



September 18th, 2024

City Council Meeting

Information Packet

Agenda Item #1

*Youth Recognition- Colton Willes and
Derby Sherwood*

Agenda Item #2

Youth City Council Introductions

*Youth Mayor - Isabelle Lewis; Mayor Pro
Tempore - Gwen Tabin; Secretary/Recorder-
Abigail*

*Cook; Historian - Reese May; High School/ Jr.
High School Liaison - Samuel Jenkins;
Elementary*

*Liaison - Kendall Cook; Public Outreach Director
- Cedar Baldwin; Service/ Events Director -*

*Karlynn Williams; CTC Liaison - James Cook;
Treasurer - Khairy Campi*

Agenda Item #3

Presentation of Healthy Community
Award

Agenda Item #4

Presentation from Jess Clifford with the SBDC

Agenda Item #5

Public Comment

Agenda Item #6

Summary Action Items

- a. Approval of Minutes from the September 4th Regular Meeting
- b. Approval of Bills

Unapproved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 4TH, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins

Heidi Hammond
Jeff Williams
Rhett Butler

Council Members Not Present:

Scott Bevan

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer (via Zoom)
Christy Montierth (via Zoom)

Shay Stark, City Planner (via Zoom)
Robert Sager, Police Chief
Shelby Moore, Zoning Administrator

Citizens and Guests Present: Gary Pinkham There were many members of the public present in person and via Zoom

Mayor Critchlow lead the Pledge of Allegiance

AGENDA:

- 1. Public Comment: No public comment was offered.**
- 2. Summary Action Items**
 - a. Approval of Minutes from the August 21, 2024 Regular and Work Meetings**
 - b. Approval of Bills**

Motion: Councilmember Hammond made the motion to Approve the minutes from the August 21, 2024 Regular and Work Meetings with the noted corrections on items 5,6,7

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Motion: Councilmember Hammond made the motion to Approve the Bills

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

3. Consideration of Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Shawn Holste was present for this item. Councilmember Jenkins requested information related to Mr. Holste’s dust mitigation plan. Mr. Holste explained the plans are submitted to the state and SWPP is followed. Mayor Critchlow expressed concern with the surrounding neighbors being below the elevations the new builds are and the drainage. Councilmember Butler expressed concern with the new homes built as part of Phase 1 are going to be dealing with the dust from the build in Phase 2. Ms. Moore advised Mr. Rouselle is reviewing the retention basins verbiage to determine what can done to create a usable amenity. Councilmember Jenkins asked when the fee in lieu for open space will be paid.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

4. Consideration of Resolution 2024-67 approving the Multi-Jurisdiction Building Inspection Services Agreement

Mayor Critchlow advised in the event there was an emergency the City could request additional support from other jurisdictions to perform inspections. Councilmember Hammond inquired if the City is being responsible for the cost associated with our inspectors being called out. Attorney Barker advised that information was contained within the contract.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-67 approving the Multi-Jurisdiction Building Inspection Services Agreement

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Consideration of Resolution 2024-68 approving the Preliminary Plat for Northstar Ranch Phase 10

Ross Disdale with Ivory Homes represented this item. Mr. Disdale advised Phase 9 is being constructed currently. Mr. Disdale explained Phase 10 already has the water line installed and the water pressure has been consistent in passing. Councilmember Hammond asked why the lots sizes are smaller. Mr. Disdale explained the Development Agreement allows for the smaller lots. Mr. Disdale explained the development is going to be presented as a concept plan for the remainder of the project and in its entirety. Mr. Disdale explained the goal is to have balance in density. Councilmember Hammond inquired to why the City approved reducing the lot sizes with no clear reason. Ms. Moore advised there are conditions related to the approval. Ms. Moore explained the developer will add an addendum to the current Development Agreement with the approved variances for the remainder of the development. Councilmember Hammond expressed concern with 2400 homes for the entire development with no amenities being provided. Councilmember Jenkins requested the development agreement be specific on the open space amenities. Councilmember Hammond asked why the open space wasn't addressed in previous phases.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-68 approving the Preliminary Plat for Northstar Ranch Phase 10 with the conditions noted by Ms. Moore

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

6. Consideration of Resolution 2024-69 appointing Jeff Williams to the Grantsville City Audit Committee

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-69 appointing Jeff Williams to the Grantsville City Audit Committee

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

7. Consideration of Resolution 2024-70 approving the appointment of a New Trustee to the Elk Ridge PID Board

Councilmember Butler asked what involvement Mr. Newman had with the Twenty Wells development and why Mr. Yermish was removing himself as trustee. Mr. Yermish explained he could no longer dedicate the time to participating on the board but Mr. Newman is a principal investor for the development.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-70 approving the appointment of a New Trustee to the Elk Ridge PID Board

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

8. Consideration of Resolution 2024-71 approving the renewal of the Service Agreement with Les Olson Company

Councilmember Butler requested another bid. Councilmember Butler asked to condense the number of printers.

Motion: Councilmember Hammond made the motion to Table Resolution 2024-71 approving the renewal of the Service Agreement with Les Olson Company

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried

9. Consideration of Resolution 2024-72 approving the Lease Agreement for the Acquisition of Equipment

Sherrie Broadbent represented this item. Ms. Broadbent advised this is the process to maintain the cash flow within the City and a reduced interest rate.

Motion: Councilmember Williams made the motion to Approve Resolution 2024-72 approving the Lease Agreement for the Acquisition of Equipment

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried

10. Consideration of Resolution 2024-73 approving the MDA for Twenty Wells PUD

Scott Yermish and Jacob Clegg stood to represent this item. Councilmember Hammond noted the during the work meeting, it was discussed the lots surrounding Anderson Ranch should be 1/3 acre. Mr. Clegg advised the labels are incorrect and as the plan is presented, the homes in question are 1/3 acre. Councilmember Butler noted the addendum also noted 10-12,000 lot sizes. Ms. Moore advised that will be corrected. Councilmember Butler advised that addendum item 2 needed to be corrected for size as well. Councilmember Butler pointed out this plan was conceptional. Mr. Yermish advised this was so the engineers had a direction on design. Councilmember Williams inquired to the additional row of lots. Mr. Yermish advised the lots were added and changed from 1/2 acre to 1/3 acre. Councilmember Williams asked if the road could be connected. Mr. Clegg explained the stubbed roads are going to the parking lots of the park. Councilmember Hammond suggested the parking lot being next to the parking for the townhomes being a potential for overflow. Councilmember Jenkins requested clarification for the remedies for the City in the event the developer fails to comply with the terms of the development agreement. Councilmember Hammond would like clarification on the park timing. Mr. Yermish advised when 1/2 the units are built, the park will be developed. Mr. Yermish advised the infrastructure will take 18 months and the park could take 2 years after the infrastructure in installed to be completed. Councilmember Butler asked the impact the sewer installation will have SR-112. Mr. Clegg advised the line is as close to the west side of the easement. Councilmember Hammond asked if UDOT has been contacted regarding this road. Mr. Yermish advised the road plan is determined by UDOT. Councilmember Butler asked about previous reiterations of the MDA. Mr. Yermish explained there is a tax reason for having a company listed specifically for this project. Councilmember Butler advised a resident reached out and was concerned about a truck stop being placed on the commercial property. Councilmember Jenkins asked if the commercial in a Mixed Use zone is general designation. Attorney Barker advised there is a reference to section 3 in the addendum in the MDA related to dispute resolution and it needs to be removed.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-73 approving the MDA for Twenty Wells PUD

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried

11. Consideration of Resolution 2024-74 appointing Christy Montierth as the Public Works Director

Councilmember Jenkins thanked Ms. Montierth for the work she has done with the City.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-74 appointing Christy Montierth as the Public Works Director

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”.
The motion carried

12. Consideration of Ordinance 2024-29 approving the Amending Chapter 15 of the Grantsville City Land Use and Management Code to Modify Front and Rear Yard Setbacks in the R-1-12 Residential District

Shelby Moore stood to represent this item. Ms. Moore advised this was to provide residents a larger backyard. Mayor Critchlow advised he would like the setbacks adjusted even smaller.

