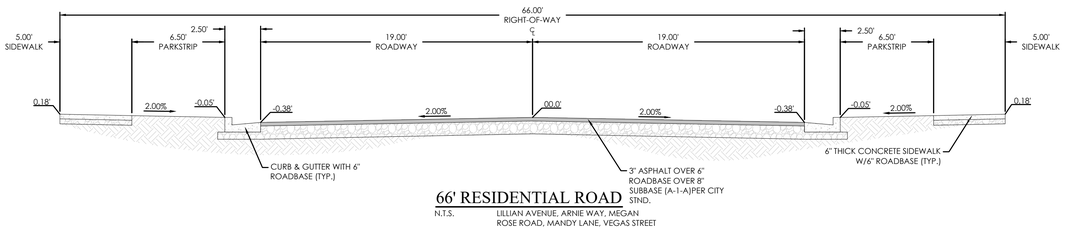
VEGAS STREET

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP10 | | |

Z:_2023\23-0400 desert edge phase 1 (gl)\design 23-0400\dwg\sheets\PP10 - VEGAS STREET.dwg

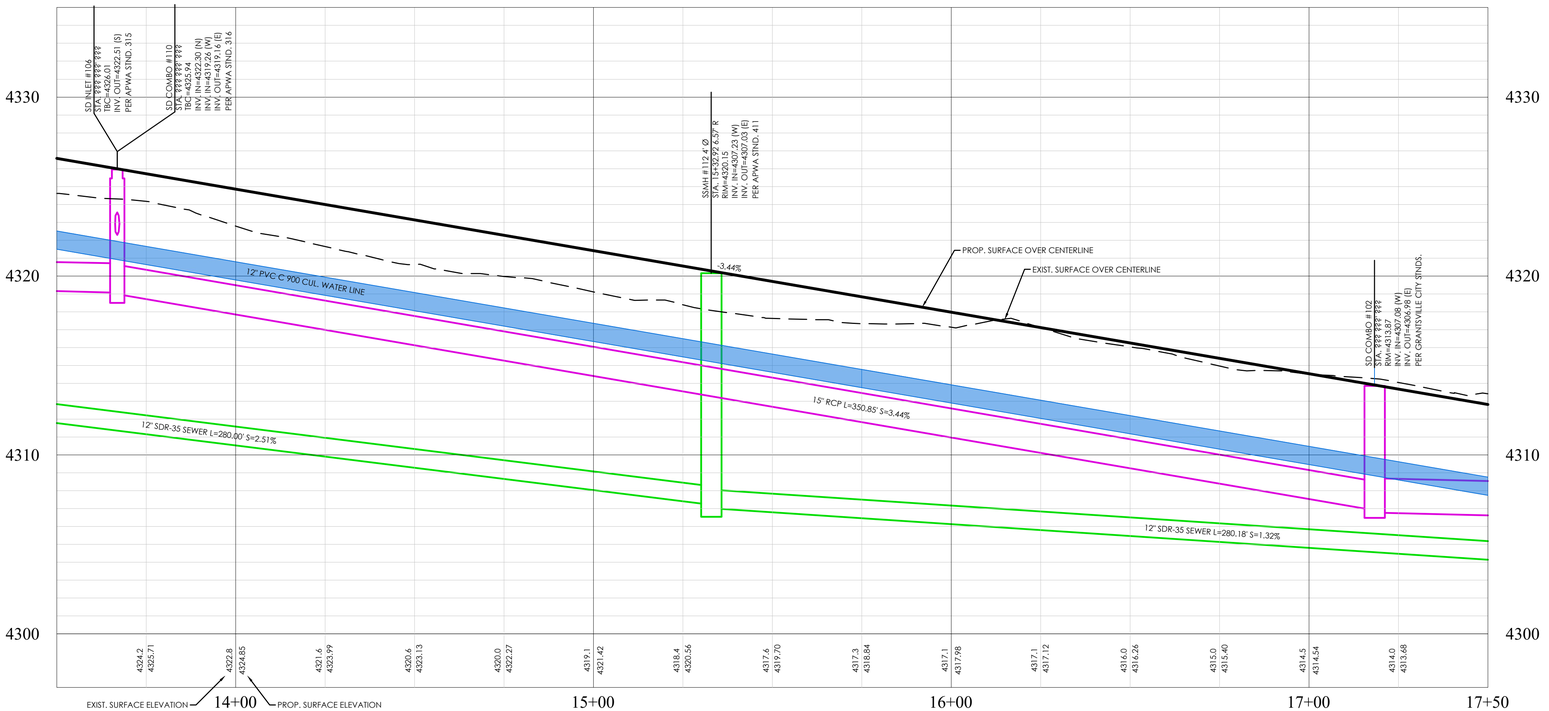



# VEGAS STREET PLAN




## 66' RESIDENTIAL ROAD

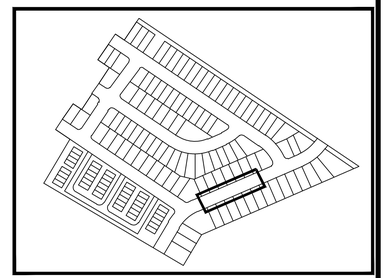
N.T.S. LILLIAN AVENUE, ARNIE WAY, MEGAN ROSE ROAD, MANDY LANE, VEGAS STREET STND.




# VEGAS STREET PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
VEGAS STREET

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
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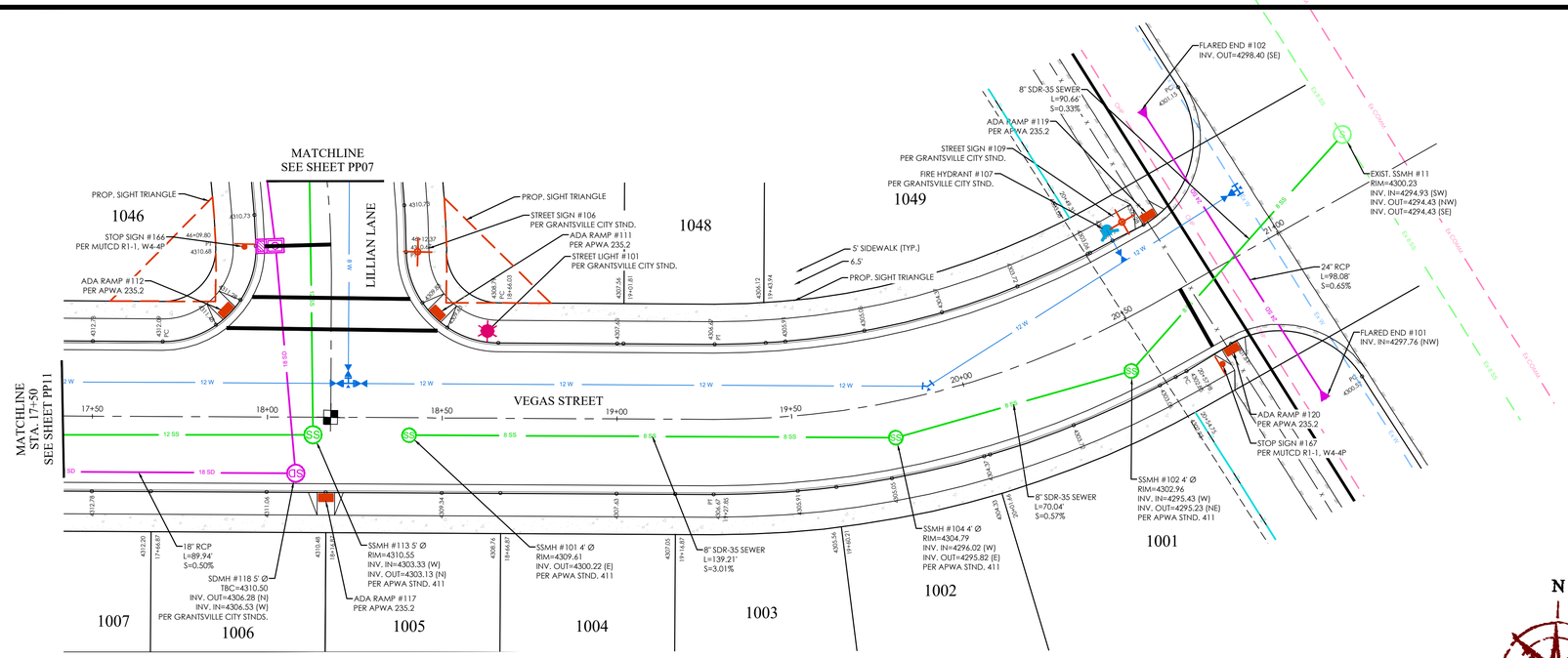
| 6 | ---- | ---- |

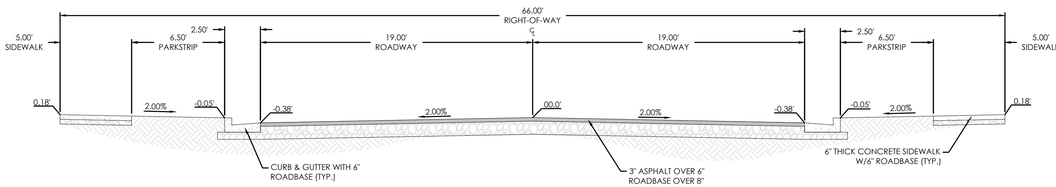
VEGAS STREET

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP11 | | |

Z:_2023\23-0400 desert edge phase 1 (gl)\design 23-0400\dwg\sheets\PP11 - VEGAS STREET.dwg



