



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.org/government/county-departments/community-development/>

CUP 2023-045

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: November 15, 2023

Parcel ID: 03-021-0-0015, 03-021-0-0030, 03-021-0-0033

Current Zone: RR-5 (Rural Residential, 5-acre minimum)

Property Address: 1690 E Pine Canyon Rd, others not yet given

Unincorporated: Pine Canyon

Request: Conditional Use Approval for Private Road

Planners: Trish DuClos

Planning Staff Recommendation: Approval with Conditions

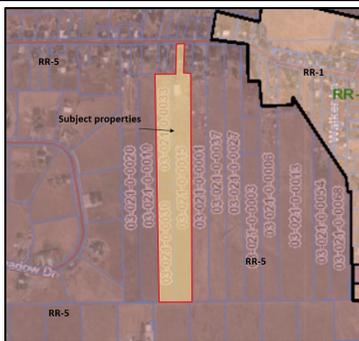
Planning Commission Response: Not yet received.

Applicant Name: Amand McMMain

PROJECT DESCRIPTION

Amanda McMMain is requesting a conditional use permit for private road approval. The private road would give legal access to 2 other parcels just behind the address 1690 E Pine Canyon Rd. The property owner has already recorded a Boundary Line Adjustment. The new boundaries are attached to report.

SITE & VICINITY DESCRIPTION (see attached map)



The subject properties are located just South of Pine Canyon Rd. The subject property and all other surrounding properties are located in the RR-5 zone (Rural Residential, 5-acre minimum). The parcels in this area are considered legal, nonconforming.

LAND USE CONSIDERATIONS (RR-5, Rural Residential, 5-acre minimum)

| | |
|---------------------------------------------------------------------------|-----|
| Compatibility with existing buildings in terms of size, scale and height. | Yes |
| Compliance with the General Plan. | Yes |

NEIGHBORHOOD RESPONSE

Planning staff has not received any neighborhood feedback on this item. Any comments received after this staff report was submitted will be addressed at planning commission meeting.

PLANNING STAFF ANALYSIS

The property owner has recorded a Boundary Line Adjustment with 3 parcels. In order to make those parcels legal and accessible the owners have requested this CUP for a private road. These parcels were already in existence and no new lots were created. Multiple agency review meetings were held, and the road was approved on 10/30/2023. The approving agencies included: Planning, Fire, Health, GIS/addressing, Roads, and Engineering.

ISSUES OF CONCERN/PROPOSED MITIGATION

There was a concern that the access point between the home and property line was not wide enough. Fire, Roads and Engineering approved the small width at the front of the property until it extends past the home on Pine Canyon Rd with a condition that the road widens to standards after. This was addressed and approved in the agency review meetings.

PLANNING STAFF RECOMMENDATION

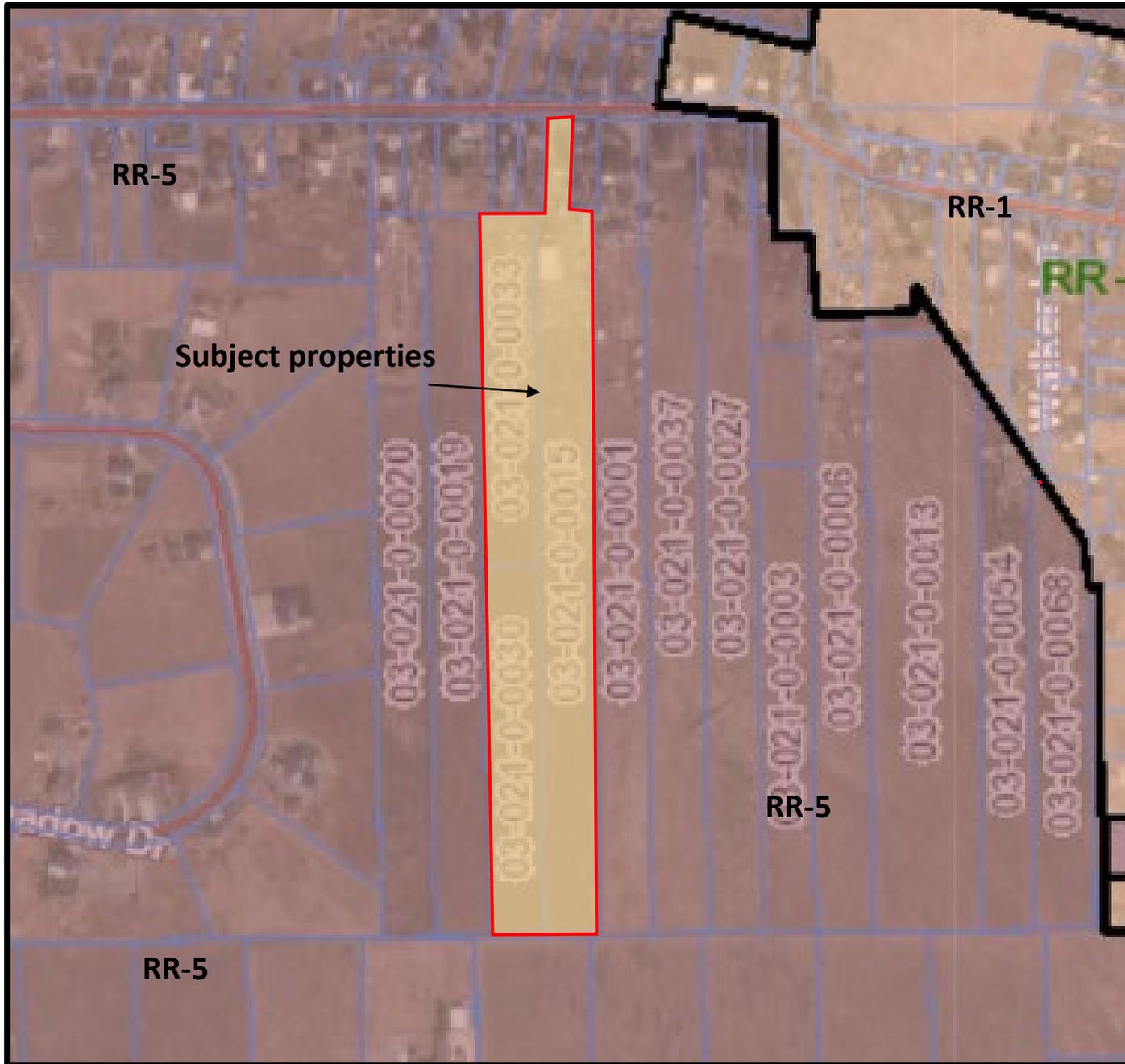
Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the conditional use permit for the listed private roads subject to the following condition of approval:

1. Staff record an Affidavit on the Access Easement stating the private road has been approved through CUP 2023-045.
2. All required road and address signs be installed prior to final occupancy of the first home built on the back parcels.
3. Road must be built to standards required by the county and what was approved from the site plan.

