



April 4, 2024
Planning Commission
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 4, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) PROPOSED PRELIMINARY PLAN FOR THE ANDERSON RANCH SUBDIVISION PHASE 4E, LOCATED AT APPROXIMATELY SILVER SPUR RD (EAST OF ANDERSON RANCH PHASE 3).
- b) PROPOSED MASTER DEVELOPMENT AGREEMENT FOR WEST HAVEN PUD, LOCATED AT CHERRY ST. AND CHERRY BLOSSOM LN.
- c) PROPOSED REZONE OF 74.89 ACRES OF PROPERTY FROM ZONING DESIGNATION A-10 TO ZONING DESIGNATION C-G, LOCATED AT APPROXIMATELY 1600 N SR138.
- d) PROPOSED AMENDMENT TO THE GRANTSVILLE CITY GENERAL PLAN AND FUTURE LAND USE MAP, FOR THE PROPERTY LOCATED AT APPROXIMATELY 1600 N SR138 FROM AN INDUSTRIAL DESIGNATION TO A COMMERCIAL DESIGNATION.
- e) PROPOSED AMENDMENT TO THE GRANTSVILLE LAND USE AND MANAGEMENT CODE - CHAPTER 21, SECTION 21.2.11 - DETERMINATION OF APPROPRIATE PROCESS (LEVEL 2 MINOR SUBDIVISIONS).

AGENDA

1. Consideration of the proposed Conditional Use Permit for Kurt Held II to own and operate A to Z Small Engine Repair, located at 249 E. Pioneer Rose Ln.
2. Consideration of the proposed Conditional Use Permit for Scott Harker to own and operate a small business selling hay out of his detached garage, located at 143 E. Elisabeth Cv.
3. Discussion of the proposed Preliminary plan for the Anderson Ranch subdivision Phase 4E, located at approximately Silver Spur Rd (East of Anderson Ranch Phase 3).
4. Discussion of the proposed rezone of 74.89 acres of property from zoning designation A-10 to zoning designation C-G, located at approximately 1600 N SR138.
5. Discussion of the proposed amendment to the Grantsville City General Plan and Future Land Use Map, for the property located at approximately 1600 N SR138 from an Industrial designation to a Commercial designation.
6. Consideration of the proposed Master Development Agreement for The Estates at Twenty Wells PUD.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

7. Discussion of the proposed amendment to the Grantsville Land Use and Management Code - Chapter 21, Section 21.2.11 - Determination of Appropriate Process (Level 2 Minor Subdivisions).
8. Election of a new chairperson and vice-chairperson for the Grantsville Planning Commission for 2024.
9. Report from City Council liaison Rhett Butler.
10. Adjourn.

Cavett Eaton
Zoning Administrator
Grantsville City Community and Economic Development

Join Zoom Meeting
<https://us02web.zoom.us/j/81091175210>

Meeting ID: 810 9117 5210

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

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GRANTSVILLE CITY PLANNING COMMISSION

**APRIL 4, 2024
PUBLIC HEARING**

**PROPOSED PRELIMINARY PLAN FOR THE ANDERSON RANCH SUBDIVISION
PHASE 4E, LOCATED AT APPROXIMATELY SILVER SPUR RD (EAST OF
ANDERSON RANCH PHASE 3)**

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on April 4, 2024 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the PUBLIC HEARING ON THE PROPOSED PRELIMINARY PLAN FOR THE ANDERSON RANCH SUBDIVISION PHASE 4E, LOCATED AT APPROXIMATELY SILVER SPUR RD (EAST OF ANDERSON RANCH PHASE 3) and make a recommendation to the City Council. You can view a copy of the agenda and packet online by 5:00pm on March 29, 2024 at the link below:

https://www.grantsvilleut.gov/departments/community__economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 4, 2024.

Dated this 25th day of March, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**



Cavett Eaton
Zoning Administrator

Scan QR Code above or use the link below to join zoom meeting
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Meeting ID: 810 9117 5210



GRANTSVILLE CITY PLANNING COMMISSION

**APRIL 4, 2024
PUBLIC HEARING**

**PROPOSED MASTER DEVELOPMENT AGREEMENT FOR WEST HAVEN
PUD, LOCATED AT CHERRY ST. AND CHERRY BLOSSOM LN.**

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Dated this 13th day of March, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Cavett Eaton
Zoning Administrator



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GRANTSVILLE CITY PLANNING COMMISSION

**APRIL 4, 2024
PUBLIC HEARING**

**PROPOSED REZONE OF 74.89 ACRES OF PROPERTY FROM ZONING
DESIGNATION A-10 TO ZONING DESIGNATION C-G, LOCATED AT
APPROXIMATELY 1600 N SR138**

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GRANTSVILLE CITY PLANNING COMMISSION

**APRIL 4, 2024
PUBLIC HEARING**

**PROPOSED AMENDMENT TO THE GRANTSVILLE CITY GENERAL PLAN AND
FUTURE LAND USE MAP, FOR THE PROPERTY LOCATED AT
APPROXIMATELY 1600 N SR138 FROM AN INDUSTRIAL DESIGNATION TO
A COMMERCIAL DESIGNATION**

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PLANNING COMMISSION**

Cavett Eaton
Zoning Administrator



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GRANTSVILLE CITY PLANNING COMMISSION

**APRIL 4, 2024
PUBLIC HEARING**

**PROPOSED AMENDMENT TO THE GRANTSVILLE LAND USE AND
MANAGEMENT CODE - CHAPTER 21, SECTION 21.2.11 - DETERMINATION
OF APPROPRIATE PROCESS (LEVEL 2 MINOR SUBDIVISIONS)**

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Cavett Eaton
Zoning Administrator



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Meeting ID: 810 9117 5210

AGENDA ITEM #1

Consideration of the proposed
Conditional Use Permit for Kurt Held II
to own and operate A to Z Small Engine
Repair, located at 249 E. Pioneer Rose
Ln.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit #2024007

Staff Report Summary and Recommendation for Conditional Use Permit for Kurt Held II/ A to Z Small Engine Repair

Parcel ID(s): 18-002-0-0003

Meeting Date: Apr. 4, 2024

Property Address: 249 E. Pioneer Rose Ln.

Current Zone: RR-5

Lot Size: 5.378 acres

Applicant Name: Kurt Held II/ A to Z Small Engine Repair

Request: CUP for a small engine repair business on the property.

Prepared By: Jaina Bassett

Planning Staff Recommendation: Approve with conditions.

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council, with the stated conditions.

SITE & PROJECT DESCRIPTION

This request is for the Consideration to approve a Conditional Use Permit for a small engine repair business, located at 249 E. Pioneer Rose Ln. (Kurt Held II). The lot is 5.378 acres and is in the RR-5 zoning designation. The business will operate out of the applicant's detached garage. The garage is over 100 feet away from each of his neighbor's homes.

The business would consist of small engine repairs for yard equipment such as lawn mowers, line trimmers, tillers, chain saws, and snow blowers, as well as ATV/UTVs. The expected hours of operation are 8:00am-5:00pm on the days he is off from his full-time job, with a maximum of four hours per day. Kurt will be the only individual working on the business. He will be working on a delivery system due to his private residence, picking up the equipment and dropping it back off. All work will be done inside his detached garage. All equipment to operate this business, as well as the equipment being repaired, will also be stored inside his detached garage. The amounts of chemicals and motor oils to be kept on site include: a few quarts of motor oil, one 3-5 gallon gas can to test equipment, a few different cans of solvents, WD-40, and Degreaser. The chemicals and motor oil will only be kept in small amounts, as would be seen in a common household.

Satellite View of Property:



Location of Detached Garage:



Picture of Detached Garage:



NEIGHBORHOOD RESPONSE

Kurt wrote a statement to some of his neighbors, disclosing his interest in operating a business from his home. He delivered the statement and spoke with two of his neighbors prior to applying for this permit. See below:

Kurt Held
249 East Pioneer Rose Ln
Grantsville UT 84029

I am requesting permission to operate a small engine business out of my garage following local and or city requirements to operate including proper permitting and licensing to operate under Grantsville City licensing laws.

- Business will be conducted primarily on a pickup and delivey system due to the fact that we have to maintain our own private drive for our cul de sac and to maintain minimum traffic in the cul de sac.

- New/used oil and fuel will be properly stored, kept in regulated and labeled containers suitable and or donated to the local shops/stores around town like Westside Auto, O'reilly's, Autozone, Walmart and other shops that use/dispose of "USED" oil and/or bad fuel. Aerosol and solvent cleaner cans will be kept in a suitable cabinet ex: yellow flammable cabinet for proper storage and for flamability requirements to store flammable liquids.

- I will maintain a well tidiness work area and maintain the look of our cul dé sac.

- I will maintain the respect of the neighbors and the concerns they have involving the small business.

Thank you
Kurt Held

Name

Tyson Erickson

Date

6/7/23

Address

248 E. Pioneer Rose Ln.

Kurt Held
249 East Pioneer Rose Ln
Grantsville UT 84029

I am requesting permission to operate a small engine business out of my garage following local and or city requirements to operate including proper permitting and licensing to operate under Grantsville City licensing laws.

- Business will be conducted primarily on a pickup and delivey system due to the fact that we have to maintain our own private drive for our cul de sac and to maintain minimum traffic in the cul de sac.

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- I will maintain a well tidiness work area and maintain the look of our cul de sac.

- I will maintain the respect of the neighbors and the concerns they have involving the small business.

Thank you
Kurt Held

Name RANDY Hanks Date 6-6-2023
Address 820 N Cooley St Grantsville, Ut. 84029

However, we received concerns from neighbors in response to the radius report letters we sent out as part of this review process. See below:

Email 1:

Hi, my name is Carson Adams and I've received a notice informing me that Kurt Held II has submitted an application for a conditional use permit to own and operate A-Z Small Engine Repair at 249 E Pioneer Rose Lane. This is adjacent to the property I own at 852 N Cooley Street. As such I am reaching out to inquire about the details of the conditional use permit and request a copy of the application and proposed plans to better understand the ramifications it may have on the area and my property. Of particular note I would inquire what effect this proposal

would have on the traffic flow going in and out of the subdivision. Both Pioneer Rose Lane and Cooley Street at the junction of Pioneer Rose are unimproved dirt roads and as such are subject to a much higher rate of wear and tear than conventional asphalt paved streets. Pioneer Rose Lane is also a private road and as such is privately maintained at cost of the owners of the four (4) connecting properties, myself included, which I have previously verbally agreed to. The previous agreement was that as repairs to the road are required due to normal wear and tear that each party would be responsible for 25% of the total cost of repairs and maintenance. However if a small business being run from the north east lot of the subdivision would generate an excessive amount of customer traffic that would disproportionately benefit Mr. Held I believe it is reasonable that he should be expected to assume a higher responsibility to maintain such facilities. Though to be frank a bigger concern is the intersection of Pioneer Rose Lane and Cooley Street. As Cooley Street is a public road and therefore maintained by Grantsville City and/or Tooele County, myself and my neighbors are not even allowed to repair that road damage. This damage does accumulate faster at both the Pioneer Rose Lane intersection and the very nearby Picadilly Road intersection as well as the end of the pavement at around 539 N Cooley. The wear on these sections of the road can already be quite severe and lead to treacherous road conditions for vehicles lacking 4 wheel drive during periods of adverse weather such as heavy rain and snow storms. So I would ask that these already poor road conditions along a publicly maintained roadway be taken into consideration as part of this permitting process and would question if the city/county roads department has any plan to address these potentially problematic areas if a conditional use permit is issued and a higher volume of traffic is observed on this section of the public roadway. Thank you for your consideration and look forward to hearing your response.

-Carson Adam

Email 2:

Zoning Administration/permit council Kurt has been a good neighbor and that is not up for debate. We live in one of the last rural areas left in Grantsville and I would like no more than to keep it that way. We live off the north end of Cooley Street, on a private drive that is approximately 600 yards long. North Cooley is an unfished road surface and hard for the city to keep in drivable conditions. The private lane that is shared with three neighbors is maintained by myself and one other neighbor not Kurt. He has chipped in for road surface material but labor and upkeep has been on us. Kurt and myself do have a gentleman's agreement that I agreed he could do his repair shop as long as there were no customers dropping in on or out of the private road. With the official application I believe he requests no more than 3-4 people during operational days. I am not willing to maintain a private road, nor do I think North Cooley needs more traffic on the undeveloped road surface for his customers to do more wear and tear on. I am asking to not have a commercial business run out of a private residential property. If Grantsville City is willing to maintain N Cooley to a finished road surface and also pick up the maintenance

on Pioneer Rose lane (private drive) to an acceptable road surface a business could possibly be acceptable.

Tyson and Ashley Erickson
248 E Pioneer Rose Lane

PLANNING STAFF ANALYSIS AND COMMENTS

City Public Works, Fire, and Building Departments expressed no concerns regarding this permit, as described. In response to the concerns regarding the private road, the Public Works department stated that because this is a private road, the City does not have any governance over maintenance or agreements with the owners of the road. The City would maintain Cooley as needed and as staff is available.

Facts and Findings

- Approval is for a small engine repair business.
- No customers will be coming to the home.
- No additional staff will be utilized for this purpose.
- All equipment used to operate the business will be stored in the detached garage on the property.
- All items being repaired will be stored in the detached garage on the property.

CONCLUSIONS & RECOMMENDATION

Conditions of Approval:

- Activity will not impact the use of property for surrounding owners.
- Must have current business license at all times.
- Must stay within the parameters of the application.
- May not expand the use without approval.
- No storage or parking of commercial machinery or vehicles
- This permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received.

Recommendation:

If approved, City Staff recommends that the applicant, Kurt Held, reach out to his neighbors regarding his willingness to contribute more maintenance to the private road if the extra traffic deems it necessary.

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council, with the above conditions.

AGENDA ITEM #2

Consideration of the proposed
Conditional Use Permit for Scott Harker
to own and operate a small business
selling hay out of his detached garage,
located at 143 E. Elisabeth Cv.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit #2024011

Staff Report Summary and Recommendation for Conditional Use Permit for Leo Scott Harker

Parcel ID(s): 22-006-0-0133

Meeting Date: Apr. 4, 2024

Property Address: 143 E. Elisabeth Cv.

Current Zone: R-1-21

Lot Size: 0.50 acre

Applicant Name: Leo Scott Harker

Request: CUP to sell hay from a detached garage on the property.

Prepared By: Jaina Bassett

Planning Staff Recommendation: Approve with conditions.

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council, with conditions.

SITE & PROJECT DESCRIPTION

This request is for the Consideration to approve a Conditional Use Permit for the applicant to sell hay from his home, located at 143 E. Elisabeth Cv. (Leo Scott Harker). The lot is 0.50 acre and is in the R-1-21 zoning designation. The business will operate out of the applicant's detached garage.

The business would consist of hay being sold from the detached garage. He anticipates selling 1400-2500 bales of hay per year. The expected hours of operation are 8:00am-5:00pm approximately six days per month. Scott will be the only individual working on the business. All business functions will be done from his detached garage.

Site Plan:



NEIGHBORHOOD RESPONSE

Email 1:

I am NOT in favor of a business selling hay out of an attached garage so close to my home.

Will there be a town meeting or is this letter the only notice I will receive?

Thank you,
Beate Shaw

Email 2:

My concerns are as follows: If he is storing hay in his attached garage, that is a fire hazard. Also, he will likely have hay stacked in his yard which is an invitation for rodents.

I already see trucks and equipment in his back yard.

I just worry that this type of business in a residential area will become a nuisance and an eyesore.

Thank you for listening,
Beate Shaw
431 S Madeline Ct.

PLANNING STAFF ANALYSIS AND COMMENTS

City Public Works, Fire, and Building Departments expressed no concerns regarding this permit, as described.

Facts and Findings

- Approval is for the applicant to sell hay from his detached garage.
- Hours of operation are 8:00am-5:00pm, approximately six days per month.
- No additional staff will be utilized for this purpose.
- All equipment used to operate the business will be stored in the detached garage on the property.
- All items being repaired will be stored in the detached garage on the property.

CONCLUSIONS & RECOMMENDATION

Conditions of Approval:

- The detached garage be at least 100 feet from all neighbors' homes.
- All business equipment and vehicles be stored at least 100 feet from all neighbors' homes.
- Activity will not impact the use of property for surrounding owners.
- Must have current business license at all times.
- Must stay within the parameters of the application.
- May not expand the use without approval.
- No on-street parking of commercial machinery or vehicles.
- This permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received.

Recommendation:

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council, with the above conditions.

AGENDA ITEM #3

Discussion of the proposed Preliminary
Final plan for the Anderson Ranch
subdivision Phase 4E, located at
approximately Silver Spur Rd (East of
Anderson Ranch Phase 3).

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 23015

Staff Report Summary for Anderson Ranch 4E Final Plat

Parcel ID(s): 01-069-0-0094

Meeting Date: April 4, 2024

Public Hearing Date: April 4, 2024

Property Address: South of Hwy 112
(East of Anderson Ranch Phase 3)

Current Zone: A-10

Applicant Name: Anderson Ranch III Investments LLC

Request: Phase 4E Final Plat Approval

Prepared By: Cavett Eaton

Planning Staff Explanation and Recommendation: Discussion only for Anderson Ranch Phase 4E. Please note that the plat was labeled as a Preliminary Plat, and was noticed as such. However, it is a Final Plat, and has been reviewed as such.

This application was initiated on March 17, 2022. The plat review was into its 3rd cycle when the process was halted for a variety of reasons.

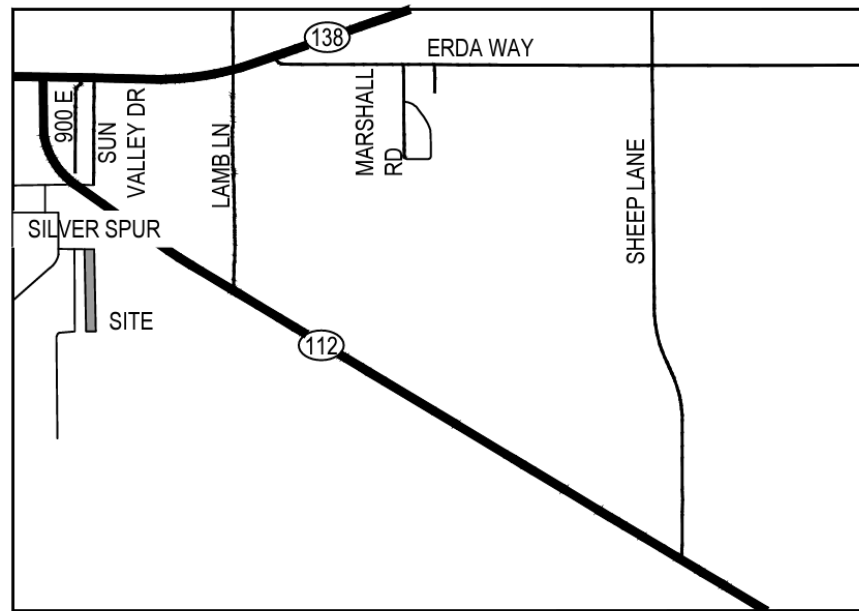
The acting agent for this property contacted Grantsville City in late February of this year and asked that the application for Phase 4E be re-reviewed and submitted for approval with the Planning Commission. Out City Land Use Code and the State Requirements enforce at that time, have no timeline for reviews of a preliminary or final application, so fees were assessed to cover the cost of an updated review by our Development Review Committee and we have begun the review to bring the plans up to date.

In the process of review, we noted that the property is currently zoned A-10. It appears that the property was not properly rezoned with the land acquisition to Grantsville City in January of 2007. Therefore, this property may have to be rezoned from A-10 to R-1-21. If this is the case, this rezone application will be included in the next Planning Commission Meeting.

At this point, our Development Review is not complete, but all zoning requirements have been met and there are just a few engineering items that need to be added to the plat. We expect to have this completed and approved by the Planning Commission regular meeting on April 18th, when this application will appear for Consideration to approve to the City Council.

SITE & VICINITY DESCRIPTION

VICINITY MAP



VICINITY MAP
NOT TO SCALE

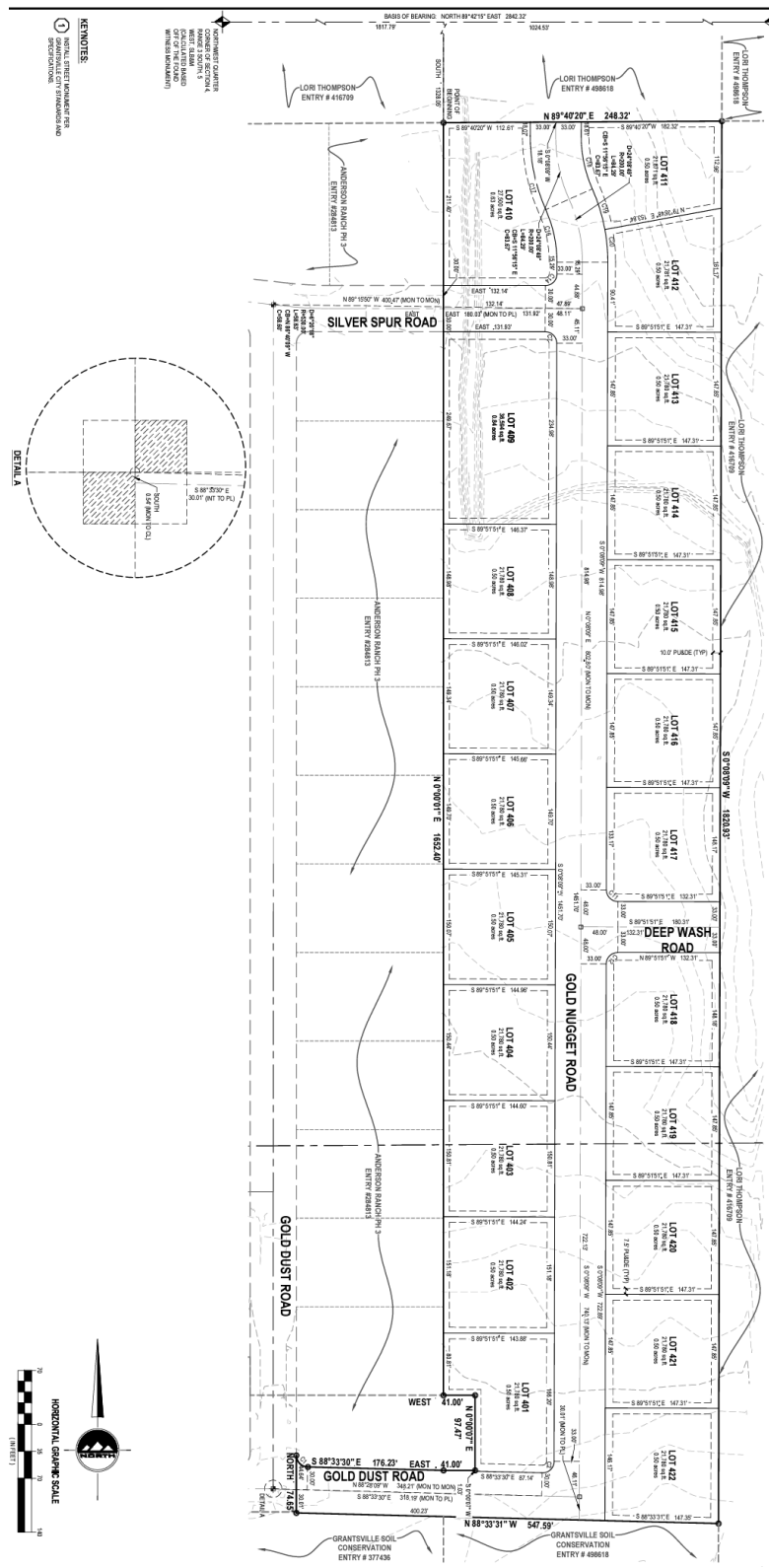
NO SCALE



NEIGHBORHOOD RESPONSE

None at the completion of this report. Any response will be sent to the Planning Commission as received via email.

Anderson Ranch Phase 4E Final Plat



811

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

BENCHMARK

SANITARY SEWER MANHOLE LID, LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.

ELEV = 4351.96'

REVISIONS

Cavett Eaton
Planning Department
03/27/2024

REVISIONS

Hayden Karren
Aqua Engineering
03/28/2024

REVISIONS

Cody Christensen
Public Works
03/28/2024

REVISIONS

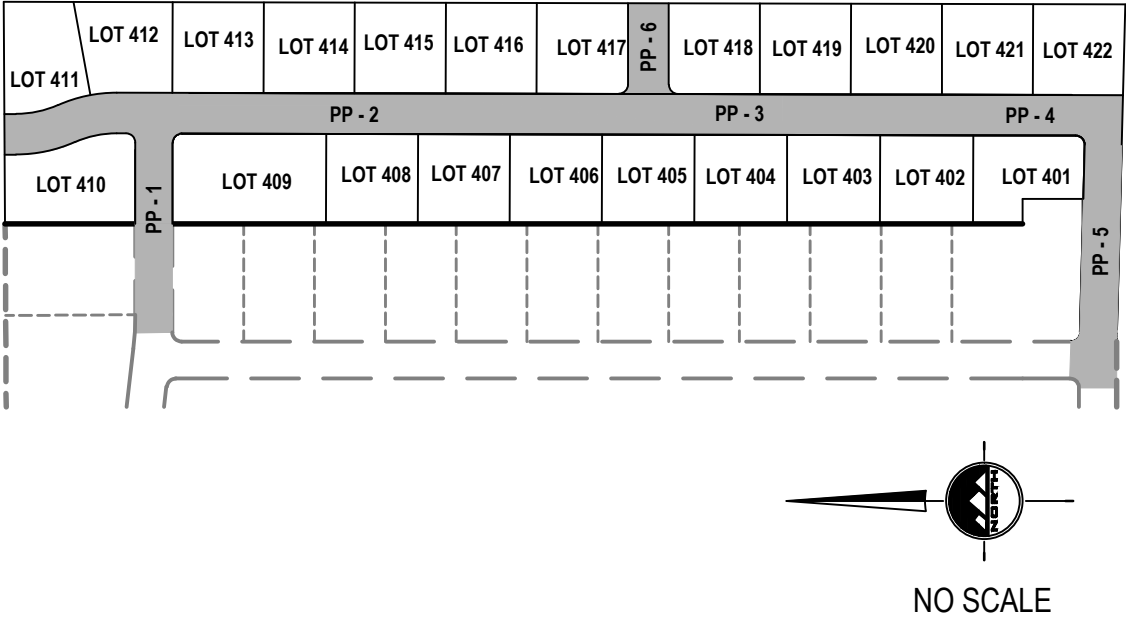
Shay Stark
Planning Department
03/28/2024

NOTICE TO CONTRACTOR

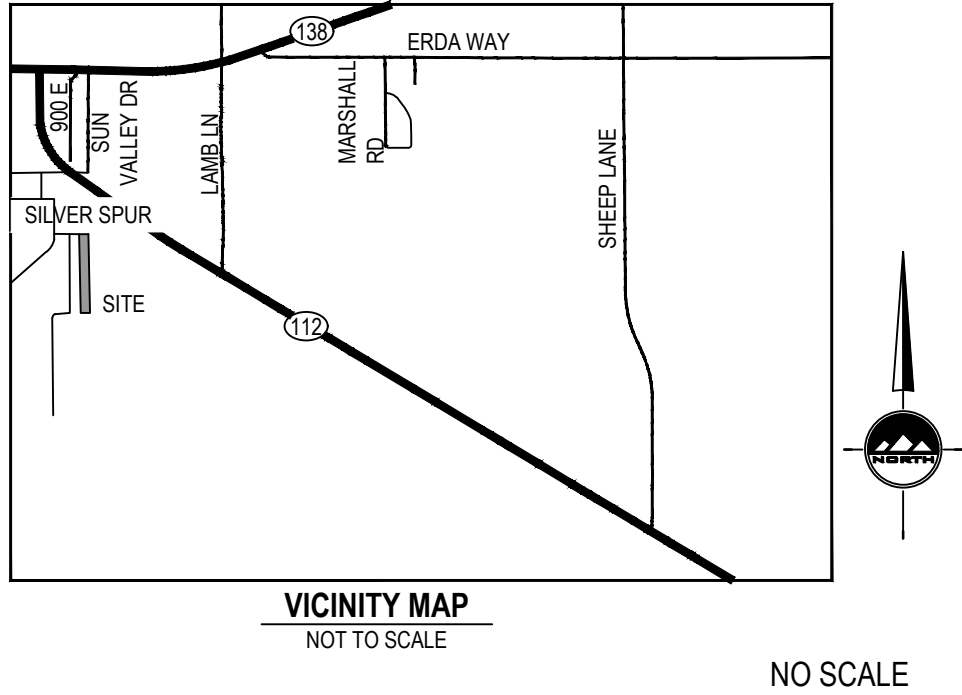
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS 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.

KEY MAP



VICINITY MAP



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.
- BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 4, T3S, R5W SALT LAKE BASE & MERIDIAN ELEV. = 4331.41.

Grantsville City Development Review
Submittal # 1 03/27/2024

DATE PRINTED
February 21, 2024

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.

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

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.