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-29 approving the Amending Chapter 15 of the Grantsville City Land Use and Management Code to Modify Front and Rear Yard Setbacks in the R-1-12 Residential District

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”.
The motion carried

13. Council Reports

Councilmember Williams: Appreciates the work it takes to water the pots along Main Street.

Councilmember Hammond: Working on updating the pots for fall and winter.

Councilmember Jenkins: Would like to have Youth Council presented next meeting. First project was blankets for the community.

Councilmember Butler: Historic Preservation committee is working with Honey Harvest Festival to do the historic home tour. Would like to have City Manager open forum on October 9th. Would like to have the notices more accessible on the website.

Mayor: Day of service is to expand the dog park.

14. Closed Session (Imminent Litigation, Personnel

Motion: Councilmember Butler made the motion to enter into a closed session

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”.
The motion carried.

Unapproved

Closed Session began at: 9:06 pm

Closed Session ended at: 9:20 pm

15. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye".
The motion carried.

Meeting ended at: 9:21 pm

Agenda Item #7

Consideration of Resolution 2024-75

Approving the Waiver of Fees for Sun
Sage Terrace Phase 3



**GRANTSVILLE CITY
RESOLUTION NO. 2024-75**

**A RESOLUTION APPROVING THE WAIVER OF FEES IN THE AMOUNT OF
\$8,920.00 FOR THE SUN SAGE TERRACE PHASE 3 APPLICATION**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Sun Sage Terrace Phase 3 (formerly known as Peak Crossing Phase 2) has been undergoing development and multiple reviews by the staff of Grantsville City; and

WHEREAS, the applicant, Larry Jacobsen, paid \$8,920.00 towards the Planned Unit Development (PUD) application fees for Sun Sage Terrace; and

WHEREAS, the PUD application included the review of documents related to Sun Sage Terrace Phase 3, and no fees were specifically paid for the Phase 3 application; and

WHEREAS, the applicant has requested that the \$8,920.00 paid towards the PUD application be applied to the application fees for Sun Sage Terrace Phase 3; and

WHEREAS, the Grantsville City Council has reviewed the request and the staff report titled "Fee Amendment for Sun Sage Terrace PUD", attached hereto as Exhibit A, outlining the timeline and work performed by staff in relation to the project; and

WHEREAS, the City Council finds it appropriate to approve the waiver of fees in the amount of \$8,920.00 and apply the amount paid to the application fees for Sun Sage Terrace Phase 3;

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

Section 1. Approval of Fee Waiver: The fee waiver request for Sun Sage Terrace Phase 3 in the amount of \$8,920.00 is hereby approved.

Section 2. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS (xx) DAY OF (xx), 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

Staff Report and Subdivision Application



Permit #

**Staff Report Summary for
Fee Amendment for Sun Sage Terrace PUD**

Parcel ID(s):

Property Address: 900 W Apple Mill Rd.

Applicant Name: Larry Jacobsen

Request: Fee Amendment

Prepared By: Shelby Moore

Meeting Date:

Public Hearing Date:

Current Zone: R-1-21

Acres: 34.52

Lots: 45

Planning Staff Explanation and Recommendation: Consideration of the Fee Amendment for Sun Sage Terrace PUD.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

1. Sun Sage Terrace phase 3 was formerly know as Peak Crossing phase 2. Peak Crossing submitted their application December 1, 2020 and changed names around March 10, 2022 to Sun Sage Terrace phase 3.
2. 2 reviews were completed on Peak Crossing phase 2 preliminary plat.
3. 4 reviews were completed on Peak Crossing phase 2 final application before the name change to Sun Sage Terrace phase 3.
 - a. There has been no evidence off fees being paid towards the preliminary and final application for Peak Crossing phase 2 or Sun Sage Terrace phase 3. The fees would be used for staff times to review the documents and provide feedback.
 - b. Listed below are the total fees that would be applicable for the application of Sun Sage Terrace phase 3 at the time the application was submitted.
 - i. 2020 unpaid application fees.**
 - ii. DRC team consist of 5 employees x 30 hours estimated per review x 6 reviews in total = 36 hours estimated per person, was spent reviewing plans x 5 employees = 180 hours are estimated spent reviewing the plans for Sun Sage Terrace phase 3.
 - iii. Preliminary:
 1. Zoning fees: \$750.00 plus \$100.00 per lot x45 lots
 2. Engineering fees (up to 2 reviews): \$4,125.00 (note 2 reviews were completed)
 3. Total \$8,700.00

- iv. Final:
 - 1. Zoning fees: \$2,000.00 plus \$125.00 per lot x45 lots.
 - 2. Engineering fees (up to 2 reviews): \$4,750.00 x2=\$9,500.00
 - 3. Total \$17,125
- v. **Total unpaid application fees.** (This does not include bonding fee, engineer inspection fees, or open space fees):

- 1. **\$25,825**

- 4. The PUD application was submitted on October 11, 2023 and has been through multiple staff reviews and Planning Commission meetings. The last meeting regarding the PUD application was June 5, 2024 with City Council.
 - a. \$8,920.00 was paid towards the PUD application fees. The fees are used for staff times to review the documents and provide feedback.
- 5. The applicant met with the Shelby the Planning and Zoning Administrator on August 22, 2024 to discuss the steps moving forward with Sun Sage Terrace phase 3. The applicant was advised that plan reviews will need to take place in order to make sure that all plans are up to standards, due to the length of time that has taken place since the final application of phase 3. The applicant at that time did request the fees from the PUD application be waived and placed towards the application for Sun Sage Terrace phase 3.

CONDITIONS & CONCLUSIONS

Staffs recommended conditions of approval:

- 1) Pay current 2024 application fees.
- 2) Adhere to the 2024 land use ordinances.

