

**GRANTSVILLE CITY  
ZONING DEPARTMENT**

429 EAST MAIN STREET  
GRANTSVILLE, UTAH 84029  
PHONE (435) 884-3411  
FAX (435) 884-0426

Final Plat Fees:

\$2000.00 for Plat  
\$125.00 per Lot

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**FINAL PLAT APPLICATION**

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Date of Application 3/31/22

Subdivision Name Northstar Ranch Phase 8

Property Owner(s) / Agent's Name Northstar Ranch, LLC / Travis Taylor

Mailing Address 1950 N 2200 W, Suite 9

Salt Lake City, UT 84116

Email of Contact Person [REDACTED]

Owner Phone [REDACTED] Agent Phone [REDACTED]

Number of Acres in Subdivision 7.085

Total Number of Lots on Plat 15

Range of Lot Sizes approximately 14,535 sf to 23,051 sf

Current Zoning of Property R-1-21 PUD

  
Signature of Owner or Agent

# **GRANTSVILLE CITY FINAL PLAT CHECKLIST**

## **Final Plat Application Must Contain the Following Required Materials and Copies:**

☒ X A completed application form; and

☐ One (1) original "24 X 36" Mylar of the Final Plat (Turn in within a week of City Council Approval); and

☒ X PDF copy of the plat; and

☒ X Payment of fee of \$2000.00 plat review and \$125.00 per lot; and

☒ N/A Payment of any unpaid fees owed to Grantsville City for development of land, code enforcement or building permits; and

☒ X Engineer's Cost Estimate for construction of infrastructure and off-site improvements signed and stamped by a licensed engineer and approved by the City Engineer; and

☒ X Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months; and

☒ X Engineering for the proposed water system and a spreadsheet calculation of all culinary and secondary water to be provided for each lot pursuant to Sec. 21.6.12(3) (use the attached indoor/outdoor water calculation sheet to complete this); and

☐ A valid water conveyance of water rights pursuant to Section 21.6.12 of this Chapter to service the development and other documentation evidencing the perpetual availability of adequate non-City water for outdoor use. The Developer shall also be required to pay for and submit to the City an opinion from an independent water rights attorney to be designated or approved by the City, indicating the legal status of the water rights to be conveyed, whether or not the proposed conveyance will meet the requirements of the City ordinances and that the transaction will be effective in conveying the required water and water rights to the City the Developer shall also obtain and pay for a policy of title insurance for the culinary water rights in an amount to be approved by the City and provide a valid deed or certificate to the City for all required secondary water rights. The secondary water rights shall be accompanied with a current letter from the irrigation company that issued the secondary water rights, indicating that the water rights are valid and that the conveyance to the City will be or is recognized by the irrigation company. The City will allow the culinary and secondary water rights to actually be transferred to the City after the city council has approved the Final Plat, but the developer shall be required to provide a copy of the proposed deeds or certificates and a commitment for the title insurance prior and letter from the irrigation company prior to final approval.

☒ N/A A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation; and

☒ ~~X~~ Copies of proposed protective covenants, trust agreement and homeowner's association articles and by laws; and

☐ Provide evidence of application for storm water discharge permit with State; and

☒ ~~X~~ Provide evidence of Record of Survey number by placing it on the first page of preliminary drawings; and

☒ ~~X~~ Evidence of application (Notice of Intent form) for a Utah Pollutant Discharge Elimination System; and

☐ Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid; and

☒ ~~X~~ A statement identifying the proposed method of bonding for required subdivision improvements, including streets, roads, and related facilities, water distribution system, sewage collection system, flood plain protection, storm drainage facilities and such other necessary facilities as may be required by the City; and

☒ ~~X~~ The Preliminary Plat and construction drawings submitted on a **USB drive** in a format compatible w/ **GIS and AutoCAD version 11 or later**. The boundary and ownership lines depicted on the Preliminary Plat to be submitted with the following layers and names: abbreviation of the subdivision name to be included in the blank space in the layer name below:

Exterior Boundary Lines	Sub-_-Bandy
Right-of-way Lines	Sub-_-Row
Lot Lines	Sub-_-LL
Centerline Roads	Sub-_-CL
Easement Lines	Sub-_-Ease
Section Lines	Sub-_-Section
Ties to Section Corners	Sub-_-Section-Tie
Street Monuments	Sub-_-St-Mon
Lot Numbers	Sub-_-Lots
Street Names	Sub-_-Street

**\*\*** Once the Final Plat is approved, there are five (5) steps that must be taken prior to the Mylar being recorded at the County Recorder's office. They are:

- o Have a Pre-Construction Meeting.
- o Submit Mylar for signatures. Sign Development Agreement.
- o Pay 3% Inspection Fees based on the Approved Engineer's Cost Estimate minus the 10% Contingency.
- o Turn over secondary and culinary water for entire project, or for each phase as approved.
- o Bond for all off-site improvements



### **The Following Elements of a Final Plat Application Are Required:**

☒ (The Final Plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements, and monumental any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office.)

☒ All details of the plat shall be legible. A poorly-drawn plat shall be cause for denial.

☐ A traverse shall not have an error of closure greater than one part in 10,000.

☒ The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's edge or otherwise.

☐ If a plat is revised, a copy of the old plat shall be provided for comparison purposes.

☒ All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the city engineer and shall be shown on the plat with the corresponding lot number.

☒ For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.

☐ Excepted parcels shall be marked, "Not included in this subdivision."

☒ All public lands shall be clearly identified.

☒ All public roads shall be clearly marked as "dedicated public road."

☐ All private roads shall be clearly marked as "private road."