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

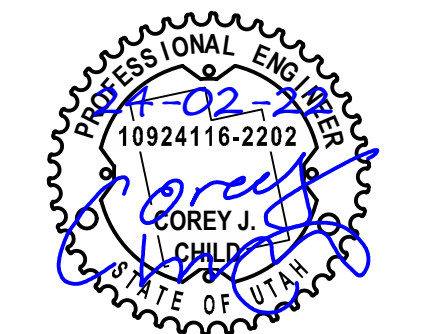
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604

CONTACT:
DOUG CANNON
PHONE: 801-319-8688

ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



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

COVER

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C.CHILD

PROJECT MANAGER
C.CHILD

C-000

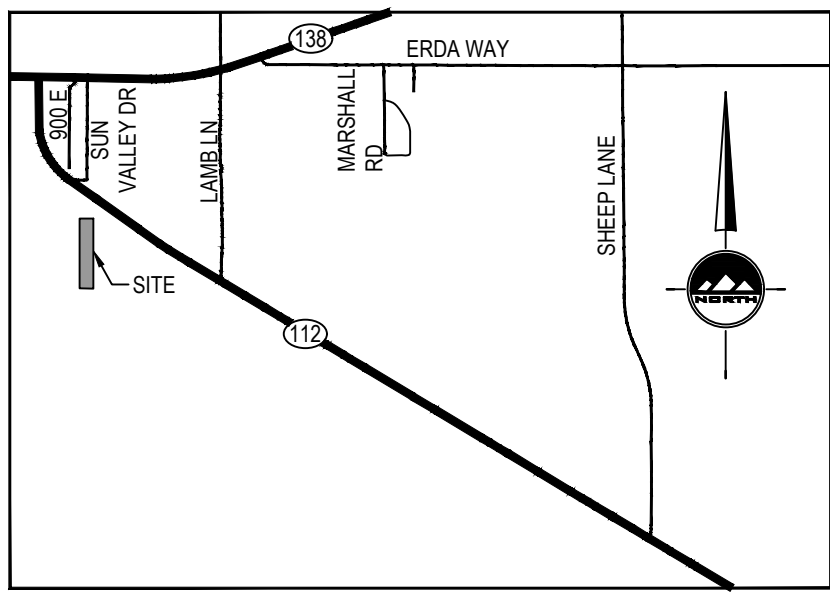
ANDERSON RANCH PHASE 4E

Final PRELIMINARY PLAT

LOCATED IN THE WEST HALF OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

NOTES

- ALL PUBLIC STREETS ARE HEREBY 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. **CITE DRIVEWAY DRIVEWAY WIDTHS**
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

VICINITY MAP
1"=500'

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Licensed 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 lots and streets, hereafter to be known as Cook Corner Subdivision, and that the same has been correctly surveyed and staked 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 West Half of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also being located in Grantsville City, Tooele County, Utah, more particularly described as follows:

Beginning at a point being North 89°42'15" East 1817.79 feet, and South 1328.05 feet from the Northwest Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:
thence North 89°42'20" East 360.93 feet;
thence South 0°08'09" West 1620.93 feet;
thence North 88°33'31" West 547.59 feet, to the East line of Gold Dust Road;
thence North 74.65 feet, along said East line of Gold Dust Road;
thence Northeastly 23.18 feet along the arc of 15.00 feet radius non-tangent curve to the left (center bears South 89°59'40" East and the long chord bears South 41°16'55" East 20.94 feet through a central angle of 88°33'49");
thence South 88°33'30" East 176.23 feet;
thence East 41.00 feet;
thence North 0°00'07" East 97.47 feet;
thence North 41.00 feet;
thence North 0°00'01" East 1652.40 feet, along the Easterly line of Anderson Ranch Phase 3 Subdivision, as recorded in the Tooele County recorder's office under entry #284813 to the Point of Beginning.
Contains 658,821 square feet or 15.12 acres.

Date
Douglas J. Kinsman
License no. 334575

For Review
02/28/2024 9:54:50 AM

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

ANDERSON RANCH PHASE 4E

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 all public utility companies providing service to the hereon described tract a perpetual, perpetual non-exclusive easement over the streets, 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. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

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

By: Iconic Development, LLC
Sean Perkins (Managing Member)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of _____
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

ANDERSON RANCH PHASE 4E

LOCATED IN THE WEST HALF OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____
FEES _____ TOOELE COUNTY RECORDER

Provide physical description
such as "Brass Cap"

NORTH QUARTER CORNER
OF SECTION 4, RANGE 3
SOUTH, 5 WEST, SLB&M
(FOUND MONUMENT)
BENCHMARK ELEV. = 4331.41'

Township?
Range?

Different than
description.

LORI THOMPSON
ENTRY # 498618

LORI THOMPSON
ENTRY # 498618

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LORI THOMPSON
ENTRY # 498618

KEYNOTES:

- INSTALL STREET MONUMENT PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

CITY PLANNER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

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 # _____

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

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

GRANTSVILLE CITY ENGINEER

DATE

DEVELOPER

ICONIC DEVELOPMENT, LLC
3410 N. MOYLE LANE
ERDA, UT 84074
435-850-8436

SHEET 1 OF 1

PROJECT NUMBER : T1774J

MANAGER : D. KINSMAN

DRAWN BY : J.CID

CHECKED BY : D. KINSMAN

DATE : 2/21/24

TOOELE

169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.503.0597
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.866.2083

ENSIGN

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.18'	88°33'49"	S44°16'55"E	20.94'
C2	15.00'	23.90'	91°18'21"	N45°47'20"E	21.45'
C7	15.00'	23.60'	90°08'09"	N44°55'55"W	21.24'
C11	15.00'	23.56'	90°00'00"	S44°51'51"E	21.21'
C12	15.00'	23.56'	90°00'00"	S45°08'09"W	21.21'
C14	15.00'	23.94'	91°27'13"	N45°51'46"E	21.48'
C16	167.00'	70.38'	24°08'49"	N11°56'15"W	69.86'
C17	233.00'	98.20'	24°08'49"	S11°56'15"E	97.47'
C18	167.00'	70.38'	24°08'49"	S11°56'15"E	69.86'
C19	233.00'	55.34'	13°36'27"	S17°12'26"E	55.21'
C20	233.00'	42.86'	10°32'22"	S8°08'02"E	42.80'

Provide a summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.

If adjacent parcels are
existing agricultural areas
indicate "Right to Farm"
statement.

Provide Sight Triangle diagram
on all corner Lots.

On all corner lots state "Front" to indicate which
street frontage is considered the front of the lot.
This will identify the roadway home address.

Property owners agree to maintain the storm drain retention area as approved by the City Engineer, and constructed by the developer/builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or put any impervious surfaces in the area shown on the plat. This requirement will run with the property and apply to all future property owners. If at any time the property owner fails to properly maintain the basin to the reasonable satisfaction of the City Engineer, the City may make all necessary improvements, corrections, repairs, or replacements and collect from the property owner all incurred costs, fees, and interest.

Property owners and its successors and assigns hereby grant a perpetual privilege and easement to Grantsville City to access the storm drain retention area at any time for the purpose of maintenance, inspection, repair, or replacement of any storm water or other utility above or below the ground, including but not limited to the storm drain retention area.

Appears there is not detention pond on the plat, provide a note explaining how detention is handled.

Shall include survey
company name

Township?

Range?

Provide physical description
such as "Brass Cap"

KEYNOTES:

- INSTALL STREET MONUMENT PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

CITY PLANNER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

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 # _____

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

ENGINEER'S CERTIFICATE

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GRANTSVILLE CITY ENGINEER

DATE

DEVELOPER

ICONIC DEVELOPMENT, LLC
3410 N. MOYLE LANE
ERDA, UT 84074
435-850-8436

SHEET 1 OF 1

PROJECT NUMBER : T1774J

MANAGER : D. KINSMAN

DRAWN BY : J.CID

CHECKED BY : D. KINSMAN

DATE : 2/21/24

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Phone: 435.865.1453
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Phone: 435.866.2083

ENSIGN

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City 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 regulations 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 laterals 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; Root control and sight drainage at intersections. All walls shall have a minimum of 2 ft x 2 ft x 30 inch deep soil 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 UPODES (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. Revision 2/8/2024.
- 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 collector street fencing along the back of sidewalk, the development shall also be required put in a concrete row strip from the back of sidewalk to underneath the fence panels. Concrete row 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 ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 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.

1.2 Grantsville City Traffic Notes

- When a designated "Safe Route To School" is encroached 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 Designer.
- 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, barricading, 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 "Z" 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 7/8 inch for residential and collector roads. No more than 15% RAP (reclaimed 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 1/2 % air voids.
- Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot or remove and retain round core. 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. The pothole shall be filled with flow fill, and the round core shall be replaced in the flow fill, with epoxy seal applied around the joint. For larger cuts, 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, 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, nondumping, granular and flowable, 3" minus, A-1-a soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI.
- 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 PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS 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.

1.3 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 to complete the project or to provide a better earthwork balance becomes the responsibility of the Contractor.
- Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.
- All cut and fill slopes shall be protected until effective erosion control has been established.
- 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.

1.5 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.
- Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydrant-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.M.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 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 with 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 WIV 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 stories 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 cap(s) 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.

1.6 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, AWWA and APWA.
- For Residential Developments - The developer shall purchase and install meter boxes and setlers according to City Standards on newly developed lots and pool 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 setlers 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 a series of Bac-T testing performed by the City shall be 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 AWWA 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 designer.
- 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 change the waterline.
- Megalog following ring or an approved equivalent shall be used on all fittings.
- APWA plan 562, stainless steel tie-down restraints with turnbuckles or 5/8" epoxy green rebar is acceptable. Megalog followers required on all fittings and all dimensions of block blocking still apply.
- 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 designer, 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.

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
C	CURVE
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
END OF VERTICAL CURVE	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
LINEAR FEET	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PCC	POINT OF CURVATURE OR PRESSURE CLASS
PC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PROPOSED	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
TBC	TOP OF GRATE
TOA	TOP OF ASPHALT
TCC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WL	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 SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		PROPOSED 0.5' CONTOURS
	EXISTING GAS MANHOLE		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS VALVE		PUBLIC DRAINAGE EASEMENT
	EXISTING TELEPHONE MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE BOX		PROPOSED ASPHALT
	EXISTING TRAFFIC SIGNAL BOX		EXISTING CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED CURB AND GUTTER
	EXISTING BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER
	PROPOSED BOLLARD		TRANSITION TO REVERSE PAN CURB
	EXISTING SIGN		TYPE D MOUNTABLE CURB AND GUTTER
	PROPOSED SIGN		CONCRETE TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING CONCRETE
	PROPOSED SPOT ELEVATION		PROPOSED CONCRETE
	EXISTING FLOW DIRECTION		STAMPED CONCRETE
	EXISTING TREE		BUILDING TO BE REMOVED
	DENSE VEGETATION		EXISTING BUILDING
			PROPOSED BUILDING

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



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604
CONTACT:
DOUG CANNON
PHONE: 801-319-8688

ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



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

GENERAL NOTES

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

C-001

GRANTSVILLE PRECONSTRUCTION GENERAL NOTES

Chain of Communication

- First Contact: Cody Christensen, Public Works Inspector (CPII)
 - Second Contact: Markus Seat, Field Operations Lead; when Cody is not available.
 - CC: James Waltz, Public Works Director; Christy Montierth, Deputy Public Works Director
- Please communicate through e-mail to maintain a written record.

Construction Staking

- Surveying & Staking: _____
- Staking must be complete as provided in plans to ensure alignment of utilities.

Geotechnical

- Compaction Geo Technician: _____
- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Provide the City Inspector a copy of the Geotechnical Report.
- A Geo-tech will be required should the City need additional information on excavations or backfills.

Submittals

- The Contractor shall provide submittals for material to the City for approval prior to purchase of materials and installation. Submit to City Inspector Cody Christensen, cc: James Waltz, Christy Montierth, and Markus Seat.

Emergency Services

- Clear and install a silt fence 5' out around live fire hydrants and electrical transformers. This clear space must be maintained for emergency services during construction.
- Install required temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections.

Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4' vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per City standard (APWA 431).
- Utah State requirement of 10' horizontal separation between sewer and water laterals.
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾" in pipe zone (pea gravel is not allowed by the City).
- Sewer laterals - gravel bedding to be extended to dwelling.
- NO native soils may be used above the pipe zone.
- A-1-a 3" minus soils are to be used for trench backfill.
- Offset tees for sewer laterals; gasket type.
- Compaction requirements - 95% in ROW, 90% out of ROW (ASTM D-1557, Modified Proctor).
- Underground Installation of Gravity-Flow Applications as per ASTM D-2321.
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker.
 - Include an extra 30' to extend along the service to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb an "S" at all service laterals located at exact crossing of the curb (two places for each service).
- Extend utility lateral stub markers beyond the 15' PU&DE (15' behind back of walk).
- End of sewer laterals shall be plugged.

Testing:

- Air Test mandatory – certification required.
- Manhole Vacuum Test mandatory – certification required.
- Video inspection after flushing mandatory – the City does not need to observe the video inspection. Video record to be provided for City review.
- Provide the City 48 hours' notice prior to testing.

Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (sand bedding must be preapproved). The City can provide an example.
- Water laterals -sand bedding shall be extended to the dwelling.
- NO native soils may be used above the pipe zone.
- A-1-a 3" minus soils are to be used for trench backfill.
- Valves shall be clustered in intersections.
- 10" valves or smaller are to be gate valves, 12" or larger are to be butterfly valves.
- Valves are to be located at the dead-end main of phase lines to allow for flushing, isolation, and continued service to existing connections when future phases are constructed. Blow offs are to be located in the green space.
- Meter and services shall be ¾" polyethylene SDR11 IPS. Install service laterals and meters within 5' of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10' horizontal separation of water and sewer lateral per state requirements.
- 18" minimum vertical separation between water and sewer and storm drain.
- 10' horizontal separation of water and stormwater.
- Meter barrels shall be 21" diameter white corrugated polyethylene.
- Developers cannot swing meter boxes to accommodate the driveway. Plan Accordingly.
- Meter to be installed 18" to 22" below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. Gravel is not allowed.
- Tapping saddles shall be brass with double stainless steel or brass straps.
- Use dual check and heavy-duty angle valves for all service setters.
- Install tracer wire (on the pipe) and locating tape above the water main.
- Install tracer wire from the main connection through the meter pit to stub marker with 30' excess to extend to the dwelling.

- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb with a "W" at all service laterals located at exact crossing of the curb (two places for each service).
- Thrust blocks need to be inspected by the City prior to backfill. Size based on water pressure and pipe size.
- Fire hydrants shall be installed 18" minimum back of curb in green space. Break away must be 4" above curb or manufacturer's specifications.
- Paint curb red 10' either direction of the fire hydrants (20' total).
- 5' hydrant markers (whips) must be installed on all hydrants.

Testing:

- Hydrostatic Pressure Test:
- Water main without tapping saddles - 200 psi for a minimum of 2 hours.
- Water main with tapping saddles, corporations, and service laterals - 150 psi for a minimum of 2 hours.
- The water distribution shall be tested in entirety from main line to setter connections.
- Inspector (Cody Christensen or assigned City Inspector) must be present for the entire duration of the test.

Disinfection:

- Hypochlorite powder shall be used.
- Chlorine residuals will be tested by the City before flushing.
- One series of Bac-T testing will be performed by the City to accept water lines.
- Developer shall pay for retests if necessary.
- The City will grab all samples initial or retests.
- Per AWWA C651, Bac-T testing shall be completed for every 1,200' of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) or High Performance storm polypropylene pipe (HP storm).
- Installation and compaction to follow manufacturer's recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufacturer's recommendation. For all other catch basins the depth is 12" below the flow line of the pipes.

Franchise Utilities

- Gas: Dominion Energy
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Stubs shall be installed for franchised utilities. New streets and concrete will not be cut. If stubs are missed, only boring will be allowed.

Surface Improvements

Pavement:

- Asphalt paving is allowed when temperatures are 50 degrees Fahrenheit ambient and rising.
- City Standard pavement section is 3" asphalt on 6" UBC on 8" granular borrow or per approved drawings whichever is greater.
- 58/28 PG mix at maximum, 15% RAP ½" granulated mix required for paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs (retroreflective paint per MUTCD standard).
- Use APWA Detail 255 for pavement T-patch.
- Concrete:
- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6" PCC on 6" roadbase.
- ADA Rib Composite Tile (without screws) truncated dome inserts shall be yellow in pedestrian ramps.
- Tile to touch curb line (2" max setback) and 5' width.
- Air test every 50 yards (5% – 7%). If out of spec, air test every truck load.
- 3 cylinders every 50 yards.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100' of pipe trench. Vary depths to provide results throughout the strata.
- Road structure shall be tested every 200' – along both shoulders and centerline (95% compaction).
- Proof roll trenches, subgrade, and base to be inspected by City Inspector.
- Minimum of four compaction tests around each manhole and cleanout.
- Compact all fill in 8' lifts.

Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the City must be present for all testing including those performed by an independent agency.
- Public Works hours are 7 am to 3:30 pm Monday through Friday. If deemed necessary, the City will work with Contractor when working outside these hours. Give 48 hour notice.

Construction Water

- Contractor shall obtain water for construction from a City approved fire hydrant using a hydrant meter rented from the City.
 - \$1600 refundable deposit, \$35 account set up fee, \$75 a month rental charge, \$6 per 1000 gallons for all water used, \$50 buried meter fee if usage is not reported monthly, \$1000 theft of service and \$50 tapering fee if meter is not used.
- Do not damage the meters or take anything off the meters.
- Contact Brooke Gill at City Hall Utilities.

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off.
- Minimize disturbed areas.
- Keep working area wetted to minimize dust.
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site. Clean roads of sediment tracking.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- The City will check with the contractor after an event.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.

Construction Debris Disposal

- Maintain a work site that is clean and properly dispose of debris and trash.
- No garbage pits allowed.
- Establish or rent a suitable washout area and remove all washout materials from the site at the project's conclusion.

Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

Security

- Secure construction equipment when not in use.

Sanitation

- Clean and properly maintained portable restrooms on site at all times.
- Hazardous Material Storage on Site
 - If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured, and where it is located.

Site Access

- As shown on the SWPPP do not deviate from it.

Construction Observation

- City personnel will inspect regularly as needed and at the City's discretion.

Construction Drawings

- Provide City with one 24" x 36" and two 11" x 17" For Construction prints. (Don't print any plans until all changes have been made and you have received a copy of the signed plans from the city.)
 - Keep an accurate set of As-Builts.
 - Provide a copy of As-Builts at completion of project prior to occupancy. (Printed 24" x 36")
 - Changes in as-builts shall be previously approved and in engineering format (not drawn in).
 - Provide digital set of As-Builts (PDF, DWG and Shape Files are required) for City prior to occupancy.
 - If there are questions about the plans and conditions on the ground request the design engineer's interpretation first, and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes; or document changes.
- 01/24/2024

Name	Company Represented	Contact Information	Email
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Glen Millward	Grantsville City Water Dept.	435-849-3323	glenray88@hotmail.com
Markus Seat	Grantsville City Sewer and Storm Depts.	435-224-3261	mseat@grantsvilleut.gov
Brad Pace	Grantsville City Public Works Inspector	435-840-5567	bradleepace@hotmail.com
Lyle Perkins	Grantsville City Building Dept.	435-841-9388	lperkins@grantsvilleut.gov
Andy Jensen	Grantsville City Building Official	435-255-4431	ajensen@grantsvilleut.gov
Kristy Clark	Grantsville City Planning and Zoning Dept.	435-884-3411	kclark@grantsvilleut.gov
Dan England	Grantsville City City Engineer	435-884-1661	dengland@grantsvilleut.gov
Travis Daniels	Grantsville City Fire Chief	435-840-4335	firechief@grantsvilleut.gov
Shay Stark	Aqua Engineering Project Support	801-683-3731 801-520-1746	shay.stark@equaeng.com
Christy Montierth	Grantsville City		cmontierth@grantsvilleut.gov
Jason Smith	Grantsville City Fire Marshall	801-598-7049	firemarshal@grantsvilleut.gov



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LAYTON
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CEDAR CITY
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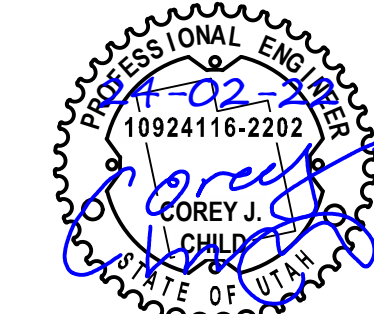
RICHFIELD
Phone: 435.896.2983

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FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604

CONTACT:
DOUG CANNON
PHONE: 801-319-8688

ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
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GENERAL NOTES

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C.CHILD

PROJECT MANAGER
C.CHILD

C-002

811

Know what's below.
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SANITARY SEWER MANHOLE LID, LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.

ELEV = 4351.96'

- 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 CONSTRUCT HANDICAP ACCESS RAMP PER APWA PLAN No. 235 AND SPECIFICATIONS, WITH DETECTIBLE WARNING SURFACE PER APWA PLAN No. 238 AND SPECIFICATIONS.
 - 2 CONSTRUCT 2.5' TYPE A CURB AND GUTTER PER APWA PLAN No. 205 AND SPECIFICATIONS, (TYP.)
 - 3 CONSTRUCT 5.0', 6" THICK SIDEWALK PER APWA PLAN No. 231 AND SPECIFICATIONS, (TYP.)
 - 4 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - 5 INSTALL STOP SIGN PER GRANTSVILLE CITY STANDARDS, SPECIFICATIONS AND MUTCD R1-1.
 - 6 INSTALL STREET SIGN PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
 - 7 INSTALL "END OF ROAD" SIGN PER GRANTSVILLE CITY STANDARDS, SPECIFICATIONS AND MUTCD.
 - 8 30' SIGHT TRIANGLE PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

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1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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, SOD, 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.

EN SIGN

THE STANDARD IN ENGINEERING

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NO.	DATE	REVISION	BY
1		FOR REVIEW	
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SITE PLAN

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

C-100

The site plan illustrates a residential subdivision with lots 401 through 422. The layout includes Silver Spur Road, Deep Wash Road, Gold Nugget Road, and Gold Dust Road. Key features include:
- Lot boundaries and lot numbers (LOT 401 to LOT 422).
- Road layouts with curbs, gutters, and sidewalks.
- Callouts for stop bars and cross traffic at intersections.
- A north arrow and a horizontal graphic scale (1 inch = 60 feet).
- A benchmark location at the intersection of Silver Spur Road and Gold Dust Road.
- A scope of work section detailing construction requirements for handicapped ramps, curbs, sidewalks, and signage.
- General notes regarding compliance with standards and specifications.

811

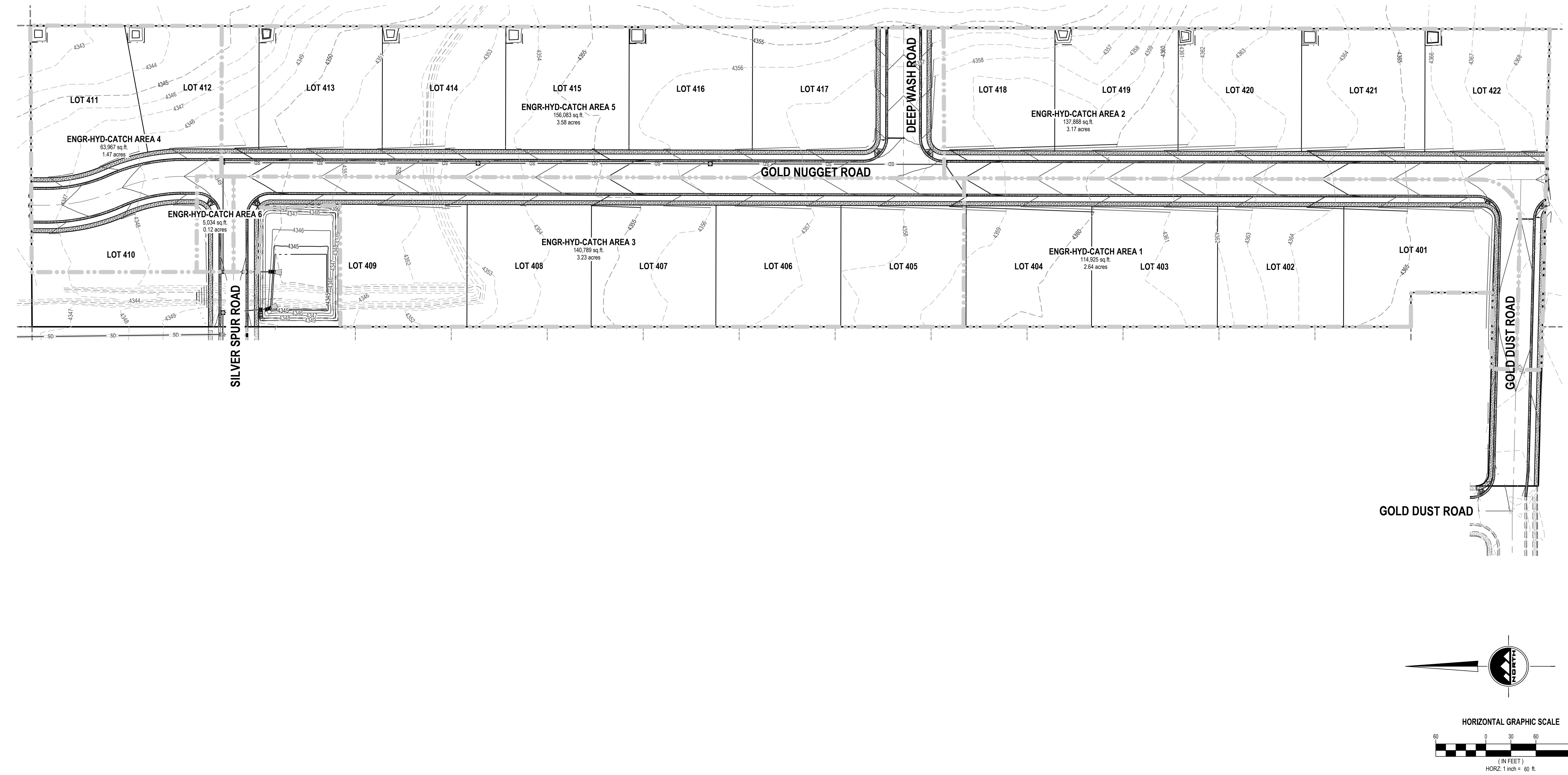
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- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH 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.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
6.

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.
7.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
8.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
9.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
10.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11.

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12.

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900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH

PROFESSIONAL ENGINEER
10924116-2202
COREY J. CHILDS
STATE OF UTAH

NO.	DATE	REVISION	BY
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OVERALL
GRADING PLAN

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C.CHILD

PROJECT MANAGER
C.CHILD

C-200

811

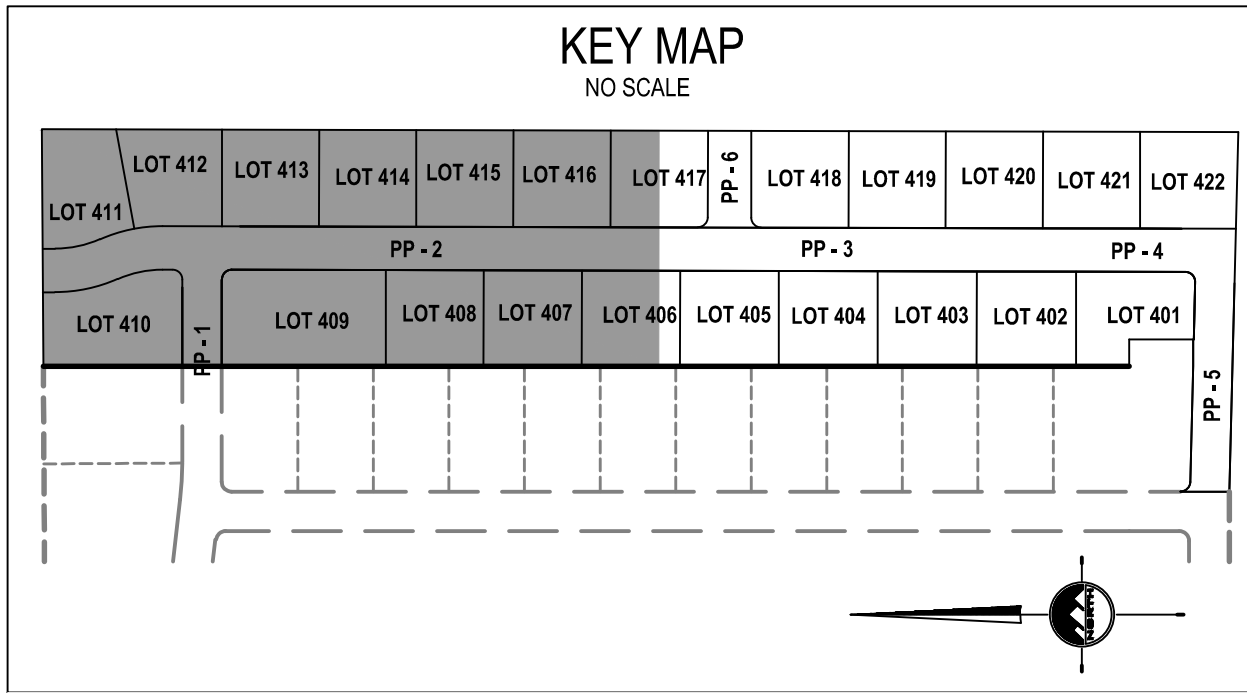
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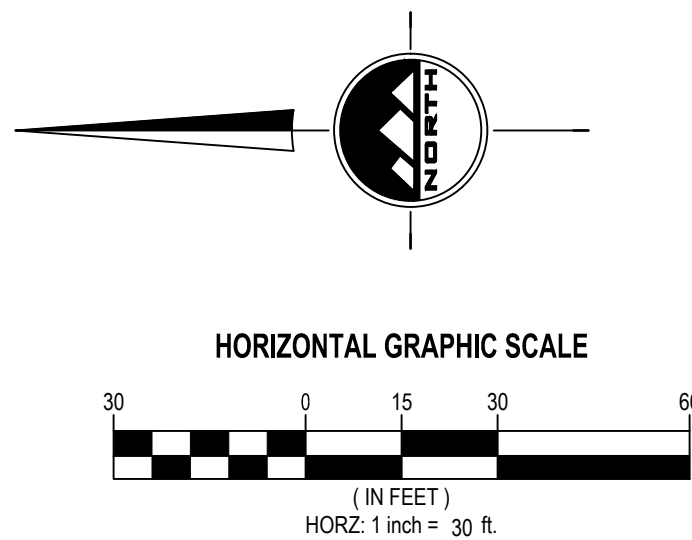
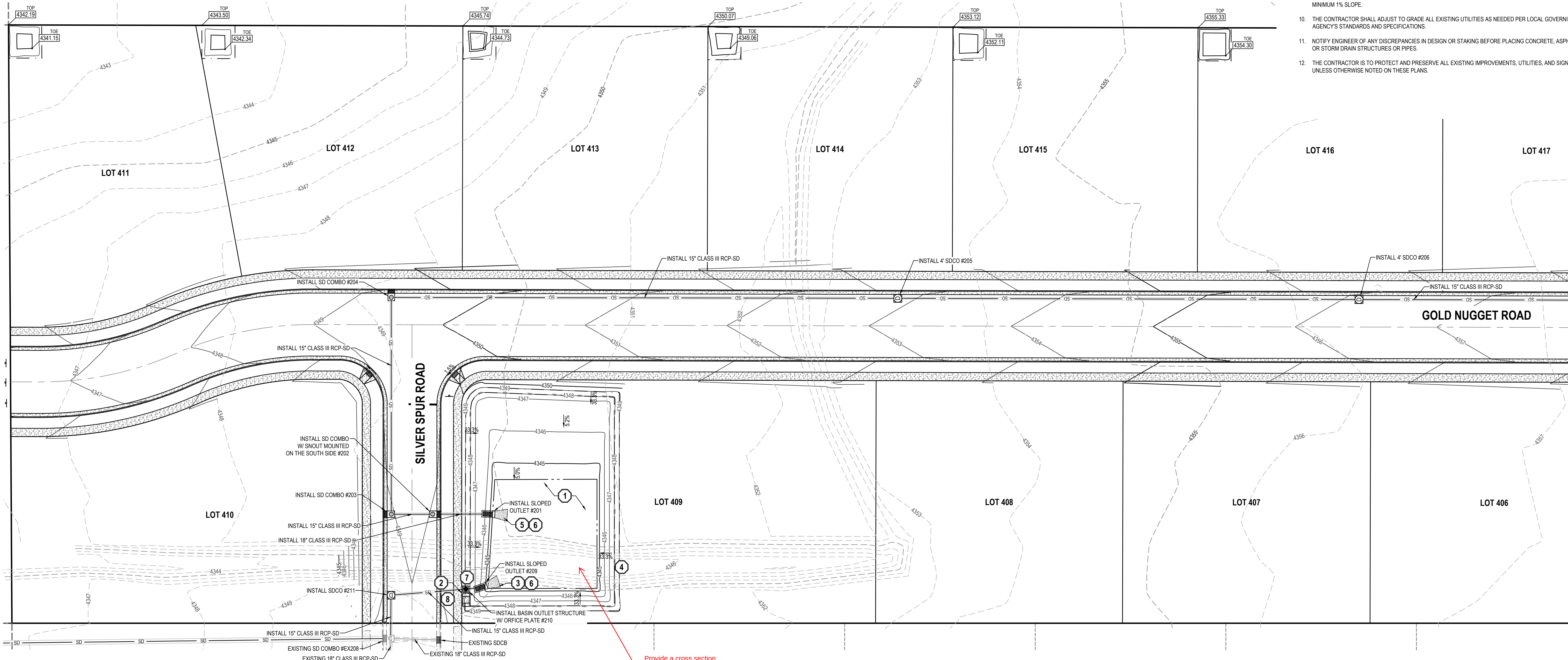
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PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- DETENTION BASIN
TOP OF POND = 4349.00
SPILLWAY ELEVATION = 4348.00
HIGH WATER ELEVATION = 4348.00
BOTTOM OF POND = 4344.50
VOLUME REQUIRED = 26,213 C.F.
VOLUME PROVIDED = 27,046 C.F.
 - CONCRETE SPILLWAY W/ RIPRAP PER DETAIL 11/D-500.
 - INLET RIPRAP 4'-5" 1" DEEP PER DETAIL 7/D-500.
 - HIGH WATER MARK.
 - OUTLET RIPRAP PROTECTION SHEET/C-203.
 - SLOPED OUTLET STRUCTURE PER DETAIL 10/D-500.
 - BASIN OUTLET STRUCTURE PER DETAIL 9/D-500.
 - 100-YEAR FLOOD FLOW ROUTE.

