

July 6, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on July 6, 2022.

Please email comments to

bbaugh@grantsvilleut.gov. Please

add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Approval of minutes from the Regular June 1, 2022 and June 15, 2022 and Special June 22, 2022 City Council meetings

b. Approval of Bills

AGENDA ITEM #3

**Discussion with Flyway Holdings
regarding water acquisition
amounts**

AGENDA ITEM #4

Consideration of approval of noise variance on July 31, 2022 until midnight for the NASA Utah 6 Hour Endurance Race at Utah Motorsports Campus

AGENDA ITEM #5

Presentation by Flock Safety

AGENDA ITEM #6

**Consideration of Ordinance 2022-11
approving the Adoption of Chapter
5.1.14 in the Grantsville City Land
Use Management and Development
Code**

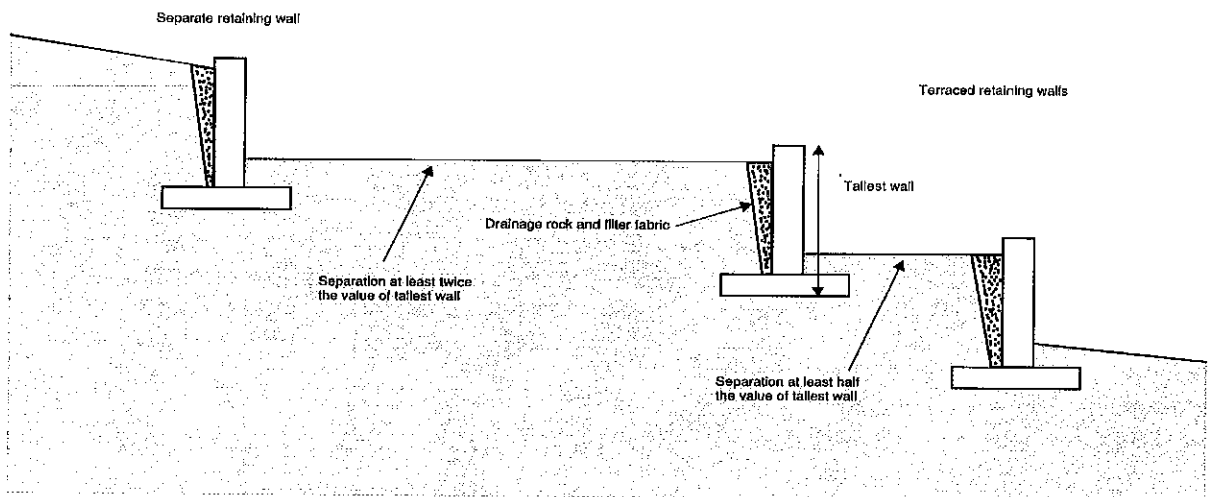
RETAINING WALLS:

- A. **Applicability:** This section applies to all "Retaining Walls", as defined in chapter 2 of the Land Use Ordinance Code.
- B. **Building Permit Required:** Except as otherwise provided in subsections C of this section, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
- C. **Building Permit Exemptions:** The following do not require a building permit:
 - 1. Retaining walls less than four feet (4') in height with less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within ten feet (10') of the wall;
 - 2. Nontiered retaining walls less than three feet (3') in height with back slopes flatter than or equal to two horizontal units to one vertical unit (2H:1V) and having front slopes no steeper than or equal to four horizontal units to one vertical (4H:1V);
 - 3. Tiered retaining walls less than three (3') in height per wall and which have front slopes and back slopes of each wall no steeper than or equal to ten horizontal units to one vertical unit (10H:1V) within ten feet (10') of the walls;
 - 4. Retaining walls less than or equal to one foot (1') in height with a fence less than or equal to six feet (6') in height attached to the top of it; and
 - 5. Retaining walls less than fifty (50) square feet in size.
- D. **Geologic hazard:** Global stability analysis of modified natural slopes steeper than three horizontal units to one vertical unit (3H:1V) and cut or fill slopes of two horizontal units to one vertical unit (2H:1V) or greater is required.
- E. **Engineered Design Required:** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
- F. **Height, Separation and Plantings:**
 - 1. For the purposes of this subsection, the height of a retaining wall is measured from the bottom of the footing to the top of wall. If a retaining wall has a varying height along its length, the height is the largest value of the measured height along the length of the wall.
 - 2. Depending on the construction material used, distances will be measured to the face of the wall or the projection of the footing, whichever is greater.
 - 3. For the purposes of this subsection, front setback area shall mean the setback area adjacent to a street. For corner lots, as defined in the Land Use Ordinance Chapter 2 (170), the two (2) front setback areas shall be the two (2) front yards. All setback measurements are taken from the property lines for the parcel.
 - 4. A single retaining wall shall not exceed nine feet (9') in height. Within the front setback area, each retaining wall shall not exceed four feet (4') in height.
 - 5. Terracing of retaining walls is permitted, but the combined height of all walls shall not exceed eighteen feet (18'). Walls with a separation distance of at least two times the height of the tallest wall (2 x height, height of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls. In a terrace of retaining walls, a minimum

horizontal separation of at least half the height of the tallest wall of the terraced retaining wall group (height of largest wall/2) is required as measured from the back of the lower wall to face of the higher wall. See figure 1 below

6. Walls within thirty feet (30') of a street.
 - a. The area in front of each retaining wall shall require a minimum of five (5) shrubs for every twenty (20) linear feet of planting area. Shrubs shall be watered by drip irrigation to minimize erosion.
 - b. Retaining walls may be concrete, colored concrete, feature decorative or architectural finished such as, but not limited to, rock wall, board form, or split face.
7. Retaining walls shall be located at least seven feet (7') away from any property line that is adjacent to a street.
8. Drainage for walls needs to including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day lighting to a proper outlet or weep holes placed through the base of the wall.

Figure 1



- G. Submittals: The following documents and calculations prepared by a licensed engineer in the State of Utah shall be submitted with each retaining wall permit application:
 1. Profile drawings with the base elevation, exposed base elevation, and top of wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
 2. Cross-sectional drawings, including surface grades and structures located in front of and behind the retaining wall at a distance equivalent to three (3) times the height of the wall and, if the wall is supporting a slope, then the cross-section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of the slope;

3. A site plan showing the location of the retaining walls with the base elevation, exposed base elevation, and top of the wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
4. Material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - a. For soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - b. If laboratory testing was conducted from off-site but similar soils in the area, the results of the testing with similar soil classification testing must be submitted;
 - c. For segmented block walls, the manufacture's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix;
 - d. Minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - e. Soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - f. If a Proctor is completed, classification testing shall be submitted with the Proctor result; and
 - g. Laboratory testing shall be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
5. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear, and global stability as follows:
 - a. If geogrids are used, additional calculations for pullout, tensile overstress, internal sliding, facing connection, and bulging shall be completed, and other calculations used to meet the design standards for the particular material are required;
 - b. The design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix;
 - c. Calculations shall include analysis under static and seismic loads, which shall be based on the characteristic earthquake or maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the IBC;
 - d. Mechanically stabilized earth (MSE) walls shall be designed in general accordance with 2001 FHWA NHI-00-043 "Mechanically Stabilized Earth Walls and Reinforced Soil Slopes" or the National Concrete Masonry Association (NCMA) "Design Manual for Segmental Retaining Walls";
 - e. Rock walls shall be designed in general accordance with the 2006 FHWA-CFL/TD—06-006 "Rockery Design and Construction Guidelines"; and
 - f. Concrete cantilever walls shall be designed in general accordance with specification provided in current American Concrete Institute or American Society of Civil Engineers publications;
6. A global stability analysis demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
 - a. Factors of safety results shall be presented to the nearest hundredth;

- b. Seismic loads shall be based on the characteristic earthquake, with spectral acceleration factored for site conditions in accordance with the IBC;
 - c. The cross sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and
 - d. The global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet (9') in exposed height, absent of supporting structures within thirty feet (30') of the top of the wall, and which have less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within thirty feet (30") of the retaining wall structure;
 - 7. A drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - a. A synthetic material designed for the application may be used in lieu of the gravel;
 - b. If the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted; and
 - c. If the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free draining as substantiated through appropriate testing, then drainage material may be omitted from the design;
 - 8. The design engineer's acknowledgement of the soil strength parameters used in the design and the engineer's acceptance of the site for use of the retaining wall and if a separate geotechnical report was prepared and used by the design engineer, the geotechnical report shall be submitted, substantiating the values used for the materials strength analysis; and
 - 9. An inspection frequency schedule.
- H. Inspections and Final Report: The design engineer shall make all inspections needed for final approval and acceptance of the retaining wall when construction is complete. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include details of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.

AGENDA ITEM #7

**Consideration of Ordinance 2022-13
approving the amendment of
Chapter 4, Supplementary and
Qualifying Regulations of the
Grantsville City Land Use
Management and Development
Code**

**GRANTSVILLE
ORDINANCE**

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: ADOPTION “4.34 Multi Unit Residential Development” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

4.34 Multi Unit Residential Development (Non-existent)

AFTER ADOPTION

4.34 Multi Unit Residential Development(*Added*)

1. Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
 - a. As specified in GLUMDC 15.4 and 15.5, if the development is located in those districts.
 - b. For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:
 - i. Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq).
 - ii. Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units.
 - iii. Minimum frontage will be fifty feet (50').
 - iv. Minimum setback for the front yard will be twenty-five feet (25').
 - v. Minimum rear setback will be twenty feet (20').
 - vi. Minimum side yard setback will be twenty feet (20').
 - vii. For corner lots, there shall be two front yard setbacks.
 - viii. If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30').
3. Street and Parking

- a. All streets shall be designed and constructed to meet the City's standard for streets.
 - b. There shall be a minimum of two (2) parking spaces provided for each unit.
 - c. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided.
 - d. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
 - e. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
4. Building Requirements
- a. Maximum height is two (2) stories or thirty-five feet (35'), whichever is less.
 - b. Ground floor units shall be ADA accessible.
5. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

SECTION 2: AMENDMENT “6.13 Minimum Parking Requirements” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

6.13 Minimum Parking Requirements

Shared parking. The zoning administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the following conditions:

- (1) **Computation:** The number of shared spaces for two or more distinguishable land uses shall be determined by the following procedure:
 - (a) Multiply the minimum parking required for each individual use, as set forth in Table 6.4 by the appropriate percentage indicated in Table 6.3 shared parking calculations, for each of the six designated time periods.
 - (b) Add the resulting sums for each of the six columns.
 - (c) The minimum-parking requirement shall be the highest sum among the six columns resulting from the above calculations.

(d) Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

Other uses. If one or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 6.3, shared parking calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.

Process. An application for shared parking shall be submitted on a form approved by the zoning administrator.

Table 6.3 Parking Requirements

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 7:00 a.m.	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 1:00 a.m.
Office	5%	100%	5%	0%	15%	60%
Retail sales & services	0%	70%	100%	30%	75%	100%
Restaurant (not 24 hr)	20%	70%	100%	100%	75%	90%
Theater	0%	60%	100%	0%	80%	100%
Hotel - Guest Rooms	100%	55%	100%	100%	55%	100%
Hotel - Restaurant/ Lounge	40%	60%	100%	50%	45%	100%
Hotel - Conference Rooms	0%	100%	100%	0%	100%	100%
Religious Institution	0%	25%	50%	0%	100%	50%

Table 6.4 Parking Requirements

Use	Parking requirements
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Athletic Club, Sports Club/Health Spa	4.37 spaces per 1,000 sq ft of gross floor area
Bank, Walk-In Only	0.63 spaces per 1,000 sq ft of gross floor area
Bank, Walk-In w/Drive-Up	4.23 spaces per 1,000 sq ft of gross floor area
Boarding House, Rooming House	1 space for each room for rent, +2 additional spaces if a portion of the bldg is used as a single dwelling unit
Bowling Alley	2.36 space per lane
Church	1.25 spaces for each 6 ft. of linear pew or 4 seats. However, (a) Where a church building is designed or intended to be used by two congregations at the same time, parking of 2.25 parking spaces shall be provided for each 6 ft. of linear pew or 4 seats. (b) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the Planning Commission.
Cleaning Services, Testing, or Repair of Material or Commodities	1 space for each 3 employees
Community Centers or Recreation Building	4 spaces per 1,000 sq ft of gross floor space
Daycare Facility	1 space for every 2 employees, + 2 additional parking space, +1 loading space for every 8 clients
Dwelling, Multi-Unit	1.5 spaces for each residential unit
Dwelling, Single Living Unit	2 spaces for each residential unit
Elderly- Disabled Housing/Nursing Home, and Assisted Living Facility	1 space for each 3 dwelling units
Furniture/Carpet/Appliance Store	1.22 spaces per 1,000 sq ft of gross floor area
Gas Station	2 spaces for each 2 employees, excluding spaces to serve gas pumps
Hospital	1.79 spaces per bed
Library, Art Gallery & Museum	2 spaces for each 1,000 sq ft of gross floor area
Light Industrial/Manufacturing (Wholesale Stores, Repair Shops for Household Equipment and Radio and Television, and	1.59 spaces per 1,000 sq ft of gross floor area

Repair Establishment)	
Machinery Sales	2.1 spaces per 1,000 sq ft floor area
Office, General	2.79 spaces per 1,000 sq ft floor area
Office, Government	3.84 spaces per 1,000 sq ft floor area
Office, Medical/Dental Clinic	4.11 spaces per 1,000 sq ft floor area
Paint/Home Improvements/Hardware Store	3.29 spaces per 1,000 sq ft gross floor area
Private Club and Lodge	1 space for each room for rent, +1 space for each 100 sq ft gross floor area + 1 space for each 4 employees
Production & Manufacturing Building	1.59 spaces per 1,000 sq ft floor area
Public Utility & Public Services Use	1 space for each 3 employees + 5 spaces for public use
Restaurant, Bar, Cafeteria and Other Eating and Drinking Places:	
Fast Food Restaurant w/less than 21 seats	0.5 spaces per seat
Fast Food Restaurant w/21 or more seats	14.14 spaces per 1,000 sq ft of gross floor area
Quality/Family Restaurant, Cafeteria and Bar/Lounge	15.89 spaces per 1,000 sq ft of gross floor area
Retail Sales Store, Personal Service Establishment, Shoe Repair, Barber and Beauty Store, etc.	4.1 spaces per 1,000 sq ft of gross floor area
School, Elementary, Jr. High or Boarding (Except High School)	1 space for each 3 employees + 5 spaces
High School	0.19 spaces per student
Supermarket	3.42 spaces per 1,000 sq ft floor area
Theater & Auditorium	0.26 spaces per seat
Warehousing or Storage Building (not to include self storage)	0.5 spaces per 1,000 sq ft of gross floor area
Warehousing or Storage of Uses Not Elsewhere Classified	1 space per 1,000 sq ft of gross floor area
Other Uses	
For any other use not specifically mentioned or provided for in this Section,	For parking, using as a guide the listed use which

the zoning administrator shall determine the standards to be applied	most closely resembles the use proposed.
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Amended 12/04 by Ordinance 2004-25, 04/05 by Ordinance 2005-08

AFTER AMENDMENT

6.13 Minimum Parking Requirements

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Daycare Facility	1 space for every 2 employees, + 2 additional parking space, +1 loading space for every 8 clients
Dwelling, Multi-Unit	1.5 2 spaces for each residential unit
Dwelling, Single Living Unit	2 spaces for each residential unit
Elderly- Disabled Housing/Nursing Home, and Assisted Living Facility	1 space for each 3 dwelling units
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Other Uses	
For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied	For parking, using as a guide the listed use which most closely resembles the use proposed.

Amended 12/04 by Ordinance 2004-25, 04/05 by Ordinance 2005-08

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Scott Bevan	_____	_____	_____	_____
Jolene Jenkins	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

Attest

Neil Critchlow, Mayor, Grantsville

Braydee Baugh, City Recorder
Grantsville

AGENDA ITEM #8

**Consideration of Ordinance
2022-14 approving the amendments
of Chapter 14,15, and 16 of the
Grantsville City Land Use
Management and Development
Code**

AGENDA ITEM #9

**Consideration of Resolution 2022-44
Approving the Development
Agreement for Holly Jones on the
PUD Multiple Housing Conditional
Use Permit creating 10 townhomes
located at 225 South Willow Street
in the RM-7 Zone**

**GRANTSVILLE CITY
RESOLUTION NUMBER 2022-44**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR THE HOLLY
JONES TOWNHOMES SUBDIVISION**

WHEREAS, Grantsville City hereby determines that it will be in the best interest of the City to allow development of the subject property in accordance with a Development Agreement between the parties; and

WHEREAS, a Development Agreement will allow defined construction of public infrastructure by the Developer on the Property; and

WHEREAS, the City Council hereby finds this action is in the best interest of the public's health, safety and general welfare.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Development Agreement. The City of Grantsville approves the Development Agreement provided in Exhibit A, otherwise known as the Development Agreement for the Holly Jones Townhomes Subdivision.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
THIS 6th DAY OF JULY, 2022.

BY ORDER OF THE

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

WHEN RECORDED, RETURN TO:

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

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
HOLLY WILLOW ESTATES P.U.D. SUBDIVISION

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the ____ day of _____, 2022, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Cadence Canyon, LLC, a Utah limited liability corporation (“**Developer**”).

RECITALS

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

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

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

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

TERMS

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

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means Cadence Canyon, LLC and its successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Holly Willow Estates P.U.D. Subdivision, ten (10) Residential townhouse Dwelling Units
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the RM-7 zoning of the Property.

2. Development of the Project.

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

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

3. Vested Rights.

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

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

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

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

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

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

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

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

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

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

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in

Default as of January 31, 2027, then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

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

6. **Public Infrastructure.**

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

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

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

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

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. City Completion. The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under 6.4 above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in 6.1 above, or (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. Upsizing/Reimbursements to Developer.

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

8. Default.

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

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

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

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

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

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

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

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

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

8.4. Public Meeting. Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

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

8.6. Limitation on Recovery for Default – No Damages against the City. Anything in

this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

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

To the Developer:

Cadence Canyon, LLC
225 S. Willow St.
Grantsville, Utah 84029

To the City:

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

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

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

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

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

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

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

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

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed

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

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

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

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

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

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

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

19. Appointment of Representatives. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for Developer shall be Holly Jones. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

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

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

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

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

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

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

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

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

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

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

DEVELOPER
Cadence Canyon, LLC

GRANTSVILLE CITY

By: _____
Its: _____

By: Jesse Wilson
Its: City Manager

Approved as to form and legality:

Attest:

City Attorney

City Recorder

TABLE OF EXHIBITS

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

Exhibit "A"
Legal Description of Property

Exhibit "B"
Final Plat

811 CALL BEFORE YOU DIG
 BURY IT FIRST MARKERS
 BEFORE ANY CONSTRUCTION
 COMMENCEMENT OF ANY
 KIND.

BENCHMARK
 DATUM: NORTH AMERICAN DATUM
 ELEVATION: 4200.00

HOLLY WILLOW ESTATES PUD

225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

INDEX OF DRAWINGS

C-001	GENERAL NOTES	PP-2	PLAN AND PROFILE HOLLY WILLOW ESTATES
C-100	DEMOLITION PLAN	PP-3	PLAN AND PROFILE HOLLY WILLOW ESTATES DETAILS
C-200	SITE PLAN	C-600	DETAILS
C-300	GRADING AND DRAINAGE PLAN	C-601	DETAILS
C-301	GRADING AND DRAINAGE PLAN CALCULATIONS	C-602	DETAILS
C-400	UTILITY PLAN	L-100	LANDSCAPE PLAN
C-500	EROSION CONTROL PLAN	L-200	IRRIGATION PLAN
PP-1	PLAN AND PROFILE WILLOW STREET	L-300	LANDSCAPE DETAILS

DATE PRINTED
 March 23, 2023

EN SIGN
 THE STANDARD IN ENGINEERING

TOOLE
 189 N. Main Street, Unit 1
 Tooele, UT 84074
 Phone: 435.943.3500

SALT LAKE CITY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.868.1455

WHEAT RIDGE
 Phone: 435.869.2383

WWW.ENSIGNINC.COM

MAIL ADDRESS:
 EN SIGN INC.
 225 WILLOW STREET
 GRANTSVILLE CITY, UT 84040
 SALT LAKE, UT
 PHONE: 435.943.3500

HOLLY WILLOW ESTATES PUD
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH



COVER

PROJECT NUMBER: 2022-03-28
 SHEET NUMBER: 1 OF 25
 PROJECT NAME: HOLLY WILLOW ESTATES PUD
 CLIENT: C-000

NOTICE TO DEVELOPER/CONTRACTOR

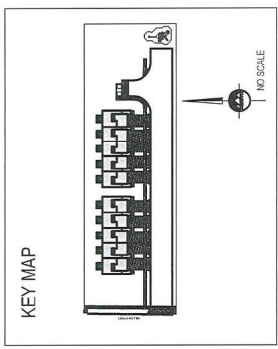
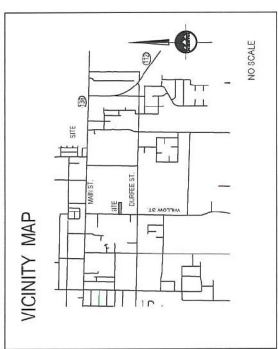
APPROVED DRAWINGS REPRESENT WORK IN PROGRESS. WE SUBJECT TO CHANGE AND DO NOT CONSTITUTE A CONTRACT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. APPROVED DRAWINGS ARE THE SOLE PROPERTY OF THE ENGINEER. CONTRACTORS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS MADE BY ANY OTHER PARTY. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

UTILITY DISCLAIMER

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

GENERAL NOTES

- ALL WORK SHALL BE DONE TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- CALL ALL UTILITIES AT LEAST 14 DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BEFORE WORK BEGINS, OBTAINING SERIES MANUALS FROM WILLOW STREET, ELEVATION 4200.



NOTICE TO CONTRACTOR

ALL CONTRACTORS ARE SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

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APPROVED BY CITY ENGINEER
 _____ DATE: _____

APPROVED BY CONTRACTOR
 _____ DATE: _____

APPROVED BY CITY ENGINEER
 _____ DATE: _____

APPROVED BY CONTRACTOR
 _____ DATE: _____



TOOLE
 HENRY ALAN STROM, UHRI 1
 Toole, UT 84074
 Phone: 435.893.8500

SALT LAKE CITY
 Phone: 801.255.0029

LAYTON
 Phone: 801.577.1100

CEGAR CITY
 Phone: 801.577.1100

PROVO
 Phone: 435.893.8500

PHOENIX
 Phone: 435.893.8588

WWW.ENSIGNENG.COM

NAME
 HOLLY WILLOW
 225 WILLOW STREET
 SALT LAKE CITY, UT 84114
 SHEET NO. C-200
 PHONE: 65-482092

**HOLLY WILLOW
 ESTATES PUD
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH**



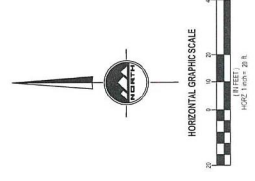
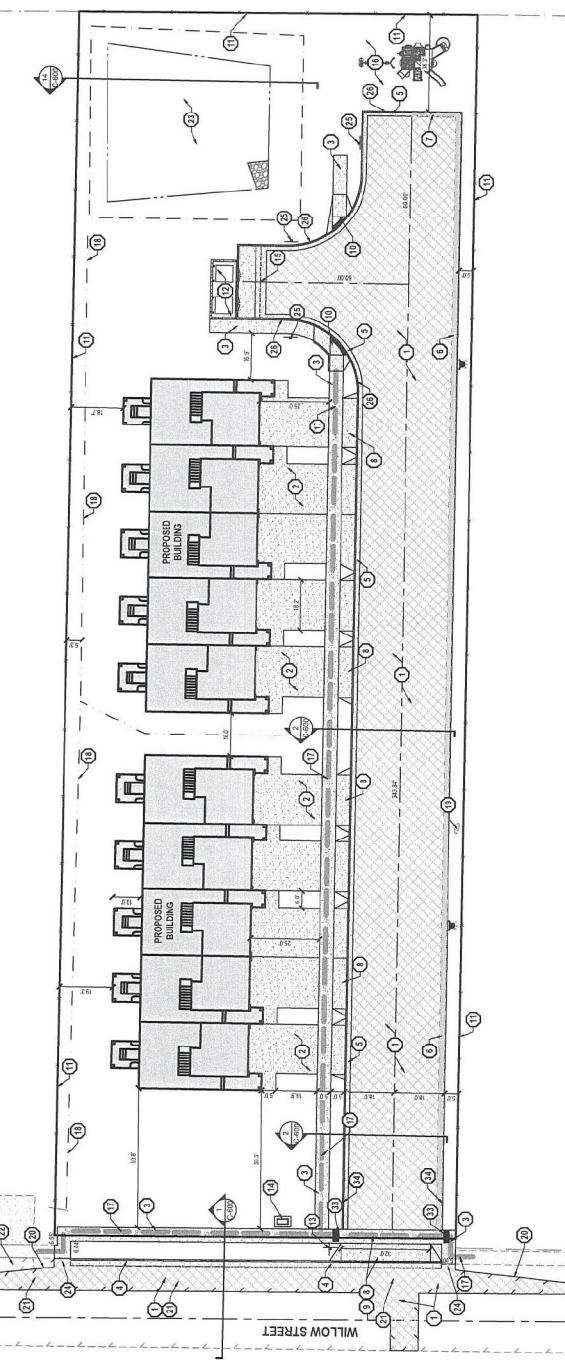
SITE PLAN

DATE: 03/24/23
 DRAWN BY: J. C. FIELD
 CHECKED BY: J. C. FIELD
 PROJECT NUMBER: C-200

C-200

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE UTAH STATE AGENTS' STANDARDS AND REGULATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ALL UTAH STATE AND LOCAL ORDINANCES.
 - SEE LANDSCAPE ARCHITECT'S PLAN FOR CONCRETE MATERIAL, COLOR, FINISH AND JOINT PATTERNS THROUGHOUT SITE.
 - ALL CONCRETE SHALL BE PLACED TO THE RELIEF OF THE BUILDING, CURBS AND DRIVEWAYS.
 - ALL SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UTAH STATE AGENTS' STANDARDS AND REGULATIONS.
 - ALL CURBS SHALL BE CONSTRUCTED TO THE RELIEF OF THE BUILDING, CURBS AND DRIVEWAYS.
 - NOTIFY THE UTAH STATE AGENTS' STANDARDS AND REGULATIONS OF ANY CHANGES TO THE ORIGINAL PLAN.
 - THE CONTRACTOR IS TO PROVIDE AND MAINTAIN ALL UTILITIES AND SERVICES TO REMAIN UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK**
- THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SERVICES AND IMPROVEMENTS TO THE SITE AS SHOWN ON THE CONSTRUCTION DOCUMENTS:
- CONCRETE FINISHES FOR GEOTECHNICAL REPORT AND DETAIL BOOK.
 - CONCRETE FINISHES FOR GEOTECHNICAL REPORT AND DETAIL BOOK.
 - IF THE CONCRETE FINISHES ARE NOT SHOWN ON THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR THE FINISHES TO BE USED.
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811
 CALL BEFORE YOU DIG
 TO IDENTIFY THE LOCATION OF ALL
 UTILITIES AND SERVICES TO REMAIN
 UNLESS OTHERWISE NOTED ON THESE PLANS.

BENCHMARK
 ELEVATION: 4820.92

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS THAT ARE NOT LISTED ON THIS SHEET.



BENCHMARK
 SURVEYING & MAPPING
 1000 S. 1000 E.
 SALT LAKE CITY, UT 84143
 TEL: 801.488.8888
 WWW.BENCHMARKSURVEYING.COM

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.
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14. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.

TOEPLER
 189 N. Main Street, Unit 1
 Tooele, UT 84074
 Phone: 435.463.5596

SALT LAKE CITY
 1000 S. 1000 E.
 Salt Lake City, UT 84143
 Phone: 435.683.2883

LAYTON
 1000 S. 1000 E.
 Layton, UT 84040
 Phone: 435.683.2883

CEDAR CITY
 1000 S. 1000 E.
 Cedar City, UT 84701
 Phone: 435.683.2883

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HOLLY CREEK
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

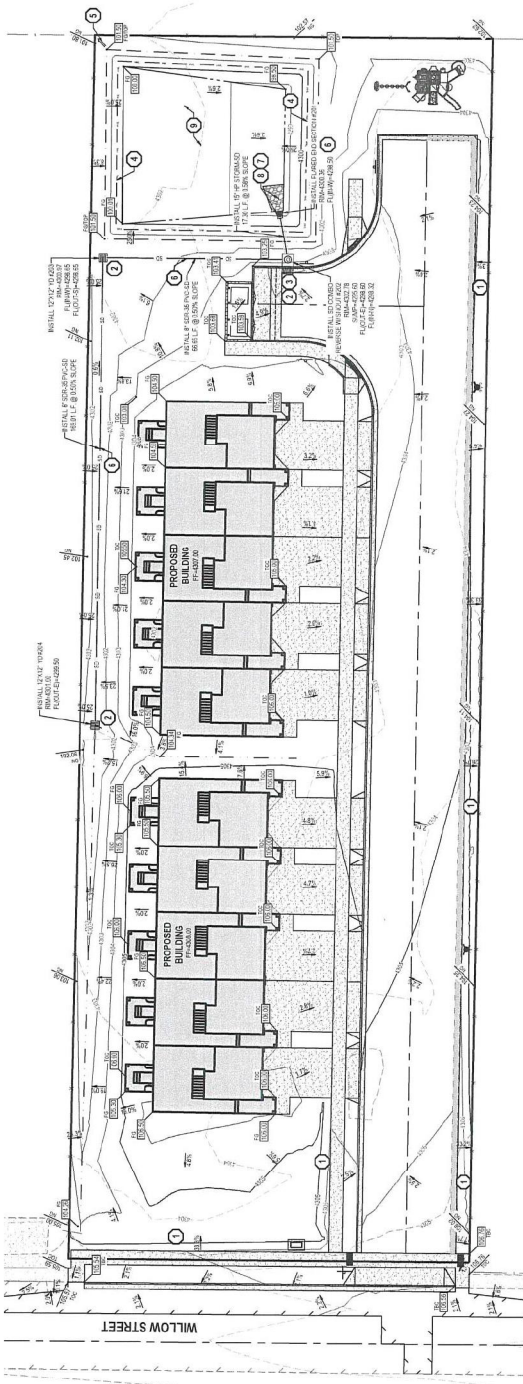
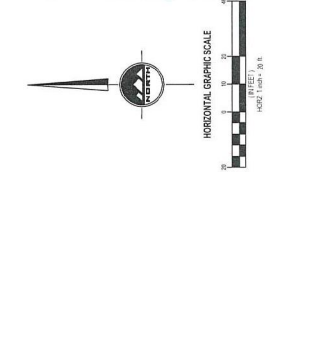
ESTATES PUD
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

HOLLY WILLOW
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NO. 2022-243
 SHEET NO. C-300
 DATE: 1/2025

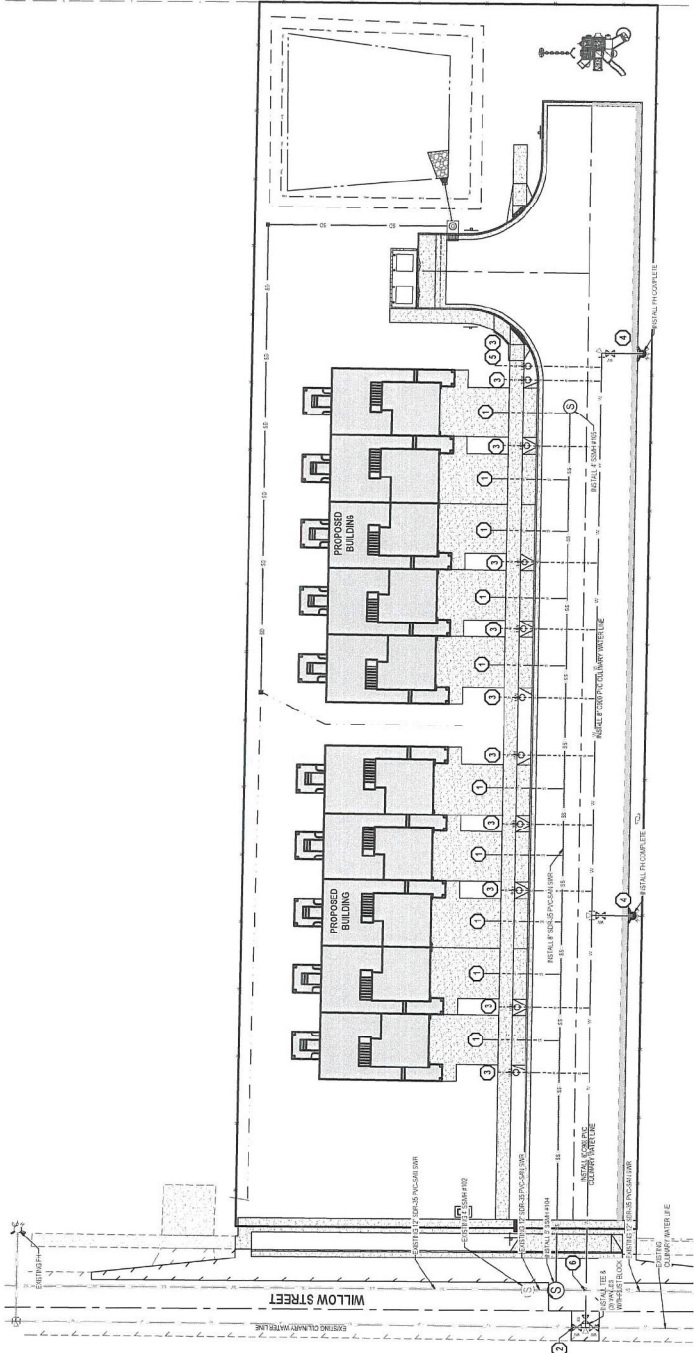
C-300



- SCOPE OF WORK:**
1. DRAINAGE DESIGN FOR THE PROPOSED BUILDING AND PARKING AREAS.
 2. DRAINAGE DESIGN FOR THE EXISTING DRIVEWAY AND SIDEWALKS.
 3. DRAINAGE DESIGN FOR THE EXISTING DRIVEWAY AND SIDEWALKS.
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 13. DRAINAGE DESIGN FOR THE EXISTING DRIVEWAY AND SIDEWALKS.
 14. DRAINAGE DESIGN FOR THE EXISTING DRIVEWAY AND SIDEWALKS.
- NOTES:**
1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.
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 14. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNMENT AGENCY'S STANDARDS AND SPECIFICATIONS.

811
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CHALLENGE THE
CONNECTIONS

BENCHMARK
ENGINEERING ARCHITECTURE
SALT LAKE CITY, UT 84103



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE ENGINEER'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AND FIELD SURVEY. LOCATIONS OF UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S PROPERTY AND PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S PROPERTY AND PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S PROPERTY AND PERSONNEL.
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SCOPE OF WORK:

1. INSTALL 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE WITH 12" MANHOLE FOR 100' FROM EXISTING TO PROPOSED BUILDING.
2. CONNECT TO EXISTING 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE.
3. INSTALL 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE WITH 12" MANHOLE FOR 100' FROM EXISTING TO PROPOSED BUILDING.
4. CONNECT TO EXISTING 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE.
5. INSTALL 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE WITH 12" MANHOLE FOR 100' FROM EXISTING TO PROPOSED BUILDING.
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8. CONNECT TO EXISTING 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE.
9. INSTALL 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE WITH 12" MANHOLE FOR 100' FROM EXISTING TO PROPOSED BUILDING.
10. CONNECT TO EXISTING 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE.
11. INSTALL 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE WITH 12" MANHOLE FOR 100' FROM EXISTING TO PROPOSED BUILDING.
12. CONNECT TO EXISTING 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE.

NOTES:

1. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S PROPERTY AND PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S PROPERTY AND PERSONNEL.
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UTILITY PLAN

WILLOW STREET
 225 WILLOW STREET
 HOLLY WILLOW
 ESTATES PUD
 GRANTSVILLE CITY, UTAH

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THE STANDARD IN ENGINEERING

TOOLE
180 N. Main Street, Unit 1
Tooele, UT 84074
Phone: (435) 843-8580

SALT LAKE CITY
Phone: (801) 255-0529

LAYTON
Phone: (801) 547-1100

CEGAR CITY
Phone: (435) 850-1453

DRYDEN
Phone: (435) 850-1983

WWW.ENSIGNINC.COM

WILLOW AVENUE
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH 84043
 PHONE: (435) 843-8580

UTILITY PLAN

DATE: 10/20/23
 DRAWN BY: J. C. BIRD
 CHECKED BY: J. C. BIRD
 PROJECT NUMBER: C-400

C-400





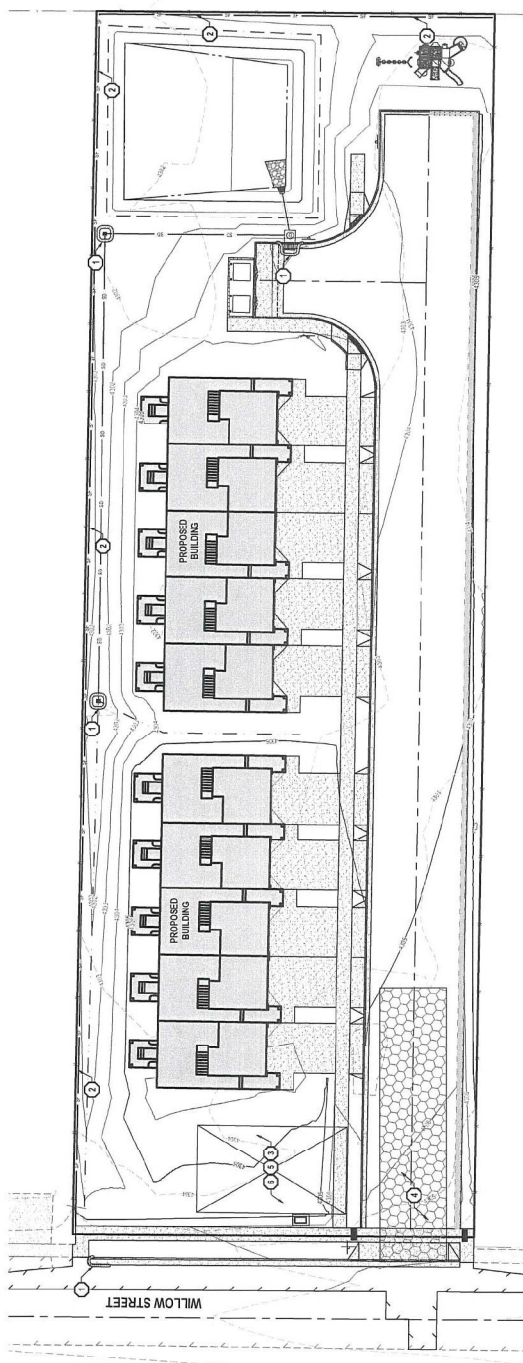
GENERAL NOTES

1. THESE PLANS WERE DESIGNED AS A PRELIMINARY APPROXIMATION TO PROTECT THE WATERSHEDS OF THE STATE FROM EROSION, POLLUTION, AND THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY.
2. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. RESTORATION MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PROTECT THE WATERSHEDS OF THE STATE FROM EROSION, POLLUTION, AND THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY.
3. REEDED OR OTHER VEGETATION SHALL BE PLANTED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. REEDED OR OTHER VEGETATION SHALL BE PLANTED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. REEDED OR OTHER VEGETATION SHALL BE PLANTED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
4. DETAILS SHOW ARE TO BE EXAMINED TO PROTECT PUBLIC SAFETY AS APPROPRIATE TO PUBLIC CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY.
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7. ALL TYPES OF POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. ALL TYPES OF POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

SCOPE OF WORK

PROVIDE EROSION CONTROL MEASURES TO PROTECT THE WATERSHEDS OF THE STATE FROM EROSION, POLLUTION, AND THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE ANALYSES FROM THE PROJECT JURISDICTION TO BE AN APPROPRIATE FEDERAL AND STATE AGENCY.