CUP 2023-045: Private Road

Unincorporated Pine Canyon: 1690 E Pine Canyon Rd

Parcels: 03-021-0-0015, 03-021-0-0030, 03-021-0-0033

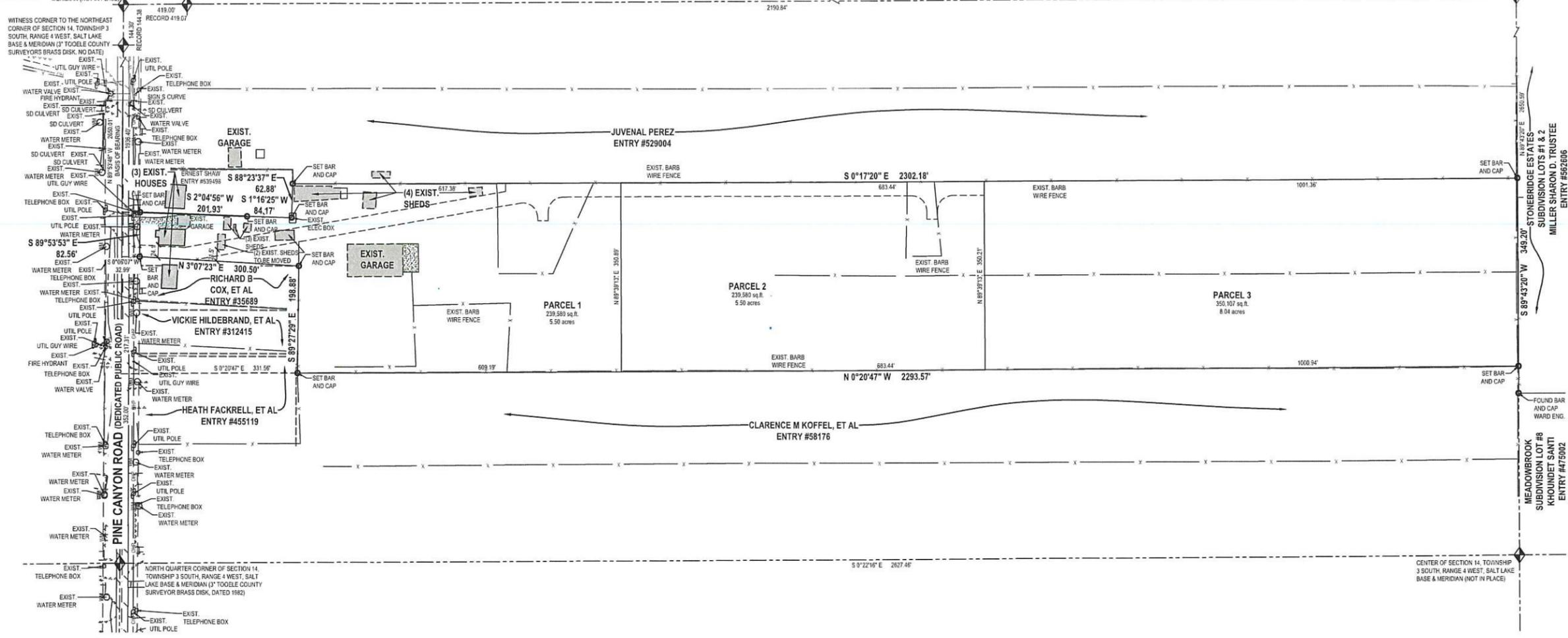




NORTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (NOT IN PLACE)

WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (1" TOOLEE COUNTY SURVEYORS BRASS DISK, NO DATE)

EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (1" TOOLEE COUNTY SURVEYORS BRASS DISK, DATED 1982)



TOOLEE 169 N. Main Street, Unit 1 Tooele, UT. 84074 Phone: 435.843.3590
SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.866.2983

WWW.ENSGN.COM
FOR: AMANDA MCMAIN 465 EAST 400 NORTH TOOLEE, UTAH 84074
CONTACT: AMANDA MCMAIN PHONE: 435-830-6838

MCMCMAIN BOUNDARY LINE ADJUSTMENT
1690 E. PINE CANYON ROAD
PINE CANYON, UTAH 84074

SURVEYORS 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 Utah Code, Title 58, Chapter 22 - Professional Engineers and Professional Land Surveyors Licensing Act, as prescribed by the laws of the state of Utah.

SURVEYORS NARRATIVE
This survey was performed to trace the boundary, adjust the parcel lines, and provide that information to a client. The collected field data is shown hereon. To solve the boundary I held the South line of Pine Canyon Road to give me the North line of this property, I then held the ancient fence lines to the West, East, and North to find the said parcel lines. The South boundary of the parcels then follows the Section Line.

ORIGINAL DESCRIPTIONS
PARCEL 1 (PARCEL #03-021-0-0015)
BEGINNING 525 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 14 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 140 RODS, EAST 24.5 FEET, NORTH 20 RODS TO A POINT 567.5 FEET EAST OF NORTHWEST CORNER NORTHEAST QUARTER EAST 64.5 FEET; THENCE SOUTH 20 RODS, EAST 56 FEET, SOUTH 140 RODS, WEST 175 FEET TO BEGINNING, EXCEPT ROAD, ALSO BEGINNING 33 RODS AND 5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 18 FEET; THENCE SOUTHWESTERLY 20 RODS MORE OR LESS TO THE POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 20 RODS MORE OR LESS TO THE POINT OF BEGINNING; SITUATE IN TOOLEE COUNTY, STATE OF UTAH.

PARCEL 2 (PARCEL #03-021-0-0033)
BEGINNING 21 RODS AND 3 1/2 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND EXTENDING THENCE EAST 10 RODS AND 10 FEET; NORTH 70 RODS, WEST 10 RODS TO THE POINT OF BEGINNING; SITUATE IN TOOLEE COUNTY, STATE OF UTAH.

PARCEL 3 (PARCEL #03-021-0-0033)
BEGINNING AT A POINT 350 FEET EAST AND 70 RODS NORTH FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 175 FEET; THENCE NORTH 70 RODS; THENCE WEST 175 FEET; THENCE SOUTH 70 RODS TO THE POINT OF BEGINNING; SITUATE IN TOOLEE COUNTY, STATE OF UTAH.

BOUNDARY DESCRIPTION
Overall
A parcel of land, situate in the Northeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Pine Canyon, Tooele County, Utah, more described as follows:

Beginning at a point which is located North 89°53'48" East 569.31 feet along the Section Line, and South 0°00'00" West 32.99 feet to the South line of Pine Canyon Road from the North Quarter Corner of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running:
thence South 89°53'53" East 82.56 feet along the said South line to an existing chain link fence;
thence South 2°04'56" West 201.93 feet along said chain link fence to an existing chain link fence;
thence South 1°16'25" West 84.17 feet along said chain link fence to an existing chain link fence;
thence South 88°23'37" East 62.88 feet along said existing chain link fence to a barb wire fence;
thence South 9°17'20" East 2302.18 feet along said existing chain link fence to the Section Line;
thence South 89°43'20" West 349.20 feet along the said Section Line to a barb wire fence;
thence North 0°20'47" West 2293.57 feet along said barb wire fence to a chain link fence;
thence North 3°07'23" East 300.50 feet along said chain link fence to the South line of Pine Canyon Road to the Point of Beginning.