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PROFESSIONAL ENGINEER
COREY J. CHILDS
10924116-2202
UTAH

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

GRADING PLAN

PROJECT NUMBER
T1774J

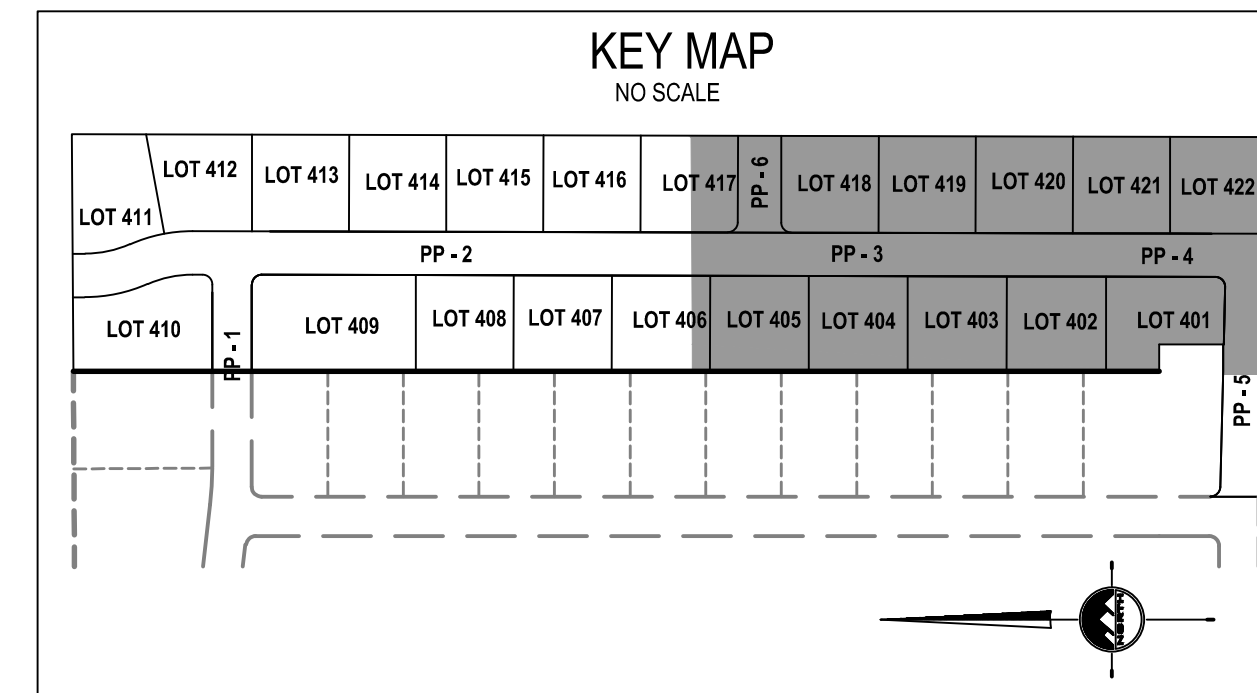
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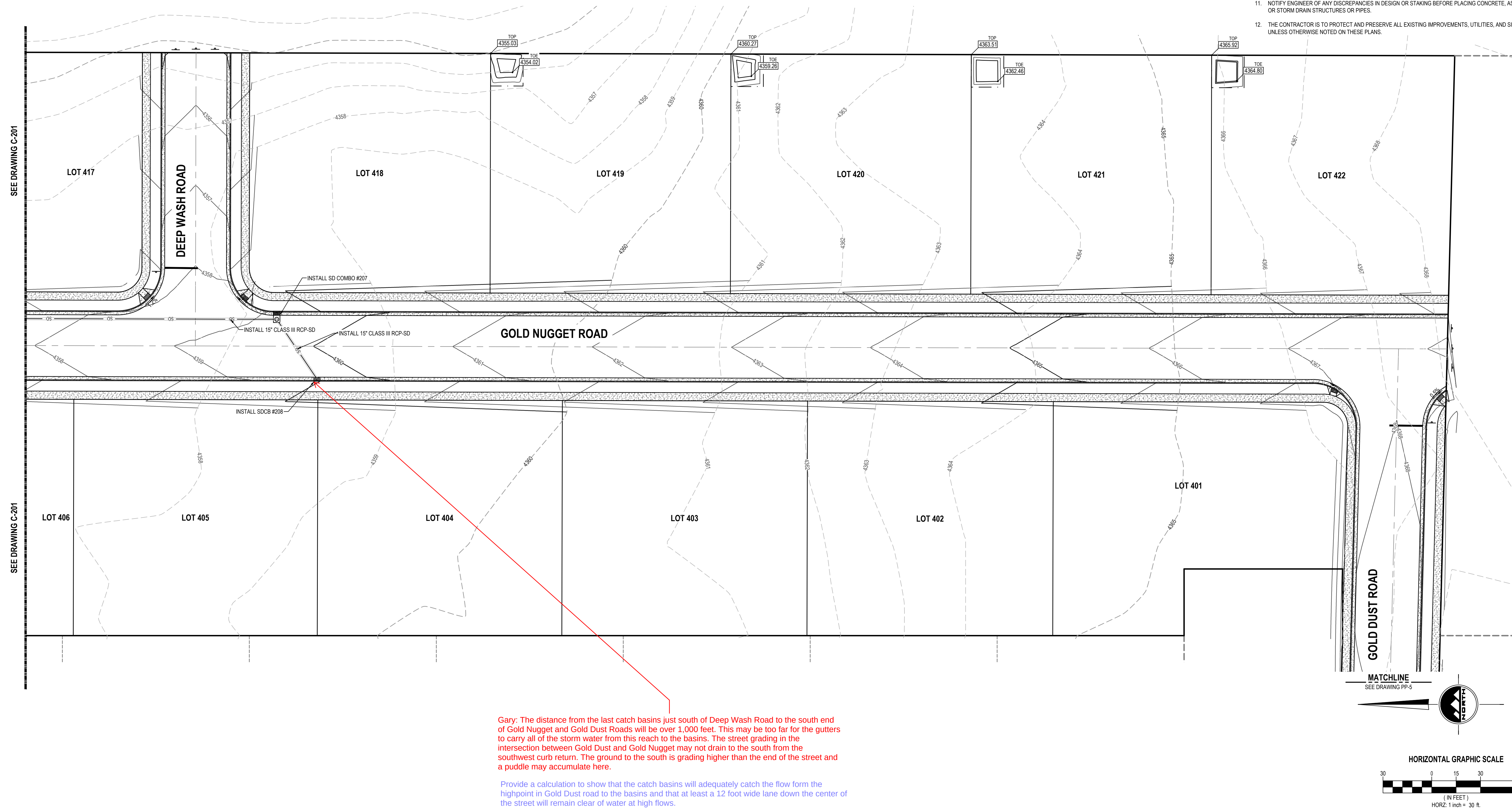
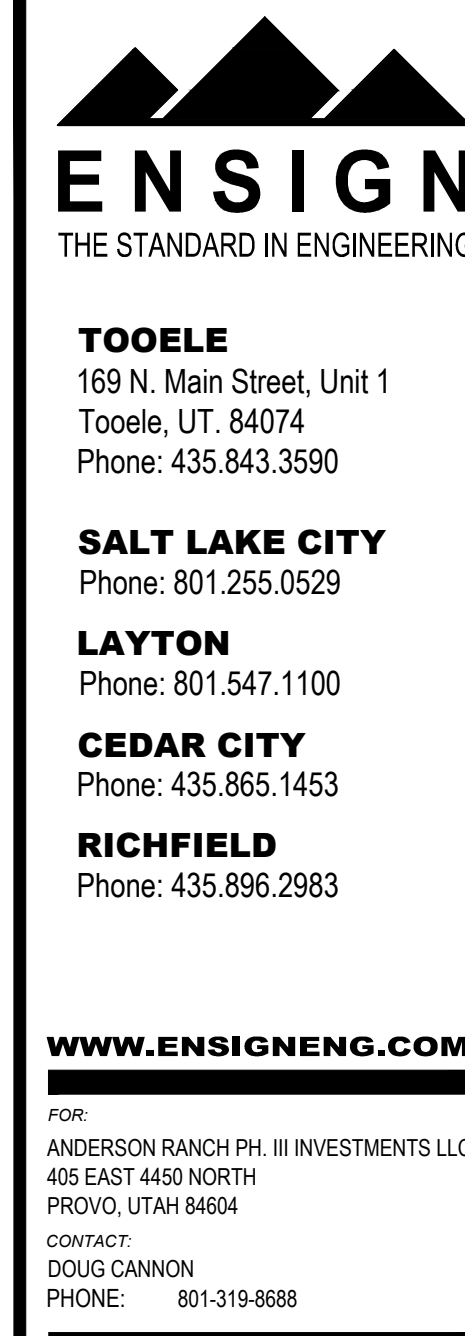
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C. CHILDS

PROJECT MANAGER
C. CHILDS

C-201



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Gary: The distance from the last catch basins just south of Deep Wash Road to the south end of Gold Nugget and Gold Dust Roads will be over 1,000 feet. This may be too far for the gutters to carry all of the storm water from this reach to the basins. The street grading in the intersection between Gold Dust and Gold Nugget may not drain to the south from the southwest curb return. The ground to the south is grading higher than the end of the street and a puddle may accumulate here.

Provide a calculation to show that the catch basins will adequately catch the flow from the highpoint in Gold Dust road to the basins and that at least a 12 foot wide lane down the center of the street will remain clear of water at high flows.

Study Summary Statistics

No. of Lots	22
Roof SF/lot	2000
Drive SF/lot	720
Total Lots Hardscape, SF	59840
Road Length, FT	2400
Total Road Hardscape, SF	109003
Total Hardscape, SF	168843
Total Area, SF	658821
Landscaped Area, SF	489978
Weighted Average C	0.33

Detention Calculations (100-year storm)

Basin Tributary Area	658,821 SF
Runoff coefficient C:	0.329
Allowable Discharge Rate	0.05 cfs/acre
Total Discharge	0.76 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	6.11	9.205	227	8,978
10	4.65	14,015	454	13,562
15	3.84	17,361	681	16,680
30	2.58	23,329	1,361	21,968
60	1.60	28,935	2,722	26,213
120	0.85	30,563	5,445	25,118
180	0.57	30,744	8,167	22,576
360	0.30	32,371	16,334	16,037
720	0.17	36,892	32,669	4,223
1440	0.10	43,222	65,338	(22,116)
Required Detention:				26,213
Provided Detention:				27,046

Outlet Control

Q through orifice: 0.76 cfs			
Gate Parameters	Gate Size	Pipe Parameters	
C = 0.60	Area (in ²) = 14.38 = Q/(C x (2 x g x h) ^{0.5})	TYPE OF PIPE:	CONCRETE
g (ft/s ²) = 32.2	Diam. (in) = 4.28	ROUGHNESS (n) =	0.013
HWM = 4,348.00		PIPE DIA. (d) =	15
FL @ Gate = 4,345.50		%SLOPE (s) =	1.20%
h (ft) = 2.5		Q allow =	7.10
		Unity Check of Q (cfs)	0.247
PROVIDE: 15" Dia. CONCRETE Pipe With: 4.5" Diameter Hole in Metal Headgate (Orifice coefficient is taken from: McCuen, Richard / Hydrologic Design Methods /co 1998 p.424)			

Study Summary Statistics

No. of Lots	1
Roof SF/lot	2000
Drive SF/lot	720
Total Lots Hardscape, SF	2720
Road Length, FT	0
Total Road Hardscape SF	0
Total Hardscape, SF	2720
Total Area, SF	21780
Landscaped Area, SF	19060
Weighted Average C	0.24

Retention Calculations (100-year storm)

Basin Tributary Area	21,780 SF
Runoff coefficient C:	0.237

Infiltration Rate 0.5 in/hr

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	6.11	219	104	115
10	4.65	334	208	126
15	3.84	414	313	101
30	2.58	556	625	(69)
60	1.60	689	1,250	(561)
120	0.85	728	2,500	(1,772)
180	0.57	733	3,750	(3,017)
360	0.30	771	7,500	(6,729)
720	0.17	879	15,000	(14,121)
1440	0.10	1,030	30,000	(28,970)
Required Retention:				126
Provided Retention:				203

Catchment Calculations (10-year storm)

Time of Concentration:	30 min
Rainfall Intensity I:	1.34 in/hr
Mannings N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	114,825	0.329	1,171	208
2	137,888	0.329	1,405	207
3	140,789	0.329	1,434	203
4	63,967	0.329	0.652	202
5	156,083	0.329	1.590	204
6	5,034	0.329	0.051	204

Pipe Design (10-year storm)

Pipe	Tributary Basins	Surface Flow (CFS)	Upstream Pipes	Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Full Flow Capacity (CFS)	% of Full-Flow Capacity
207-208	1	1.171	None	0.000	1.171	1.00%	15	6.477	18.1%
206-207	2	1.405	207-208	1.171	2.575	1.00%	15	6.477	39.8%
205-206	-	0.000	206-207	2.575	2.575	1.01%	15	6.509	39.6%
204-205	-	0.000	205-206	2.575	2.575	1.05%	15	6.637	38.8%
203-204	5	1.590	204-205	2.575	4.165	1.05%	15	6.637	62.8%
202-203	6	0.051	203-204	4.165	4.217	0.57%	15	4.890	86.2%
201-202	3	1.434	202-203	4.217	5.651	0.57%	18	7.952	71.1%

USDA NRCS 2012 Fact Sheet - rock outlet protection

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.

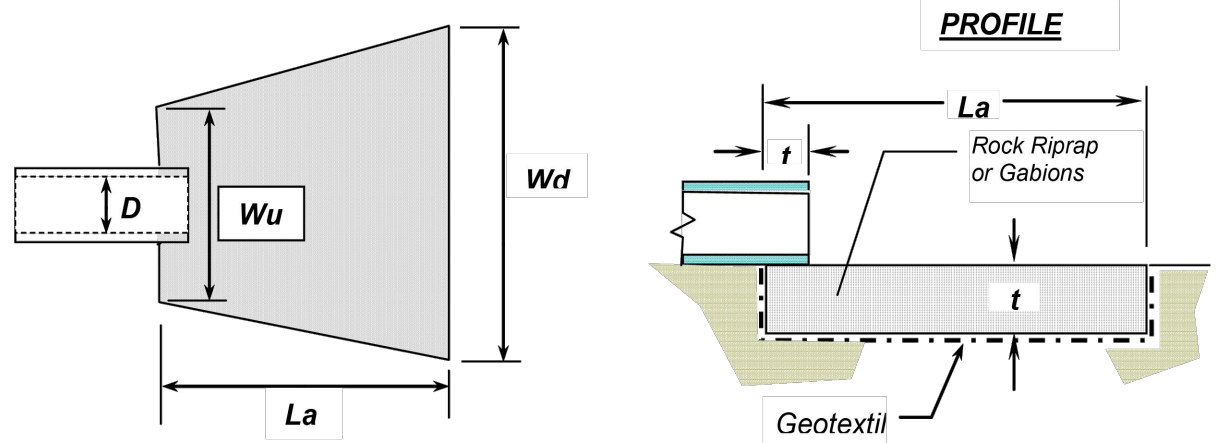


Figure 1 - Typical detail for rock outlet protection below a culvert

USDA NRCS 2012 Fact Sheet



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 (L_a) 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 (W_u), and the downstream width (W_d) will be equal to ($D + L_a$). 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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Culvert Size D, (inches)	Rock Size d ₈₆ (inches)	Apron Length L _a , (feet)	Upstream Width W _u , (feet)	Downstream Width W _d , (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

Smallest Dimension in Inches					% of rocks small than size shown
Gadion Rock	6"d ₈₆	9"d ₈₆	12"d ₈₆	18"d ₈₆	
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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TYPICAL CALCULATIONS FOR REAR YARD RETENTION POND

8/18/2021

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 1, Version 5
Location name: Grantsville, Utah, USA**
Latitude: 40.587°, Longitude: -112.416°
Elevation: 4337.27 ft**
** source: ESRI Map
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Malatira, Deborah Martin, Sandra Petrovic, Ineha Roy, Carl Trypanak, Dale Urunka, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bortin, Daniel Stevens, Li-Chuan Chen, Tim Porphiris, John Yezzerian

NOAA, 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) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.120 (0.105-0.136)	0.152 (0.135-0.175)	0.210 (0.185-0.241)	0.263 (0.229-0.301)	0.346 (0.295-0.396)	0.421 (0.350-0.488)	0.509 (0.412-0.587)	0.611 (0.476-0.729)	0.772 (0.576-0.939)	0.918 (0.656-1.14)
10-min	0.162 (0.140-0.208)	0.221 (0.205-0.269)	0.319 (0.282-0.368)	0.400 (0.349-0.458)	0.527 (0.450-0.605)	0.640 (0.533-0.742)	0.775 (0.628-0.909)	0.930 (0.727-1.11)	1.16 (0.877-1.43)	1.40 (1.00-1.73)
15-min	0.228 (0.207-0.347)	0.287 (0.254-0.444)	0.396 (0.470-0.612)	0.496 (0.583-0.764)	0.653 (0.751-1.01)	0.794 (0.890-1.24)	0.960 (1.05-1.52)	1.15 (1.21-1.85)	1.46 (1.46-2.39)	1.73 (1.67-2.89)
30-min	0.304 (0.267-0.429)	0.386 (0.342-0.540)	0.533 (0.470-0.812)	0.668 (0.583-1.01)	0.879 (0.751-1.24)	1.07 (0.890-1.52)	1.29 (1.05-1.85)	1.55 (1.21-2.18)	1.96 (1.62-2.38)	2.33 (1.92-3.04)
60-min	0.376 (0.330-0.429)	0.478 (0.423-0.549)	0.660 (0.582-0.757)	0.827 (0.722-1.06)	1.09 (0.930-1.25)	1.32 (1.10-1.53)	1.60 (1.30-1.88)	1.92 (1.59-2.29)	2.43 (1.91-2.95)	2.89 (2.07-3.58)
2-hr	0.452 (0.410-0.507)	0.571 (0.515-0.643)	0.750 (0.676-0.845)	0.914 (0.817-1.03)	1.18 (1.03-1.33)	1.42 (1.21-1.61)	1.69 (1.40-1.96)	2.02 (1.62-2.38)	2.53 (1.92-3.04)	3.00 (2.18-3.67)
3-hr	0.516 (0.474-0.572)	0.638 (0.584-0.709)	0.817 (0.746-0.903)	0.970 (0.878-1.07)	1.22 (1.08-1.35)	1.44 (1.25-1.63)	1.70 (1.44-1.97)	2.03 (1.67-2.39)	2.56 (2.00-3.07)	3.03 (2.27-3.71)
6-hr	0.651 (0.604-0.708)	0.804 (0.747-0.871)	0.983 (0.914-1.07)	1.14 (1.06-1.24)	1.38 (1.26-1.50)	1.57 (1.41-1.72)	1.79 (1.58-1.96)	2.08 (1.79-2.41)	2.58 (2.16-3.10)	3.06 (2.47-3.75)
12-hr	0.812 (0.758-0.876)	0.998 (0.928-1.08)	1.21 (1.13-1.31)	1.38 (1.28-1.50)	1.64 (1.50-1.77)	1.83 (1.68-2.00)	2.04 (1.83-2.26)	2.28 (2.00-2.55)	2.72 (2.32-3.13)	3.08 (2.58-3.79)
24-hr	1.02 (0.940-1.10)	1.25 (1.15-1.35)	1.50 (1.39-1.62)	1.70 (1.58-1.84)	1.97 (1.82-2.13)	2.19 (2.02-2.38)	2.39 (2.19-2.59)	2.60 (2.37-2.82)	2.87 (2.60-3.17)	3.10 (2.77-3.82)
2-day	1.10 (1.02-1.20)	1.35 (1.25-1.47)	1.62 (1.51-1.75)	1.84 (1.71-1.99)	2.14 (1.98-2.31)	2.37 (2.18-2.56)	2.60 (2.38-2.81)	2.83 (2.59-3.07)	3.14 (2.85-3.42)	3.38 (3.04-3.76)
3-day	1.18 (1.09-1.27)	1.44 (1.34-1.56)	1.73 (1.61-1.87)	1.97 (1.83-2.12)	2.30 (2.10-2.33)	2.55 (2.35-2.75)	2.81 (2.61-3.03)	3.07 (2.81-3.33)	3.43 (3.18-3.69)	3.70 (3.32-4.13)
4-day	1.25 (1.16-1.35)	1.53 (1.42-1.66)	1.84 (1.71-1.98)	2.09 (1.95-2.25)	2.45 (2.27-2.65)	2.73 (2.52-2.95)	3.02 (2.77-3.26)	3.31 (3.02-3.59)	3.71 (3.38-4.04)	4.02 (3.60-4.40)
7-day	1.41 (1.31-1.55)	1.75 (1.63-1.90)	2.04 (1.95-2.20)	2.34 (2.21-2.50)	2.64 (2.56-2.86)	3.04 (2.82-3.27)	3.33 (3.07-3.58)	3.61 (3.32-3.89)	3.99 (3.64-4.31)	4.26 (3.87-4.62)
10-day	1.59 (1.48-1.71)	1.94 (1.81-2.09)	2.31 (2.24-2.42)	2.61 (2.44-2.79)	2.99 (2.85-3.20)	3.28 (3.08-3.51)	3.56 (3.31-3.82)	3.83 (3.58-4.11)	4.18 (3.84-4.50)	4.43 (4.08-4.78)
20-day	2.02 (1.89-2.17)	2.48 (2.31-2.66)	2.94 (2.75-3.15)	3.30 (3.08-3.52)	3.74 (3.50-3.99)	4.06 (3.80-4.33)	4.37 (4.07-4.66)	4.66 (4.34-4.97)	5.00 (4.64-5.35)	5.23 (4.85-5.61)
30-day	2.40 (2.25-2.56)	2.94 (2.73-3.14)	3.49 (3.27-3.71)	3.91 (3.69-4.15)	4.46 (4.17-4.73)	4.85 (4.58-5.15)	5.24 (4.95-5.57)	5.61 (5.21-5.98)	6.07 (5.61-6.50)	

811

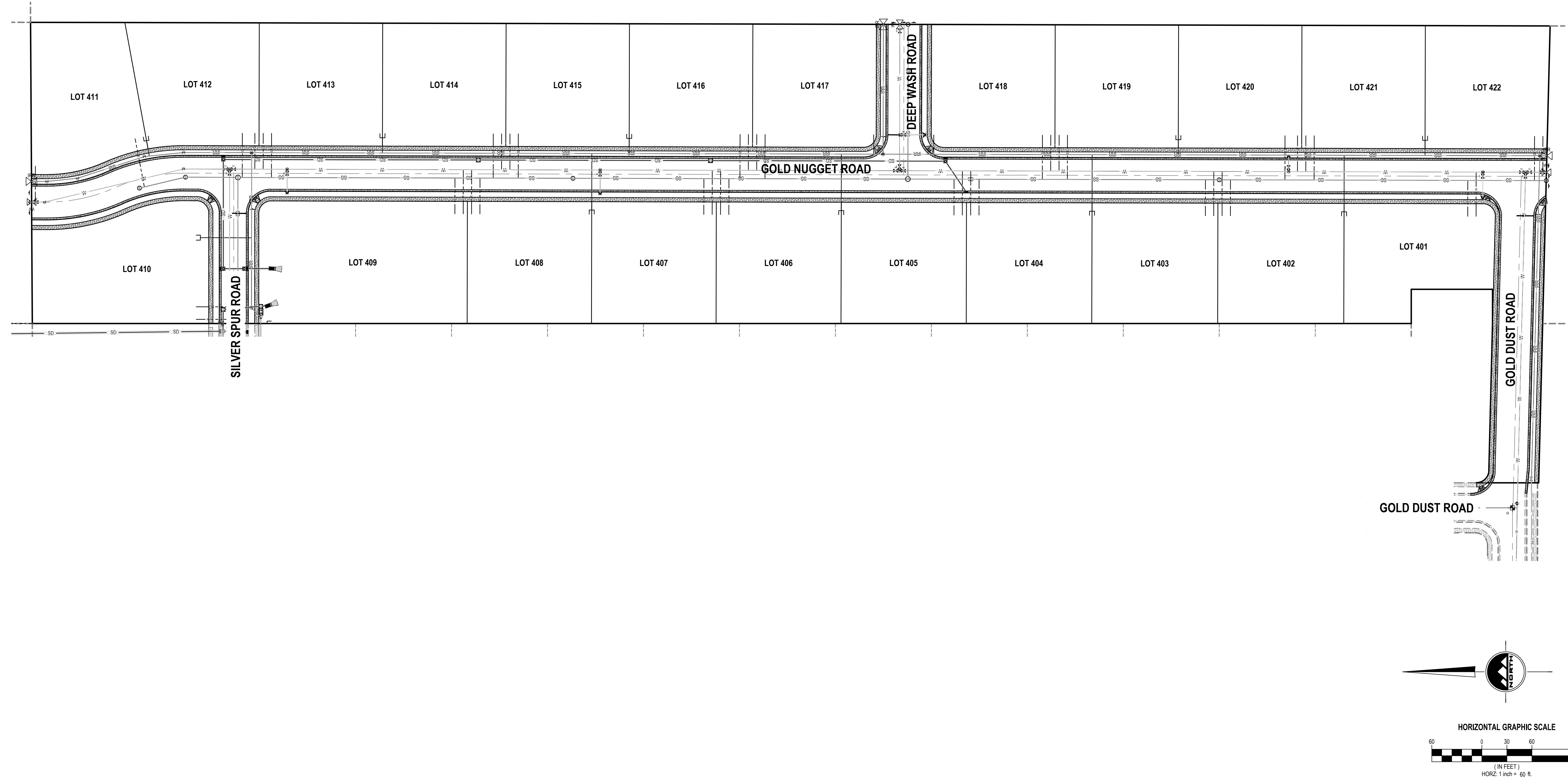
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Call before you dig.

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

BENCHMARK

SANITARY SEWER MANHOLE I.D. LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.

ELEV = 4351.96'



- 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 GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY 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 IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11.

WATER AND SEWER SERVICE LINE TO BE EXTENDED 15' FROM THE BACKSIDE OF SIDEWALK.
12.

WATER SERVICE LINES TO BE LOOPED UNDER THE STORM AND SECONDARY LINES.