Conclusion:

As you can see staff has provided a breakdown of the time line for Sun Sage Terrace phase 3 and has shown that numerous staff hours have when into reviewing the documents and provided comments on the plans to ensure that they meet the zoning ordinances and engineering requirements. Fees for Peak Crossing application review have not been paid and it would negatively impact the Community and Economic Development Departments budget. The application fees charged are used to cover staffs time researching and reviewing plans and ordinances.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

Sun Sage Terrace Phase 3/ PUD Timeline

Summary:

- Sun Sage Terrace Phase 3- formerly Peak Crossings Phase 2
- Peak Crossings Preliminary- all fees paid
- Peak Crossings Phase 2 Final/ Sun Sage Terrace Phase 3 Final- no evidence of any fees paid
- Peak Crossings Phase 2 Final/ Sun Sage Terrace Phase 3 Final- 4 DRC reviews completed
- Sun Sage Terrace PUD- PUD fees paid
 - Fee schedule listed PUD fee as “per application”, suggesting it is an application fee and is not refundable or transferable if application is denied
- Sun Sage Terrace PUD- some documents had phase 2-8 listed, some had phase 3-9 listed, some had phase 2-9 listed, some had phase 3-9 listed, some had 4-9 listed

Timeline:

1. 12/1/2020: Peak Crossings Preliminary Plat Submission
 - a. Agent: Paul Linford (pmlinford@gmail.com)
 - b. Subdivision: Peak Crossings
 - c. Acres: 34.52
 - d. Lots: 45
 - e. Lot Sizes: ½ acre
 - f. Current Zoning: ½ acre (R-1-21)
 - g. Parcel #: 01-065-0-0054
2. 1/8/2021: Peak Crossings Preliminary- DRC 2nd submission
3. 2/11/2021: Peak Crossings Preliminary Plat public hearing & recommended for approval (PC)
4. 3/3/2021: Peak Crossings Preliminary Plat approved (CC)- Resolution 2021-12 approving preliminary plat, creating 48 lots
5. 7/7/2021: Peak Crossings MDA (CC)- Resolution 2021-44
6. 9/2/2021: Pre-con held for Peak Crossings Ph. 2
7. 11/18/2021: Application received for Peak Crossings PH. 2 Final Plat
8. 12/6/2021: Tooele County name approval for Peak Crossing Ph. 2
9. 1/6/2022: Peak Crossings Ph. 2 Final Plat- DRC held
10. 1/24/2022: Peak Crossings Ph. 2 Final Plat- 2nd submission
11. 2/17/2022: Peak Crossings Ph. 2 Final Plat- Redlines (2nd sub)
12. 3/9/2022: Sun Sage Terrace Ph. 3 Final Plat- 3rd submission
13. 3/16/2022: Tooele County name approval for Sun Sage Terrace Ph. 3

14. 3/30/2022: Sun Sage Terrace Ph. 3 Final Plat- Redlines (3rd sub)
15. 4/13/2022: Sun Sage Terrace PH. 3 Final Plat- 4th submission
16. 6/29/2022: Sun Sage Terrace Ph. 3 Final Plat- 4th DRC held
17. 10/20/2022: Concept plan discussed for Sun Sage Terrace Ph. 3-5 (PC)
18. 11/2/2022: Concept plan Sun Sage Terrace Ph. 3-5 (CC)
19. 2/7/2023: Developer, Dan, Cavett met with Larry & Paul- Discussed new direction for project (PUD?)
20. 4/28/2023: Application received for Sun Sage Terrace Ph. 2-8 PUD
21. 8/18/2023: PUD fee paid \$8920
22. 8/18/2023: Note from permit from Cavett: "We recommended that they move forward with the PUD approval, and start the Development Agreement at the same time. I will start the process for the PUD for Sun Sage Terraces."
23. 10/11/2023: Iworq application received fro Sun Sage Terrace PUD
24. 12/19/2023: Note on permit from Cavett: "Larry called re: the Sun Sage Phase 2 and said bonding and such will be completed by Thursday. Wants to go ahead with the PUD application for "Terraces" and has paid the fees for same. The permit #20231012 will be deleted. Setting up the PUD Discussion for Jan 4th."
25. 1/4/2024: Discussion Sun Sage Ph. 4-9 PUD (PC)
26. 1/5/2024: Work meeting- Discussion Sun Sage Ph. 4-9 PUD (CC)
27. 1/18/2024: Sun Sage Ph. 4-9 PUD public hearing, consideration tabled (PC)
28. 3/7/2024: Sun Sage Ph. 4-9 PUD consideration pulled by applicant (PC)
29. 4/18/2024: Sun Sage Ph. 4-9 PUD recommended for denial, MDA pulled due to recommendation to deny (PC)
30. 6/5/2024: Work meeting- Sun Sage Ph. 4-9 PUD discussed, told to come back with ½ acre lots (CC)
31. 7/2/2024: Staff & developer met to discuss concerns & path forward
32. 8/21/2024: Work meeting- Sun Sage said they want to propose DADUs, 400 plus homes, Multi-generational homes (CC)

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Preliminary
Plat Fees:
\$200.00 for Plat
\$75.00 per Lot
(ALL FEES ARE SUBJECT
TO CHANGE)