1. EROSION CONTROL MEASURES
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NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

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TOPOLE
180 N. Main Street, Unit 1
Toledo, UT 84074
Phone: 435.843.3500

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.858.1453

RICHFIELD
Phone: 435.895.0283

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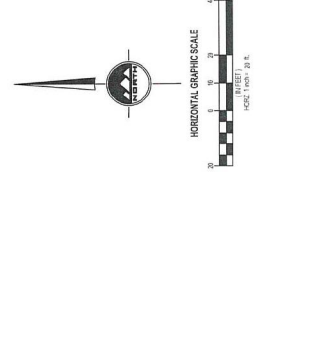
HOLLY WILLOW
ESTATES PUD
225 WILLOW STREET
GRANTSVILLE CITY, UTAH



EROSION CONTROL PLAN

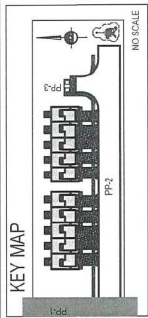
PROJECT NUMBER: 2022-23-3
DATE: 11/15/2023
PROJECT MANAGER: C. FIELD
DRAWN BY: C. FIELD

C-500



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 ANY UTILITY LOCATIONS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 ELEVATION: 4292.00
 POINT: 100.00



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 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.868.1453

WICHITA
 Phone: 435.868.2983

WWW.ENSIGNINC.COM

NAME: HOLLY JOHNS
 PROJECT: ESTATES PUD
 LOCATION: 225 WILLOW STREET
 CITY: GRANTSVILLE, UT 84041
 COUNTY: KANE
 SHEET: 100-000002

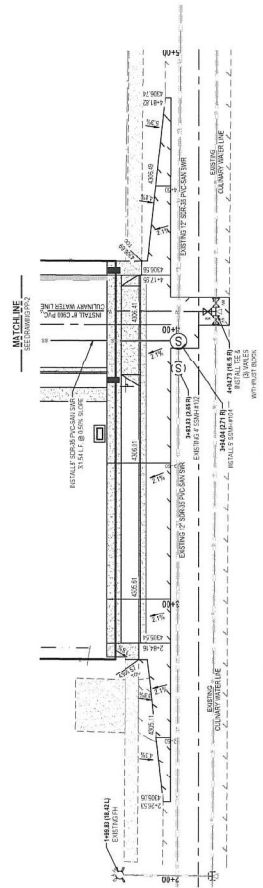
HOLLY WILLOW
ESTATES PUD
225 WILLOW STREET
GRANTSVILLE CITY, UTAH



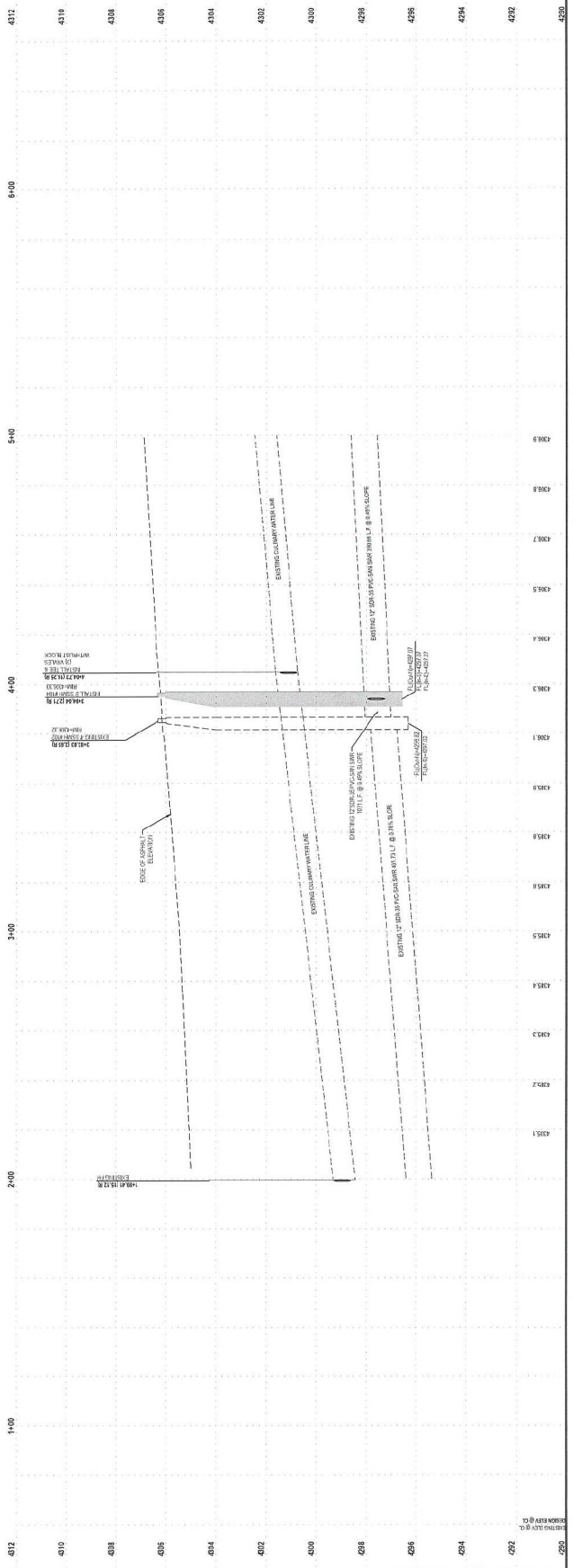
PLAN AND PROFILE

DATE: 10/20/23
 DRAWN BY: J. JOHNS
 CHECKED BY: J. JOHNS
 PROJECT NUMBER: 100-000002
 CADD

PP-1



WILLOW STREET



REVISIONS:
 NO. DATE BY
 1 10/20/23 J. JOHNS

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190 N. Main Street, Unit 1
Toledo, UT 84074
Phone: (435) 683-6598

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Phone: 801.255.0329

LAYTON
Phone: 801.547.1100

CDAR CITY
Phone: 801.255.0329

CHURCHVILLE
Phone: 801.255.0329

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1000 S. WASHINGTON BLVD.
TOLEDO CITY, UTAH 84003
TEL: (435) 683-6598
FAX: (435) 683-6598
PHONE: (435) 683-6598

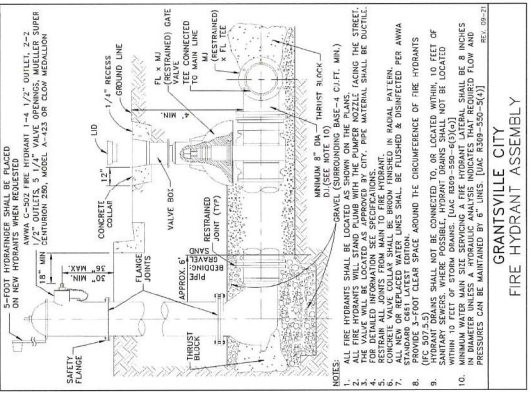
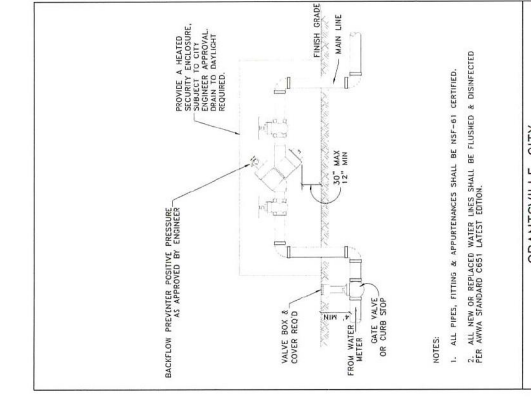
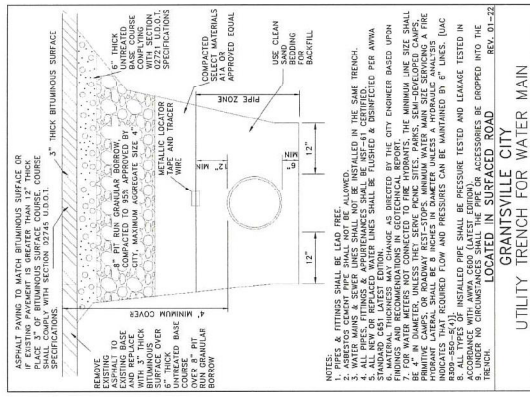
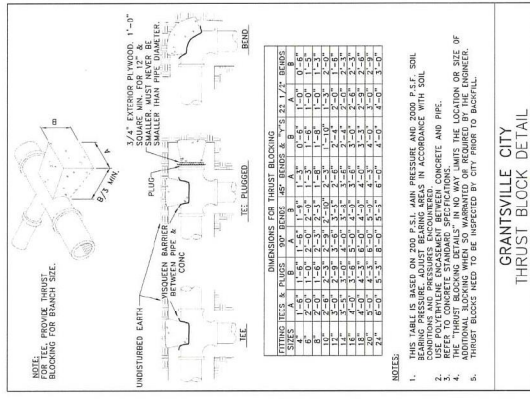
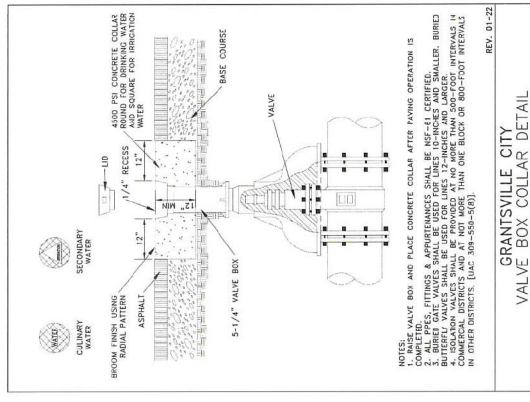
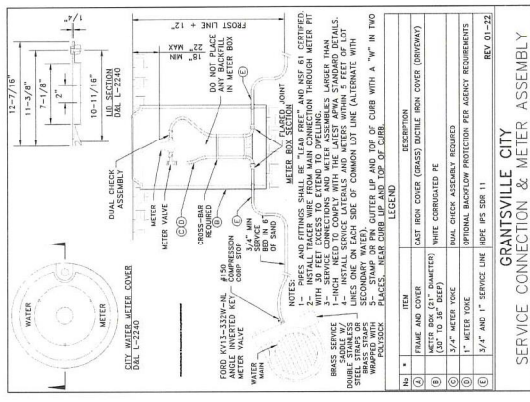
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225 WILLOW STREET
GRANTSVILLE CITY, UTAH

GRANTSVILLE CITY
UTAH
NO. 192416-2875
01/01/2011
01/01/2016

DETAILS

PROJECT NO. 1322022
SHEET NO. 1 OF 2
DATE 1/08/20

D-601



GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL

GRANTSVILLE CITY
THRUST BLOCK DETAIL

GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN

GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY

811 CALL BEFORE YOU DIG
 A DIVISION OF THE UTAH DEPARTMENT OF HERITAGE & ARTS
 250 EAST SOUTH WEST STREET, SUITE 200
 SALT LAKE CITY, UT 84111
 (801) 536-8500

BENCHMARK
 SURVEYING & MAPPING
 1000 WEST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UT 84119
 (801) 488-8822

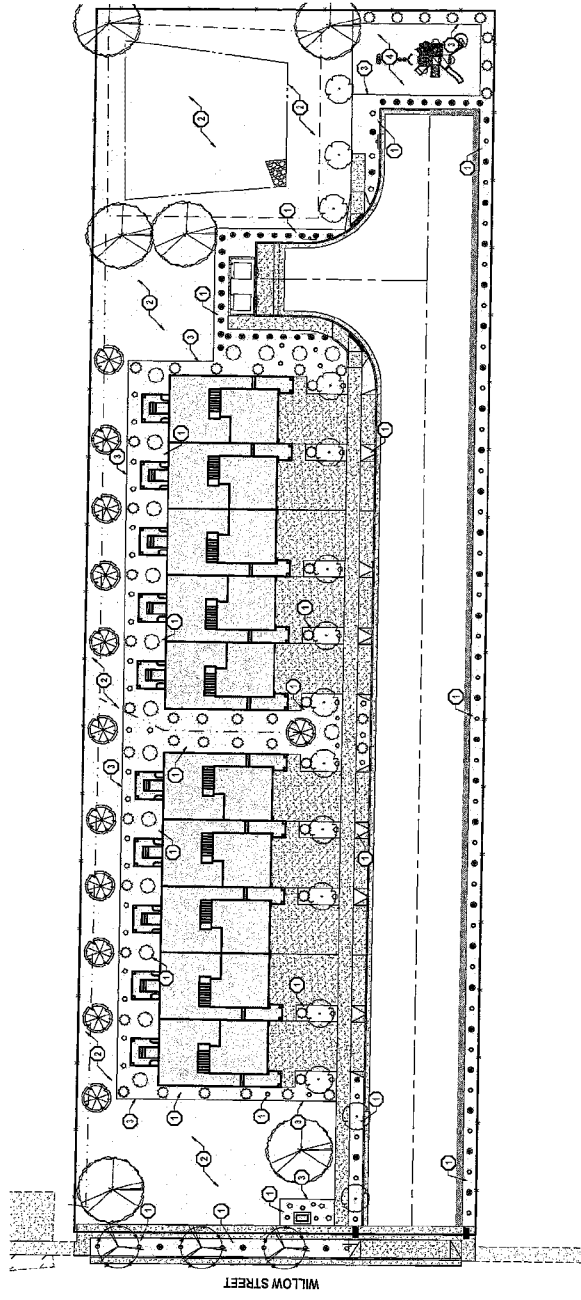
Landscape

Tree	Symbol	Common Name	Botanical Name	Plant Size
1		Plum Cherry / Thunbergia	Prunus cerasifera	2' Cal.
12		Redbud, Eastern	Cercis canadensis	2' Cal.
13		White Birch	Betula glandulosa	2' Cal.
14		Hamamelis, W. American	Hamamelis virginica - 'Shademaster'	2' Cal.

Shrub / Vine / Plant

Plant	Symbol	Common Name	Botanical Name	Plant Size
41		Chamaelirium	Penstemon 'Abbeville'	6 Galley
42		Chamaelirium	Penstemon 'Abbeville'	6 Galley
43		Chamaelirium	Penstemon 'Abbeville'	6 Galley
44		Chamaelirium	Penstemon 'Abbeville'	6 Galley
45		Chamaelirium	Penstemon 'Abbeville'	6 Galley
46		Chamaelirium	Penstemon 'Abbeville'	6 Galley
47		Chamaelirium	Penstemon 'Abbeville'	6 Galley

SCOPE OF WORK:
 1. PREPARE LANDSCAPE PLAN FOR THE PROPOSED BUILDING.
 2. PROVIDE PLANTING SCHEDULE AND SPECIFICATIONS FOR ALL PLANTS.
 3. PROVIDE IRRIGATION PLAN AND SPECIFICATIONS FOR ALL IRRIGATION SYSTEMS.
 4. PROVIDE LIGHTING PLAN AND SPECIFICATIONS FOR ALL LIGHTING SYSTEMS.
 5. PROVIDE FERTILIZATION PLAN AND SPECIFICATIONS FOR ALL FERTILIZATION SYSTEMS.
 6. PROVIDE MAINTENANCE PLAN AND SPECIFICATIONS FOR ALL MAINTENANCE SYSTEMS.



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 THE STANDARD IN ENGINEERING

TORRELE
 1014 Main Street, Unit 1
 Torrey, UT 84074
 Phone: 435.643.3590

SALT LAKE CITY
 Phone: 801.265.0529

LAYTON
 Phone: 801.971.1100

CEDEAR CITY
 Phone: 435.826.465

STANBURY
 Phone: 435.826.2983

WWW.ENSIGNENG.COM

HOLLY WILLOW
 ESTATES PUD
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

LANDSCAPE PLAN

L-100

HORIZONTAL GRAPHIC SCALE
 1" = 20' - 0"

811 CALL BEFORE YOU DIG
 BEYOND THE BARRIERS
 OF THE GROUND SURFACE
 TO PREVENT DAMAGE TO
 UTILITY LINES AND
 STRUCTURES.

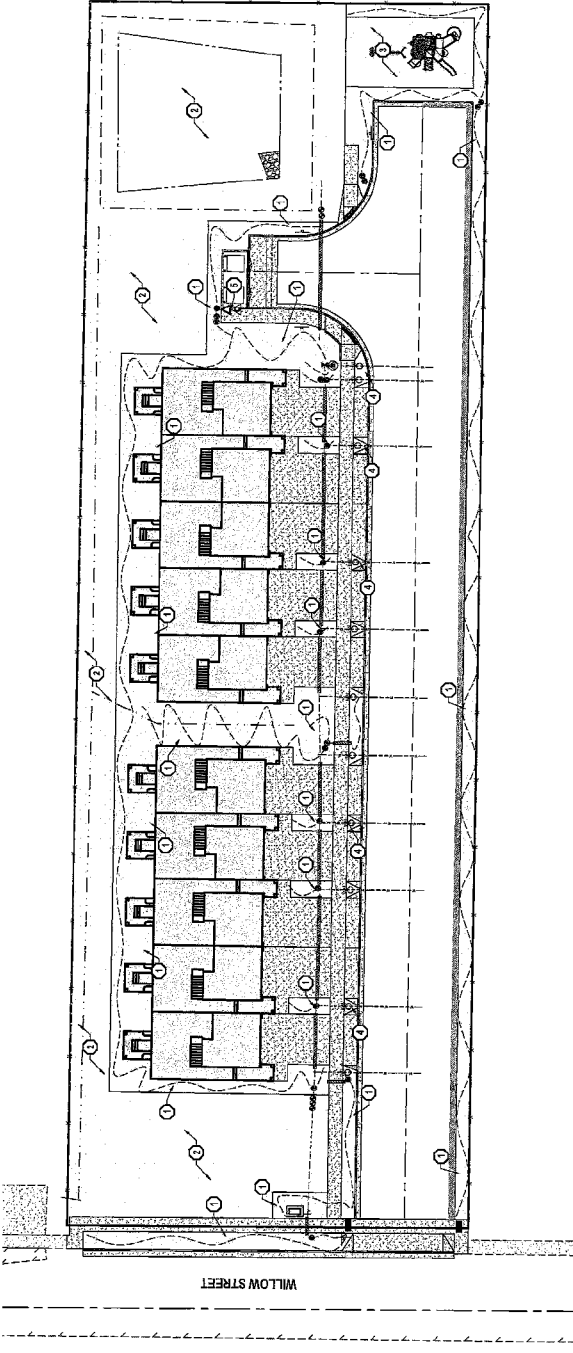
BENCHMARK
 DISTRICT ENGINEER FOR HOLLY WILLOW
 811 - 6002

IRRIGATION

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
2	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
3	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
4	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
5	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
6	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
7	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
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21	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
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49	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		
50	1/2" POLYETHYLENE GLASS REINFORCED CONCRETE	1	LF		

NOTE: ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.

SCOPE OF WORK:
 1. EXISTING PAVED DRIVEWAY AREA.
 2. EXISTING PAVED DRIVEWAY AREA.
 3. EXISTING PAVED DRIVEWAY AREA.
 4. EXISTING PAVED DRIVEWAY AREA.
 5. EXISTING PAVED DRIVEWAY AREA.



EN SIGN
 THE STANDARD IN ENGINEERING

TOPOLE
 1824 N. Main Street, Unit 1
 Torrance, UT 84074
 Phone: (435) 693-0599

SALT LAKE CITY
 Phone: (801) 252-0229

LAYTON
 Phone: (801) 547-1100

CEDAR CITY
 Phone: (435) 585-1459

RICHFIELD
 Phone: (435) 586-0989

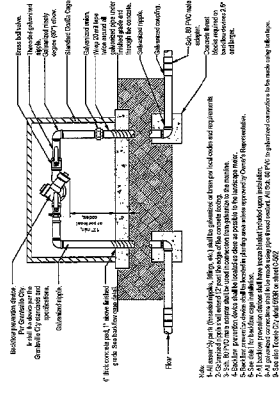
WWW.ENSIGNING.COM

HOLLY WILLOW
 225 WILLOW STREET
 GRANTSVILLE CITY, UTAH

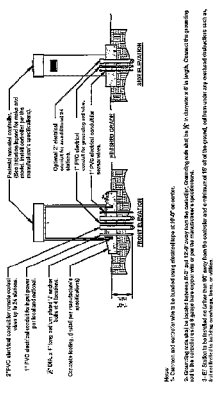
IRRIGATION PLAN

L-200

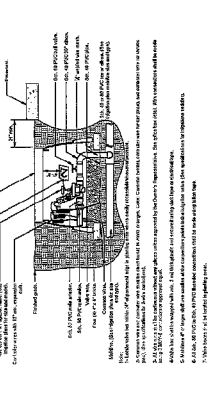
HORIZONTAL GRAPHIC SCALE
 0 1 2 3 4 5 6 7 8 9 10
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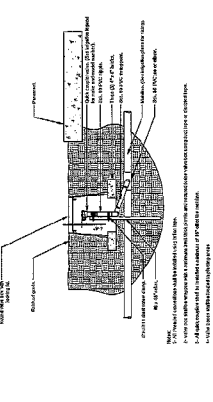
1 BACKFLOW PREVENTER
SCALE NOTE



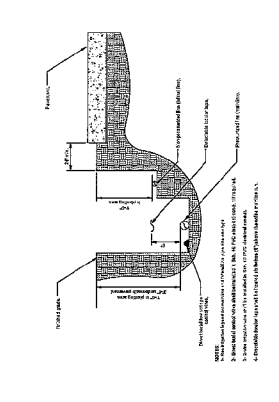
2 IRRIGATION CONTROLLER
SCALE NOTE



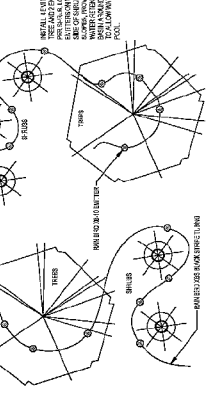
3 CONTROL VALVE
SCALE NOTE



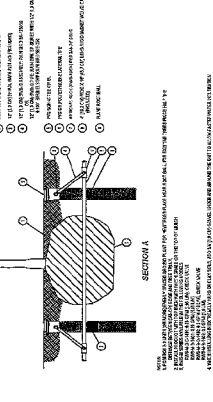
4 QUICK-COUPLING VALVE
SCALE NOTE



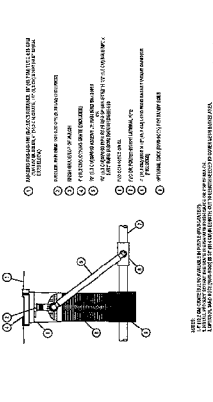
5 IRRIGATION TRENCHING
SCALE NOTE



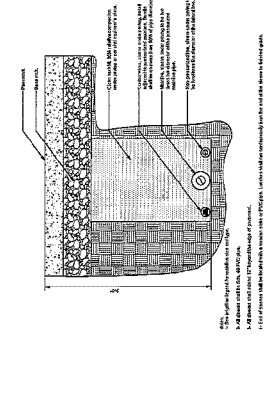
6 DRIP POINT SOURCE EMITTER
SCALE NOTE



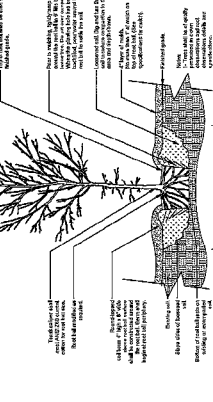
7 ROOT WATERING SYSTEM RWS-M
SCALE NOTE



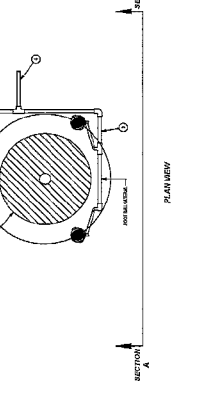
8 ROOT WATERING SYSTEM RWS-MB-1401
SCALE NOTE



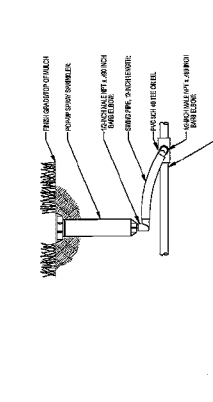
9 PIPE BENEATH PAVEMENT
SCALE NOTE



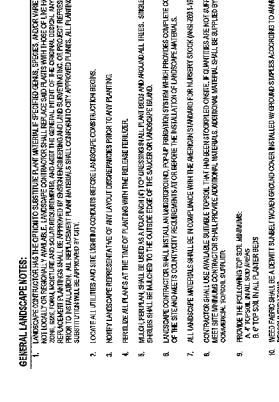
10 TREE PLANTING DETAIL
SCALE NOTE



11 POP-UP SPRAY SPRINKLER
SCALE NOTE



12 SHRUB PLANTING DETAIL
SCALE NOTE



13 POP-UP ROTOR POP-UP HEAD
SCALE NOTE

GENERAL LANDSCAPE NOTES:

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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IRRIGATION NOTES:

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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ADDENDUM NO.1

TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **PUD Objectives GLUDMC Chapter 12.1 Planned Unit Developments-Purpose.** The City has accepted that the Developers project description of the Holly Willow Estates PUD conform to the following objective listed in GLUDMC 12.1:
 - a. Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in a better design and development, including antithetic amenities.

Conformance to the objective is a basic justification for the City allowing certain exceptions to the city ordinances as necessary to realize the PUD Plan.

3. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:
 - a. The street width within the development shall be 26 feet paved with all parking prohibited on the north side and “No Parking” signs posted on the north side.
 - b. The townhomes shall be grouped 5 by 5.
 - c. The Development shall comply with all other GLUDMC and other City Standards.
4. **Onsite Improvements:**
 - a. An eight-foot (8’) privacy fence shall be installed by Developer between the development and all neighboring properties.
 - b. Developer shall install downward facing exterior lighting to mitigate light on neighboring properties.
 - c. All units shall be set back at least fifty-feet (50’) from Willow Street.
 - d. Developer shall construct a playground on-site.
5. **Open Space:**
 - a. As detailed in the Final Plat Sheet, the Developer shall provide a total of .148 acres which shall be dedicated to the City.
6. **Construction Coordination:**
 - a. The Developer shall provide the City 48 hours’ notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
 - b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
 - c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.

- d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Addendum No. 2
(Dispute Resolution)

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

2. **Mediation.**

2.1. Disputes Subject to Mediation. All disputes shall be mediated.

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

AGENDA ITEM #10

**Consideration of Resolution
2022-45 Approving the
Development Agreement for the
Canyon View Subdivision**

**GRANTSVILLE CITY
RESOLUTION NUMBER 2022-45**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR THE
CANYON VIEW SUBDIVISION**

WHEREAS, Grantsville City hereby determines that it will be in the best interest of the City to allow development of the subject property in accordance with a Development Agreement between the parties; and

WHEREAS, a Development Agreement will allow defined construction of public infrastructure by the Developer on the Property; and

WHEREAS, the City Council hereby finds this action is in the best interest of the public's health, safety and general welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Development Agreement. The City of Grantsville approves the Development Agreement provided in Exhibit A, otherwise known as the Development Agreement for the Canyon View Subdivision.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
THIS 6th DAY OF JULY, 2022.

BY ORDER OF THE

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

WHEN RECORDED, RETURN TO:

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

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
CANYON VIEW SUBDIVISION

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the _____ day of _____, 2022, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and GTM Builders, LLC, a Utah limited liability corporation (“**Developer**”).

RECITALS

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

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

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

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

TERMS

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

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means GTM Builders, LLC and its successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Canyon View Subdivision, twenty-three (23) Residential Dwelling Units.
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the RR1 zoning of the Property.

2. **Development of the Project.**

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

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

3. **Vested Rights.**

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

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

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

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

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

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

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

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

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

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

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in

Default as of January 31, 2027 then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

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

6. **Public Infrastructure.**

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

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

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

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

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. City Completion. The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under 6.4 above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in 6.1 above, or (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. Upsizing/Reimbursements to Developer.

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

8. Default.

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

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

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

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

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

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

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

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

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

8.4. Public Meeting. Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

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

8.6. Limitation on Recovery for Default – No Damages against the City. Anything in

this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

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

To the Developer:

GTM Builders, LLC
1676 Progress Way
Tooele, Utah 84074

To the City:

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

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

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

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

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

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

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

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

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed

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

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

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

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

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

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

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

19. Appointment of Representatives. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for Developer shall be Shawn Holste. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

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

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

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

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

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

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

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

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

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2022-35 adopted by the City on May 5, 2022.

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

DEVELOPER
GTM Builders, LLC

GRANTSVILLE CITY

By: _____
Its: _____

By: Jesse Wilson
Its: City Manager

Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF TOOELE)

On the ____ day of _____, 2021 personally appeared before me Jesse Wilson who being by me duly sworn, did say that he is the City Manager of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF _____)

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

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

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

Exhibit "A"
Legal Description of Property

A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Tooele County, Utah, more described as follows:

All of Lot 4 of the 'Kenneth H. Minor Subdivision', as recorded October 15, 2012, under Entry no. 375852, in the Tooele County Recorder's Office, more particularly described as follows: Beginning at a point which is located on the South line of Nygreen Street, said point also being the Northwest corner of said Lot 4 of the 'Kenneth H. Minor Subdivision', said point also located South 0°32'09" West 76.96 feet along the Section Line and East 0.70 feet from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running: thence South 89°54'00" East 150.08 feet along the said South line of Nygreen Street to the West line of Lot 1 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 300.73 feet along the said West line to the South line of said Lot 1 of 'Kenneth H. Minor Subdivision'; thence North 89°58'39" East 151.01 feet along the said South line to the East line of said Lot 1 of 'Kenneth H. Minor Subdivision'; thence North 0°30'05" East 300.41 feet along the said East line to the said South line of Nygreen Street; thence South 89°54'00" East 60.00 feet along the said South line of Nygreen Street to the West line of Lot 2 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 300.28 feet along the said West line to the South line of said Lot 2 of 'Kenneth H. Minor Subdivision'; thence North 89°58'39" East 298.02 feet along the South line of said Lot 2 and Lot 3 of 'Kenneth H. Minor Subdivision' to the East line of said Lot 4 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 943.53 feet along the East line to the South line of said Lot 4 of 'Kenneth H. Minor Subdivision'; thence South 89°57'50" West 648.60 feet along the said South line to the West line of said Lot 4 of 'Kenneth H. Minor Subdivision'; thence North 0°01'01" East 1244.68 feet along the said West line of Lot 4 of said 'Kenneth H. Minor Subdivision' to the Point of Beginning;

Parcel contains: 678,555 square feet, or 15.58 acres.

Exhibit "B"
Final Plat



BENCHMARK
 NORTHWEST CORNER OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 5 WEST,
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4381.80'

CANYON VIEW SUBDIVISION

FINAL

410 NYGREEN STREET
 GRANTSVILLE, UTAH

DATE PRINTED
 2022-04-20



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

SALT LAKE CITY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.866.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 GTM BUILDERS
 1676 NORTH PROGRESS WAY
 TOOELE CITY, UTAH

CONTACT:
 SHAWN HOLSTE
 PHONE: 801-301-8591

INDEX OF DRAWINGS

1 OF 1	FINAL PLAT	PP-4	CEDAR ROAD PLAN AND PROFILE
C-001	GENERAL NOTES	PP-5	REDWOOD LANE
C-100	SITE PLAN	PP-6	REDWOOD LANE
C-200	GRADING AND DRAINAGE PLAN	PP-7	SPRUCE LANE
C-201	DRAINAGE CALCULATIONS	PP-8	SPRUCE LANE
C-300	UTILITY PLAN	PP-9	NYGREEN STREET PLAN AND PROFILE
C-400	EROSION CONTROL PLAN	PP-10	NYGREEN STREET PLAN AND PROFILE
PP-0	PLAN AND PROFILE KEY MAP	PP-11	NYGREEN STREET PLAN AND PROFILE
PP-1	NYGREEN STREET PLAN AND PROFILE	D-500	DETAILS
PP-2	NYGREEN STREET PLAN AND PROFILE	D-501	DETAILS
PP-3	CEDAR ROAD PLAN AND PROFILE	D-502	DETAILS

NOTICE TO CONTRACTOR

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

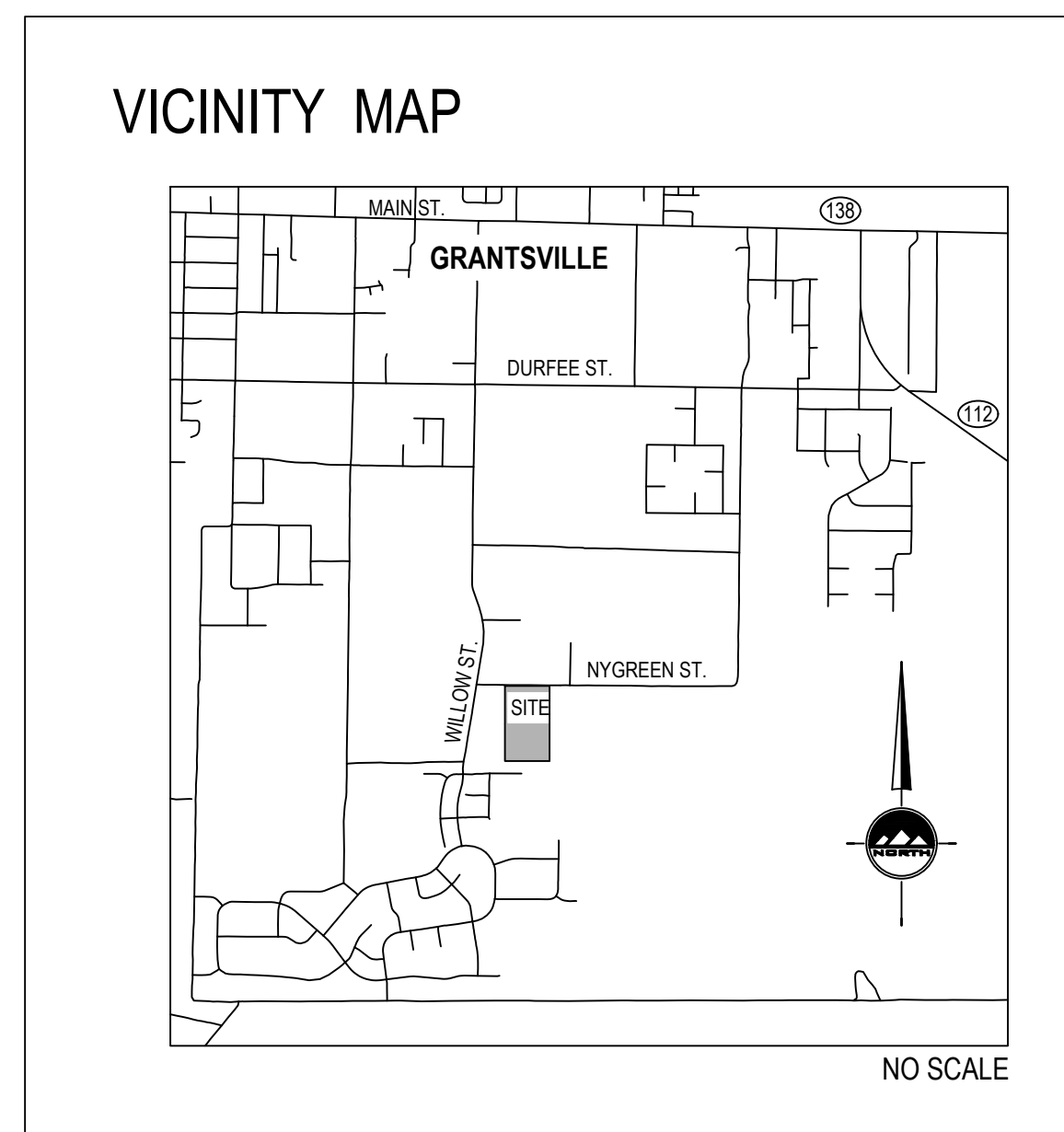
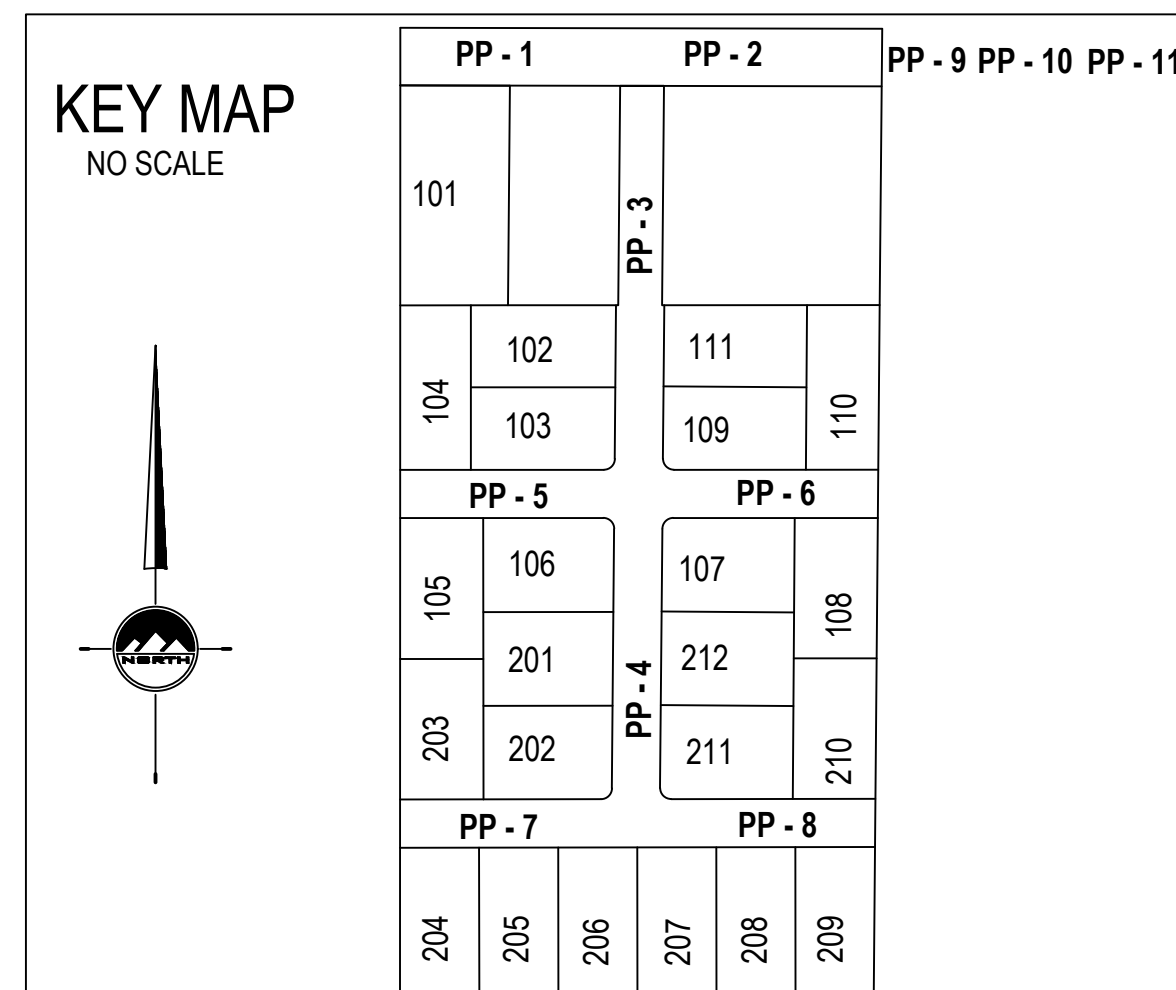
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

- ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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

APPROVED FOR CONSTRUCTION ON THIS _____, 20____ DAY OF _____

 GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

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

 CITY ENGINEER DATE

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

CANYON VIEW SUBDIVISION
FINAL
 410 NYGREEN STREET
 GRANTSVILLE, UTAH 84029



COVER

PROJECT NUMBER: 8702C
 PRINT DATE: 2022-04-20
 DRAWN BY: C. CHILD
 CHECKED BY: J. LEGG
 PROJECT MANAGER: C. CHILD

C-000

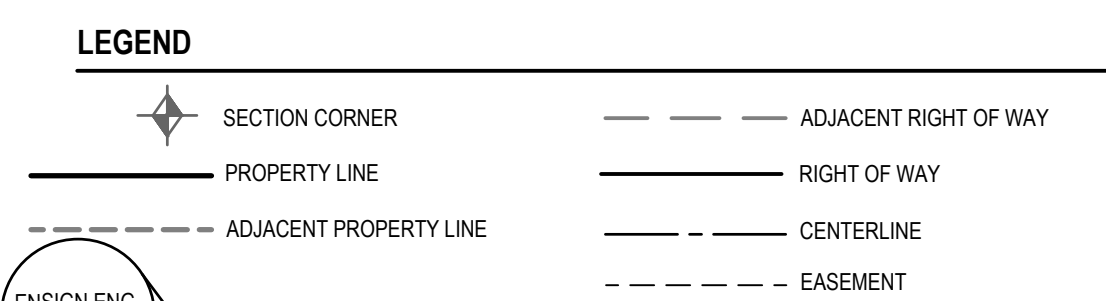
811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. **Call before you dig.**

NOTES
 ALL PUBLIC STREETS ARE DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC USE.
 NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
 NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE.