☒ All roads shall be identified by names approved by Grantsville City.

☒ All easements shall be designated as such and dimensions given.

☐ All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, roads, or as excepted parcels.

☒ Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

☒ Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced

in one plat, provided that all owners join in the dedication and acknowledgments.

X Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.

X Surveys shall tie into the state grid or other permanent marker established by the county surveyor.

X The plat shall be labeled "Final Plat."

\_\_\_\_\_ The surveyor making the plat shall bond or provide to the city adequate security to place monuments as represented on the plat upon completion of the subdivision improvements.

The information on the Final Plat shall include:

- (a) the name of the subdivision, true north arrow and basis thereof, and date;
- (b) the owner's dedication which shall contain the language:

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#### **OWNERS DEDICATION AND CONSENT TO RECORD**

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 and streets together with easements as set forth hereafter to be known as

#### **NAME OF SUBDIVISION**

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

- (c) names of the owner or owners including beneficial owners of record under the signature lines in the owner's dedication;
- (d) square footage of each lot under one acre or the lot acreage if one acre or larger;
- (e) township, range, section and quarter section if a portion;
- (f) graphic scale;
- (g) the State plane coordinates on the subdivision boundary;
- (h) survey monuments which are marked with a description, name and date;
- (i) the total water allocation in acre/feet for each lot for its allocation of water;
- (j) the 100-foot radius wellhead protection zone on all existing wells;
- (k) signature blocks for:
  - (i) the city engineer or designee;
  - (ii) the city public works director;
  - (iii) the city attorney;
  - (iv) the county treasurer indicating at the time of signing that the property taxes due and owing have been paid in full;

- (v) the recordation of the plat by the Tooele County Recorder's office with a line for the recordation number, who recorded for, the date, time and fee;
- (vi) the city fire department;
- (vii) the county surveyor;
- (viii) the city planning commission chair; and
- (ix) the mayor with an attest from the city recorder.

\*\* The Final Plat shall conform in all major respects to the approved preliminary design stage plat. When the zoning administrator determines that the application is complete and all signatures are on the plat, the application shall be placed on the planning commission agenda. A Final Plat submittal shall not be accepted more than one year from date of the design stage approval, unless proper extensions have been requested and approved, as required.



Northstar Ranch  
Phase 8

March 14, 2022

Engineer's Opinion of Probable Cost for City Bonding

	Description	Bid Qty.	UM	Unit Direct Cos	Total	Category Totals
<b>SEWER</b>						
	8" PVC	897	lf	\$23.00	\$ 20,631.00	
	4' Manhole	4	ea	\$5,800.00	\$ 23,200.00	
	4" Lateral	16	ea	\$920.00	\$ 14,720.00	
	Testing - Sewer Lines	897	lf	\$0.75	\$ 672.75	
	Testing - Manholes	4	ea	\$250.00	\$ 1,000.00	
						\$ 60,223.75
<b>CULINARY WATER</b>						
	10" C900 CL 150 w/ fittings	481	lf	\$41.00	\$ 19,721.00	
	10" Valve	2	ea	\$3,860.00	\$ 7,720.00	
	8" C900 CL 150 w/ fittings	443	lf	\$37.00	\$ 16,391.00	
	8" Hydrant Assembly	2	ea	\$5,900.00	\$ 11,800.00	
	8" Valve	1	ea	\$2,650.00	\$ 2,650.00	
	3/4" HDPE services with setter	16	ea	\$950.00	\$ 15,200.00	
						\$ 73,482.00
<b>EARTH WORK</b>						
	Clear & Grubbing	47,631	sf	\$0.12	\$ 5,715.72	
	Subbase	47,631	sf	\$0.84	\$ 40,010.04	
	Roadbase	47,631	sf	\$0.68	\$ 32,389.08	
	Earthwork - road section to subbase	1	ls	\$16,500.00	\$ 16,500.00	
						\$ 94,614.84
<b>ASPHALT AND CONCRETE</b>						
	APWA Type A curb and gutter	2,581	lf	\$23.00	\$ 59,363.00	
	Handicap Ramp	2	ea	\$350.00	\$ 700.00	
	Sidewalk w/ base	2,581	lf	\$19.25	\$ 49,684.25	
	Collar manholes	4	ea	\$350.00	\$ 1,400.00	
	Collar valves	3	ea	\$250.00	\$ 750.00	
	Asphalt - road	31,715	sf	\$1.32	\$ 41,863.80	
						\$ 153,761.05
<b>MISC</b>						
	Construction Entrance	1	ls	\$2,000.00	\$ 2,000.00	
	Silt fence / swale / berm	2,691	lf	\$1.50	\$ 4,036.50	
	SWPPP maintenance	1	ls	\$2,500.00	\$ 2,500.00	
	Street signs	3	ea	\$500.00	\$ 1,500.00	
	Monuments	3	ea	\$500.00	\$ 1,500.00	
						\$ 11,536.50
<b>TOTAL</b>						\$ 393,618.14



GRANTSVILLE CITY  
429 E MAIN STREET  
GRANTSVILLE UT 84029

435-884-3411

Receipt No: 7.000607

Mar 31, 2022

NORTH STAR RANCH

ZONING/SUBDIV. FEES - ZONING & SUBDIVISION FEE	3,875.00
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Total:	3,875.00
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ENGINEERING FEES - ENGINEERING SUBDIVISION FEES	450.00
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ENGINEERING FEES - BOND ADMIN FEE	300.00
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Total:	750.00
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Total Applied:	4,625.00
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Change Tendered:	.00
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04/05/22 11:25AM