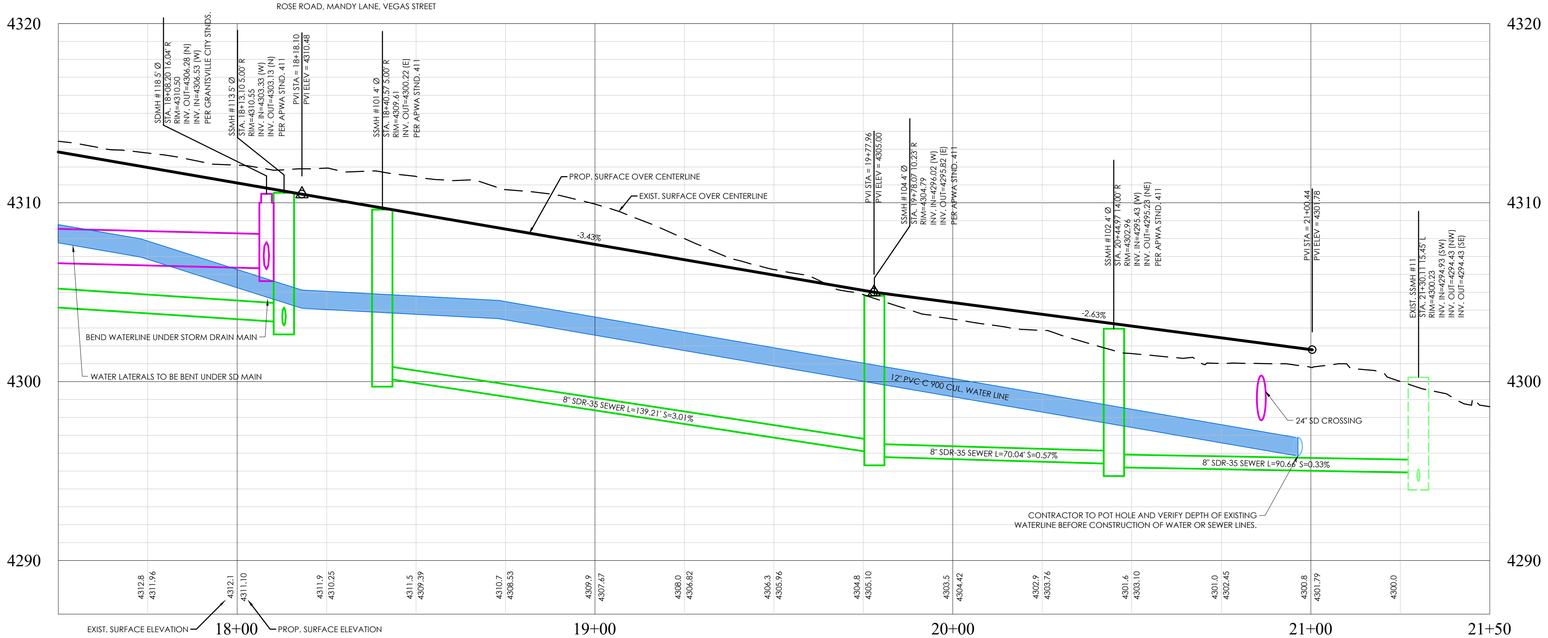

## VEGAS STREET PLAN




## 66' RESIDENTIAL ROAD

N.T.S.

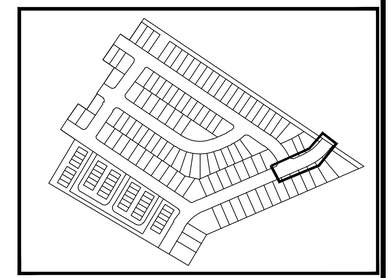
LILLIAN AVENUE, ARNIE WAY, MEGAN ROSE ROAD, MANDY LANE, VEGAS STREET




## VEGAS STREET PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
VEGAS STREET

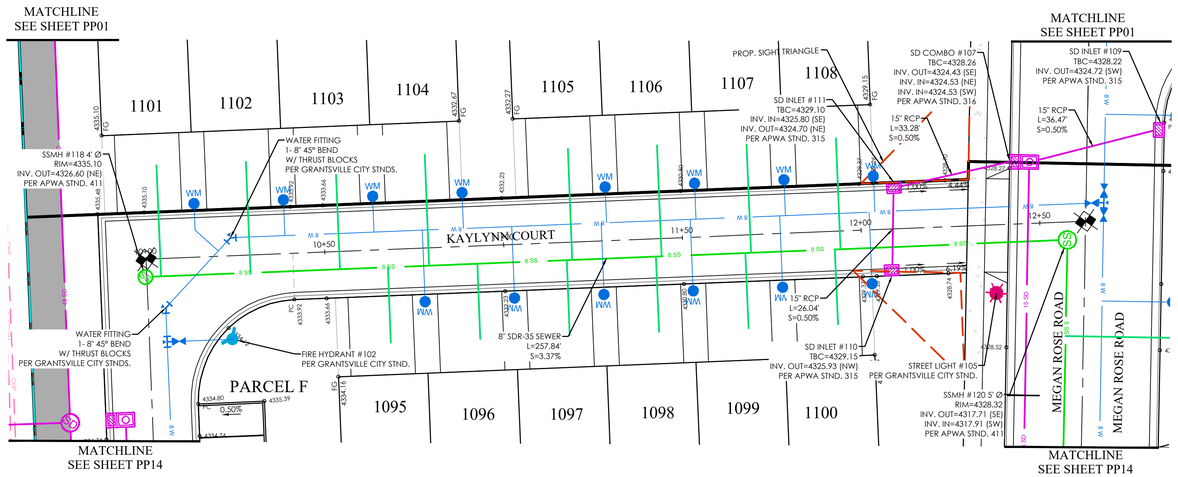
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

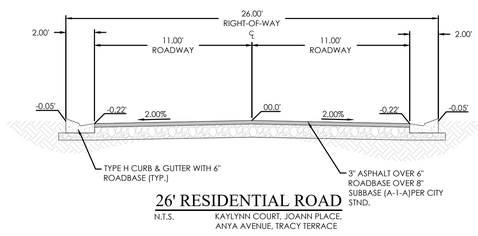
VEGAS STREET

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP12 | | |

Z:_2023\23-0400 desert edge phase 1 (gil)\design 23-0400\dwg\sheets\PP12 - VEGAS STREET.dwg