PRELIMINARY PLAN APPLICATION

Date of Application 12/1/2020

Property Location 1100 West Main Street

Property Owner(s) Grantville Heights LLC

Owner Phone _____

Acting Agent Name Paul Linford

Acting Agent Phone _____

Email Address plm.linford@gmail.com

Subdivision Name Peak Crossings

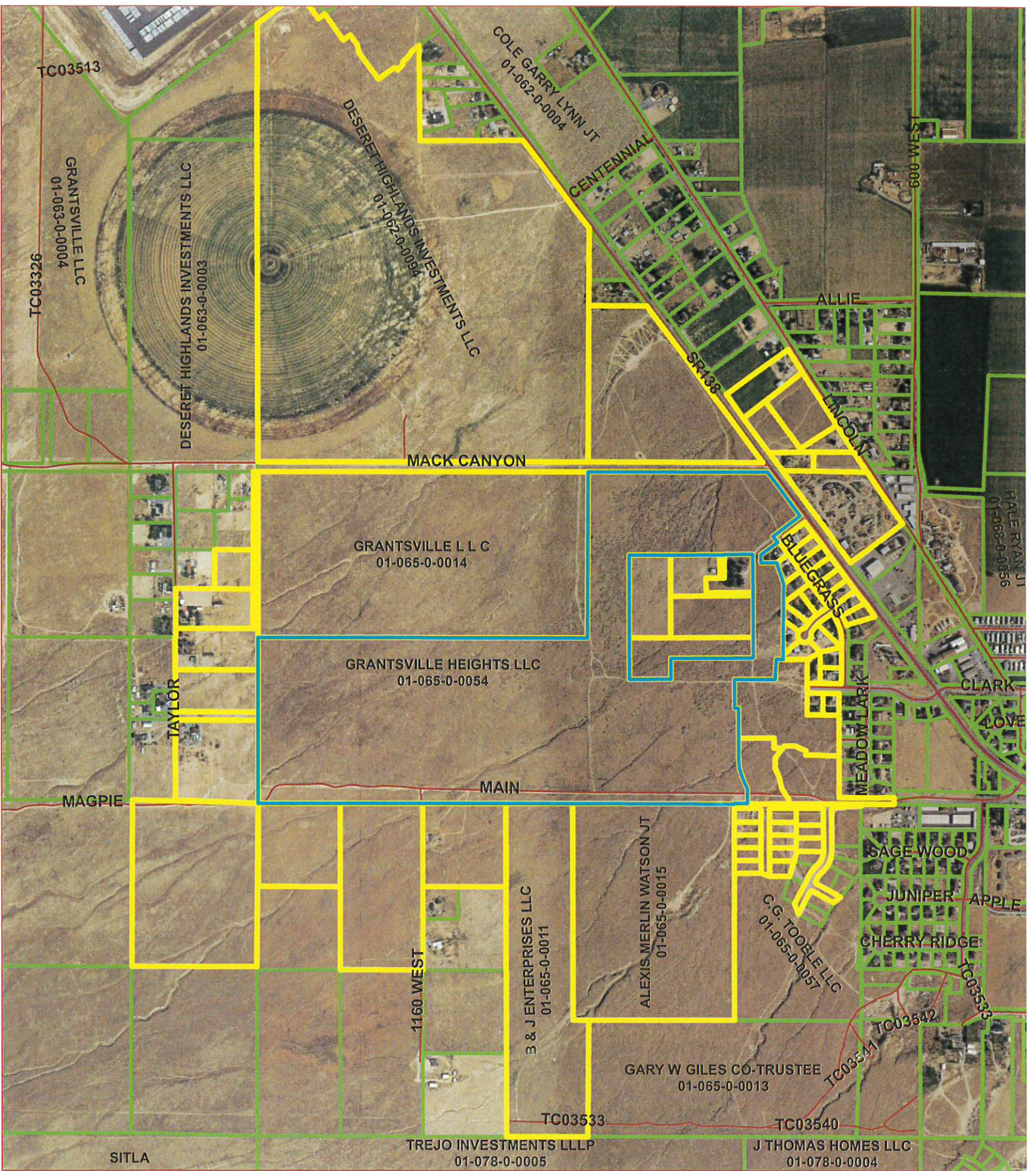
Number of Acres in Subdivision 34.52

Total Number Lots 45 Lot Sizes 1/2 acre

Current Zoning of Property 1/2 Acre Parcel Number 01-065-0-0054

R-1-21

Signature of Owner or Agent



Paul Linford
01-065-0-0054



Date: 11/10/2020
dpoyner

GIS Map Disclaimer:



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



SITE DEVELOPMENT CONSTRUCTION PLANS

PEAK CROSSINGS PHASE 1-2

GRANTSVILLE CITY, UTAH

NORTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH
RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN

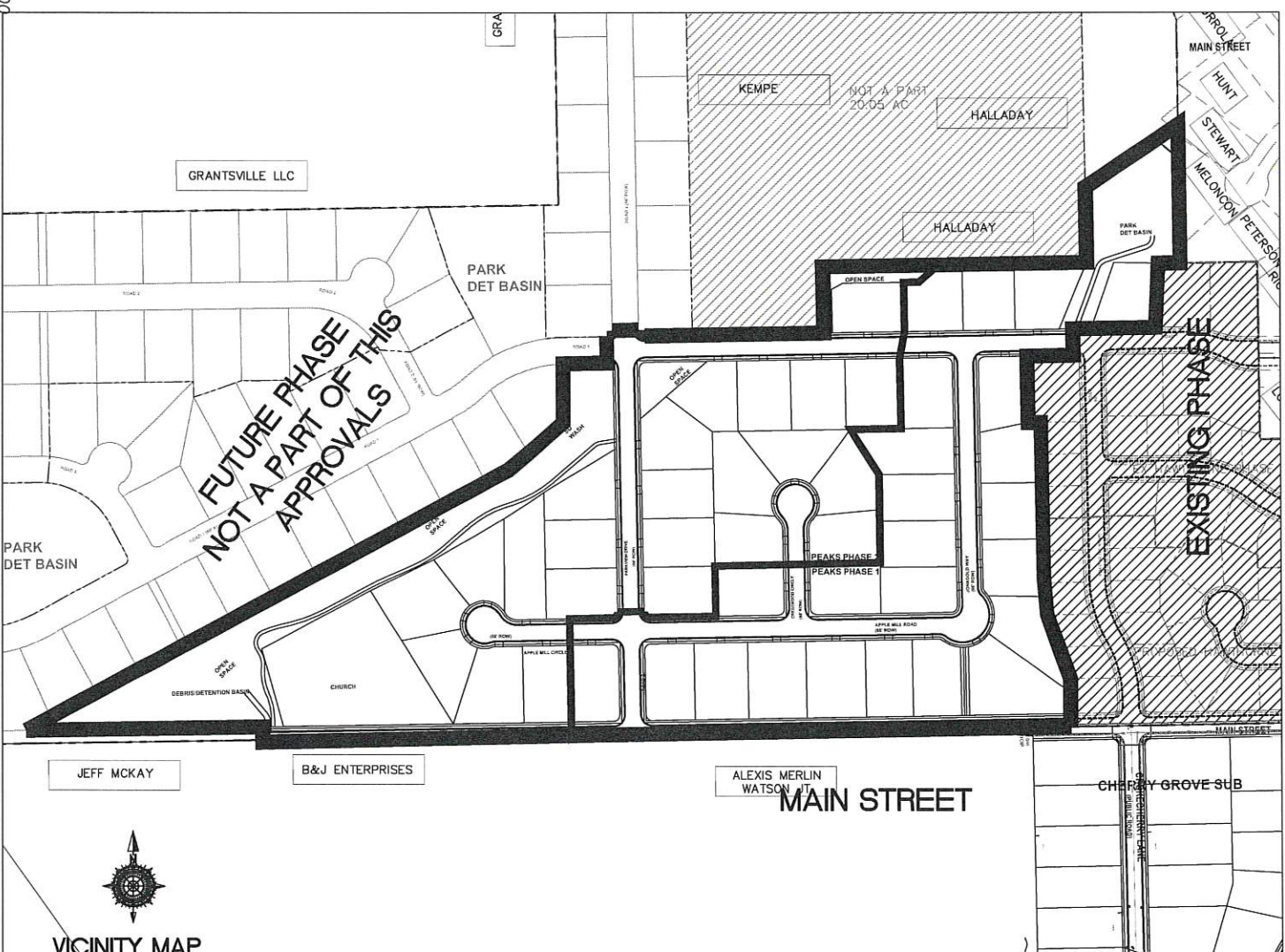
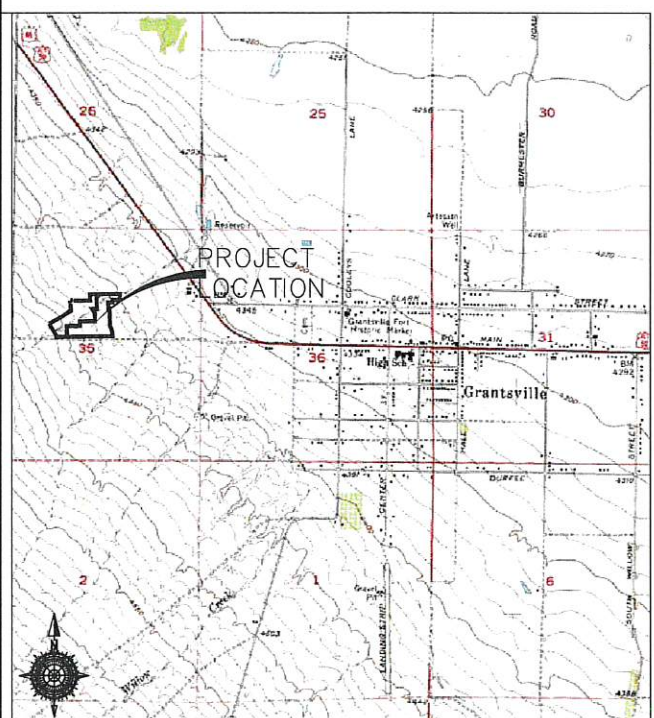
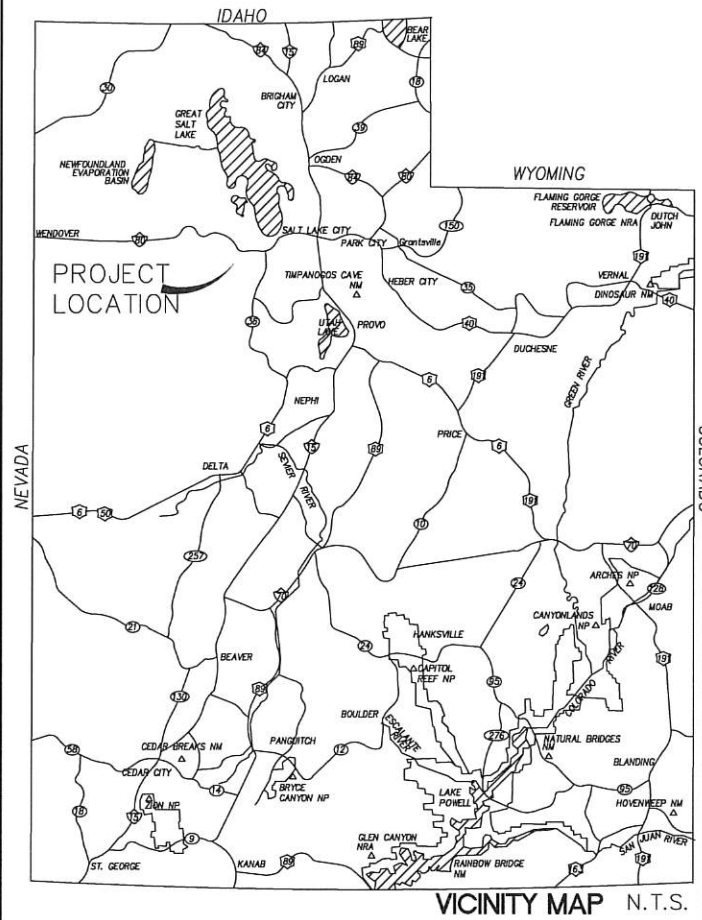
SINGLE FAMILY RESIDENTIAL PRELIMINARY

