

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
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BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE
QUARTERS OF SECTION 4 AND THE NW
QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'

TOTAL AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(513) SINGLE FAMILY LOTS	3,762,277.20 sq. ft.	86.37 acres	38.16%
(441) MULTIFAMILY UNITS	1,672,704.00 sq. ft.	38.40 acres	16.97%
PARKS AND OPEN SPACE	1,219,680.00 sq. ft.	28.00 acres	12.37%
COMMERCIAL	871,200.00 sq. ft.	20.00 acres	8.84%
MINOR COLLECTOR ROADS	703,929.60 sq. ft.	16.16 acres	7.14%
NEIGHBORHOOD STREETS	1,628,708.40 sq. ft.	37.39 acres	16.52%
TOTAL SITE	9,858,499.20 sq. ft.	226.32 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.05 acres	EXCLUDED OVERALL
NOTE: EXCLUDED CHURCH PARCEL TO BE DEEDED TO THE LDS CHURCH. OVERALL DENSITY IS 891 UNITS / 226.32 ACRES = 3.94 UNITS/ACRE.			

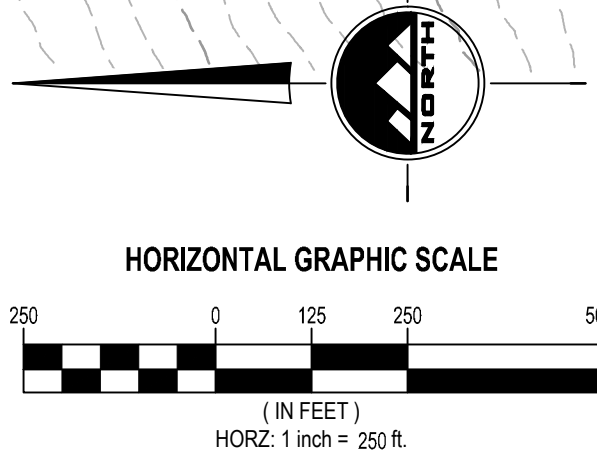
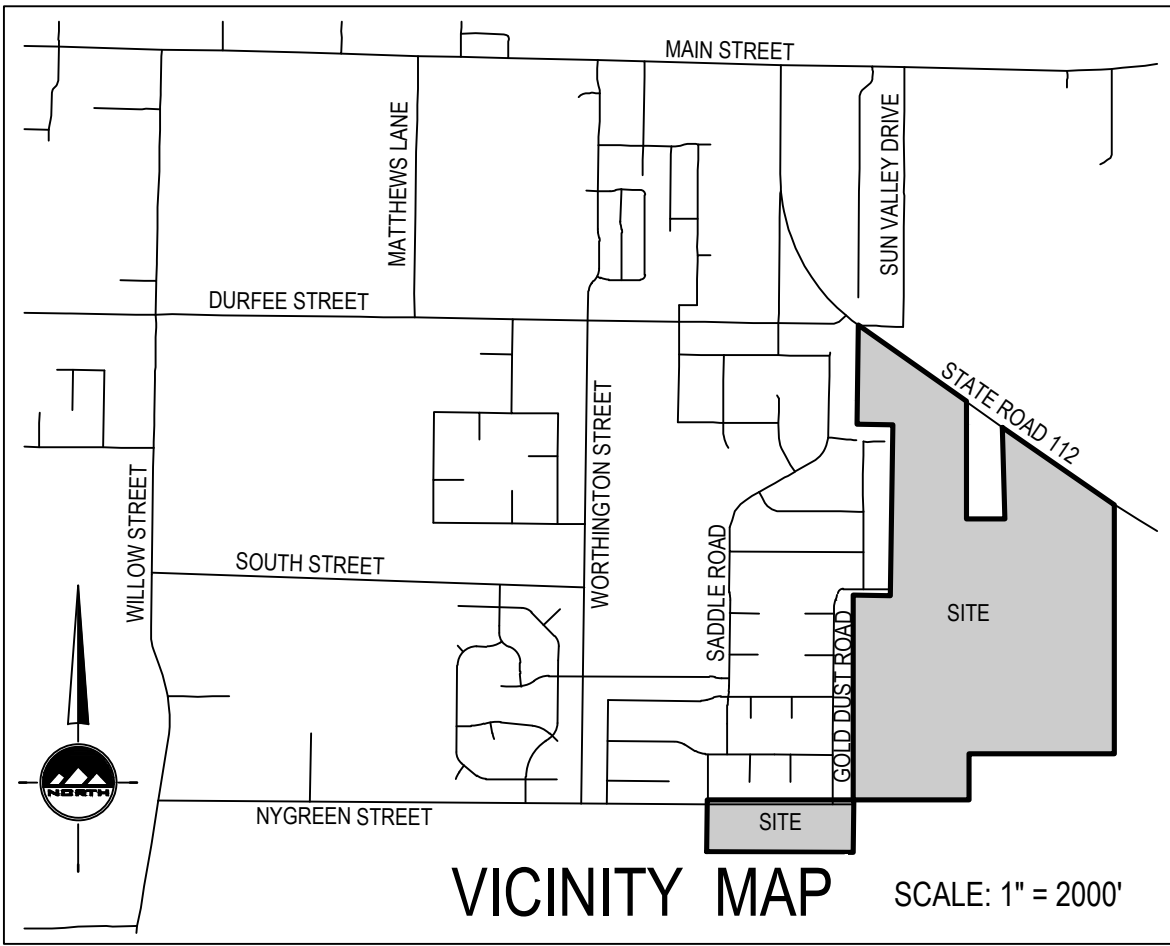
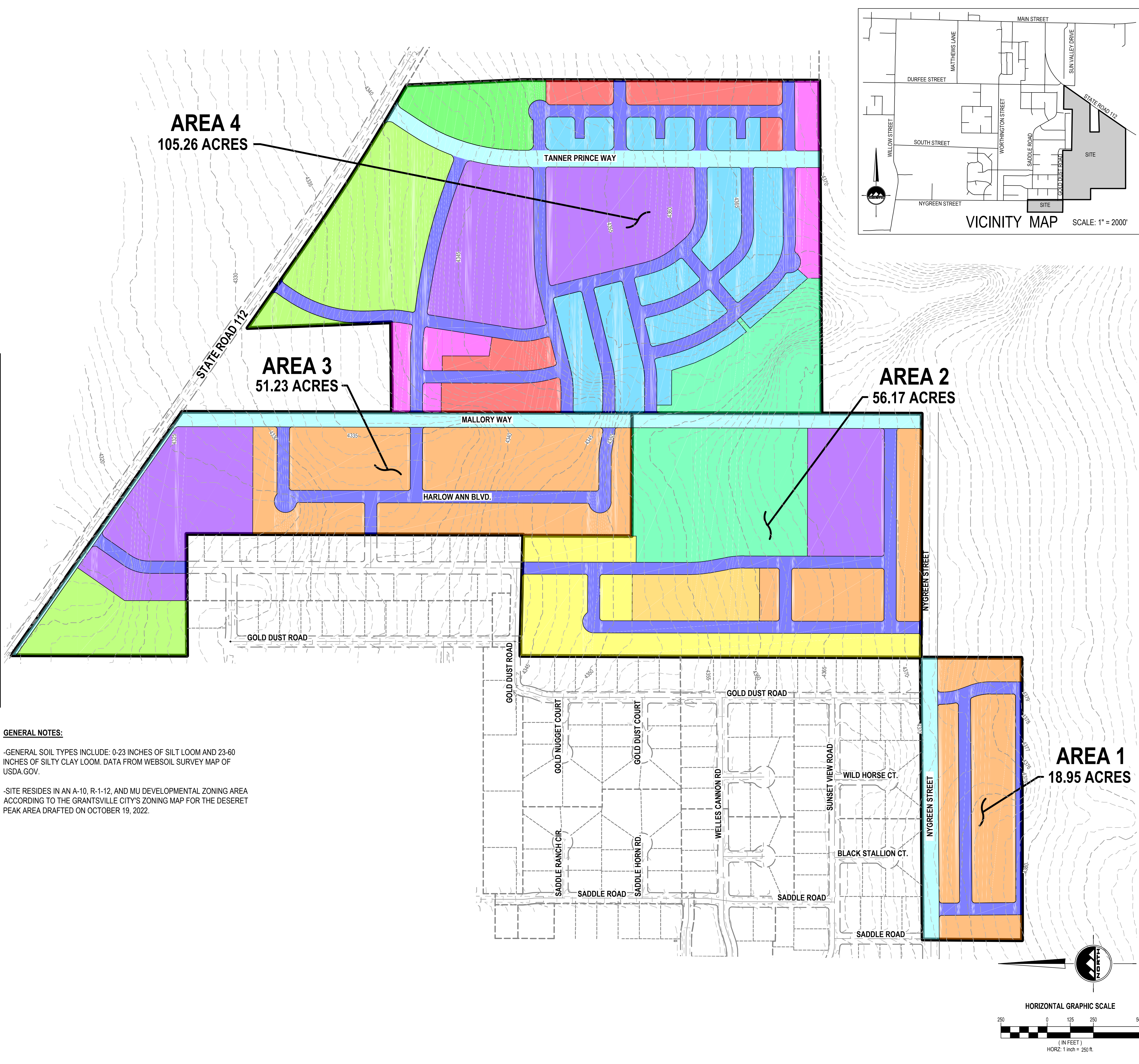
UNIT BREAKDOWN				
AREA	HOUSING TYPE		TARGET	QUANTITY OF UNITS
1	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	51
2	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	65
2	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	31
2	LDR	LOW-DENSITY RESIDENTIAL	12,000 SQ. FT.	15
2	LDR	LOW-DENSITY RESIDENTIAL	21,780 SQ. FT.	23
3	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	115
3	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	98
4	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	198
4	HDR	HIGH-DENSITY RESIDENTIAL	4,000 - 6,000 SQ. FT	203
4	HDR	HIGH-DENSITY RESIDENTIAL	6,000 - 8,000 SQ. FT	61
4	MDR	MEDIUM-DENSITY RESIDENTIAL	8,000 - 10,000 SQ. FT	31
TOTAL SITE UNITS				891
NOTE: OVERALL DENSITY IS 954 UNITS / 226.55 ACRES = 4.21 UNITS/ACRE.				