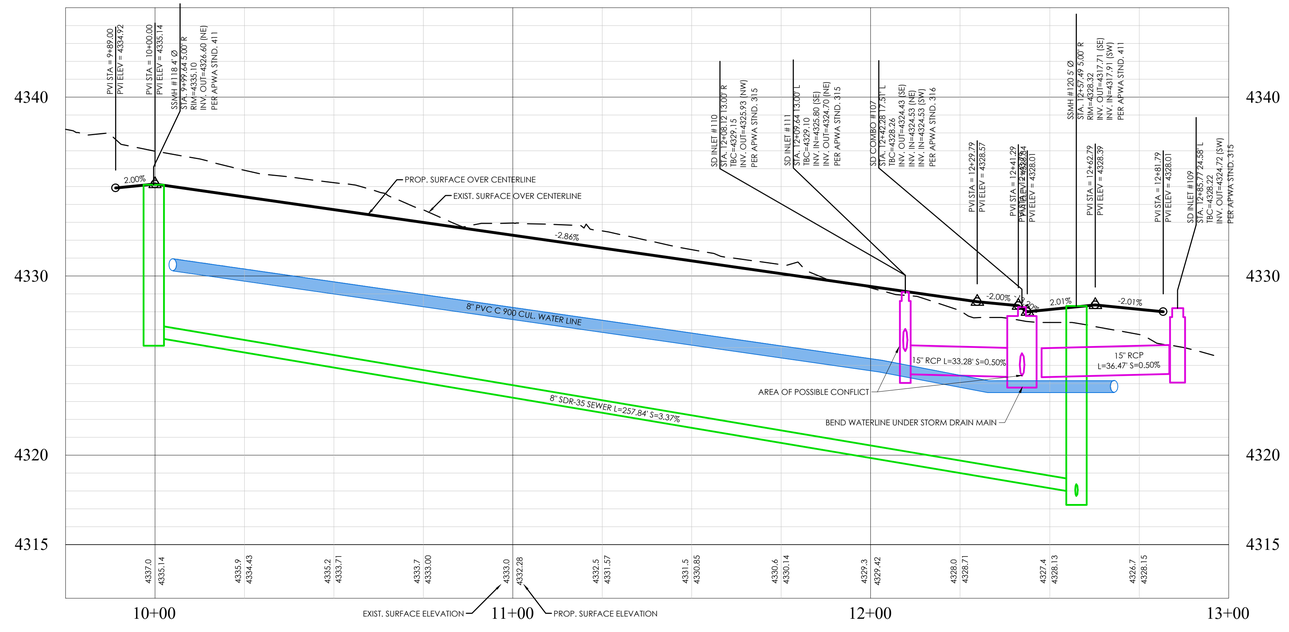



# KAYLYNN COURT PLAN




## 26' RESIDENTIAL ROAD

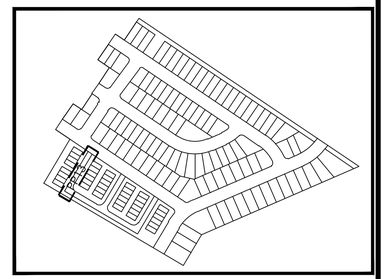
N.T.S. KAYLYNN COURT, JOANN PLACE, ANYA AVENUE, TRACY TERRACE




# KAYLYNN COURT PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
KAYLYNN COURT

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
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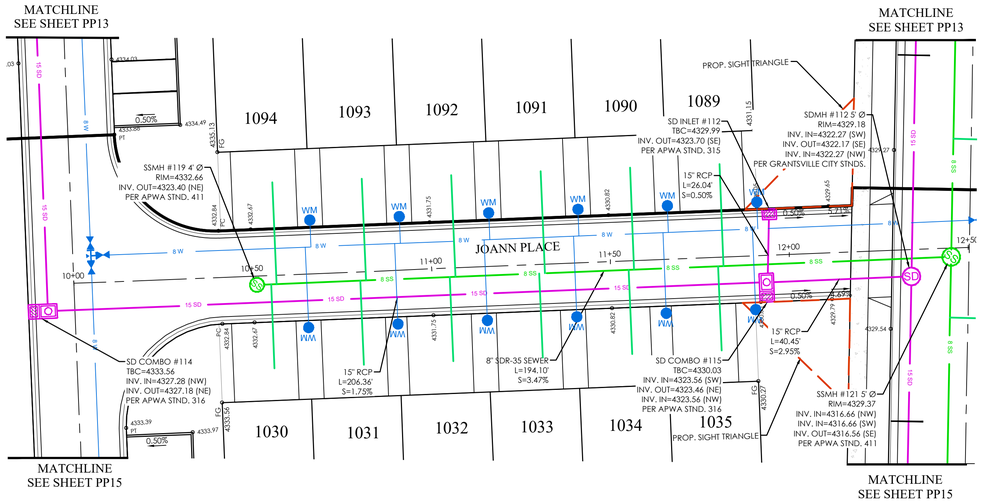
| 5 | ---- | ---- |
| 6 | ---- | ---- |

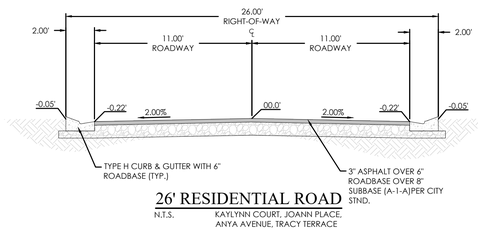
KAYLYNN COURT

Scale: 1"=20' Drawn: MW
Date: 01/03/2024 Job #: 23-0400
Sheet: PP13

Z:_2023\23-0400 Desert Edge Phase 1 (LCI)\design 23-0400-dwg\sheet\PP13 - KAYLYNN COURT.dwg

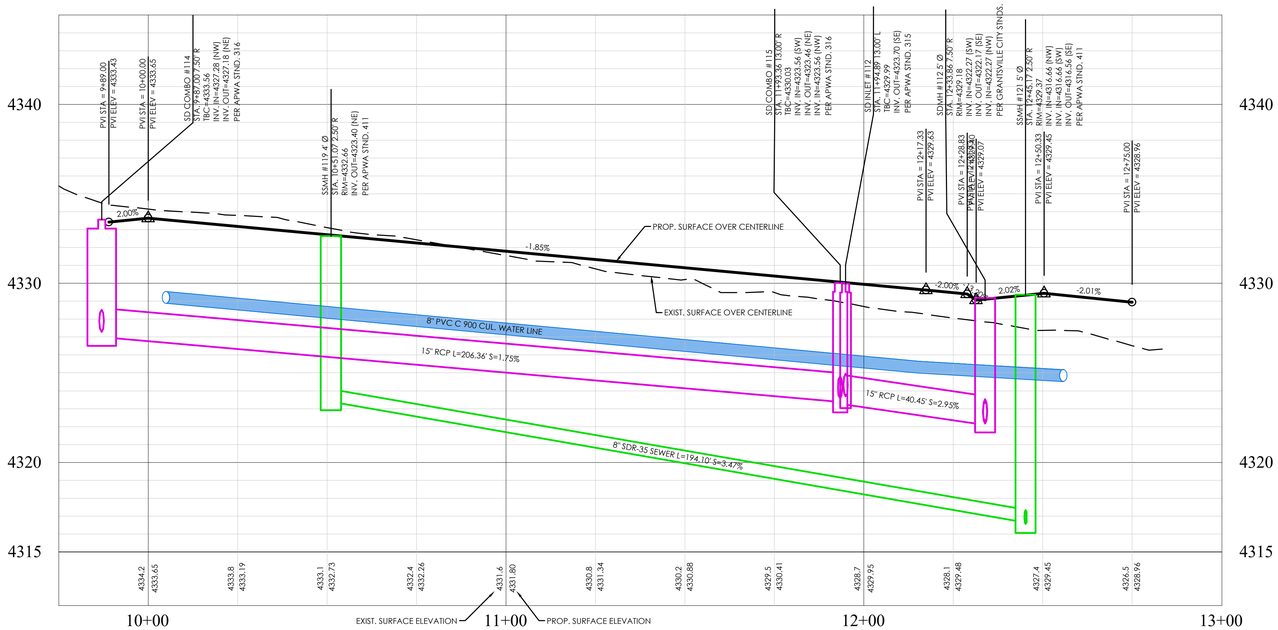



# JOANN PLACE PLAN




## 26' RESIDENTIAL ROAD

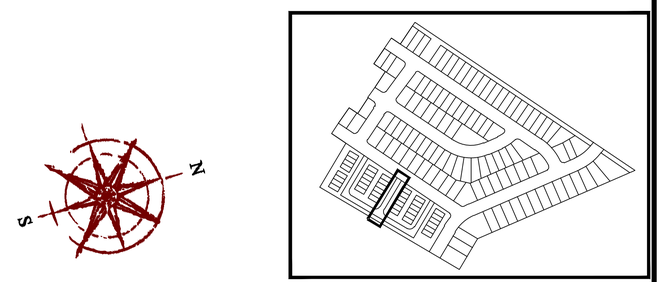
N.T.S. KAYLYNN COURT, JOANN PLACE, ANYA AVENUE, TRACY TERRACE




# JOANN PLACE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

JOANN PLACE

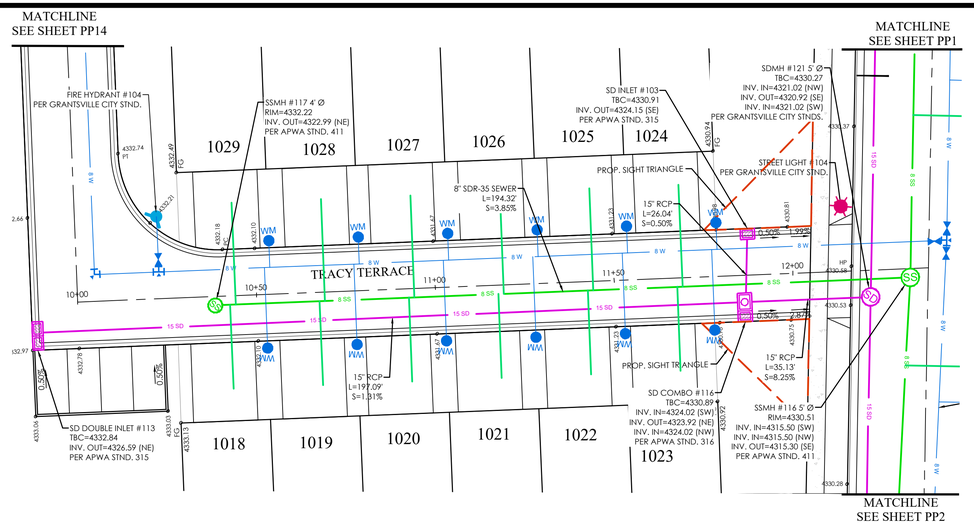
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

JOANN PLACE

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP14 | | |

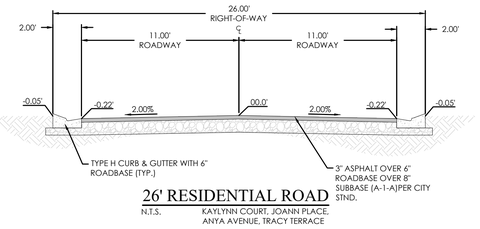
Z:_2023\23-0400 Desert Edge Phase 1 (LGI)\design 23-0400\dwg\sheets\PP14 - JOANN PLACE.dwg




# TRACY TERRACE PLAN

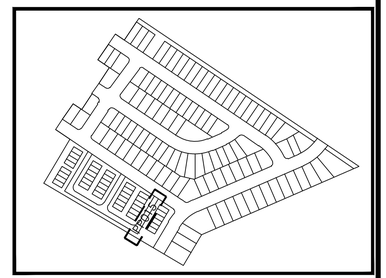
## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL




**26' RESIDENTIAL ROAD**
N.T.S. KAYLYNN COURT, JOANN PLACE, ANYA AVENUE, TRACY TERRACE

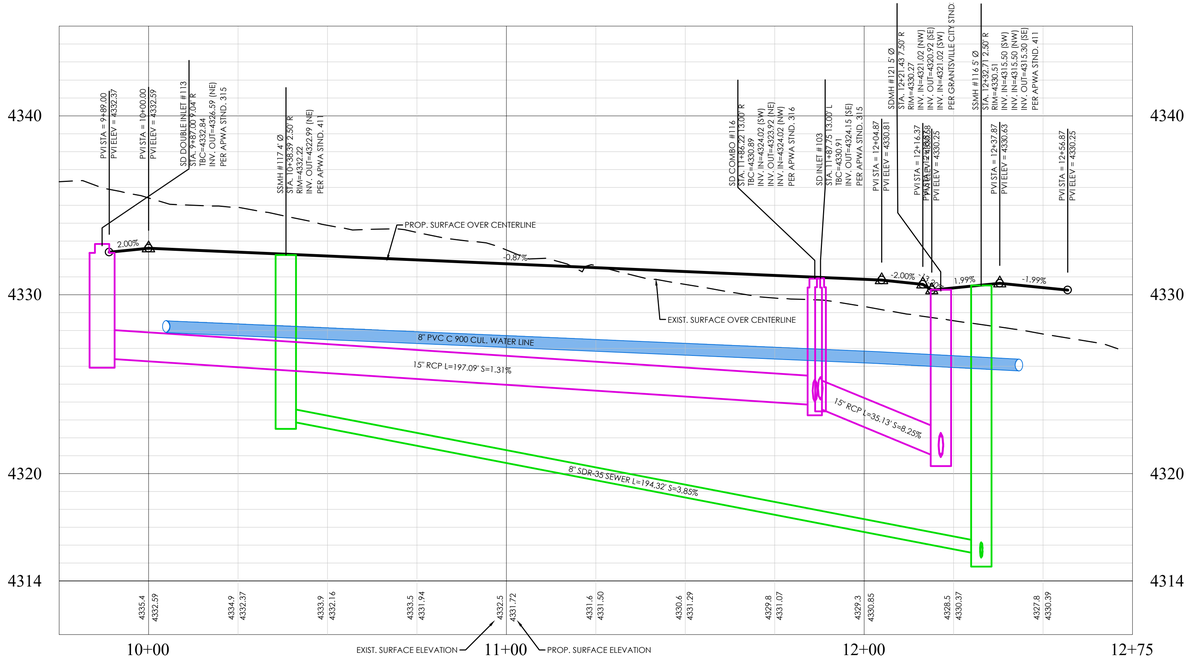


**KEY MAP**
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.




# TRACY TERRACE PROFILE

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
TRACY TERRACE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
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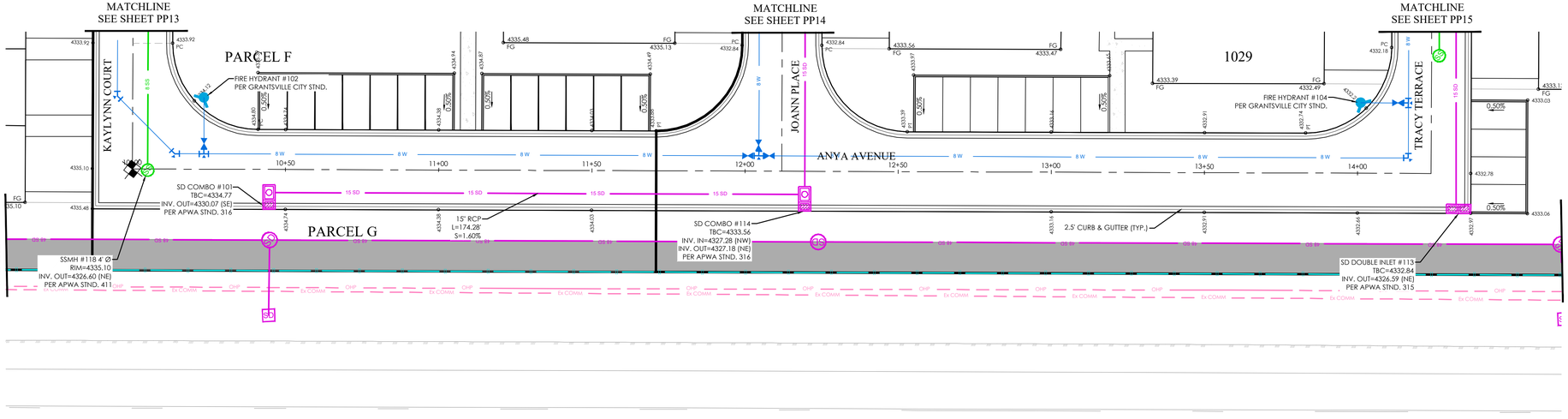
| 5 | ---- | ---- |
| 6 | ---- | ---- |

TRACY TERRACE

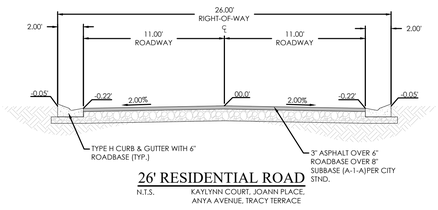
| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP15 | | |

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

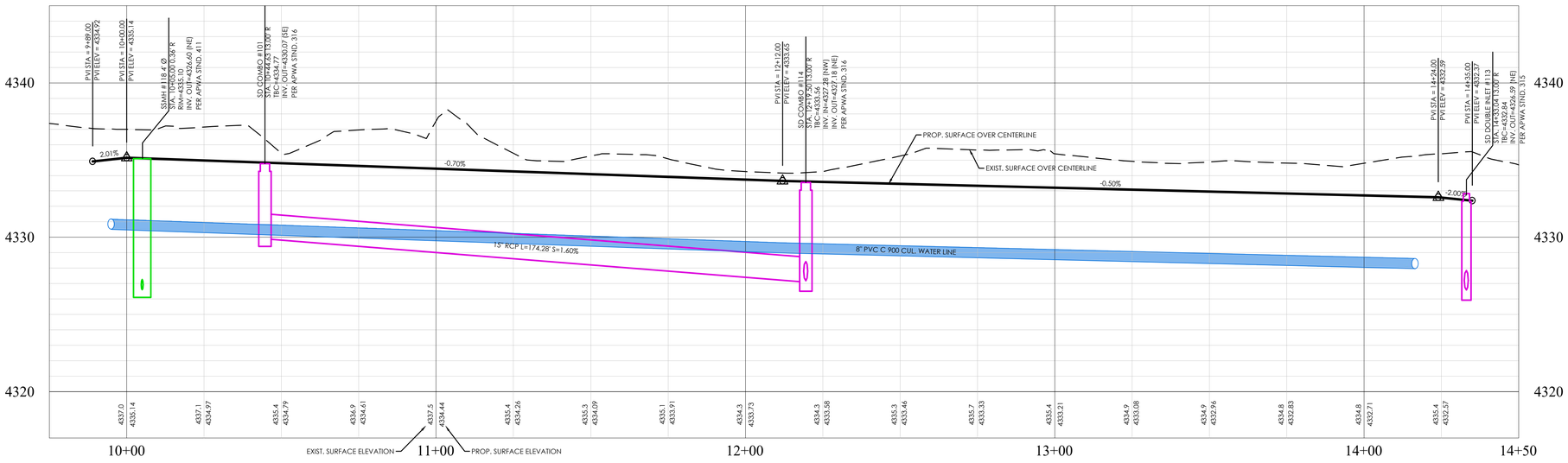
Z:_2023\23-0400 Desert Edge Phase 1 (LCH)\Design 23-0400\.dwg\sheets\PP15 - TRACY TERRACE.dwg




# ANYA AVENUE PLAN



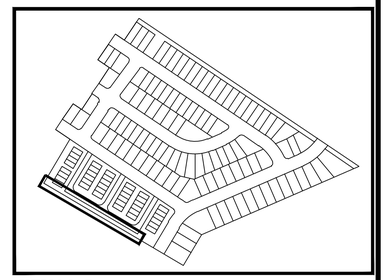

**26' RESIDENTIAL ROAD**
N.T.S. KAYLYNN COURT, JOANN PLACE, ANYA AVENUE, TRACY TERRACE




# ANYA AVENUE PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
ANYA AVENUE

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
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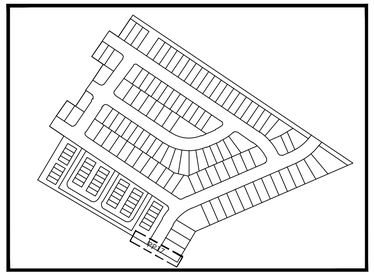
ANYA AVENUE

| | |
|---|---|
| Scale: 1"=20' | Drawn: MW |
| Date: 01/03/2024 | Job #: 23-0400 |
| Sheet: PP16 | |

Z:_2023\23-0400 desert edge phase 1 (rg)\design 23-0400\dwg\sheets\PP16 - ANYA AVENUE.dwg