CITY PLANNING COMMISSION CHAIR
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
CITY PLANNING COMMISSION CHAIR
PUBLIC WORKS
APPROVED THIS _____ DAY OF _____, 20____
GRANTSVILLE CITY PUBLIC WORKS
CITY ENGINEER
APPROVED THIS _____ DAY OF _____, 20____
GRANTSVILLE CITY PUBLIC WORKS

CITY COUNCIL APPROVAL DATE: XXXXX2021
PRECON MEETING: XXXXXX, 2021

REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	PLATS
	RECORD OF SURVEY
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS/DEMOLITION PLAN
G1-G7	GRADING PLANS
DR1	OVERALL DRAINAGE MASTER PLAN
DR2	PHASE 1 DRAINAGE PLAN
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
PP1-PP15	PLAN AND PROFILES
SS1	SIGNAGE PLAN
L1	LANDSCAPE PLAN
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL DETAILS
D1A-D1B	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3A-D3B	CULINARY WATER DETAILS
D4A-D4B	STORM WATER DETAILS



VICINITY MAP
N.T.S. TOTAL LOTS=48 39.63 AC)
PHASE 1 LOTS =24 OPEN SPACE= 1.68 AC TOTAL AREA=19.56 AC ROW AREA=4.74 AC
PHASE 2 LOTS =24 OPEN SPACE= 5.28 AC TOTAL AREA=20.02 AC ROW AREA=3.18 AC

FEB. 4, 2021

VICINITY MAP 1"=2,000'
CIVIL ENGINEERING: GATEWAY CONSULTING, INC. 2800 S. Redwood Road SOUTH JORDAN, UT 84095 TELEPHONE 801-694-5848
SOILS/GEOLOGY: CMT ENGR 1205 NO. 1700 W. FARR WEST, UT 84404 TELEPHONE 801-908-5859
SURVEYING: BOUNDARY CONSULTANTS 1205 NO. 1700 W. FARR WEST, UT 84404 TELEPHONE 801-792-1569



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

2-4-2021 DATE: PEAK CROSSINGS PROJECT: 1-TITLE FILE: SHEET NO. 1

PEAK CROSSINGS PH 1-2

1.1 GRANTSVILLE CITY GENERAL NOTES

- 1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN GRANTSVILLE CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
6. CURB, GUTTER, AND SIDEWALK, SHOULD BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
7. 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.
8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.
9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19
17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
19. ALL CITY MAINTAINED UTILITIES INCLUDING, WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
20. CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM
21. PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY ENGINEER 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. AS-BUILTS MUST BE SUBMITTED TO THE CITY ENGINEER AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST 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.
22. 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 SNOT SEPARATOR.
23. 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.
24. 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.
25. 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 TO PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.

1.2 GRANTSVILLE CITY TRAFFIC NOTES

- 1. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRICHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.
2. IF THE IMPROVEMENTS NECESSITATE THE OBSTRUCTION, 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.
3. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. 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 TO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE GRANTSVILLE CITY BEFORE CONSTRUCTION BEGINS. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE ENGINEERING CONSTRUCTION PACKAGE AND APPROVED BY THE GRANTSVILLE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
8. 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 10B (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.
9. 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.
10. ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.
11. PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE 1/2" INCH FOR RESIDENTIAL AND COLLECTOR ROADS, NO MORE THAN 1 1/2" 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% AIR VOIDS.
14. POTHOLES: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
15. ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1 TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE, 2" MINUS, A-1 TO A-2-7 SOILS ACCORDING TO ASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILL, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE. VMS PMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
17. 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

- 1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION
a. PAVEMENT AREA SUBGRADE +/- 0.1" SEE SOILS REPORT
b. ENGINEERED FILL 0.5" +/- 0.1" SEE SOILS REPORT COMPACTION TESTING BY AND APPROVED AND CERTIFIED 3RD PARTY TESTING COMPANY.
6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GRANTSVILLE CITY ENGINEERING AND UTILITIES DEPARTMENT.
8. 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.
9. 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.
10. 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.