- HIGH-DENSITY RESIDENTIAL, 4,000-6,000 SF LOTS
- HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- LOW-DENSITY RESIDENTIAL (LDR) TARGET 12,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
- PARKS AND OPEN SPACE
- COMMERCIAL
- CHURCH PARCEL

GENERAL NOTES:

-GENERAL SOIL TYPES INCLUDE: 0-23 INCHES OF SILT LOOM AND 23-60 INCHES OF SILTY CLAY LOOM. DATA FROM WEB Soil SURVEY MAP OF USDA.GOV.

-SITE RESIDES IN AN A-10, R-1-12, AND MU DEVELOPMENTAL ZONING AREA ACCORDING TO THE GRANTSVILLE CITY'S ZONING MAP FOR THE DESERET PEAK AREA DRAFTED ON OCTOBER 19, 2022.



GRANTSVILLE CITY PLANNING COMMISSION

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

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

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

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD

CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

OVERALL CONCEPT

PROJECT NUMBER
T17741

PRINT DATE
2024-01-16

PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

1 of 5

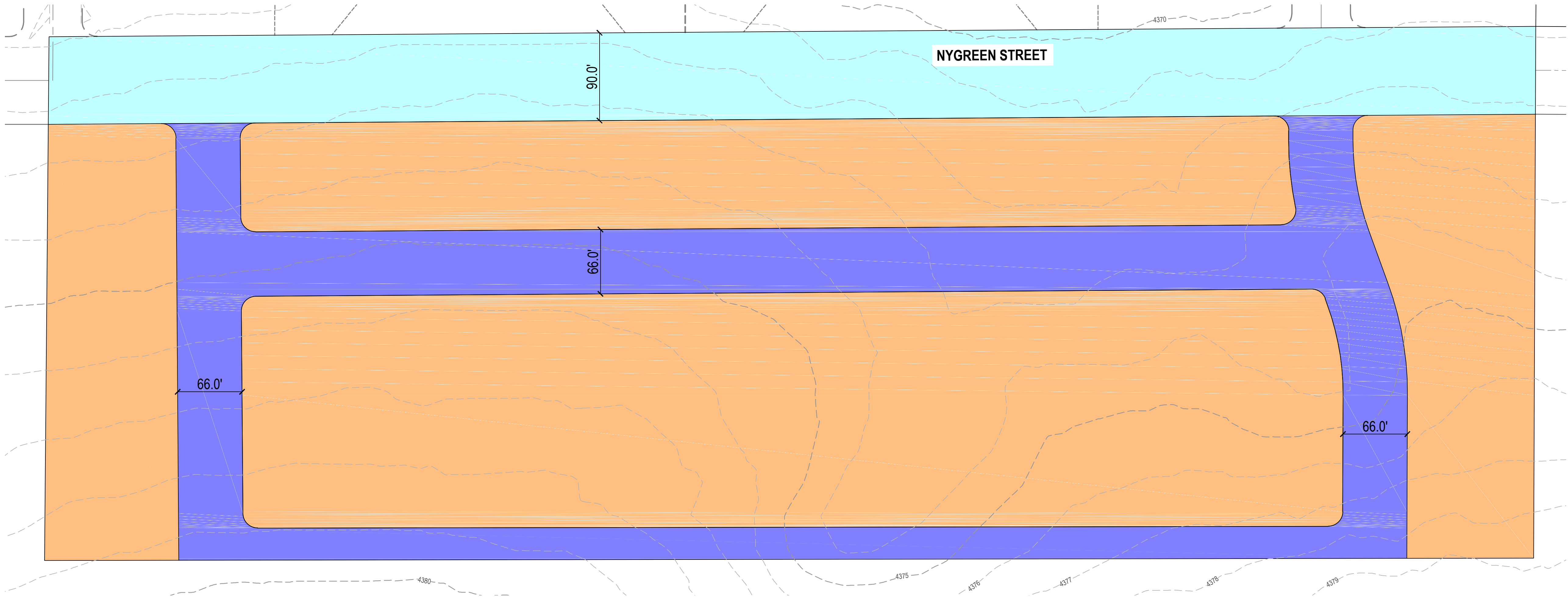
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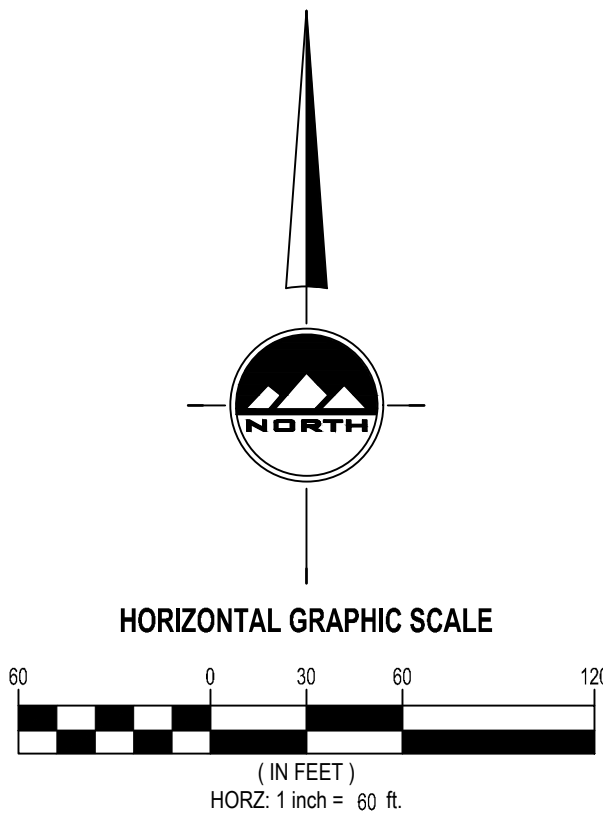
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ELEV = 4394.49'



- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(51) SINGLE FAMILY LOTS	517,928.40 sq. ft.	11.89 acres	65.69%
MINOR COLLECTOR ROADS*	100,623.60 sq. ft.	2.31 acres	12.76%
NEIGHBORHOOD STREETS	169,884.00 sq. ft.	3.90 acres	21.55%
TOTAL SITE	788,436.00 sq. ft.	18.10 acres	100.00%
(51) TOTAL UNITS	UNITS PER ACRE = 51 / 18.10 = 2.82		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,525 L.F. OF 90' WIDE RIGHT-OF-WAY AND 2,165 L.F. OF 66' WIDE RIGHT-OF-WAY * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 90' ROW			



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CONCEPTUAL LAYOUT

GRANTSVILLE, UT

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AREA 1 CONCEPT

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PROJECT MANAGER
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DESIGNED BY
R. FISH

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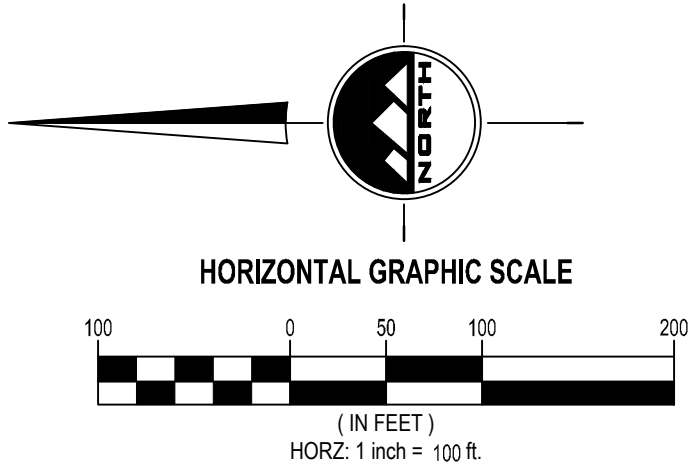
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- LOW-DENSITY RESIDENTIAL (LDR) TARGET 12,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREEETS
- PARKS AND OPEN SPACE

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(23) ±21,780 SQ. FT. SINGLE FAMILY LOTS	516,621 sq. ft.	11.86 acres	21.31%
(15) ±12,000 SQ. FT. SINGLE FAMILY LOTS	179,902 sq. ft.	4.13 acres	7.42%
(31) ±10,000 SQ. FT. SINGLE FAMILY LOTS	313,283 sq. ft.	7.19 acres	12.92%
(65) MULTIFAMILY UNITS	286,668 sq. ft.	6.58 acres	11.82%
PARK	669,957 sq. ft.	15.38 acres	27.63%
MINOR COLLECTOR ROADS*	103,498 sq. ft.	2.38 acres	4.27%
NEIGHBORHOOD STREETS	354,926 sq. ft.	8.15 acres	14.64%
TOTAL SITE	2,424,855 sq. ft.	55.67 acres	100.00%
(134) TOTAL UNITS	UNITS PER ACRE = 134 / 55.67 = 2.41		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,610 L.F. OF 80' WIDE RIGHT-OF-WAY, 5,585 L.F. OF 66' WIDE RIGHT-OF-WAY, AND 1,325 L.F. OF THE 80' WIDE RIGHT-OF-WAY OF NYGREEN LOCATED ON AN ADJACENT PROPERTY (THE AREA OF NYGREEN WAS NOT INCLUDED IN THE AREA OF THE DEVELOPMENT). * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW			