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

N

S

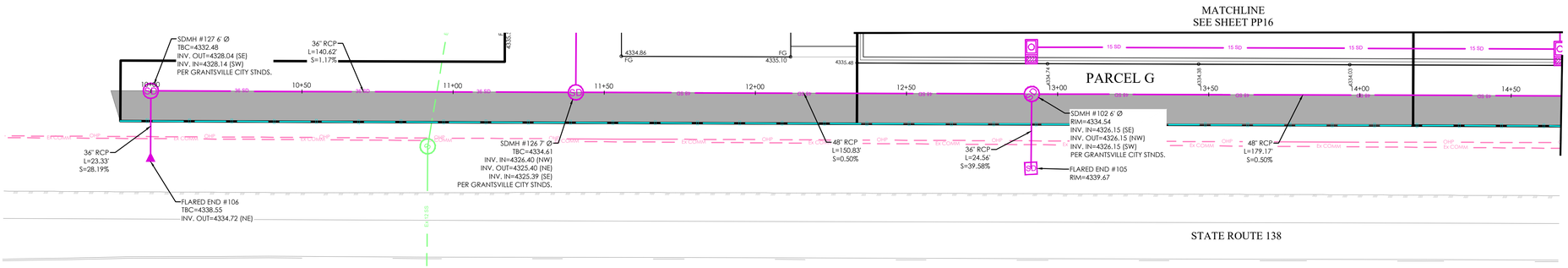
**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

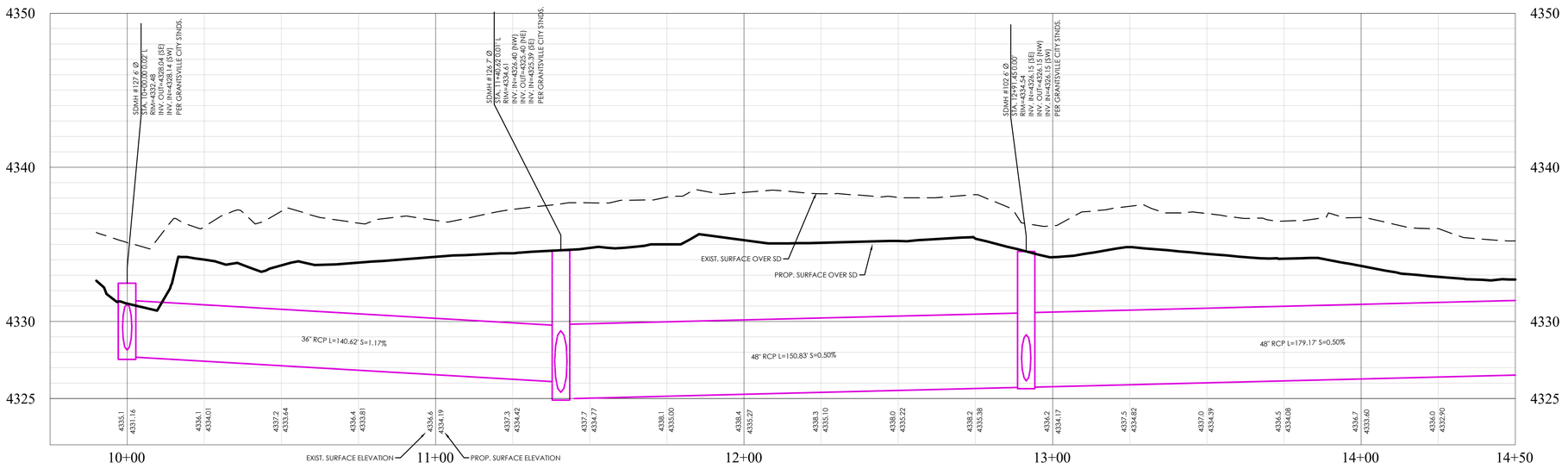
GRAPHIC SCALE

20 0 10 20 40 60

( IN FEET )
1 inch = 20 ft.




## SD STATE ROUTE 138 PLAN




## SD STATE ROUTE 138 PROFILE

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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SD STATE ROUTE 138

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SD STATE ROUTE 138

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP17 | | |

Z:_2023\23-0400 desert edge phase 1 (fg)\design 23-0400\dwg\sheets\PP17 - SD STATE ROUTE 138.dwg

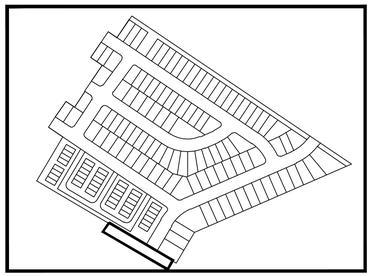
## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8" SS — 8" SANITARY SEWER
- 8" W — 8" CULINARY WATER
- 8" SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL

## GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

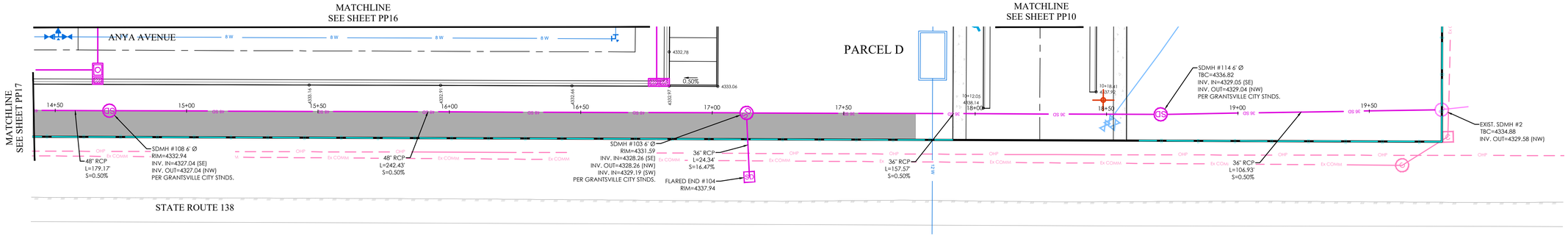


KEY MAP
N.T.S

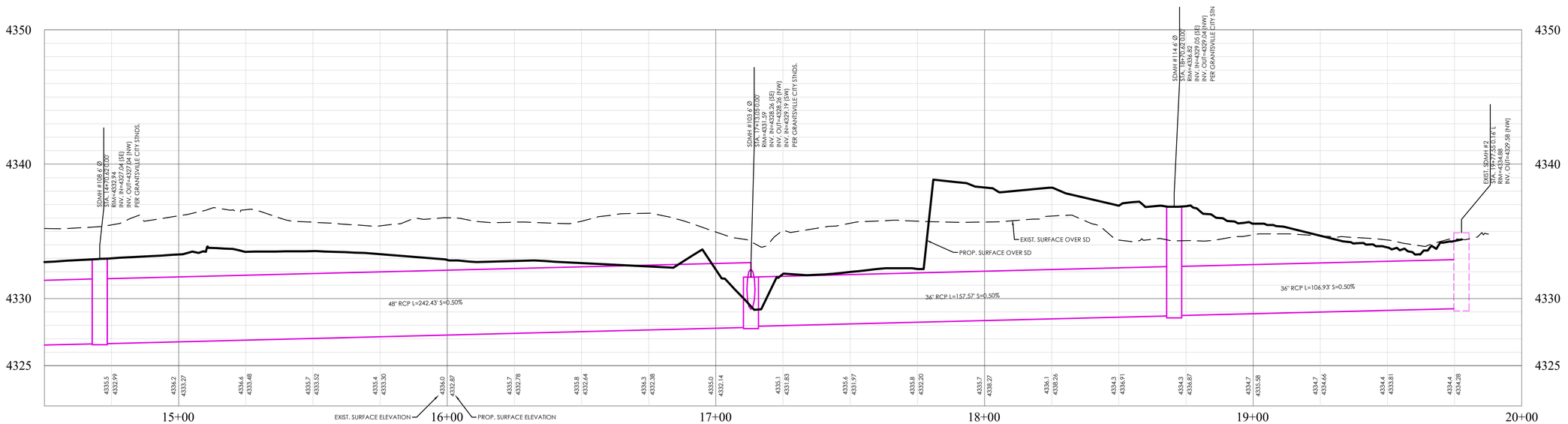
## BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88




## SD STATE ROUTE 138 PLAN




## SD STATE ROUTE 138 PROFILE

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SD STATE ROUTE 138

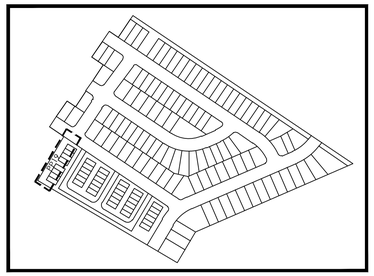
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SD STATE ROUTE 138

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP18

Z:_2023\23-0400 desert edge phase 1 (gil)\design 23-0400\dwg\sheets\PP18 - SD STATE ROUTE 138.dwg