KEY NOTES
 1 SET STREET MONUMENTS PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS

NOTES
 ALL PUBLIC STREETS ARE DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC USE.
 NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.

NORTH QUARTER CORNER OF SECTION 8, T3S R5W, SLB&M, 3" BRASS TOOELE COUNTY SURVEYORS SET ON 1" GALV PIPE, 0.5" ABOVE GROUND MONUMENT (DATED 1986)



ENSIGN ENG. LAND SURV. 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5.00'	4.73'	54°13'27"	S62°47'49"W	4.56'
C2	60.00'	113.57'	108°26'54"	S89°54'33"W	97.36'
C3	5.00'	4.73'	54°13'27"	N62°58'44"W	4.56'
C4	5.00'	4.73'	54°13'27"	N62°47'49"E	4.56'
C5	60.00'	113.57'	108°26'54"	N89°54'33"E	97.36'
C6	5.00'	4.73'	54°13'27"	S62°58'44"E	4.56'
C7	5.00'	4.73'	54°13'27"	S62°47'49"E	4.56'
C8	60.00'	113.57'	108°26'54"	S89°54'33"W	97.36'
C9	5.00'	4.73'	54°13'27"	N62°58'44"W	4.56'
C10	5.00'	4.73'	54°13'27"	N62°47'49"E	4.56'
C11	60.00'	113.57'	108°26'54"	N89°54'33"E	97.36'
C12	5.00'	4.73'	54°13'27"	S62°58'44"E	4.56'

CURVE TABLE

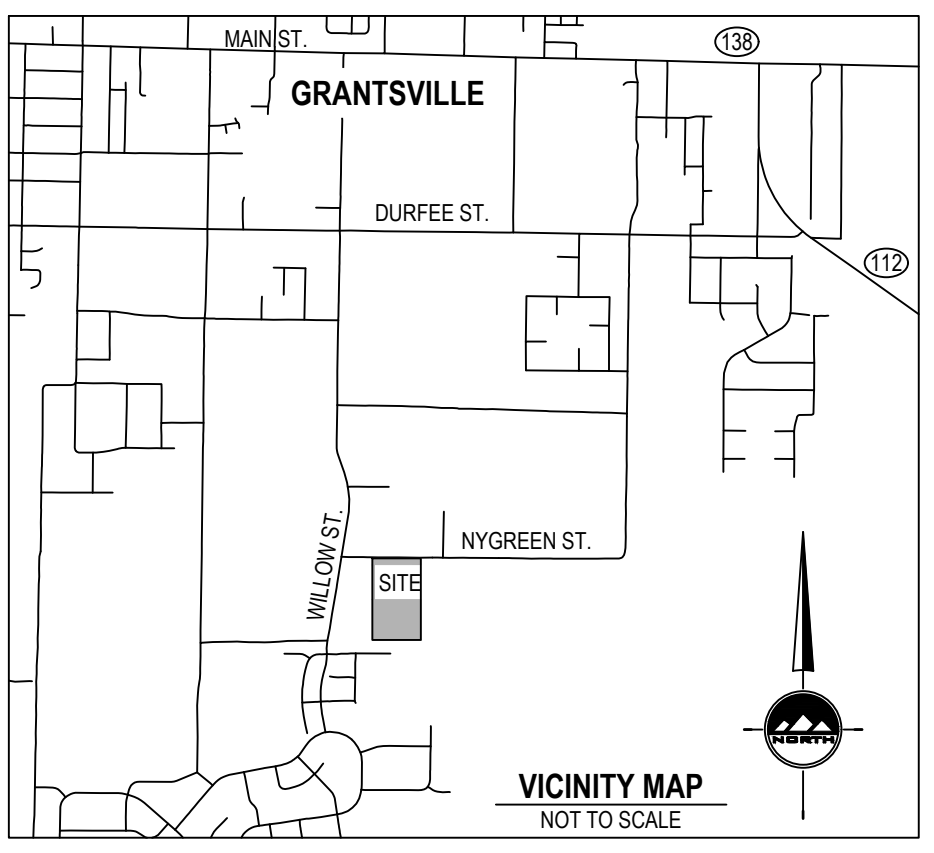
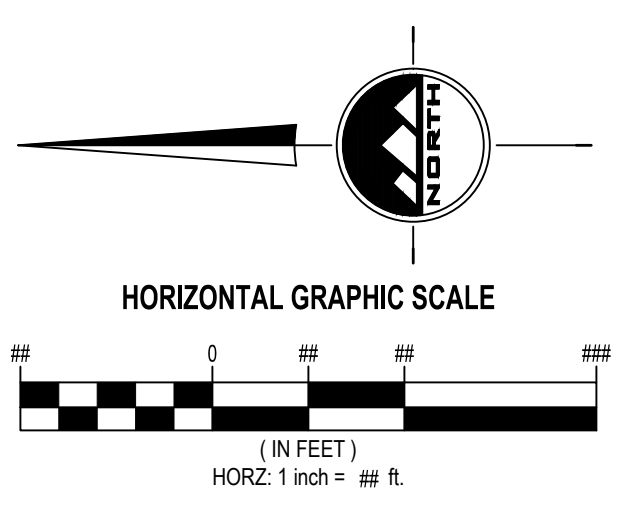
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	5.00'	4.73'	54°13'27"	N62°53'57"W	4.56'
C14	60.00'	113.57'	108°26'54"	S89°59'20"W	97.36'
C15	5.00'	4.73'	54°13'27"	N62°49'41"W	4.55'
C16	5.00'	4.73'	54°13'27"	N62°53'57"E	4.56'
C17	60.00'	113.57'	108°26'54"	S89°59'20"W	97.36'
C18	5.00'	4.73'	54°13'27"	N62°52'36"E	4.56'
C19	5.00'	4.73'	54°13'27"	S62°53'57"E	4.56'
C20	60.00'	113.57'	108°26'54"	S89°59'20"E	97.36'
C21	5.00'	4.73'	54°13'27"	N62°52'36"E	4.56'
C22	5.00'	4.73'	54°13'27"	S62°53'57"E	4.56'
C23	60.00'	113.57'	108°26'54"	N89°59'20"E	97.36'
C24	5.00'	4.73'	54°13'27"	N62°52'36"E	4.56'

LINE TABLE

LINE	BEARING	LENGTH
L1	S54°18'54"E	60.00'
L2	N54°08'00"E	60.00'
L3	S54°18'54"E	60.00'
L4	N54°08'00"E	60.00'
L5	S54°18'54"E	60.00'
L6	N54°08'00"E	60.00'
L7	S54°18'54"E	60.00'
L8	N54°08'00"E	60.00'

LINE TABLE

LINE	BEARING	LENGTH
L9	S54°14'07"E	60.00'
L10	S54°12'47"W	60.14'
L11	S54°14'07"E	60.00'
L12	S54°12'47"W	59.66'
L13	N54°14'07"W	60.00'
L14	S54°12'47"W	60.00'
L15	S54°14'07"E	60.00'
L16	N54°12'47"E	60.00'



CANYON VIEW SUBDIVISION
FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, Douglas J. Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 58, Chapter 22, 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 units, parcels, and a private street, together with easements, hereafter to be known as CANYON VIEW SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more described as follows:
 All of Lot 4 of the Kenneth H. Minor Subdivision, as recorded October 15, 2012, under entry no. 375852, in the Tooele County Recorder's Office, more particularly described as follows:
 Beginning at a point which is located on the South line of Nygreen Street, said point also being the Northwest corner of said Lot 4 of the Kenneth H. Minor Subdivision; said point also located South 0°32'09" West 76.96 feet along the Section Line and East 0.70 feet from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:
 thence South 89°54'00" East 150.08 feet along the said South line of Nygreen Street to the West line of Lot 2 of said Kenneth H. Minor Subdivision;
 thence South 0°30'05" West 300.73 feet along the said West line to the South line of said Lot 1 of Kenneth H. Minor Subdivision;
 thence North 89°58'39" East 151.01 feet along the said South line to the East line of said Lot 1 of Kenneth H. Minor Subdivision;
 thence North 0°30'05" East 300.41 feet along the said East line to the said South line of Nygreen Street;
 thence South 89°54'00" East 60.00 feet along the said South line of Nygreen Street to the West line of Lot 2 of said Kenneth H. Minor Subdivision;
 thence South 0°30'05" West 300.28 feet along the said West line to the South line of said Lot 2 of Kenneth H. Minor Subdivision;
 thence North 89°58'39" East 298.02 feet along the South line of said Lot 2 and Lot 3 of Kenneth H. Minor Subdivision to the East line of said Lot 4 of said Kenneth H. Minor Subdivision;
 thence South 0°30'05" West 943.53 feet along the East line to the South line of said Lot 4 of Kenneth H. Minor Subdivision;
 thence South 89°57'50" West 648.60 feet along the said West line to the West line of said Lot 4 of Kenneth H. Minor Subdivision;
 thence North 0°01'01" East 1244.68 feet along the said West line of Lot 4 of said Kenneth H. Minor Subdivision to the Point of Beginning;
 Parcel contains: 678.555 square feet, or 15.58 acres.

Date: Douglas J. Kinsman
 License no. 334575

OWNER'S DEDICATION
 Known all men by these present that the undersigned are the owner(s) of the heron 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:

CANYON VIEW SUBDIVISION

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

In witness whereof I / we have hereunto set my / our hand this _____ day of _____, A.D. 20____.

By: GTM BUILDERS (SHAWN HOLSTE - OWNER) By: _____
 By: _____ By: _____
 By: _____ By: _____

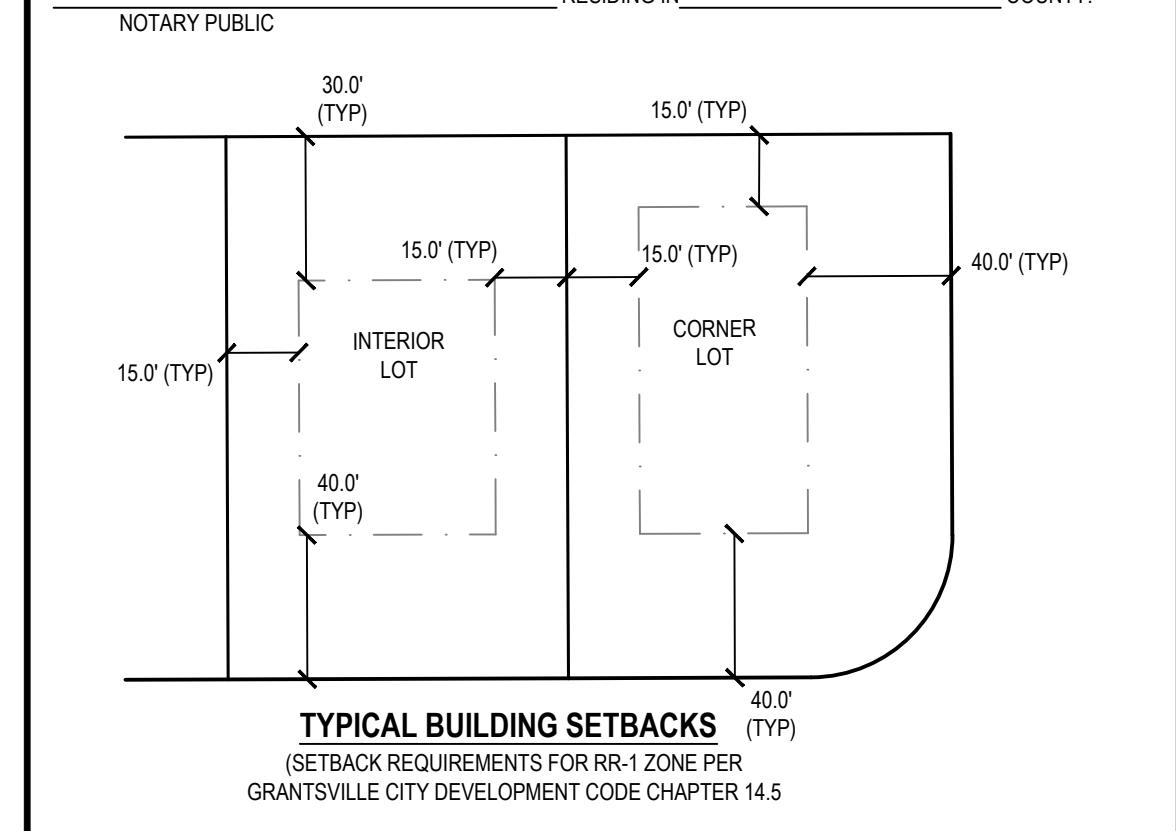
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of TOOELE

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

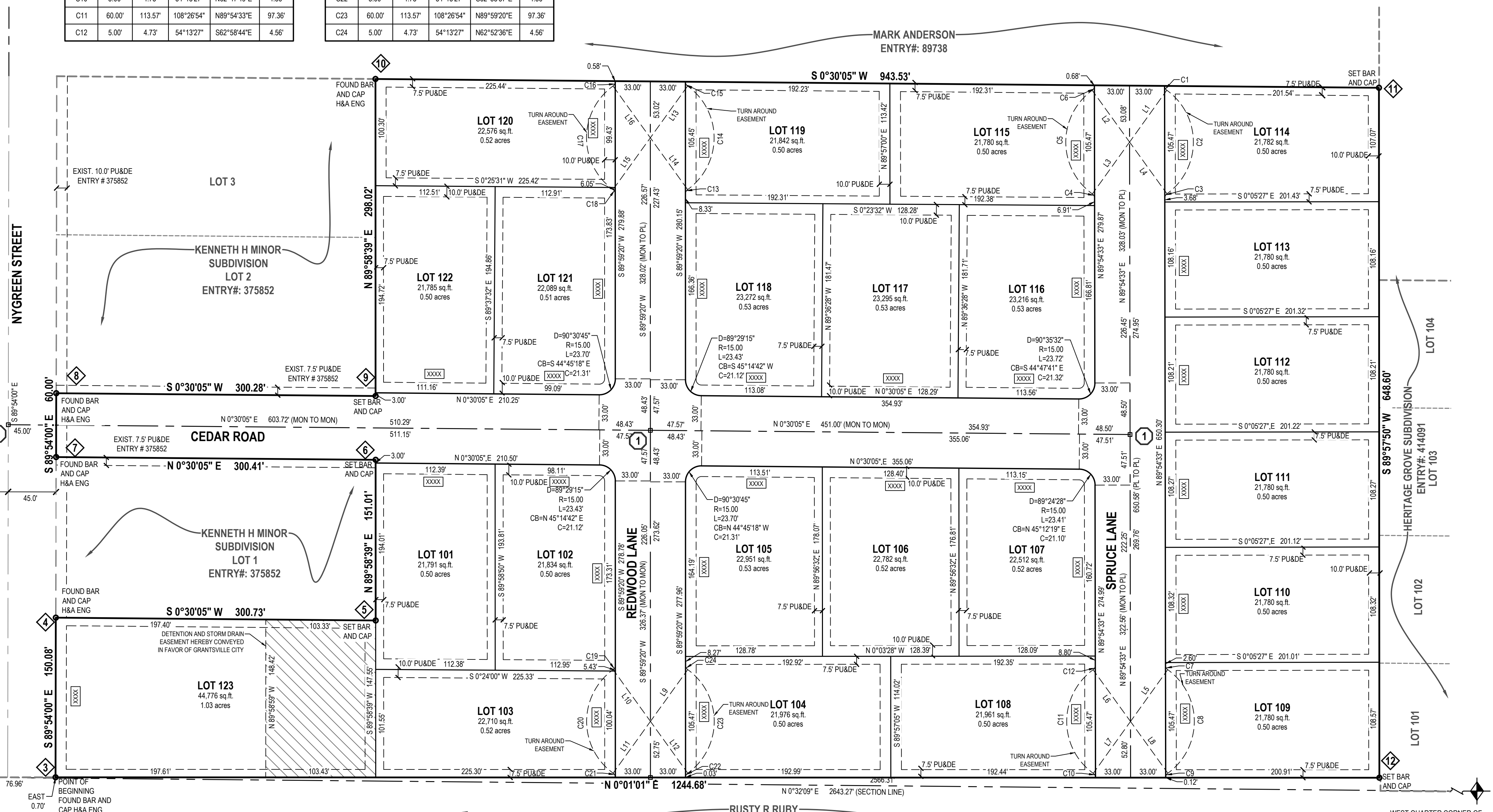
MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.



BOUNDARY STATE PLANE COORDINATES (NAD27 US SURVEY FEET)

POINT #	NORTHING	EASTING
1	7383119.84	1377280.75
2	7380799.88	1377279.58
3	7380722.94	1377279.56
4	7380722.68	1377429.61
5	7380422.03	1377426.99
6	7380422.09	1377577.97
7	7380722.42	1377580.59
8	7380722.32	1377640.57
9	7380422.12	1377637.95
10	7380422.25	1377935.91
11	7379478.97	1377927.68
12	7379478.54	1377729.23



WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 5, T3S R5W, SLB&M, 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC, WITH RING AND LID (NO DATE)

POINT OF BEGINNING FOUND BAR AND CAP H&A ENG

WEST QUARTER CORNER OF SECTION 8, T3S R5W, SLB&M, 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC, DATED 8-20-2015 LSF 4938720)

CITY FIRE DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY FIRE DEPT. GRANTSVILLE CITY FIRE CHIEF	GRANTSVILLE CITY PUBLIC WORKS APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY PUBLIC WORKS. GRANTSVILLE CITY PUBLIC WORKS DIRECTOR	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY PLANNING COMMISSION. CHAIR, GRANTSVILLE CITY PLANNING COMMISSION	COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE #2008-0061 AND 2016-0006 TOOELE COUNTY SURVEY DEPT. DIRECTOR	TOOELE COUNTY TREASURER I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20____ FOR PARCEL NO. _____ TOOELE COUNTY TREASURER	CITY MAYOR APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY MAYOR. GRANTSVILLE CITY MAYOR ATTEST: GRANTSVILLE CITY RECORDER	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY ATTORNEY. GRANTSVILLE CITY ATTORNEY
CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. GRANTSVILLE CITY ENGINEER DATE	DEVELOPER GTM BUILDERS 1676 NORTH PROGRESS WAY TOOELE CITY, UTAH SHAWN HOLSTE 435-241-2002	SHEET 1 OF 1 PROJECT NUMBER: 8702C MANAGER: D. KINSMAN DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN DATE: 2022-04-20	TOOELE COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ FEES _____ TOOELE COUNTY RECORDER			

CANYON VIEW SUBDIVISION
FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

GRANTSVILLE GENERAL NOTES

- ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN GRANTSVILLE CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LINES OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE OF THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.
- ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOOT FOOTINGS BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY. GRANTSVILLE PUBLIC WORKS WILL APPROVE PIPE ZONE MATERIAL TO BE PLACED.
- REQUEST FOR INSPECTION BY THE GRANTSVILLE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
- WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. PLEASE SEE CODE 17 GENERAL PROVISIONS FOR MORE DETAILS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE GRANTSVILLE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.
- CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
- ALL CITY MAINTAINED UTILITIES INCLUDING: WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
- CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM
- PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS. NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS" AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1. DXF COPY, 1. PDF COPY, AND 1 GIS SHAPE FILE CONTAINING THE SAME.
- FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPs WHICH SPECIFICALLY STATES THE UTILIZATION OF AN OIL WATER SNOUT SEPARATOR.
- ASPHALT PAVING IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT BELOW AN AMBIENT TEMPERATURE OF 50 DEGREES AND RISING.
- TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE. CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA - INTERNATIONAL SOCIETY OF ARBORICULTURE.
- WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTION STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPER SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FENCE PANELS TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.
- CONCRETE FOR ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, SIDEWALK, DRIVEWAY ENTRANCES, PEDESTRIAN RAMPS, CURB AND GUTTER, WATER MAINS, MANHOLE VAULTS AND VALVE COLLARS, AND ANY OTHER CAST IN PLACE SURFACE CONCRETE FEATURES SHALL BE CONSTRUCTED WITH MINIMUM 4500 PSI CONCRETE.
- CULINARY WATER AND SEWER SERVICE LATERALS SHALL BE MARKED ON THE TOP BACK OF CURB AND LIP OF CURB AT THEIR ACTUAL LOCATION OF CROSSING THE CURB AND GUTTER. PINS OR STAMPS SHALL BE USED AND MUST BE INSTALLED WHILE THE CONCRETE IS STILL WET AND WILL READILY ACCEPT THE MARKER. GRINDING MARKING DUE TO DRY CEMENT IS NOT ALLOWED.

GRANTSVILLE CITY GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL, FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GRADE THE PAVEMENT AREA SUBGRADE TO THE LINES (HORIZONTAL) AND ELEVATIONS (VERTICAL) SHOWN ON THE PLANS WITH A TOLERANCE OF 0.1' TO 0.1".
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GRANTSVILLE CITY ENGINEERING AND UTILITIES DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY AN INDEPENDENT LICENSED AND CERTIFIED THIRD-PARTY TESTING SERVICE.

GRANTSVILLE CITY TRAFFIC NOTES

- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER & PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF APPLICABLE, IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE GRANTSVILLE CITY BEFORE CONSTRUCTION BEGINS. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE ENGINEERING CONSTRUCTION PACKAGE AND APPROVED BY THE GRANTSVILLE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
- ALL SIGNS LARGER THAN 36" X 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 108 (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A 2" BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A YIELDING POLE.
- SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.
- ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.
- PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE 3/4 INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP (RECYCLED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3% IAR VOIDS.
- POTHOLES: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
- ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE. 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16" ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/her REPRESENTATIVE. VMS POMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS POMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
- ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.

GRANTSVILLE CITY WATER NOTES

- THE FOLLOWING GRANTSVILLE CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, APWA AND APWA.
- FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STANDPIPE LOCATED BY THE PUBLIC WORKS BUILDING.
- FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.
- GRANTSVILLE CITY UTILITIES DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.
- WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
- CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER) IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.
- ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND APWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
- ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
- NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
- ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNEE.
- ALL WATER VAULTS WILL BE CONSTRUCTED PER GRANTSVILLE CITY STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
- ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
- MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
- APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE-DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
- WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
- CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

GRANTSVILLE CITY FIRE DEPARTMENT NOTES

- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING DEPARTMENT FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
- PAINING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA-FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-EIGHT FEET (48') OUTSIDE RADIUS EQUALING 96' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. CONTRACTOR/ENGINEER SHALL FOLLOW LATEST INTERNATIONAL FIRE CODE REGULATIONS AT ALL TIMES IN REGARDS TO DISTANCE.
- ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE. ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT, WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GRANTSVILLE CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
- ALL PRIVATE UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN EIGHT (8) INCHES IN DIAMETER AND HAVE A POST-INDICATOR VALVE (PIV) BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WATER INDICATOR VALVE (WIV) MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WAY TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF ITS CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV.
- POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORES IN HEIGHT OR EQUIVALENT.
- ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
- ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAPS) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BMP	BEST MANAGEMENT PRACTICES
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
CB	CURVE
CF	CATCH BASIN
CO	CURB FACE
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
ENC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OWP	OVERHEAD POWER
PCC	POINT OF CURVATURE OR PRESSURE CLASS
POC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRADE
TOA	TOP OF ASPHALT
TCC	TOP OF CONCRETE
TFC	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED CULINARY WATER SERVICE LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED STORM DRAIN WATER LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN COMBO BOX		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN CULVERT		EXISTING ELECTRICAL LINE
	PROPOSED STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	TEMPORARY SAG INLET PROTECTION		ACCESSIBLE ROUTE
	TEMPORARY IN-LINE INLET PROTECTION		SAW CUT LINE
	ROOF DRAIN		STRAW WATTLE
	EXISTING ELECTRICAL MANHOLE		TEMPORARY BERM
	EXISTING ELECTRICAL BOX		TEMPORARY SILT FENCE
	EXISTING TRANSFORMER		LIMITS OF DISTURBANCE
	EXISTING UTILITY POLE		EXISTING WALL
	EXISTING LIGHT		PROPOSED WALL
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		PROPOSED 0.5' CONTOURS
	EXISTING GAS MANHOLE		BUILDABLE AREA WITHIN SETBACKS

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COMMENCEMENT OF ANY
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BENCHMARK

NORTHWEST CORNER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4381.80'

SCOPE OF WORK:

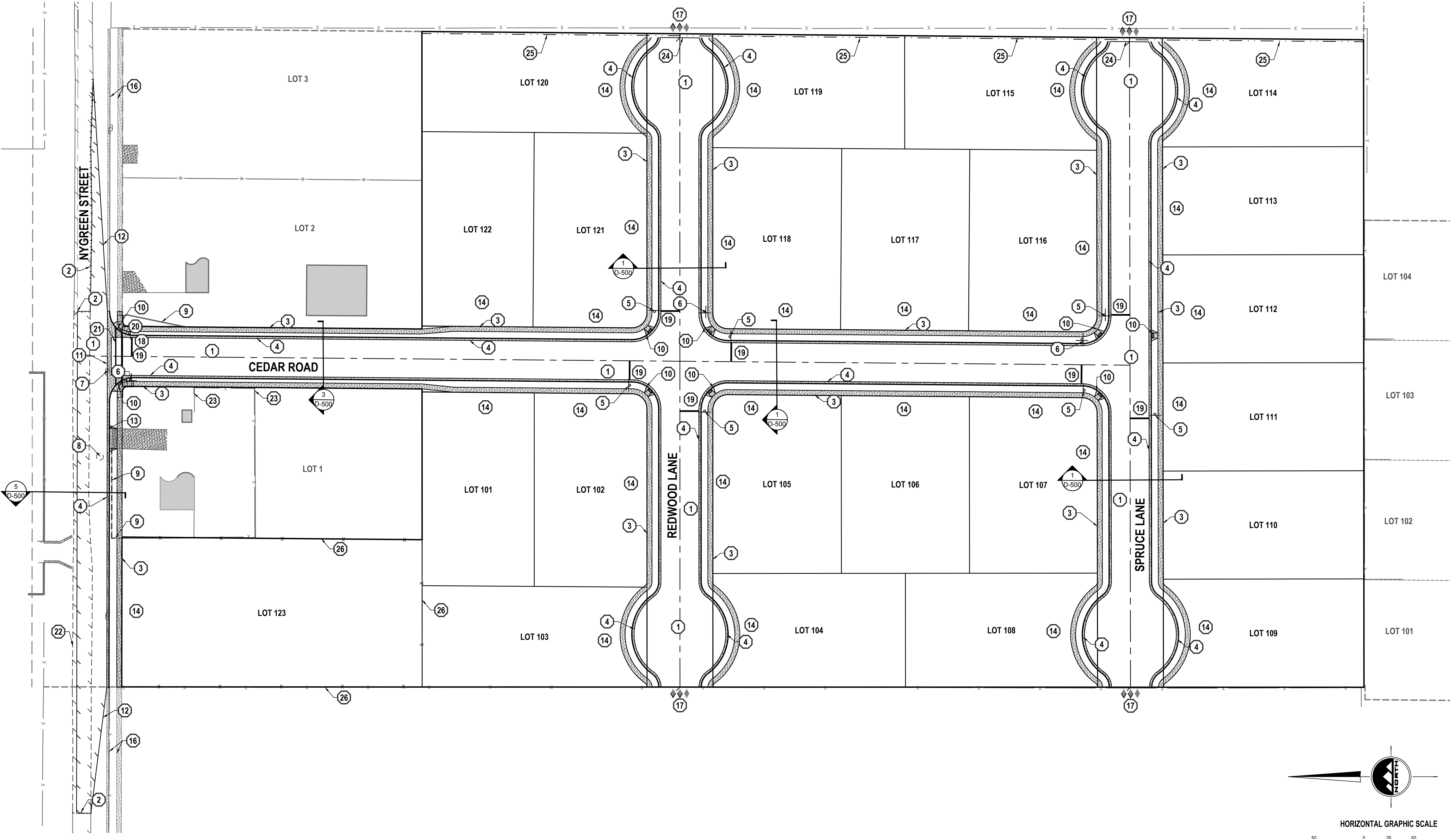
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" SUBBASE AND 8" UNTREATED BASE COURSE.
 - 2 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - 3 CONSTRUCT 5.0' SIDEWALK PER APWA PLAN NO. 231 AND SPECIFICATIONS. (TYP.)
 - 4 2.5' TYPE 'A' CURB AND GUTTER PER APWA PLAN NO. 205 AND SPECIFICATIONS. (TYP.)
 - 5 INSTALL "STOP" SIGN PER M.U.T.C.D. R1-1. INSTALL "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION
 - 6 INSTALL STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARD AND SPECIFICATION AND M.U.T.C.D. R1-1. INTERSECTION SIGNS ON OWN POST.
 - 7 REMOVE AND RELOCATE EXISTING POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
 - 8 REMOVE AND RELOCATE EXISTING MAILBOX. COORDINATE WITH OWNER OF PROPERTY.
 - 9 REMOVE OR RELOCATE EXISTING CONCRETE PLANTER BOX. COORDINATE WITH OWNER OF PROPERTY.
 - 10 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 R AND SPECIFICATIONS.

- 11 INSTALL 4" WATERWAY PER APWA 211.
- 12 TAPER ASPHALT 15:1 INTO EXISTING ASPHALT
- 13 INSTALL DRIVEWAY APPROACH PER APWA 221.1
- 14 DRIVE WAY AND APPROACH TO BE INSTALLED BY LOT OWNER PER GRANTSVILLE CITY STANDARDS.
- 15 CURB CUT FOR ASPHALT HAMMER HEAD TURN AROUND.
- 16 HOME OWNER AND CONTRACTOR TO COORDINATE WITH GRANTSVILLE CITY ON INSTALLING THESE IMPROVEMENTS SIMULTANEOUSLY WITH SUBDIVISION IMPROVEMENTS.
- 17 INSTALL END OF ROADWAY MARKERS PER MUTCD OMM-1
- 18 INSTALL "CROSS TRAFFIC DOES NOT STOP" SIGN PER MUTCD W4-4P
- 19 8" WIDE SOLID STOP BAR PER M.U.T.C.D. STANDARD PLANS
- 20 INSTALL "STOP" SIGN PER M.U.T.C.D. R1-1.
- 21 8" WIDE SOLID CROSS WALK BAR PER M.U.T.C.D. STANDARD PLANS
- 22 GRAVEL PAVEMENT: COMPACTED 8" SUBBASE AND 8" UNTREATED BASE COURSE.
- 23 REPAIR DAMAGED FENCES FROM THE INSTALLATION OF IMPROVEMENTS
- 24 ROLL ASPHALT TO PROVIDE 6" THICKENED EDGE. EXTEND BASE COURSE 2' BEYOND EDGE OF ASPHALT.
- 25 INSTALL DRAINAGE SWALE ALONG PROPERTY LINE PER DETAIL 4D-500.
- 26 FENCE TO BE INSTALLED ALONG PROPERTY LINE FOR BASIN PROTECTION.

MAY: CONTAIN KEYNOTES THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
9. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
10. ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE



HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
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PHONE: 801-301-8591

CANYON VIEW SUBDIVISION
FINAL
410 NYGREEN STREET
GRANTSVILLE, UTAH 84029

SITE PLAN

PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG

PROJECT MANAGER: C. CHILD

C-100

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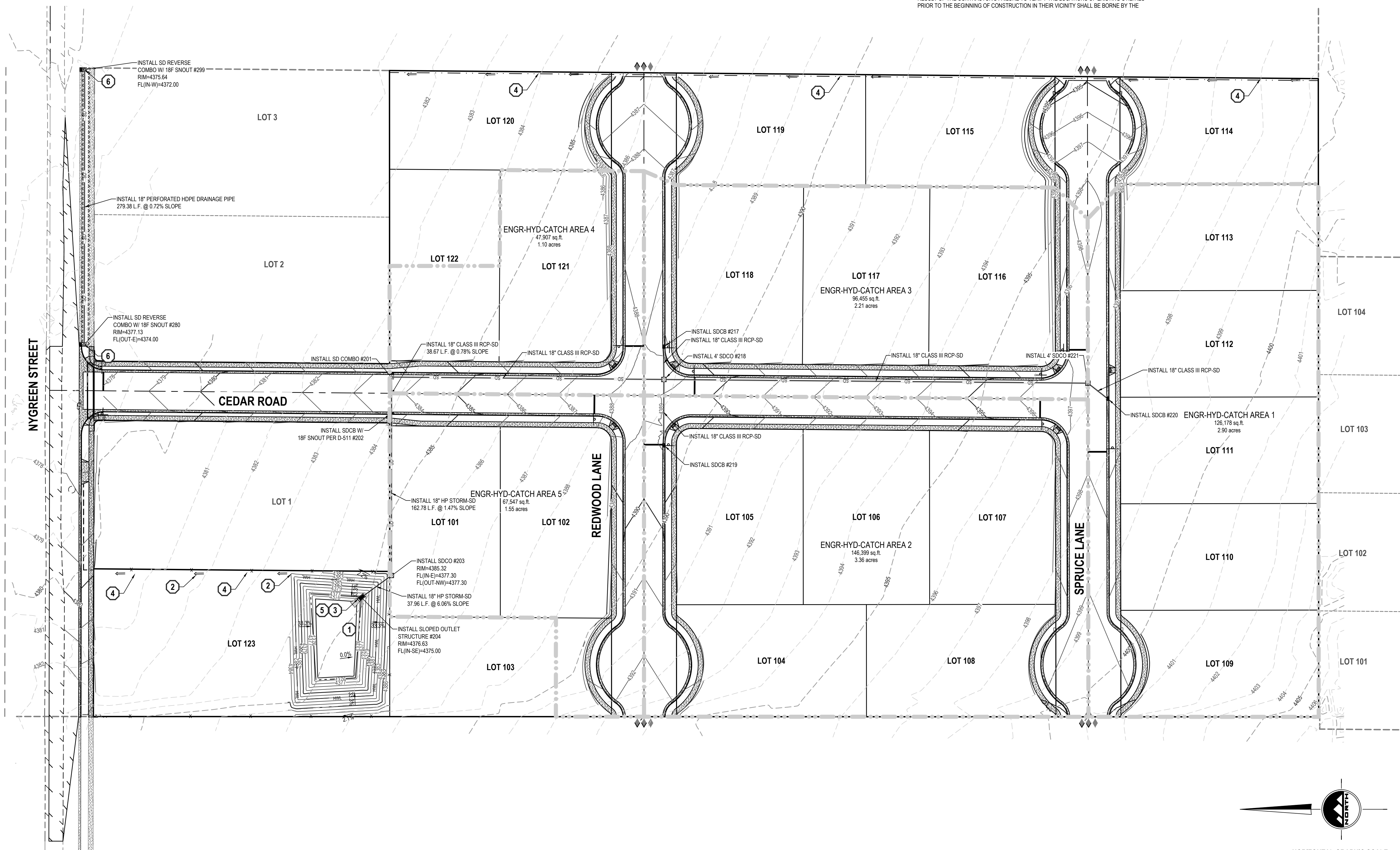
ELEV = 4381.80'

KEY NOTES:

- RETENTION BASIN**
TOP OF BASIN = 4383.00'
SPILLWAY INTO SWALE ELEVATION = 4382.00'
100-YR HIGH WATER ELEVATION = 4382.00'
BOTTOM OF BASIN = 4375.00'
- 100-YR OVERFLOW PATH
 - INSTALL RIPRAP PER ROCK OUTLET PROTECTION DESIGN SEE C-201.
 - INSTALL DRAINAGE SWALE ALONG PROPERTY LINE PER DETAIL 4/D-500.
 - INSTALL SLOPED OUTLET STRUCTURE PER DETAIL 2/D-500.
- GRAVEL SUMP. SEE CALCULATION C-201 AND DESIGN PER DETAIL 11/D-500 AND SNOOT PER 6/D-500. CONTRACTOR TO COORDINATE WITH GRANTSVILLE CITY ON THE INSTALLATION OF GRAVEL SUMP AS NO DESIGN HAS BEEN DONE FOR OFFSITE CURB AND GUTTER DESIGN. RIM ELEVATIONS ARE BASED ON EXISTING GRADE AT LOCATION OF CLEAN OUT BOX.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH GRANTSVILLE CITY OR ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARDS OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
11. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE.



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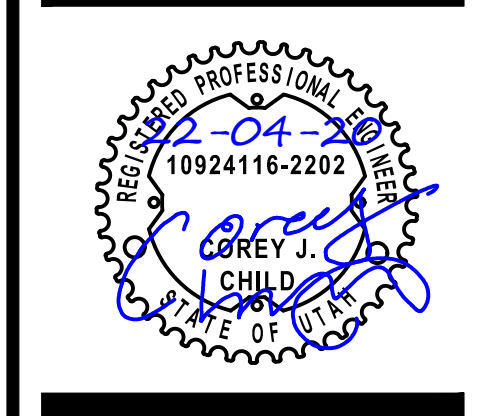
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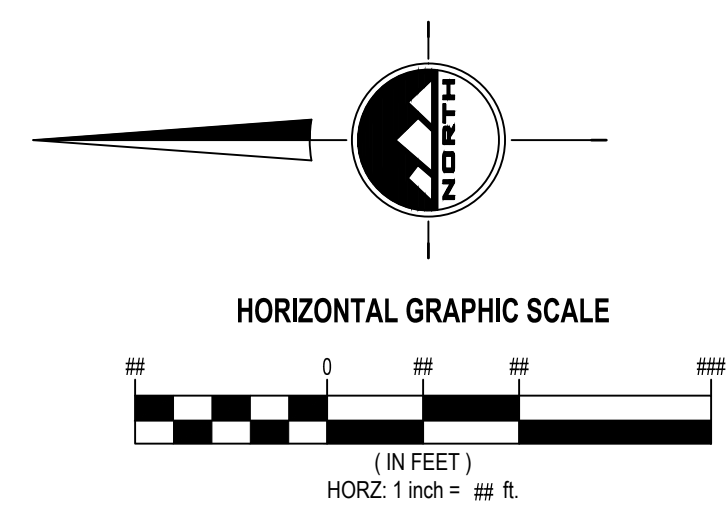
GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG

PROJECT MANAGER: C. CHILD

C-200



RETENTION BASIN CALCULATIONS

Study Summary Statistics

No. of Lots	23
Roof SF/lot	2500
Drive SF/lot	1500
Total Lots Hardscape, SF	92000
Road Length, FT	2960
Total Road Hardscape SF	125064
Total Hardscape, SF	217064
Total Area, SF	676564
Landscaped Area, SF	461490
Weighted Average C	0.37

Retention Calculations (100-year storm)

Basin Tributary Area	676,554 SF
Runoff coefficient C:	0.374
Basin Area	3,688 SF
Allowable Discharge Rate	- cfs/acre
Total Discharge	- cfs
Infiltration Rate from Tooele County Health Department Percolation Test = 1.6 in/hr	1.0 in/hr

Time (min)	Infiltration (cf)	Required Storage (cf)
5	6.08	10,720
10	4.63	16,302
15	3.82	20,214
30	2.58	27,276
60	1.59	33,919
120	0.84	35,522
180	0.56	35,733
360	0.30	37,638
720	0.17	42,711
1440	0.10	49,265
Required Retention:		41,889
Provided Retention:		42,922

Catchment Calculations (100-year storm)

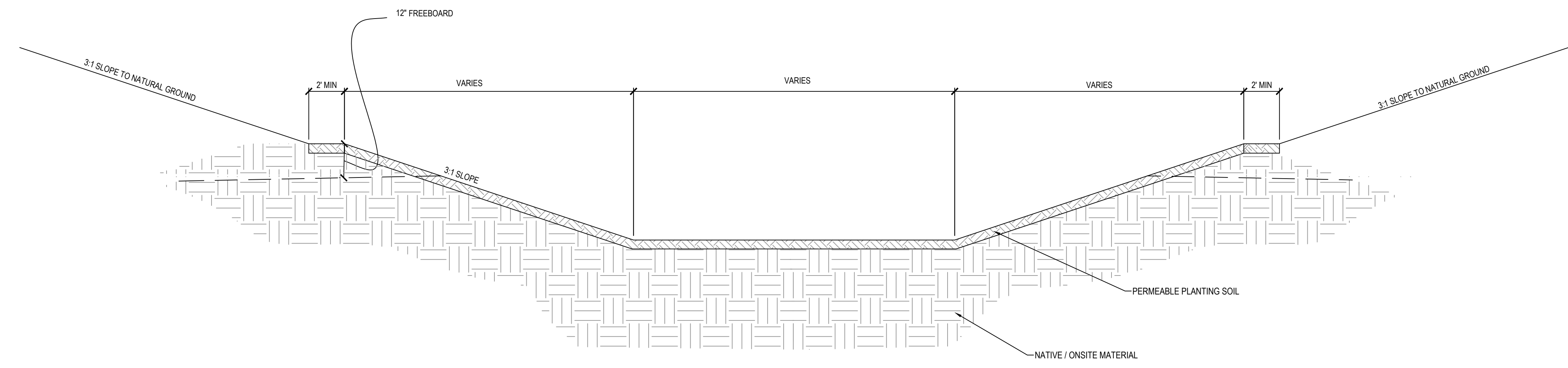
Catchment	Area (SF)	C	Flow (CFS)	Destination
1	128,178	0.374	2,818	220
2	146,399	0.374	3,269	219
3	96,459	0.374	2,154	217
4	47,998	0.374	1,070	291
5	67,543	0.374	1,508	202

Pipe Design (100-year storm)

Pipe	Tributary Basins (CFS)	Surface Flow (CFS)	Upstream Pipes	Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Full Flow Capacity (CFS)	% of Full-Capacity
220-221	1	2,818	None	0.000	2,818	2.00%	18	14,905	18.9%
218-221	-	0.000	220-221	2,818	2,818	2.02%	18	14,970	18.8%
218-219	2	3,269	None	0.000	3,269	1.35%	18	12,258	26.7%
217-218	3	2,154	None	0.000	2,154	1.62%	18	13,406	16.1%
201-208	-	0.000	218-221, 217-218	8,241	8,241	1.49%	18	12,857	64.1%
201-202	4	1,070	201-208	8,241	9,311	1.61%	18	13,364	69.7%
202-203	5	1,508	201-202	9,311	10,819	1.54%	18	13,071	82.8%
203-204	-	0.000	202-203	9,311	9,311	3.42%	18	19,478	47.8%

Retention Basin Drainage Calculations (100-year storm)

Time (min)	Time (days)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
0	0.000	41,889		41,889
30	0.001	41,889	154	41,735
60	0.002	41,736	307	41,428
120	0.003	41,428	615	40,814
180	0.005	40,814	922	39,892
360	0.010	39,892	1,844	38,048
720	0.030	38,048	3,688	34,360
1440	0.100	34,360	7,376	26,984
2160	0.090	26,984	11,064	15,920
2520	0.105	15,920	12,908	3,012
2880	0.120	3,012	14,752	(11,740)



1 DETENTION BASIN LAYOUT
SCALE: NONE

GRAVEL SUMP CALCULATIONS

Study Summary Statistics

Total Hardscape, SF	35089
Total Area, SF	41602
Landscaped Area, SF	6513
Weighted Average C	0.74

Retention Calculations (100-year storm)

Basin Tributary Area	41,602 SF
Runoff coefficient C:	0.740
Basin Area	4,528 SF
Allowable Discharge Rate	- cfs/acre
Total Discharge	- cfs
Infiltration Rate	1.0 in/hr

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	6.08	1,301	31	1,270
10	4.63	1,979	63	1,916
15	3.82	2,454	94	2,360
30	2.58	3,311	189	3,123
60	1.59	4,081	377	3,704
120	0.84	4,312	755	3,558
180	0.56	4,338	1,132	3,206
360	0.30	4,569	2,264	2,305
720	0.17	5,185	4,528	657
1440	0.10	5,951	9,056	(3,075)
Required Retention:				3,704
Provided Retention:				4,075

SUMP DESIGN

Q = (area sq. ft.) (perc min/in) / (12 in/ft) Sump	3,704
Volume = (sump area)(sump depth)(void ratio) / (factor of safety)	3,704
Void Ratio = 0.40	
Construct 283.00' x 6' x 6' deep gravel sump	



Rock Outlet Protection

Denver Federal Center
Building 56, Room 2604
PO Box 25426
Denver, Co 80225-0426
720-544-2810 - office
www.co.nrcs.usda.gov



What is rock outlet protection?
A pad or apron of heavy rock placed at the outlet end of culverts or chutes.