1.5 GRANTSVILLE CITY FIRE DEPARTMENT NOTES

- 1. 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.
2. 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.
3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.
4. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.I.A. APPROVED.
6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS EQUALING 90' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.
7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. CONTRACTOR/ENGINEER SHALL FOLLOW LATEST INTERNATIONAL FIRE CODE REGULATIONS AT ALL TIMES IN REGARDS TO DISTANCE.
8. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT. WHERE PARKING OR PEDESTRIAN MOVEMENT IS 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.
9. 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.
10. 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 ISNT 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).
11. 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.
12. 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.
13. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNIX BRAND LOCKING FDC CAP(S) WITH A WELDED COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNIX BRAND KEY LOCK MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

1.6 GRANTSVILLE CITY WATER NOTES

- 1. 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.
2. 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.
3. ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, APWA.
4. FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPER'S EXPENSE) THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STAMPED PIPE LOCATED BY THE PUBLIC WORKS BUILDING.
5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.
6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.
7. 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.
8. WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
9. 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.
10. ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND APWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
12. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNER.
14. 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.
15. LANDSCAPING AND IRRIGATION TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
16. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
17. MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THORST BLOCKS STILL APPLY. THURST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE-DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
19. 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 BUSINESS 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.
20. CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

GRANTSVILLE CITY CONSTRUCTION NOTES

- 1. All work to be done in conformity to GRANTSVILLE CITY standards and specification and as directed by the GRANTSVILLE CITY engineer or his representatives.
2. Culinary water system construction shall be in accordance with GRANTSVILLE CITY standards and specifications. All other improvements are to be constructed to APWA standards. Contractor to obtain current standards from the GRANTSVILLE CITY.
3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.
4. Contractor responsible for protection of all utilities shown or not shown.
5. Contractor shall be responsible to obtain and pay for necessary permits.
6. Contractors shall attend all pre-construction conferences.
7. Contractor shall be responsible for all public safety and OSHA standards.
8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.
9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with appropriate utility's standards.
10. All culinary water lines shall be per GRANTSVILLE CITY standards.
11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.
12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 18 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 18 inches from the waterline.
13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchguard no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.
14. Sanitary sewer laterals shall extend into each lot 10' along with tracer wire and utility indicator tap at 18" above the lateral, and be marked with a 6 ft 4x4 batter board buried to 3ft with the top 12" painted green.
15. Culinary water laterals shall extend into each lot 10' along with tracer wire and utility indicator tap at 18" above the lateral and be marked with a 6ft 4x4 batter board buried to 3ft with the top 12" painted blue.
17. Contractor to verify as build sewer laterals for building FF design. Existing sewer lateral to govern.

BENCHMARK: ELEVATION: 4446.90 DESCRIPTION: CENTER 1/4 CORNER OF SECT. 35, T2S, R6W SET #5 BAR WITH YELLOW CAP STAMPED "PLS 356548"

PRECON MEETING: XX-XX-2021

UNDERGROUND UTILITIES

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS: * TRENCHES WITH SLOPES < 10% = DAMS AT 50' INTERVALS * TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS
7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF GRANTSVILLE CITY FOR H-20 LOAD REQUIREMENTS.
8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SOUTH VALLEY SEWER DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.
9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF Grantsville CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.
10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

DEWATERING NOTES

- 1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATION FREE OF WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

Table with columns: ORG. DATE, SURVEY BY, DRAWN BY, DESIGNED BY, CHECKED BY, SCALE, NO., DESCRIPTION, DATE, APPD.

GATEWAY CONSULTING, Inc. P.O. BOX 9531085 SOUTH JORDAN, UT 84095 PH: (801) 694-3848 FAX: (801) 432-7030 paul@gatewayconsultingllc.com CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT

PEAK CROSSINGS PHASE 1-2 CONSTRUCTION NOTES 2-4-2021



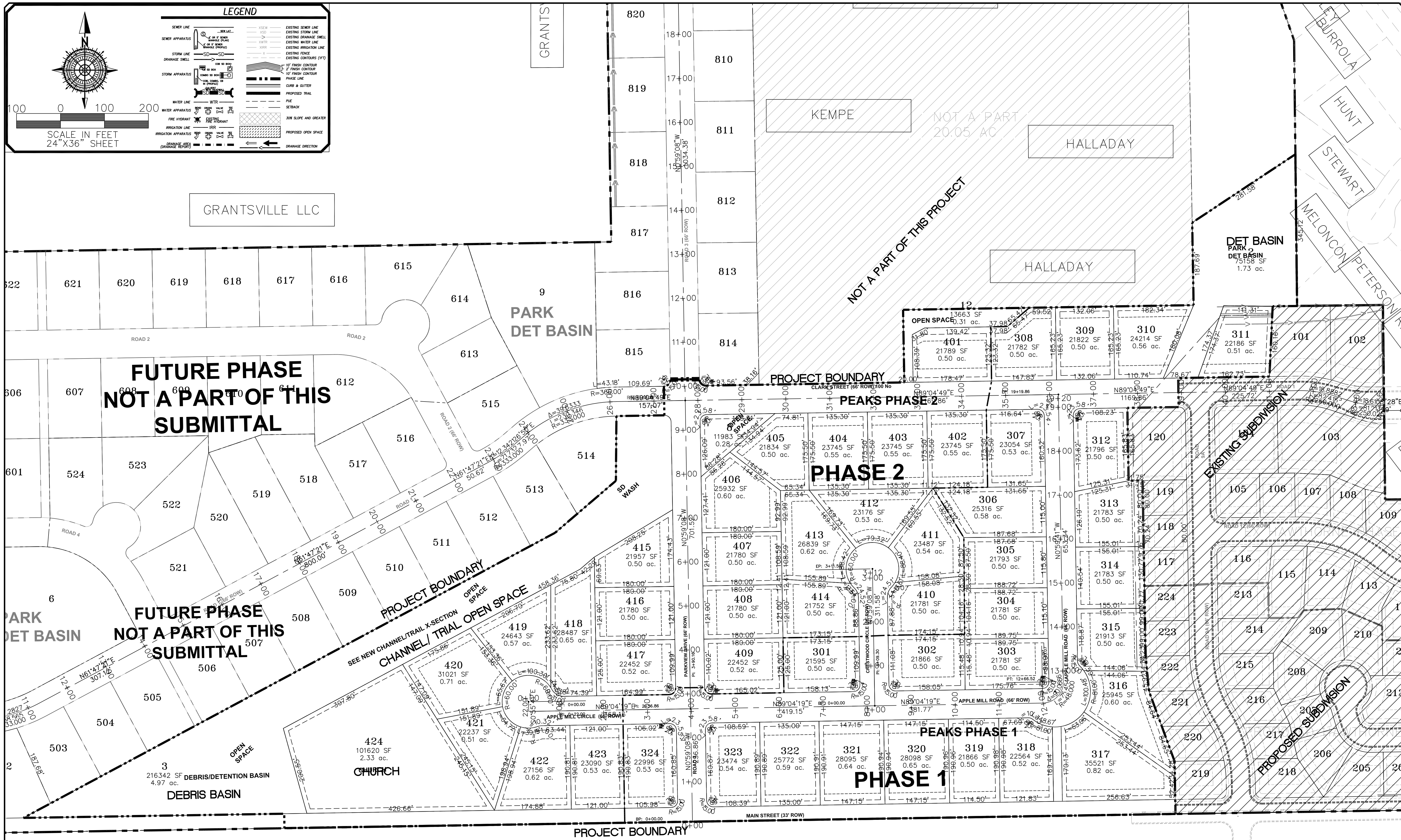
LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA
DRAINAGE DIRECTION

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (FT)
EXISTING CONTOURS (M)
PROPOSED PHASE LINE
CURB & GUTTER
PROP. TRAIL
PIE
SEWAGE
DRAINAGE DIRECTION

SCALE IN FEET
24"x36" SHEET

GRANTSVILLE LLC



JEFF MCKAY

B&J ENTERPRISES

ALEXIS MERLIN
WATSON JT

CHERRY GROVE SUB

NOTE:
Utilities shown are from field observations or have been plotted from available maps No underground explorations have been performed.