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AREA 2 CONCEPT

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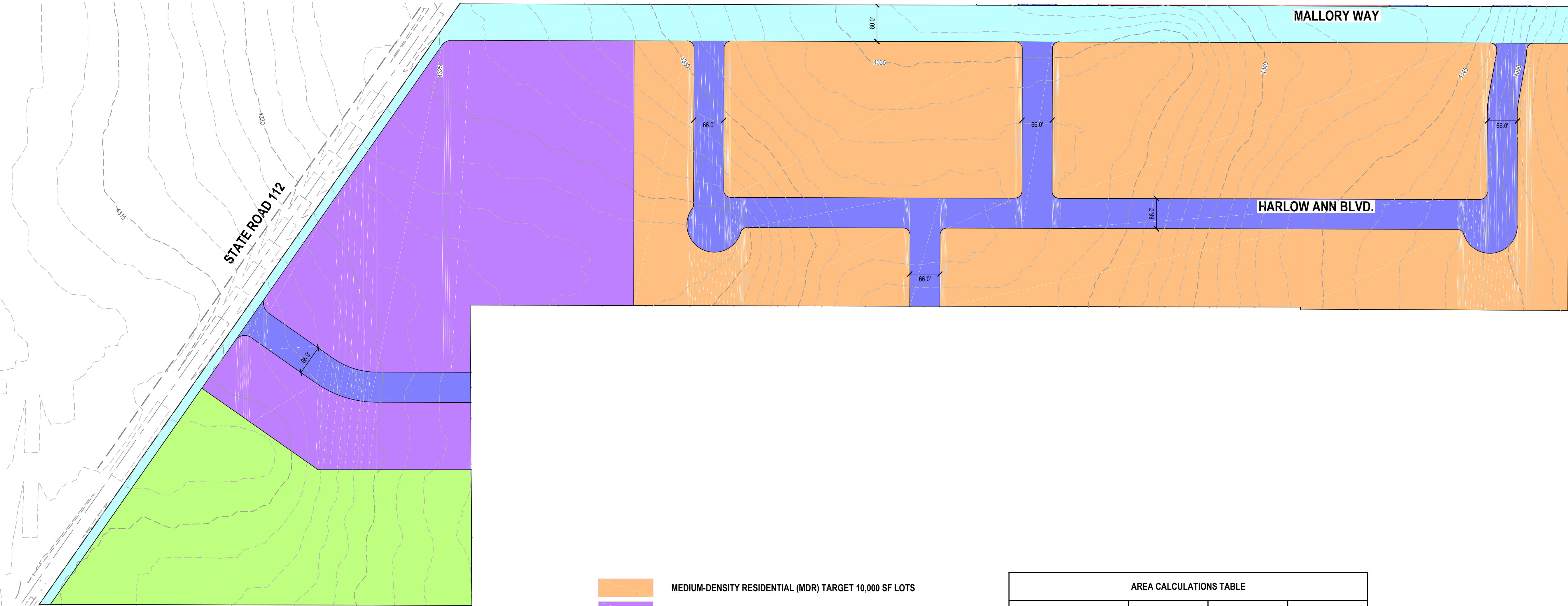
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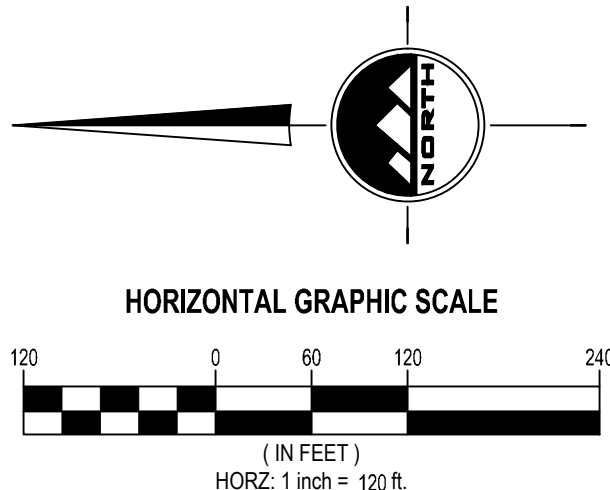
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- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
- COMMERCIAL