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

How is rock outlet protection installed?
Apron length: Apron length (La) shall be determined from Table 1.
Apron width: The apron width is based on the diameter of the discharge pipe, (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to (D + La). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, (D).
Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.

TABLE 1 - Rock outlet protection apron dimensions

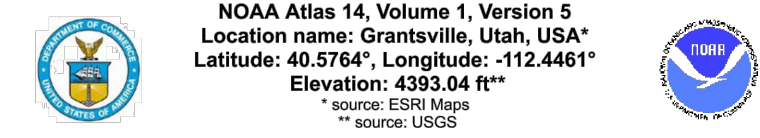
Culvert Size D, (inches)	Rock Size d _r , (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Quantity (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5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

TABLE 2 - Required rock gradation

Gadlon Rock	Smallest Dimension in Inches				% of rocks smaller than size shown
	6" _{d_u}	9" _{d_u}	12" _{d_u}	18" _{d_u}	
8	12	15	21	30	100
6	9	12	18	24	50-70
4	6	9	12	18	35-50
3	2	3	4	6	2-10

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

9/2/2021



NOAA Atlas 14, Volume 1, Version 5
Location name: Grantsville, Utah, USA*
Latitude: 40.5764°, Longitude: -112.4461°
Elevation: 4324.04 ft*

POINT PRECIPITATION FREQUENCY ESTIMATES
Sanga Perera, Sarah Dettz, Sarah Heem, Lillian Hiner, Kazungu Mutinda, Deborah Martin, Sandra Praterko, Robert Roy, Carl Tappala, Dale Ulrich, Fengjun Yan, Michael Yelso, Tim Zhao, Geoffrey Bonner, Daniel Brewer, Li-Chuan Chen, Tye Parszybok, John Yarbrough
NWSA, National Weather Service, Silver Spring, Maryland
PF_tabular | PF_graphical | Maps & aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.44 (1.26-1.63)	1.82 (1.62-2.09)	2.52 (2.23-2.88)	3.16 (2.77-3.60)	4.15 (3.56-4.74)	5.83 (4.22-8.00)	6.08 (4.97-7.09)	7.28 (5.75-8.83)	8.17 (6.91-11.1)	10.9 (7.88-13.4)
10-min	1.09 (0.965-1.24)	1.39 (1.24-1.59)	1.92 (1.72-2.19)	2.41 (2.12-2.74)	3.16 (2.73-3.61)	3.83 (3.12-4.41)	4.63 (3.76-5.39)	5.54 (4.37-6.98)	6.98 (5.26-8.42)	8.28 (6.00-10.2)
15-min	0.904 (0.796-1.02)	1.15 (1.01-1.32)	1.59 (1.41-1.81)	2.01 (1.74-2.28)	2.61 (2.25-2.98)	3.16 (2.66-3.65)	3.82 (3.12-4.46)	4.58 (3.62-5.42)	5.78 (4.34-6.98)	6.84 (4.96-8.42)
30-min	0.608 (0.534-0.690)	0.774 (0.683-0.868)	1.07 (0.945-1.22)	1.34 (1.14-1.52)	1.76 (1.49-2.03)	2.13 (1.81-2.51)	2.57 (2.13-3.03)	3.08 (2.43-3.85)	3.88 (3.04-4.89)	4.61 (3.34-6.07)
60-min	0.376 (0.331-0.427)	0.479 (0.426-0.548)	0.661 (0.586-0.755)	0.828 (0.728-0.942)	1.09 (0.936-1.24)	1.32 (1.11-1.52)	1.59 (1.30-1.86)	1.91 (1.51-2.26)	2.40 (1.81-2.90)	2.85 (2.07-3.51)
2-hr	0.225 (0.205-0.251)	0.285 (0.258-0.320)	0.374 (0.348-0.420)	0.456 (0.419-0.510)	0.588 (0.516-0.659)	0.706 (0.619-0.788)	0.842 (0.752-0.928)	1.00 (0.893-1.17)	1.25 (0.993-1.49)	1.48 (1.09-1.89)
3-hr	0.171 (0.156-0.189)	0.212 (0.194-0.225)	0.271 (0.249-0.299)	0.342 (0.293-0.395)	0.405 (0.361-0.446)	0.563 (0.419-0.737)	0.667 (0.564-0.784)	0.845 (0.692-1.00)	1.08 (0.82-1.21)	1.48 (1.09-1.89)
6-hr	0.108 (0.100-0.117)	0.134 (0.124-0.144)	0.163 (0.152-0.176)	0.199 (0.184-0.217)	0.239 (0.209-0.247)	0.299 (0.234-0.283)	0.345 (0.263-0.326)	0.427 (0.328-0.509)	0.533 (0.398-0.613)	0.633 (0.469-0.813)
12-hr	0.067 (0.063-0.072)	0.082 (0.077-0.089)	0.100 (0.093-0.109)	0.114 (0.104-0.123)	0.135 (0.124-0.146)	0.151 (0.138-0.164)	0.168 (0.155-0.185)	0.186 (0.165-0.208)	0.223 (0.192-0.253)	0.253 (0.214-0.306)
24-hr	0.041 (0.038-0.045)	0.051 (0.047-0.055)	0.061 (0.057-0.066)	0.069 (0.064-0.073)	0.080 (0.074-0.087)	0.089 (0.082-0.096)	0.097 (0.089-0.105)	0.106 (0.097-0.115)	0.117 (0.106-0.128)	0.128 (0.113-0.156)
2-day	0.022 (0.021-0.024)	0.027 (0.026-0.029)	0.033 (0.032-0.035)	0.037 (0.034-0.041)	0.043 (0.040-0.046)	0.048 (0.044-0.051)	0.052 (0.048-0.057)	0.057 (0.052-0.062)	0.063 (0.058-0.069)	0.068 (0.061-0.078)
3-day	0.016 (0.015-0.017)	0.019 (0.018-0.021)	0.023 (0.022-0.025)	0.026 (0.024-0.029)	0.031 (0.029-0.033)	0.034 (0.032-0.037)	0.038 (0.035-0.041)	0.041 (0.038-0.045)	0.046 (0.042-0.050)	0.050 (0.045-0.056)
4-day	0.013 (0.012-0.014)	0.015 (0.014-0.017)	0.019 (0.017-0.020)	0.021 (0.020-0.023)	0.025 (0.023-0.027)	0.028 (0.026-0.030)	0.031 (0.029-0.033)	0.034 (0.031-0.036)	0.038 (0.034-0.041)	0.041 (0.037-0.044)
7-day	0.008 (0.008-0.009)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.014 (0.013-0.015)	0.016 (0.015-0.017)	0.018 (0.017-0.019)	0.019 (0.018-0.021)	0.021 (0.020-0.022)	0.023 (0.022-0.025)	0.025 (0.024-0.027)
10-day	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.009-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.016 (0.014-0.017)	0.017 (0.016-0.018)	0.018 (0.016-0.019)
20-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.011 (0.010-0.011)
30-day	0.003 (0.003-0.003)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)	0.009 (0.008-0.009)
45-day	0.003 (0.002-0.003)	0.003 (0.003-0.003)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.006 (0.006-0.006)	0.006 (0.006-0.006)	0.006 (0.006-0.007)	0.006 (0.006-0.007)	0.006 (0.006-0.007)
60-day	0.002 (0.002-0.003)	0.003 (0.003-0.003)	0.003 (0.004-0.004)	0.004 (0.004-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.005)	0.006 (0.005-0.006)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parentheses are 90% confidence intervals and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates for a given duration and average recurrence interval will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.



TOOELE
169 N. Main Street, Unit 1
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BENCHMARK
NORTHWEST CORNER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4381.80'

SCOPE OF WORK:

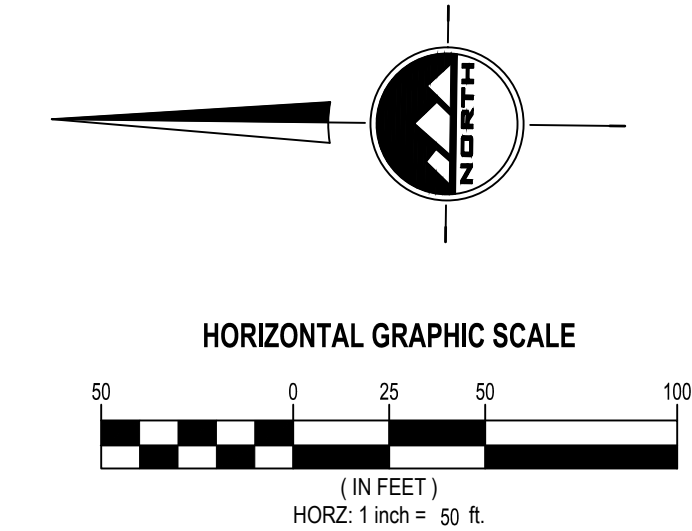
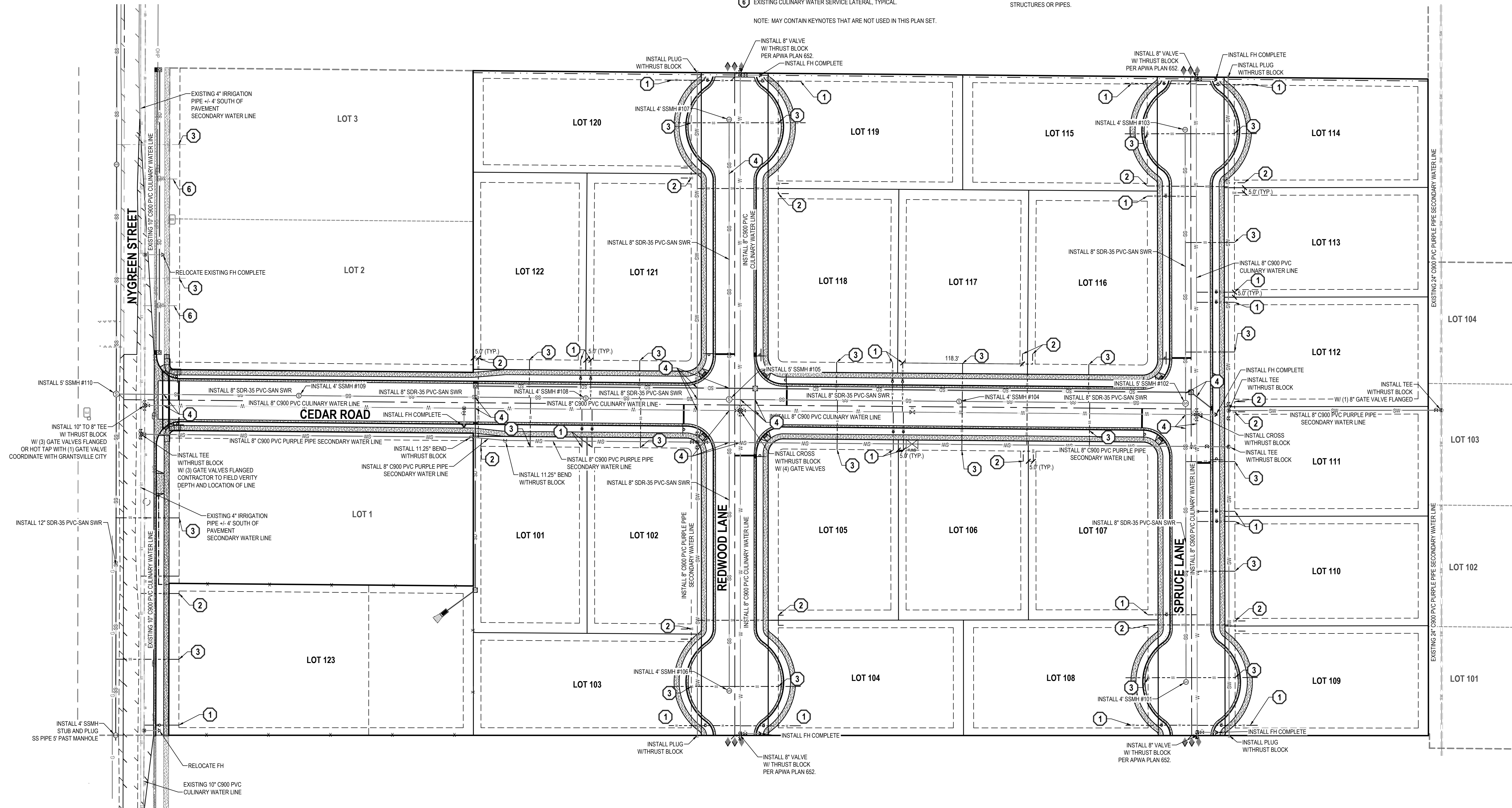
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 9" FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TO BE EXTENDED 15' FROM BACKSIDE OF SIDEWALK. CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. TYPICAL.
2. INSTALL 1-1/2" SECONDARY WATER LATERAL, WITH 1" SECONDARY WATER SERVICE LATERAL, APPROX. 3' OFF LOT LINES, AND LOCATED AT OPPOSITE LOT CORNER AS CULINARY WATER SERVICE LATERAL, TYPICAL.
3. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, 15' FROM THE BACKSIDE OF SIDEWALK. CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. TYPICAL.
4. CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES.
5. FUTURE 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, 15' FROM THE BACKSIDE OF SIDEWALK. CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. TYPICAL.
6. EXISTING CULINARY WATER SERVICE LATERAL, TYPICAL.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
10. CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES.
11. ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE.



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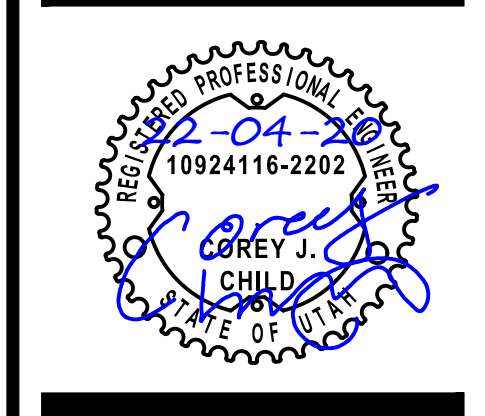
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GTM BUILDERS
1676 NORTH PROGRESS WAY
TOOELE CITY, UTAH

CONTACT:
SHAWN HOLSTE
PHONE: 801-301-8591

CANYON VIEW SUBDIVISION
FINAL
410 NYGREEN STREET
GRANTSVILLE, UTAH 84029



UTILITY PLAN

PROJECT NUMBER: 8702C PRINT DATE: 2022-04-20
DRAWN BY: C. CHILD CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

C-300

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COMMENCEMENT OF ANY
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BENCHMARK

NORTHWEST CORNER OF SECTION 8,
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ELEV = 4381.80'

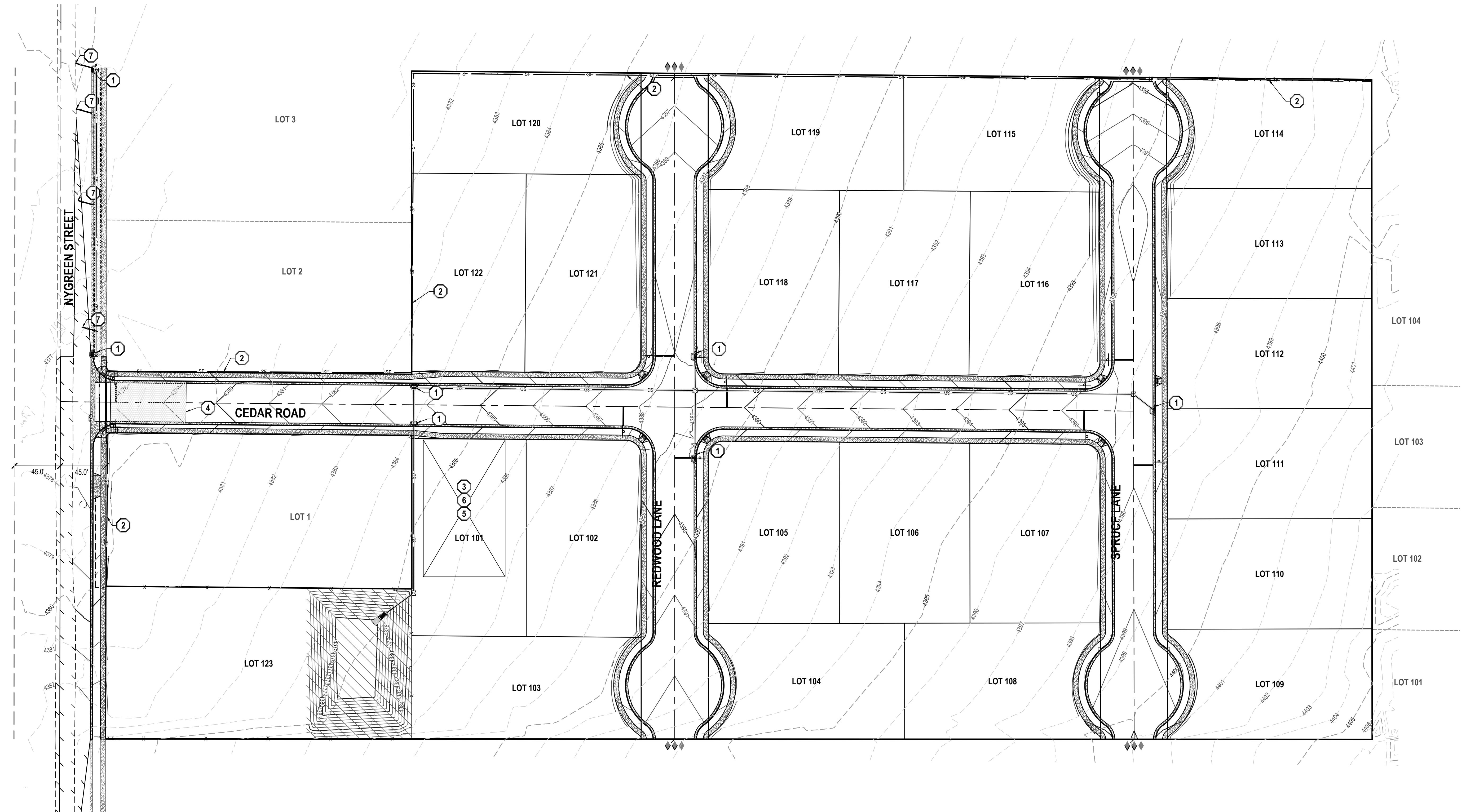
SCOPE OF WORK

- 1 INLET PROTECTION PER DETAIL 71D-500.
- 2 SILT FENCE PER DETAIL 81D-500.
- 3 PORTABLE TOILET PER DETAIL 91D-500.
- 4 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 101D-500.
- 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6 SUGGESTED STOCKPILE AREA.
- 7 INSTALL STRAW WATTLE ALONG EXISTING NYGREEN STREET TO PROTECT DRAINAGE CHANNEL.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES

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



TOOELE
169 N. Main Street, Unit 1
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SALT LAKE CITY
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LAYTON
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CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
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1676 NORTH PROGRESS WAY
TOOELE CITY, UTAH

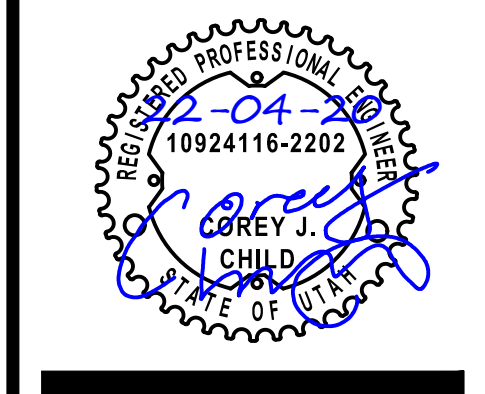
CONTACT:
SHAWN HOLSTE
PHONE: 801-301-8591

CANYON VIEW SUBDIVISION

FINAL

410 NYGREEN STREET

GRANTSVILLE, UTAH 84029



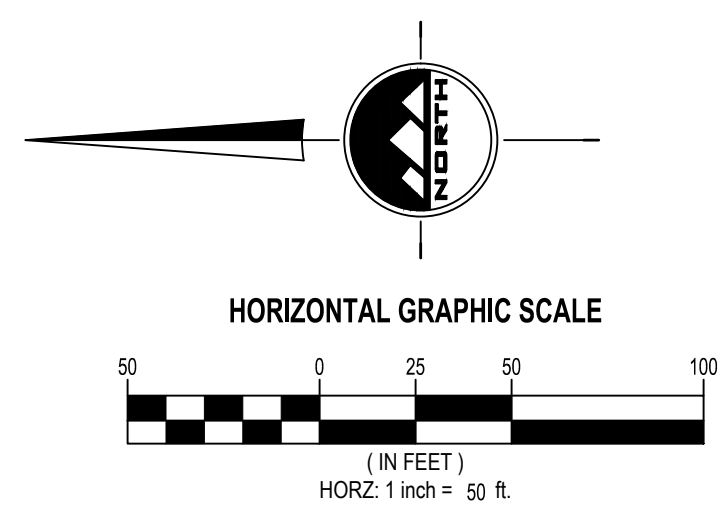
EROSION CONTROL PLAN

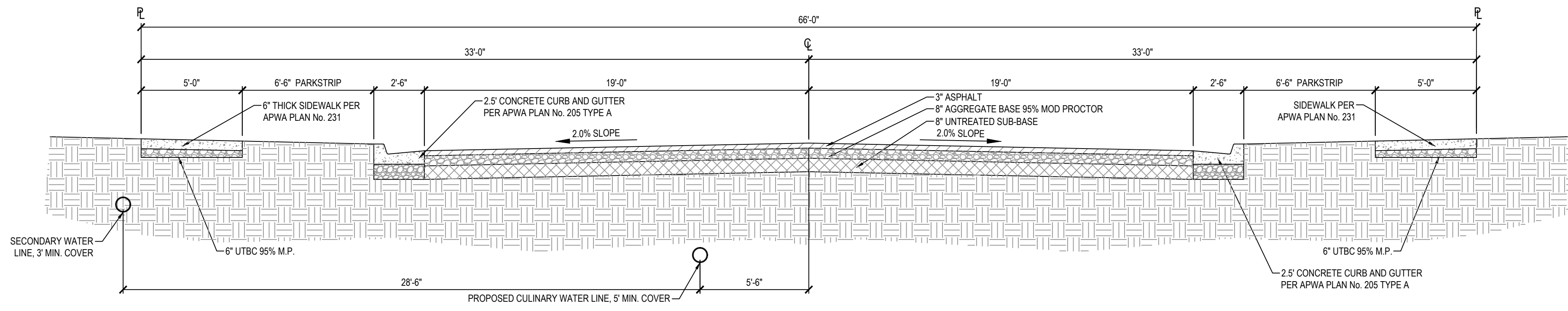
PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG

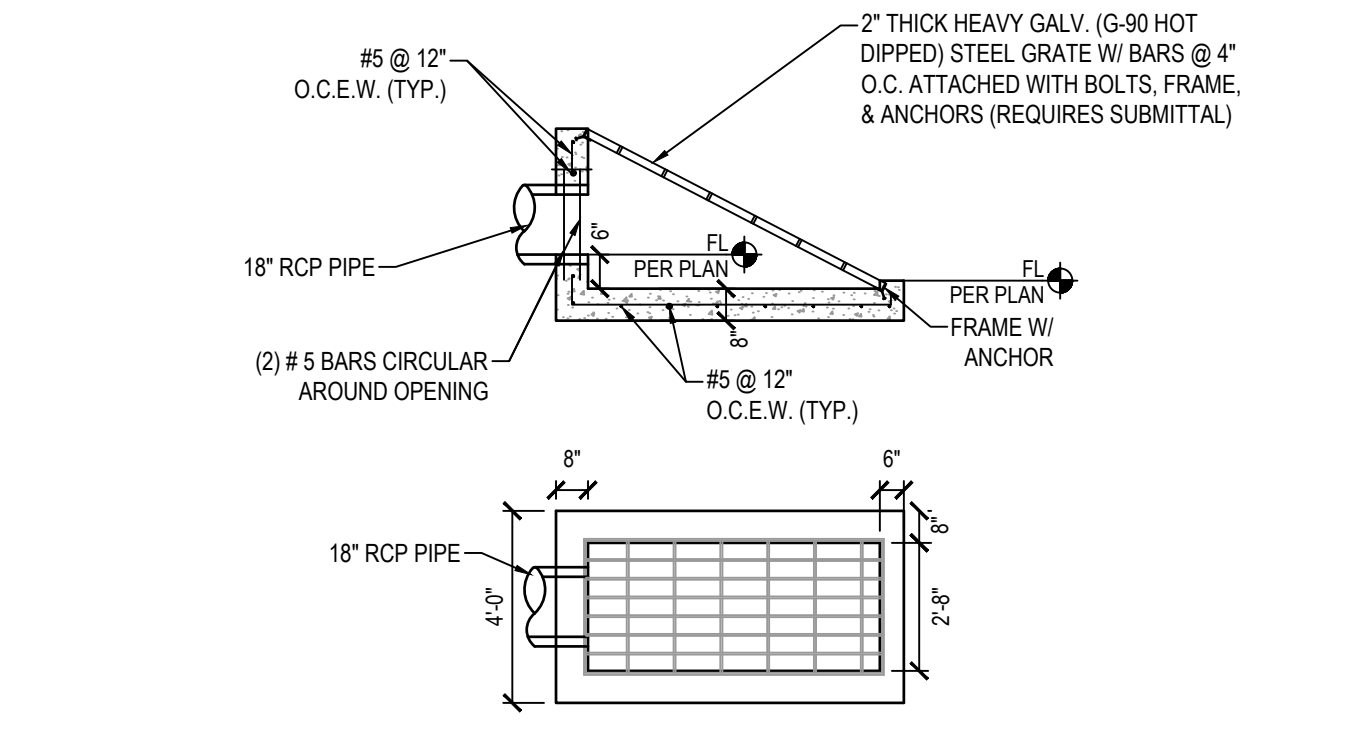
PROJECT MANAGER: C. CHILD

C-400

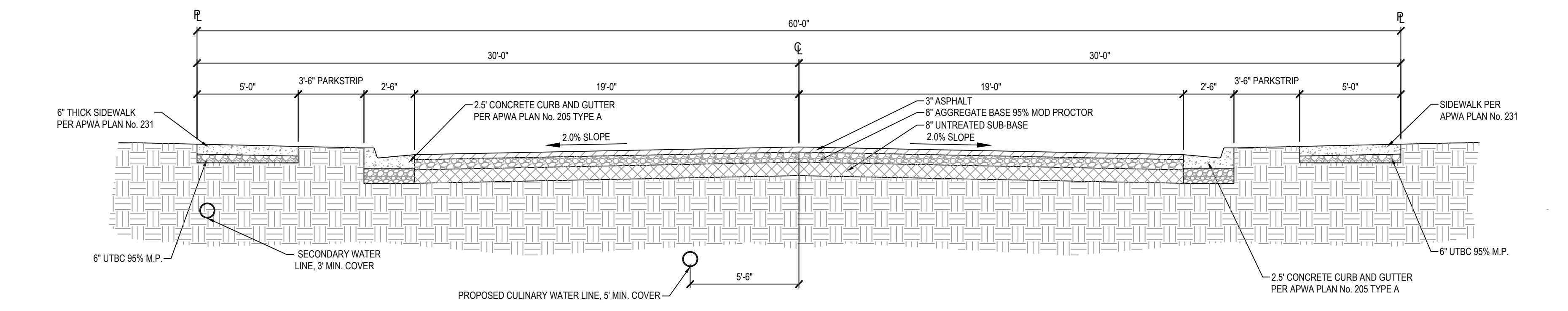




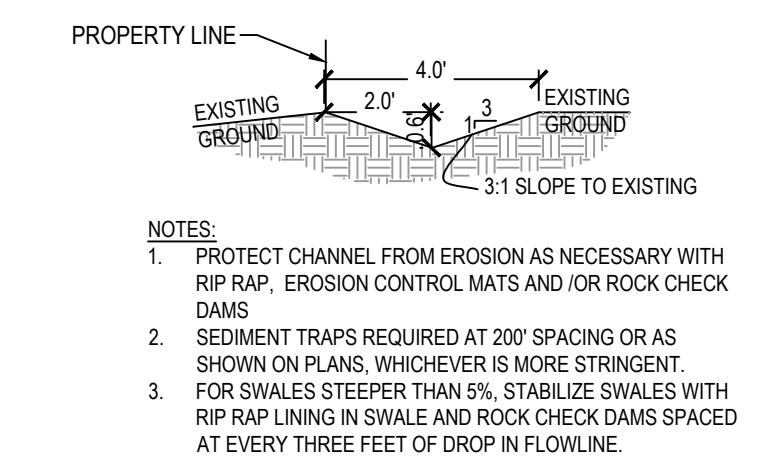
1 TYPICAL 66 FOOT ROAD CROSS SECTION
SCALE: NONE