AS SURVEYED DESCRIPTIONS
PARCEL 1 (PARCEL #03-021-0-0015)
A parcel of land, situate in the Northeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Pine Canyon, Tooele County, Utah, more described as follows:

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thence South 2°04'56" West 201.93 feet along said chain link fence to an existing chain link fence;
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thence South 9°17'20" East 2302.18 feet along said existing chain link fence to a barb wire fence;
thence North 0°20'47" West 2293.57 feet along said barb wire fence to a chain link fence;
thence North 3°07'23" East 300.50 feet along said chain link fence to the South line of Pine Canyon Road to the Point of Beginning.

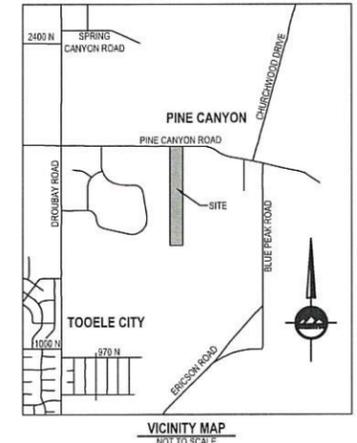
Parcel contains: 239,580 square feet, or 5.50 acres.
A parcel of land, situate in the Northeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Pine Canyon, Tooele County, Utah, more described as follows:

Beginning at a point which is located North 89°53'48" East 352.00 feet along the Section Line, and South 9°20'47" East 1624.18 feet from the North Quarter Corner of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running:
thence North 9°20'47" West 683.44 feet generally along an existing barb wire fence;
thence North 89°39'13" East 350.21 feet to an existing barb wire fence;
thence South 9°17'20" East 2302.18 feet generally along said barb wire fence to the Section Line;
thence South 89°43'20" West 349.20 feet along the said Section Line to a barb wire fence;
thence North 0°20'47" West 2293.57 feet generally along said barb wire fence to the Point of Beginning.

Parcel contains: 239,580 square feet, or 5.50 acres.
A parcel of land, situate in the Northeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Pine Canyon, Tooele County, Utah, more described as follows:

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thence North 89°39'13" East 350.21 feet to an existing barb wire fence;
thence South 9°17'20" East 2302.18 feet generally along said barb wire fence to the Section Line;
thence South 89°43'20" West 349.20 feet along the said Section Line to a barb wire fence;
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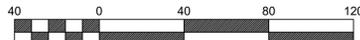
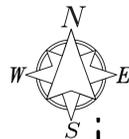
Parcel contains: 350,107 square feet, or 8.04 acres.
JULY 20, 2022
Date
Douglas J. Kinsman
License no. 334575



LEGEND: SECTION CORNER, MONUMENT, EXIST REBAR AND CAP, SET ENGIN REBAR AND CAP, WATER METER, WATER VALVE, FIRE HYDRANT, SIGN, ELECTRICAL BOX, UTILITY POLE, TELEPHONE BOX, GAS METER, ADJACENT RIGHT OF WAY, RIGHT OF WAY, CENTERLINE, PROPERTY LINE, ADJACENT PROPERTY LINE, FENCE, EDGE OF ASPHALT, STORM DRAIN LINE, CULINARY WATER LINE, OVERHEAD POWER LINE, CONCRETE, BUILDING. HORIZONTAL GRAPHIC SCALE: 1 inch = 100 ft. LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, PINE CANYON, TOOLEE COUNTY, UTAH.



BOUNDARY LINE ADJUSTMENT
PROJECT NUMBER 11420 PRINT DATE 7/20/22
DRAWN BY T. HUSSEY CHECKED BY D. KINSMAN
PROJECT MANAGER D. KINSMAN
1 OF 1



Scale 1" = 40'

GRADING & DRAINAGE PLAN

SITUATE IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
1690 EAST PINE CANYON ROAD, PINE CANYON CITY, TOOELE COUNTY, UTAH

ADMIRAL'S RIDGE - 239,580 SQ FT TOOELE COUNTY, UTAH

| NOTES: | HOUSE ELEVATIONS: | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------|
| FINISH GRADE AT FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). ALL STORM WATER AND DIRT SHALL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS. | TOP OF FOUNDATION | 12.66' |
| | MAX FINISH GRADE ELEV @ FOUNDATION WALL | 12.00' |
| | DRIVEWAY SLOPE | N/A |
| | MAIN FLOOR FINISHED FLOOR | 13.85' |
| | FRONT GARAGE FINISHED FLOOR | 10.50' |
| | GARAGE FLOOR ELEV. AT ENTRY DOOR | 11.02' |
| | MIN. ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 08.00' |

NOTES:

- VERTICAL DATA (CONTOURS AND/OR SPOT ELEVATIONS) SHOWN HEREON ARE BASED ON THE FOOT EQUIVALENT ELEVATION OF 4870.46', FOUND BRASS MONUMENT REPRESENTING THE NORTH QUARTER OF SECTION 14 TOWNSHIP 3 SOUTH RANGE 4 WEST, COLLECTED WITH GPS ON THE UTAH VRS NETWORK (GEOID G2012B00).
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF SHAUN COREY, PLS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 15, 2023.
- THIS TOPOGRAPHIC SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION FOR REFERENCE ONLY. NO BOUNDARY SURVEY WAS PERFORMED BY YORK ENGINEERING.
- THIS TOPOGRAPHIC SURVEY PLAT IS NOT PROOF OF OWNERSHIP.
- THIS TOPOGRAPHIC SURVEY PLAT MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- THIS TOPOGRAPHIC SURVEY PLAT WAS PREPARED FOR AMANDA MCMAN. YORK ENGINEERING ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- CONTOUR INTERVAL: 1'
- ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND FACILITIES AND EXISTING BLUE STAKE MARKINGS FOUND ON SITE AT THE TIME OF SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
- NOTIFY BLUE STAKE (801) 208-2100 OR BLUESTAKES.ORG.

SITE PLAN GENERAL NOTES:

- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT OF WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- IF RETAINING WALLS REQUIRED, A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALL THAT IS HIGHER THAN 4 FEET FROM BOTTOM FINISH GRADE TO TOP OF WALL, ONCE CONSTRUCTED.
- RETAINING WALLS ENCRANCHING INTO EASEMENTS REQUIRE AN EXCEPTION FROM THE CITY AND COUNTY AND NEED APPROVAL PRIOR TO CONSTRUCTION.
- PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
- MAINTAIN NATURAL EXISTING GRADE AT ALL SIDES OF LOT TO RETAIN STORM WATER ON SITE FOR NATURAL PERCOLATION. CONTRACTOR TO ENSURE NO PONDING OF WATER OCCURS.
- WINDOW WELL ELEVATIONS MUST BE A MINIMUM 3 INCHES ABOVE FINISHED GRADE.
- ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
- STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY
- GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
- BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
- TEMPORARY AND PERMANENT SLOPES MUST BE ADEQUATELY VEGETATED.
- WATER AND SEWER STUBS MUST BE RE-ROUTED AND SHALL NOT BE UNDER THE DRIVEWAY OR OTHER SITE CONCRETE PRIOR TO CONNECTING TO HOME.
- CONTRACTOR TO RECEIVE APPROVAL TO DO REQUIRED WORK WITHIN PUBLIC UTILITY EASEMENT (P.U.E.)