PRECON MEETING: XXXX

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	3-31-17
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=100'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**PEAK CROSSINGS
PHASE 1-2**

PRELIMINARY PLAT

1-8-2021

GRANTSVILLE
CITY



SHEET NO. _____

SUN SAGE TERRACE, PHASE 3

GRANTSVILLE CITY, TOOELE COUNTY, UTAH

A Subdivision Lying and Situate in the North Half of Section 35,
Township 2 South, Range 6 West, Salt Lake Base and Meridian.
FINAL PLAT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	23.54'	15.00'	89°56'03"
C6	23.58'	15.00'	90°03'57"
C7	24.51'	31.00'	45°18'28"
C8	13.63'	60.00'	13°01'10"
C9	88.41'	60.00'	84°25'17"
C10	79.24'	60.00'	75°39'50"
C11	88.47'	60.00'	84°29'08"
C12	13.64'	60.00'	13°01'31"
C13	24.51'	31.00'	45°18'28"
C14	33.82'	31.00'	62°30'21"
C15	4.05'	60.00'	03°52'06"
C16	100.30'	60.00'	95°46'55"
C17	65.67'	60.00'	62°42'26"
C18	64.72'	60.00'	61°48'12"
C19	39.22'	60.00'	37°26'52"
C20	10.34'	31.00'	19°06'10"
C21	283.39'	60.00'	270°36'57"
C22	273.96'	60.00'	261°36'30"

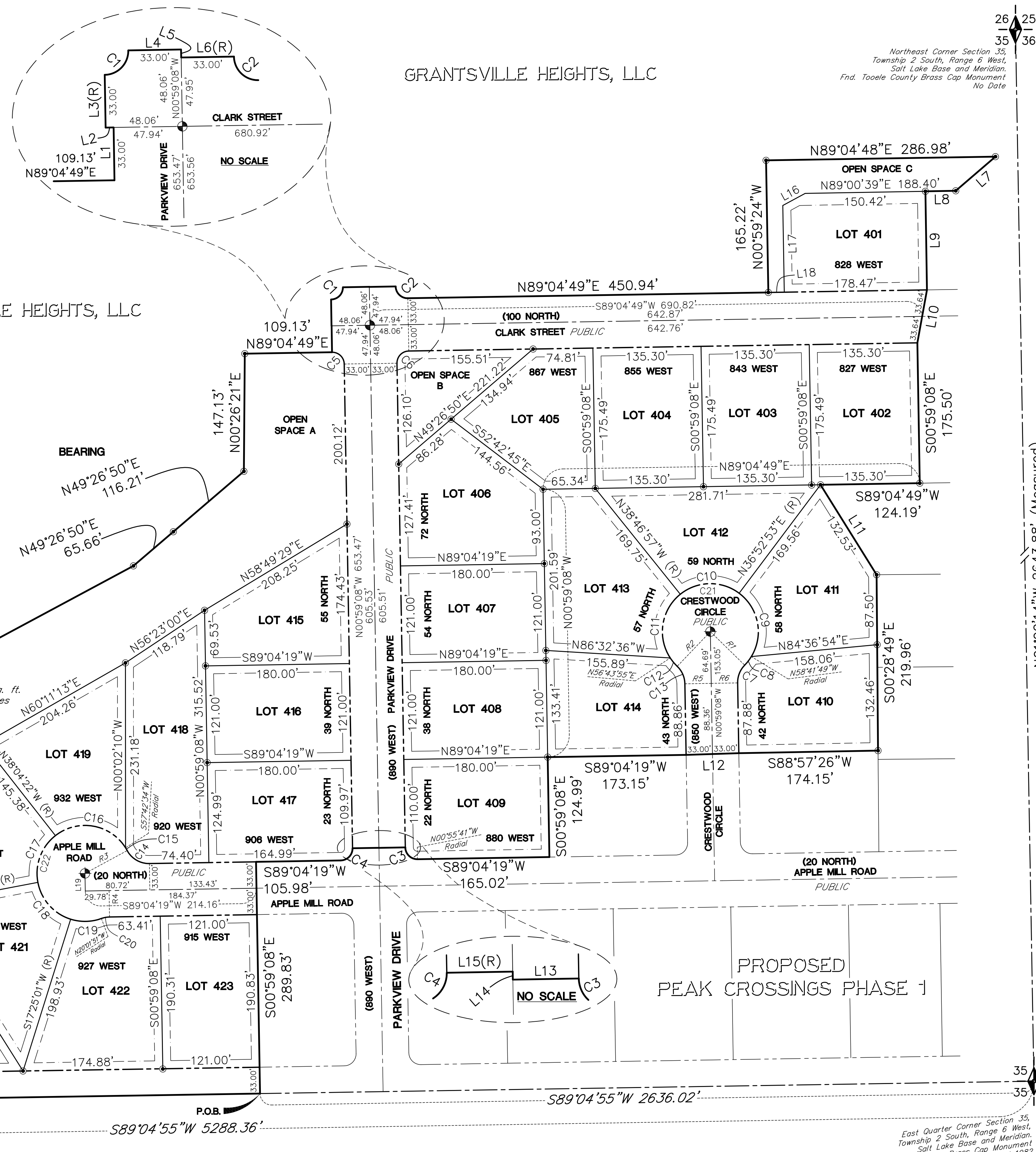
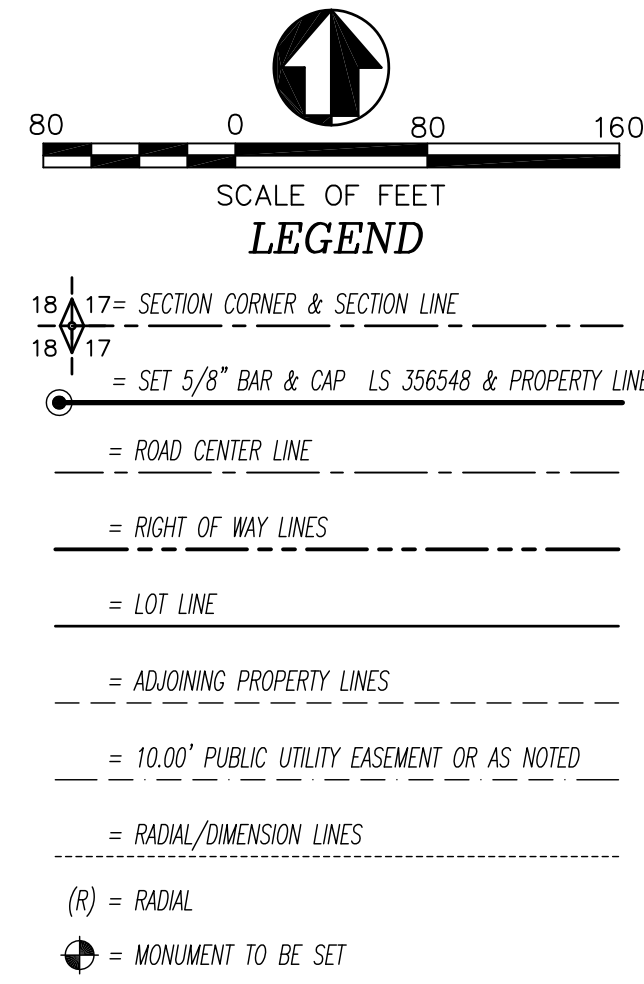
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	N00°55'11"W
L2	0.11'	S89°04'49"W
L3	33.00'	N00°55'11"W
L4	33.00'	N89°00'52"E
L5	0.11'	S00°59'08"E
L6	33.00'	N89°00'52"E
L7	65.47'	S49°19'24"W
L8	37.98'	S89°00'39"W
L9	123.31'	S00°55'12"E
L10	67.28'	S10°17'27"W
L11	132.53'	S31°56'51"E
L12	66.01'	S88°08'47"W
L13	33.00'	S89°00'52"W
L14	0.10'	N00°59'08"W
L15	33.00'	S89°00'52"W
L16	31.80'	N61°29'37"E
L17	108.41'	N00°59'24"W
L18	178.47'	S89°04'49"W
L19	22.00'	N00°55'41"W