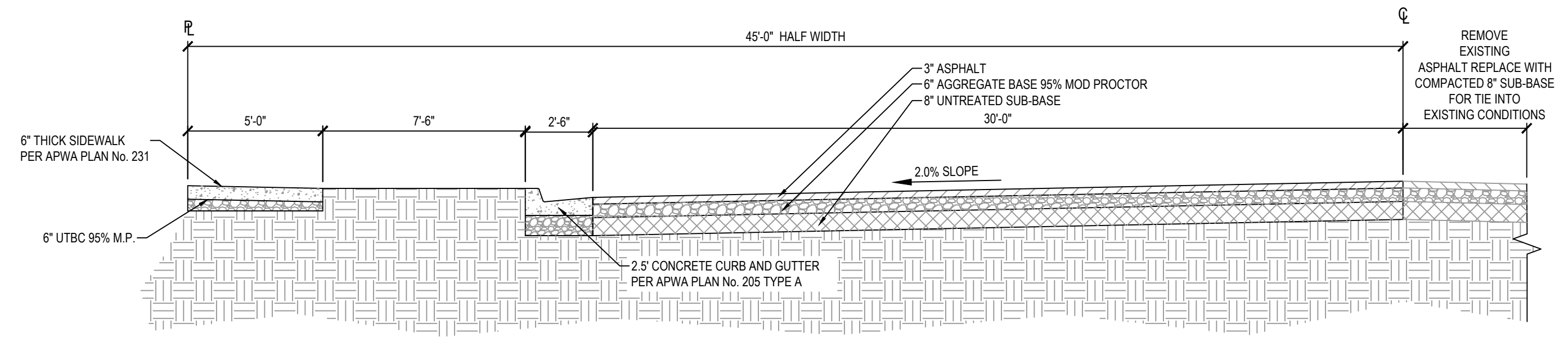
2 SLOPED OUTLET STRUCTURE
SCALE: NONE



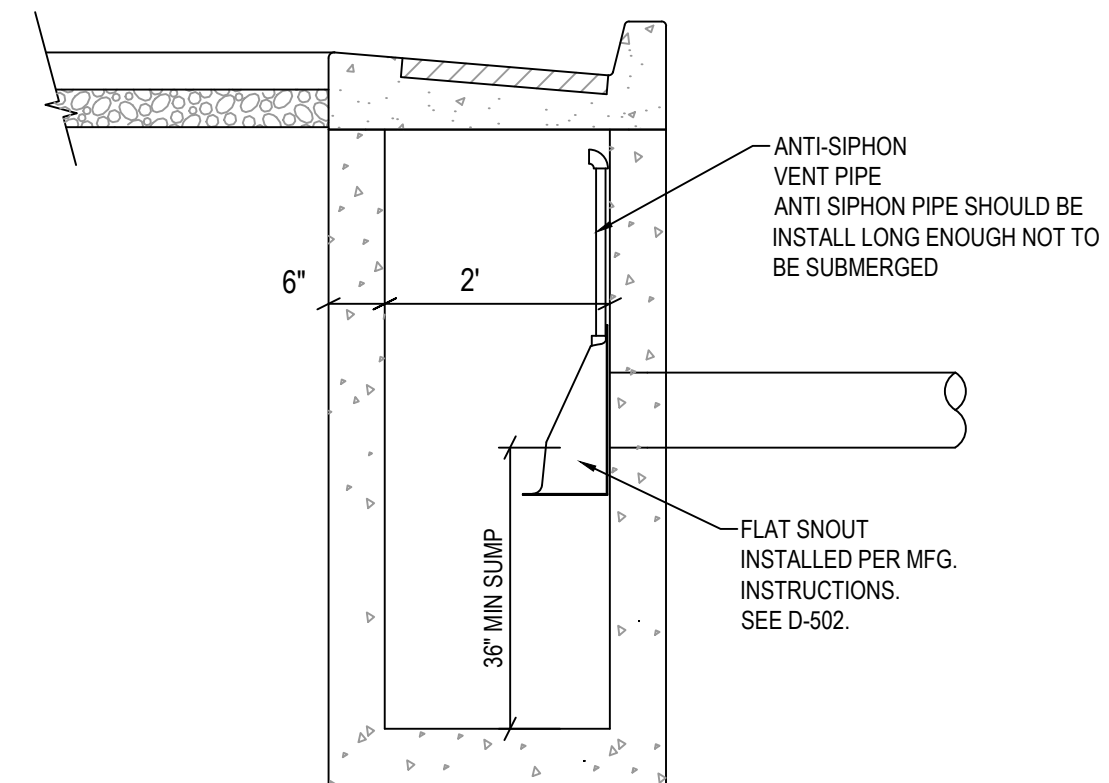
3 PROPOSED 60' R.O.W.
SCALE: NONE



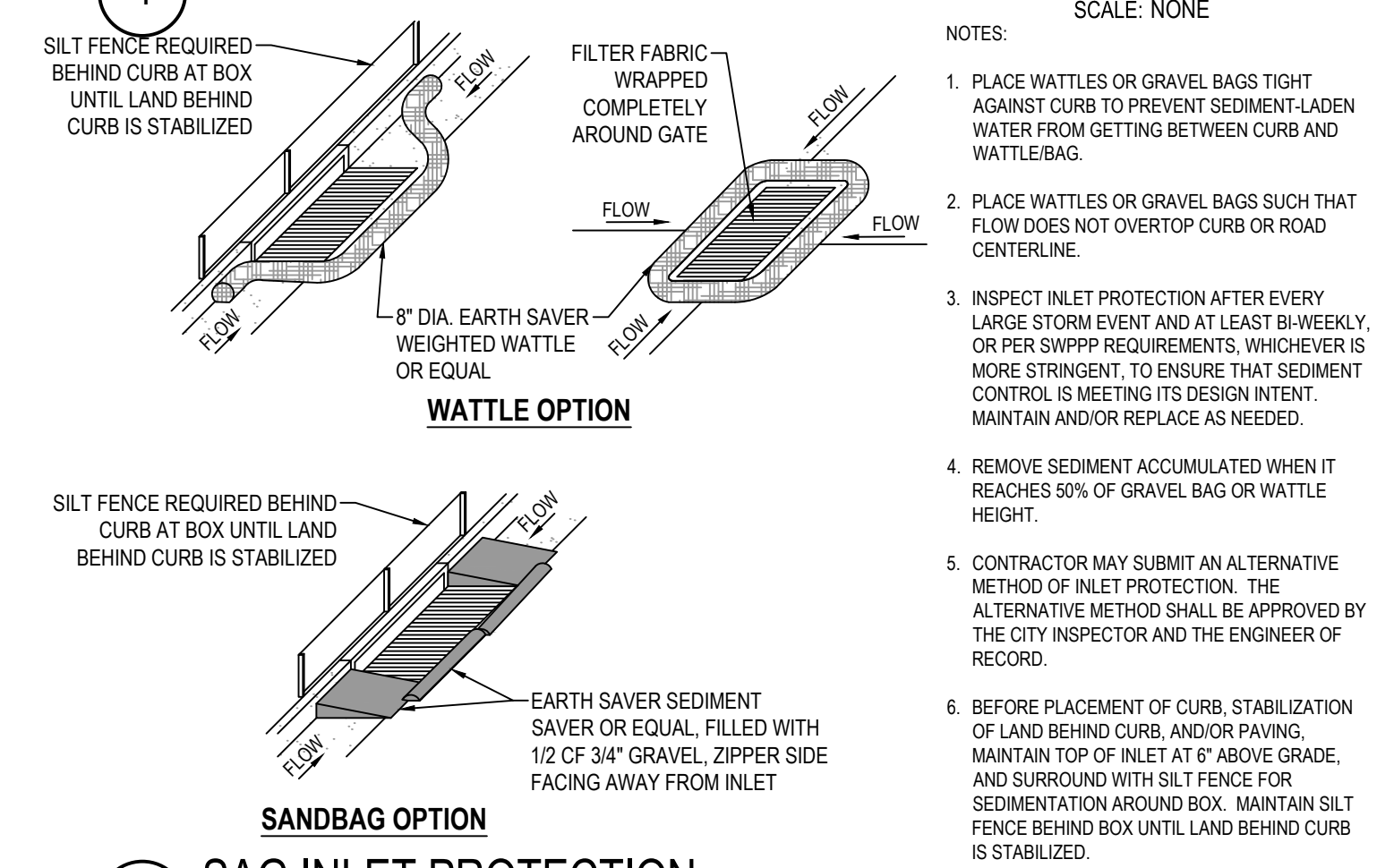
4 4' DRAINAGE SWALE
SCALE: NONE



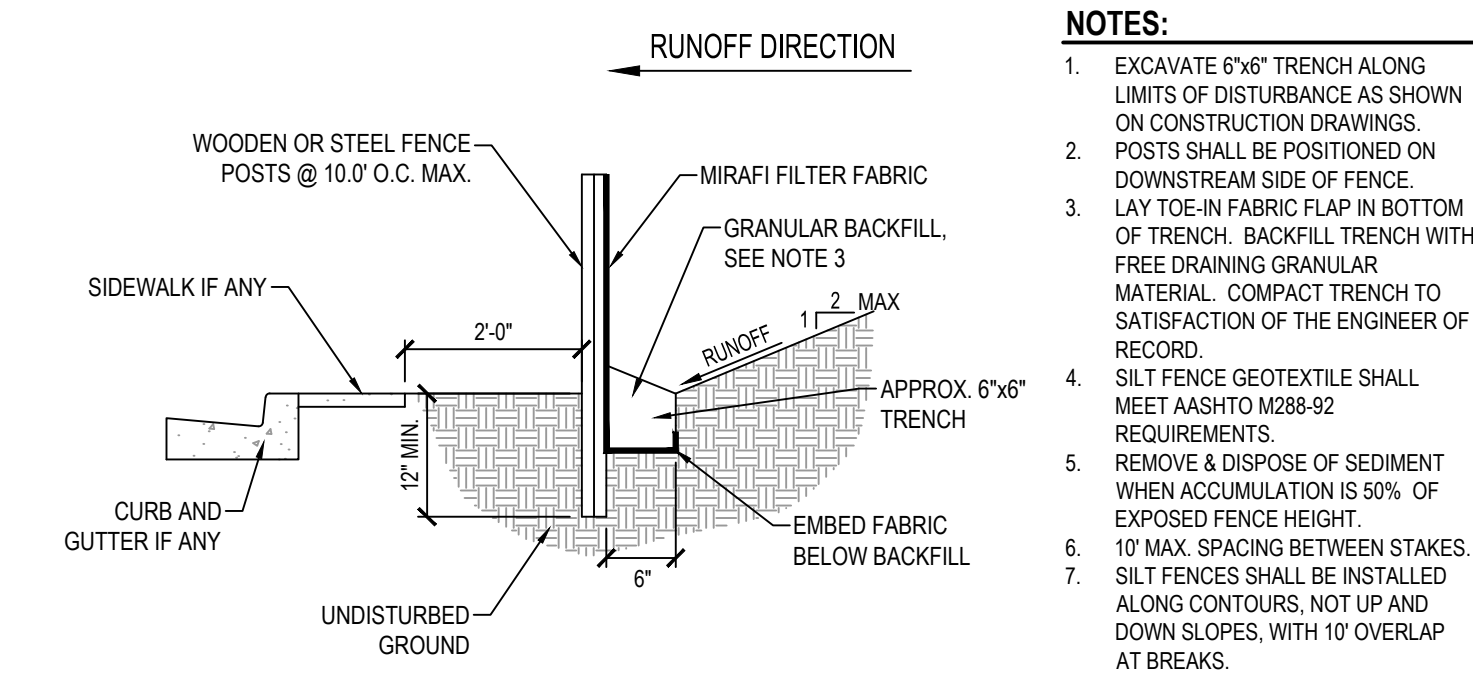
5 TYPICAL 45 FOOT HALF WIDTH ROAD CROSS SECTION
SCALE: NONE



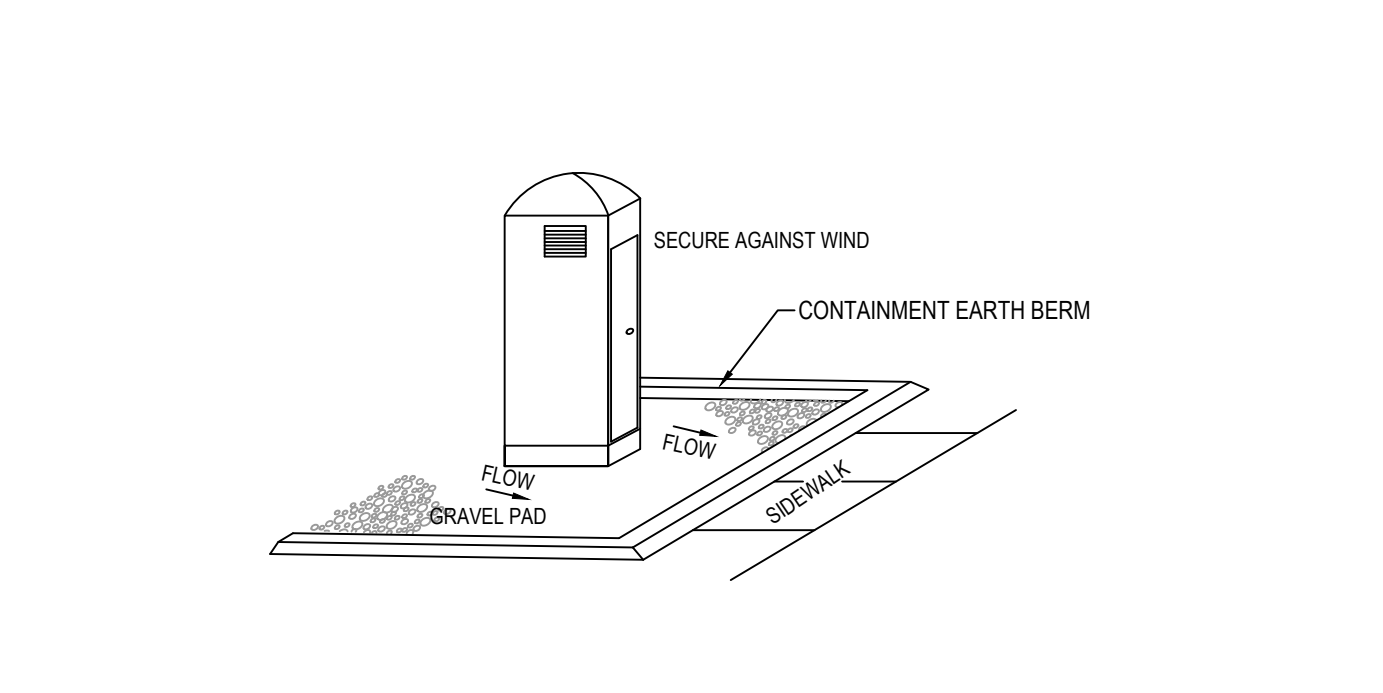
6 SNOOT DEBRIS SEPARATOR
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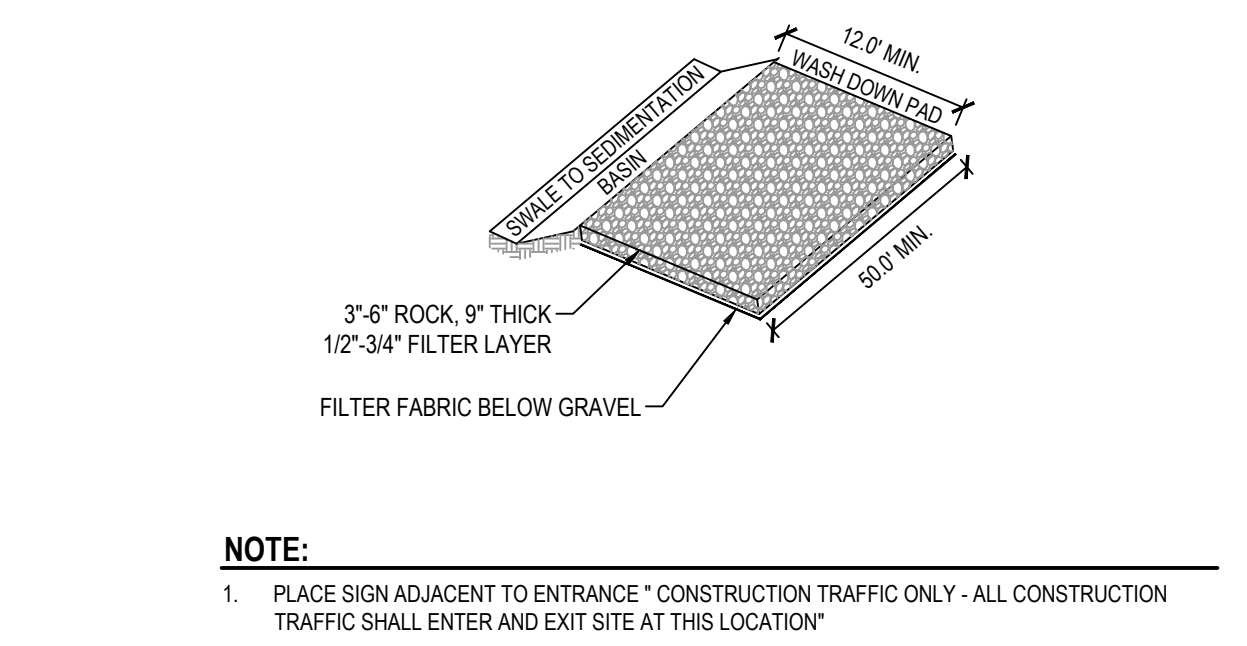
7 SAG INLET PROTECTION
SCALE: NONE



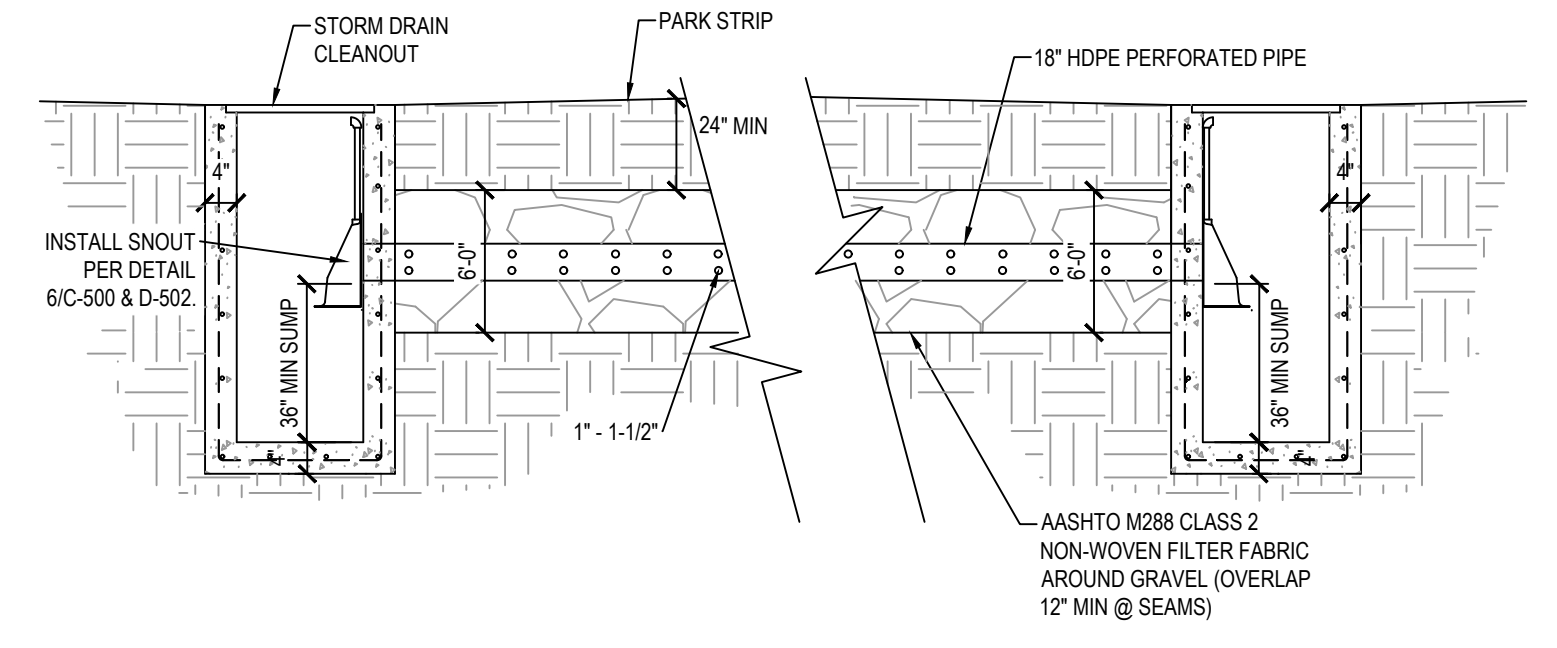
8 TEMPORARY SILT FENCE
SCALE: NONE



9 PORTABLE TOILET
SCALE: NONE



10 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



11 GRAVEL SUMP
SCALE: NONE

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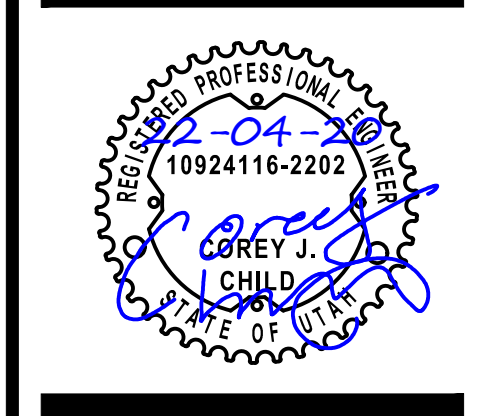
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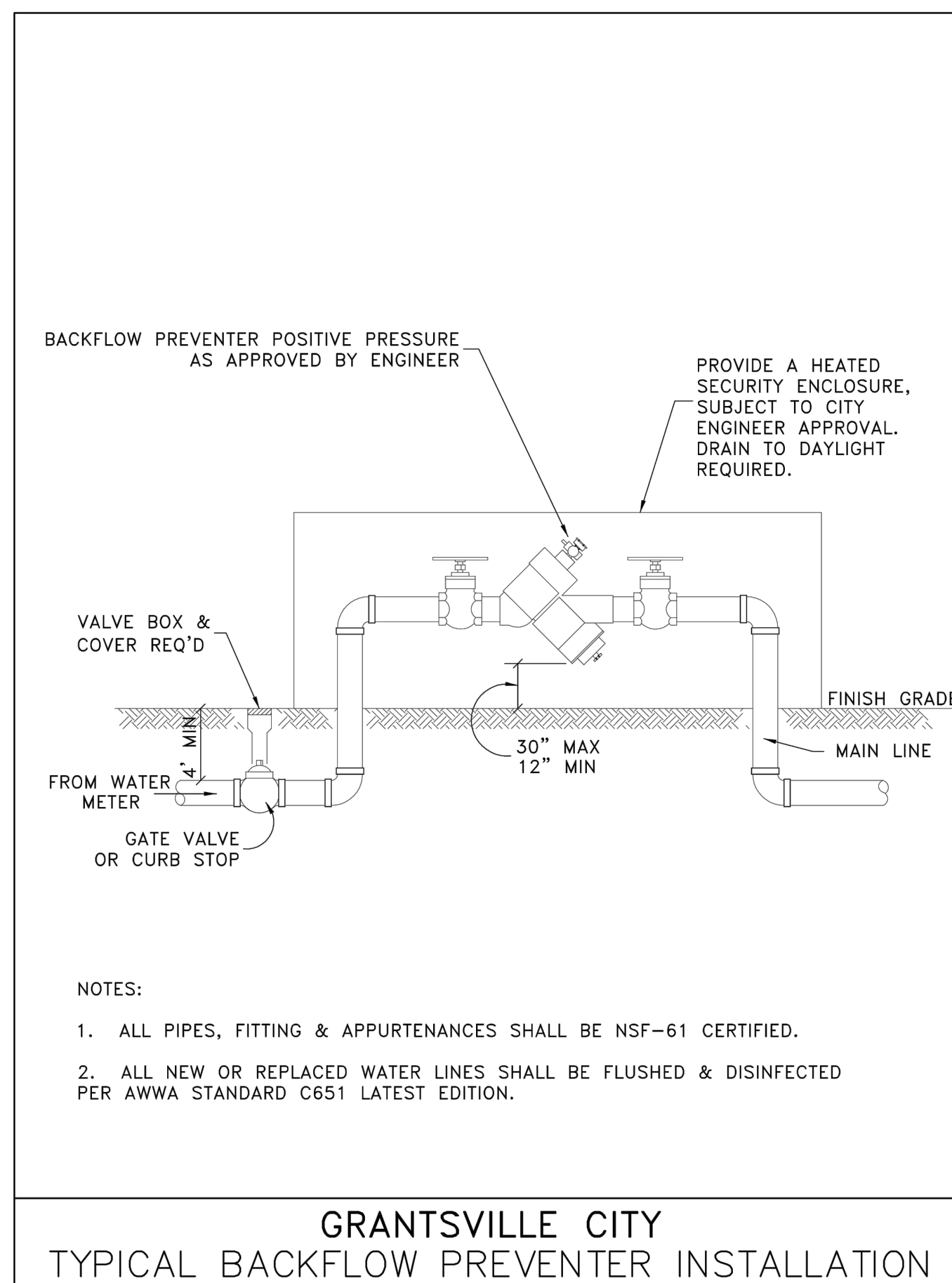
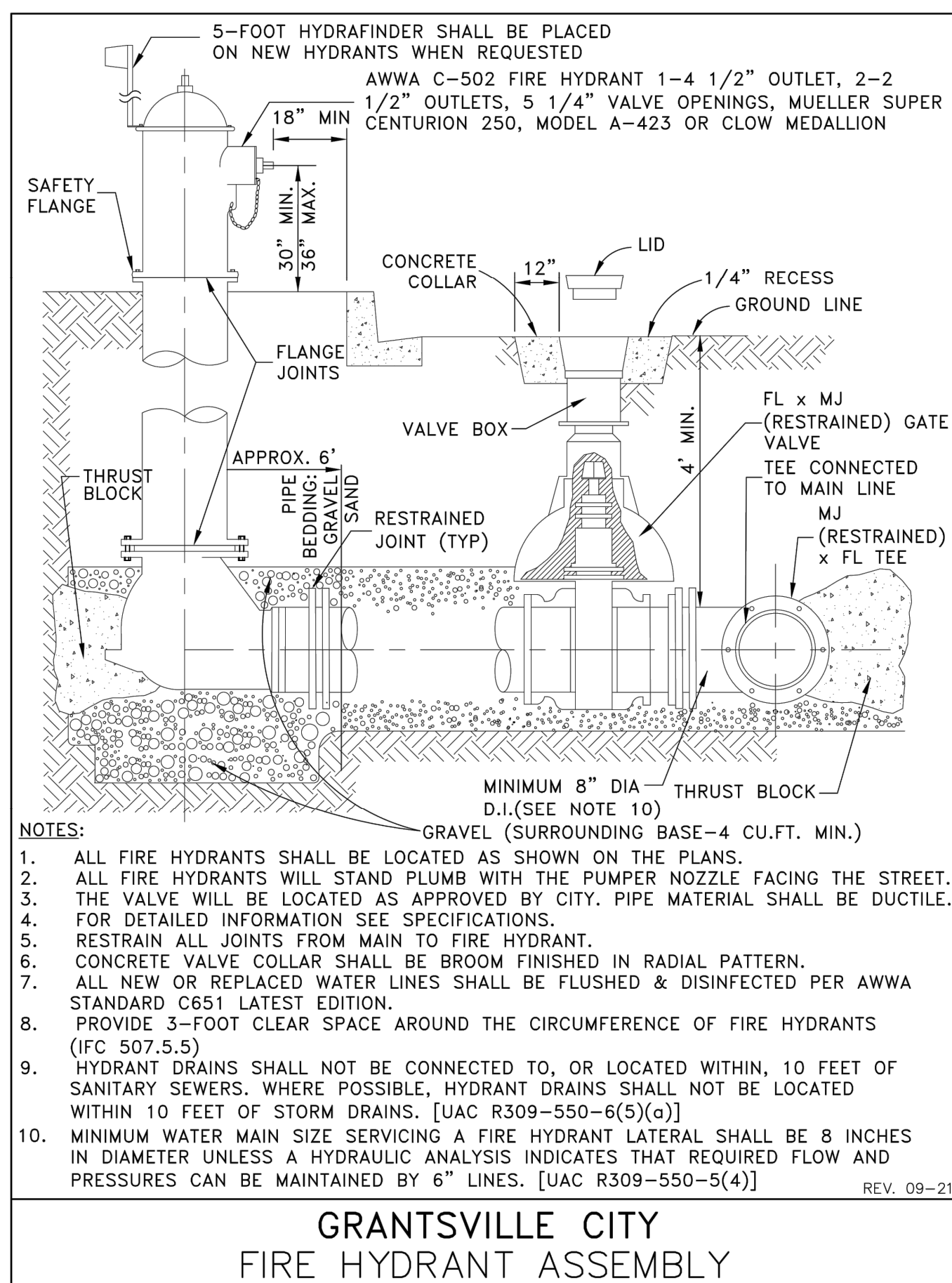
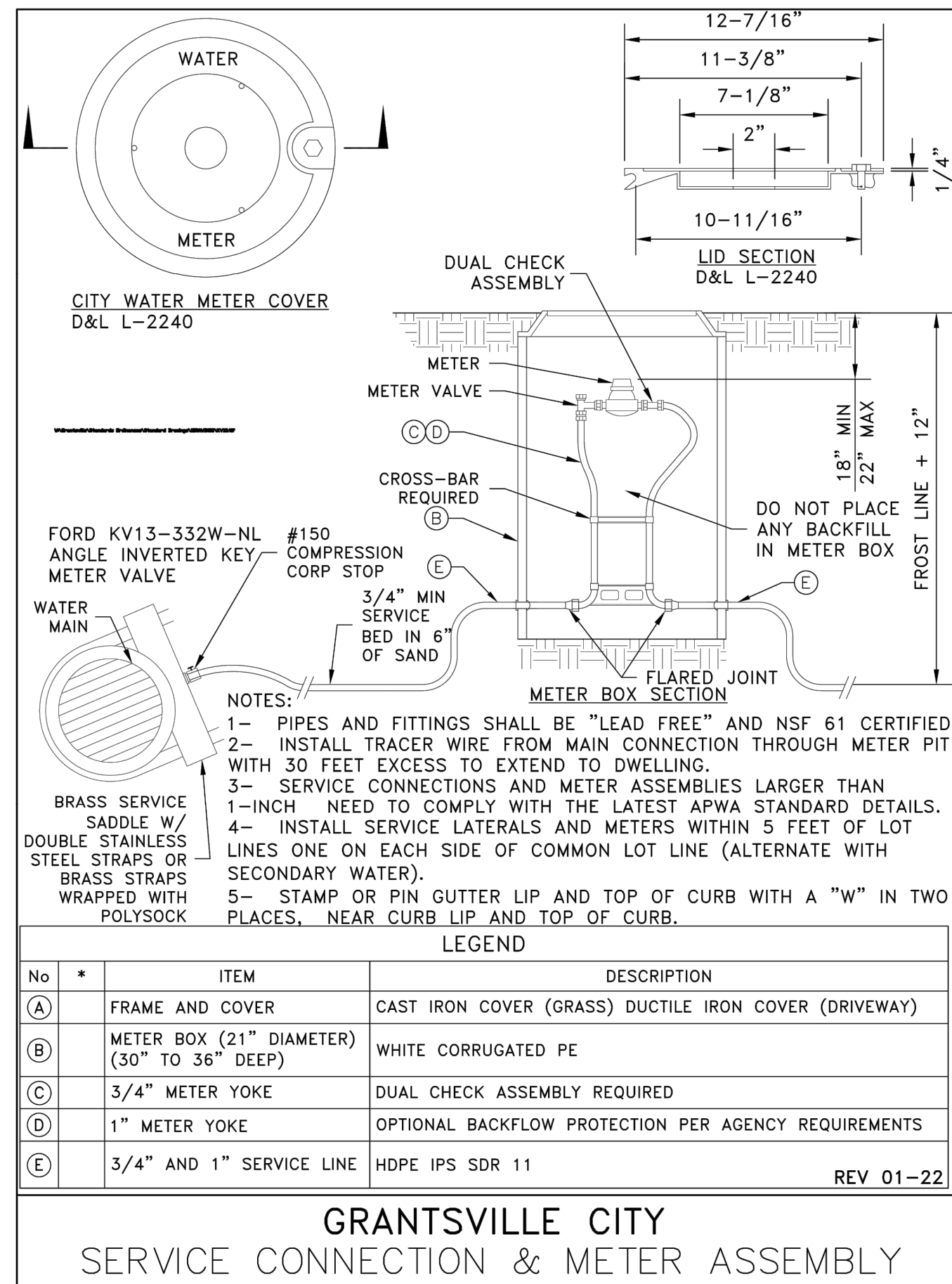
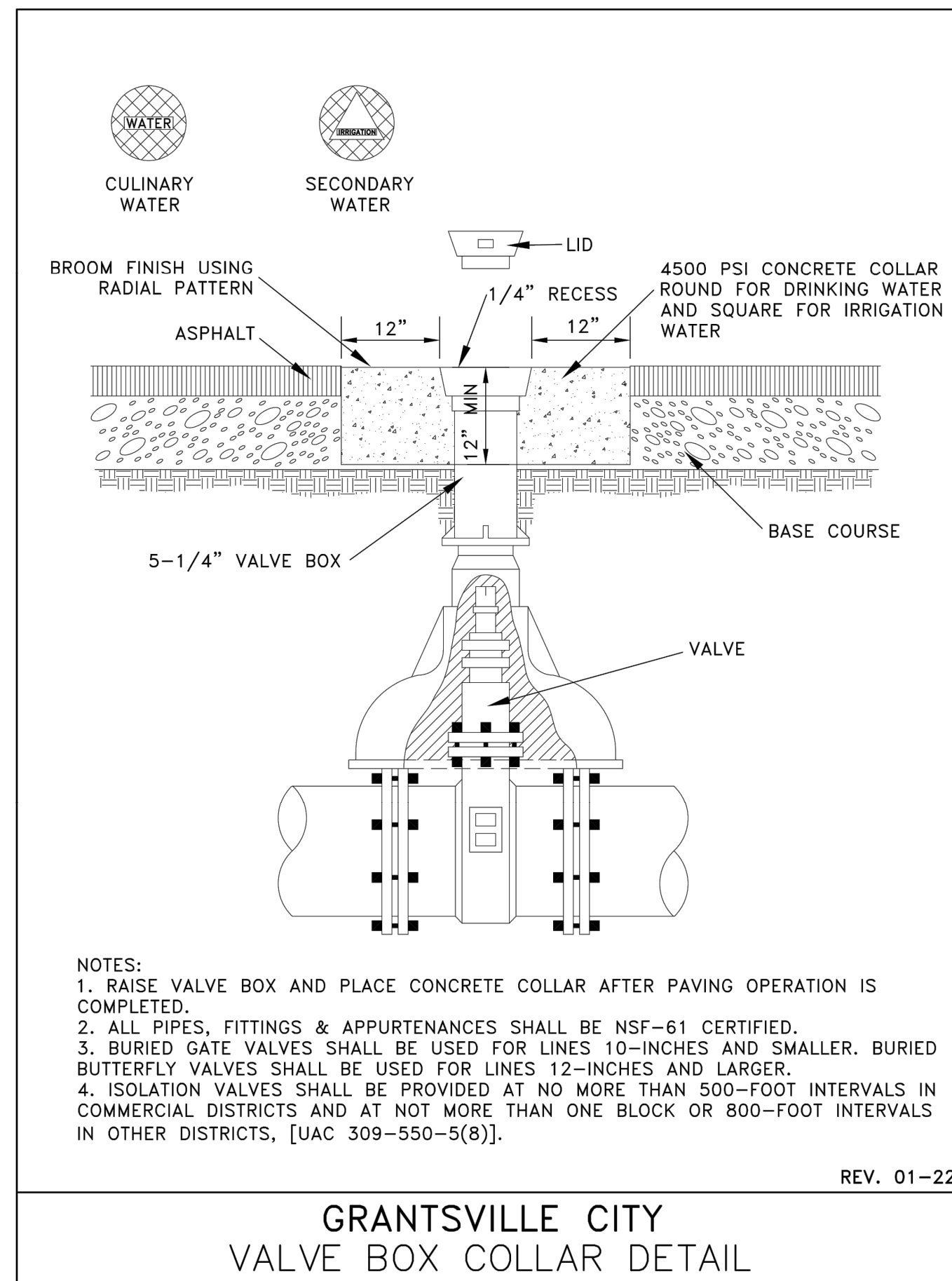
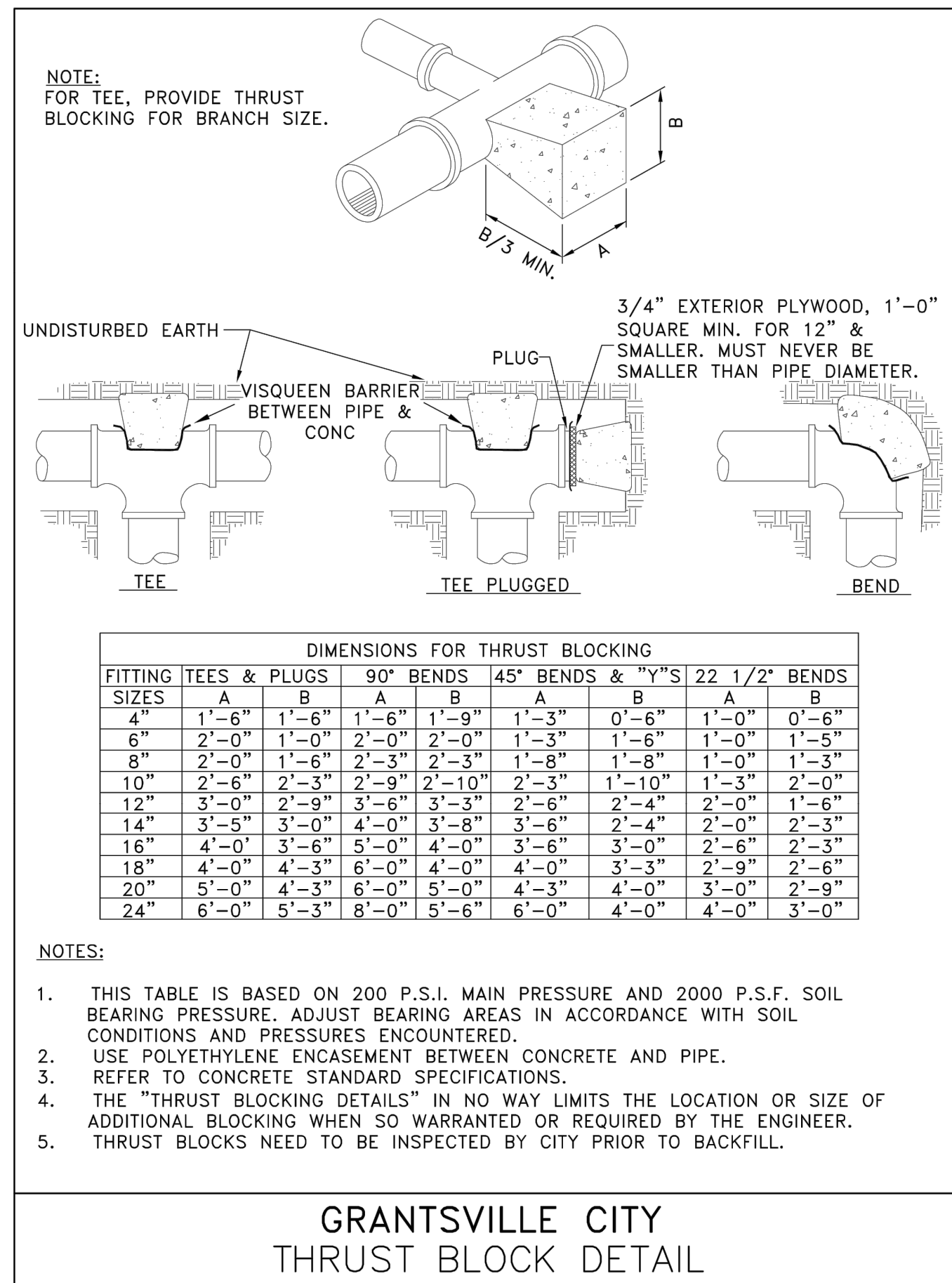
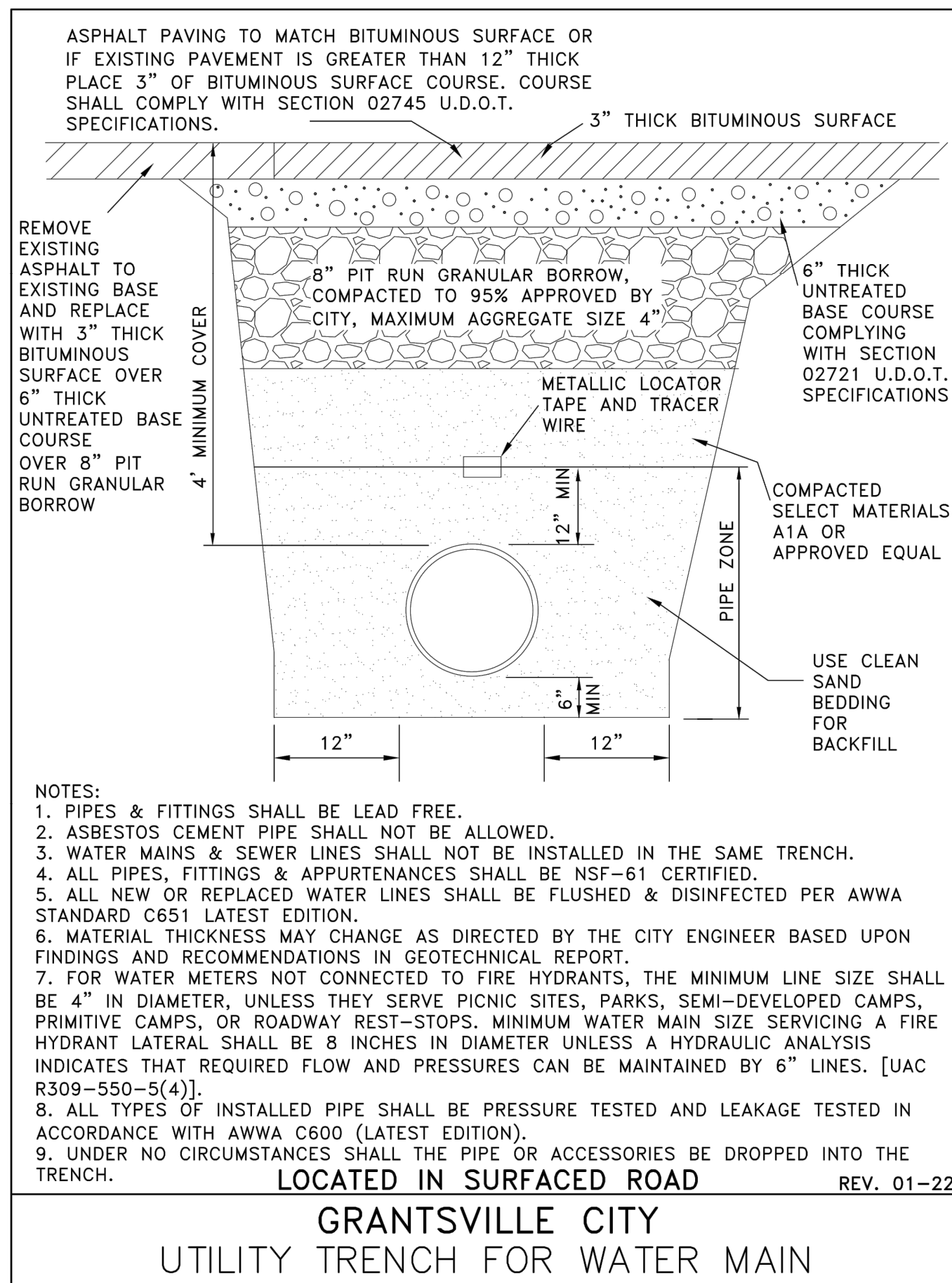
DETAILS

PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG

PROJECT MANAGER: C. CHILD

D-500



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

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE

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REG. LAND PROF. ENGINEER
12-04-2022
10924116-2202
COREY J. CHILD
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
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6			
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8			

DETAILS

PROJECT NUMBER	PRINT DATE
8702C	2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

D-501

When type of maintenance is required?

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

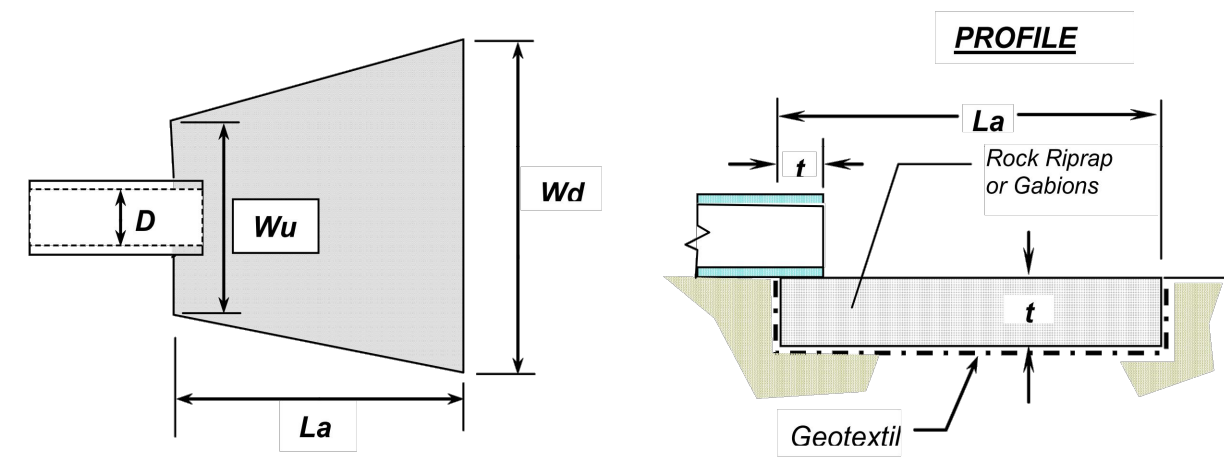


Figure 1 - Typical detail for rock outlet protection below a culvert

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

TABLE 1 - Rock outlet protection apron dimensions

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

TABLE 2 - Required rock gradation

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

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Rock Outlet Protection

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

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



What is rock outlet protection?