SWPPP NOTES:

- SWPPP SIGN MUST BE INSTALLED ON CONSTRUCTION SITE, OR POST SWPPP SIGN NEAR THE MAIN ENTRANCE OF THE PROJECT THE NOI COVERS. THE SIGN MUST INCLUDE YOUR SWPPP CONTACT INFORMATION NOI NUMBER.
- SWPPP OPERATOR/OWNER IS TO PERFORM A REQUIRED WEEKLY INSPECTION AND DOCUMENT IT IDENTIFYING ISSUES ENCOUNTERED AND ACTIONS TAKEN TO CORRECT THEM.
- ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
- STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
- GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
- BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON GROUND IS PROHIBITED.
- CONTRACTOR IS RESPONSIBLE FOR THE SWPPP AND EROSION CONTROL DURING CONSTRUCTION.
- SWPPP OPERATOR/OWNER SHALL MAINTAIN ALL STORM WATER MANAGEMENT CONTROL MEASURES. SITE WILL HAVE GOOD HOUSEKEEPING PRACTICES UP TO AND INCLUDING PROPER TRASH COLLECTION AND REMOVAL, PROPER DISPOSAL OF ALL CONSTRUCTION MATERIALS AND CHEMICALS, AND MAINTENANCE OF ALL BMPs.
- SEDIMENTATION BMPs SHOWN ON THESE PLANS ARE TO BE INSTALLED WITHIN THE SAME WORKING DAY THAT LAND DISTURBANCE OCCURS.
- ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPs PRIOR TO THE COMPLETION OF THE PROJECT.
- THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S UPDES PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.
- THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT.
- ALL SWPPP PLANS AND PROTECTION MUST BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT. NOT DIRT/SOILS PILES IN THE STREETS OR ROADWAYS.

STABILIZED CONSTRUCTION ENTRANCE:

- QUARRY SPALLS TO BE ADDED IF PAD IS NO LONGER IN ACCORDANCE WITH SPECIFICATIONS. IF NOT PROPERLY WORKING TO KEEP STREETS CLEAN, INSTALL WHEEL WASH, SWEEP STREETS, OR WASH STREETS IF THE WASH WATER CAN BE COLLECTED.
- PLACE STABILIZED CONSTRUCTION ENTRANCE AND STAGING YARD AS SHOWN ON DRAWING.

SILT FENCE & SEDIMENTATION:

- IF FENCE IS DAMAGED, REPAIR OR REPLACE IMMEDIATELY. INTERCEPT CONCENTRATED FLOWS AND REROUTE.
- INSPECT FENCE WEEKLY OR AFTER A STORM
- REMOVE ACCUMULATING SEDIMENT
- REGULARLY INSPECT PROJECT SITE FOR EXCESSIVE EROSION OR SEDIMENTATION
- PRIOR TO STARTING WORK, STABILIZE SLOPES, AREAS ADJACENT TO BODIES OF WATER, AND ALONG THE SITE PERIMETER TO PREVENT EROSION AND SEDIMENT TRANSPORT INTO RECEIVING WATER AND ONTO ADJACENT PROPERTIES AND ROADWAYS.
- MINIMIZE SITE DISTURBANCE AND VEGETATION CLEARING. BEFORE COMMENCING GRADING OR CLEARING, DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, AND VEGETATION TO BE PRESERVED.
- PRIOR TO THE COMPLETION OF THE PROJECT, THOROUGHLY SWEEP SEDIMENT AND DEBRIS FROM PAVED AREAS.
- DUST CONTROL MEASURES SHOULD BE REAPPLIED AS NEEDED TO KEEP DUST TO A MINIMUM.
- INSTALL EROSION CONTROL BLANKETS ON ALL CUT AND FILL SLOPES 2(H):1(V) OR GREATER.

CONCRETE WASHOUT & PAVEMENT DISPOSAL:

- CONCRETE, CEMENT, AND MORTARS ARE TO NEVER BE WASHED OUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR WATERCOURSES.
- CONCRETE, ASPHALT, AND SEALANTS TO BE APPLIED DURING DRY WEATHER TO PREVENT CONTAMINATING STORM WATER RUNOFF.
- STORM DRAIN INLETS AND MANHOLES SHOULD BE COVERED AND PROTECTED WHEN WORKING WITH CONCRETE, ASPHALT, AND SIMILAR MATERIALS. INLETS SHOULD BE INSPECTED AND CLEANED WEEKLY WITH COLLECTED SEDIMENTS REMOVED TO SOIL STOCKPILE.
- PAVING MACHINES SHOULD BE PARKED OVER DRIP PANS OR ABSORBENT MATERIALS.
- DRAINAGE WAYS SHOULD BE PROTECTED USING EARTH DIKES, STRAW BALES, SAND BAGS, OR OTHER CONTROLS TO DIVERT OR TRAP AND FILTER RUNOFF.

STORM WATER:

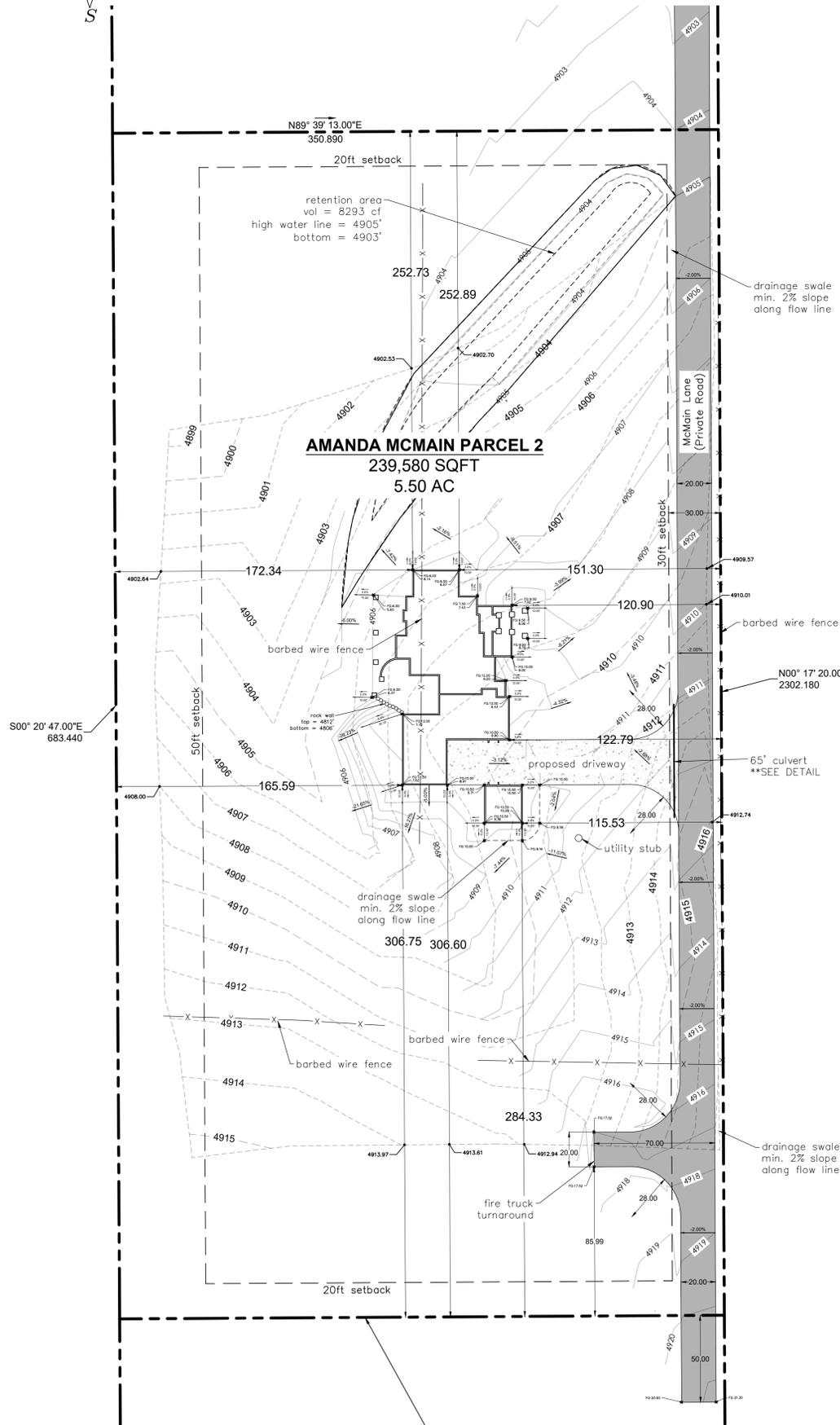
- MACHINERY AND VEHICLES SHOULD BE INSPECTED DAILY TO ENSURE THEY ARE NOT LEAKING FLUIDS
- PROPERLY RECYCLE AND DISPOSE OF WASTE FLUIDS.
- TRASH AND RECYCLE RECEPTACLES SHOULD BE KEPT ONSITE FOR THE DURATION OF THE PROJECT.
- DO NOT DUMP ANYTHING ONTO SIDEWALKS, STREETS, OR PARKING STRIPS. STORM DRAINS AND INLETS ARE TO BE INSPECTED REGULARLY AND CLEANED TO ENSURE SEDIMENT DOES NOT BLOCK THE DRAINS.
- MINIMIZE SAND OR SALT USAGE DURING WINTER MONTHS. INSTEAD USE ALTERNATIVES SUCH AS CALCIUM CHLORIDE. IF THESE MATERIALS ARE STORED OUTDOORS, COVER THEM TO PREVENT RUNOFF CONTAMINATION.

SETBACK:
FRONT - 30'
REAR - 50'
SIDE - 20'

PUE:
FRONT - XX'
REAR - XX'
SIDE - XX'

LEGEND

| | |
|-------------------------------------|----------------------------|
| --- Survey Limits | ○ Rod Found |
| --- Adjacent Lot Line | ○ Telephone Pedestal |
| --- Property Line | ⊙ Telephone Manhole |
| --- Subdivision Boundary | ⊠ Telephone Box |
| --- Right of Way | ⊕ Fire Hydrant |
| --- Centerline Road | ⊗ Water Valve |
| --- Easement Line | ⊖ Water Meter |
| --- 4633 Existing Contour | ○ Electric Pedestal |
| --- SS Sanitary Sewer and Manhole | ⊕ Monument |
| --- Storm Line and Manhole | ⊕ Fiber Optic Marker |
| --- Waterline | ⊕ Electric Box |
| --- uge Underground Electric Line | ⊕ Light Pole |
| --- fo Underground Fiber Optic Line | ⊕ Irrigation Control Valve |
| --- ggs Underground Gas Line | ⊕ Rivet in Curb Found |
| --- Asphalt | ⊕ Utility Pole |
| --- X-X Fence Wire | ⊕ Sign |



Structural Design and Analysis
4883 Old Highway, Red Suite A
Pine Canyon City, UT 84058
(801) 876-3541

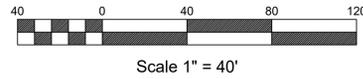


GRADING & DRAINAGE PLAN
PARCEL 2
1690 EAST PINE CANYON ROAD
PINE CANYON CITY, TOOELE COUNTY, UTAH

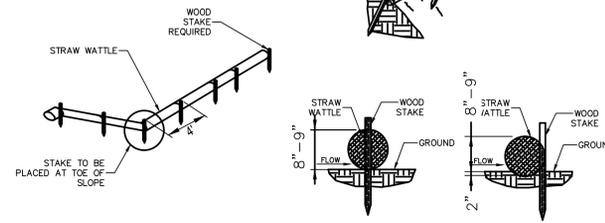
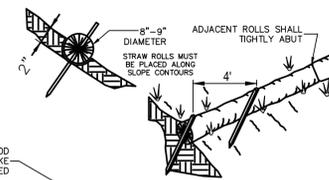
REVISIONS

| | |
|-----------------|------------|
| DESIGNED BY: | N/A |
| DRAWN BY: | KTC |
| CHECKED BY: | KMY |
| SCALE: | 1" = 40' |
| DATE: | 10/27/2023 |
| PROJECT NUMBER: | NA |

SHEET
1 OF 4

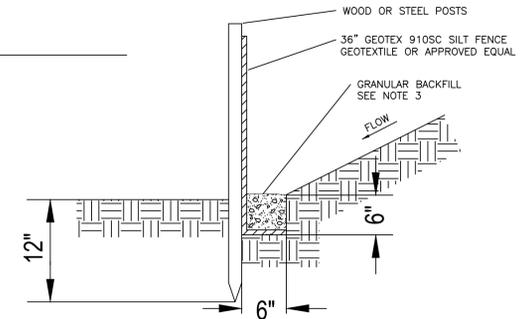
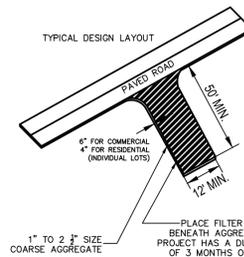


GRADING & DRAINAGE PLAN
 SITUATE IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
 RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
 1690 EAST PINE CANYON ROAD, PINE CANYON CITY, TOOOLE COUNTY, UTAH



- NOTES:
- WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL) PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
 - NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
 - WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
 - STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.
 - WHEN THE WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.