EN SIGN

THE STANDARD IN ENGINEERING

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:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604

CONTACT:
DOUG CANNON
PHONE: 801-319-8688

ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH

PROFESSIONAL ENGINEER
10924116-2202
COREY J. CHILD
STATE OF UTAH

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

OVERALL UTILITY
PLAN

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

C-300

811

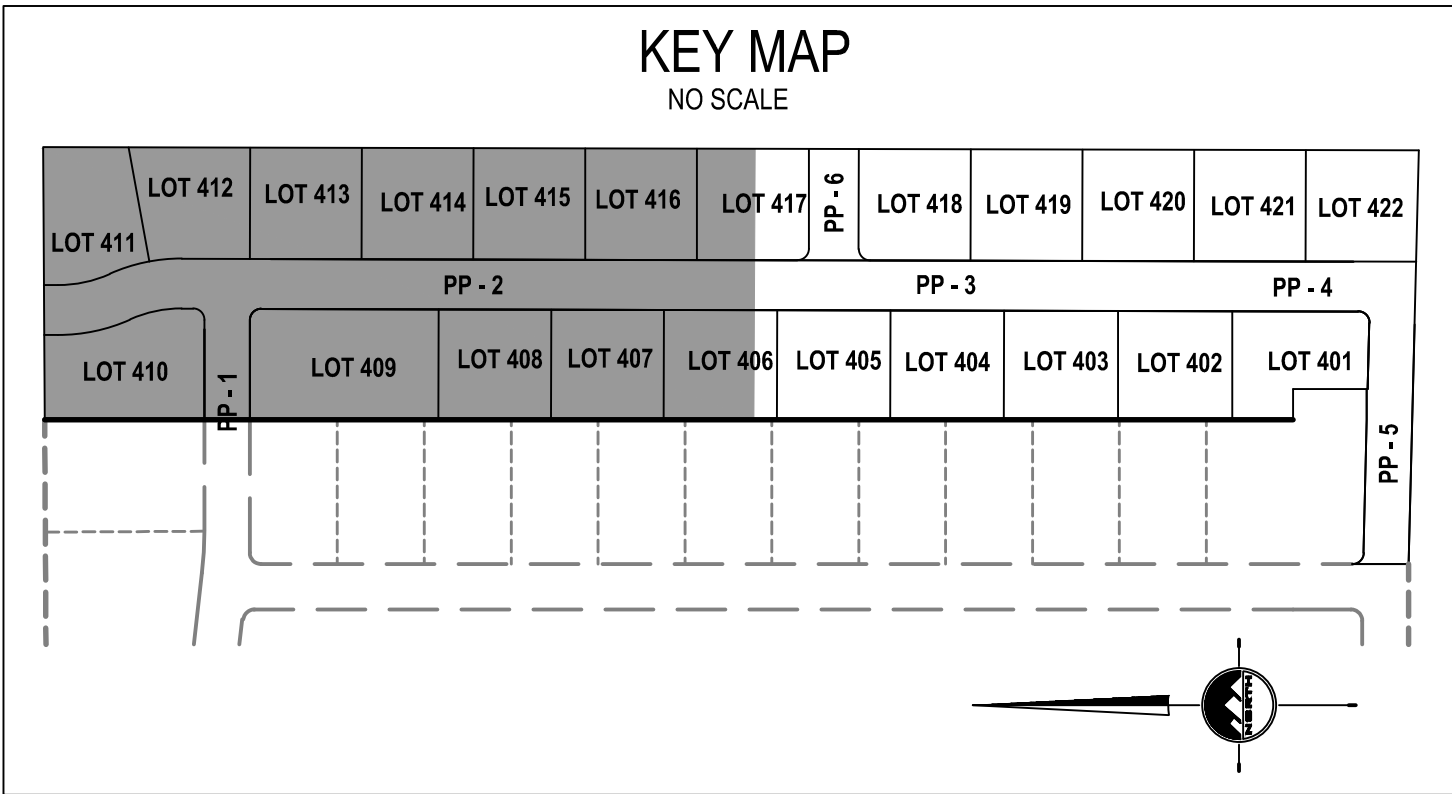
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- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, 15' FROM THE BACKSIDE OF SIDEWALK, TYPICAL.
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, 15' FROM THE BACKSIDE OF SIDEWALK, 10' MINIMUM FROM WATER LINE, TYPICAL.
 3. INSTALL 1" SECONDARY WATER SERVICE LATERAL, APPROX. 3' OFF LOT LINES, AND LOCATED AT OPPOSITE LOT CORNER AS CULINARY WATER SERVICE LATERAL, TYPICAL.
 4. INSTALL 1-1/2" SECONDARY WATER LATERAL, LOCATED AT OPPOSITE LOT CORNER AS CULINARY WATER SERVICE LATERAL, TYPICAL.
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 6. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF UTILITY TIE-IN

Meter Setter Shall be Per
Grantsville City's Standard
Detail Not APWA's

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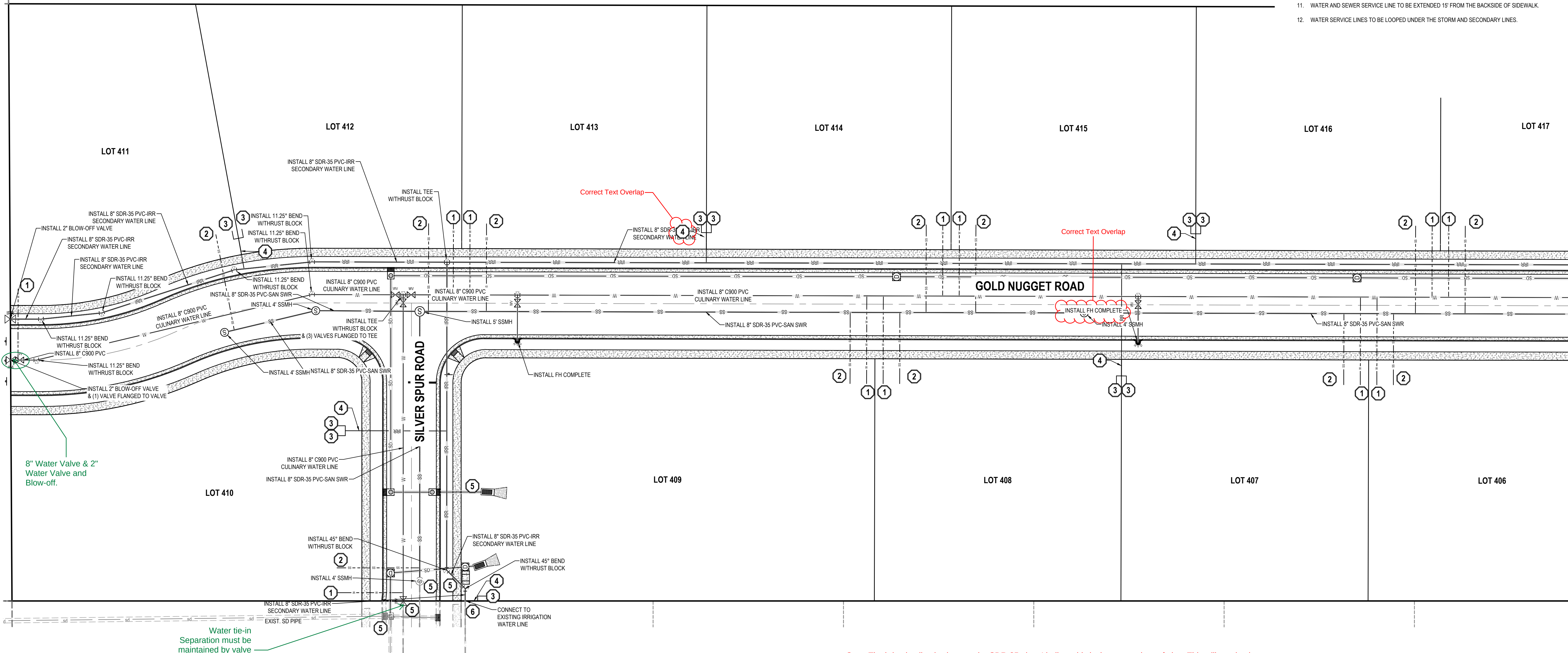
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FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
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CONTACT:
DOUG CANNON
PHONE: 801-319-8688



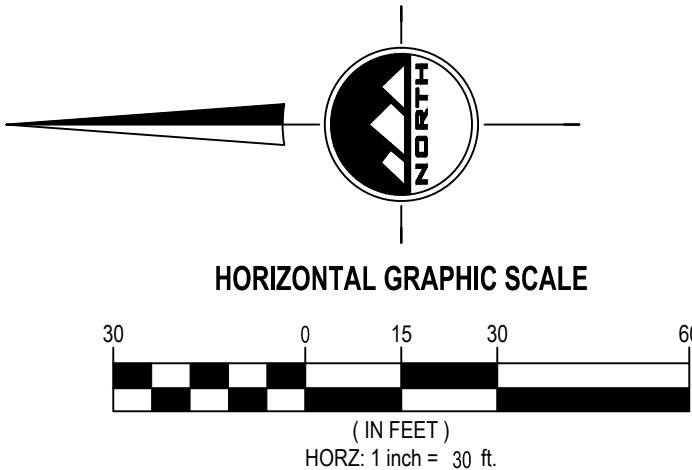
Water tie-in
Separation must be
maintained by valve
between new and
existing.

Gary: There has been some concern that the sanitary sewer to the northwest from this phase may be at capacity. Will it be able to accept the flow this development?

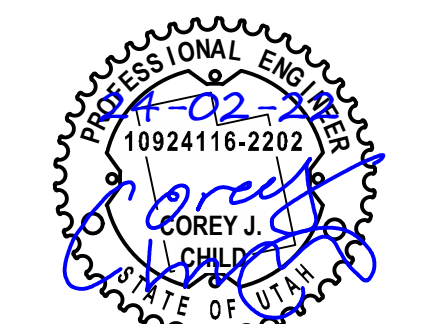
It is my understanding that the city has looked into this line and the line has approximately 45 residential erc's capacity available. This project would utilize 22 residential erc's.

Gary: The irrigation line is shown to be SDR-35 pipe. I believe this is the wrong class of pipe. This will need to be higher rated water pipe.

Sewer lateral shall be installed down hill flow of sewer main.



ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



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

UTILITY PLAN

PROJECT NUMBER T1774J	PRINT DATE 2/21/24
DRAWN BY C. CARPENTER	CHECKED BY C.CHILD
PROJECT MANAGER C.CHILD	

C-301

811

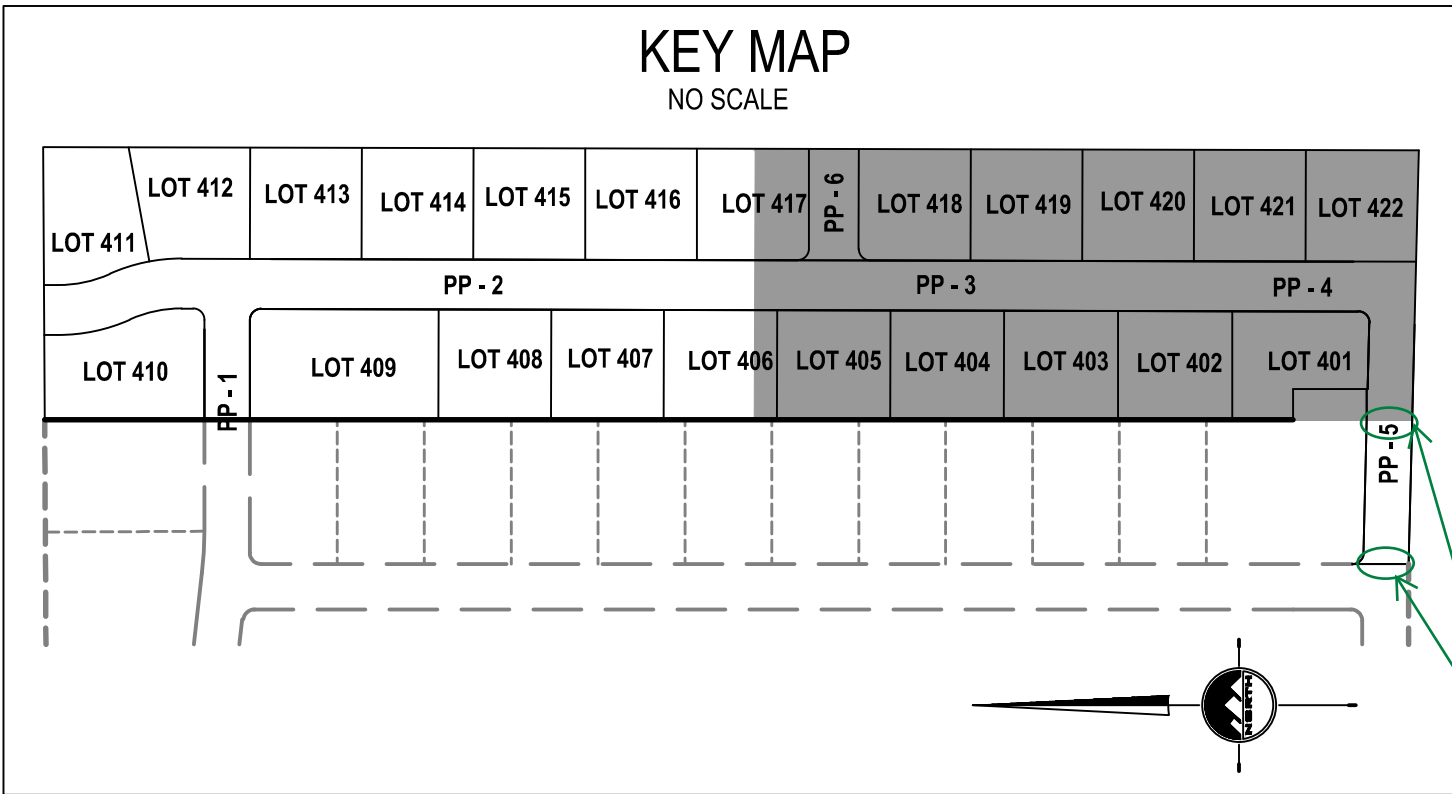
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Detail Not APWA's

- 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 GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY 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 IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 11. WATER AND SEWER SERVICE LINE TO BE EXTENDED 15' FROM THE BACKSIDE OF SIDEWALK.
 12. WATER SERVICE LINES TO BE LOOPED UNDER THE STORM AND SECONDARY LINES.

EN SIGN

THE STANDARD IN ENGINEERING

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

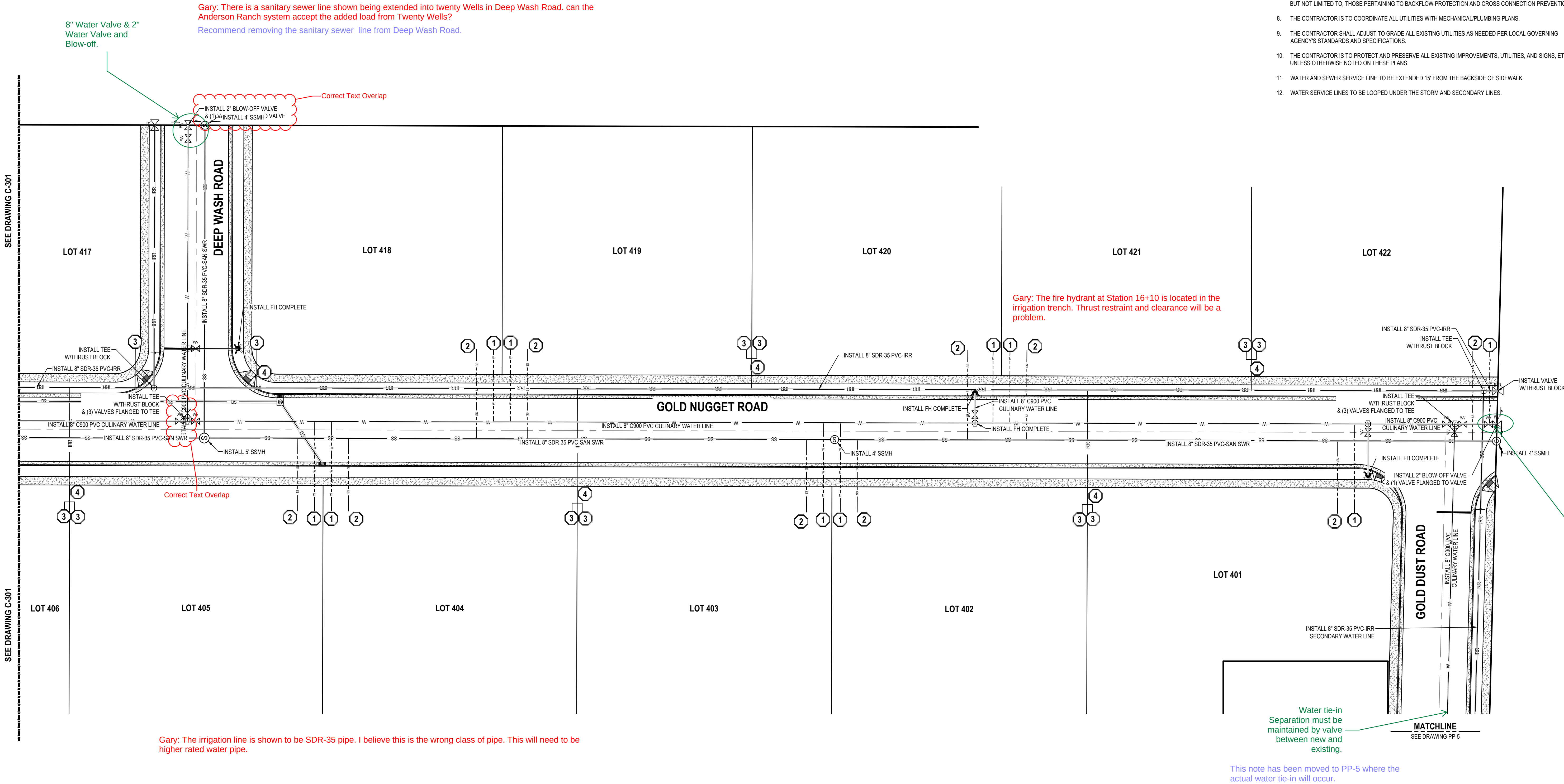
Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604
CONTACT:
DOUG CANNON
PHONE: 801-319-8688



ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH

8" Water Valve & 2" Water Valve and Blow-off.

PROFESSIONAL ENGINEER
10924116-2202
COREY J. CHILDS
STATE OF UTAH

NO. DATE REVISION BY

1 FOR REVIEW

PROJECT NUMBER T1774J PRINT DATE 2/21/24

DRAWN BY C. CARPENTER CHECKED BY C. CHILDS

PROJECT MANAGER C. CHILDS

C-302

811

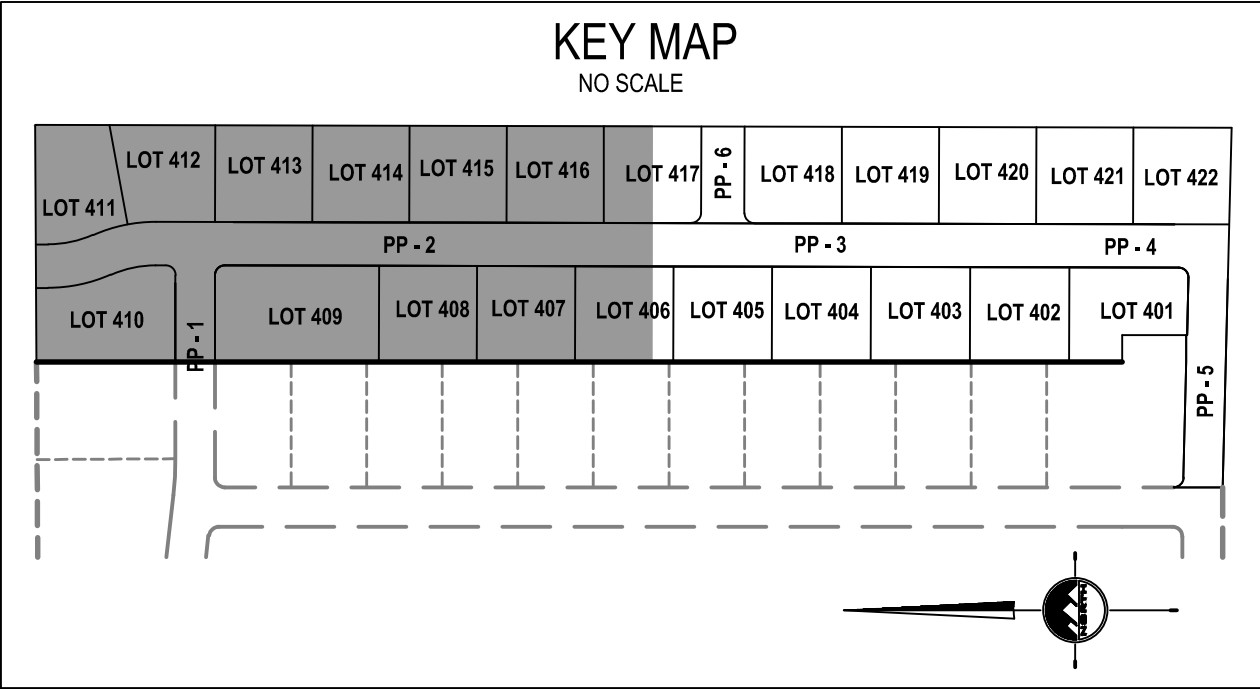
Know what's below.
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CALL BLUESTAKES
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BENCHMARK

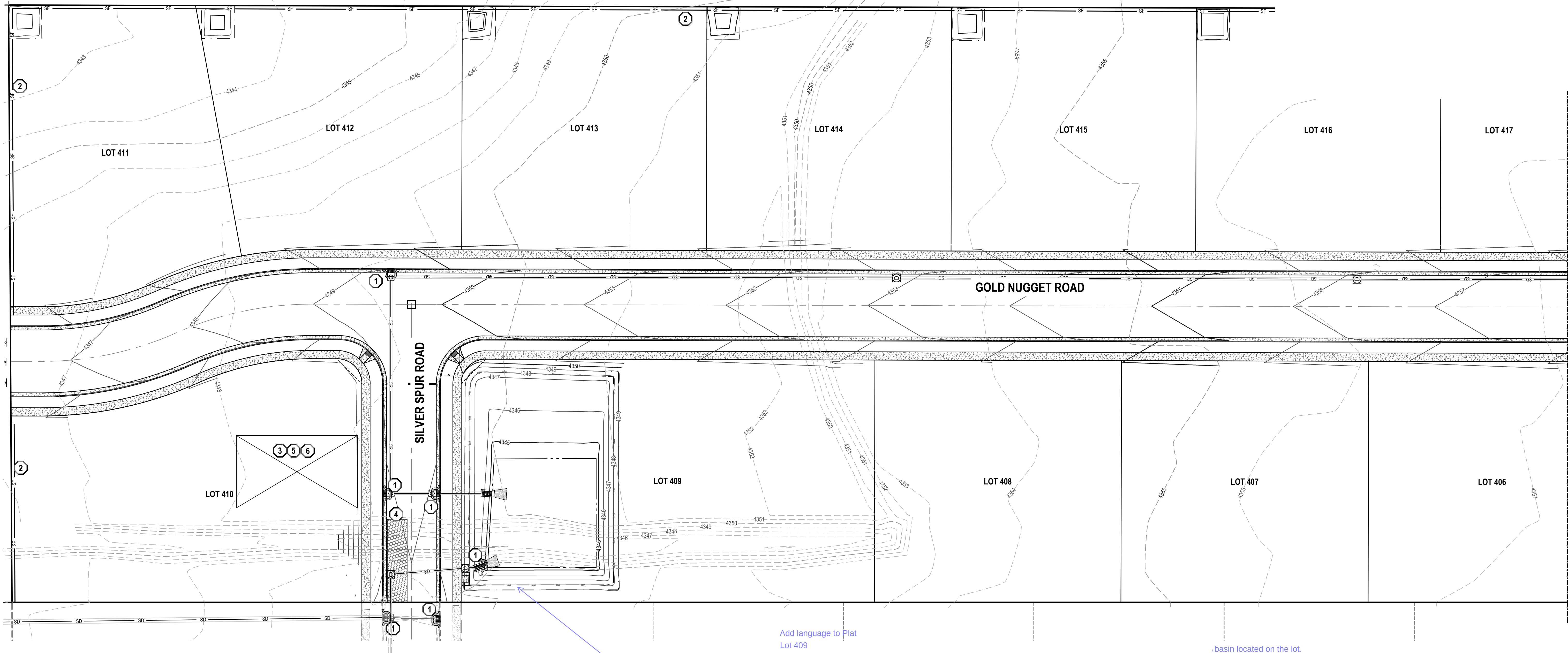
SANITARY SEWER MANHOLE LID, LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.
ELEV = 4351.96'

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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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:
1. INLET PROTECTION PER DETAIL 310-500.
 2. SILT FENCE PER DETAIL 410-500.
 3. PORTABLE TOILET PER DETAIL 610-500.
 4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 510-500.
 5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 6. SUGGESTED STOCKPILE AREA.

- 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.
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 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.



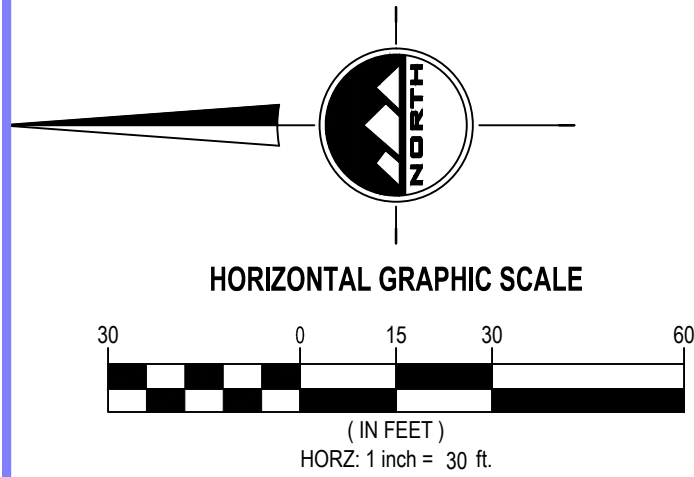
An easement must be provided for the stormwater basin.

Add language to Plat Lot 409

basin located on the lot.

LOTS 4001 - 4032 PROPERTY OWNERS AGREE TO MAINTAIN THE PRIVATE RETENTION AREAS ON THEIR LOTS. THEY FURTHER AGREE NOT TO ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ONTO NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, GRANTSVILLE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEES, AND INTEREST.

LOTS 4001 - 4032 PROPERTY OWNERS, SUCCESSORS, AND ASSIGNS HEREBY GRANT A PERPETUAL PRIVILEGE AND EASEMENT TO GRANTSVILLE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW GROUND BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

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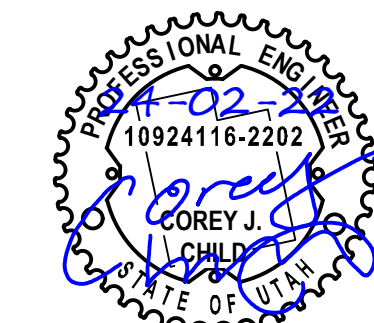
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FOR:
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ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH

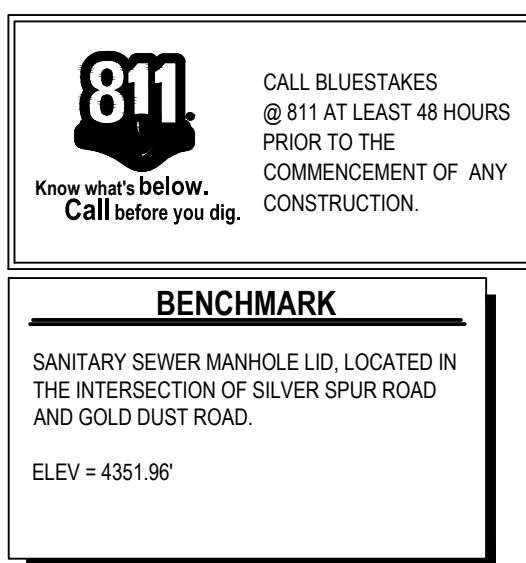


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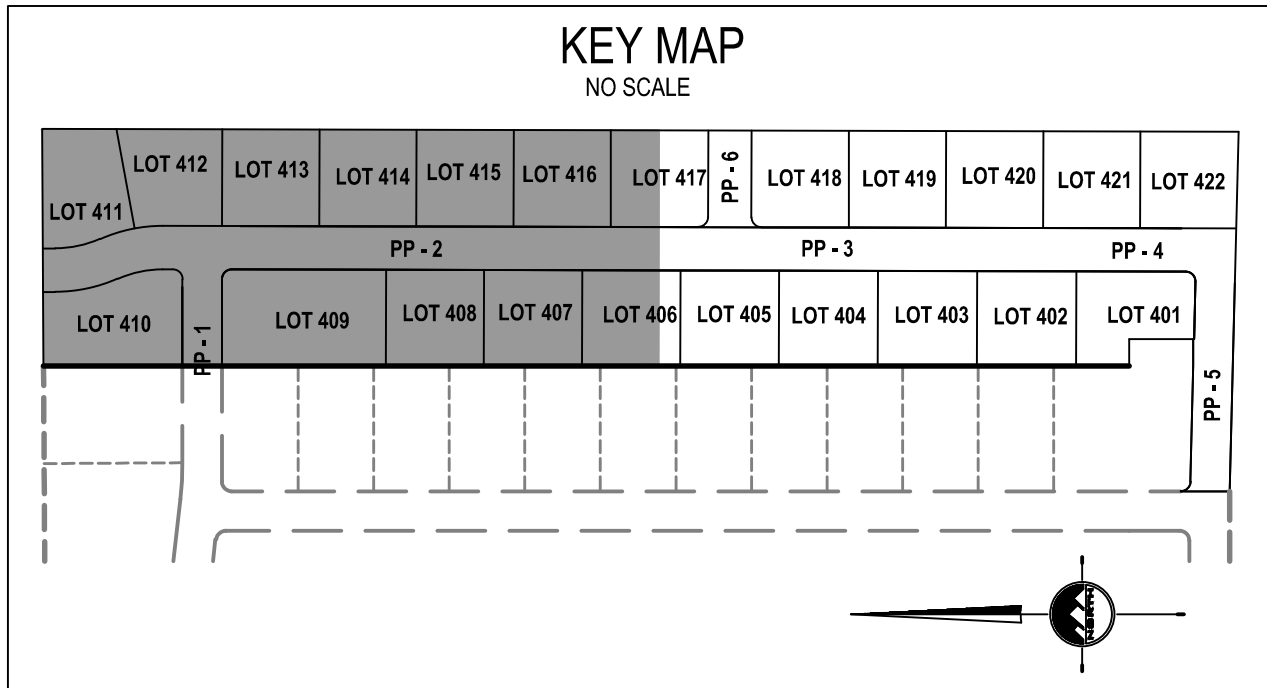
EROSION CONTROL
PLAN

PROJECT NUMBER T1774J	PRINT DATE 2/21/24
DRAWN BY C. CARPENTER	CHECKED BY C. CHILD
PROJECT MANAGER C. CHILD	

C-400



REVISION SCHEDULE			
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- ② SILT FENCE PER DETAIL 4/D-500.
- ③ PORTABLE TOILET PER DETAIL 6/D-500.
- ④ VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/D-500.
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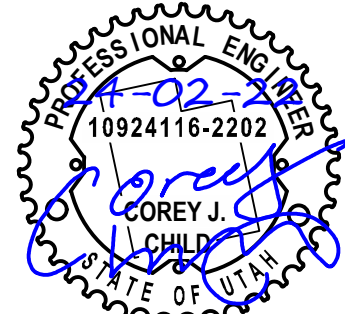
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FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604