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

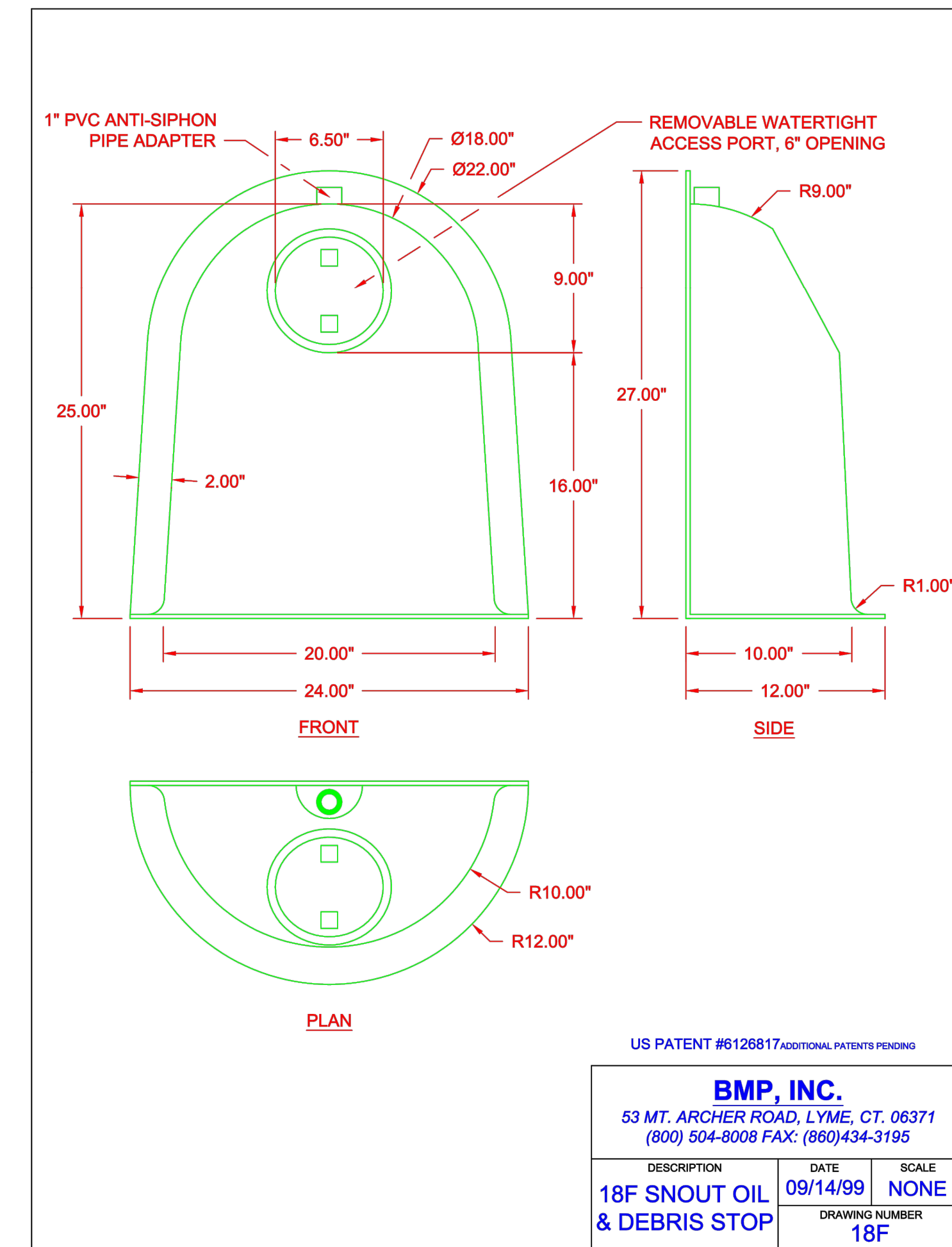
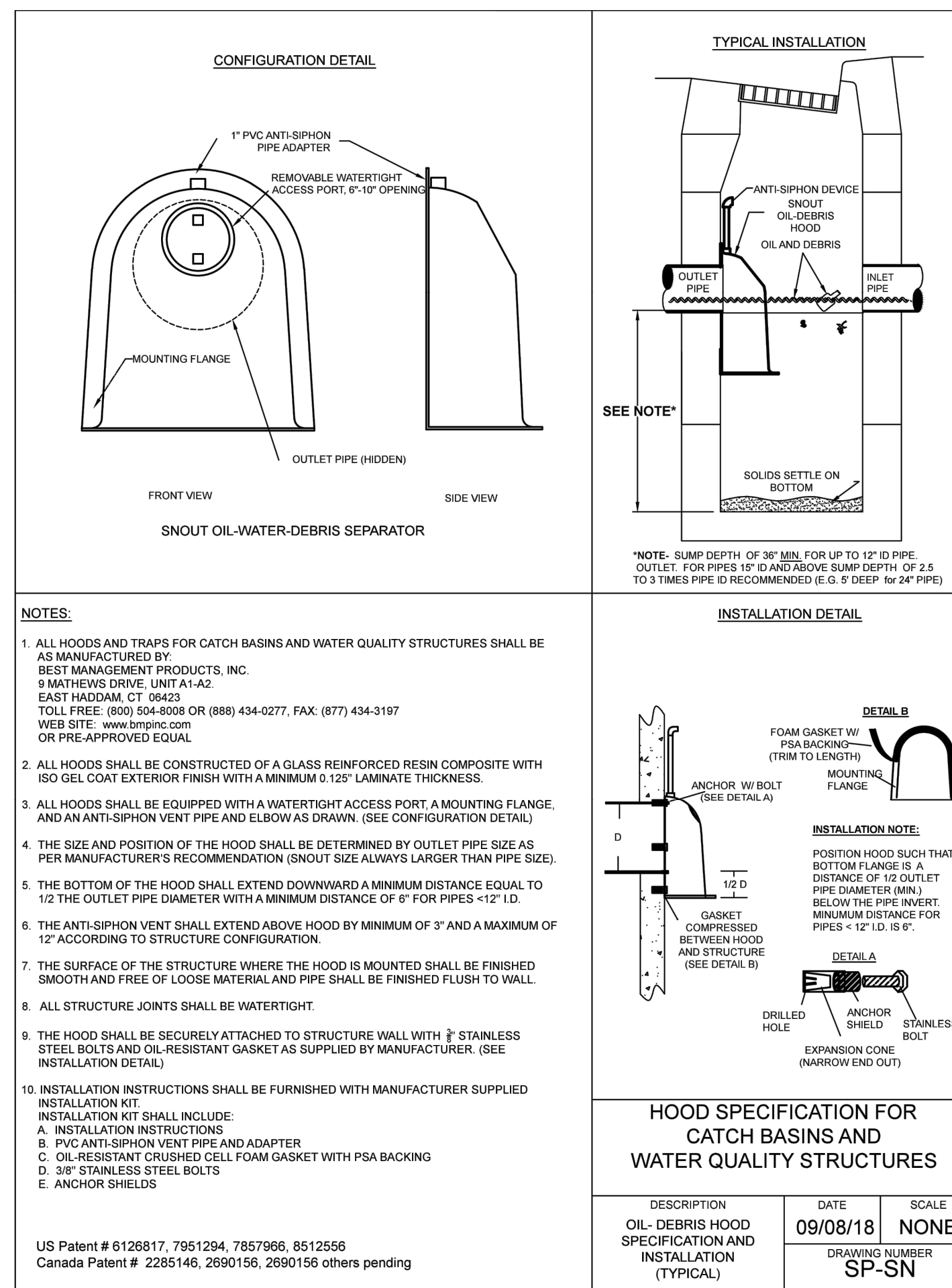
When is rock outlet protection used?

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

How is rock outlet protection installed?

Apron length: Apron length (La) shall be determined from Table 1.
Apron width: The apron width is based on the diameter of the discharge pipe (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to D + La. The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe (D).
Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
Thickness: The required apron thickness is shown in Table 1.
Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

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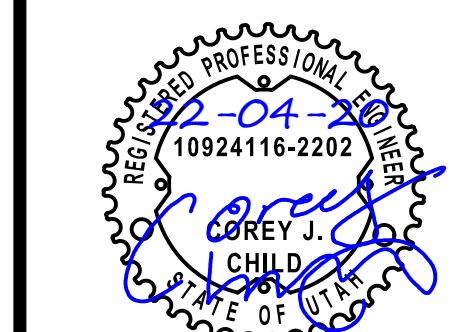
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CONTACT:
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PHONE: 801-301-8891

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NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

DETAILS

PROJECT NUMBER 8702C	PRINT DATE 2022-04-20
DRAWN BY C. CHILD	CHECKED BY J. CLEGG
PROJECT MANAGER C. CHILD	

NOTE:
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D-502

Street Sign Inconsistencies

Correct
With street name, and number.

Incorrect
Street number not on sign.

"Provide Signs, Letters and Brackets To Agency Specifications" - Utah Chapter American Public Works Assoc. Plan No. 292

GRANTSVILLE - PUBLIC WORKS -

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

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

BENCHMARK
NORTHWEST CORNER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4381.80'

KEY MAP
NO SCALE

PP-1		PP-2		PP-9		PP-10		PP-11	
101									
104	102		111						
	103		109						
	106		107						
105	201		212						
203	202		211						
204	205		207						
			208						

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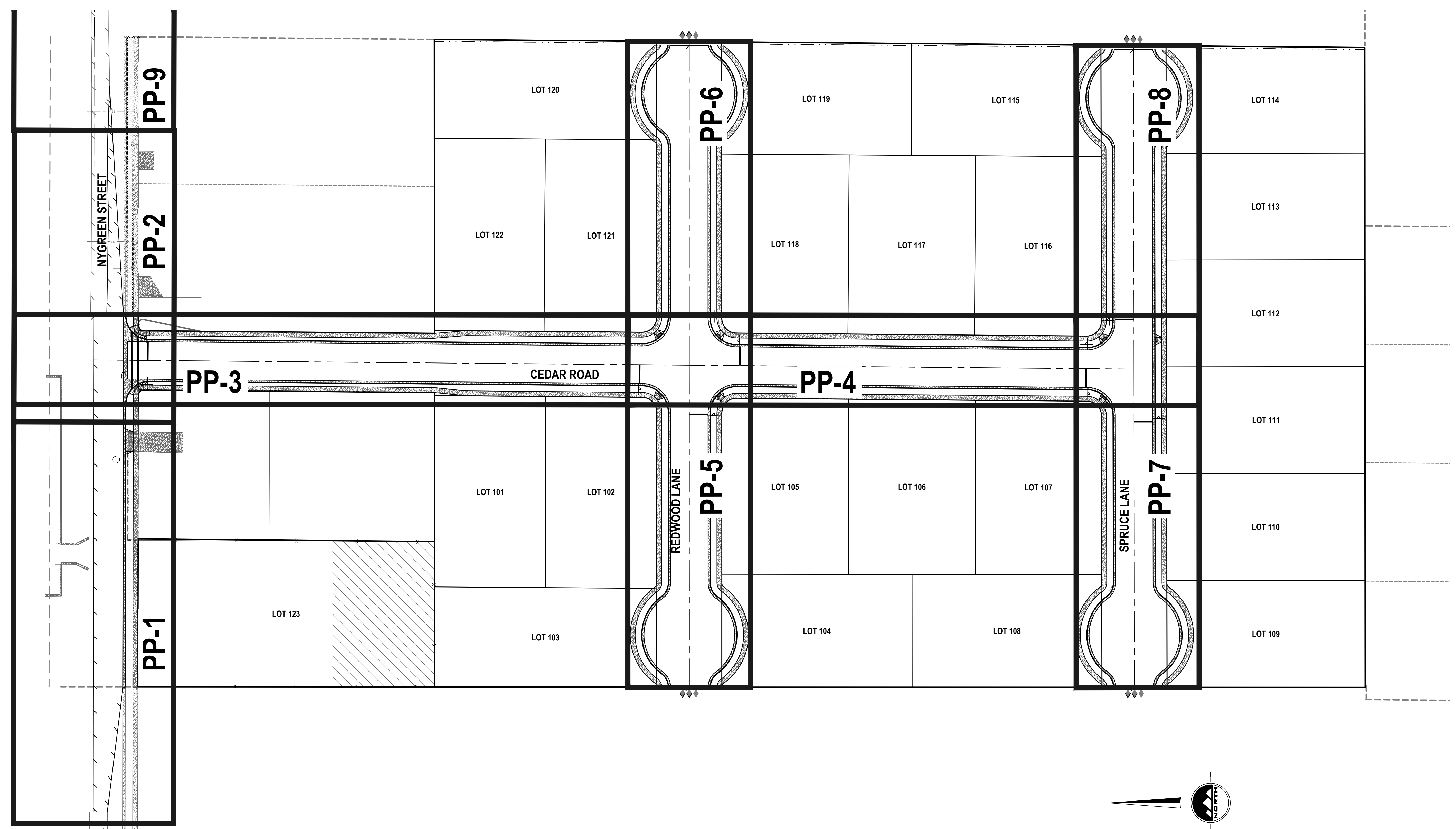
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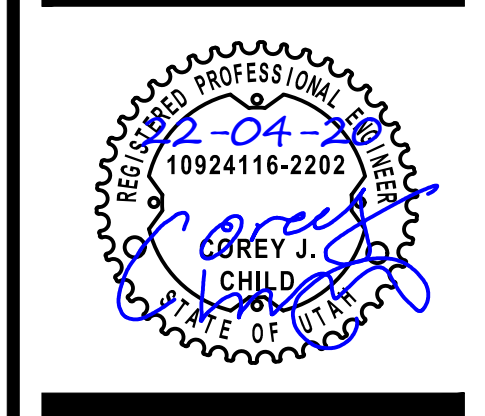
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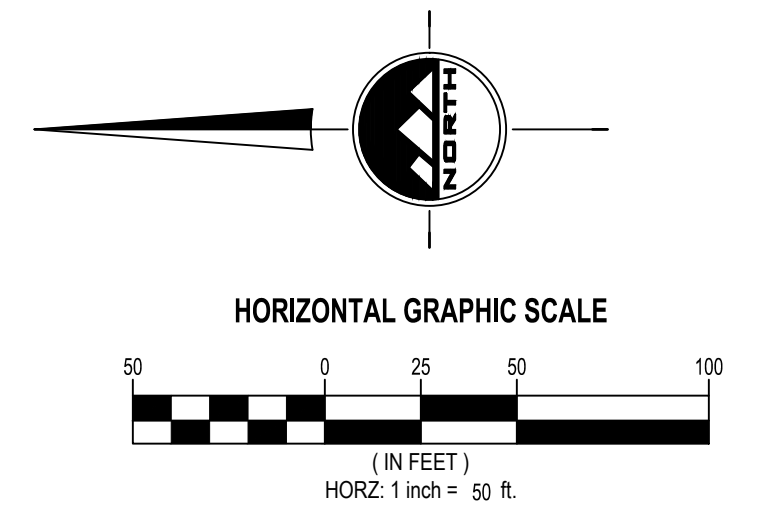


PLAN AND PROFILE
KEY MAP

PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20

DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG

PROJECT MANAGER:
C. CHILD



PP-0

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KEY MAP
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PP - 1	PP - 2	PP - 9	PP - 10	PP - 11
101	111			
104	103	109	110	
PP - 5	PP - 6			
105	106	107	108	
201	212	211	210	
203	202	211	210	
PP - 7	PP - 8			
204	205	206	207	208
				209

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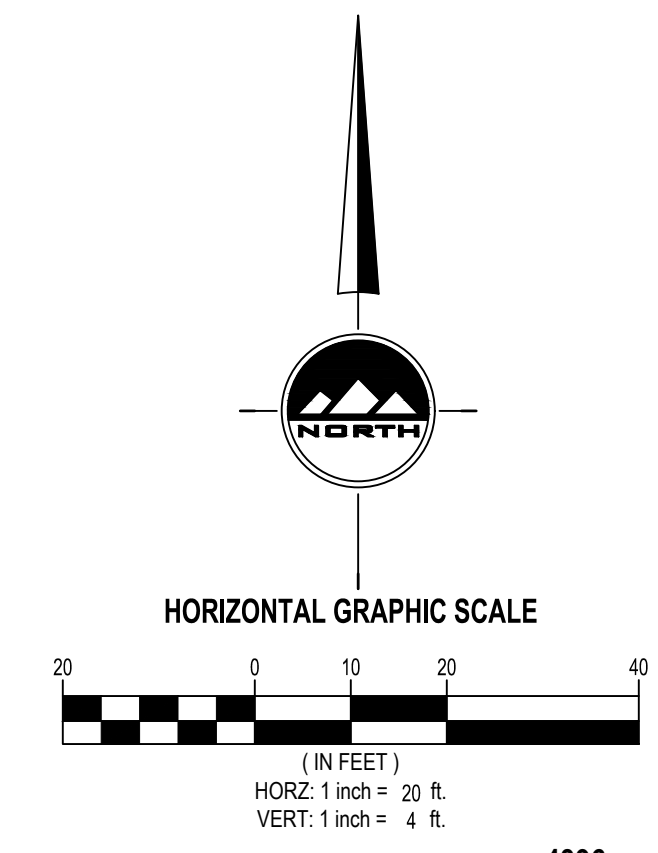
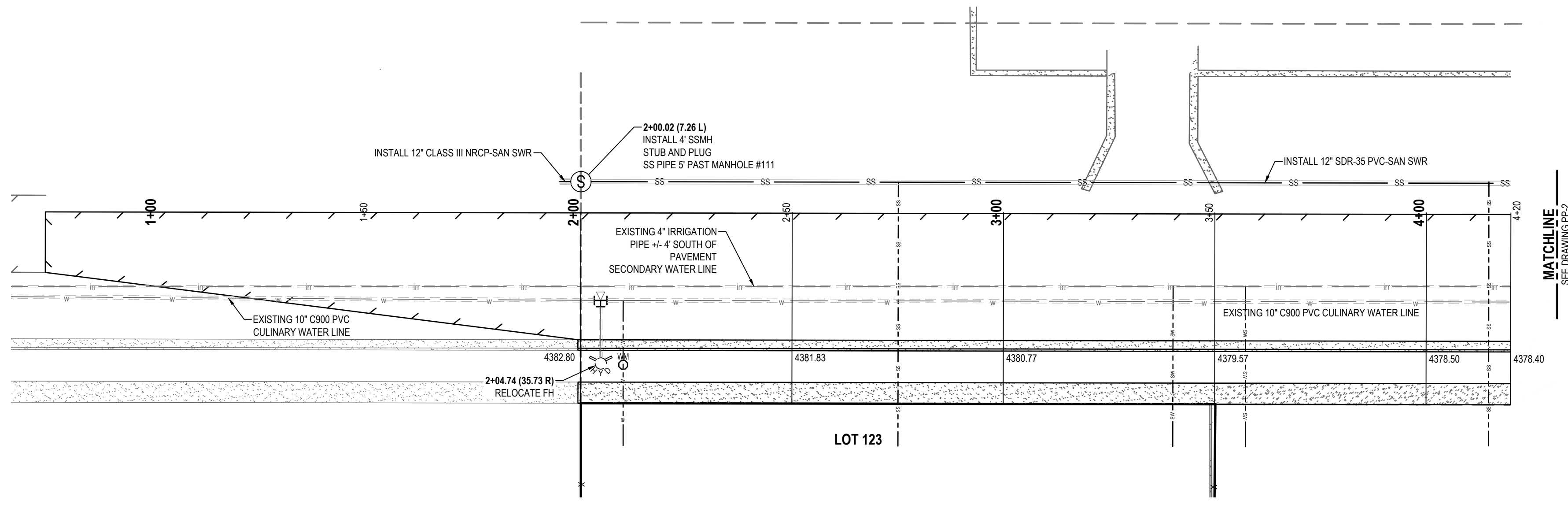
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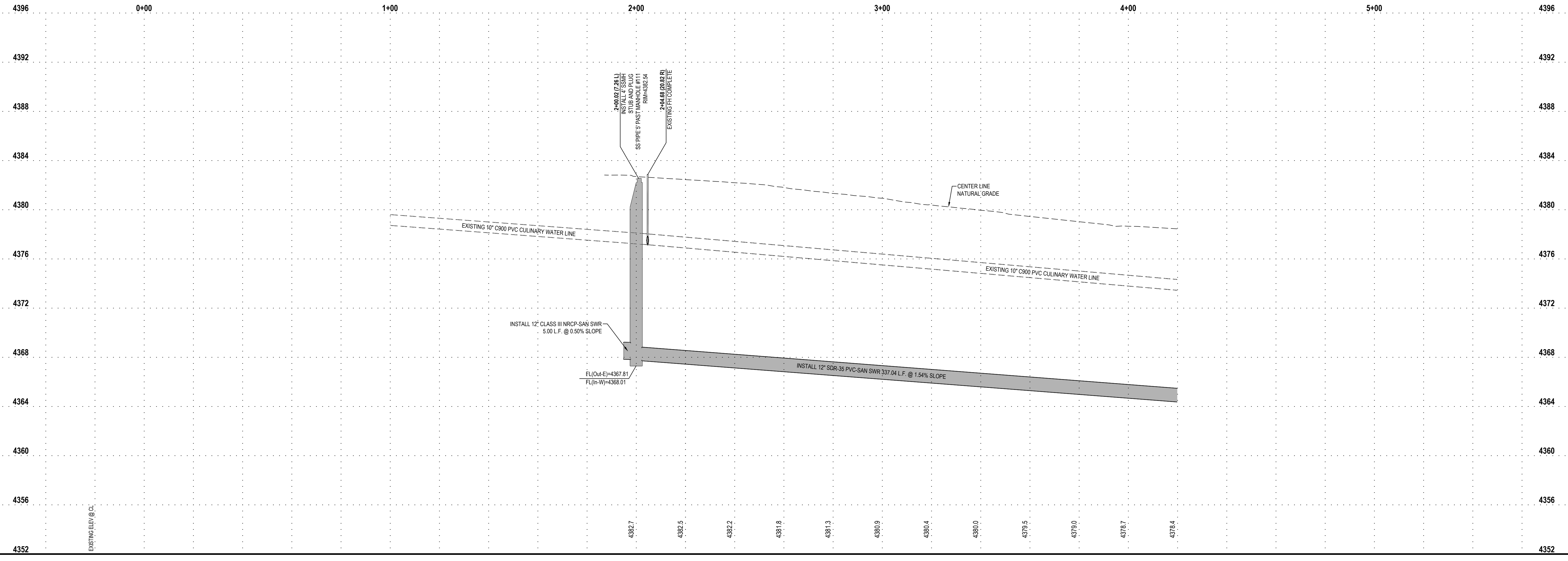
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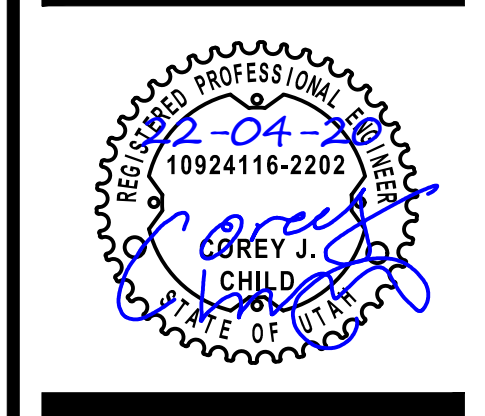
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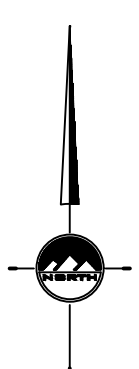
PROJECT MANAGER
 C. CHILD

PP-1

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KEY MAP
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PP-1	PP-2	PP-9	PP-10	PP-11
101	111			
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202	202	211		
PP-7	PP-8			
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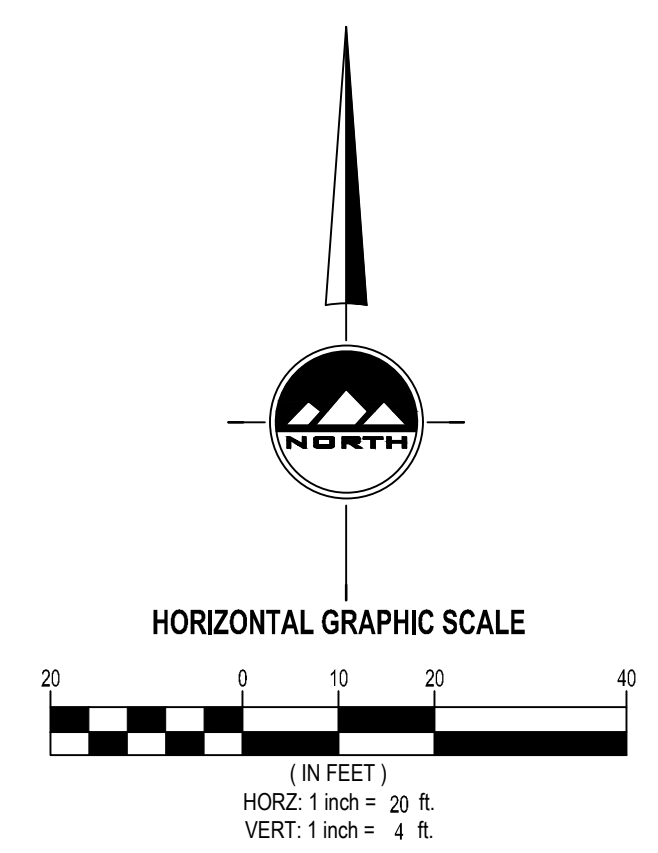
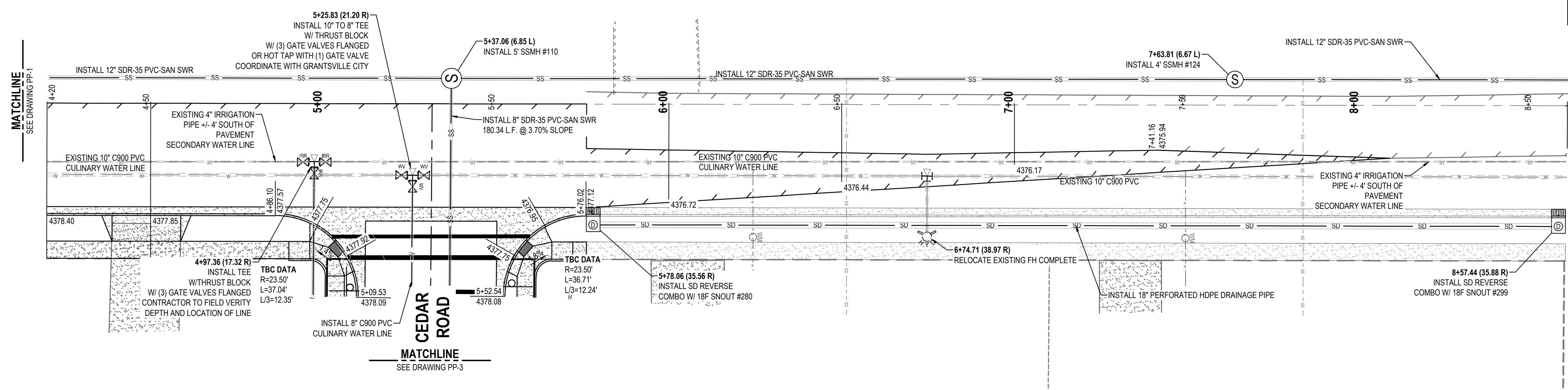
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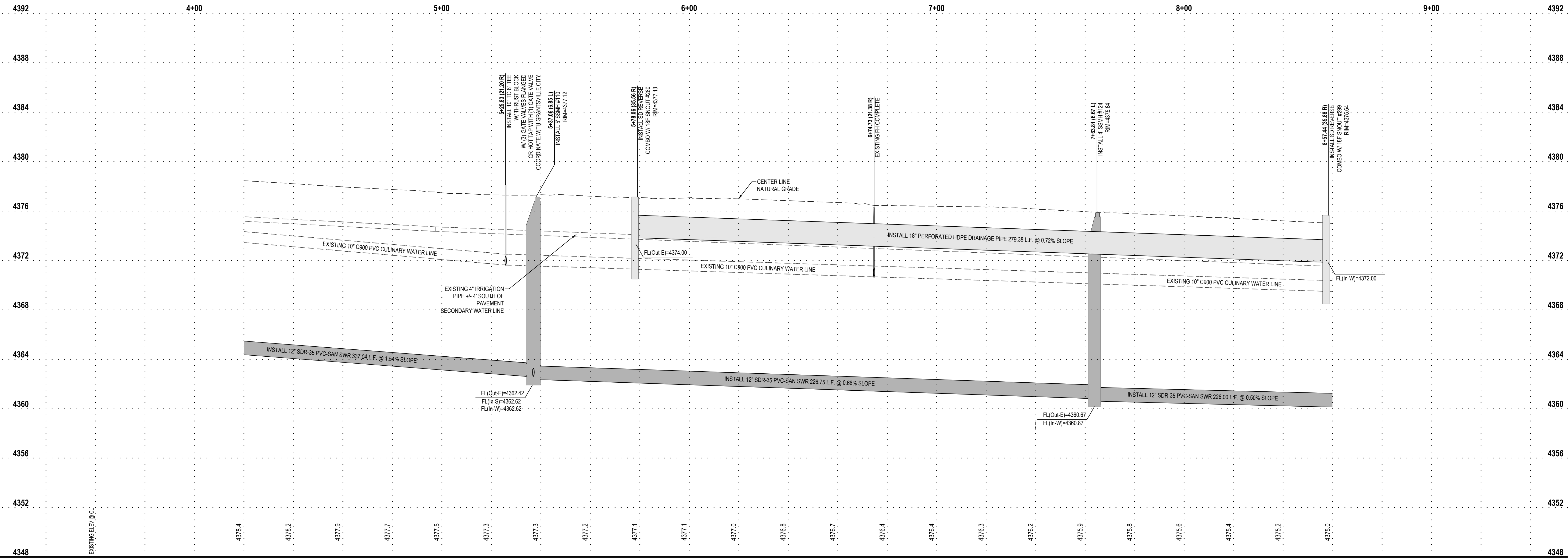
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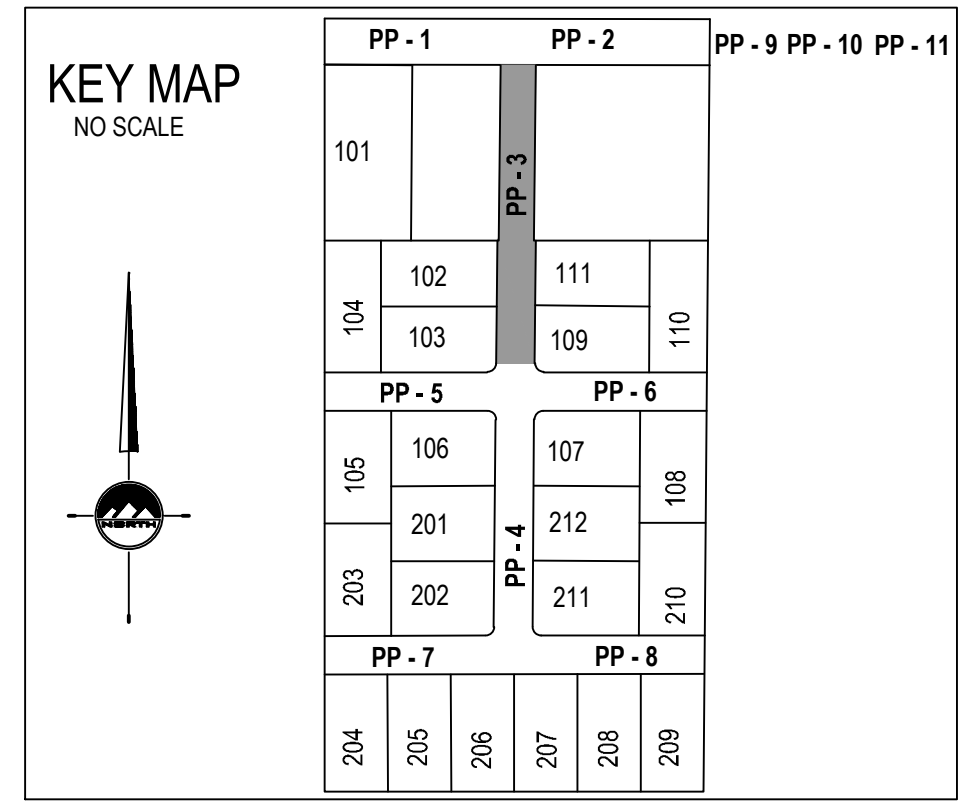
PROJECT MANAGER
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PP-2

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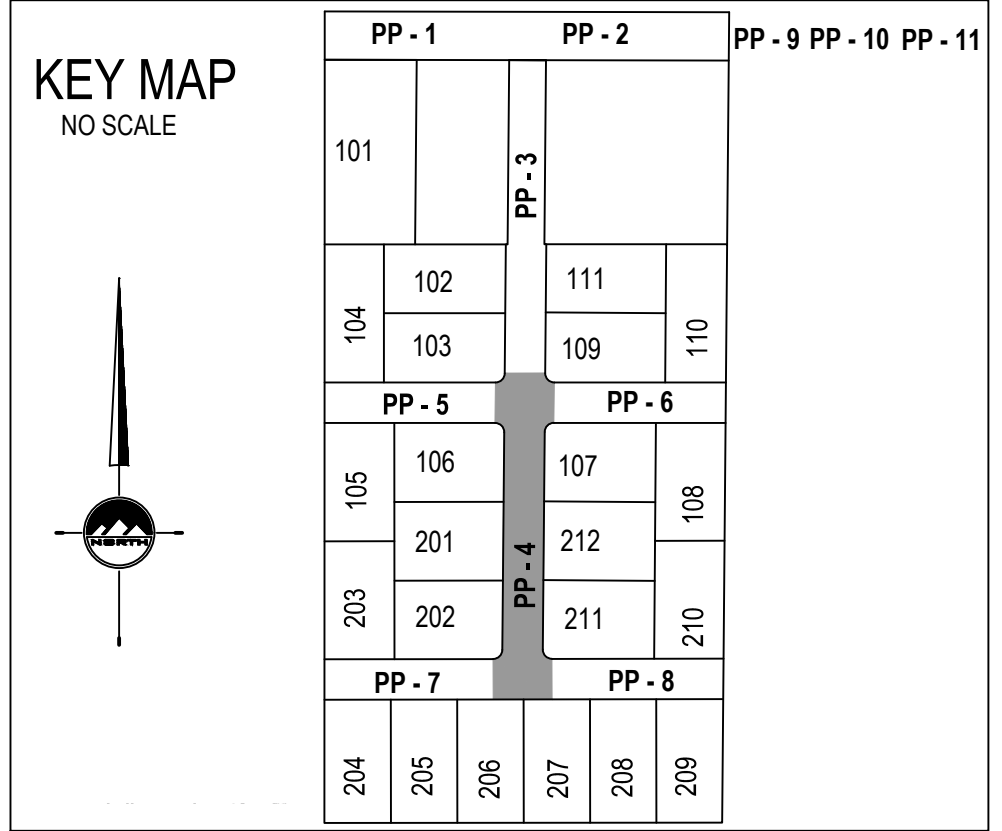
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. LOOP SECONDARY WATER LINE PER GRANTSVILLE CITY AND APWA PLAN #543.1, #543.2, #562 STANDARDS AND SPECIFICATIONS.
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 - MAINTAIN 3" MIN COVER OVER SECONDARY WATER LINE THROUGH BASIN.
 - REMOVE OR RELOCATE EXISTING CONCRETE PLANTER BOX. COORDINATE WITH OWNER OF PROPERTY.
 - REPAIR DAMAGED FENCES FROM THE INSTALLATION OF IMPROVEMENTS.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED IN THIS PLAN SET.



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 Know what's below. Call before you dig.

BENCHMARK
 NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN
 ELEV = 4381.80'

- SCOPE OF WORK:**
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 THE STANDARD IN ENGINEERING

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SALT LAKE CITY
 Phone: 801.547.1100

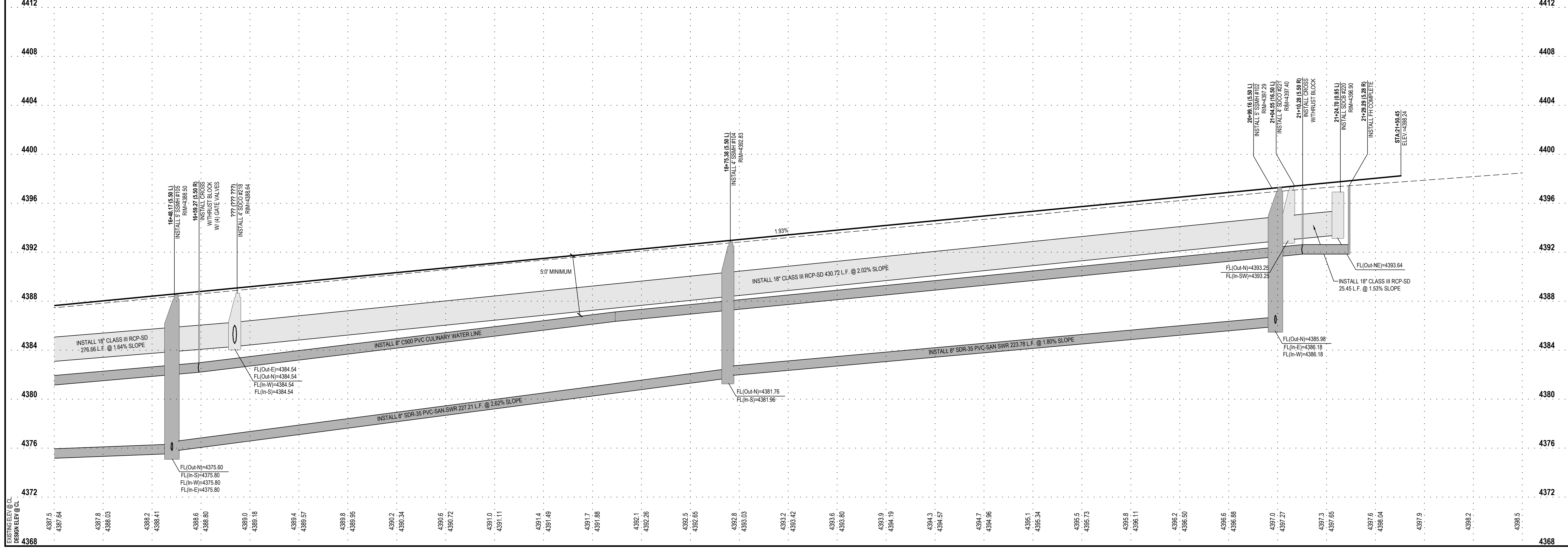
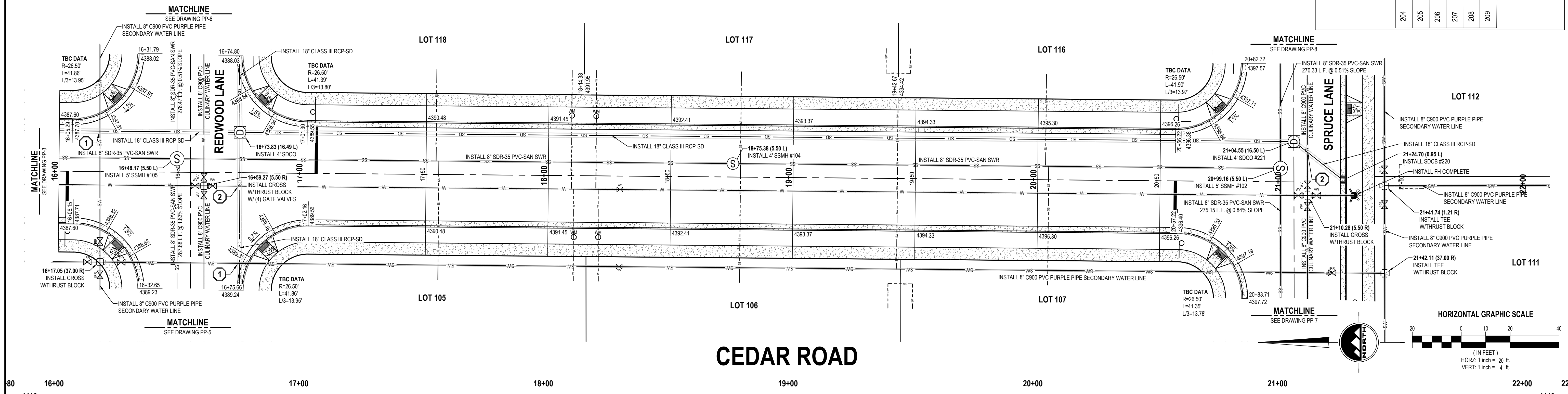
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 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

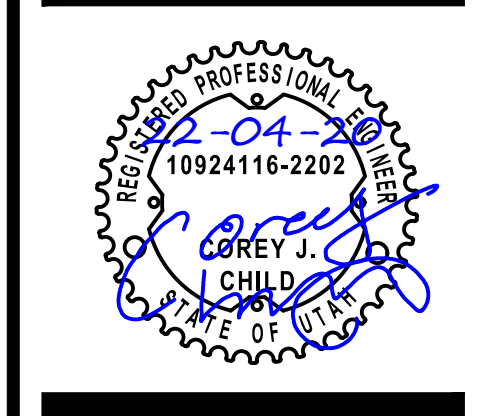
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 TOOELE CITY, UTAH

CONTACT:
 SHAWN HOLSTE
 PHONE: 801-301-8591



CANYON VIEW SUBDIVISION
FINAL
 410 NYGREEN STREET
 GRANTSVILLE, UTAH 84029



PLAN AND PROFILE

PROJECT NUMBER: 8702C
 PRINT DATE: 2022-04-20
 DRAWN BY: C. CHILD
 CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHILD

PP-4

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KEY MAP
NO SCALE

LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209

PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PP-7, PP-8, PP-9, PP-10, PP-11