STRAW WATTLE DETAIL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES

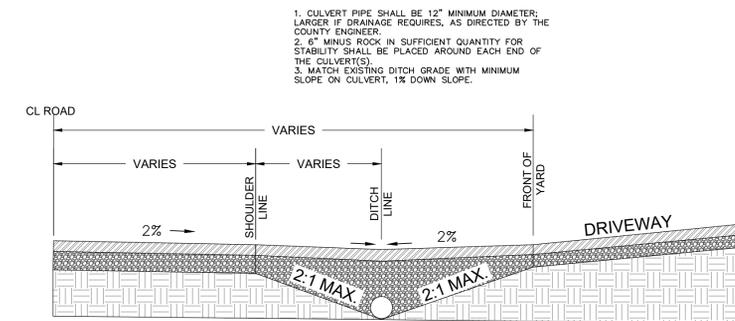


- NOTES:
- EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 - POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 - LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY INSPECTOR.
 - SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 - REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 - 10' MAXIMUM SPACING BETWEEN STAKES.

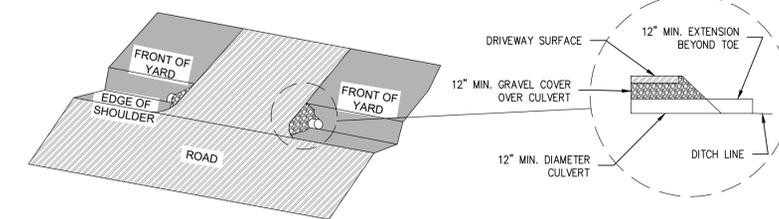
SILT FENCE DETAIL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES

- INSTALLATION:**
- INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
 - CLEAR AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY USE A MAXIMUM SLOPE OF 2%.
 - COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
 - PLACE COARSE AGGREGATE, 1 TO 2 1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 6 INCHES FOR COMMERCIAL PROJECTS, AND 4 INCHES FOR RESIDENTIAL PROJECTS.
- MAINTENANCE:**
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
 - INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
 - REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
 - EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES

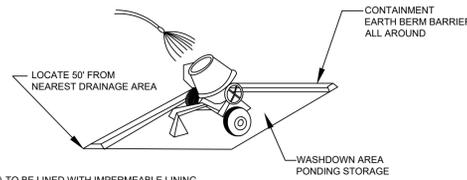


1. CULVERT PIPE SHALL BE 12" MINIMUM DIAMETER; LARGER IF DRAINAGE REQUIRES, AS DIRECTED BY THE COUNTY ENGINEER.
2. 6" MINUS ROCK IN SUFFICIENT QUANTITY FOR STABILITY SHALL BE PLACED AROUND EACH END OF THE CULVERT(S).
3. MATCH EXISTING DITCH GRADE WITH MINIMUM SLOPE ON CULVERT, 1% DOWN SLOPE.



DRIVEWAY CULVERT DETAIL
 NTS
 TYPICAL DETAIL

- LEGEND**
- Survey Limits
 - Adjacent Lot Line
 - Property Line
 - Subdivision Boundary
 - Right of Way
 - Centerline Road
 - Easement Line
 - Existing Contour
 - 4633
 - Sanitary Sewer and Manhole
 - Storm Line and Manhole
 - Waterline
 - Underground Electric Line
 - Underground Fiber Optic Line
 - Underground Gas Line
 - Asphalt
 - Fence Wire
 - Rod Found
 - Telephone Pedestal
 - Telephone Manhole
 - Telephone Box
 - Fire Hydrant
 - Water Valve
 - Water Meter
 - Electric Pedestal
 - Monument
 - Fiber Optic Marker
 - Electric Box
 - Light Pole
 - Irrigation Control Valve
 - Rivet in Curb Found
 - Utility Pole
 - Sign



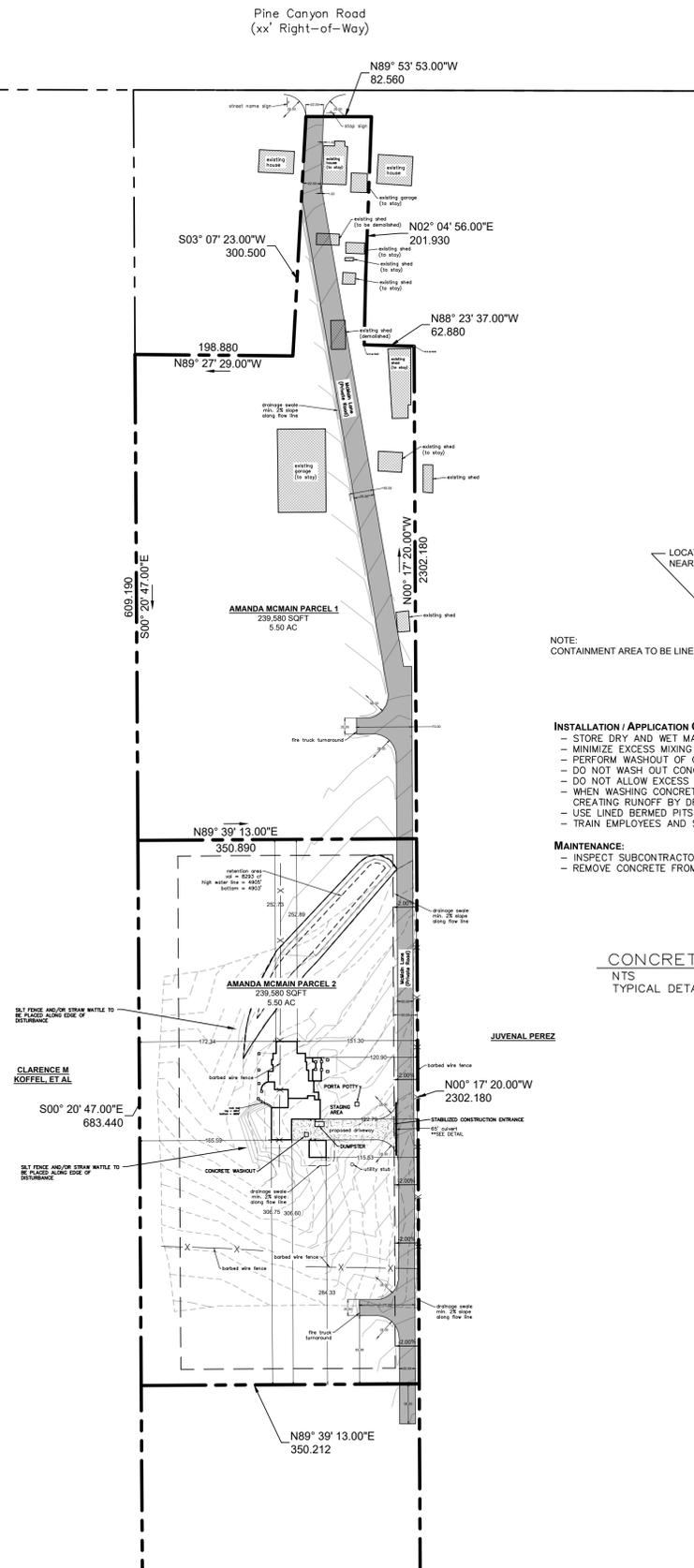
- NOTE:
 CONTAINMENT AREA TO BE LINED WITH IMPERMEABLE LINING
- INSTALLATION / APPLICATION CRITERIA:**
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
 - MINIMIZE EXCESS MIXING OF FRESH CONCRETE, MORTAR OR CEMENT ON-SITE.
 - PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
 - DO NOT WASH OUT CONCRETE TRUCKS IN STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 - DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
 - WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA.
 - USE LINED BERMED PITS OR PORTABLE PAN AS CONCRETE WASHOUT CONTAINMENT AREA.
 - TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.
- MAINTENANCE:**
- INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
 - REMOVE CONCRETE FROM CONTAINMENT AREA AND DISPOSE OF PROPERLY ON A REGULAR BASIS.