PERIMETER CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.58'	15.00'	90°03'57"
C2	23.54'	15.00'	89°56'03"
C3	23.55'	15.00'	89°56'33"
C4	23.58'	15.00'	90°03'27"

LINE TABLE		
LINE	LENGTH	BEARING
R1	60.00'	S45°40'39"E
R2	60.00'	S43°42'24"W
R3	60.00'	N61°34'39"E
R4	33.00'	S00°55'41"E
R5	33.00'	S89°00'52"E
R6	33.00'	N89°00'52"E

PLAT NOTES:

- All rear yards shall contain a retention swale capable of containing a 100 year flood event and each yard is to retain its own 100 year storm flow. Flows over 100 year storm are allowed to travel over rear and adjacent lot lines within the PUE to a public road and/or drainage.
- All Public Utility Easements are 10.00' unless otherwise noted.
- This plat is in an area of Undetermined Flood Hazard Zone D.
- No driveway access is allowed on Main Street.



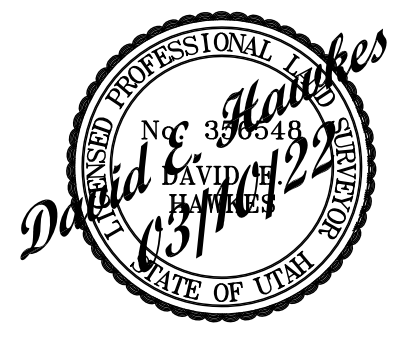
West Quarter Corner Section 35,
Township 2 South, Range 6 West,
Salt Lake Base and Meridian.
Fnd. Tooele County Brass Cap
Monument Dated 1982

East Quarter Corner Section 35,
Township 2 South, Range 6 West,
Salt Lake Base and Meridian.
Fnd. Tooele County Brass Cap Monument
Dated 1982

NOTE:
ALL STREETS ARE PUBLIC RIGHTS OF WAY
DEDICATED FOR THE USE OF THE PUBLIC.

WATSON

BOUNDARY CONSULTANTS
5554 West 2425 North
Hooper, Utah 84315
(801) 792-1569
dave@boundaryconsultants.biz



RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF _____

DATE _____ TIME _____ BOOK _____

PAGE _____ FEE \$ _____

TOOELE COUNTY RECORDER



Subdivision Application

Date: 10/11/2023

Developer / Engineer

Developer Name: Sandrock Development LLC (Larry Jacobson)
Address: [Redacted]
City, State, Zip: [Redacted]
Phone: [Redacted]
Email: [Redacted]

Engineer Name: Gateway Consulting Inc (Paul Watson)
Address: [Redacted]
City, State, Zip: [Redacted]
Phone: [Redacted]
Email: [Redacted]

Owner Information

Owner Name: Flyway Holdings LLC
Address: [Redacted]
City, State, Zip: [Redacted]

Phone: [Redacted]
Email: [Redacted]

Location

Contact Type: Developer
Permit Type: Subdivision
Development Type: PUD
Site Address: 1000 W Main St
City, State, Zip: [Redacted]
Site Parcel #: 01-065-0-073,0-065-0-072,01-065-0081,22-036-0-0224

Development: Sun Sage Terrace
of Acres: 90.73
Total Lots: 279
Lot Sizes: 1800.00
Current Zoning: [Redacted]

Project Description:

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Paul Watson
Name

10/11/2023
Date

Estates at Sun Sage Terrace Phase 2-9 - Grantsville, UT

Development Standards

Proposed Residential Uses	21,780 SF Lots		12,000 SF Lots		Sun Sage Terrace PUD SFD 50-ft Wide Lot		Sun Sage Terrace PUD SFD 80-ft Wide Lot		Sun Sage Terrace Wells PUD Townhomes (Type 1)		Sun Sage Terrace PUD Townhomes (Type 2)	
Most Similar GLUDMC Requirement*	R-1-21 SFD		R-1-12 SFD		RM-7		RM-7		Section 4.34 Multi-Unit Residential Development		Section 4.34 Multi-Unit Residential Development	
Description	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions
Minimum Lot Size	21,780 SF. (1/2 Ac.)		12,000 SF		7,000 SF.	6,000 SF (50'x120')	7,000 SF.	10,000 SF.	2,400 SF.	1,560 SF	2,400 SF.	1,100 SF
Minimum Size Corner Lots					10,000 SF.	7,700 SF	10,000 SF.	12,000 SF				
Additional Area for Each Additional Dwelling Unit on Lot					6,000 SF.		6,000 SF.					
Minimum Dwelling Unit SF									1,000 SF Main Floor Incl. Garage	1,600 Per Unit Two Floors of Living Space (26'x60')	1,000 SF Main Floor Incl. Garage	1,300 Per Unit Two Floors of Living Space (22'x50')
Minimum Lot Frontage	70 Feet		70 Feet		60 Feet	50 Feet	60 Feet	80 Feet	30 Feet		30 Feet	
Minimum Yard Setbacks												
Front Yard	40 Feet		40 Feet		25 Feet		25 Feet	25 Feet	25 Feet		25 Feet	
Rear Yard												
Main Building	30 Feet		30 Feet		20 Feet	15 Feet	20 Feet	15 Feet	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.
Accessory Building	1 Foot		1 Foot		1 Foot		1 Foot		1 Foot		1 Foot	
Side Yard												
Main Building	5 (2) / 15 Feet		5 (2) / 15 Feet		5* & 15 Feet	5 Feet	5* & 15 Feet	5 Feet	7.5 Feet	5 Feet	7.5 Feet	5 Feet
Accessory Building	1 Foot		1 Foot		N/A		N/A		N/A		N/A	
Multi-Unit Building Spacing									30 Feet	10 Feet	30 Feet	10 Feet
Corner Side Yard	2 Front Yards and 2 Side Yards Required		2 Front Yards and 2 Side Yards Required		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages	
Maximum Building Height			35 Feet		35 Feet		35 Feet		35 Feet		35 Feet	

Agenda Item #8

Council Reports

Agenda Item # 9

Closed Session (Imminent Litigation,
Personnel, Real Estate)

Agenda Item # 10

Adjourn