CONTACT:
DOUG CANNON
PHONE: 801-319-8688

**ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH**

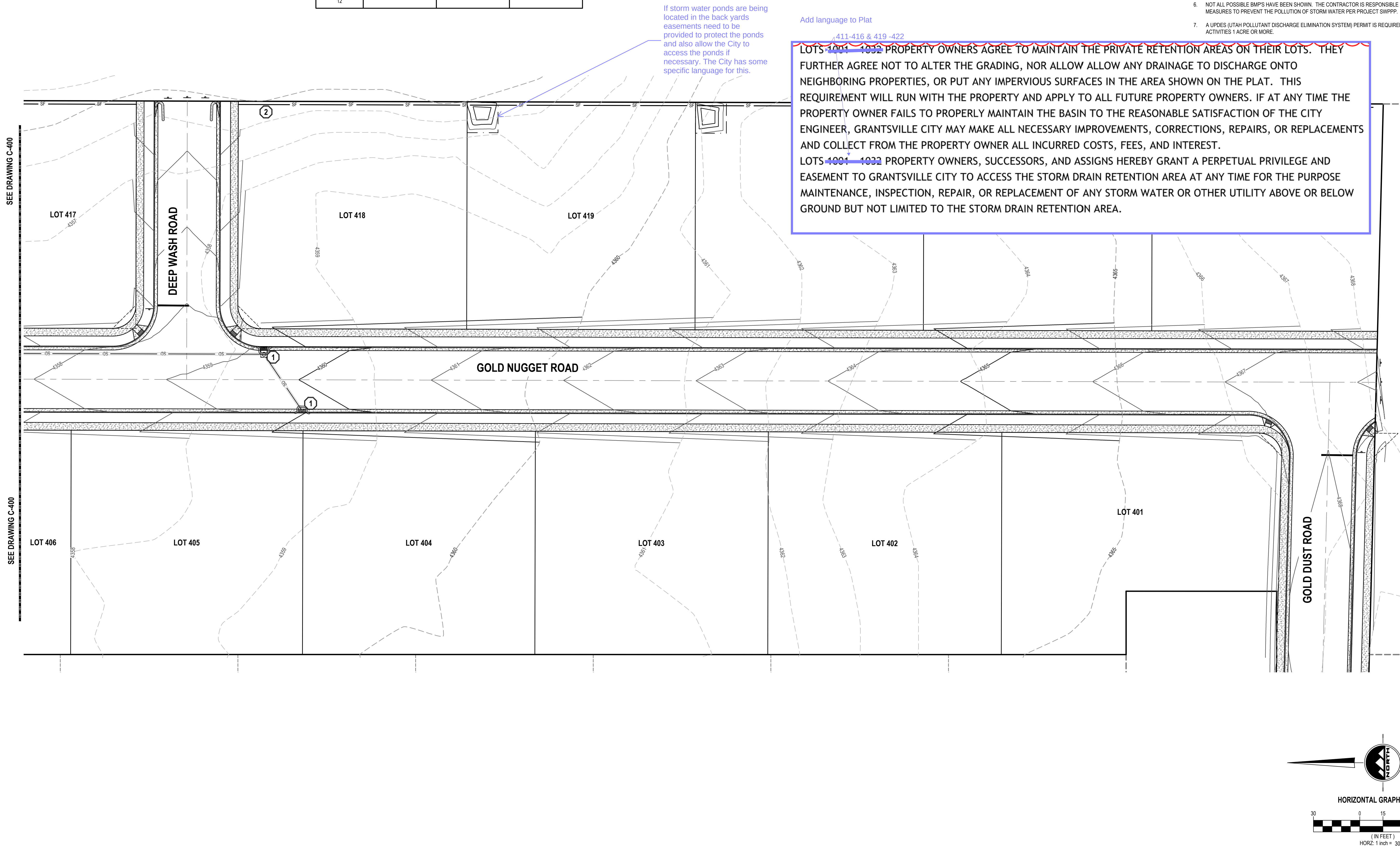


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EROSION CONTROL PLAN

PROJECT NUMBER T1774J	PRINT DATE 2/21/24
DRAWN BY C. CARPENTER	CHECKED BY C. CHILD
PROJECT MANAGER C. CHILD	

C-401

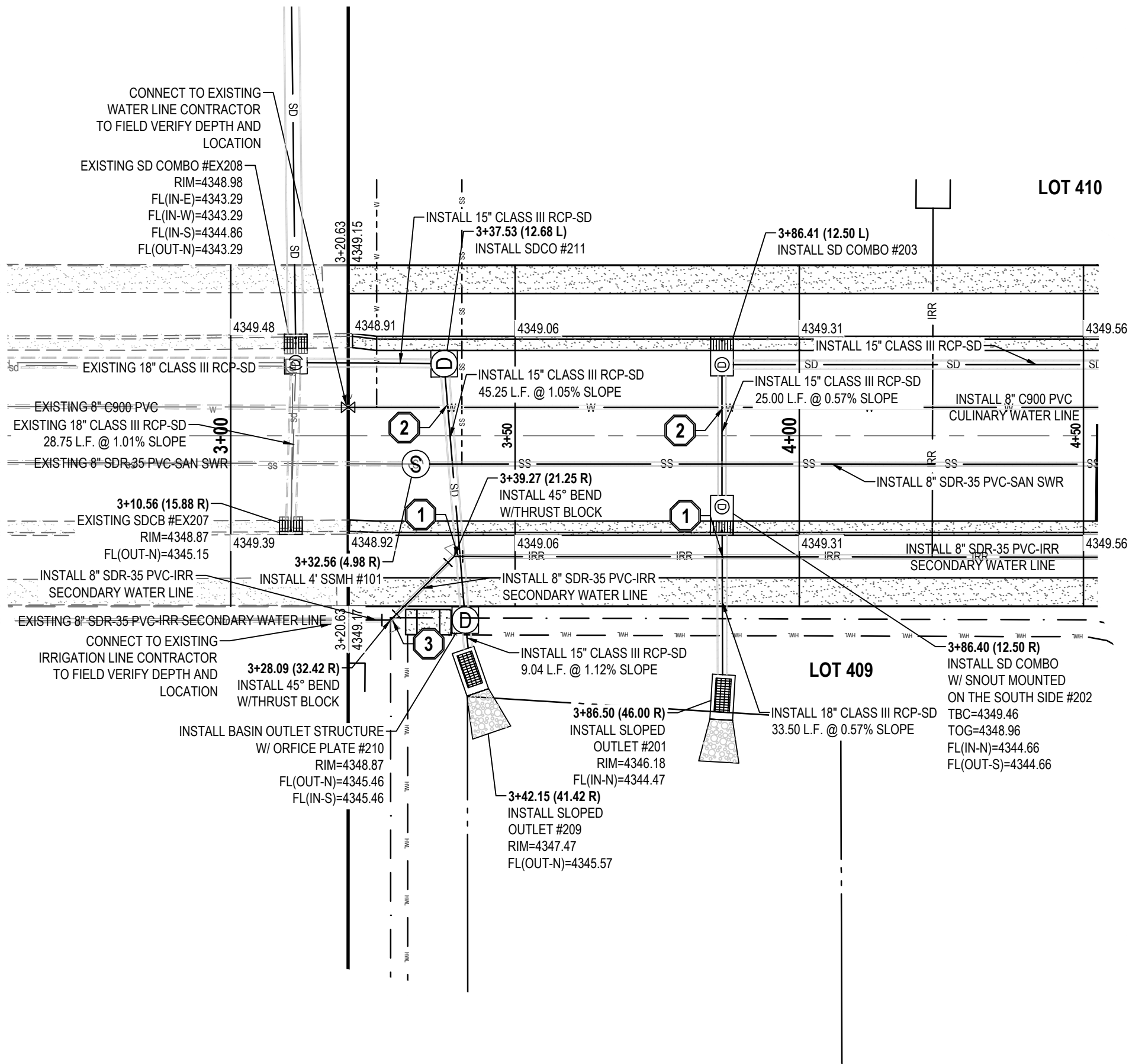


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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
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BENCHMARK

SANITARY SEWER MANHOLE I.D. LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.
ELEV = 4351.96'

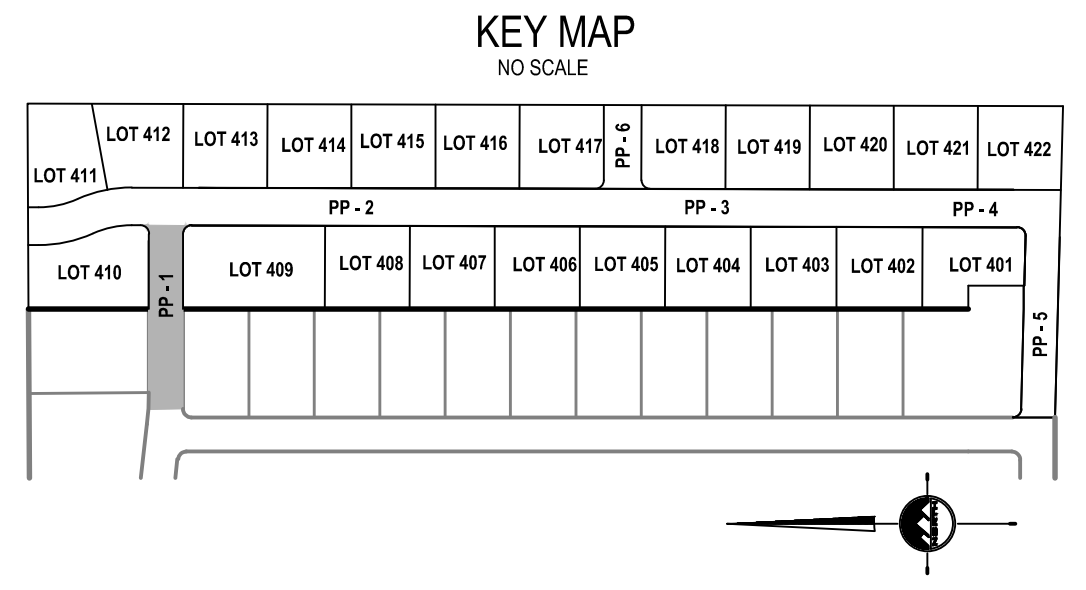


GENERAL NOTES

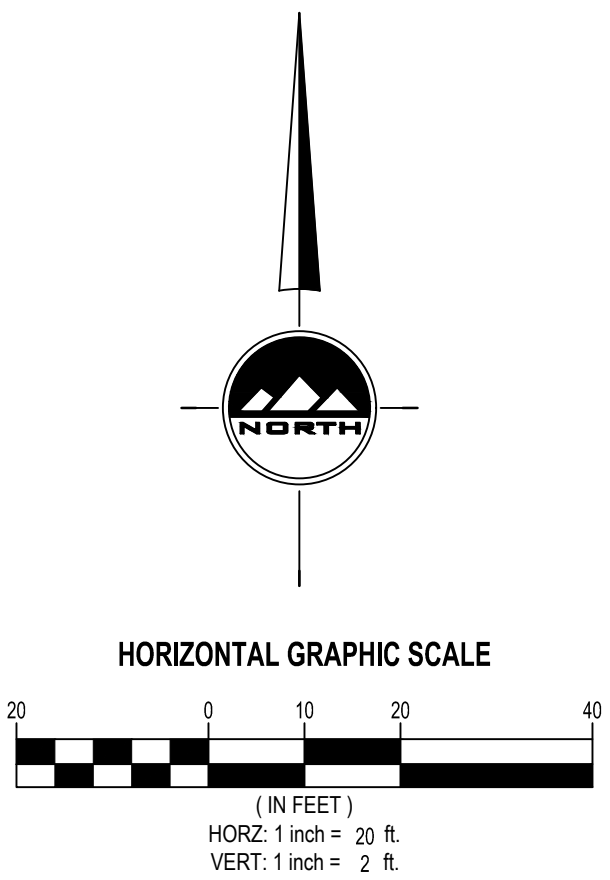
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- FLOW LINE OF CURB AND GUTTER MUST BE AT A MINIMUM OF 0.5% SLOPE, CONTRACTOR TO VERIFY.

SCOPE OF WORK:

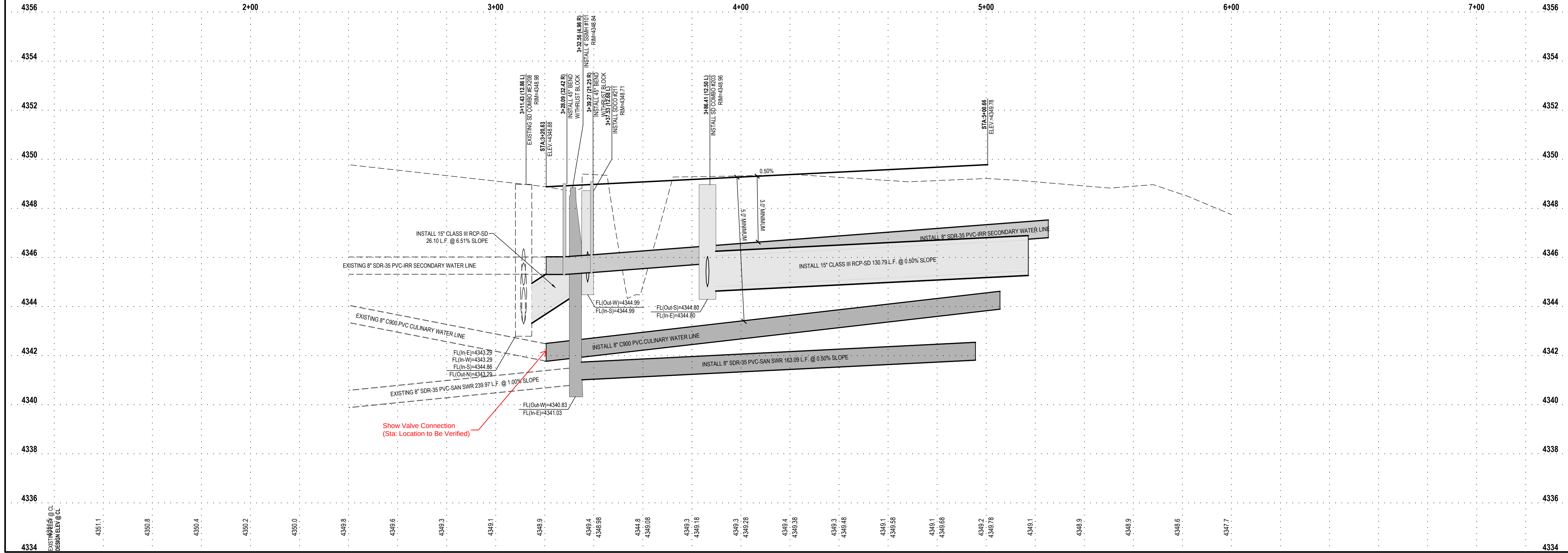
- PROVIDE: INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. LOOP SECONDARY WATER LINE PER GRANTSVILLE CITY AND APWA PLAN #543.1, #543.2, #562 STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. LOOP CULINARY WATER LINE PER GRANTSVILLE CITY AND APWA PLAN #543.1, #543.2, #562 STANDARDS AND SPECIFICATIONS.
 - MAINTAIN 3' MIN COVER OVER SECONDARY WATER LINE THROUGH BASIN.



KEY MAP
NO SCALE



SILVER SPUR ROAD



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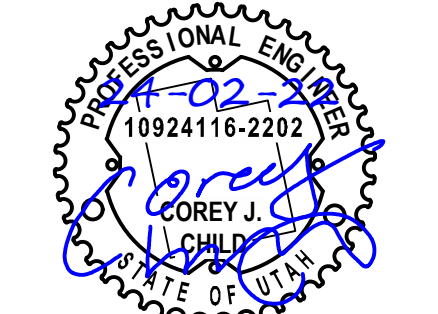
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CONTACT:
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ANDERSON RANCH
PHASE 4E SUBDIVISION
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GRANTSVILLE, UTAH



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PLAN AND PROFILE

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

PP-1

811

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BENCHMARK

SANITARY SEWER MANHOLE LID, LOCATED IN
THE INTERSECTION OF SILVER SPUR ROAD
AND GOLD DUST ROAD.

ELEV = 4351.96'

Irrigation water main cannot be SDR-35 pipe.
Has the Irrigation Company been involved?
Incorporate Grantsville Irrigation Company in to the reviews. Bodee Pollock.

Gary: The sanitary service at Station 2+35 will be going over the culinary water main.
This is not acceptable.

We need to have further discussion about this as the sewer line slopes are at
minimum grades and the sewer elevation cannot be lowered.

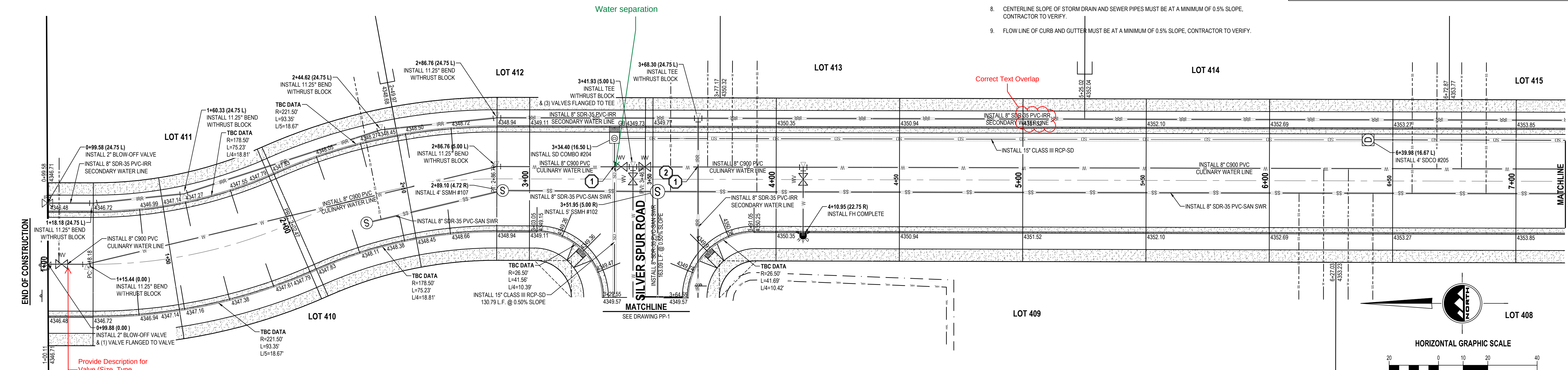
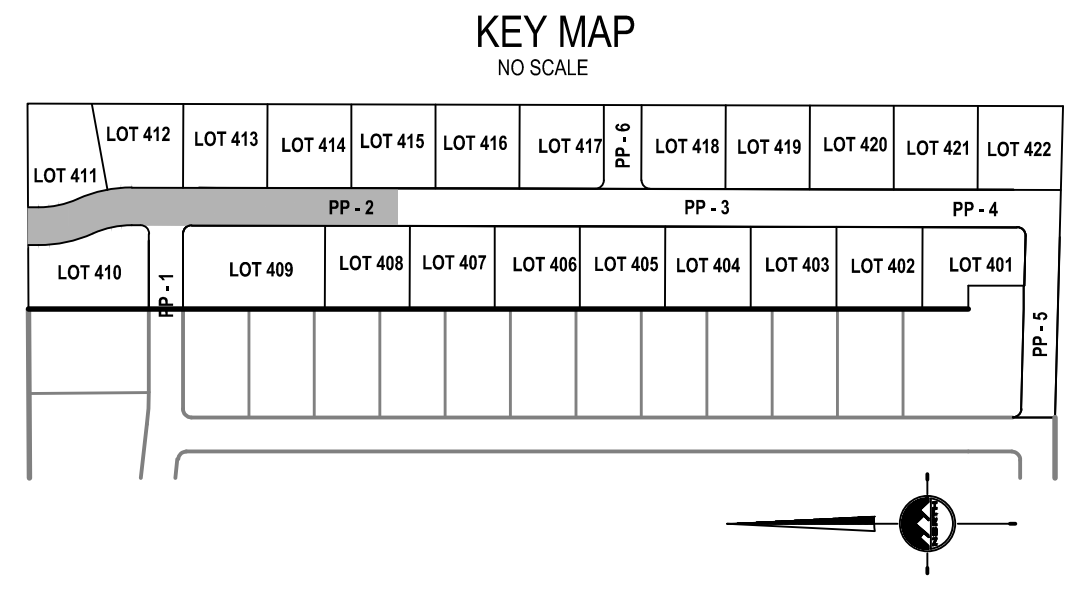
Gary: Where the culinary water services cross the storm drain alignment the service
pipe will need to be looped under the storm line with a minimum of 18" of separation.

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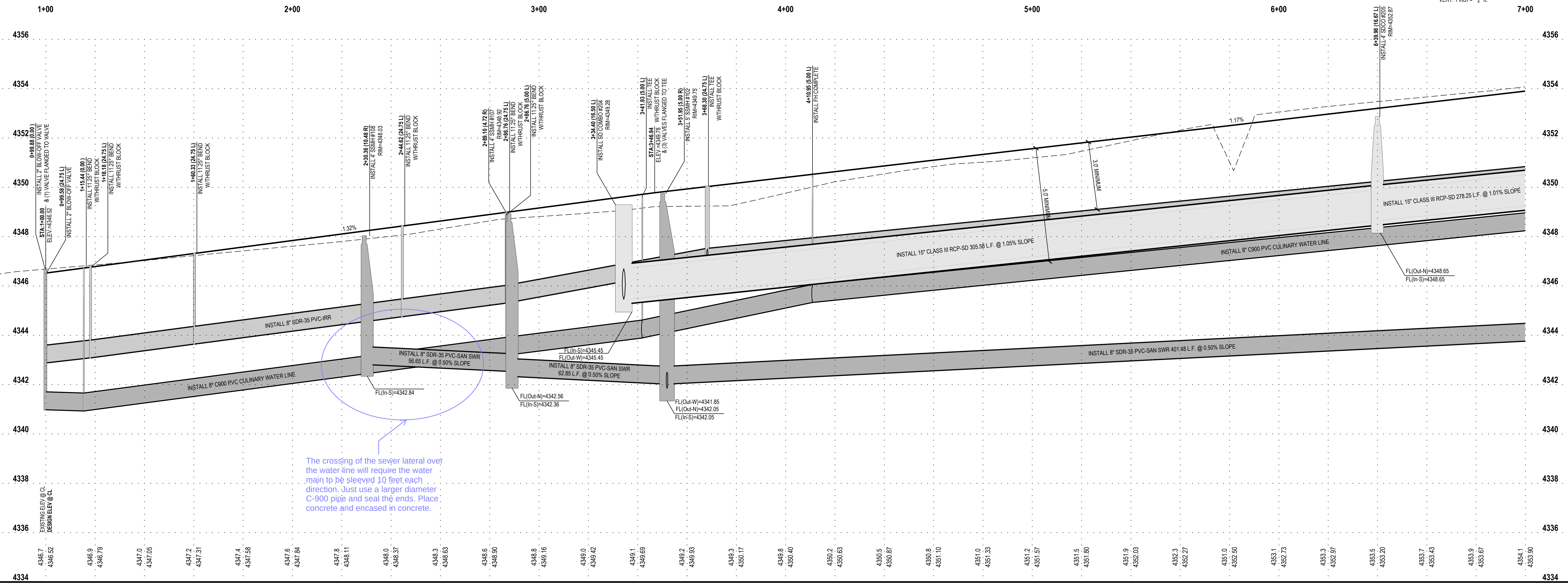
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CONTRACTOR TO VERIFY.
- FLOW LINE OF CURB AND GUTTER MUST BE AT A MINIMUM OF 0.5% SLOPE, CONTRACTOR TO VERIFY.



GOLD NUGGET ROAD



The crossing of the sewer lateral over
the water line will require the water
main to be sleeved 10 feet each
direction. Just use a larger diameter
C-900 pipe and seal the ends. Place
concrete and encased in concrete.



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C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

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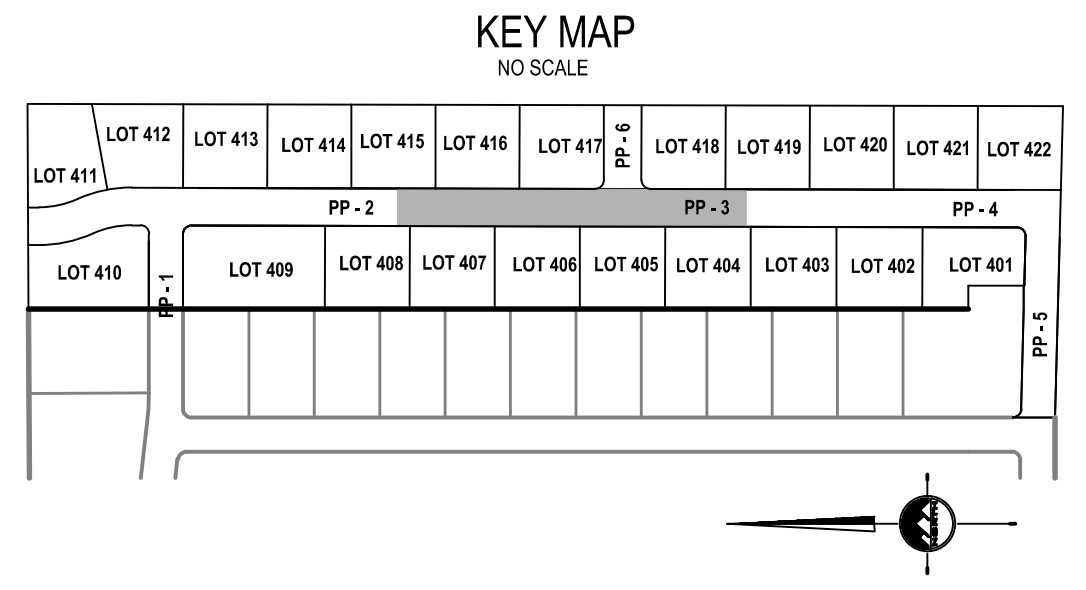
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AND GOLD DUST ROAD.

ELEV = 4351.96'

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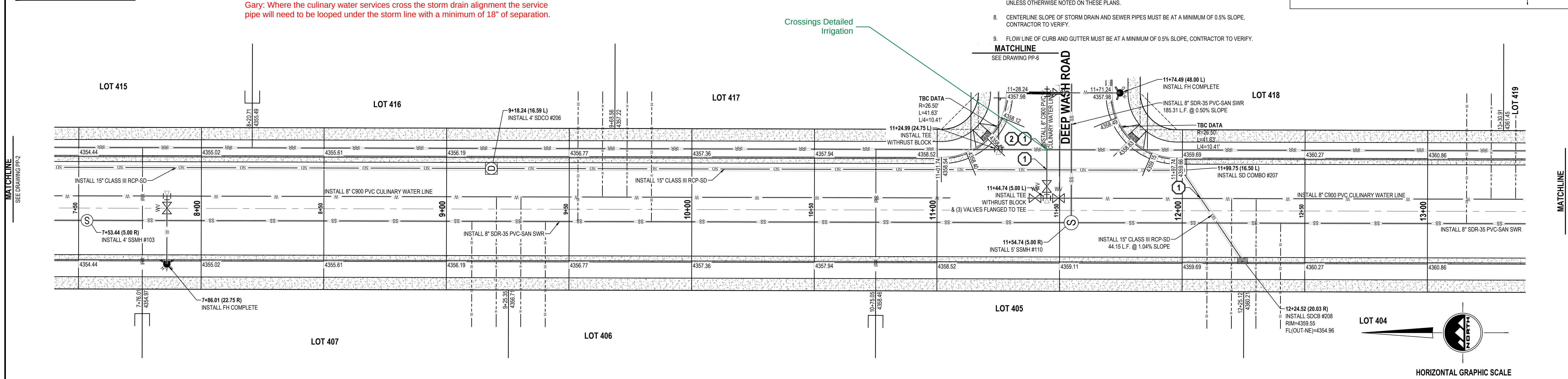
Phone: 435.866.1453

RICHFIELD

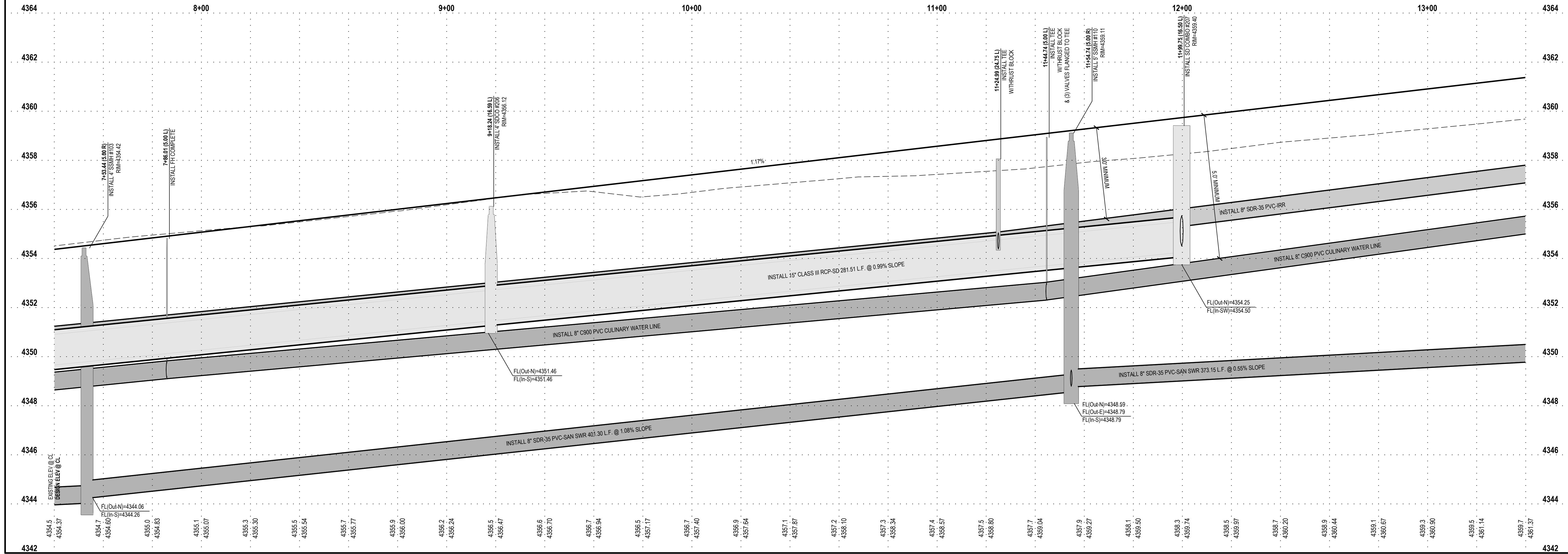
Phone: 435.896.2983

FOR:
ANDERSON RANCH PH III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604

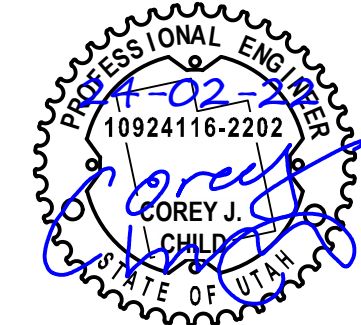
CONTACT:
DOUG CANNON
PHONE: 801-319-8688



GOLD NUGGET ROAD



ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



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PLAN AND PROFILE

PROJECT NUMBER
T1774J

PRINT DATE
2/21/24

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C. CARPENTER

CHECKED BY
C. CHILD

PROJECT MANAGER
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PP-3

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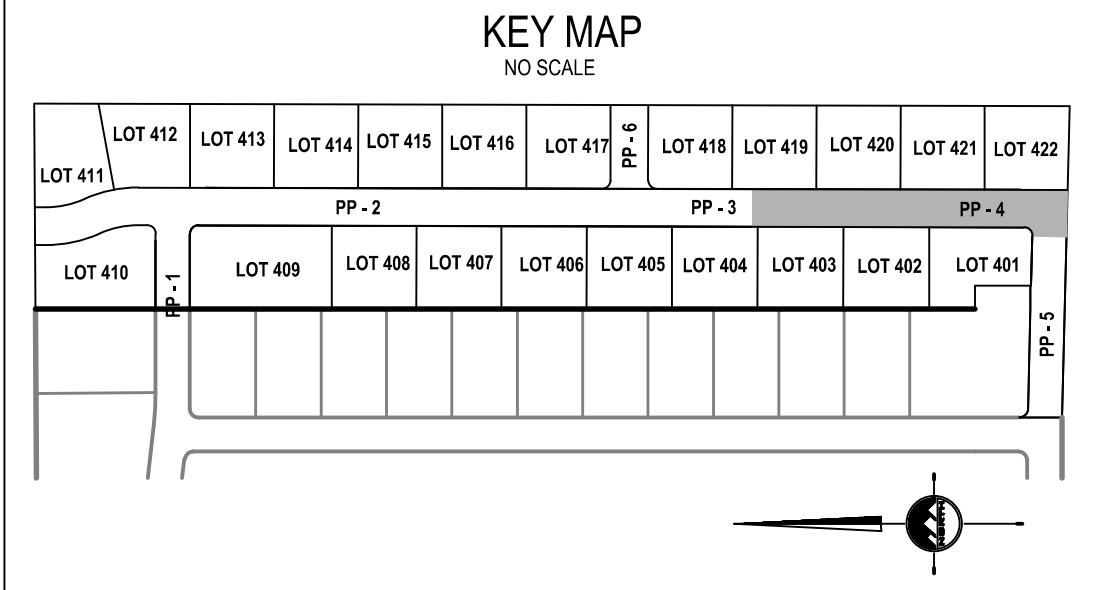
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SANITARY SEWER MANHOLE LID, LOCATED IN
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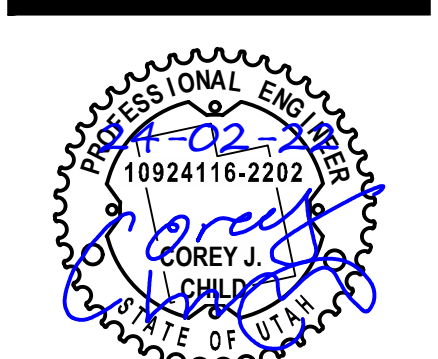
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405 EAST 4450 NORTH
PROVO, UTAH 84604

CONTACT:
DOUG CANNON
PHONE: 801-319-8688

There is not sewer capacity to add additional flow from 20 Wells into this line. Recommend shifting the manhole and end of line somewhere north of the Gold Dust Road intersection. Just far enough to serve Lots 401 and 422.