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(115) MULTIFAMILY RESIDENTIAL UNITS	501,243 sq. ft.	11.51 acres	22.81%
(98) ±10,000 SQ.FT. SINGLE FAMILY LOTS	981842,4000	22.54 acres	44.69%
MINOR COLLECTOR ROADS*	192,883 sq. ft.	4.43 acres	8.78%
NEIGHBORHOOD STREETS	244,197 sq. ft.	5.61 acres	11.11%
COMMERCIAL	276,873 sq. ft.	6.3561	12.60%
TOTAL SITE	2197038,4000	50.44 acres	100.00%
(213) TOTAL UNITS	UNITS PER ACRE = 213 / 50.44) = 4.22		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,499 L.F. OF 80' WIDE RIGHT-OF-WAY AND 3,770 L.F. OF 66' WIDE RIGHT-OF-WAY. * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW			



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AREA 3 CONCEPT

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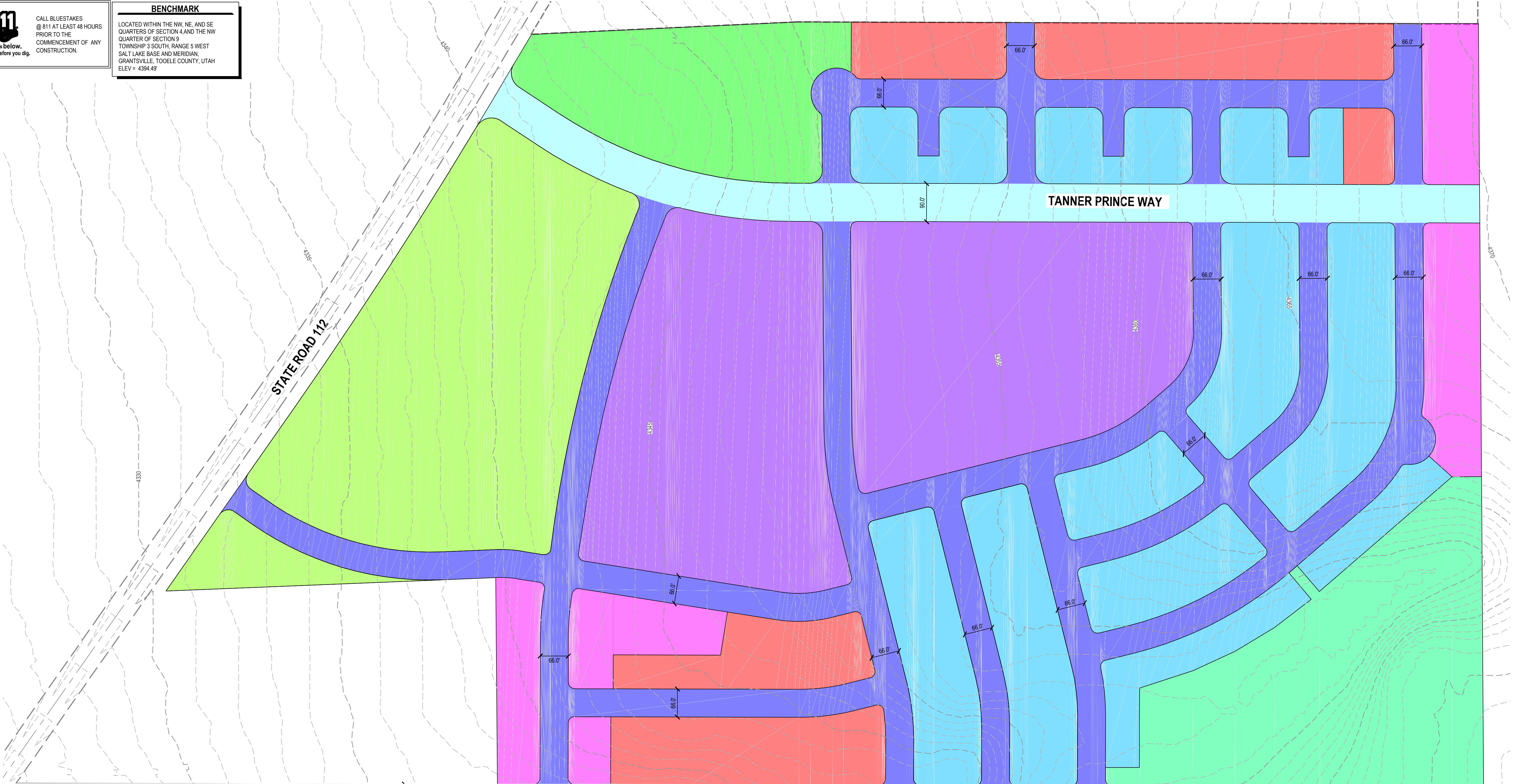
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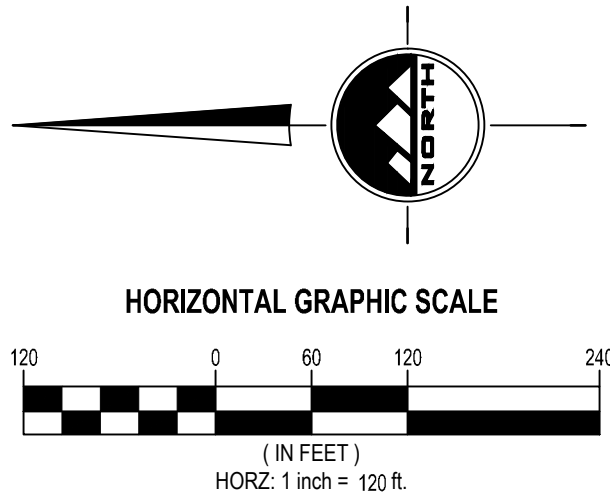
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- HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
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- COMMERCIAL