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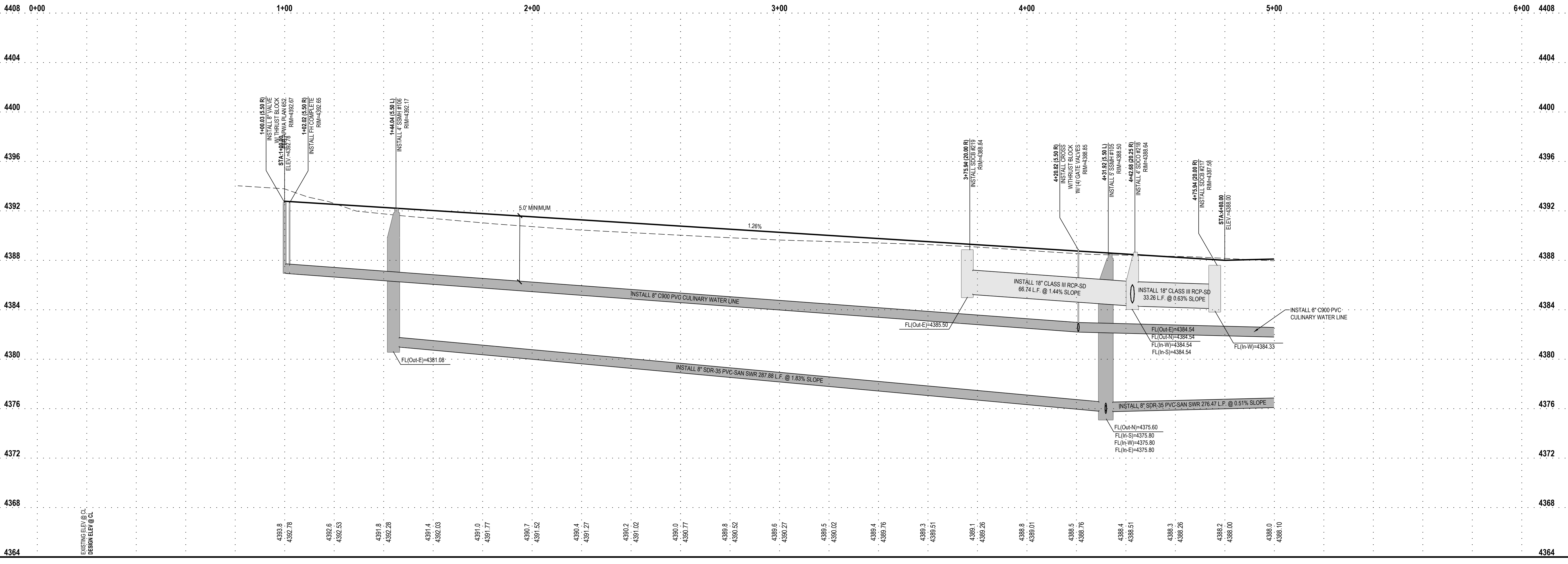
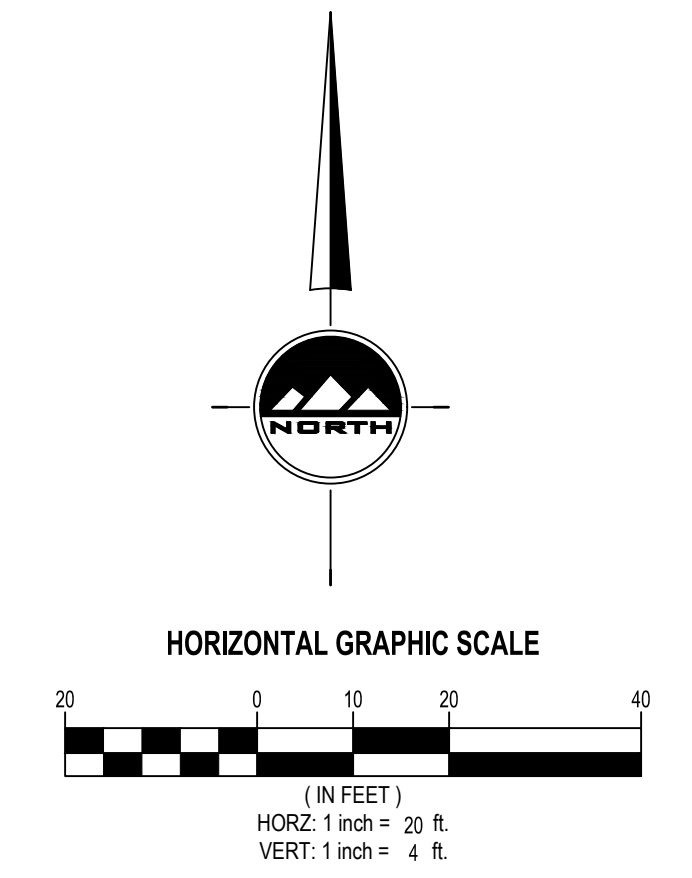
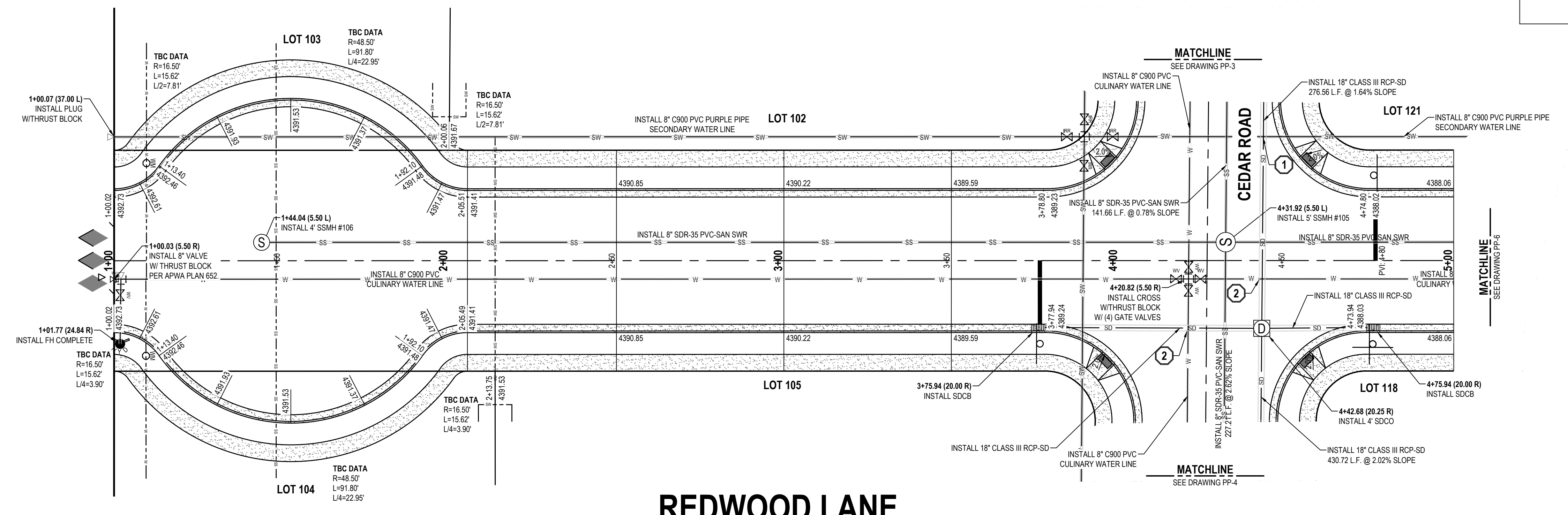
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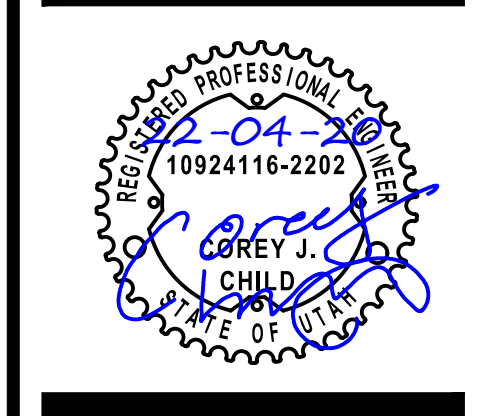
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CONTACT:
SHAWN HOLSTE
PHONE: 801-301-8591



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FINAL
410 NYGREEN STREET
GRANTSVILLE, UTAH 84029



PLAN AND PROFILE

PROJECT NUMBER: 8702C
PRINT DATE: 2022-04-20
DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

PP-5

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KEY MAP
 NO SCALE

PP - 1		PP - 2		PP - 9		PP - 10		PP - 11	
101	102	103	104	105	106	107	108	109	110
PP - 3		PP - 4		PP - 5		PP - 6		PP - 7	
201	202	203	204	205	206	207	208	209	210
PP - 8		PP - 9		PP - 10		PP - 11		PP - 12	

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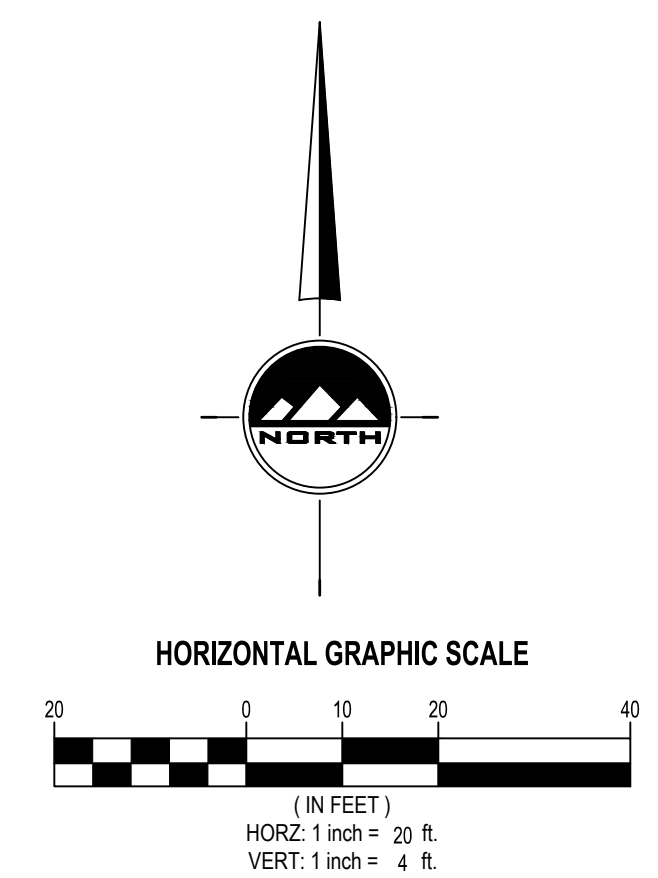
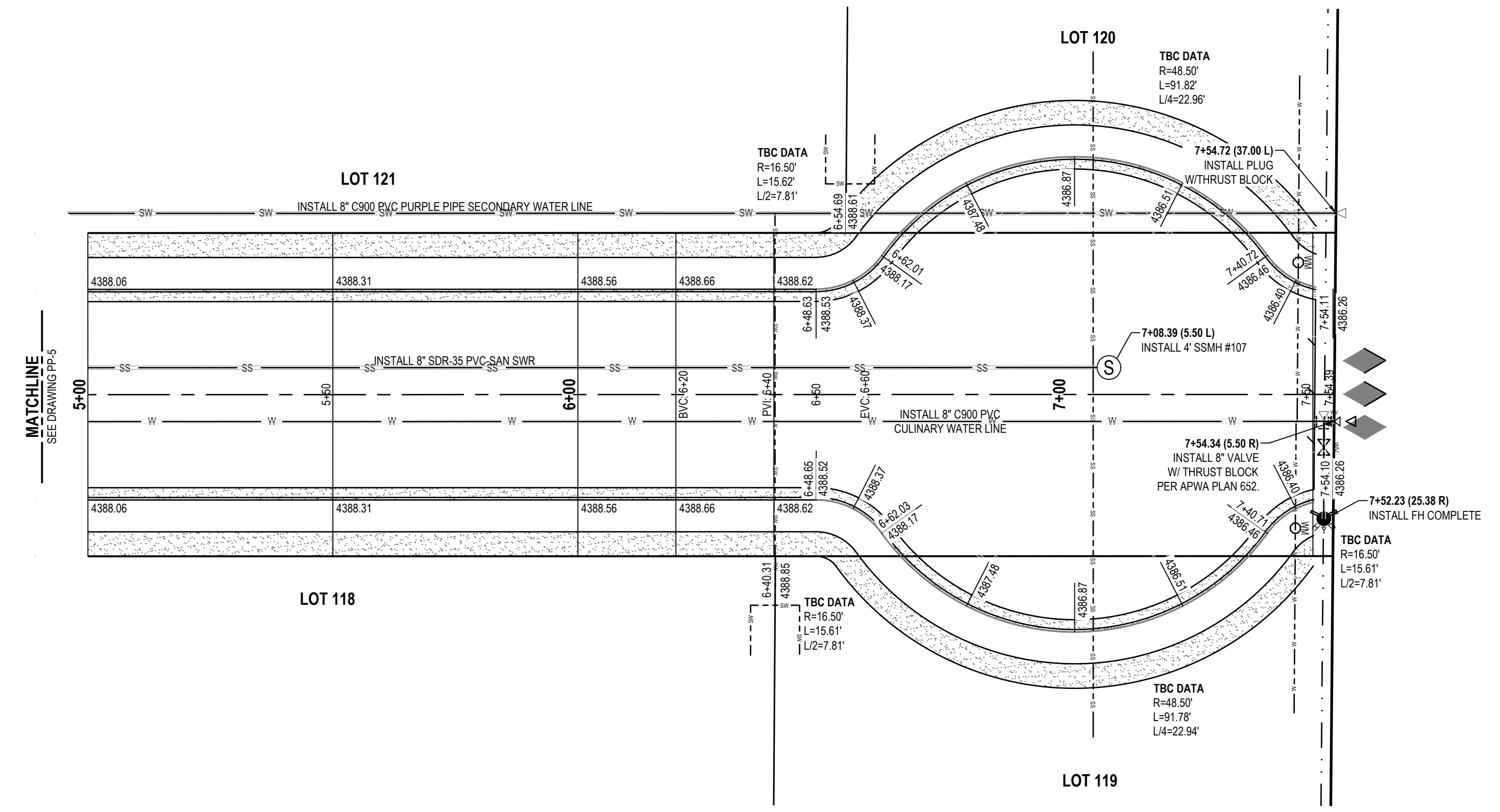
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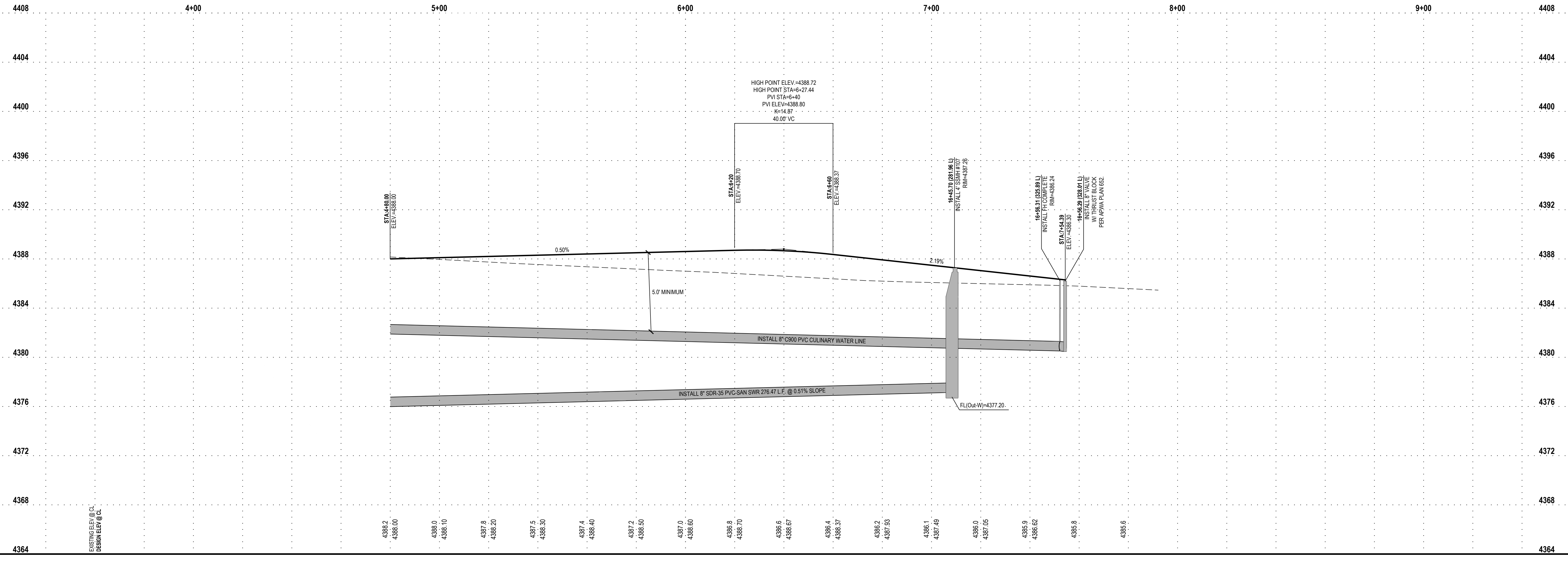
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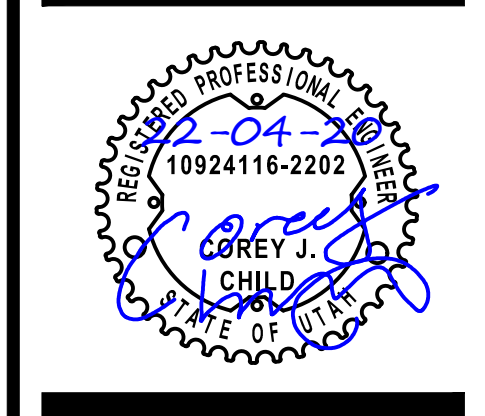
CONTACT:
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REDWOOD LANE



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PLAN AND PROFILE

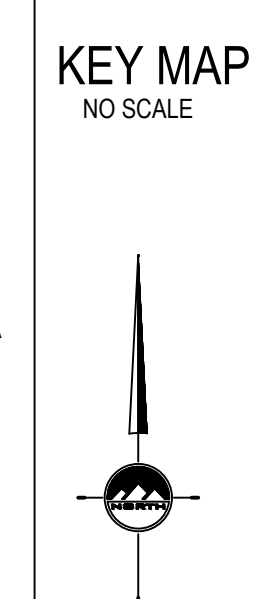
PROJECT NUMBER: 8702C
 PRINT DATE: 2022-04-20
 DRAWN BY: C. CHILD
 CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHILD

PP-6

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PP - 1		PP - 2		PP - 9 PP - 10 PP - 11	
101		102	111		
104	103	109	110		
PP - 5		PP - 6			
105	106	107	108		
203	201	212			
202	202	211	210		
PP - 7		PP - 8			
204	205	206	207	208	209

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SALT LAKE CITY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

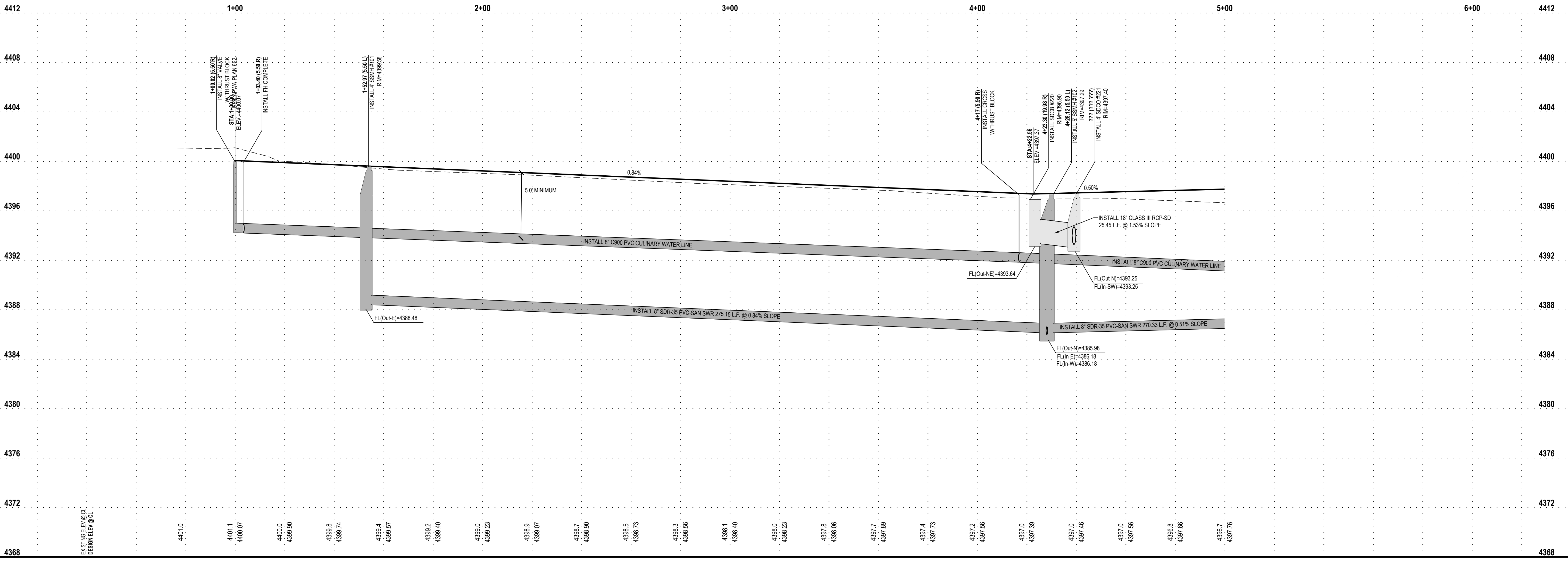
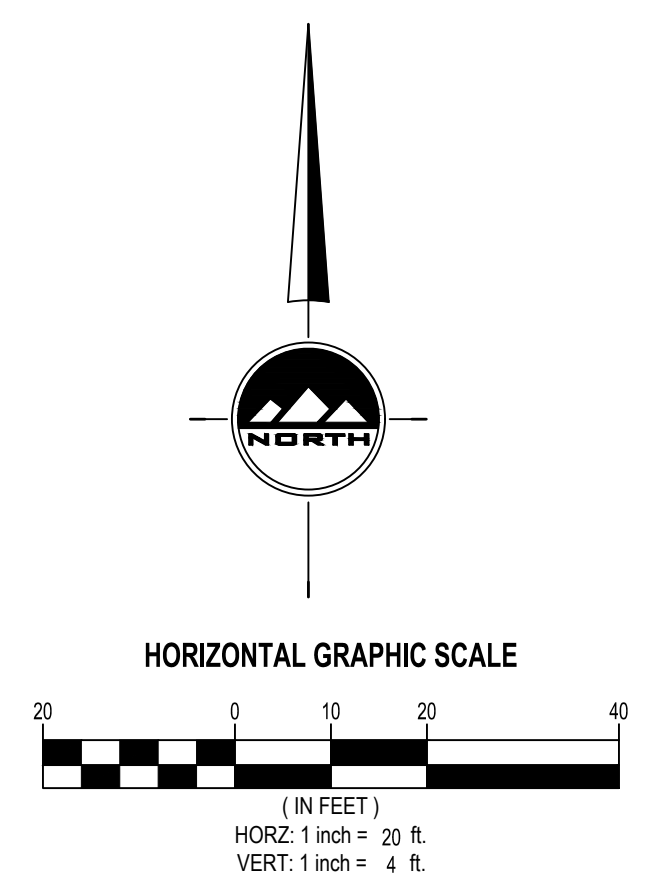
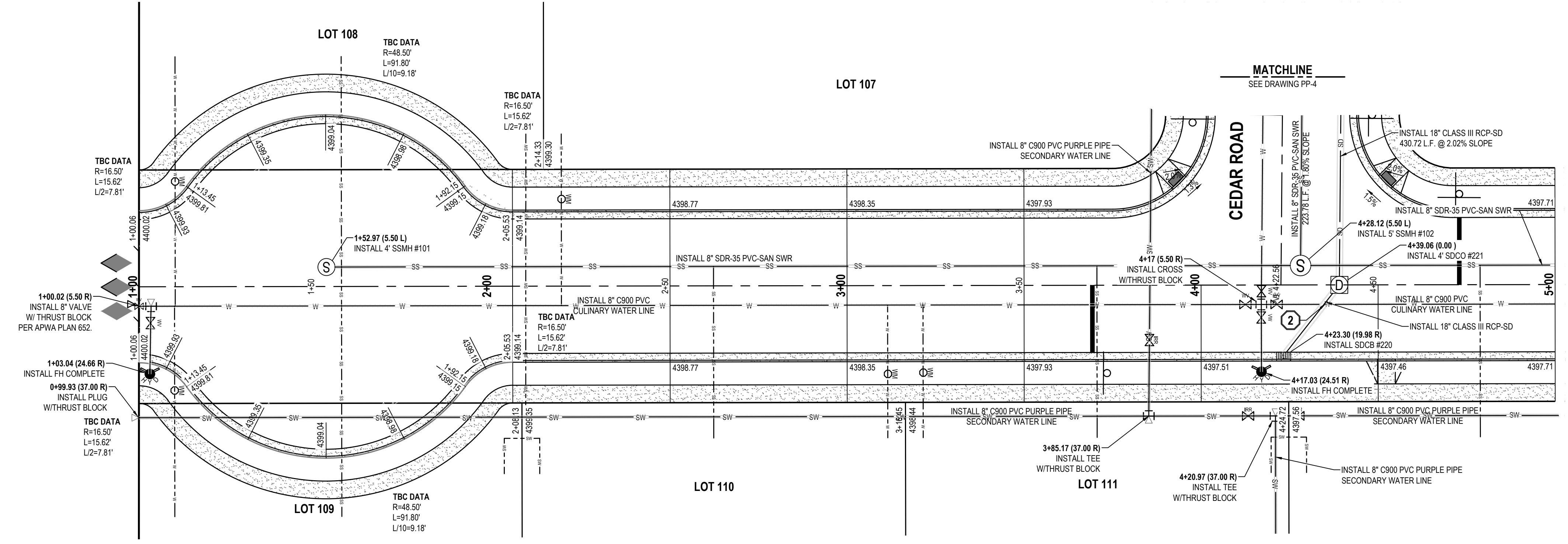
CEDAR CITY
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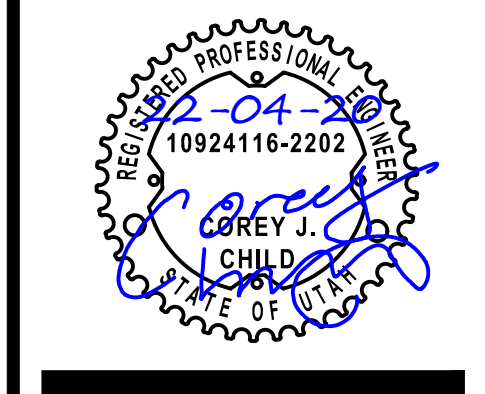
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CONTACT:
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 PHONE: 801-301-8591



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PLAN AND PROFILE

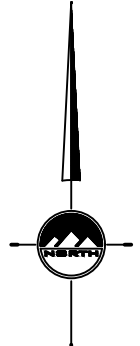
PROJECT NUMBER: 8702C
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 CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHILD

PP-7

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KEY MAP
 NO SCALE



PP - 1		PP - 2		PP - 9		PP - 10		PP - 11	
101									
104	102	PP - 3		111					
	103			109					
	105	106		107					
	201	202		212					
	203	202		211				210	
	204	205	206	207	208	209			
PP - 5		PP - 4		PP - 6		PP - 7		PP - 8	

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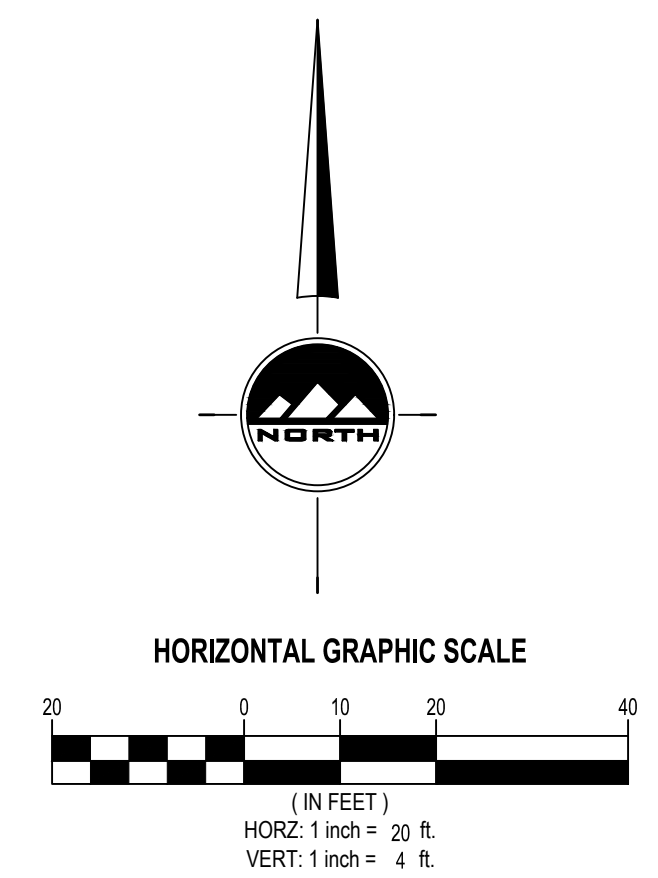
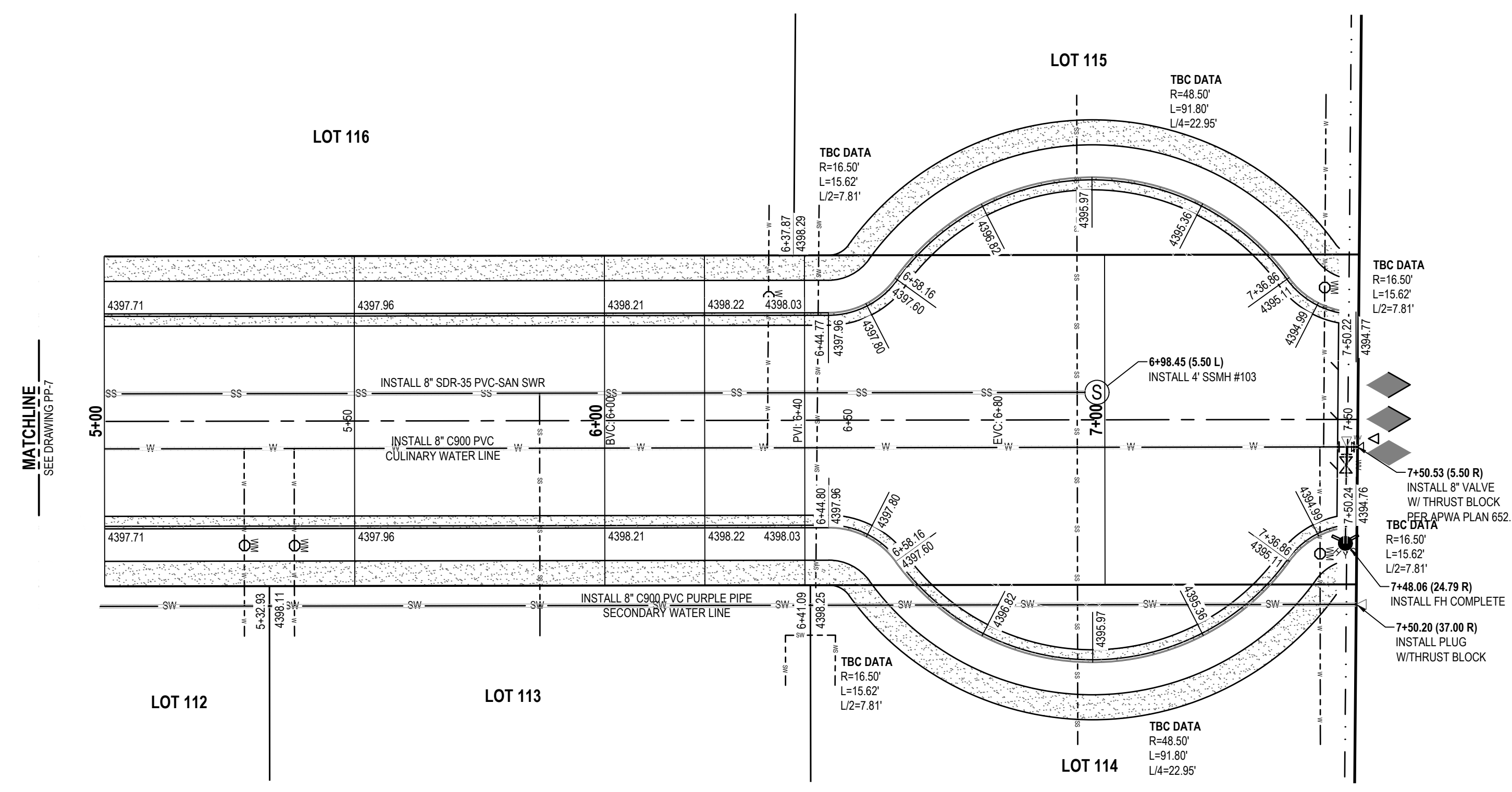
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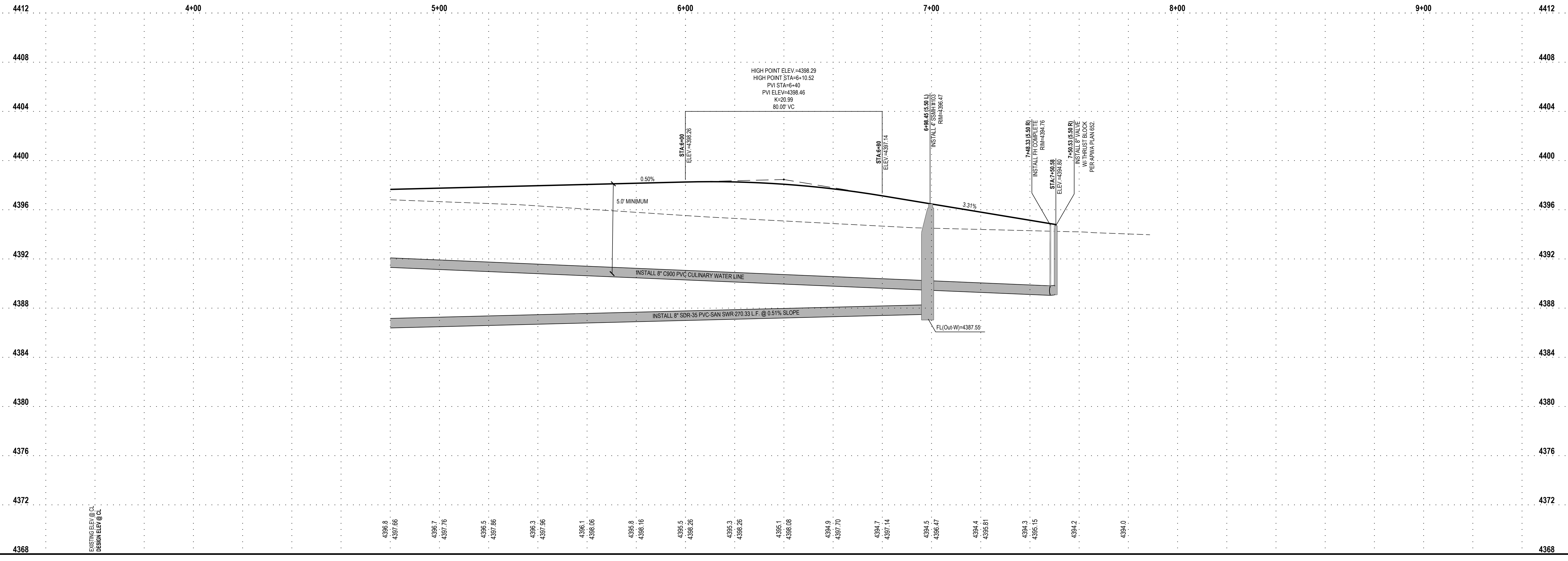
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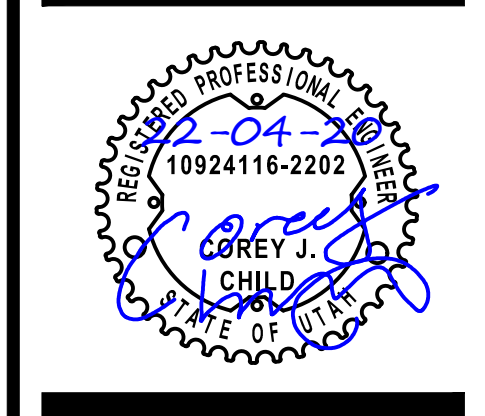
CONTACT:
 SHAWN HOLSTE
 PHONE: 801-301-8591



SPRUCE LANE



CANYON VIEW SUBDIVISION
FINAL
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PLAN AND PROFILE

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 DRAWN BY: C. CHILD
 CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHILD

PP-8

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101	111			
102	109			
103	110			
PP-5	PP-6			
105	107			
201	212			
202	211			
PP-7	PP-8			
204	208			
205	209			
206				
207				
208				
209				

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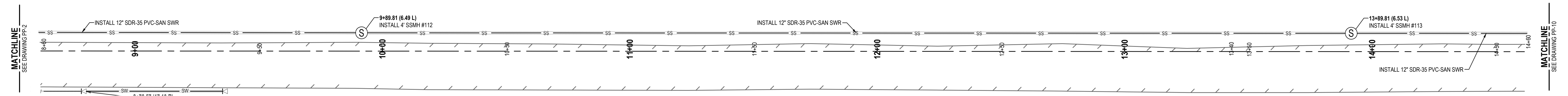
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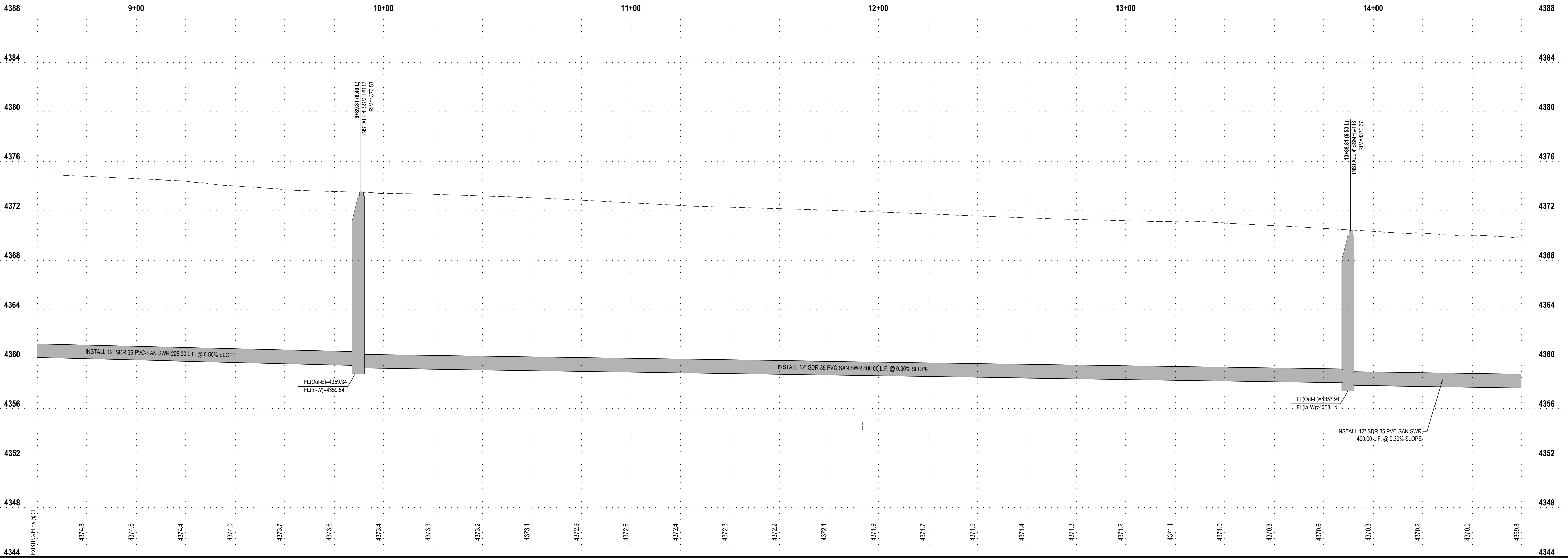
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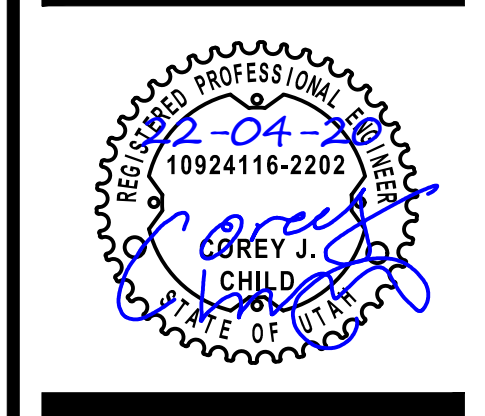