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
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- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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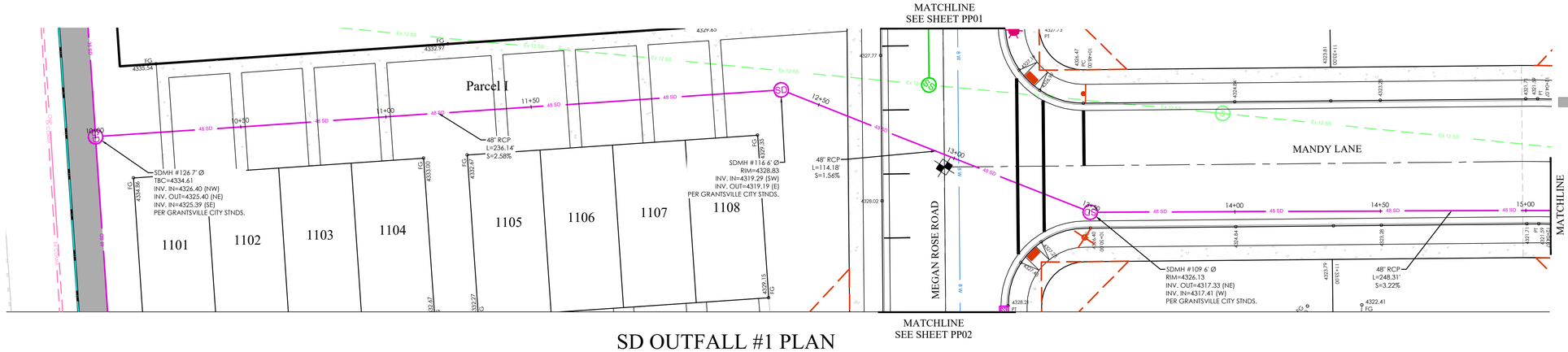
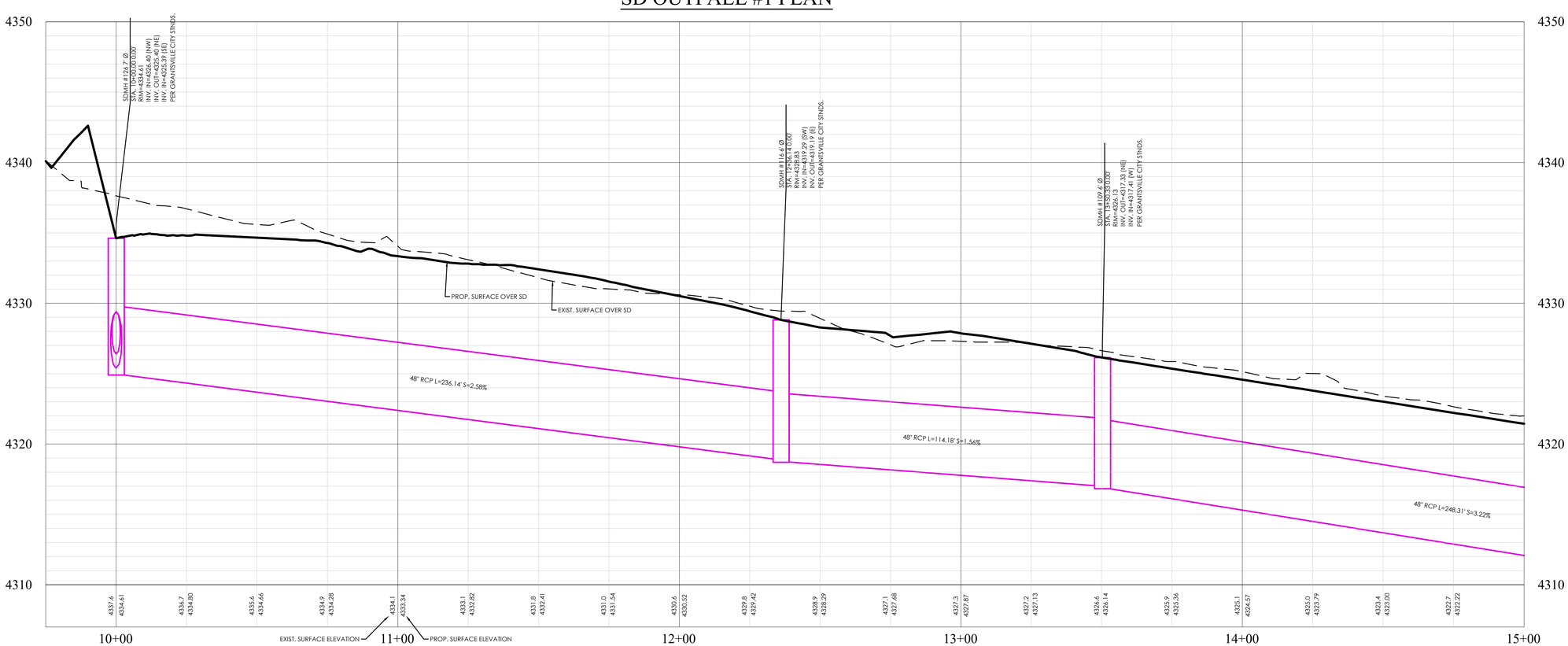
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- PROPOSED WALL




SD OUTFALL #1 PLAN




SD OUTFALL #1 PROFILE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FOR REVIEW ONLY

# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

SD OUTFALL 1

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
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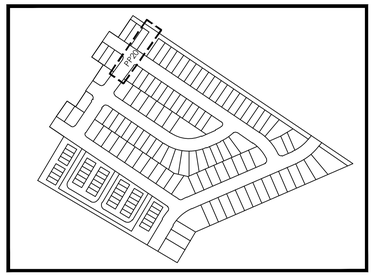
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SD OUTFALL 1

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP19

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

Z:_2023\23-0400 desert edge phase 1 (fig)\design 23-0400\dwg\sheets\PP19 - SD OUTFALL #1.dwg



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

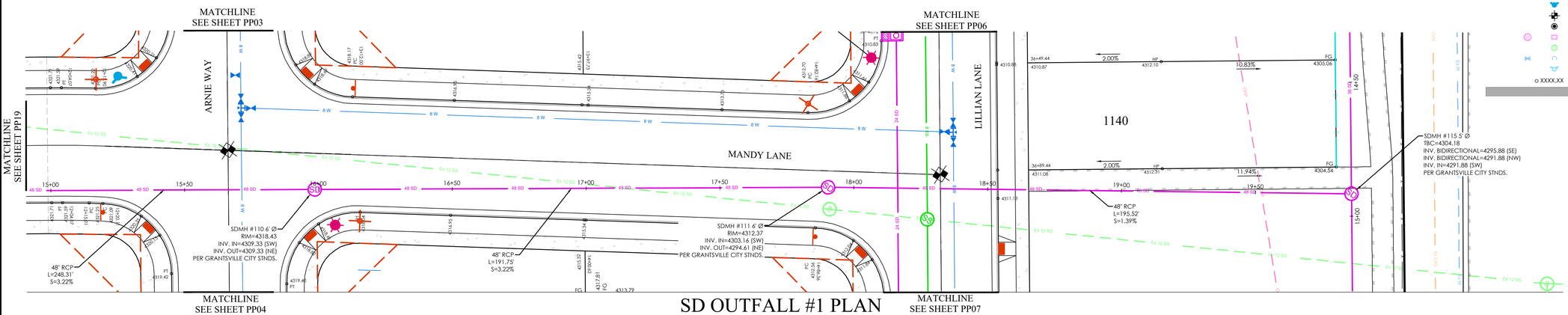
( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

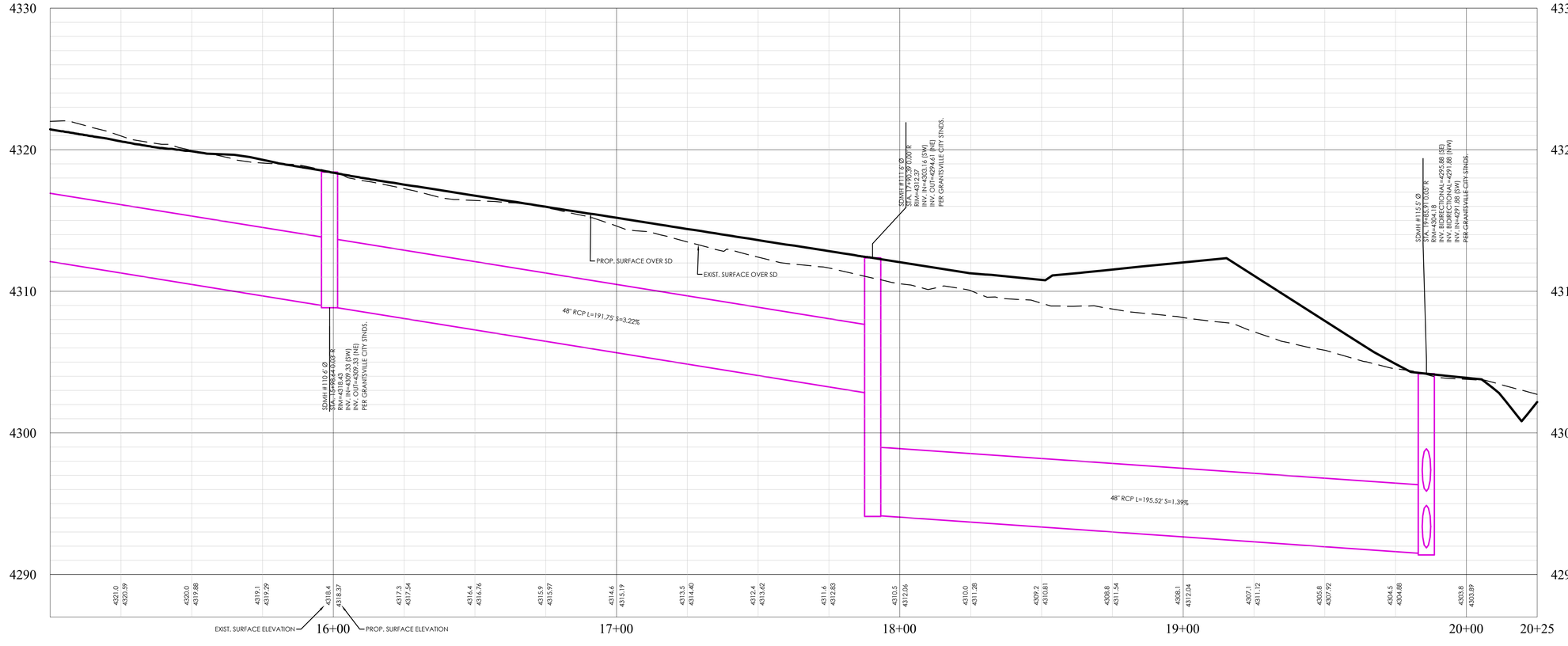
TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL




SD OUTFALL #1 PLAN




SD OUTFALL #1 PROFILE

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SD OUTFALL 1

REVISION BLOCK

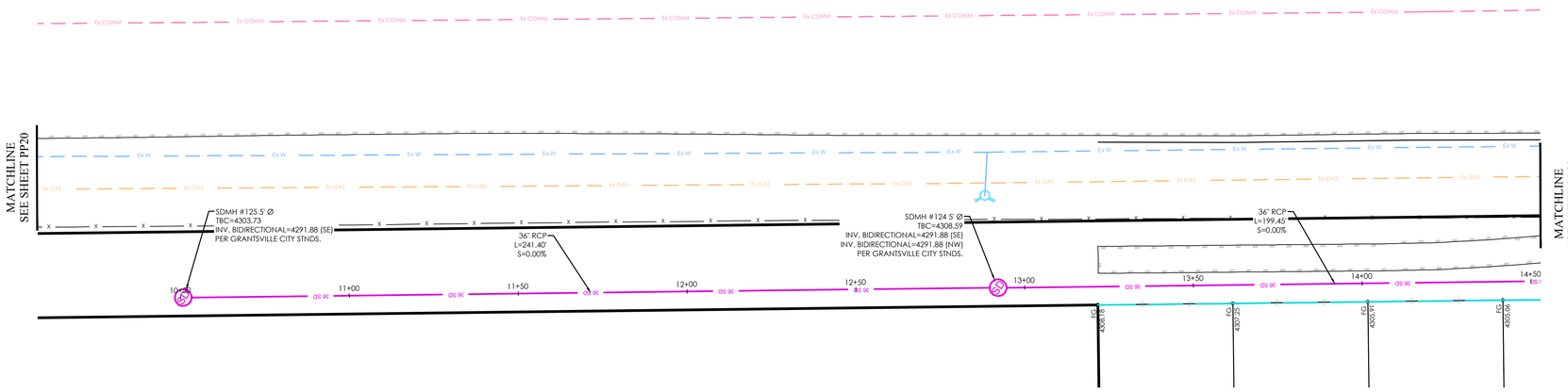
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SD OUTFALL 1

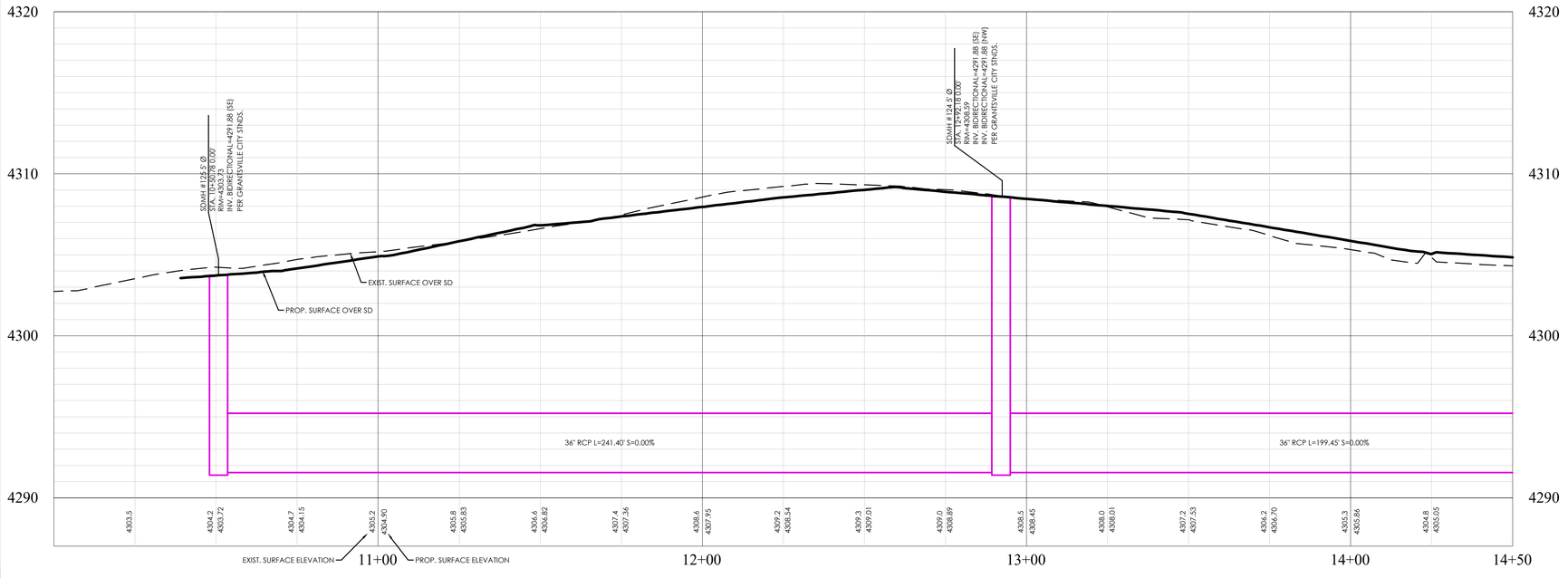
Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP20

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

Z:_2023\23-0400 desert edge phase 1 (fig)\design 23-0400\dwg\sheets\PP20 - SD OUTFALL #1.dwg



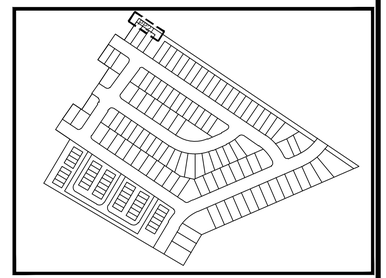

## SD OLD LINCOLN HWY PLAN




## SD OLD LINCOLN HIGHWAY PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN (15 SD)
- 8" SANITARY SEWER (8 SS)
- 8" CULINARY WATER (8 W)
- 8" SECONDARY WATER (8 SW)
- CONTOUR MAJOR (XXXX)
- CONTOUR MINOR (XXXX)
- EXIST. STORM DRAIN (Ex SD)
- EXIST. SANITARY SEWER (Ex SS)
- EXIST. CULINARY WATER (Ex W)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

N

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

SD OLD LINCOLN HWY

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
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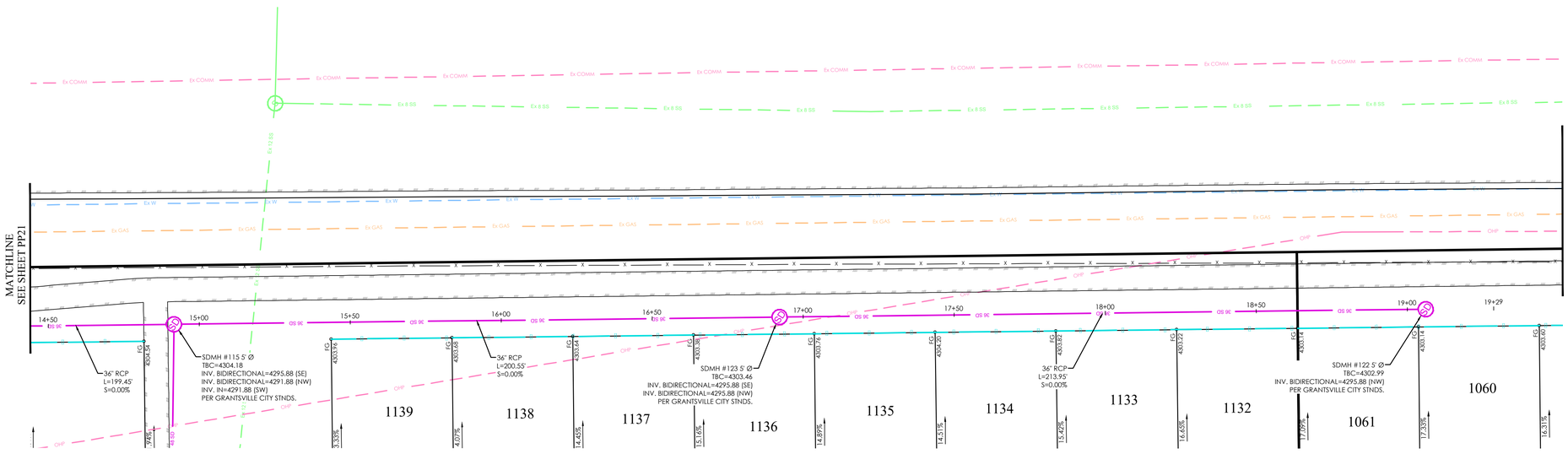
| 6 | ---- | ---- |