CONCRETE WASTE MANAGEMENT DETAIL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



| | |
|---------------------|---------------------|
| 2.35 Cubic Yards | 20-30 Mix Washouts* |
| 5 Ton Load Capacity | 475 Gallon Capacity |
| 7' x 7' x 28" | 850 lbs |

ECO PAN CONCRETE WASHOUT
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



York Engineering

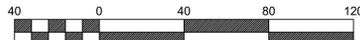
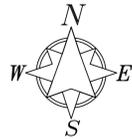
Structural Design and Analysis
 4883 Old Highway, Red Suite A
 Pine Canyon City, UT 84058
 (801) 876-3501

GRADING & DRAINAGE PLAN
 PARCEL 2
 1690 EAST PINE CANYON ROAD
 PINE CANYON CITY, TOOOLE COUNTY, UTAH

REVISIONS

DESIGNED BY: N/A
 DRAWN BY: KTC
 CHECKED BY: KMY
 SCALE: 1" = 40'
 DATE: 10/27/2023
 PROJECT NUMBER: NA

SHEET
2 OF 4



Scale 1" = 40'

Pine Canyon Road
(xx' Right-of-Way)

GRADING & DRAINAGE PLAN

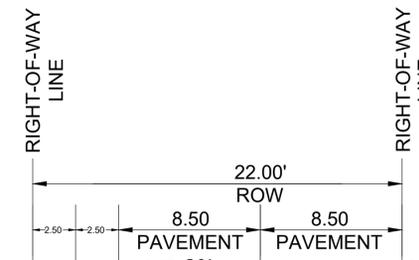
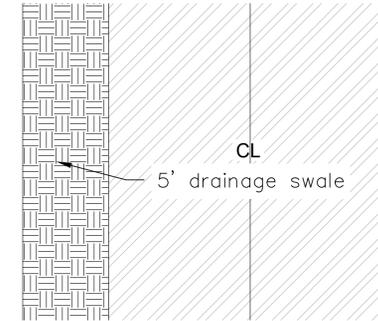
SITUATE IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
1690 EAST PINE CANYON ROAD, PINE CANYON CITY, TOOELE COUNTY, UTAH

PRIVATE ROAD NOTES

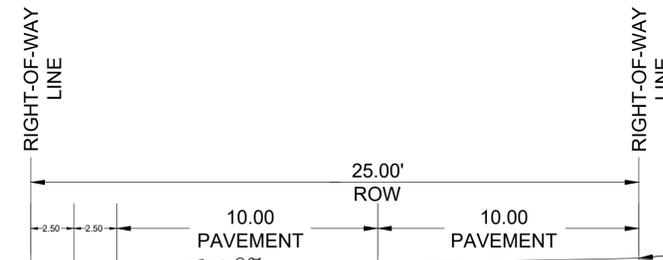
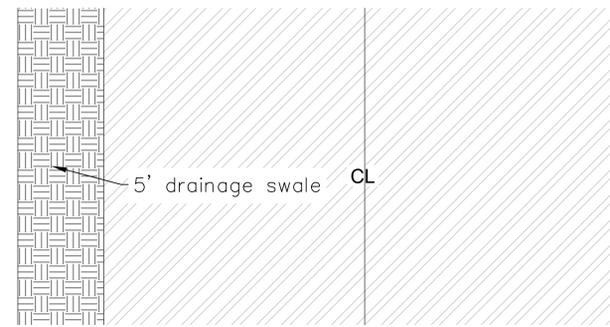
1. MIN. CROSS SECTION THICKNESS GIVEN, MAY INCREASE PER REQUIRED GEOTECHNICAL REPORT. ROADWAY WIDTHS ASSUME TWO THROUGH LANES. IF ADDITIONAL LANES ARE REQUIRED TO MEET TRAFFIC REQUIREMENTS ROAD CROSS SECTION MAY NEED TO BE ADJUSTED.
2. IF UNDISTURBED NATIVE SOIL IS NOT PRESENT BELOW SIDEWALK OR TRAIL, NATIVE FILL SHALL BE PROPERLY PLACED AND COMPACTED AS REQUIRED BY THE COUNTY CIVIL INSPECTOR.

LEGEND

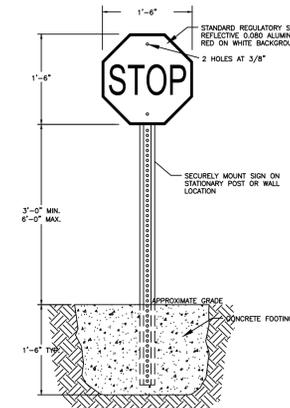
- | | |
|-------------------------------------|----------------------------|
| --- Survey Limits | ○ Rod Found |
| --- Adjacent Lot Line | ○ Telephone Pedestal |
| --- Property Line | ⊕ Telephone Manhole |
| --- Subdivision Boundary | ⊗ Telephone Box |
| --- Right of Way | ⊕ Fire Hydrant |
| --- Centerline Road | ⊗ Water Valve |
| --- Easement Line | ⊕ Water Meter |
| --- 4633 Existing Contour | ○ Electric Pedestal |
| --- SS Sanitary Sewer and Manhole | ⊕ Monument |
| --- Storm Line and Manhole | ⊕ Fiber Optic Marker |
| --- W Waterline | ⊕ Electric Box |
| --- UGE Underground Electric Line | ⊕ Light Pole |
| --- FO Underground Fiber Optic Line | ⊕ Irrigation Control Valve |
| --- GOS Underground Gas Line | ⊕ Rivet in Curb Found |
| --- Asphalt | ○ Utility Pole |
| --- X-X Fence Wire | ⊕ Sign |