ANDERSON RANCH
PHASE 4E SUBDIVISION
900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH



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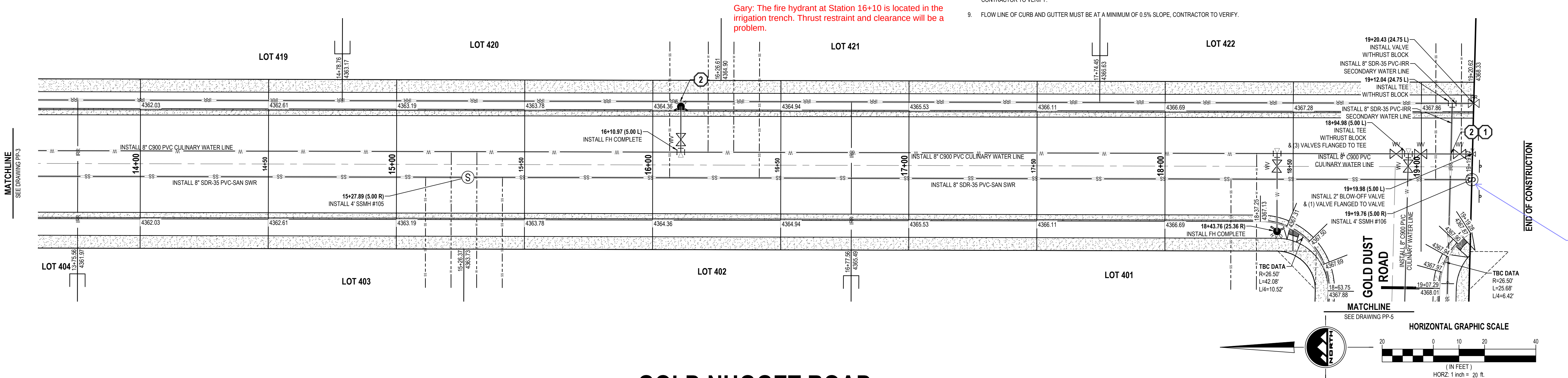
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C. CARPENTER

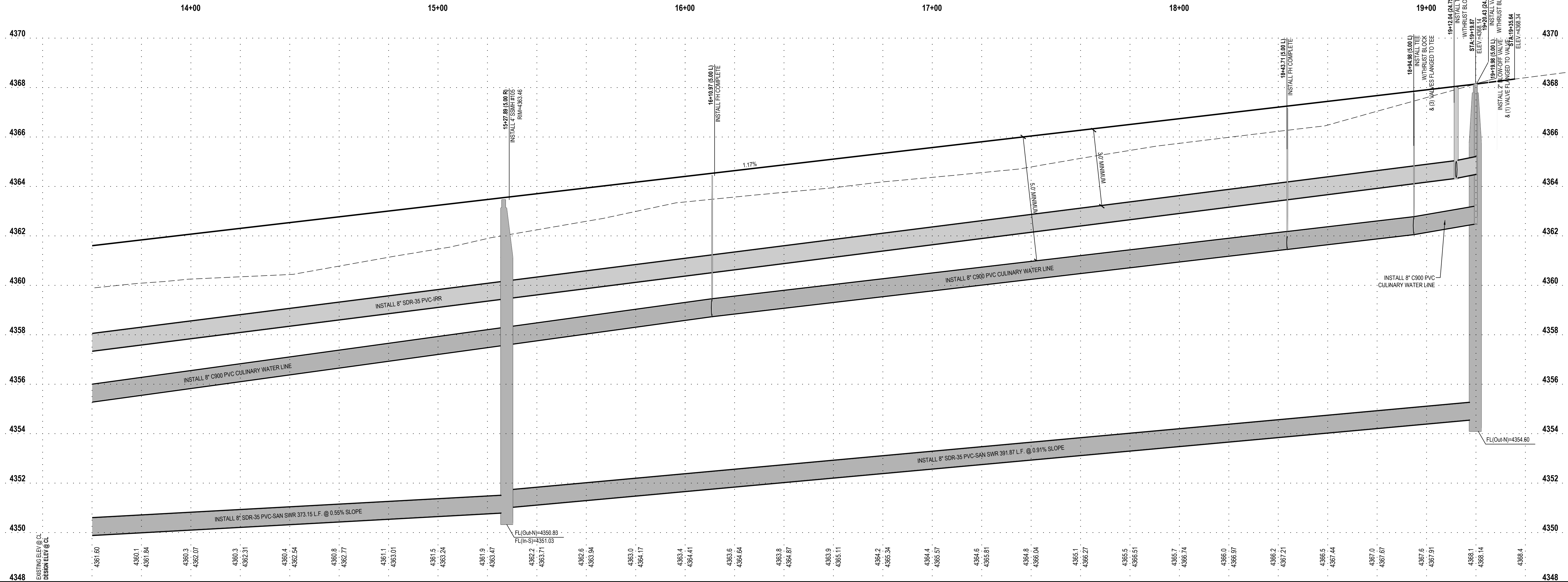
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C. CHILD

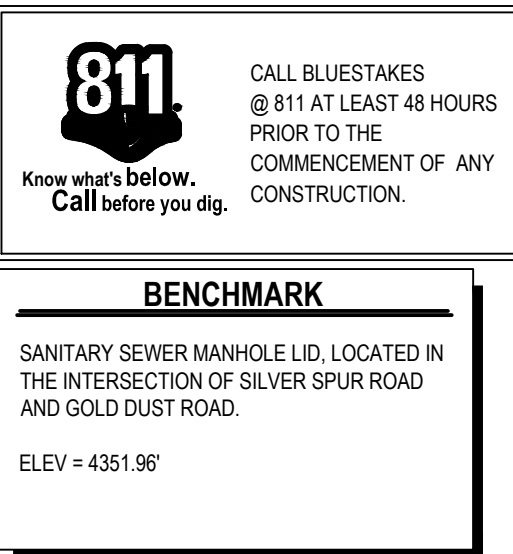
PROJECT MANAGER
C. CHILD

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GOLD NUGGET ROAD



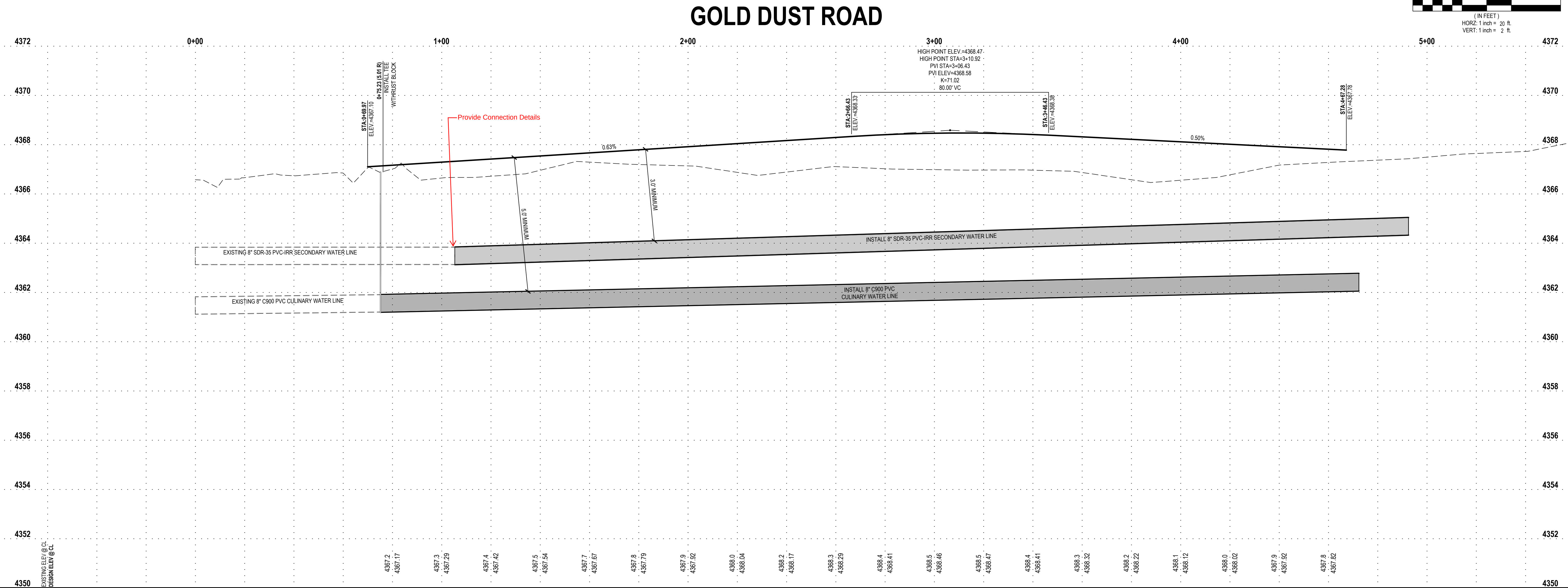
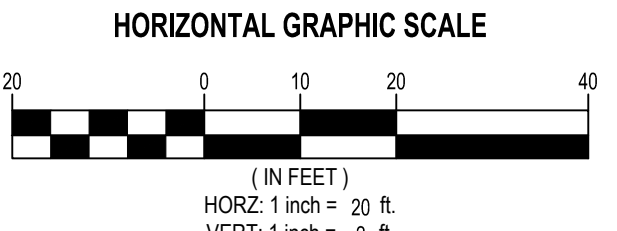
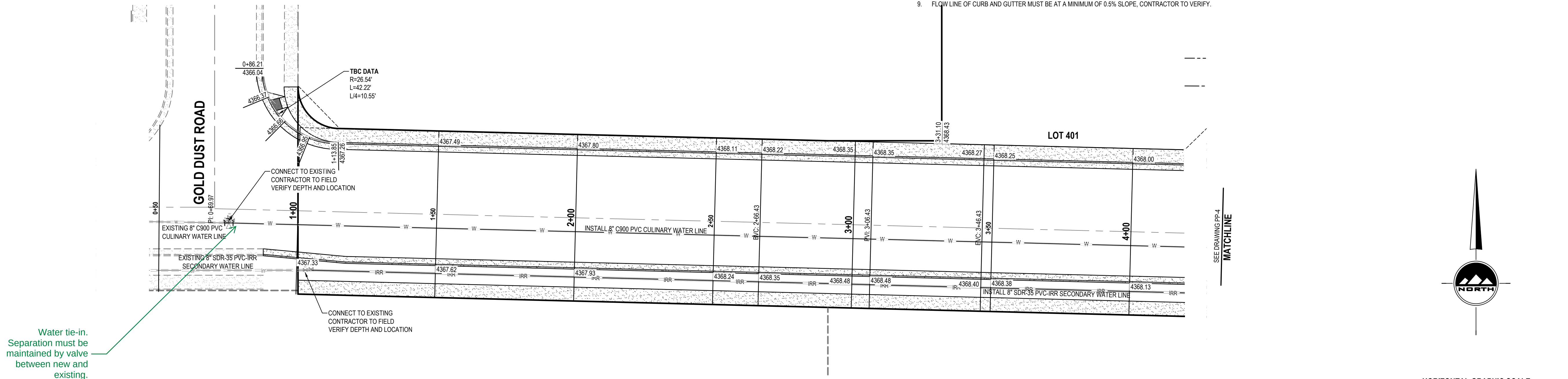
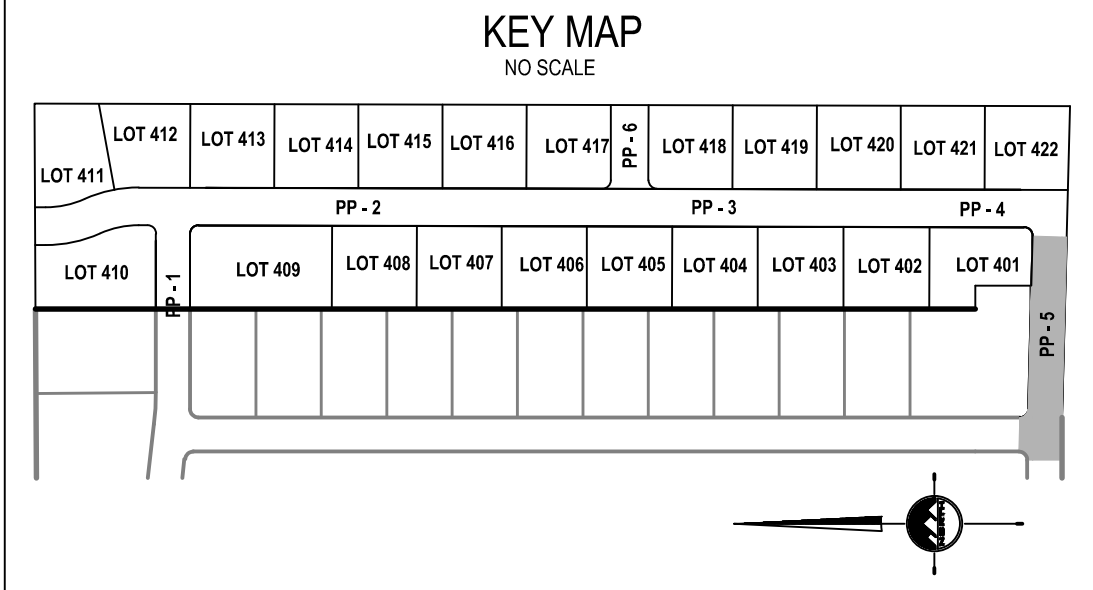


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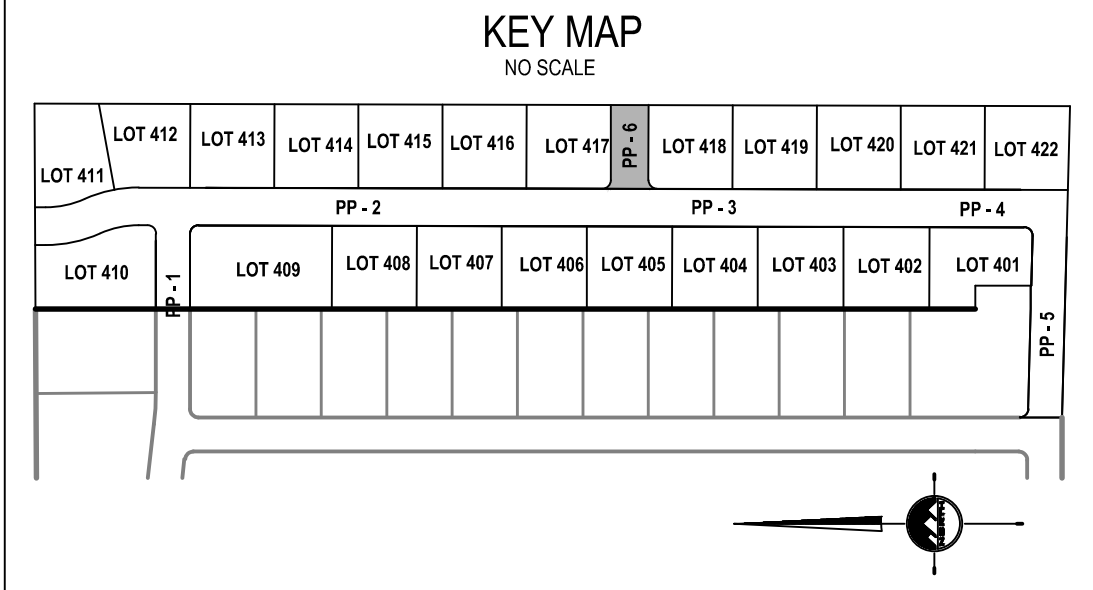
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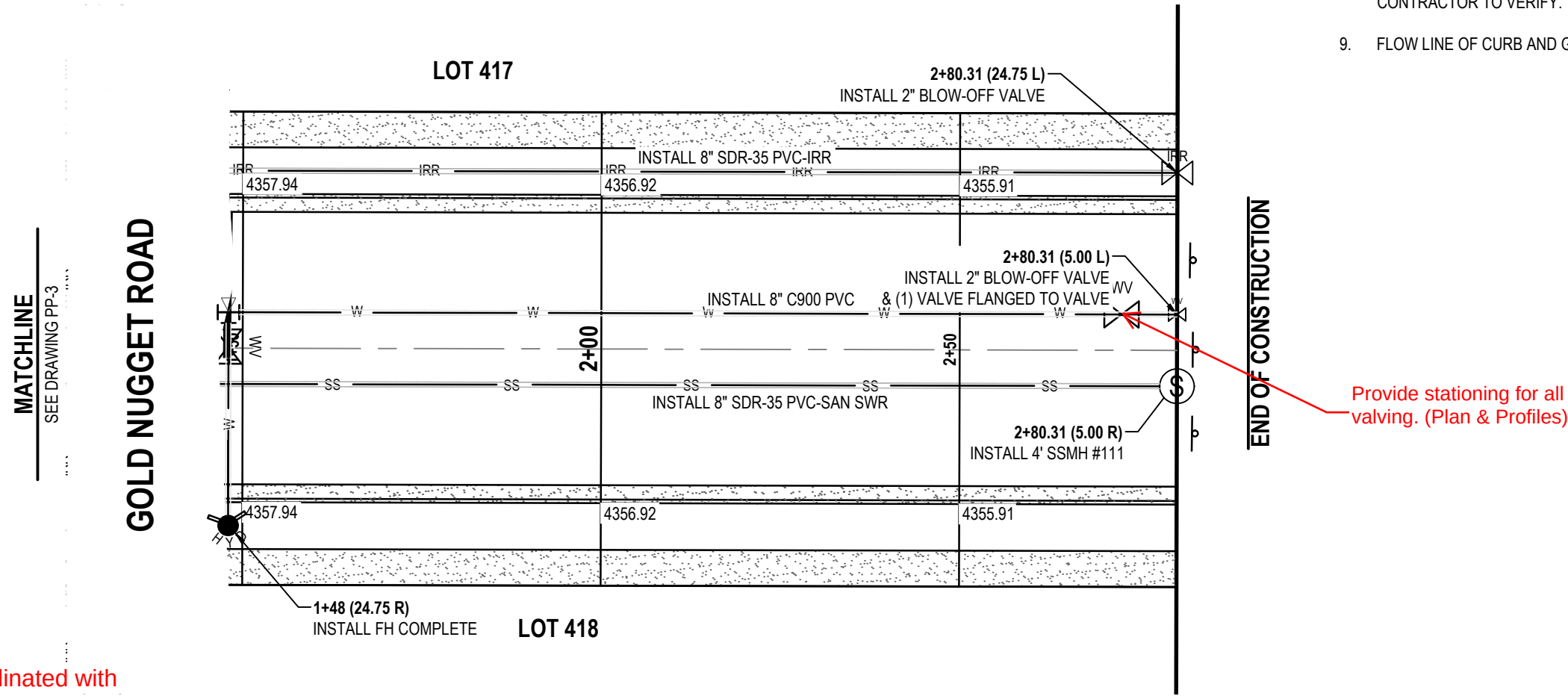
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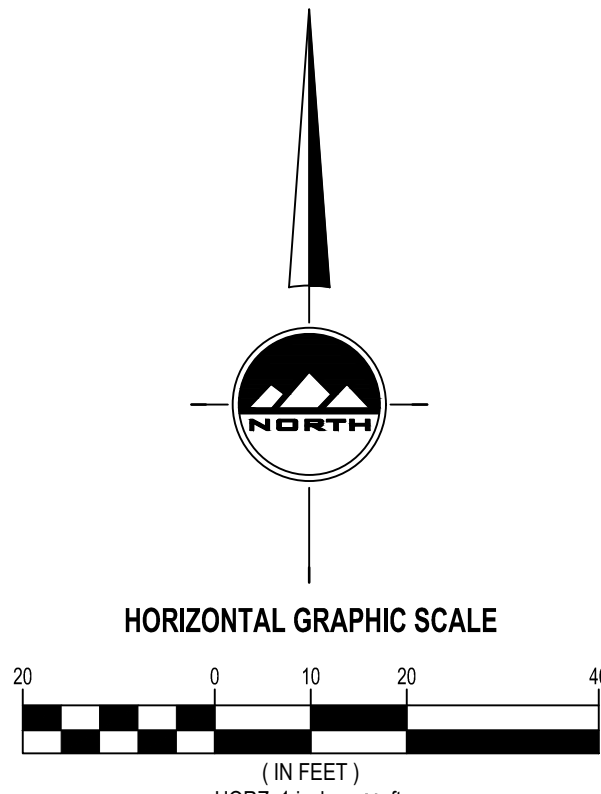
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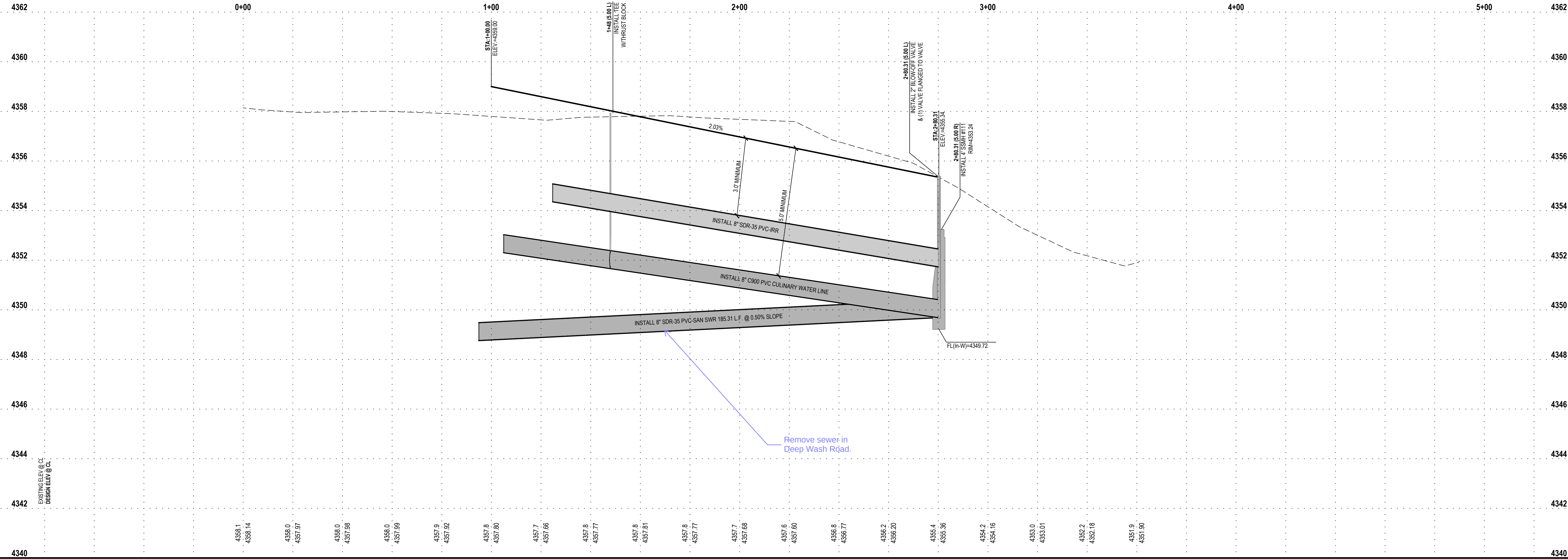


Gary: Twenty Wells may not design their street to drop down through this wash. the street profile needs to be coordinated with Twenty Wells and the utilities adjusted accordingly.

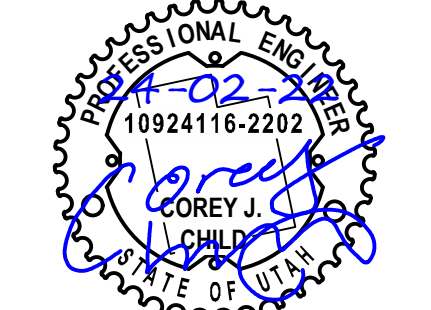
Gary: If a temporary turnaround will be required this grading will need to be revised to get the turnaround out of the wash.
This would be a good location for barriers at 150 feet back from the lip of curb of Gold Nugget.