NYGREEN STREET

HORIZONTAL GRAPHIC SCALE
 (IN FEET)
 HORIZ: 1 inch = 20 ft
 VERT: 1 inch = 4 ft



CANYON VIEW SUBDIVISION
FINAL
 410 NYGREEN STREET
 GRANTSVILLE, UTAH 84029

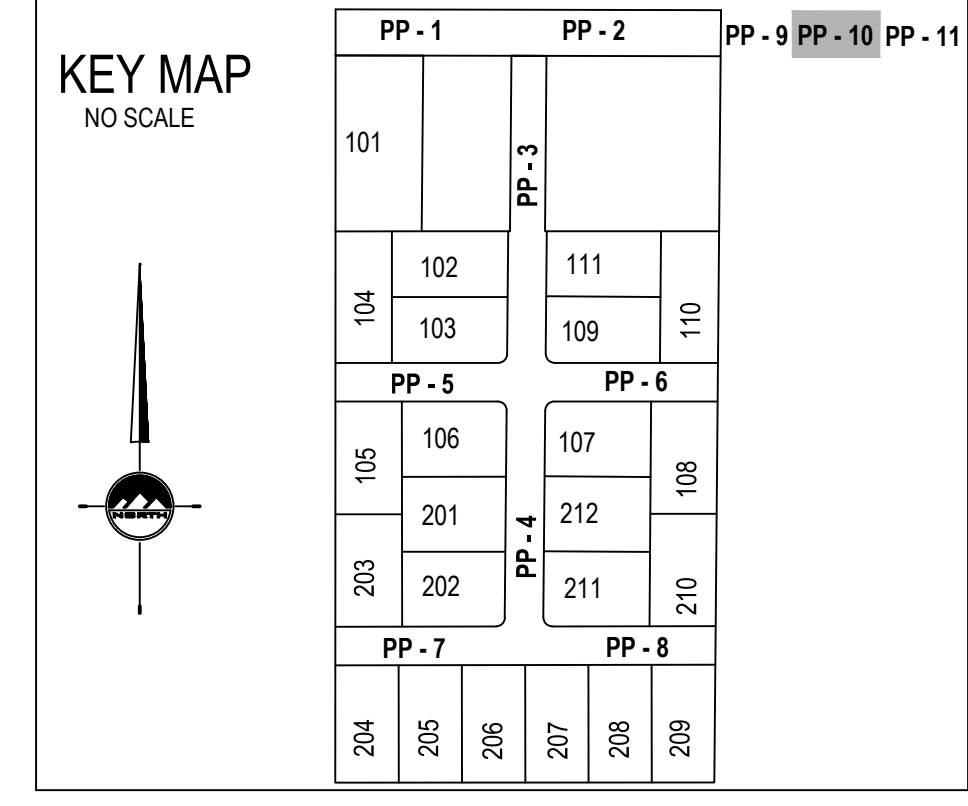


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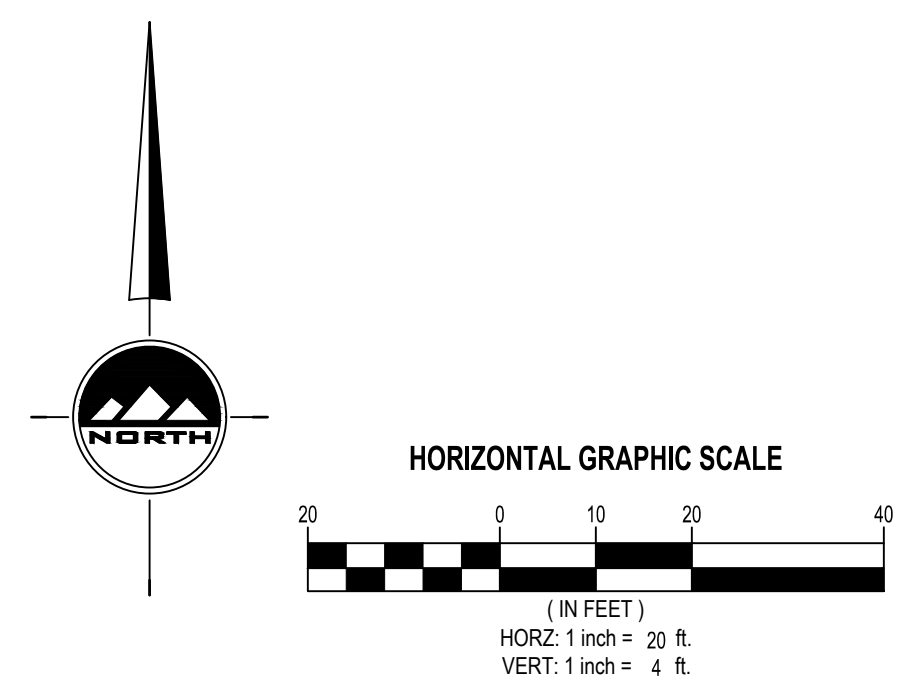
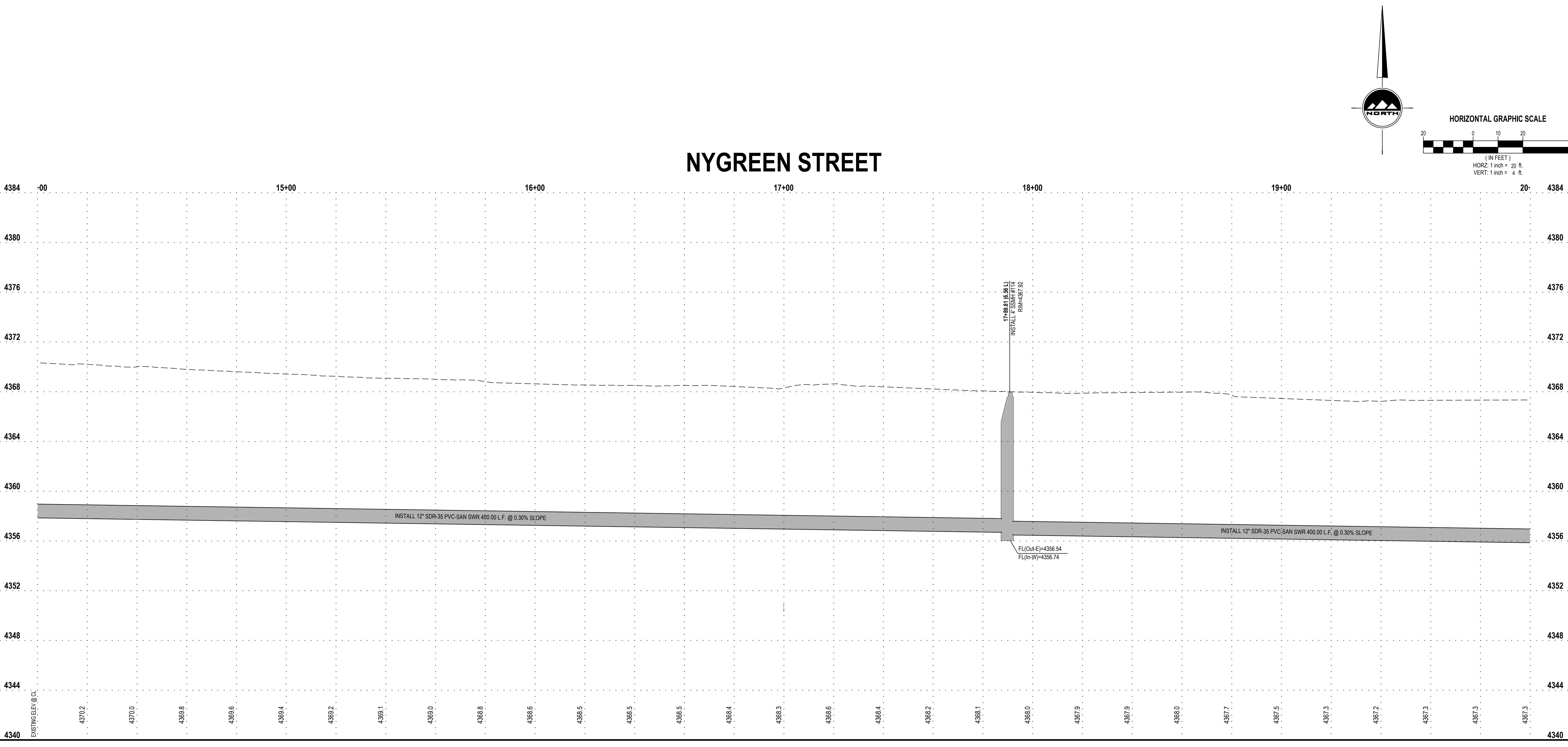
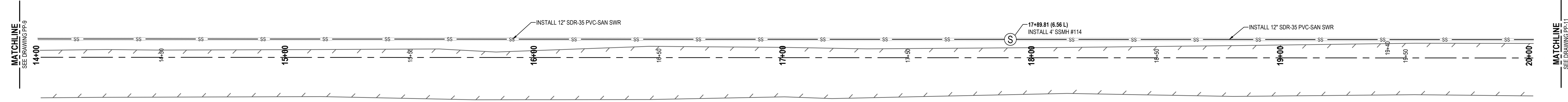
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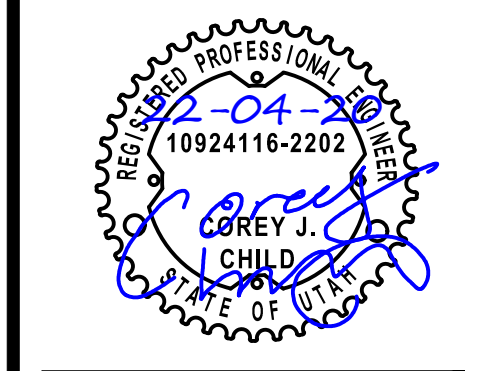
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PP-10

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KEY MAP
 NO SCALE

PP - 1 PP - 2 PP - 9 PP - 10 PP - 11
 101
 104 102 PP - 3 111
 103 109 110
 PP - 5 PP - 6
 105 106 107
 201 212
 202 211
 PP - 7 PP - 8
 204 205 206 207 208 209

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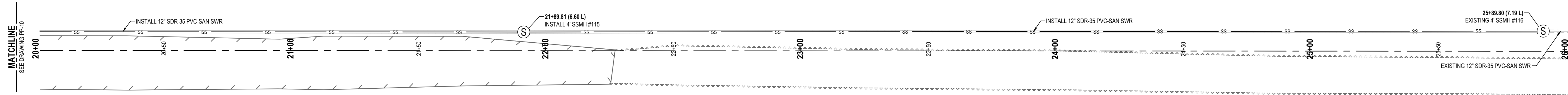
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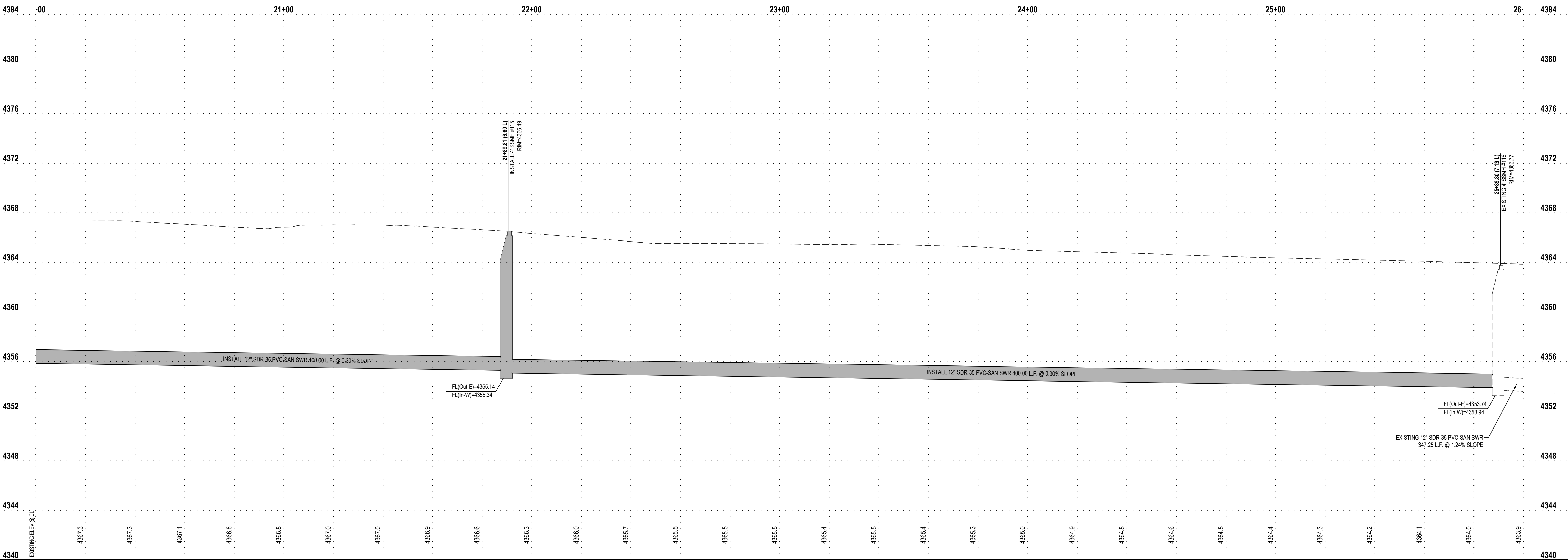
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NYGREEN STREET

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PLAN AND PROFILE

PROJECT NUMBER
 8702C

PRINT DATE
 2022-04-20

DRAWN BY
 C. CHILD

CHECKED BY
 J. CLEGG

PROJECT MANAGER
 C. CHILD

PP-11

ADDENDUM NO.1

TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Open Space:**
 - a. The Developer shall provide Grantsville City a fee-in-leu for the raw ground (undeveloped) value of 1.56 acres also described as 10% of the total parcel acreage at a value of \$63,600. The funds shall be deposited with Grantsville City at an equivalent of \$2,765.22 per lot per phase (\$63,600 divided by 23 lots) prior to recording of each phase.
 - b. Grantsville City shall utilize the fee in lieu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails.
3. **Construction Coordination:**
 - a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
 - b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
 - c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
 - d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Addendum No. 2
(Dispute Resolution)

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

2. **Mediation.**

2.1. Disputes Subject to Mediation. All disputes shall be mediated.

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

AGENDA ITEM #11

Discussion regarding the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID May 16, 2022

HEARING DATE June 2, 2022
or June 16, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME SKYLER BAILEY

MAILING ADDRESS _____

E-MAIL bailey.skylar@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 497 East Main Street

DO YOU OWN THE PROPERTY? yes

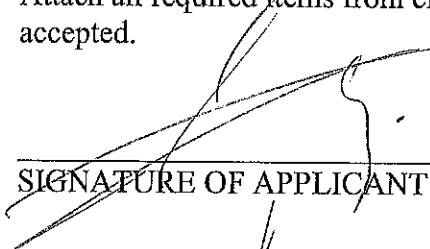
NUMBER OF ACRES INVOLVED .65

CURRENT ZONE OF PROPERTY CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED Business w/ drive
through

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


SIGNATURE OF APPLICANT

497 East Main

COMMENCING 1438 WEST AND 1.7 CHAINS SOUTH OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE EAST ALONG THE NORTH LINE OF MAIN STREET 190 FEET TO RACE STREET; THENCE NORTH ALONG THE WEST LINE OF RACE STREET 2 CHAINS; THENCE WEST 1.25 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARKINSON PROPERTY AS DESCRIBED AS TAX ID 01-0584-0023; THENCE NORTH ALONG SAID WEST LINE 30.5 FEET, MORE OR LESS, THENCE WEST 107.5 FEET; THENCE SOUTH 162.5 TO THE POINT OF BEGINNING.

Parcel Identification No. 01-058-0-0052, Account Number R029503

Current Zoning

16.1 Neighborhood Commercial District (C-N)

The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Proposed Zoning

16.3 General Commercial District (C-G)

The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

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

.65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.

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

Thursday, June 2, 2022 at 7:00pm

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

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

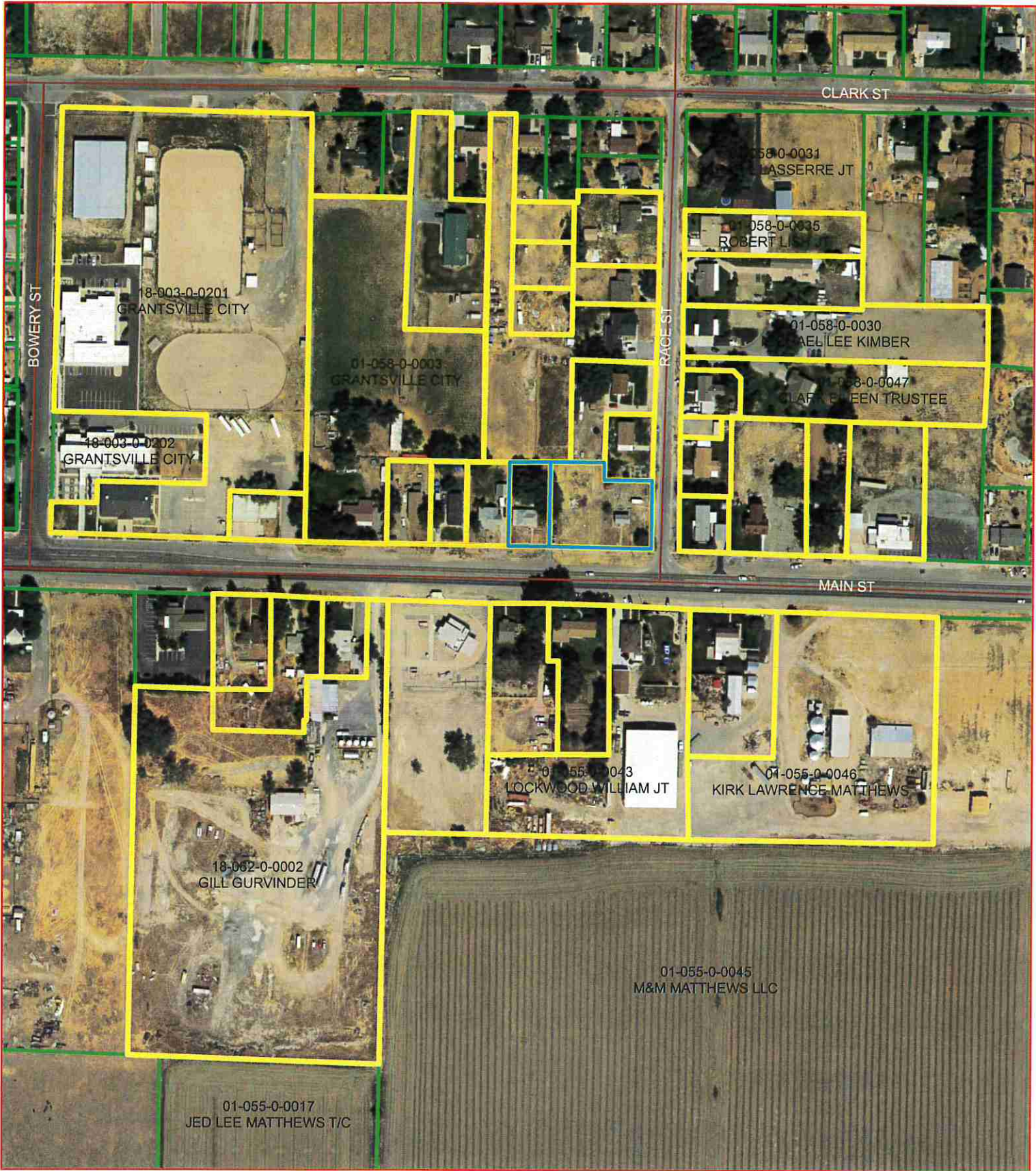
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Find your local number:

<https://us02web.zoom.us/j/kd3R8RGC9h>

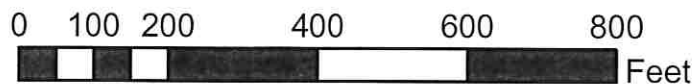


GIS Map Disclaimer:



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

Skyler Bailey
 01-058-0-0052 & 01-058-0-0014



Date: 5/11/2022
 blanca.rodriguez

AGENDA ITEM #12

Discussion regarding the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID May 16, 2022

HEARING DATE June 2, 2022
& June 16, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME SKYLER BAILEY

MAILING ADDRESS _____

E-MAIL BAILEYSKYLER@YMAIL.COM

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 481 East Main Street

DO YOU OWN THE PROPERTY? YES

NUMBER OF ACRES INVOLVED .30

CURRENT ZONE OF PROPERTY neighborhood commercial CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED BUSINESSES WITH DRIVE THROUGH

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

Skyler Bruce Bailey
dotloop verified
05/12/22 1:32 PM MDT
ZPFP-XWBB-C69F-AZBA

SIGNATURE OF APPLICANT

481 East Main

Beginning at a point 23 chains West and 1.70 chains South of the center of Section 32, Township 2 South, Range 5 West, Salt Lake Meridian; thence North 162.5 feet; thence East 80 feet; thence South 162.5 feet; thence West 80 feet to the place of beginning.

Parcel Identification No. 01-058-0-0014, Account Number R001584

Current Zoning

16.1 Neighborhood Commercial District (C-N)

The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Proposed Zoning

16.3 General Commercial District (C-G)

The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022,

I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 29 of 33 total letters.

4 Certified Mailings

6 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

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Thursday, June 2, 2022 at 7:00pm

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

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



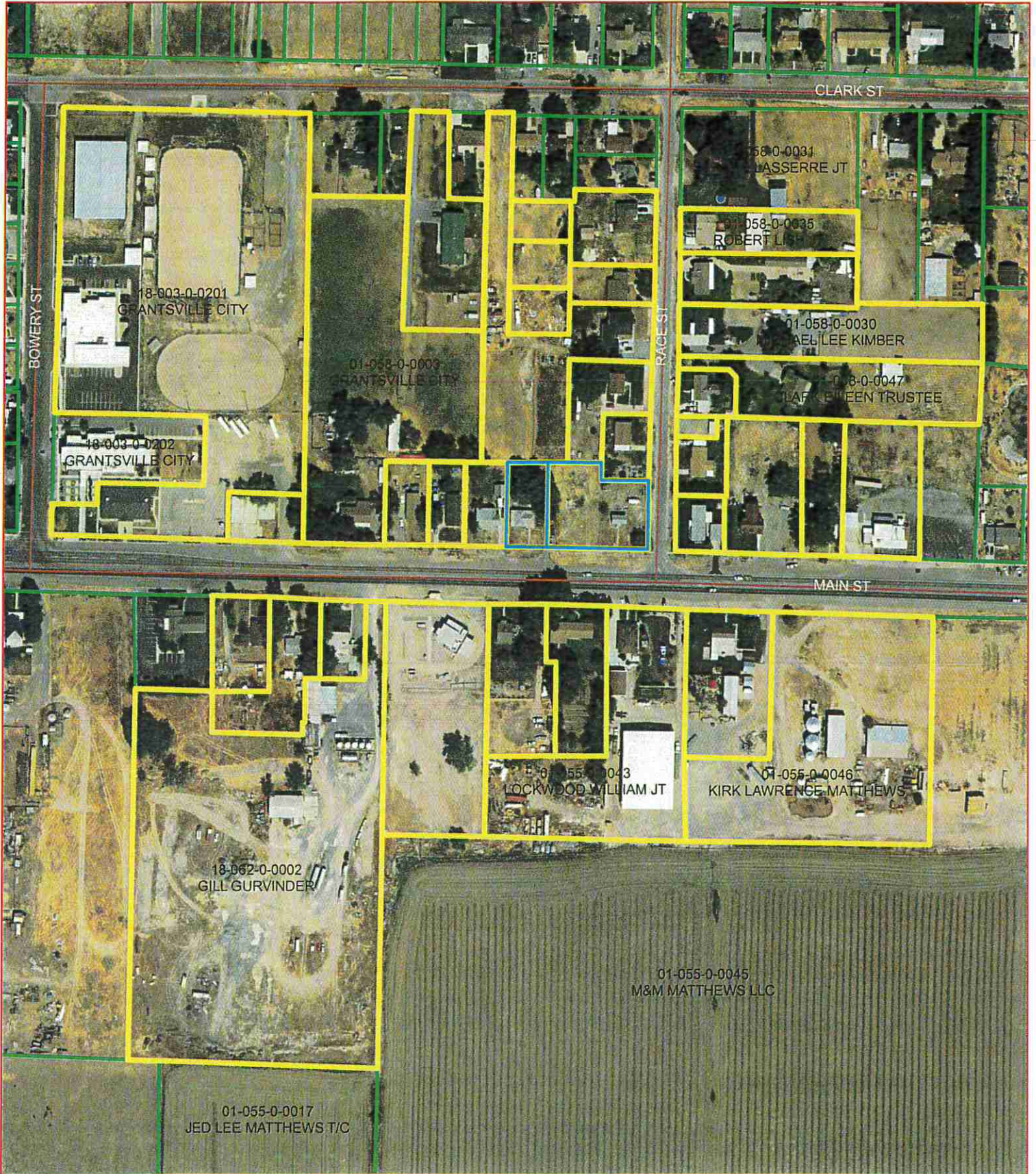
Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Find your local number:
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Skyler Bailey

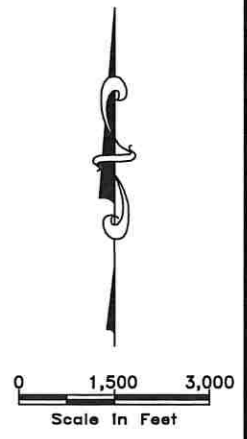
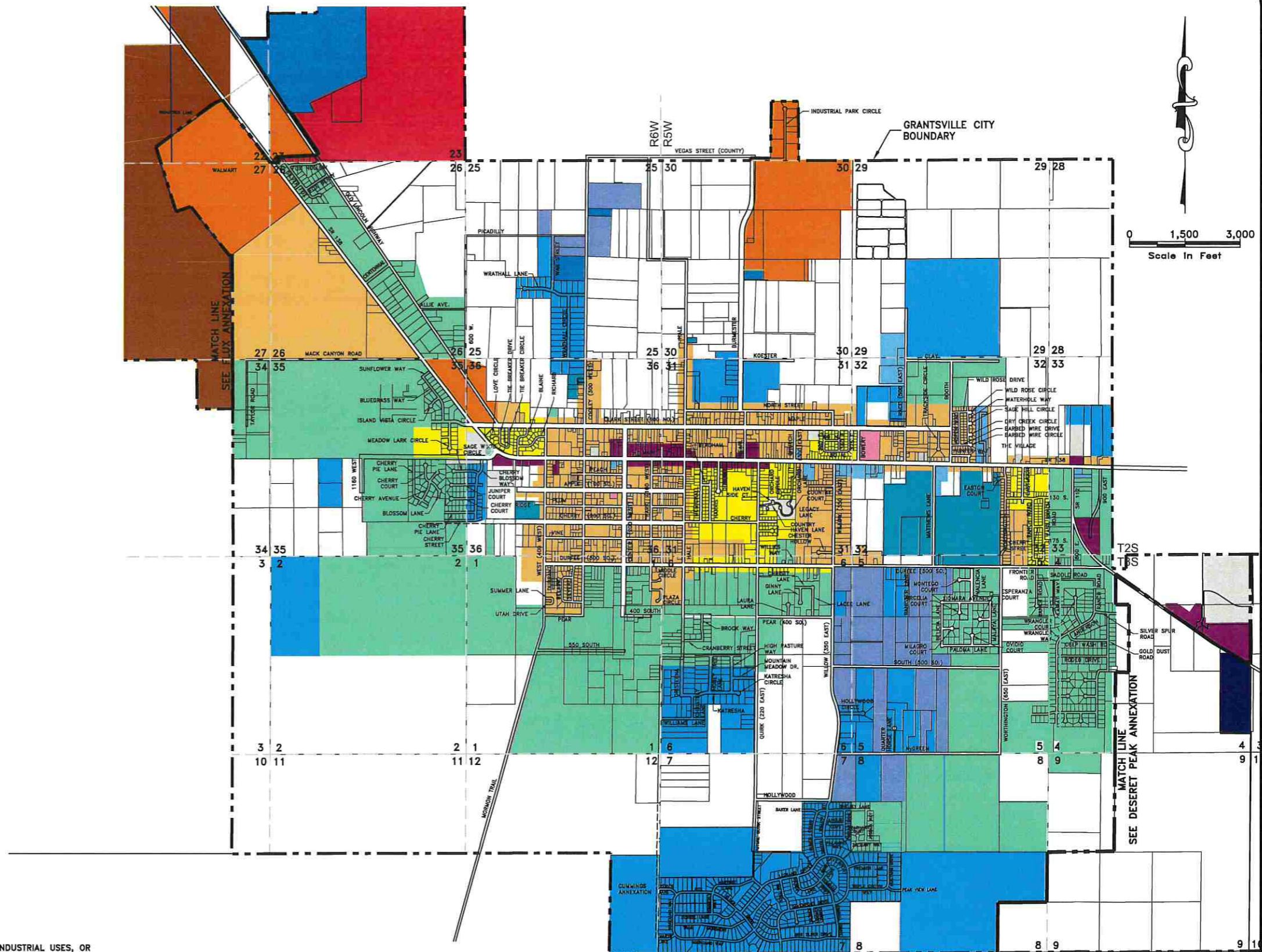
01-058-0-0052 & 01-058-0-0014



Date: 5/11/2022
blanca.rodriguez

LEGEND

-  A-10 10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
-  RR-5 5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
-  RR-2.5 2.5 ACRE LOT MINIMUM.
-  RR-1 1 ACRE LOT MINIMUM.
-  R-1-21 21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
-  R-1-12 12,000 SQUARE FEET IN SIZE.
-  R-1-8 8,000 SQUARE FEET IN SIZE.
-  RM-15 8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
-  RM-7 7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
-  CN NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
-  CS 60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
-  CG 10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
-  MD 20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
-  MG 20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
-  MG-EX MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
-  PUD AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
-  CD THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
-  MU AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



**GRANTSVILLE CITY
ZONING MAP
CITY CENTER**



REVISED AUGUST 2015



533 W. 2000 S, SUITE 275, BOHNETT, UT 84019
PHONE (801) 299-1327 FAX (801) 299-0153

AGENDA ITEM #13

Discussion regarding City vehicle policies

C - Use Of Public Property

City employees shall not use or permit the use of, for personal purposes, City owned or leased property or facilities, vehicles, equipment, materials, or City personnel or City contractors while such personnel or the City is compensating contractors. Systems, procedures, reports, equipment and information developed by or on behalf of the City, whether by its employees or by other persons are the sole property of the City and shall not be given or loaned to or shared with any other person, company, or organization without permission of the appropriate department director.

Electronic Equipment

Equipment, laptop computers, electronic communication devices and services have been established for City use and should not be used for personal, outside business or employment, or non-City related purposes. Limited, occasional, or incidental use of desktop computers, for personal, non-City purposes, is acceptable insofar as that use does not interfere with the City's business activities and as long as such use does not involve any of the following:

- Interference with other City rules or policies;
- Disruption or distraction from the conduct of City business (e.g., due to volume or frequency);
- Personal solicitations;
- Interference with other City rules or policies;
- A for-profit personal business activity;
- Potential to harm the City;
- Illegal activities;
- The display, storage or recording of any kind of sexually explicit image or document;
- City email for election purposes.

The Chief of Police shall audit the use of laptop computers used in the Police Department twice each calendar year to ensure compliance with this policy. The Human Resource Manager of the City shall audit the use of all other laptop computers used in the City twice each calendar year to ensure compliance with this policy. Users shall be responsible for any charges arising from personal use of laptop computers. Users are expected to act responsibly and shall be subject to disciplinary action if these policies are violated. All data stored on, and software developed on, City owned computer equipment is the property of City and may be viewed or reviewed by the Mayor, or Human Resource Manager, at any time.

Postage Meters

No employee shall be allowed to use City owned postage metering machines at any time for posting and mailing of any material of a personal nature.

Telephone Use

Employees are expressly prohibited from making long distance telephone calls of a personal nature on City owned telephones. All employees will use City owned telephones for local personal calls judiciously. Local telephone calls will be limited to necessity and must not disrupt the carrying out of employee responsibilities.

HISTORY

Adopted by Ord. [Default](#) on 7/2/2020

G - Travel Policy

All travel outside of the City limits during City work hours shall be authorized by the Mayor or Human Resource Manager. A log of all such travel shall be kept. This log shall include the reason for the trip, the time the employee departed, and the time the employee returned, and vehicle used.

Travel for legitimate City purposes in City vehicles may be authorized when the use of the vehicle does not detract from the operational needs of the City. Overnight use of City vehicles for travel purposes shall be authorized by the Mayor or Human Resource Manager.

If travel is outside the range of service of the City's repair shop, travel costs in conjunction with the use of City vehicles shall be paid by the employee with receipts being kept for reimbursements.

All hotels or other sleeping accommodations and airplane or other travel accommodations shall be arranged in advance for overnight trips and paid in advance of the trip. If such payment in advance is not possible, the City shall reimburse to the employee the cash amount of the cost of such sleeping and travel accommodations after receiving the appropriate receipts to verify that the employee has expended their own money for such purposes. Failure to produce a receipt in such circumstances will necessitate the withholding of reimbursement. Receipts for hotel accommodations shall be turned into the City by the employee as a verification of attendance no matter what the form of payment.

Use of an employee's personal vehicle for City purposes may be authorized when circumstances warrant. The employee shall keep track of the mileage associated with the approved travel and submit a request for reimbursement to the Mayor, based upon this record. The mileage reimbursement rate shall be 20 cents less than the "Standard Mileage Rate" specified by the Internal Revenue Service for business purposes. If more than one employee will be traveling to the same location, only one mileage reimbursement will be allowed unless otherwise authorized by the Mayor. If an employee has regular access to a City owned vehicle, that employee shall be required to use the same for all City related travel, unless otherwise authorized by the Mayor.

Notwithstanding the foregoing, employees traveling in their private vehicles may not be reimbursed for more than the following mileage traveled to the specified locations.

Location	Miles round trip
Tooele	20
Salt Lake Area	80
Ogden Area	136
Provo Area	154
Park City Area	156
Spanish Fork	170
Logan Area	226
Moab	550
Cedar City	564
St. George	670

All registration fees, etc. will be paid in advance by check. If this is not possible, the employee will be reimbursed for their own expenditure for registration fees, etc. after presentation of a valid receipt in conjunction with previously authorized travel.

The amount of thirty-four dollars (\$34.00) shall be granted as the maximum daily per diem allowance for City employees engaged in travel on the City's behalf. No per diem shall be authorized for spouses of employees or others traveling with the employee at their own expense (Please note: The Mayor, however, may authorize the cost of a double rather than a single hotel room to accommodate the travel of a spouse with an employee). Employees will not be reimbursed for the purchase of any alcoholic beverage.

If the employee requests an advance for the daily per diem allowance, receipts will be required and the difference will be paid within 10 working days to the Treasurer.

Travel that requires less than a full day shall be compensated by the following specific per diem allowances:

- Breakfast: Eight dollars (\$8.00) maximum, when departing before 7:00 a.m.
- Lunch: Ten dollars (\$10.00) maximum.
- Dinner: Sixteen dollars (\$16.00) maximum, when returning after 7:00 p.m.

These amounts may be either advances after submission and approval of travel request, or reimbursed after presentation of receipts. If the employee requests an advance for the daily per diem allowance, receipts will be required and the difference will be paid within 10 working days to the Treasurer. If the difference is not paid, the amount will be deducted from employee's payroll check.

AGENDA ITEM #14

**Discussion regarding consolidated
Engineering and Planning fees**

Zoning Fees**Commercial Tower (Small Wireless Facilities)**

Annexation Application Fee	\$1,000.00
Board of Adjustment Fee	\$200.00 per application
Boundary Line Adjustment Fee	\$350.00 per application
Commercial Master Site Plan and Final Plat Review	<ul style="list-style-type: none"> • \$2000.00 for 0 to 3 acres • \$2000.00 plus \$500.00 per acre for 3.01 to 50 acres • \$25,500.00 plus \$250.00 per acre for 50.1 or more acres
Concept Plan (Discussion Only)	\$50.00 per application
Conditional Use Permits (CUP):	
Amend CUP from Commercial to Residential or Residential to Commercial	\$250.00
Amendment to Site Plan	\$750.00 plus \$100.00 per residential unit
Commercial/Industrial Amendment to Site Plan	\$1000.00 plus \$100.00 per unit
Commercial/Industrial New Construction	<p>\$1000.00 plus:</p> <ul style="list-style-type: none"> • \$100.00 per acre for the first 20 acres • \$30.00 per acre for 21 to 50 acres • \$10.00 per acre for each acre over 50.9 acres <p>Costs are per application</p>
Commercial/Industrial Tenant Change Application	\$100.00 per application
Home Occupational Use	\$75.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	\$1500.00 per application
Miscellaneous Conditional Use Amendment	\$200.00 per application
Multi-Housing/Apartment/Condo/Townhouse	\$1000.00 per application plus \$100.00 per unit
Sign Permit	\$100.00 (permanent sign) / \$25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	\$75.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Solar	\$100.00 per application
Temporary Construction Living Unit	\$100.00 per application
Temporary Construction Office	\$100.00 per application
Final Plat and Construction Plan Review	\$2,000.00 plat review plus \$125.00 per lot
General Plan Amendment	\$500.00 per application

Planned Unit Development (Multi-Use, Commercial, Industrial)	\$1,000.00 plus: <ul style="list-style-type: none"> • \$100.00 per acre for the first 20 acres • \$30.00 per acre for the next 30 acres • \$10.00 per acre for each acre over 50 acres <p>Costs are per application</p>
Planned Unit Development (Residential)	\$1,000.00 plus \$30.00 per dwelling unit per application
Plat Amendment	<ul style="list-style-type: none"> • Final Plat: \$1500.00 plus \$100.00 per affected lot • Preliminary Plat: \$750.00 plus \$100.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	\$1,000.00
Governing Documents:	\$1,000.00
Preliminary Plat/Plan	\$750.00 plat review plus \$100.00 per lot
Rezone Application	\$500.00 per application
Site Plan:	
Conditional Use Permit/Site Plan	\$1000.00
Mining, Sand, Quarry, or Gravel Site Plan	\$1500.00
Multi-family/Site Plan	\$1,500.00
Street Dedication	\$100.00 per application
Water Dedication Retainer	\$1,500.00 (any additional costs will be billed by Grantsville City's water attorney)

HISTORY

Amended by Ord. [2020-19](#) on 7/15/2020Amended by Ord. [2021-01](#) on 1/20/2021Amended by Ord. [2022-04](#) on 1/19/2022**Commercial Tower (Small Wireless Facilities)**

Collocation on an existing or replacement utility pole or other wireless support structure	\$100.00 per collocation
Installing, modifying or replacing a utility pole in connection with a permitted use	\$250.00 per utility pole
Installing, modifying or replacing a utility pole in connection with a discretionary use	\$1,000.00 per utility pole
State Licensing Fee	The greater of: <ul style="list-style-type: none"> • 3.5% of all gross revenue related to the provider's use of ROW for Small Wireless Facilities; or • \$250 annually for each Small Wireless Facility

Small Wireless Facilities Collocation on City-owned Utility Poles	\$50.00 annually
---	------------------

HISTORY

Adopted by Ord. [2021-01](#) on 1/20/2021

Engineering Fees

Subdivision Review Fees

Regular Grading (less than 1,000 cubic yards)	\$200.00
Regular Grading Permit Review	\$150.00 per sheet (includes 2 reviews)
Engineered Grading (1,000 cubic yards or greater)	\$325.00
Engineered Grading Permit Review	\$150.00 per sheet (includes 2 reviews)
Additional Grading Review	\$75.00 per review per sheet
SWPPP Review	\$200.00
Additional SWPPP Review	\$50.00 per review

HISTORY

Adopted by Ord. [2020-28](#) on 10/7/2020

Amended by Ord. [2021-01](#) on 1/20/2021

Subdivision Review Fees

Subdivision Review and Engineering Base

*Any additional reviews beyond those listed below will be charged at \$180.00 per hour.

Preliminary Plat Review — Engineer (2 Reviews)	
Fewer than 10 lots	\$2,250.00
11 to 50 lots	\$4,125.00
51 or more lots	\$5,500.00
Final Plat Review & Recordation — Engineer (2 Reviews)	\$450.00
Civil Review Fee — Engineer (2 Reviews)	
Fewer than 10 lots	\$2,938.00
11 to 50 lots	\$4,750.00
51 to 100 lots	\$8,000.00
101 or more lots	\$10,625.00
Inspection Fee — Engineer	\$TBD (3% of the Engineer's Probable Cost Estimate)
Bond Fee	\$300.00
Water or Sewer Modeling Fee	\$1,500.00

HISTORY

Adopted by Ord. [2021-01](#) on 1/20/2021

AGENDA ITEM #15

Council Reports

AGENDA ITEM #16

Closed Session (Personnel, Real Estate, Imminent Litigation)

AGENDA ITEM #17

Adjourn