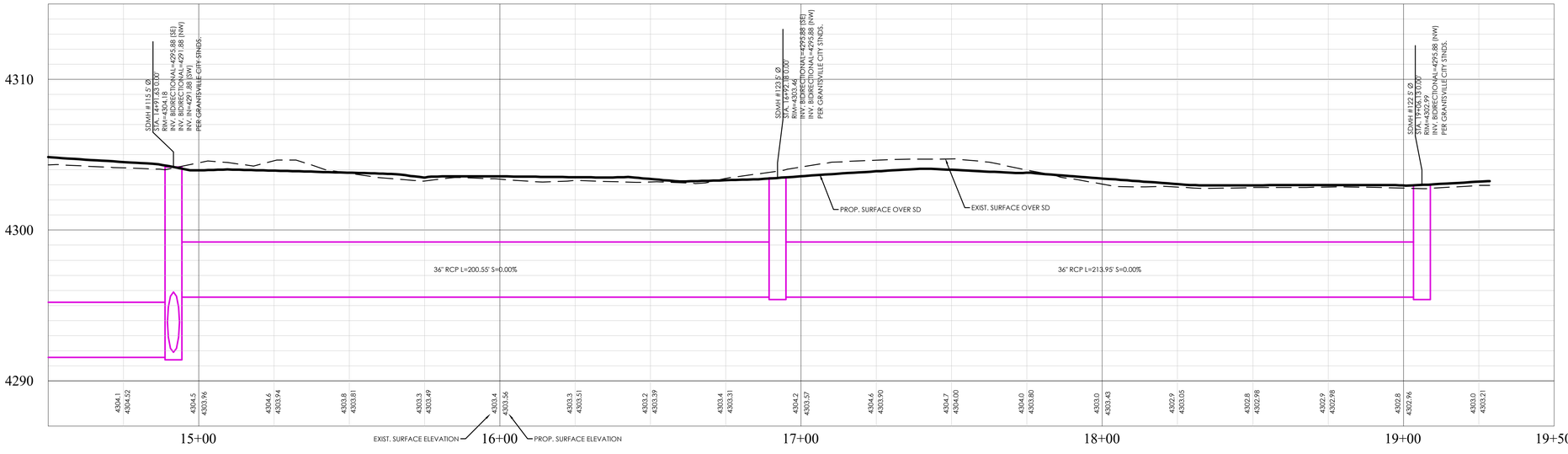
SD OLD LINCOLN HWY

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP21

Z:_2023\23-0400 desert edge phase 1 (ga)\design 23-0400\dwg\sheets\PP21 - SD OLD LINCOLN HWY.dwg



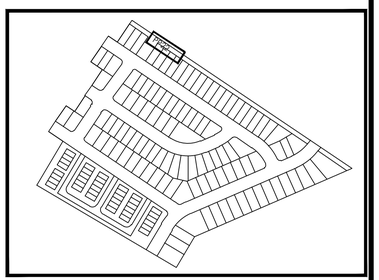

## SD OLD LINCOLN HWY PLAN




## SD OLD LINCOLN HIGHWAY PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

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# DESERT EDGE PUD PHASE 1
GRANTSVILLE CITY, UTAH
SD OLD LINCOLN HWY

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
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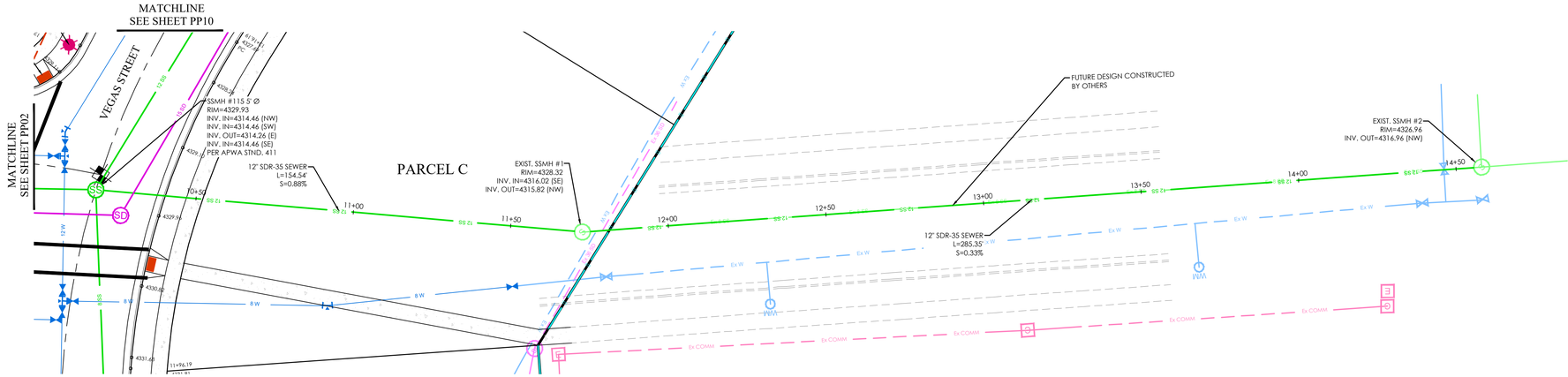
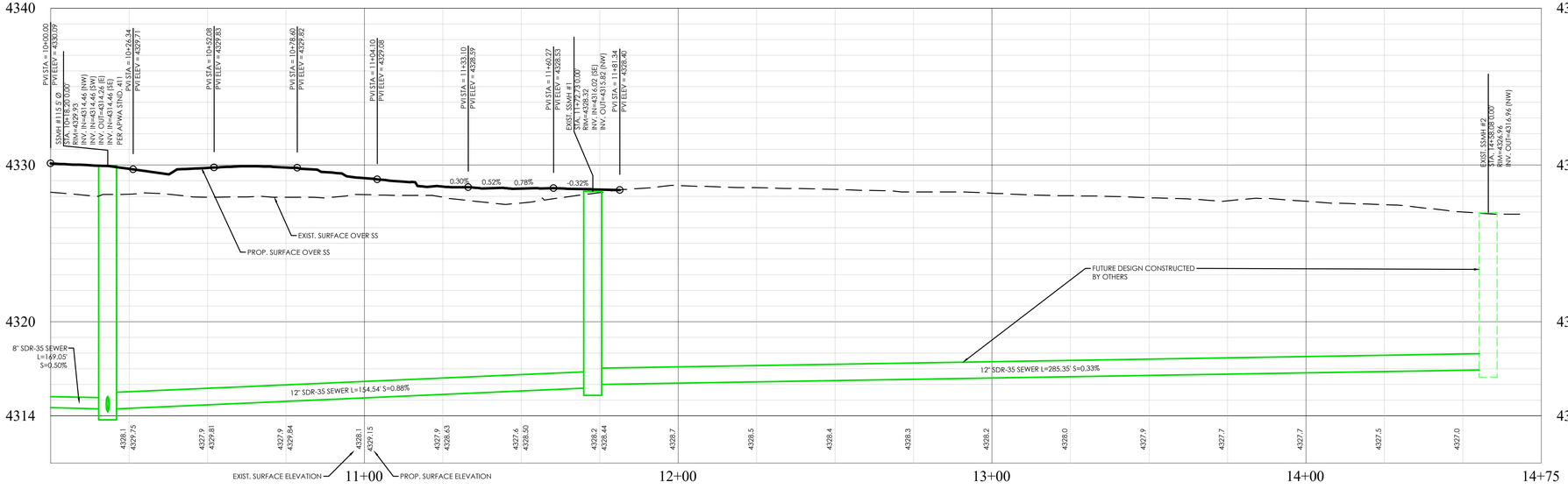
SD OLD LINCOLN HWY

Scale: 1"=20' | Drawn: MW
Date: 01/03/2024 | Job #: 23-0400
Sheet: PP22

Z:_2023\23-0400 desert edge phase 1 (g)\design 23-0400\dwg\sheets\PP22 - SD OLD LINCOLN HWY.dwg




## SS CATCH PLAN




## SS CATCH PROFILE

### LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
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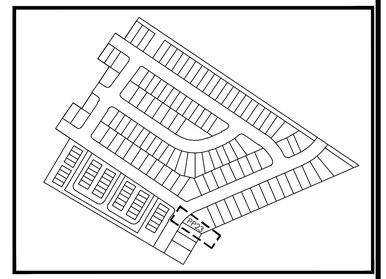
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- PROPOSED WALL



KEY MAP
N.T.S

**BENCHMARK**

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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# DESERT EDGE PUD PHASE 1

GRANTSVILLE CITY, UTAH

SS CATCH

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
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SS CATCH

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | MW |
| Date: | 01/03/2024 | Job #: | 23-0400 |
| Sheet: | PP23 | | |

Z:_2023\23-0400 desert edge phase 1 (rg)\design 23-0400\dwg\sheets\PP23 - SS CATCH.dwg