DEEP WASH ROAD



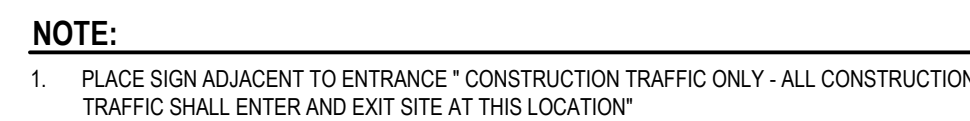
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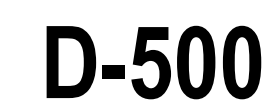
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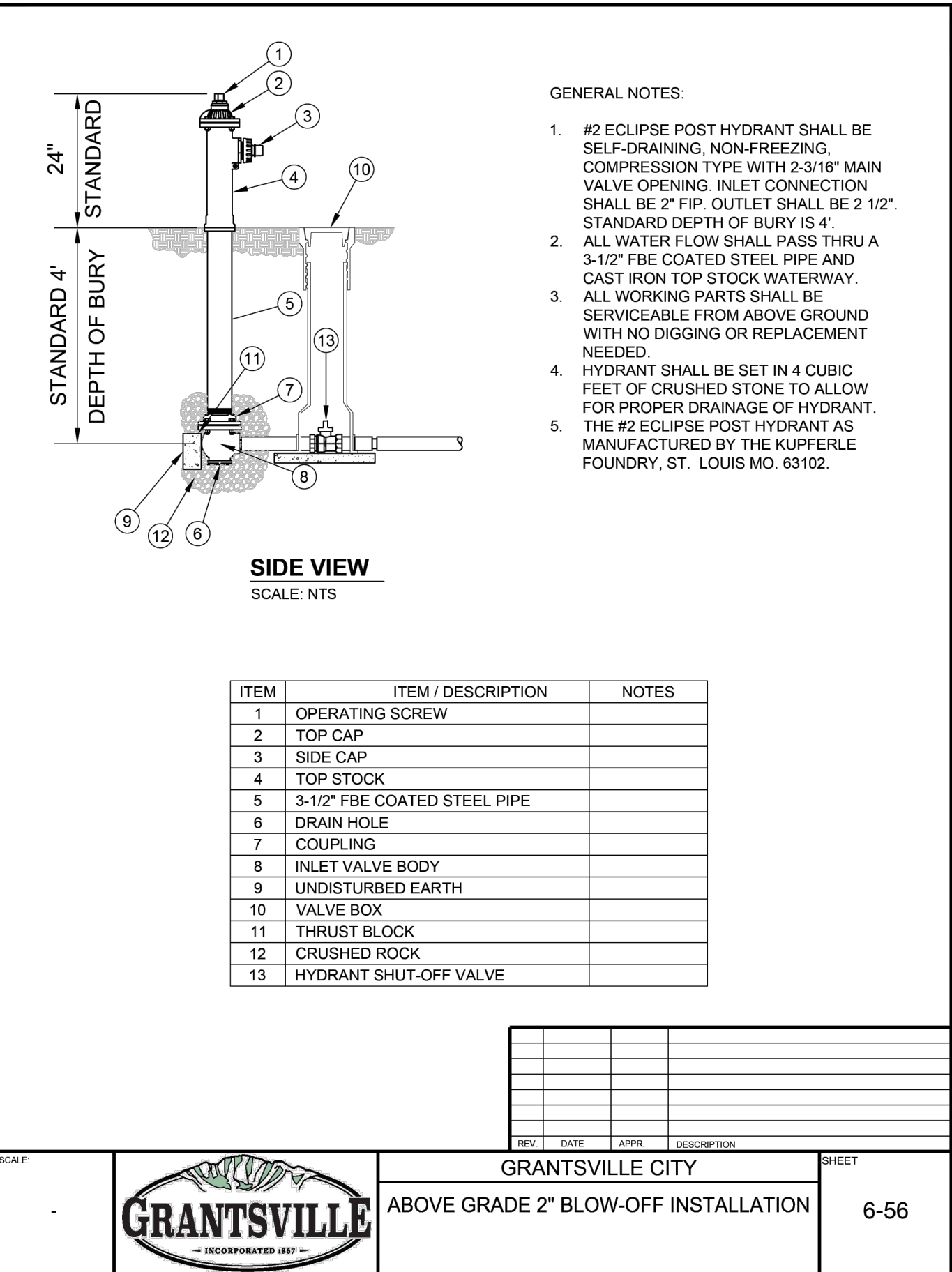
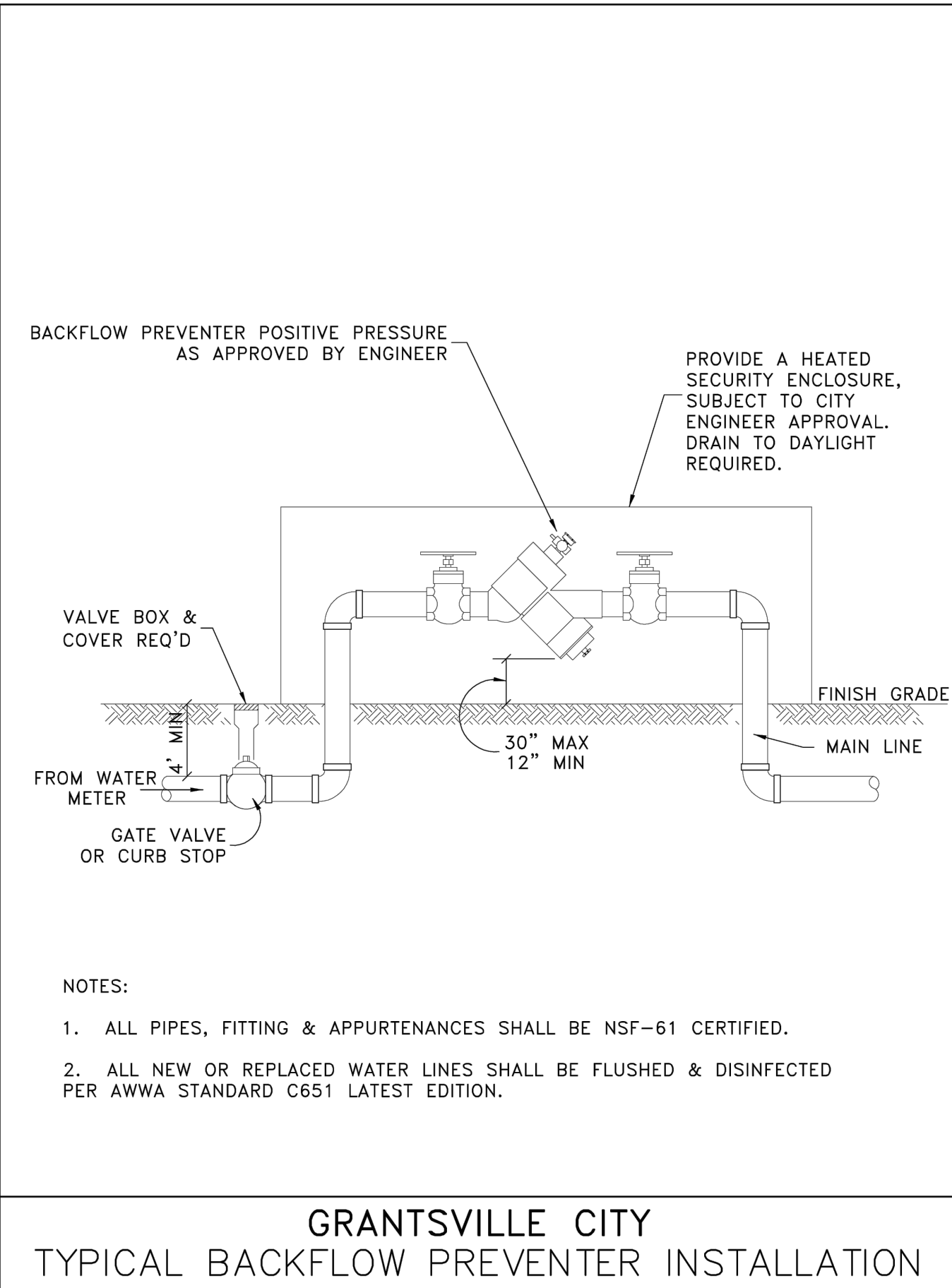
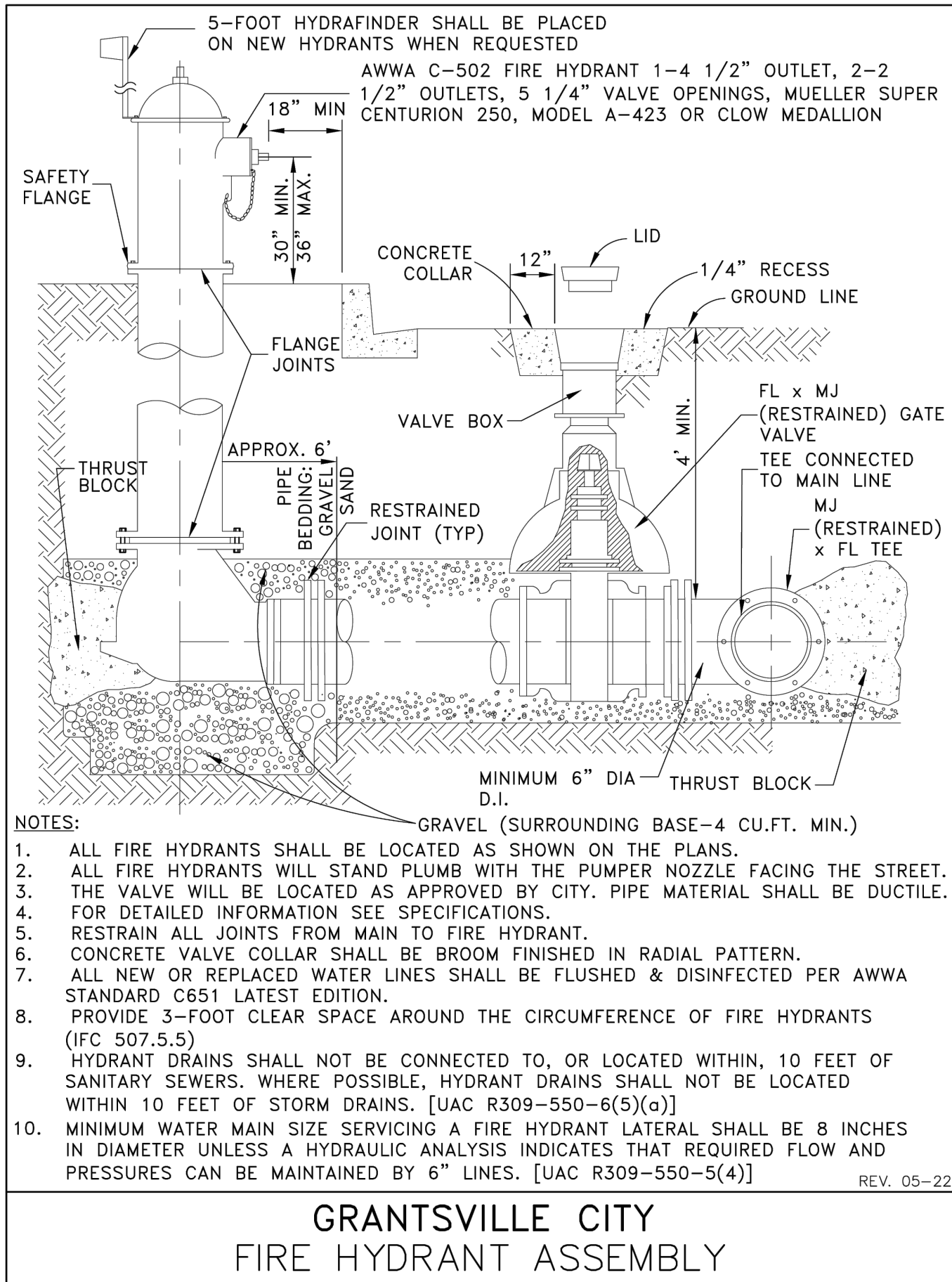
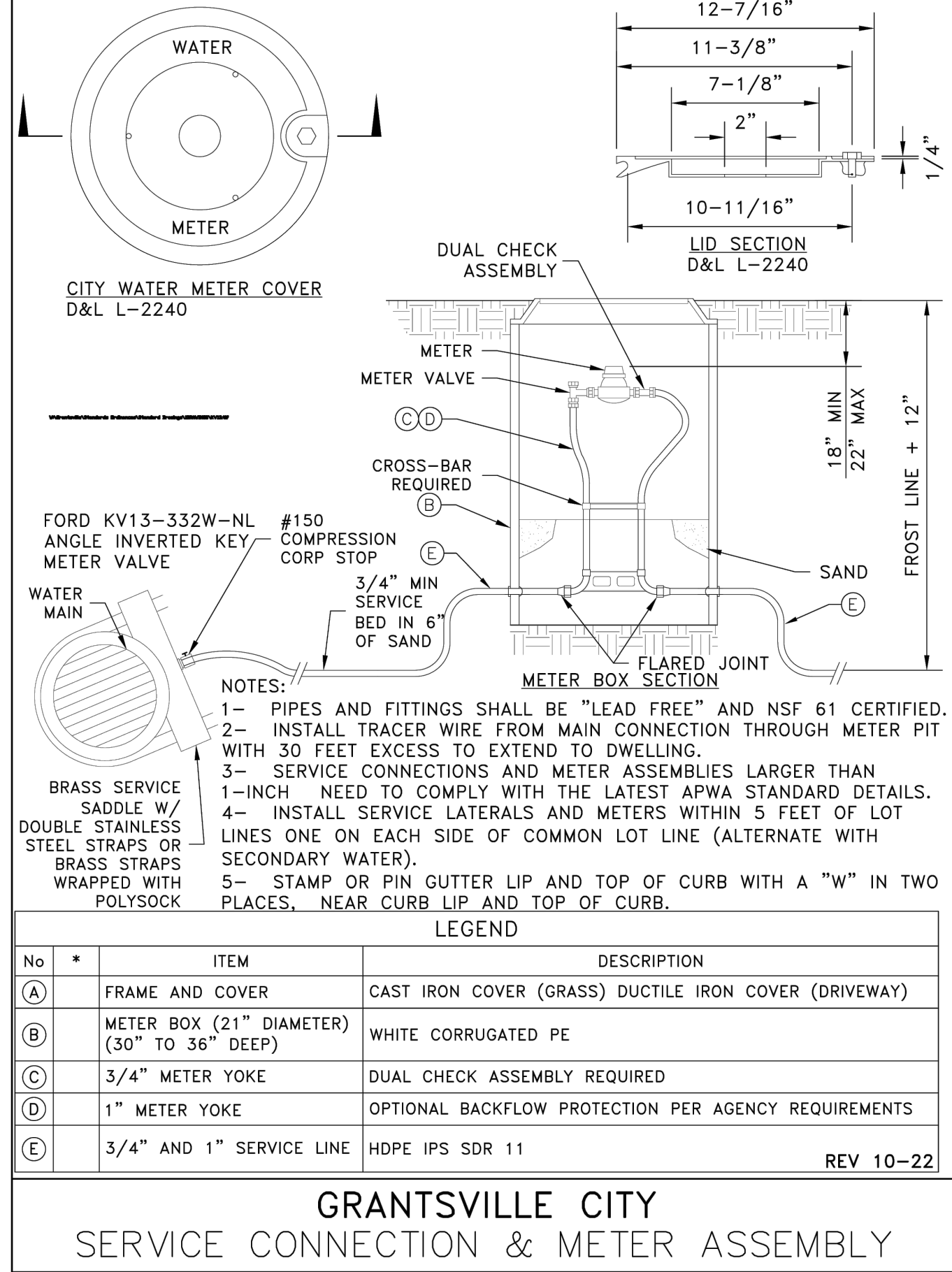
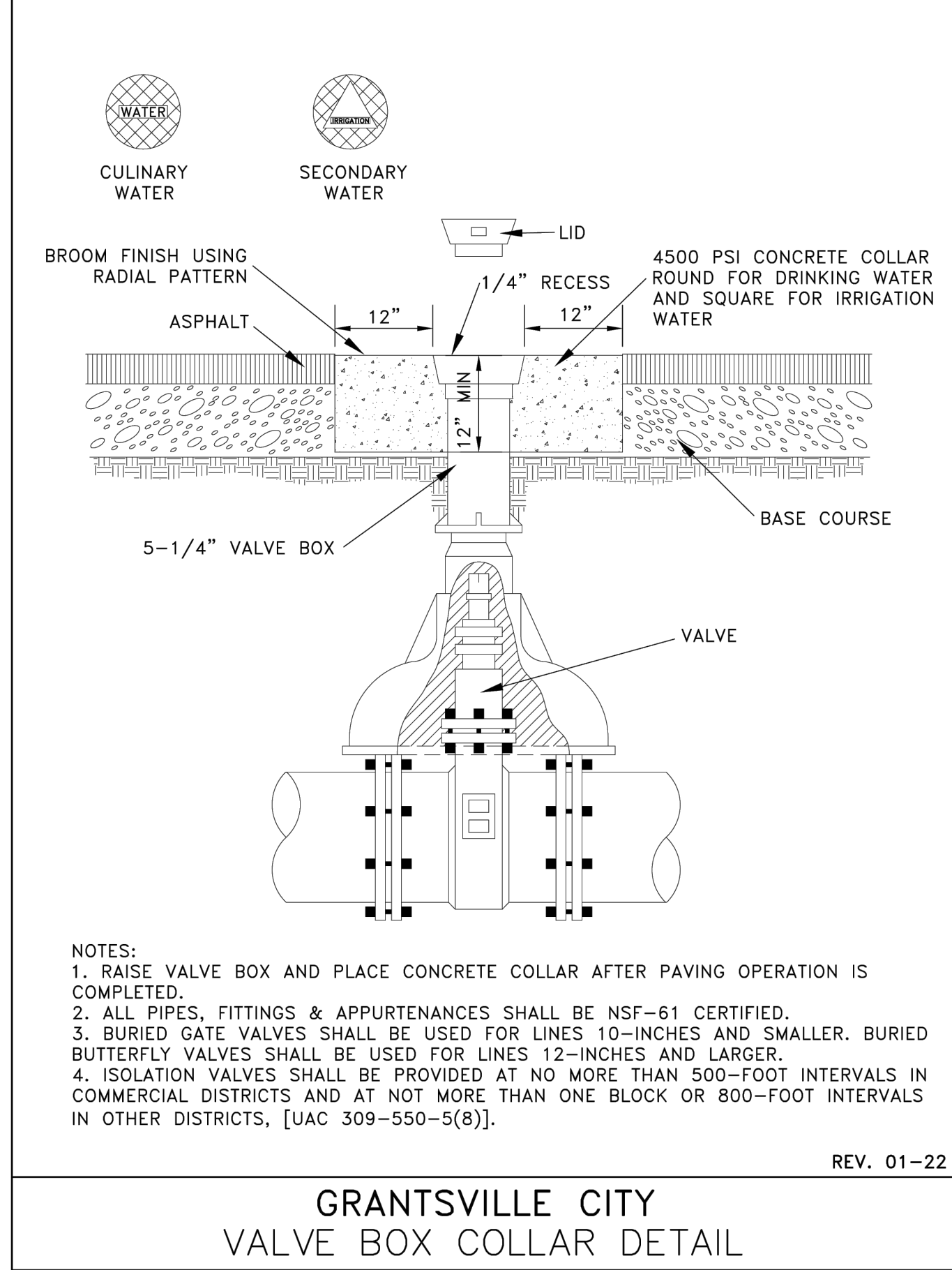
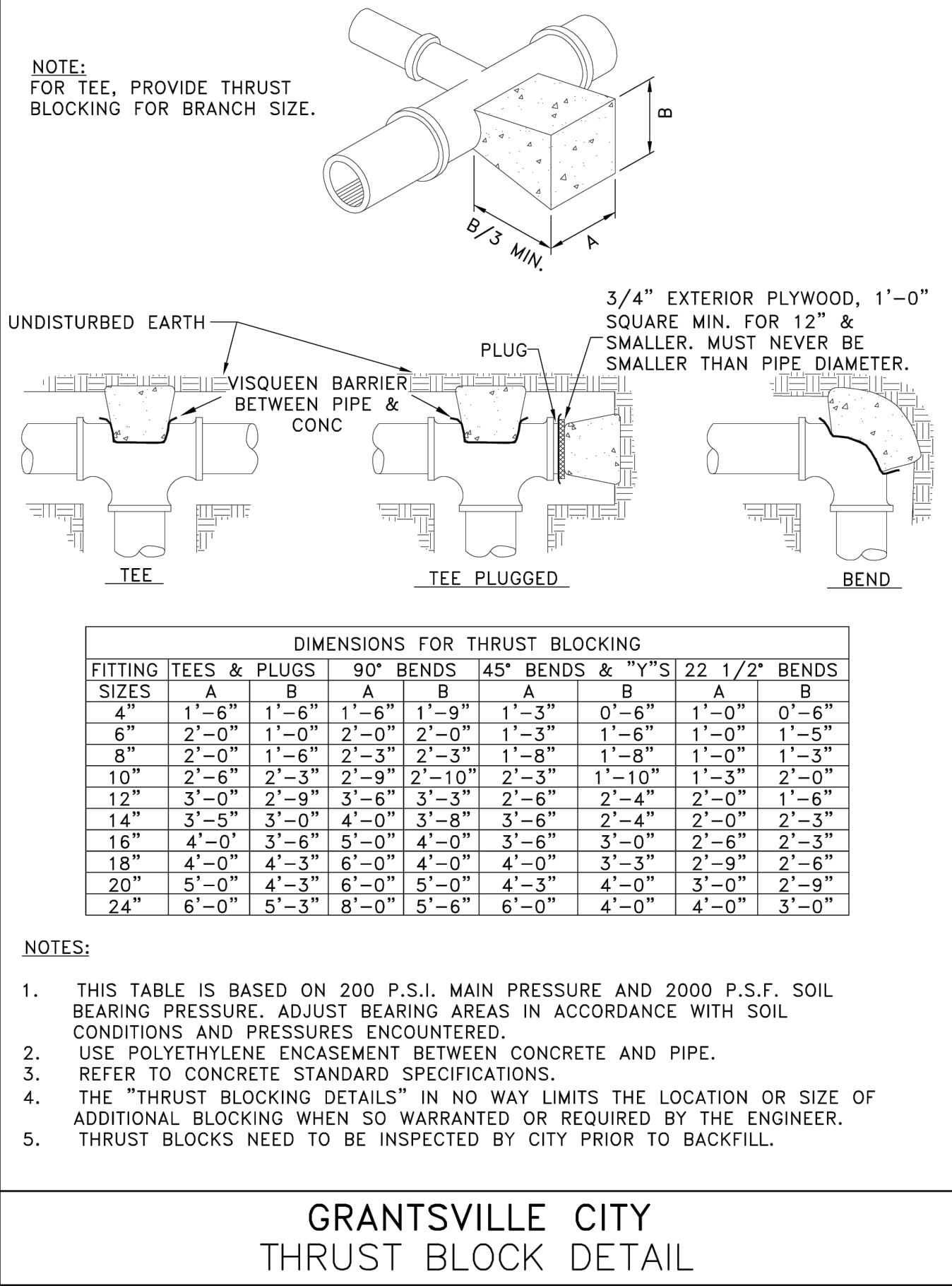
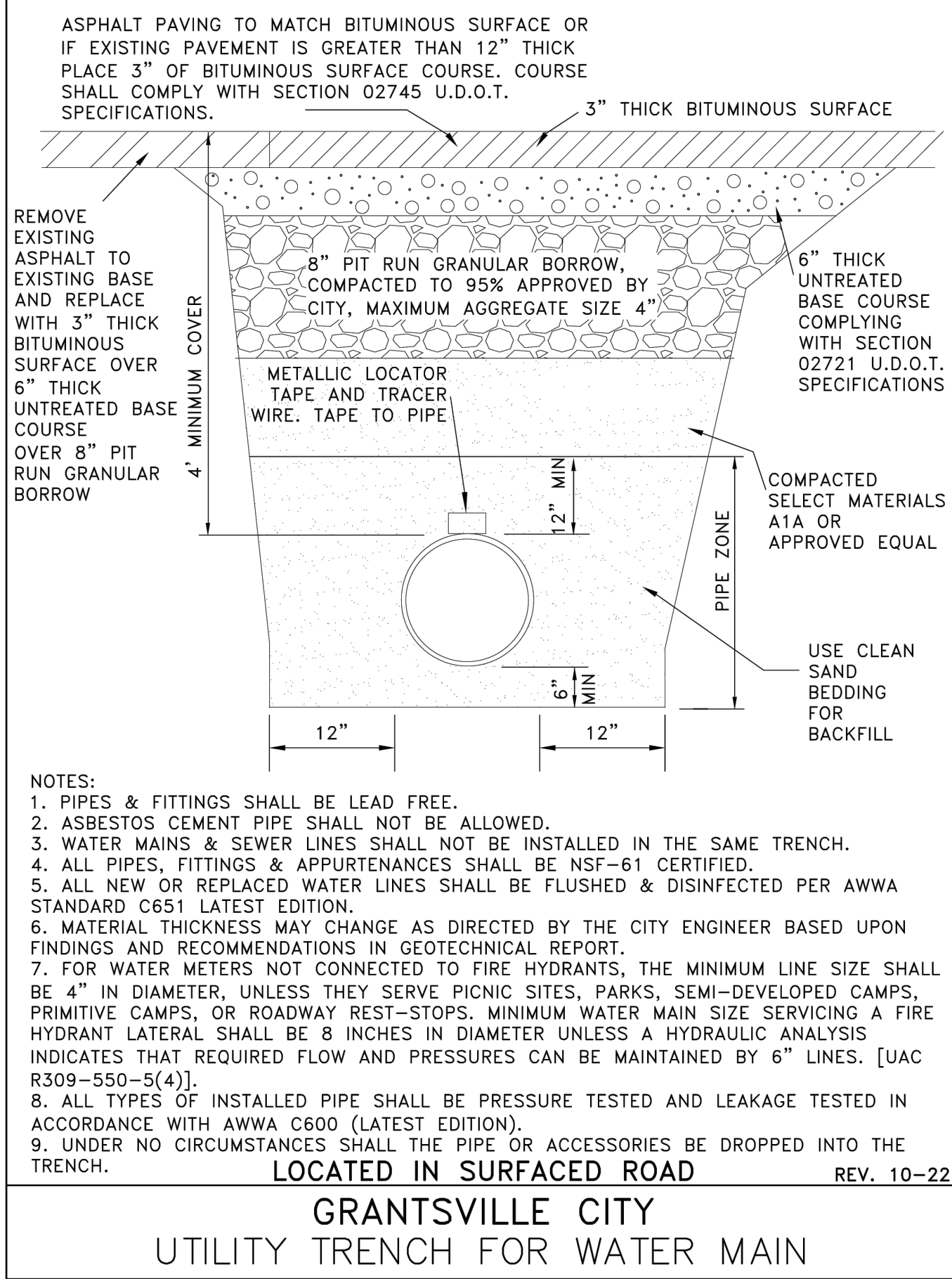
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PROJECT MANAGER C. CHILD	



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





GRANTSVILLE CITY STANDARDS	
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

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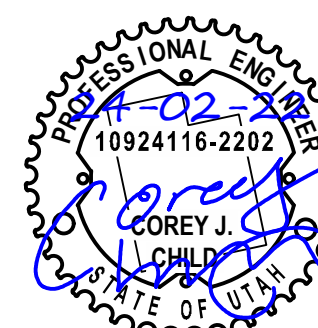
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DETAILS

PROJECT NUMBER
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2/21/24

DRAWN BY
C. CARPENTER

CHECKED BY
C. CHILD

D-501

Gary: The list of APWA modifications list is not complete.

AGENDA ITEM #4

Discussion of the proposed rezone of 74.89 acres of property from zoning designation A-10 to zoning designation C-G, located at approximately 1600 N SR138.

AGENDA ITEM #5

Discussion of the proposed amendment to the Grantsville City General Plan and Future Land Use Map, for the property located at approximately 1600 N SR138 from an Industrial designation to a Commercial designation.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit# 2023149

Proposed Amendment to Grantsville City's General Plan and Future Land Use Map and Rezone of the G & L Investments LLC Property to go from the Remaining A-10 to C-G Designation Summary and Recommendation

Parcel ID:	01-124-0-0001 & 01-118-0-0004	Meeting Date:	April 4, 2024
		Public Hearing:	April 4, 2024
Property Address:	1600 N SR 138	Current Zone/Proposed Zone	A-10 and C-G Proposed to be Rezoned as C-G Commercial General
Applicant Name:	G & L Investments LLC		
Request:	Linda Nelson		
Prepared by:	Cavett Eaton		

PROJECT DESCRIPTION

Bonneville Seabase was purchased from the City of Grantsville in 1988. It has been operating as a Marine Dive Training and Recreation Facility since that time. The property was annexed into Grantsville City at the 2011 Annexation of the Flux Area on SR 138, approved Jan 13, 2011. The original Tooele County Zoning for this property was MU-40. The current zoning designations appeared to be a determination of City Staff and consultants as to the most appropriate for the area and use at the time.

SITE & VICINITY DESCRIPTION

This property is located approximately 0.5 miles Northwest of the junction of the Old Lincoln Highway and SR 138. The total acreage for the two parcels is 74.89 acres and features natural artesian hot springs with manmade pools and aquatic habitat.

Currently, Bonneville Seabase has limited its scuba and snorkeling activities, but they remain open for recreational camping. The property is also utilized for special events usually occurring on the weekends.

PLANNING STAFF RECOMMENDATION

The last discussion on this proposal (both agenda items for the 21st of December 2024 were tabled pending a change in the specific zoning request):

Minutes from the Planning Commission Regular Meeting held on December 21st, 2023

Agenda Item # 3

Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation

Agenda Item # 4

Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation

Linda Nelson and George Sanders were present to answer questions. They noted that they have not been able to solidify a plan for conservation, but they feel it should never be high-density.

Shay with Aqua Engineering suggested that they write up an agreement for how they want this land to be used, and become involved with a group to manage the land, in order to protect it.

A suggestion was made to rezone the whole property as commercial, doing a boundary adjustment to split the triangle-shaped portion off, create one larger lot with the other two, handle the triangle portion immediately, then handle the remaining property.

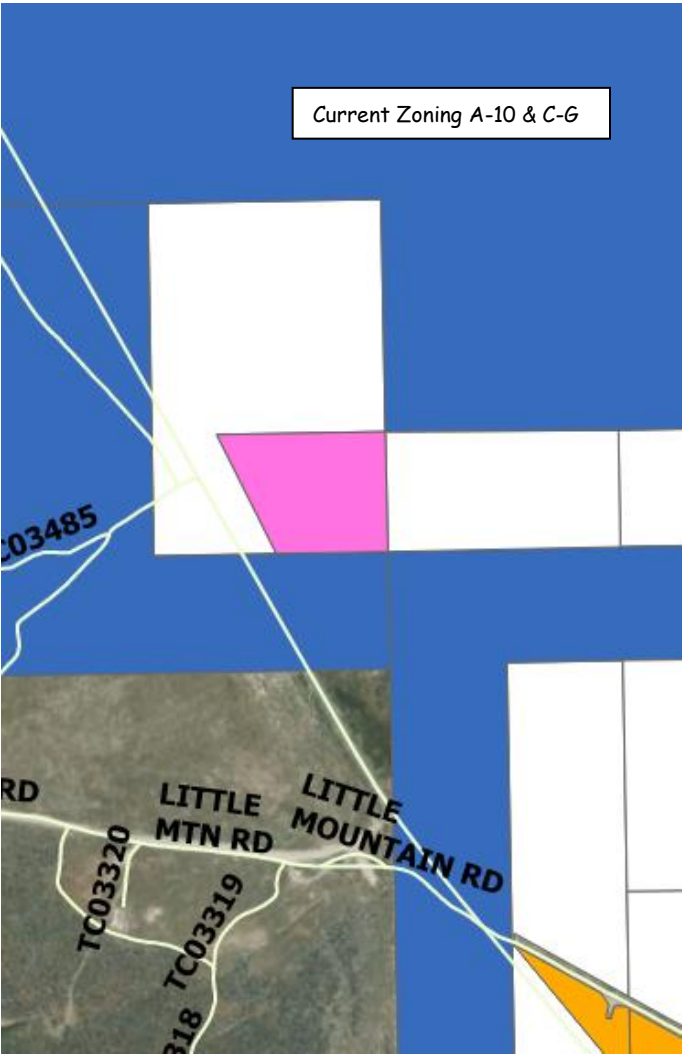
The applicants are requesting a change in the Zoning Designation to Commercial C-G on the property that is currently Zoned A-10. This is consistent with the remainder of their property which is also currently zoned C-G.

This zoning will allow for the continued business of RV rental spaces and facilitation of special events.