- CHURCH PARCEL

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(203) 4,000-6,000 SQ. FT. SINGLE FAMILY LOTS	815,878 sq. ft.	18.73 acres	18.94%
(61) 6,001-8,000 SQ. FT. SINGLE FAMILY LOTS	366,513 sq. ft.	8.41 acres	8.51%
(31) 8,001-10,000 SQ. FT. SINGLE FAMILY LOTS	250,034 sq. ft.	5.74 acres	5.80%
(198) MULTIFAMILY UNITS	864,709 sq. ft.	19.85 acres	20.08%
PARK	399,227 sq. ft.	9.16 acres	9.27%
COMMERCIAL	594,681 sq. ft.	13.65 acres	13.81%
MINOR COLLECTOR ROADS*	156,685 sq. ft.	3.60 acres	3.64%
NEIGHBORHOOD STREETS	859,613 sq. ft.	19.73 acres	19.96%
TOTAL SITE	4,307,340 sq. ft.	98.88 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.050 acres	EXCLUDED OVERALL
(493) TOTAL UNITS	UNITS PER ACRE = 493 / 98.88 = 4.99		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,470 L.F. OF 90' WIDE RIGHT-OF-WAY AND 14,500 L.F. OF 66' WIDE RIGHT-OF-WAY. * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 90' ROW			



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AREA 4 CONCEPT

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