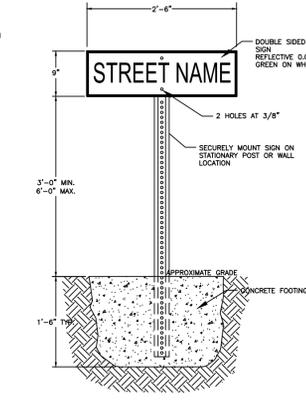
22' RIGHT-OF-WAY CROSS SECTION



25' RIGHT-OF-WAY CROSS SECTION

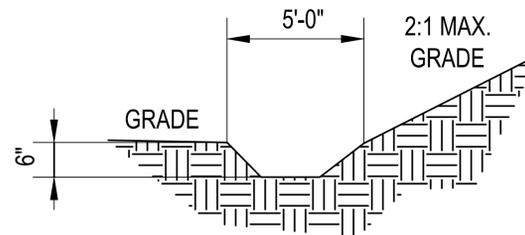


STOP SIGN DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

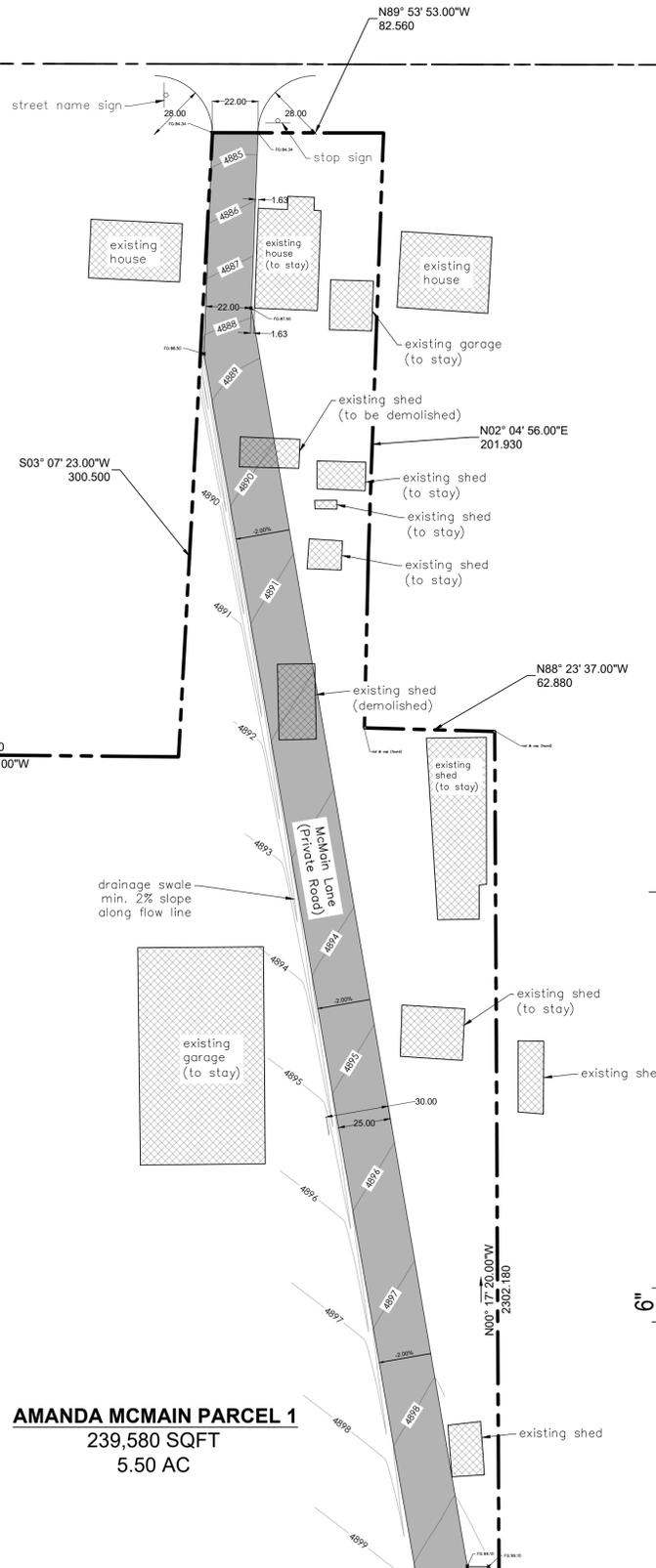


STREET SIGN DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

NOTE: 2% MINIMUM SLOPE
ALONG DRAINAGE LINE



DRAINAGE SWALE
NTS
TYPICAL DETAIL, USE WHEN APPLIES



AMANDA MCMAIN PARCEL 1
239,580 SQFT
5.50 AC



GRADING & DRAINAGE PLAN
PARCEL 1
1690 EAST PINE CANYON ROAD
PINE CANYON CITY, TOOELE COUNTY, UTAH

| REVISIONS | |
|-----------|--|
| | |

| | |
|-----------------|------------|
| DESIGNED BY: | N/A |
| DRAWN BY: | KTC |
| CHECKED BY: | KMY |
| SCALE: | 1" = 40' |
| DATE: | 10/27/2023 |
| PROJECT NUMBER: | NA |

SHEET
3 OF 4

STORM DRAIN CALCULATIONS
 SITUATE IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
 RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
 1690 EAST PINE CANYON ROAD, PINE CANYON CITY, TOOELE COUNTY, UTAH



| PreConstruction Conditions | | | | | |
|-------------------------------------|-----------------------------------|---------|-------------------------|-----------------------|------|
| Rain Fall | 2.94 in | 0.25 ft | | Paved Factor | 0.9 |
| Area of Landscape | 239580 ft ² | 5.50 Ac | | Landscaping Factor | 0.25 |
| Other Area | 0 ft ² | 0 Ac | | Roof Factor | 0.85 |
| Total Area | 239580 ft ² | 5.50 Ac | | | |
| Total Volume of Storm Runoff | 14674.275 ft³ | | | | |
| PostConstruction Conditions | | | | | |
| Rain Fall | 2.94 in | 0.25 ft | | Paved Factor | 0.9 |
| Area of Landscape | 214093 ft ² | 4.91 Ac | | Landscaping Factor | 0.25 |
| Area Paved | 18401 ft ² | 0.42 Ac | | Roof Factor | 0.85 |
| Area of Roofing | 7085 ft ² | 0.16 Ac | | | |
| Area of Impermeable Ground | 25487 ft ² | 0.59 Ac | | | |
| Total Area | 239580 ft ² | 5.50 Ac | | | |
| Total Volume of Storm Runoff | 18646.21378 ft³ | | Volume to Retain | 3971.938775 CF | |

**STORM DRAINAGE CALCULATIONS BASED ON A 100-YEAR 24-HOUR STORM EVENT FOR PARCEL 2

| TOOELE COUNTY Final Land Use Review | |
|----------------------------------------|----------|
| Planning | APPROVED |
| Building | |
| Engineering | APPROVED |
| Surveying | |
| Addressing | APPROVED |
| Mapping | |
| GIS | APPROVED |
| Roads | APPROVED |
| Fire | APPROVED |
| Health | |
| Service Agency | |
| Sewer | |
| Water | |
| Accessor | |

STORM DRAIN CALCULATIONS
 PARCEL 2
 1690 EAST PINE CANYON ROAD
 PINE CANYON CITY, TOOELE COUNTY, UTAH

| REVISIONS |
|-----------|
| |

| | |
|-----------------|-----------|
| DESIGNED BY: | N/A |
| DRAWN BY: | KTC |
| CHECKED BY: | KMY |
| SCALE: | |
| DATE: | 9/19/2023 |
| PROJECT NUMBER: | NA |