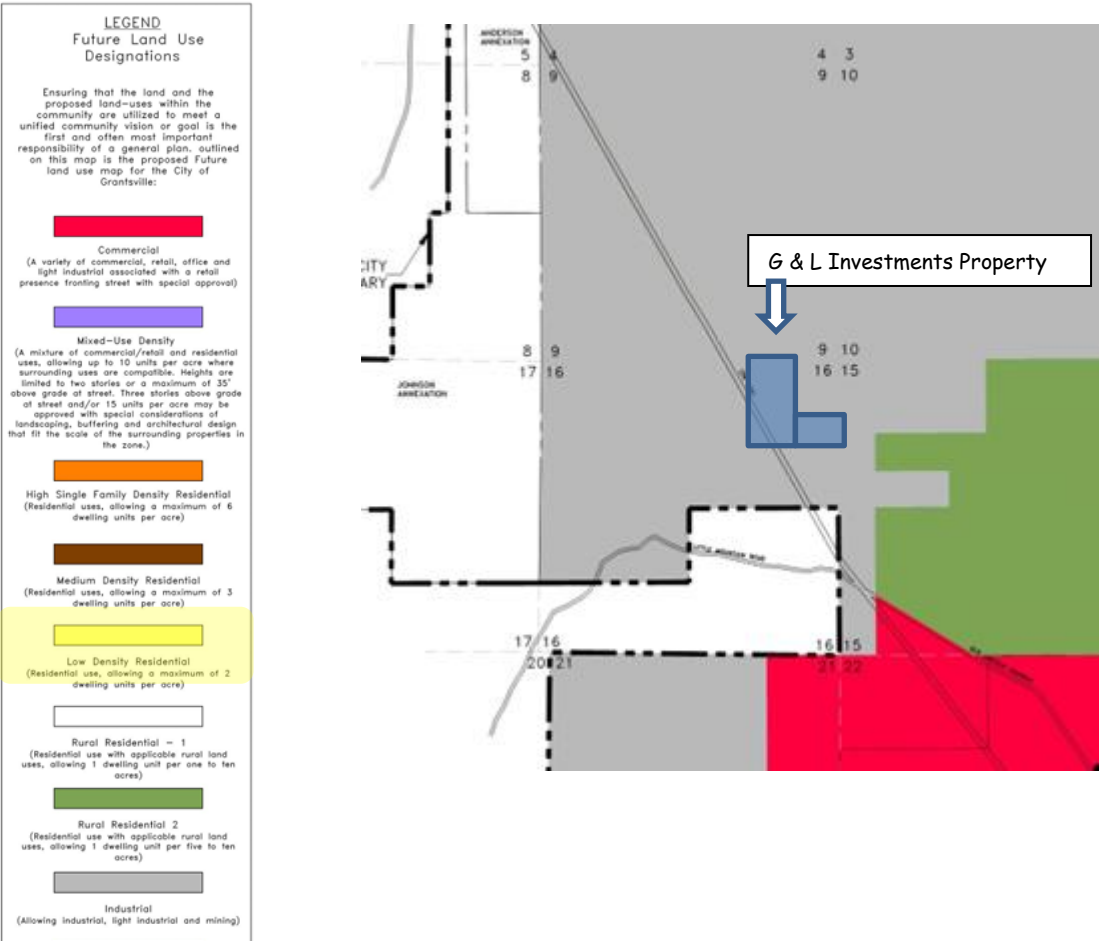
Among other use applications, C-G permits uses for Commercial Outdoor Recreation, Schools, Professional and Vocational (Dive Instruction), and Hotel or Motel.

This designation also allows for a minimum lot size of 0.43 acres (10,000 square feet) which will allow them to split and sell the 5 acre section of their property, located on the West side of State Highway 138.

The “Current Land Use Designation / Future Land Use Map” lists this future land use be “Industrial”. The applicants are requesting a change in that designation to “Commercial”, which is the designation in the properties to the south of Bonneville Seabase. (See Future Land Use Zoning Map)



Current Land Use Designation / Future Land Use Map – Industrial



CURRENT ZONING AND APPLICATIONS

This commercial property is zoned C-G which has the following conditions:

16.3 General Commercial District (C-G)

(1) The purpose of the C-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.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet Interior Side Yard
.....None

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width, whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY
Amended by Ord. 2022-14 on 8/3/2022

This residential/rural property is zoned A-10 which has the following conditions:

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

- (1) Minimum Lot Size:10 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet. Rear Yard
.....60 feet Side Yard
.....20 feet Rear Yard for Accessory
Buildings7.5 feet On corner lots, 2 front yards and 2 rear yards are
required.

- (5) Maximum Building Height45 feet

GENERAL PLAN CONSIDERATIONS

Economic Development

Goals + Policies + Economic Development

Goal 1. Define the Core. Maintain Grantsville’s Main Street/State Route 138 as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street/State Route 138 Corridor, including protecting the existing residential uses. 2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Grantsville.

Goal 2. Priority Areas. Recognize economic opportunity areas identified by the community and prioritize them for long-term development.

1. Zone priority areas selectively and focus incentives and investments in those areas. 2. Grantsville City will create an economic development / industrial policy and reevaluate it annually.

Goal 3. Administrative Business Incentives. Grantsville is a business-friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses (like restaurants and office space). 2. Utilize incentives for desired businesses, specifically ensuring that necessary services are provided within the community. 3. Grantsville will continue to maintain a quick and efficient business and development permitting

process. 4. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

Strategies - Economic Development

1. Designate a council member who is responsible for business recruitment, relationship, or regulations that fit the local economy. 2. Develop an incentive program to attract retail businesses of greatest leakage including auto sales, general merchandise stores, and building & garden. 3. Develop incentive programs to keep jobs local. Encourage greater investment in broadband capacity to keep jobs local. 4. As resources become available, work with the Salt Lake Chamber of Commerce to receive the Governor's award for being a business-friendly community. 5. Identify, inventory, and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.

PLANNING COMMISSION RESPONSE

See minutes above.

NEIGHBORHOOD RESPONSE

None at the posting of this report.

PLANNING STAFF RECOMMENDATION

Grantsville City Planning Staff, City Engineer, Robert Rousselle, and Planning Consultant, Shay Stark, have reviewed this request for a General Plan Change and Rezone and feel that this is an appropriate and beneficial zoning change in this area of Grantsville. We also feel that this is the right process to assist these property owners develop and utilize their land in a way that provides needed event and lodging resources as well as recreational amenities in this outlying area of Grantsville.

AGENDA ITEM #6

Consideration of the proposed Master Development Agreement for The Estates at Twenty Wells PUD.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # Estates at Twenty Wells MDA

Estates at Twenty Wells Master Development Agreement Staff Report Summary and Recommendation

Parcel ID(s): 01-069-0-0004, 01-069-0-0063

Meeting Date: April 4, 2024

01-069-0-0078, 1-069-0-0104, 01-069-0-0085

Public Hearing Date: March 21, 2024

01-069-0-0086, 01-069-0-0090, 01-069-0-0106

01-069-0-0107, 01-076-0-0002

Property Address: South of Highway 112, East of Anderson Ranch **Current Zone:** A-10, MU / PUD

Applicant Name: Scott Yermish

Request: Master Development Agreement Approval

Prepared By: Cavett Eaton / City Staff

Planning Staff Recommendation:

This MDA application will be/was discussed in a Work Meeting on April 4th prior to the Regular Meeting on the same day. It is assumed all concerns and details have been discussed and agreed upon and this MDA is ready to approve.

History:

Scott Yermish provided a Draft of the Master Development Agreement required for a PUD approval for the Estates at Twenty Wells on March 14th, 2024. City Staff has reviewed the Draft MDA.

The Public Hearing for the PUD was held 12/21/2023. It was discussed at the Planning Commission Meeting 1/4/2024 and again at the Planning Commission Work Meeting 1/18/2024.

The PUD was recommended for approval at the Planning Commission Meeting held on 3/7/2024 with the following conditions:

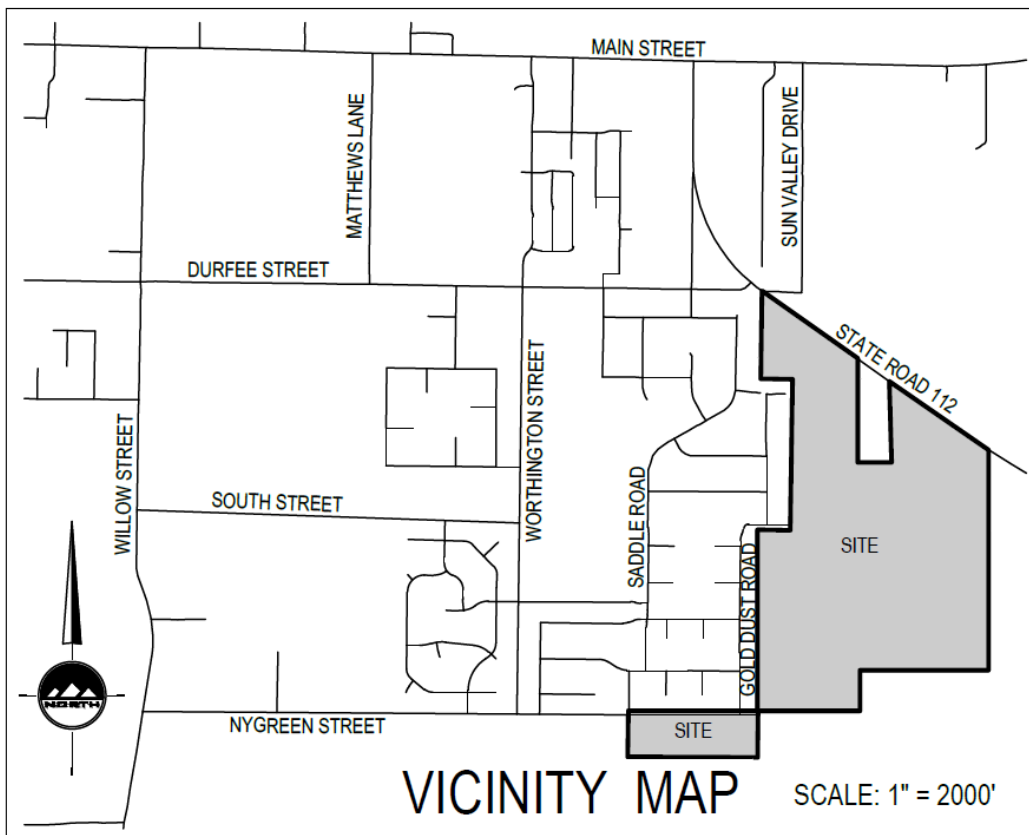
- It meets all legal requirements.
- That all deviations will be addressed at a future point.
- There be no guarantee of any number of density per unit.
- consideration

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

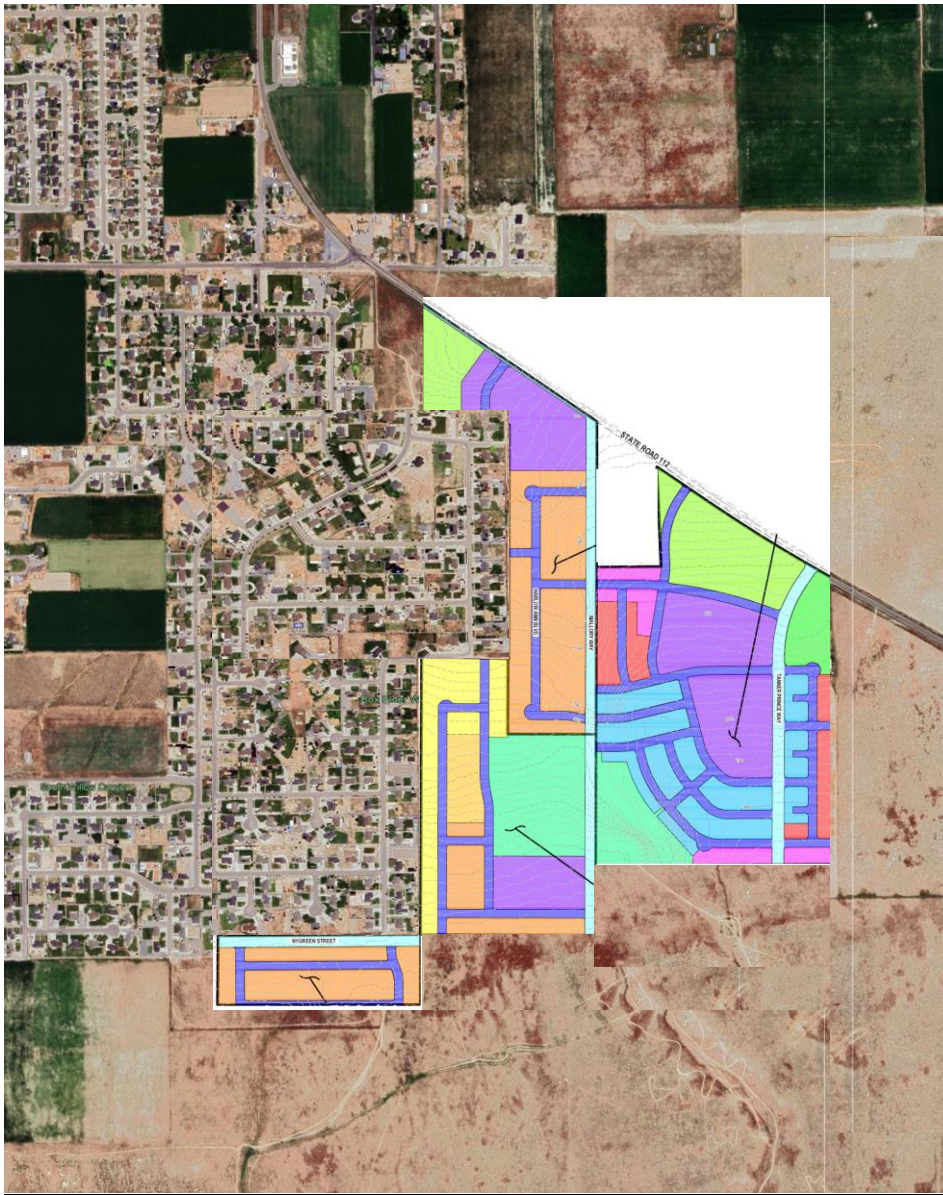
Senior City Staff reviewed the draft of the Estates at Twenty Wells Master Development Agreement and have provided comments and recommendations, which are noted on the draft MDA. City Staff supports this application, and recommends it for approval by the Planning Commission and City Council with recommendations and additions as deemed necessary by those bodies.

SITE & VICINITY DESCRIPTION



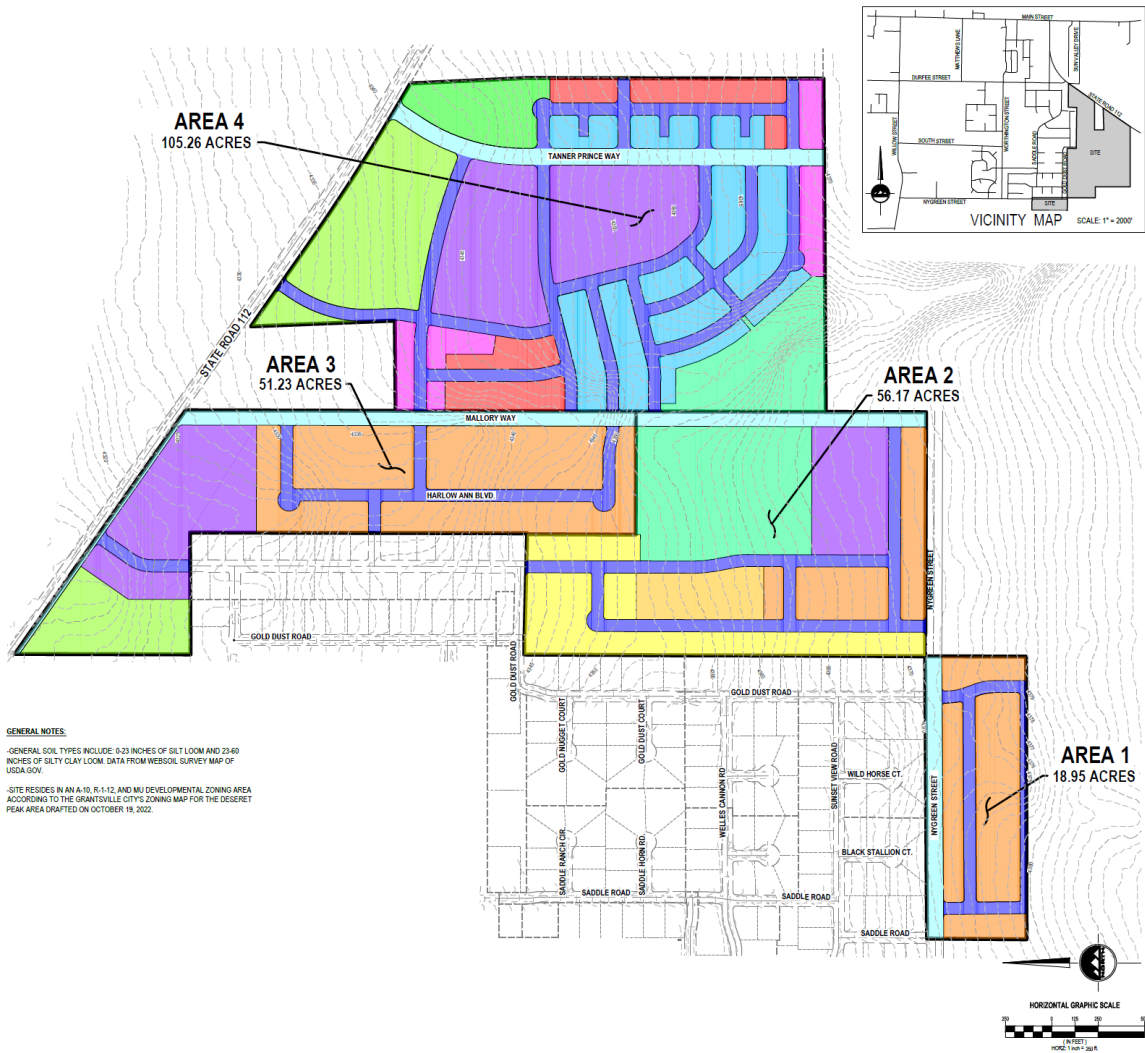
Request: MDA Approval

Permit # Estates at Twenty Wells MDA



Request: MDA Approval

Permit # Estates at Twenty Wells MDA



TOTAL AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(513) SINGLE FAMILY LOTS	3,762,277.20 sq. ft.	86.37 acres	38.16%
(441) MULTIFAMILY UNITS	1,672,704.00 sq. ft.	38.40 acres	16.97%
PARKS AND OPEN SPACE	1,219,680.00 sq. ft.	28.00 acres	12.37%
COMMERCIAL	871,200.00 sq. ft.	20.00 acres	8.84%
MINOR COLLECTOR ROADS	703,929.60 sq. ft.	16.16 acres	7.14%
NEIGHBORHOOD STREETS	1,628,708.40 sq. ft.	37.39 acres	16.52%
TOTAL SITE	9,868,499.20 sq. ft.	226.32 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.05 acres	EXCLUDED OVERALL
NOTE: EXCLUDED CHURCH PARCEL TO BE DEEDED TO THE LDS CHURCH. OVERALL DENSITY IS 891 UNITS / 226.32 ACRES = 3.94 UNITS/ACRE.			

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

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

NEIGHBORHOOD RESPONSE

Scott Yermish has presented this Master Development Agreement for review on March 14th, 2024. Public Notice was sent out immediately and City Staff has met the required noticing requirements (See Public Hearing Notice dated March 21st, 2024).

City Staff have received no responses at the time of this report. Responses received after posting the packet will be forwarded to the Planning Commission via email.

PLANNING STAFF ANALYSIS AND COMMENTS

Staff recommends approval and modification of the MDA with the following conditions (in addition to those listed above by Planning Commission, as stated in the Staff Report):

To be updated with April 4th, 2024 Work Meeting.

- The Development Agreement must be approved prior to the final plat.
- The future development agreement, along with the PUD needs to sufficiently address the different types of developments being proposed, or possibly a Rezone of the 107 acres needs to be done. (The City Attorney will be involved in this process. This should not hold up the PUD as the rezone would be an action to protect the City if something changed within the project that would cause a portion of the project to revert back to existing zoning.)
- Locate single family residential lots next to the boundary with Anderson Ranch out to SR-112 to act as a buffer to the commercial and higher density residential uses in the proposed project.
- Relocate the proposed townhomes / multi-family housing that is currently shown fronting SR-112 further to the south near the Public Park with access provided at intersections on Mallory Way to reduce the congestion on the local residential streets.
- Address timing of park improvements. If it is phased, specify what will be completed with each phase. The Public Works department requests improvements come in with each phase.
- The Applicant has stated that the major water and sewer utilities will be completed at the beginning of the project. This should be clearly addressed in the development agreement.

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

PUBLIC HEARING NOTICE



GRANTSVILLE CITY PLANNING COMMISSION

**MARCH 21, 2024
PUBLIC HEARING**

**PROPOSED MASTER DEVELOPMENT AGREEMENT FOR THE ESTATES AT
TWENTY WELLS PUD**

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on March 21, 2024 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the PUBLIC HEARING ON THE PROPOSED MASTER DEVELOPMENT AGREEMENT FOR THE ESTATES AT TWENTY WELLS PUD and make a recommendation to the City Council. You can view a copy of the agenda and packet online by 5:00pm on March 15, 2024 at the link below:

https://www.grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on March 21, 2024.

Dated this 11th day of March, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Cavett Eaton
Zoning Administrator



Scan QR Code above or use the link below to join zoom meeting
<https://us02web.zoom.us/j/85992938377>

Meeting ID: 859 9293 8377

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

DRAFT MASTER DEVELOPMENT AGREEMENT

WHEN RECORDED, RETURN TO:

Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029

**GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
THE ESTATES AT TWENTY WELLS PUD**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the 12th day of March 2024, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Priority Builders LLC, a Utah limited liability company (“**Developer**”).

Commented [1]: This needs to be the date of Council Approval - Can be left blank until approved.

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 Planned Unit Development subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the 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:

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.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.1. **Buildout** means the completion of all of the development on the entire Project in accordance with this Agreement.
- 1.2. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.3. **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.
- 1.4. **Council** means the elected City Council of the City.
- 1.5. **Default** means a breach of this Agreement as specified herein.
- 1.6. **Developer** means Priority Builders LLC, and its successors/assignees as permitted by this Agreement.
- 1.7. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
- 1.8. **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.
- 1.9. **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.
- 1.10. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.11. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.12. **Maximum Residential Units** means the development on the Property of The Estates at Twenty Wells PUD., 1150 Residential Dwelling Units
- 1.13. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.14. **Party/Parties** means, in the singular, Developer or the City, in the plural Developer and the City.
- 1.15. **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."
- 1.16. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.17. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.18. **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.
- 1.19. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.20. **Zoning** means the 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 Plan.
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. **Master 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, [ASBA standards](#), [CPSC Standards](#), [IPEMA Standards](#), [ASTM](#), 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) (2019).
4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of

Commented [2]: Standards related to parks and sports fields. Thanks

Commented [3]: -ASTM F 668. Standards for sports gates and fencing

this Agreement shall be until January 31, 2032. If Developer has not been declared to be currently in Default as of January 31, 2032 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2035. This Agreement shall also terminate automatically at Buildout.

5. **Addendum No. 1.** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of the Project. If there is a conflict between this Agreement and Addendum No. 1, then Addendum No. 1 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 a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer.

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 Council. 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 shall be completed prior to December 31, 2030. 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 paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (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.

Commented [4]: Should we specify the period. This is ambiguous ("reasonable time")

-For the purpose of this agreement, "reasonable time" is considered a period of no greater than twelve-months from durability notice.

Commented [5R4]: Agreed

Commented [6]: Clean-up spacing

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.

Commented [7]: This is an incomplete sentence

1. **Upsizing/Reimbursements to Developer.**

1.1. **Upsizing.** The City shall not require Developer to “upsized” 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.

2. **Default.**

2.1. **Notice.** If the 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.

2.2. **Contents of the Notice of Default.** The Notice of Default shall:

2.2.1. **Specific Claim.** Specify the claimed event of Default.

2.2.2. **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

2.2.3. **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.

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

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

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

2.3.3. **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.

2.4. **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.

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

2.6. **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.

3. **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:

To the City:

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

~~3-4.~~ **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

~~4-5.~~ **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

~~5-6.~~ **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

~~6-7.~~ **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.

~~7-8.~~ **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.

~~7-1-8.1.~~ **Sale of Lots.** Developer’s selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

~~7-2-8.2.~~ **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.

~~7-3-8.3.~~ **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.

~~7-4-8.4.~~ **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

Commented [8]: and are not? and not?

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.

~~7-5-8.5.~~ **Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement. 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.

~~8-9.~~ **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.

~~9-10.~~ **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~~.

~~10-11.~~ **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.

~~11-12.~~ **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.

~~12-13.~~ **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 Mayor. The initial representative for Developer shall be Scott Yermish COO Priority Builders, LLC. 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.

~~13-14.~~ **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.

~~14-15.~~ **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.

~~15-16.~~ **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.

Commented [9]: effect

~~16,17.~~ **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.

~~17,18.~~ **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

~~18,19.~~ **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

~~19,20.~~ **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. The data disk of GLUDMC, **Exhibit C**, shall not be recorded in the chain of title. A secure copy of **Exhibit C** shall be filed with the City Recorder and each party shall also have an identical copy.

~~20,21.~~ **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

~~21,22.~~ **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 Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2020-12 adopted by the City on March 5, 2020.

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
Priority Builders LLC.

GRANTSVILLE CITY

By: _____
Its: _____

By: Neil A. Critchlow,
Its: Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF TOOELE)

On the ____ day of _____, 20__ personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor 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 Mayor 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 Bryce Newman is the Manager of Priority Builders LLC, 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: _____

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

TABLE OF EXHIBITS

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

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

Exhibit "A"
Legal Description of Property

Request: MDA Approval

Permit # Estates at Twenty Wells MDA

Exhibit "B"
Final Plat

Addendum No. 1

Project Specific Items agreed to be completed by the Developer of The Estates at Twenty Wells PUD.

- 1- Developer will install a Jersey Barrier along gold dust that leads into the land from Anderson ranch closing off access to that area to the best of our ability with that barrier. WHEN?
- 2- Developer will work with the Parks and Recreation Department of Grantsville city to come up with a plan as to the layout for the approximately 27-acre Sports Park that will be constructed in the Twenty Wells PUD and given upon completion *of the development to the city of Grantsville.
- 3- Developer will show progress regarding the Sports Park in each Phase with the goals being:
 - a) Phase 1 will -we will fully grade the Sports Park, begin the irrigation lines.
 - b) Phase 2 will include the completion of the irrigation lines, the curb and gutter, and the beginning of the vertical integration of the buildings.
 - c) Phase 3 will be the completion of the baseball fields, soccer fields, and Pickle-ball courts.

Final additional items will be the fencing, lights and scoreboard. (Do we want to require this to be done before warranty expires or before warranty starts?)

- 3-4- Developer agrees to add the following "Off Site" improvements to the our required items for the Twenty Wells PUD:

- 1-a) Approx. 5800 LF of 12" water line from Army Depot to Subdivision as well as the PRV (pipe reduction valves) 12"-8" per the requirements of the City-Engineers.
- 2-b) Sewer Line along Hwy 112 we will upsize to 15" from the required 10".
- 3-c) We will run sewer line from Durfee Street to Main Street; which will be a complete upgrade using an 18"using 18" sewer line.
- 4-d) We will eExtend Nygreen Street from Saddle Rrd. to the end of subjectour property which intersects Greg Dehaan's Property.

- 4-5- Developer agrees to have commercial zoning/property along 112 on the property that is owned by the PUD.

Commented [10]: Corrected heading

Commented [11]: Gold Dust Circle.

Commented [12]: Ranch

Commented [13]: Public Works Department

Commented [14]: City

Commented [15]: City

Commented [16]: upsizing from required 10" to 15".

Commented [17]: This needs to be more specific. How much? What type of commercial? when is that phased in?

Commented [18]: Agreed. The amenities offered are in the best interest of our community, and fall in-line with the intent of a P.U.D. application.

Addendum No. 2
(Dispute Resolution)

5.1. **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.

6.2. **Mediation.**

6.1.2.1. **Disputes Subject to Mediation.** Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

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 #7

Discussion of the proposed amendment to the Grantsville Land Use and Management Code - Chapter 21, Section 21.2.11 - Determination of Appropriate Process (Level 2 Minor Subdivisions).



Code Amendment

**Staff Report Summary and Recommendation for
Amendment to the Grantsville Land Use and Management
Code - Chapter 21.2.11 – Determination of Appropriate
Process (Level 2 Minor Subdivisions)**

Meeting Date: Apr. 4, 2024

Public Hearing Date: Apr. 4, 2024

Applicant Name: Grantsville City Community and Economic Development

Requested By: Cavett Eaton, Tooele County Recorder's Office

Request: Amend the Land Use and Management Code for Level 2 Minor Subdivisions- adding minor requirements to meet the County Recorder's requirements for recording.

Prepared By: Jaina Bassett

Planning Staff Summary and Recommendation: Approve amendment.

This amendment was requested by the Community and Economic Development department, along with the Tooele County Recorder's Office. The purpose of this code amendment is to add minor requirements to the development process for Level 2 Minor Subdivisions. In working with the Tooele County Recorder's Office, it was discussed that Grantsville City Staff can approve Minor Subdivisions of less than 5 lots, then send them on for recording without a plat at the level required of Major Subdivisions. The City currently requires a site plan and current survey, which often looks like a Record of Survey and includes the requirements from the Single Lot Development checklist. The amendments to this code were directly suggested by the Tooele County Recorder's Office, stating that these will meet their requirements for recording.

GLUDMC Chapter 21 Subdivision Regulations Proposed Amendment

~~Red Strike Through~~ = To Remove

Green Underline = Added Text

21.2.11 Determination Of Appropriate Process

In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as level with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-9a-604.1 (2023) and Utah Code Ann. 10-9a-604.2 (2023).

1. Level 1 - Single Lot Development: The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of the Grantsville Land Use Development and Management Code. The City staff is authorized by the City Council to approve the application.
2. Level 2 - Minor Subdivision: The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.
 - a. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
 - i. ~~There~~ There is a compelling reason affecting the Health, Safety or Welfare of the public; or
 - ii. ~~a~~ An adjacent property is currently in an application process which will increase the level of improvement to the street, or
 - iii. ~~The~~ The City has a current project that is increasing the level of improvement to the street.
 - b. Level 2: Minor Subdivisions shall not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
 - c. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor

Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.

- d. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
 - i. A record of survey, and
 - ii. A plat: depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision, and
 - iii. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
- e. If upon review, the eCity staff finds:
 - i. That application to be complete, and
 - ii. Meets the intent of the General Plan, and
 - iii. Fully complies with the City zoning and land use ordinances, and
 - iv. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.
- f. Then, the eCity staff is authorized by the City Council to approve the application.
- g. If the application is found deficient in meeting the requirements in clause 5 (a-d), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
- h. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
- i. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
- j. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the

properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.

- k. After approval, and in accordance with Utah State Code 19-9a-605(3)(a), documents shall be recorded in the County Recorder's office that divide property by a metes and bounds description with the required certificate of written approval from Grantsville City attached.
- 3. Level 3 - Subdivision 4 lots or less: The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.
 - a. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
- 4. Level 4 - Subdivision 5 lots or greater: The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the Planning Commission. The Applicant may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.
- 5. Level 5 - Subdivisions: The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.
 - a. Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.

AGENDA ITEM #8

Election of a new chairperson and vice-chairperson for the Grantsville Planning Commission for 2024.

AGENDA ITEM #9

Report from City Council liaison Rhett Butler.

AGENDA ITEM #10

Adjourn.